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**Project:** Corner of Memorial Avenue  
and Russley Road  
Stage 1 Preliminary Site Investigation

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## Executive Summary

Memorial Avenue Investments Ltd. appointed Aurecon New Zealand Ltd. to investigate a site at the corner of Memorial Avenue and Russley Road. The investigation was to support an application for a plan change from rural to Business. The provision of a Stage 1 Preliminary Site Investigation is required to support the plan change process.

The site is zoned Rural 5 Airport Influences and comprises an area of 20ha. The current land use comprises vacant paddocks with three residential houses. One of the houses has been used as the office of a construction company following the recent earthquakes.

The aerial photographs confirm that the site has remained largely undeveloped and unchanged since at least 1941. The published geology indicates alluvial sand and silt which are underlain by alluvial gravel in the north-west corner of the site. The Listed Land Use Register indicated two underground storage tanks on the adjacent Commodore Airport Hotel.

A site inspection was undertaken and generally confirmed the findings of the desk study. Shipping containers formed a small compound area in the grounds of the construction company at 400 Russley Road, one of which contained paints and solvents. An empty chemical drum and two containers of waterproofing emulsion were noted stored outside.

A chemical drum containing waste oil was noted to the rear of the property at 520 Avonhead Road. Staining of the grass and soil was noted around the drum. In the context of the NES, the risk assessment identified 36 on and off site source pathway receptor linkages with a risk classification in the range negligible to moderate. Based on the risk assessment and in view of the future business use the report considered that it is highly unlikely for contamination to exist in concentrations significant to exceed human health screening criteria.

The proposed change in land use of the site is therefore considered to be a permitted activity under the NES.

The potential for material to be removed or disturbed during construction activities may exceed permitted activity criteria as set out by Regulation 8(3) of the NES. Consent will be required if volumes exceed permitted activity criteria of 5m<sup>3</sup> per 500m<sup>2</sup> for removal and 25m<sup>3</sup> per 500m<sup>2</sup> for soil disturbance.

The report advised scrape off and removal of the soils around the waste oil chemical drum with validation of the remaining ground and scrape off and removal of the burnt soils around the barbeque area at 520 Avonhead Road.

We have prepared this report in accordance with the brief as provided. The contents of the report are for the sole use of the Client and no responsibility or liability will be accepted to any third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

It is intended that this assessment provides a description of the potential soil contamination and recommendations on how to address and manage any contamination issues at the planned subdivision site. Soil and rock formations are often variable, resulting in heterogeneous distribution of contaminants across a site. Contaminant concentrations may be estimated at chosen sample locations, however, conditions between sample sites can only be inferred on a basis of geological and hydrological conditions and the nature and the extent of identified contamination. Boundaries between zones of variable contamination are often indistinct, and therefore interpretation is based on available information and the application of professional judgement. The accuracy with which sub-surface



conditions are characterised depends on the frequency and methods of sampling and the uniformity of sub-surface conditions and is therefore limited by the scope of the works undertaken.

The recommendations in this report are based on data collected at specific locations and by using appropriate investigation methods with limited site coverage. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgment and it must be appreciated that actual conditions could vary from the assumed model.

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This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should further information become available regarding the conditions at the site, including previously unknown likely sources of contamination, Aurecon reserves the right to review the report in the context of the additional information. The findings, observations and conclusions expressed by Aurecon are not, and should not be considered as an opinion concerning the commercial feasibility of the property or asset.



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# 1. Introduction

## 1.1 Project Background

Memorial Avenue Investments Ltd. has appointed Aurecon New Zealand to undertake a Stage 1 Preliminary Site Investigation (PSI) to support their plan change application at a site located at the corner of Memorial Avenue and Russley Road in Christchurch. It is proposed to redevelop the site as a business park. The purpose of the investigation is to assess the site for potential contamination from current and historic land use. The change in land use from rural to industrial is an activity that may require consent in accordance with the 'National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health' Regulations 2011 (NES) (Ref. 1) and also the 'Proposed Canterbury Land & Water Regional Plan' (Ref. 2). The findings of the report will determine the requirement for further investigation or management of the site.

## 1.2 Objectives

The format and content of this PSI was undertaken in accordance with the Ministry for the Environment (MfE) 'Contaminated Land Management Guidelines No. 1 Reporting on Contaminated Sites in New Zealand' (dated October 2011) (Ref. 3). The objectives of the PSI are as follows:

- To determine if an activity or industry described in the October 2011 edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken on the site.
- To identify potential contaminants of concern associated with current or historical potentially contaminating activities.
- Provide a preliminary qualitative risk assessment of the likelihood of encountering contamination on site that poses a risk to human health or the environment.
- Provide a statement as necessary regarding the likelihood that potentially contaminating activities identified on the site pose a risk to human health based on the proposed final land use.
- Assess the need for further investigation at the site, with reference to the proposed final land use and potential environmental impact.
- Provide advice on requirements for future consenting requirements in accordance with the NES and the Proposed Canterbury Land and Water Regional Plan.

## 1.3 Scope of Works

The following scope of works was undertaken:

- Assessment of historical aerial photography for the site and vicinity.
- Assessment of historical title information.
- Consultation with relevant agencies as required, including Environment Canterbury (ECan), Christchurch City Council (CCC).
- Review and summary of reasonably available previous reports or studies regarding environmental, geological or groundwater conditions, in or within the vicinity of the study area.



- Acquisition and review of current and historical property titles for the properties comprising the site.
- Review of other reasonably available information deemed appropriate.
- Site inspection to identify evidence of potential contamination, past activities on site that may have resulted in contaminating activities.
- Interviews with relevant site personnel to obtain local knowledge about the site and surrounding areas.
- Qualitative assessment of the potential risks to human health and environmental receptors as a result of contamination likely to be present on site.
- Preparation of a Stage 1 PSI report, including conclusions and recommendations.



## 2. Site Identification

### 2.1 Regional Setting

The site is located approximately 7.5km north-west of Christchurch City Centre and is bounded by Russley Road, Memorial Avenue and Avonhead Road. The approximate centre of the site is located at NZTM co-ordinates 1563765E and 5183911N and covers an area of 20ha over five land parcels with the following legal titles:

- Part Lot 1 DP28780 – 400 Russley Road
- Lot 2 DP28780 – 475 Memorial Avenue
- Lot 1 DP74459 – 461 Memorial Avenue
- Lot 5 DP28780 – 520 Avonhead Road
- Lot 4 DP28780 – 500 Avonhead Road

Reference to the Christchurch City Plan indicates that the site is currently zoned Rural 5 Airport Influences. A regional location plan is included as **Figure 1** and a detailed site plan is included as **Figure 2**.

### 2.2 Site Features

The site is an irregular shaped parcel of land that is predominantly flat and currently used for pastoral farming activities. Buildings comprising residential houses are noted on the site in Part Lot 1 DP28780, Lot 5 DP28780 and Lot 4 DP28780. No buildings are present on the remaining lots. The internal boundaries of each of the five land parcels comprise post and wire and wood panelled fencing. The site is approximately 710m in length from the north-west corner to the south-east corner.

To the north of the site is Memorial Avenue with the Russley Golf Club beyond. To the west of the site is Russley Road beyond which lies a small industrial estate on the edge of Christchurch Airport. To the south of the site is Avonhead Road and low density residential properties. To the east of the site is an unnamed road beyond which are buildings associated with the Commodore Airport Hotel.

A man made drainage channel runs through the centre of the site and the site elevation is approximately 30m RL.



## 3. Geology, hydrology and Hydrogeology

### 3.1 Geology and Hydrogeology

The regional geology of the site as described in the 1:25,000 scale geological map *Geology of the Christchurch Urban Area* (Ref. 4) consists of dominantly alluvial sand and silt overbank deposits of the Springston Formation of Late Quaternary age underlying the site. In the north-west corner of the site these deposits are bounded by alluvial gravel, sand and silt of historic flood channels.

Logs for ECan boreholes (Ref. 5) in the vicinity of the site indicate that the ground conditions are likely to comprise variable conditions consisting of 'earth', 'soil', 'topsoil' or 'silt' over predominantly gravel with ground water at depths in the range 6.5m to 7.5m bgl. Similar conditions were identified in the intrusive investigation as discussed below.

A geotechnical investigation conducted by Aurecon in May 2011 (Ref. 6) comprised excavation of 20 trial pits over the site to provide information on the subsurface profile under the site. The trial pits were terminated at depths of 3.5m below ground level (bgl).

Ground conditions comprised topsoil with recorded thicknesses of up to 0.4m. Loess silt and sand deposits were encountered in the majority of the exploratory holes below the topsoil to depths of 2.2m. These deposits were underlain by gravel and sandy gravel to the base of the trial pits. No groundwater was encountered during the fieldwork.

The full depth of the gravel deposits was not determined; the ECan logs indicate gravel and sand extend to depths in excess of 24m bgl. For more information regarding identified geological conditions, please refer to the Geotechnical Report. The location of the ECan logs referenced in this report are shown on **Figure 3** and copies of the ECan logs are included in **Appendix A**.

### 3.2 Hydrology

As discussed in Section 2.2 a man-made channel runs through the centre of the site.



## 4. Site History

### 4.1 Certificates of Title Review

Current and historical land ownership records were obtained from Land Information New Zealand (LINZ) (Ref. 7) and reviewed to obtain evidence of previous land uses on site as the occupation of land owners is often included.

While an occupation does not necessarily denote land use for a property, it can give an indication of potential land use.

These listings date back to 1894 and indicate that historic occupations are predominantly farming. The records indicate that the five land parcels were formed as the results of the subdivision of a larger single lot in 1971. Copies of current certificates of title are provided in **Appendix B**.

### 4.2 Listed Land Use Register

Environment Canterbury (ECan) maintain a listed land use register (LLUR) (Ref. 8) which contains information on sites which have been used, or are currently being used for activities which may have the potential to have caused contamination. A Contaminated land request for the site was submitted to Environment Canterbury on 5<sup>th</sup> November 2013 seeking information from the LLUR.

The LLUR statements were individually issued for each legal description except Lot 2 DP28780 and Lot 1 DP 74459 which were combined on one statement.

No contaminating activities were listed on the Statements from the LLUR. However contaminating activities on the following adjacent sites were noted:

- Site ID 914 Commodore Airport Hotel is noted to contain two underground storage tanks (UST) with a total capacity of 15,750 litres between 1993 and upto at least 1999. The site is listed as not investigated.

A copy of the LLUR is included in **Appendix C**.

### 4.3 Historical Maps

The site history was determined in part from historical maps obtained from Christchurch City Libraries (Ref. 9). Several maps including the site were available for inspection. In general only limited information was available from the old maps, as discussed below.

#### 4.3.1 1962 Map

The district planning scheme map of 1962 shows the site with a slightly different layout to the current layout. An extract of the map is presented in **Appendix D**.

### 4.4 Aerial Photographs

Aerial photographs were obtained from the ECan aerial photography database (Ref. 10). The photos are included in **Appendix E**. The aerial photographs generally confirmed the recent site history. A summary of the main features in the photographs is provided below.

- The earliest photograph dated 1941 show the site as agricultural fields. Two internal field boundaries are noted. An area of unfarmed land and trees is noted mid-way along the northern boundary. Russley Golf Course is visible to the north.
- The 1946 photograph shows similar features to the 1941 photograph.

- The 1955 photograph show a change in the internal field boundaries with the site split into 6 land parcels.
- The 1965 photograph show evidence of urban expansion outside the site to the east and south comprising residential development.
- The 1973 photograph shows the small area of undeveloped land along the northern boundary has been cleared. A building is noted in the south-east corner of the site. A further change in the internal layout of the field boundaries is noted.
- The 1984 photograph shows the drainage channel running through the centre of the site. In Part Lot 1 DP28780 and Lot 1 DP74459 two ponds are noted adjacent to the drain. A new residential development is noted outside the site on Part Lot 6 DP28780. Further small structures are noted in the south east corner of the site.
- The 1994 photograph shows a building present in Part Lot 1 DP28780 and pond feature in the same lot is no longer present. Further changes in the internal land layout are noted. A building is also noted in the south east corner of Lot 5 DP28780.
- The 2011 photograph shows no significant changes within the site compared to the 1994 photograph.

#### 4.5 ECan Land Use Consent

A search of the ECan database (Ref. 11) identified two land use consents at the site:

- CRC020619 to install bores for domestic, stockwater and irrigation purposes at or about map reference NZMS 260 M35:7376-4566, NZMS 260 M35:7384-4544, NZMD 260 M35:7364-4537 and NZMS 260 M35:7365-4574. (Commencement Date: 09/10/2001, Expires: 08/10/2004).
- CRC042818 to discharge roof stormwater into the ground, as part of a proposal to develop a site into a business park. (Commencement Date: 15/07/2004, Expires: 15/07/2009).

More details on these consents are presented in **Appendix F** and a layout plan is included as **Figure 4**.

#### 4.6 Christchurch City Council Property File

A review of the council property file for each of the five land parcels was undertaken. Information contained in the Property file included the following:

Part Lot 1 DP28780 (400 Russley Road) - Documentation related to a propagating nursery in 1985 including landscaping and initial growing of lavender stock.

Lot 4 and 5 DP28780 (500 and 520 Avonhead Road) – Documentation relating to the construction of three bay tunnel houses, packing shed and eight shade houses.

Correspondence relating to the presence of septic tanks at the residential properties was noted.

Selected extracts of the property file are included in **Appendix G**.

#### 4.7 Christchurch City Council Dangerous Goods File

A request was made to Christchurch City Council for information relating to any dangerous goods records. There were no records relating to dangerous goods at the site.



#### **4.8 Summary of Historical Contamination Potential**

Review of current and historical aerial photography and certificates of title indicates that the site has had agricultural historical land use since at least 1894. This land use may have involved use of pesticides or herbicides. No buildings were present on site until at least 1973 when the house at 500 Avonhead Road is noted on the aerial photographs. The houses at 400 Russley Road and 520 Avonhead Road were constructed between 1984 and 1994. The council property file makes reference to the historical presence of septic tanks at the properties. The LLUR notes the presence of two USTs at the Commodore Airport Hotel upto at least 1999.



## 5. Site Condition

### 5.1 Introduction

A detailed site inspection was undertaken on 13 November 2013. The inspection involved a walking tour of the site, accessible infrastructure and buildings and visual observations of adjoining properties. Site features noted by the investigation are presented on Figure 5. Select photographs taken during the site inspection are presented in **Appendix H**.

It was not possible to meet with the site owners and two of the three dwellings were used as rental properties with the third dwelling used as the office of a construction company.

Information provided by the site owner confirmed that no pesticides or herbicides were applied to the land, no sheep dips have been present on the land historically and there have been no known pollution or contamination incidents, or bulk storage of any chemicals.

### 5.2 Site Inspection

Part Lot 1 DP28780 (400 Russley Road) – The dwelling on the site has been used as the office of Cook Brothers Construction since 2011. A number of shipping containers were located in the grounds around the house. Discussions with the office staff confirmed that paints and solvents were kept in one shipping container. An inspection of the container indicated no evidence of any spillages or leakages. One empty chemical drum (recently placed) was present on the site and two containers of waterproofing emulsion were stored on a concrete floor. No staining was noted on the floor.

Beyond the dwelling the surrounding land comprised vacant paddocks with over grown grasses.

Lot 2 DP 28780 (475 Memorial Avenue) – The site comprised a vacant grassed paddock. A drainage ditch as noted on the published maps was noted in the southern portion of the site.

Lot 1 DP 74459 (461 Memorial Avenue) - The site comprised a vacant grassed paddock. A drainage ditch as noted on the published maps was noted in the southern portion of the site.

Lot 4 DP 28780 (500 Avonhead Road) – A dwelling is located in the south-east corner of the site. North of the house was a four bay garage containing a boat and vintage tractor. No staining was noted on the ground. A further open shed was noted in the centre of the lot containing one car. No staining of the floor of the shed was noted. The remainder of the lot comprised grassed paddocks and some show jumping apparatus.

Lot 5 DP 28780 (520 Avonhead Road) – A dwelling is located in the south-east corner of the site. A chemical drum was noted in the garden of the dwelling containing a mixture of waste oil and rainwater. Some staining of ground was noted around the drum. A small barbeque area was noted in the rear garden with evidence of burnt ground. Towards the centre of the lot was a wooden horse stable. A small number of paint containers were noted stored on shelves off the floor.

The drainage channel running through the site was dry and overgrown at the time of the inspection.

No evidence of a nursery or tunnel houses as included in the council property file was noted during the inspection.

South-east of the site is the Commodore Airport Hotel. A brief visit was made to the property however no evidence of the USTs was found.



## 6. Preliminary Environmental Risk Assessment

### 6.1 Introduction

A contaminant is a substance that has the potential to cause harm to environmental receptors. This environmental risk assessment is based on a source of contamination - pathway - receptor methodology.

**Source** Sources can include particular ground conditions or objects, for example redundant footings in the ground or a former sheep dip, which have the potential to impact on redevelopment proposals.

**Pathway** The route by which the source is brought into contact with the receptor. This can include the transport of contamination via water (surface and groundwater), wind borne dust, vapours, excavation and deposition.

**Receptor** Human beings, other living organisms, physical systems and built structures that could be affected by the source. A receptor will only be affected if a pathway from the source to the receptor is present. Groundwater and surface water systems can be considered as receptors in their own right as their quality is regulated by statutory bodies, as well as being pathways for contaminant migration to other receptors.

The source – pathway - receptor relationship allows an assessment of potential environmental risk to be determined, based on the nature of the source, the degree of exposure of a receptor to a source and the sensitivity of the receptor.

On this basis an assessment is made of the environmental liabilities associated with the risk. These can be expressed for example, in terms of additional costs associated with site redevelopment or remedial measures, the potential for costs, fines or penalties imposed for breaches of environmental legislation or third party claims, and loss of land value.

The identified potential environmental liabilities have been evaluated with respect to the potential impacts on the following NES receptors:

- Current site users
- Future site users
- Adjacent site users

And also the following non-NES receptors:

- Construction and maintenance workers
- Surface water bodies
- Groundwater
- Sensitive ecosystems, flora and fauna
- Site infrastructure (such as buried services and utilities)

### 6.2 Site characterisation – conceptual site model

Central to the requirements for the assessment of risk is the development of a conceptual site model based on the existing available information. Without the benefit of laboratory testing the assessment undertaken on the basis of a broad hazard rating based on the historic and current land-use and can only be viewed as preliminary.



### **6.2.1 On Site Potential Sources of Contamination**

The former agricultural land use of the site may have involved the application of pesticides and herbicides. The site inspection confirmed the presence of a chemical drum at 520 Avonhead Road containing a mixture of waste motor oil and rainwater. The drum was not covered and evidence of spillage on the ground was noted. A small stockyard around the Cook Brothers Construction office at 400 Russley Road included containers of water proofing membrane emulsion and an empty chemical drum of primer sealer stored outside shipping containers. These could potentially contain solvents and heavy metals.

### **6.2.2 Off Site Potential Sources of Contamination**

South-east of the site is the Commodore Airport Hotel which based on the LLUR contains two USTs. The presence of the USTs fall under the MfE's HAIL list A13. The historic aerial photographs indicate the surrounding land was predominantly agricultural upto the mid-1960s and may have been subject to the application of pesticides and herbicides. Russley Golf Course is located to the north of the site. The presence of a golf course falls under the HAIL list A10.

### **6.2.3 Pathways**

The potential pathways for contaminant exposure to both people and the environment are interwoven and include:

- Site drainage and underground service pits, vaults and conduits.
- Release through the air (particularly if disturbed during demolition and excavation).
- Groundwater.
- Direct contact with soil (which can lead to dermal absorption or ingestion).
- Soil vapour inhalation.
- Nearby watercourses.

The potential exists for the migration of contaminants onto the site from contamination sources via groundwater and/or drainage. Airborne release and soil vapour can result from demolition and excavation activities, and dermal absorption can occur via direct contact with contaminated material. During the construction phase of a project contaminated soil can reach off-site receptors during transportation or movement of stockpiles.

The dispersal and migration of chemical contaminants is generally controlled by sub-surface conditions (e.g. soil type, permeability and moisture content) along with physical and chemical properties of individual contaminants. Other factors that may impact the movement and migration of contaminants on the site include:

- Erosion of disturbed and cleared areas that contribute to sediment transport and deposition.
- On-site movement of light vehicles and machinery that will contribute to shallow soils being disturbed.
- The presence of naturally occurring erodible soils.
- The presence of surface water drainage pathways and culverts forming preferential migration pathways down gradient of a contamination source.
- Rainfall conditions.

## 6.2.4 Potential receptors

Identified potential receptors are summarised within Table 1.

Table 1   Summary of identified site receptors	
Receptor	Pathway
Current site users	Dermal contact, ingestion and inhalation
Adjacent site users	Permeable strata present and surface water runoff, then dermal contact, ingestion and inhalation
Future site users (post-project completion)	Dermal contact, ingestion and inhalation
Construction and maintenance workers	Dermal contact, ingestion and inhalation
Groundwater	Leaching from soil, transport in perched or static groundwater
Surface water	Transport in perched groundwater, surface run-off
Ecosystems	Uptake through soil, direct contact
Buried services	Chemical attack, vapour migration

## 6.2.5 Environmental considerations

A summary of the environmental considerations forming the basis of the conceptual site model and risk assessment is presented in Table 2.

Table 2   Environmental considerations in the Conceptual Site Model	
Consideration	Discussion
<b>Site history</b>	The desk study indicates the site has been predominantly agricultural. A construction company compound comprising shipping containers is present at 400 Russley Road. Three dwellings are located on the site.
<b>Off-site sources of contamination</b>	Two USTs are located to the south-east of the site at the Commodore Airport Hotel. Russley Golf Course is located north of the site.
<b>Proposed site use</b>	Memorial Avenue Investments Limited are examining the feasibility of a zone change from rural to Business 4T (Memorial Avenue Business and Innovation Park). No details are available on the design of the development.
<b>Construction and maintenance</b>	There are no details related to the development at this stage.
<b>Geological and hydrogeological setting</b>	The site geology comprises dominantly alluvial sand and silt overbank deposits the Springston Formation of Late Quaternary age underlying the site. In the north-west corner of the site these deposits are bounded by alluvial gravel, sand and silt of historic flood channels. Groundwater is in the region of 6.5m to 7.5m bgl.
<b>Surface Water</b>	Site surface flow is expected to be via direct soakage into the ground, and from surface runoff and ground migration to drainage channel in the south of the site.

## 6.3 Risk assessment

A qualitative risk assessment was conducted considering the sources of potential contamination identified above, and the series of potential receptors identified, together with linking pathways. This

assessment also takes account of specific chemicals of concern or groups of similar chemicals of concern. It is implicit that, where a source has been identified during the desktop study, it has been included within the list. The derivation of the hazard classification is presented in Table 3.

Classification	Human health	Ground/surface water	Ecological	Built environment
<b>Severe</b>	Irreversible damage to human health	Substantial pollution of sensitive water resources	Significant change to the number of one or more species or ecosystems	Irreparable damage to buildings, structures or the environment
<b>Moderate</b>	Non-permanent health effects to humans	Substantial pollution of non-sensitive water resources or small scale pollution of sensitive water resources	Change to population densities of non-sensitive species	Damage to sensitive buildings, structures or the environment
<b>Mild</b>	Slight short term health effects to humans	Slight pollution to non-sensitive water resources	Some change to population densities but with no negative effects on the function of the ecosystem	Easily repairable effects of damage to buildings or structures
<b>Negligible</b>	No measurable health effects to humans	Insubstantial pollution to non-sensitive water resources	No significant changes to population densities in the environment or in any ecosystem	Very slight non-structural damage or cosmetic harm to buildings or structures

The 'Classification' column is an overall assessment of the actual risk, which considers the likely effect on a given receptor, taking account of both of the previous rankings (i.e. consequence and likelihood). The risk classifications are defined in Table 4.

Consideration	Discussion
<b>Very high</b>	There is a high probability that severe harm to a designated receptor could arise from an identified source without appropriate remedial action
<b>High</b>	A designated receptor is likely to experience significant harm from an identified source without remedial action
<b>Moderate</b>	It is possible that harm could arise to a specific receptor, but it is unlikely that such harm would be significant
<b>Low</b>	It is possible that harm could arise to a designated receptor from an identified source though this is likely to be mild or unlikely
<b>Negligible</b>	The presence of the identified source does not give rise to the potential to cause significant harm

An overall risk matrix is presented in Table 5. In the column entitled 'Likelihood', an assessment is made of the probability of the selected source and receptor being linked by the identified pathway. This assessment is ranked based on site-specific conditions as follows:

- Very unlikely 0 to 5%
- Unlikely 5 to 45%



- Possible 45 to 55%
- Likely 55 to 95%
- Almost Certain 95 to 100% (i.e. impact noted during the investigation)

In cases of physical features, such as foundations and underground services, harm is defined as impact which would result in non-serviceability of the identified receptor or extra over build costs associated with redevelopment. On this basis, overall risk is assigned using the following overall risk matrix.

Potential consequences	Likelihood				
	Very Unlikely	Unlikely	Possible	Likely	Almost Certain
Severe	Low	Low	Moderate	High	Very High
Moderate	Negligible	Low	Moderate	Moderate	High
Mild	Negligible	Low	Low	Moderate	Moderate
Negligible	Negligible	Negligible	Negligible	Low	Low

In Table 6, a two stage assessment has been carried out based on the identified sources, pathways and receptors. Initially, the column designated as 'Potential Consequence of Contaminant - Receptor Linkage', gives an indication of the sensitivity of a given receptor to a particular source or contaminant of concern under consideration. It is a worst case classification and is based on full exposure via the particular linkage being examined.

Table 6 | Environmental risk analysis

	Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effects	Potential Consequence of Contaminant-Receptor Linkage	Likelihood of Source-Receptor Linkage	Risk Classification
<b>On-site</b>								
1	Historic agricultural land use	Heavy metals, herbicides and pesticides	Current site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Possible	<b>Moderate</b>
2	Historic agricultural land use	Heavy metals, herbicides and pesticides	Adjacent site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Very Unlikely	<b>Low</b>
3	Historic agricultural land use	Heavy metals, herbicides and pesticides	Future site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	<b>Low</b>
4	Historic agricultural land use	Heavy metals, herbicides and pesticides	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Possible	<b>Moderate</b>
5	Historic agricultural land use	Heavy metals, herbicides and pesticides	Groundwater	Permeation through soil profile	Groundwater contamination	Moderate	Unlikely	<b>Low</b>
6	Historic agricultural land use	Heavy metals, herbicides and pesticides	Surface water	Groundwater flow, surface run off	Surface water contamination	Moderate	Very Unlikely	<b>Negligible</b>
7	Historic agricultural land use	Heavy metals, herbicides and pesticides	Flora / Fauna	Leaching and uptake	Toxic, phytotoxic	Mild	Unlikely	<b>Low</b>
8	Historic agricultural land use	Heavy metals, herbicides and pesticides	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Mild	Very Unlikely	<b>Negligible</b>
<b>Linkage 1 – 8:</b> The desk study indicates that the site is predominantly agricultural. Sampling on similar sites in Canterbury has identified low concentrations of heavy metals and DDT; however these are often only slightly elevated above background levels.								
9	Cook Brothers Site Compound	solvents	Current site users	Dermal contact, ingestion,	Toxic, hazardous to	Severe	Unlikely	<b>Low</b>

Table 6 | Environmental risk analysis

	Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effects	Potential Consequence of Contaminant-Receptor Linkage	Likelihood of Source-Receptor Linkage	Risk Classification
				inhalation	human health			
10	Cook Brothers Site Compound	solvents	Adjacent site users	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Very Unlikely	Low
11	Cook Brothers Site Compound	solvents	Future site users	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Very Unlikely	Low
12	Cook Brothers Site Compound	solvents	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Unlikely	Low
13	Cook Brothers Site Compound	solvents	Groundwater	Permeation through soil profile	Groundwater contamination	Moderate	Unlikely	Low
14	Cook Brothers Site Compound	solvents	Surface water	Groundwater flow, surface run off	Surface water contamination	Moderate	Very Unlikely	Negligible
15	Cook Brothers Site Compound	solvents	Flora / Fauna	Leaching and uptake	Toxic, phytotoxic	Mild	Unlikely	Low
16	Cook Brothers Site Compound	solvents	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Mild	Very Unlikely	Negligible
<p><b>Linkage 9 – 16:</b> Paints, emulsions and solvents were stored in a shipping container or on a concrete floor at 400 Russley Road. No leakages or spillages were noted.</p>								
17	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Current site users	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Possible	Moderate
18	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Adjacent site users	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Very Unlikely	Low
19	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Future site users	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Very Unlikely	Low

Table 6 | Environmental risk analysis

	Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effects	Potential Consequence of Contaminant-Receptor Linkage	Likelihood of Source-Receptor Linkage	Risk Classification
20	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, hazardous to human health	Severe	Possible	Moderate
21	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Groundwater	Permeation through soil profile	Groundwater contamination	Moderate	Unlikely	Low
22	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Surface water	Groundwater flow, surface run off	Surface water contamination	Moderate	Likely	Moderate
23	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Flora / Fauna	Leaching and uptake	Toxic, phytotoxic	Mild	Unlikely	Low
24	Waste Oil in chemical drum at 520 Avonhead Road	Hydrocarbons	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Mild	Very Unlikely	Negligible
<p><b>Linkage 17 – 24:</b> Evidence of spillage comprising staining around the chemical drum at 520 Avonhead Road was noted in the site inspection.</p>								
<p><b>Off-site</b></p>								
25	Two USTs at Commodore Airport Hotel	Heavy metals, Hydrocarbons	Current site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	Low
26	Two USTs at Commodore Airport Hotel	Heavy metals, Hydrocarbons	Future site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	Low
27	Two USTs at Commodore Airport Hotel	Heavy metals, Hydrocarbons	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	Low
28	Two USTs at Commodore Airport Hotel	Heavy metals, Hydrocarbons	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Negligible	Unlikely	Negligible

Table 6 | Environmental risk analysis

	Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effects	Potential Consequence of Contaminant-Receptor Linkage	Likelihood of Source-Receptor Linkage	Risk Classification
<b>Linkage 25 – 28:</b> USTs if present are hydro geologically down gradient of the site and are spatially separated from the site.								
29	Historical agricultural use on adjacent land	Heavy metals, herbicides and pesticides	Current site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	Low
30	Historical agricultural use on adjacent land	Heavy metals, herbicides and pesticides	Future site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Unlikely	Low
31	Historical agricultural use on adjacent land	Heavy metals, herbicides and pesticides	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Very Unlikely	Low
32	Historical agricultural use on adjacent land	Heavy metals, herbicides and pesticides	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Negligible	Unlikely	Negligible
<b>Linkage 29 – 32:</b> Surrounding land was agricultural until the mid-1960s, but generally only low levels of heavy metals and herbicides/pesticides are recorded on similar sites in Canterbury.								
33	Russley Golf Course	Heavy metals, herbicides and pesticides	Current site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Very Unlikely	Low
34	Russley Golf Course	Heavy metals, herbicides and pesticides	Future site users	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Very Unlikely	Low
35	Russley Golf Course	Heavy metals, herbicides and pesticides	Construction and maintenance workers	Dermal contact, ingestion, inhalation	Toxic, carcinogenic, hazardous to human health	Severe	Very Unlikely	Low
36	Russley Golf Course	Heavy metals, herbicides and pesticides	Buried services and infrastructure	Permeation through soil profile	Physical and chemical damage to structures	Negligible	Unlikely	Negligible
<b>Linkage 33 to 36:</b> The golf course is not likely to be a risk to the development but sports turfs are listed on the HAIL as a potentially								



Table 6 | Environmental risk analysis

Source / Contaminating Activity	Contaminant	Critical Receptor	Pathway	Potential Effects	Potential Consequence of Contaminant-Receptor Linkage	Likelihood of Source-Receptor Linkage	Risk Classification
contaminating activity.							

## 6.4 Uncertainties and gaps

As discussed in section 6.2 no laboratory testing has been undertaken as part of the investigation and the overall risk assessment process can only provide a broad contamination risk rating based on historical and current land uses. No known previous contamination assessments have been undertaken at the site.

### 6.4.1 Nature and extent of potential contamination

The risk assessment has identified a number of potential sources of contamination which if present are expected to be largely confined to the shallow soils. All or only some of the identified pathways may exist. No details are available on the design of the proposed developments hence the significance of the pathways have not been identified.



## 7. Recommendations and Conclusions

### 7.1 Conclusions

Memorial Avenue Investments Ltd appointed Aurecon New Zealand Ltd. to investigate a site covering 20ha for Plan Change 35 at the corner of Memorial Avenue and Russley Road, Christchurch. It is proposed to rezone the land from rural to business.

The work consisted of a detailed desk study and a site inspection (Stage 1 PSI) to support the plan change. The requirement for assessment of contamination in accordance with the 'NES' is triggered by the proposed subdivision and change in land use activities.

'HAIL' activities are identified by the desktop review and site inspection from off-site sources. These are related to activities associated with the presence of USTs at the Commodore Airport Hotel, however historical activities relating to the former on site agricultural land use and some point sources are identified related to on-site storage of chemicals and/or building materials, together with a spillage of waste oil were noted.

Assuming a future commercial / industrial after use and based on the results of the risk assessment carried out, the potential for contamination to existing in concentrations significant to exceed human health screening criteria, is considered to be in the context of the NES, highly unlikely to pose a significant threat to human health.

The proposed change in land use of the site is therefore considered to be a permitted activity under the NES.

The potential for material to be removed or disturbed during construction activities may exceed permitted activity criteria as set out by Regulation 8(3) of the NES. Consent will be required if volumes exceed permitted activity criteria of 5m<sup>3</sup> per 500m<sup>2</sup> for removal and 25m<sup>3</sup> per 500m<sup>2</sup> for soil disturbance.

In accordance with the Environment Canterbury Land and Water Regional Plan '**contaminated land**' is defined as:

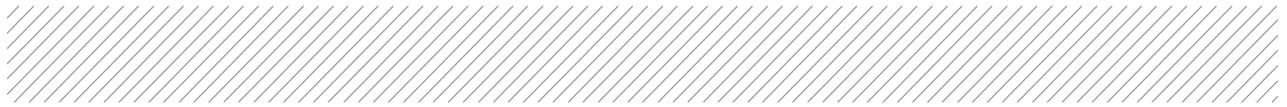
- land that has a hazardous substance in or on it that –
- a) has significant adverse effects on the environment; or
- b) is reasonably likely to have significant adverse effects on the environment

The risk assessment has assigned a moderate risk to surface water in the vicinity of the waste oil drum from surface runoff. Further measures are required to address this point source of contamination so that the proposed development activities do not require consent in accordance with the Canterbury Regional Plan.

### 7.2 Recommendations

It is considered that no further investigation and environmental sampling is required in to support the plan change applications in accordance with the NES and the regional plan for the planned rezoning of the site for business use.

The stained ground around the chemical drum containing waste oil is considered to be a discrete area based on single point source. Although no further site assessment is required, it is recommended that the stained ground is removed and a validation sample is taken for laboratory analysis to confirm no contamination of the remaining ground. A remedial action plan will need to be prepared to provide a



methodology for safe removal of the affected soils in advance of the development in accordance with MfE Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand.

With respect to the area of the barbeque area on Lot 5 DP 28780 it is recommended to remove the areas of burnt soil to minimise the risk of potentially contaminated soils remaining on site. The works should comprise the excavation of the burnt soils down to the top of the natural undisturbed and un-burnt soils



## 8. Limitations

We have prepared this report in accordance with the brief as provided. The contents of the report are for the sole use of the Client and no responsibility or liability will be accepted to any third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

It is intended that this assessment provides a description of the potential soil contamination and recommendations on how to address and manage any contamination issues at the planned subdivision site. Soil and rock formations are often variable, resulting in heterogeneous distribution of contaminants across a site. Contaminant concentrations may be estimated at chosen sample locations, however, conditions between sample sites can only be inferred on a basis of geological and hydrological conditions and the nature and the extent of identified contamination. Boundaries between zones of variable contamination are often indistinct, and therefore interpretation is based on available information and the application of professional judgement. The accuracy with which sub-surface conditions are characterised depends on the frequency and methods of sampling and the uniformity of sub-surface conditions and is therefore limited by the scope of the works undertaken.

The recommendations in this report are based on data collected at specific locations and by using appropriate investigation methods with limited site coverage. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgment and it must be appreciated that actual conditions could vary from the assumed model.

This report is not to be reproduced either wholly or in part without our prior written permission.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should further information become available regarding the conditions at the site, including previously unknown likely sources of contamination, Aurecon reserves the right to review the report in the context of the additional information. The findings, observations and conclusions expressed by Aurecon are not, and should not be considered as an opinion concerning the commercial feasibility of the property or asset.



## 9. References

1. Ministry for the Environment (2012): National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.
2. Environment Canterbury (2012): Proposed Canterbury Land & Water Regional Plan Volume 1.
3. Ministry for the Environment (2001): Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2011).
4. Brown, LJ & Weber, JH (1992): Geology of the Christchurch urban area. Scale 1:25,000. Institute of Geological & Nuclear Sciences Limited, Lower Hutt, New Zealand.
5. Environment Canterbury GIS database: <http://canterburymaps.co.nz/BasicViewer/>
6. Aurecon New Zealand Ltd. (2011): Geotechnical Report, Corner of Memorial Avenue and Russley Road.
7. Land Information New Zealand (2013): Land Online.
8. Environment Canterbury: <http://lur.ecan.govt.nz/>
9. Christchurch City Council Libraries website <http://christchurchcitylibraries.com/Heritage/Maps/>
10. Environment Canterbury GIS database: <http://canterburymaps.co.nz/BasicViewer/>
11. Environment Canterbury GIS database: <http://canterburymaps.co.nz/Portal/FlexViewer/Index.html>



# Figures



Note: Not to scale; boundaries and locations are approximate only

**aurecon**

www.aurecongroup.com

**Figure 1 Regional Location Plan**

<b>PROJECT</b>	Plan Change 35 Memorial Ave – Stage 1 PSI
<b>BY</b>	B. Suckling
<b>JOB NUMBER</b>	221228
<b>DATE</b>	03 December 2013
<b>DOCUMENT STATUS</b>	Final

CLIENT

Memorial Avenue Investments Limited

Images sourced LINZ Topo50 Map, Crown Copyright reserved and CERA Public Viewer base map



## Key to Legend

Site Boundary

Lot Boundary

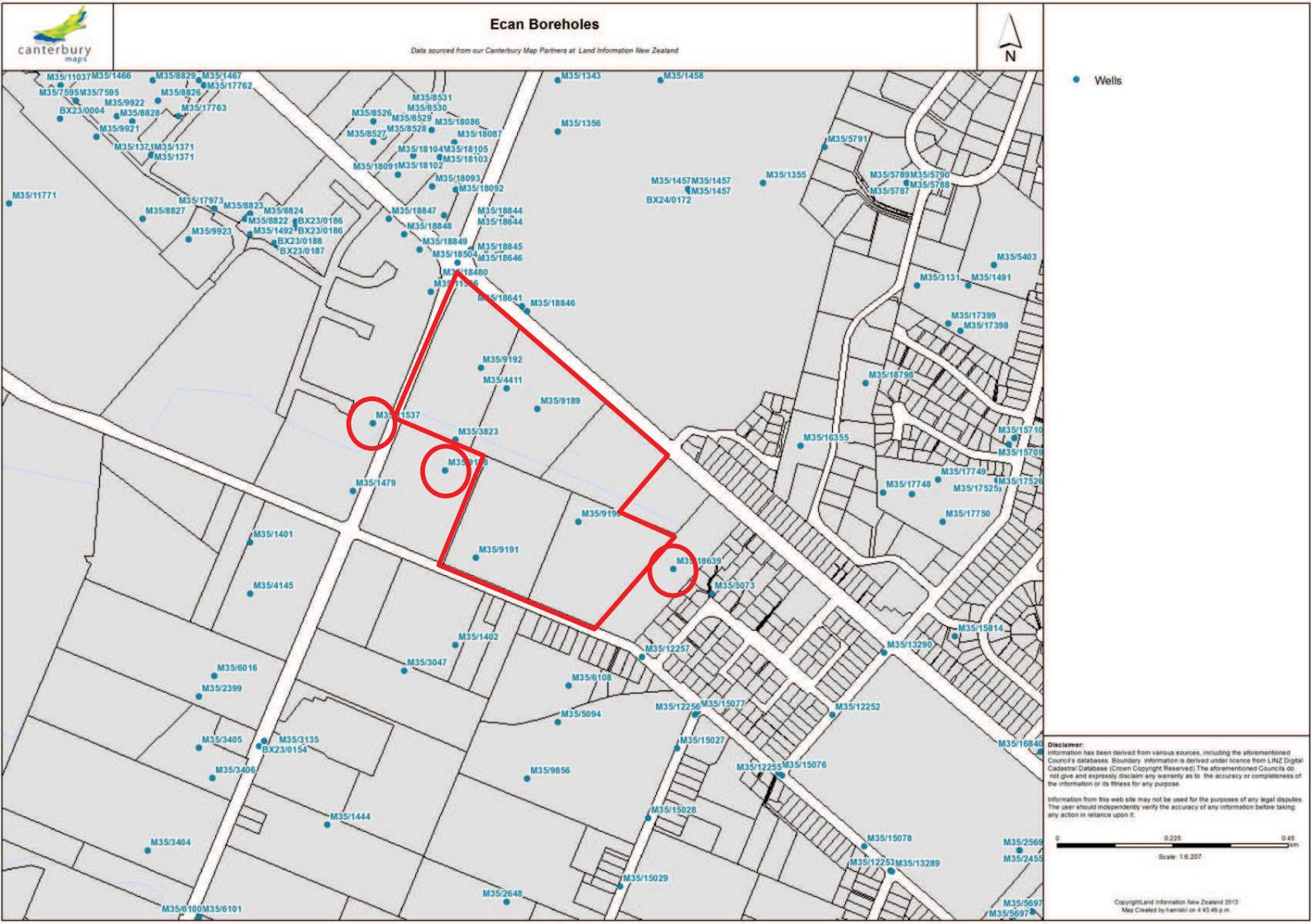
Note: Not to scale; boundaries and locations are approximate only



Figure 2 Detailed Site Plan

PROJECT	Plan Change 35 Memorial Ave – Stage 1 PSI
BY	B. Suckling
JOB NUMBER	221228
DATE	03 December 2013
DOCUMENT STATUS	Final

CLIENT  
Memorial Avenue Investments Limited



**Boreholes  
Considered  
in this report**

Note: Not to scale; boundaries and locations are approximate only

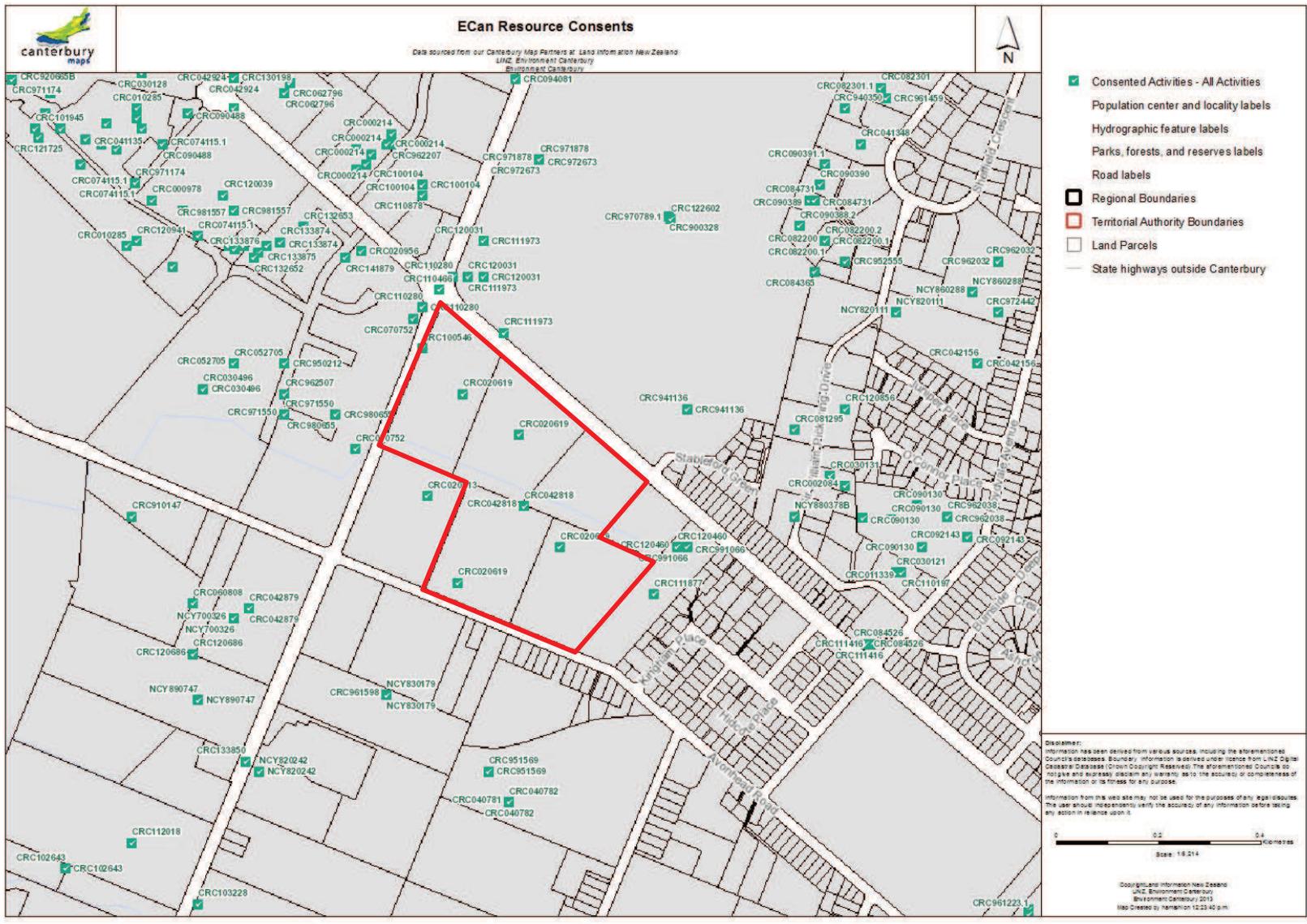


**Figure 3 Site Investigation Findings**

**CLIENT**  
Memorial Avenue Investments Limited

Canterbury Post Earthquake Aerial  
Photography 24/02/2011

<b>PROJECT</b>	Plan Change 35 Memorial Ave – Stage 1 PSI
<b>BY</b>	B. Suckling
<b>JOB NUMBER</b>	221228
<b>DATE</b>	03 December 2013
<b>DOCUMENT STATUS</b>	Final



Note: Not to scale; boundaries and locations are approximate only



**Figure 4 ECan Resource Consents**

<b>PROJECT</b>	Plan Change 35 Memorial Ave – Stage 1 PSI
<b>BY</b>	B. Suckling
<b>JOB NUMBER</b>	221228
<b>DATE</b>	03 December 2013
<b>DOCUMENT STATUS</b>	Final

**CLIENT**  
Memorial Avenue Investments Limited



### Key to Legend



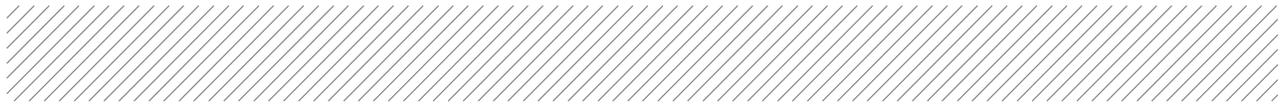
Note: Not to scale; boundaries and locations are approximate only

**Figure 5 Site Inspection Findings**

PROJECT	Plan Change 35 Memorial Ave – Stage 1 PSI
BY	B. Suckling
JOB NUMBER	221228
DATE	03 December 2013
DOCUMENT STATUS	Final

CLIENT

Memorial Avenue Investments Limited

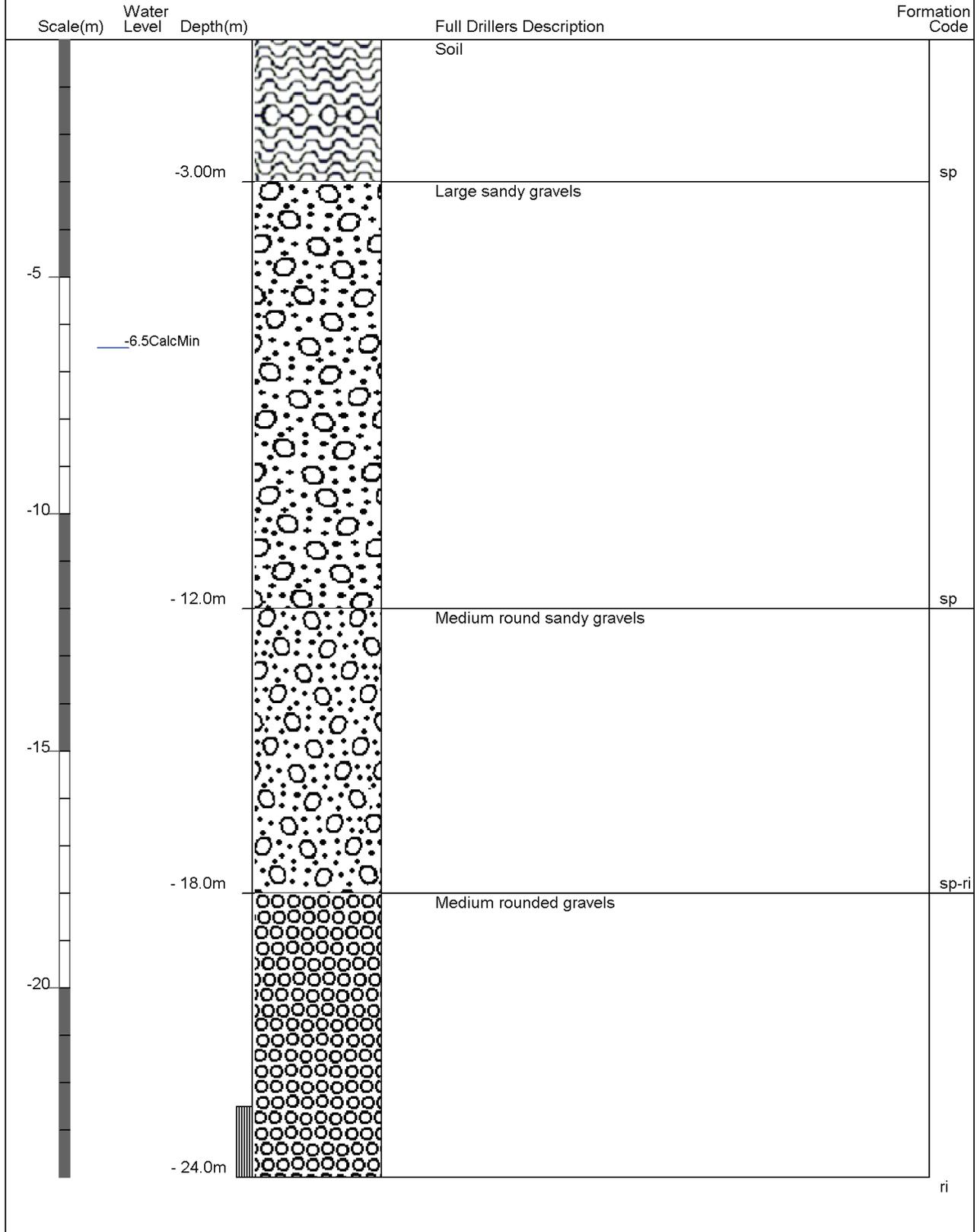


# Appendix A

## ECan Borehole Logs

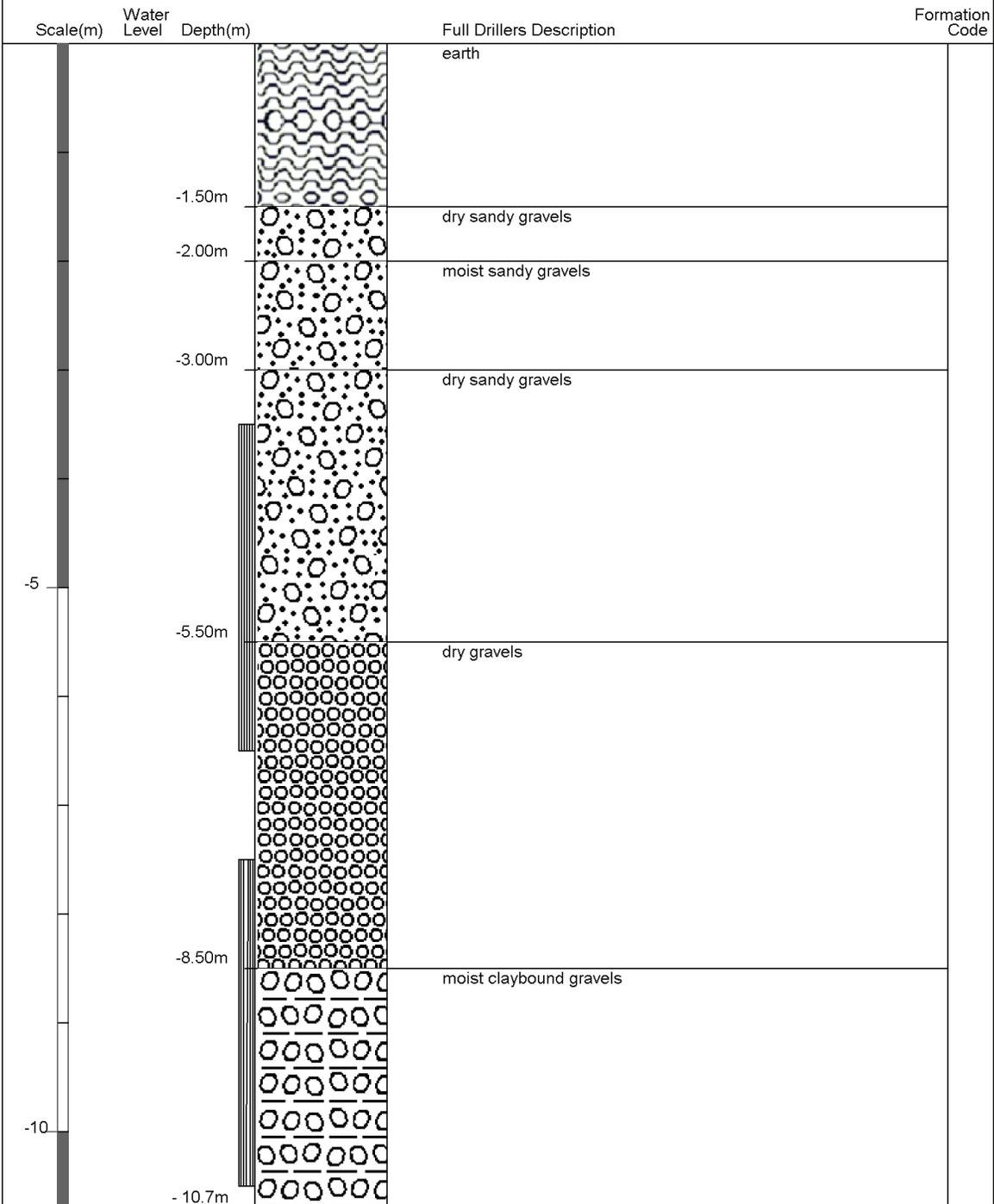
# Borelog for well M35/9188

Gridref: M35:7358-4554 Accuracy : 4 (1=high, 5=low)  
 Ground Level Altitude : 26.9 +MSD  
 Driller : East Coast Drilling  
 Drill Method : Rotary/Percussion  
 Drill Depth : -24m Drill Date : 16/09/2002



# Borelog for well M35/11537

Gridref: M35:73439-45632 Accuracy : 2 (1=high, 5=low)  
 Ground Level Altitude : 28.55 +MSD  
 Driller : McMillan Water Wells Ltd  
 Drill Method : Rotary/Percussion  
 Drill Depth : -10.7m Drill Date : 30/10/2006



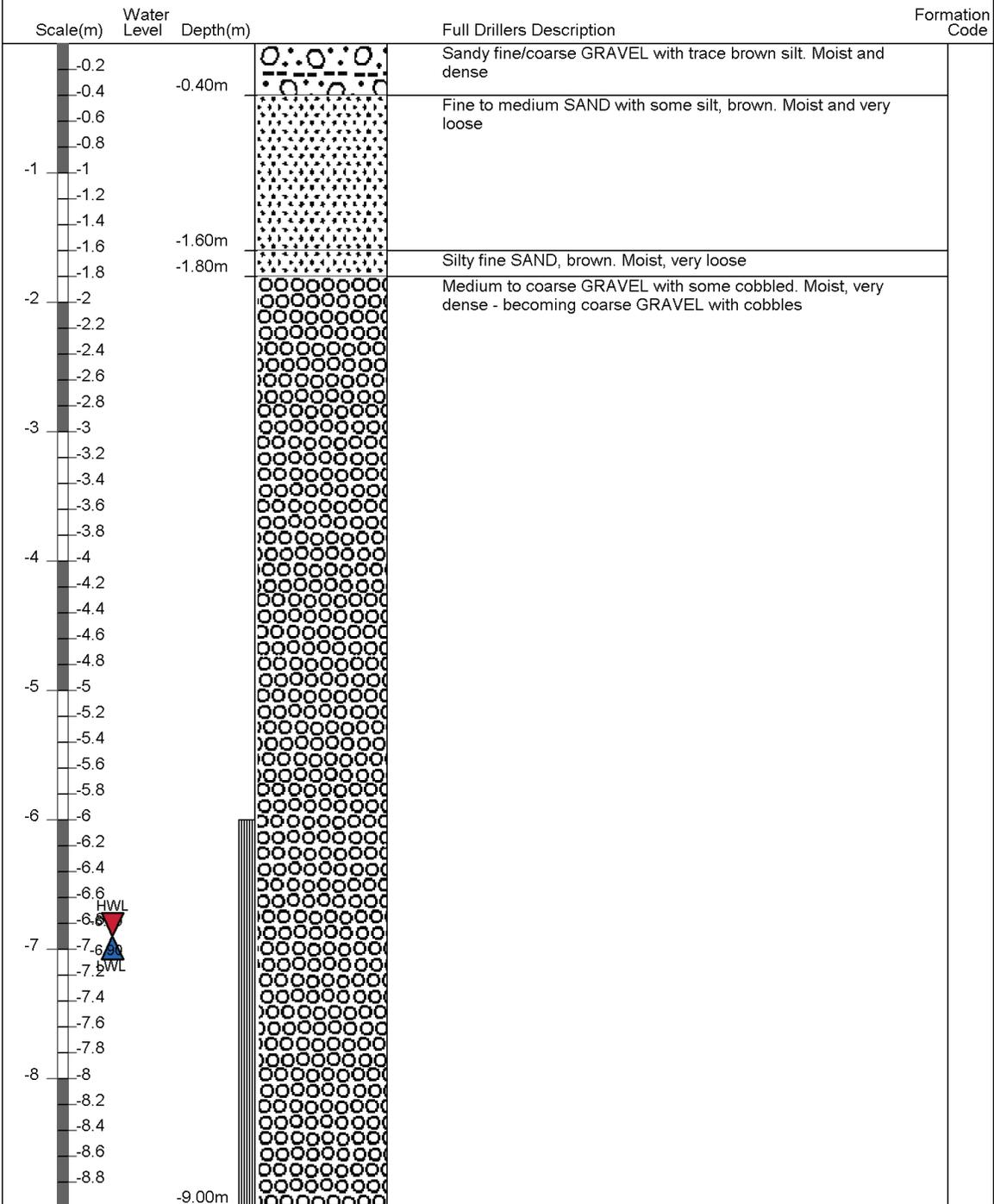
# Borelog for well M35/18639

Gridref: M35:74025-45348 Accuracy : 2 (1=high, 5=low)

Driller : Not Recorded

Drill Method : Rotary Rig

Drill Depth : -9m Drill Date :





# Appendix B

## Certificates of Title

Reference:  
Pror C/T. 258/35

Transfer No. -  
N/C. Order No. 640059



~~PART CANCELLED~~  
Land and Deeds 69

No. 38 / 1451

# REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of November one thousand nine hundred and sixty-four under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WALLACE BOAG of Dunedin Orchardist and WILLIAM ANTHONY SINCLAIR of Wellington Zoologist

are 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 62 acres 0 roods 7.7 perches or thereabouts situated in Block VI and X of the Christchurch Survey District being part Lot 3 on Deposited Plan No. 1137 parts Rural Sections 1089, 1714, 2710 and 3232

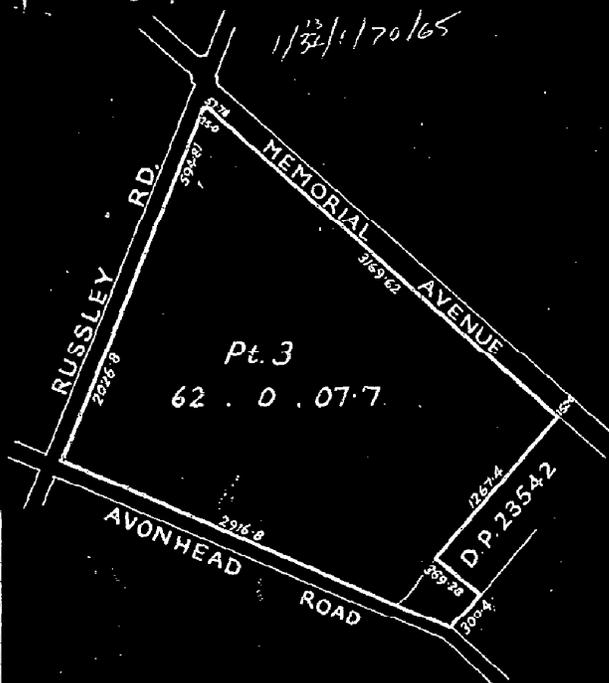


*W. Hemman*

District Land Registrar

D.P. 28780  
D.P. 28781

11/3/170/65



Notice 332108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground

*W. Hemman*  
D.L.R.

Plan 28780 deposited 26.5.1971

Plan 28781 deposited 26.5.1971

N.C.C. 833594 (Cancelled as to Lots 11/6/1971) (D.P. 28780 and C's T. 10K/317319, 322318 issued. 821 + 822)

*Hobbes*  
D.L.R.

PART CANCELLED

No. 38 / 1451

Scale: 1 inch = 10 chains.

OVER

Transfer 840550 of the part Lot 1  
D.P.28781 to William John Telford  
of Christchurch, Farmer (as to  
1/4 share) Noeleen Gwendoline Telford  
his wife (as to a 1/4 share) and to  
Harold Percival Aitken a Public  
Accountant and Ronald James Gilbert  
a Solicitor both of Dunedin Jointly  
inter se as to 1/4 share) as tenants  
in common in the stated shares -  
30.8.1977 at 10.45 a.m.

*A. L. R.*  
A.L.R.

Transfer 840551 of the part Lot 1  
D.P.28781 herein to Wardellian  
Investments Limited - 20/8/1977  
at 10.45 a.m.  
11A/768

*A. L. R.*  
A.L.R.

Transfer 841156 of Lot 4 D.P.28780  
to William John Telford - 26/8/1977  
at 11.15 a.m.  
11A/769

*A. L. R.*  
A.L.R.

*Cancelled*  
*Duplicate Destroyed*



References  
Prior C.T. 3B/1451

Land and Deeds 62

No. JOK/317

Transfer No. 833594  
N/C. Order No.

**PART - CANCELLED**  
**PART TAKEN BY CAZETTE**  
**NOTICE**  
**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

**REGISTER**

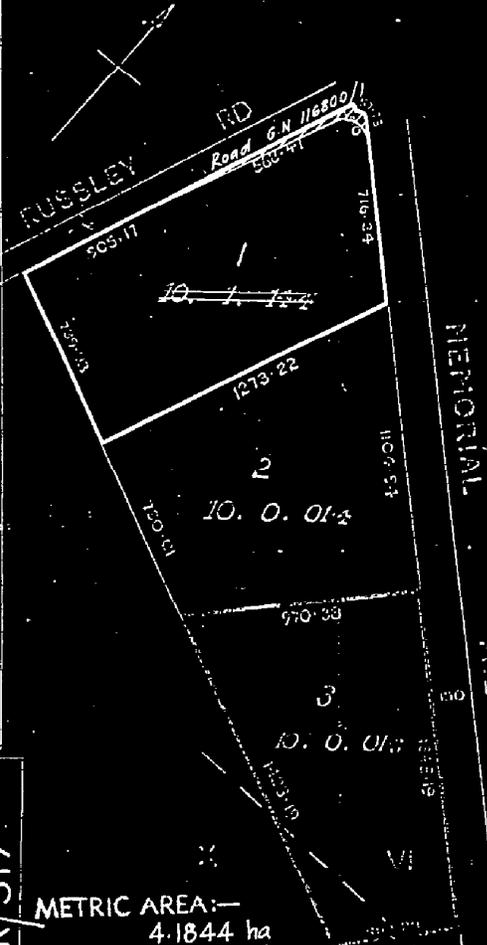
This Certificate dated the 11th day of June one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WALLACE BOAG of Dunedin, Architect and WILLIAM ANTHONY SINCLAIR of Wellington, Zoologist

**OBSOLETE**

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 10 acres

1 rood 14.4 perches or thereabouts situated in Block VI Christchurch Survey District being Lot 1 on Deposited Plan 28780, part of Rural Sections 1089, 1714 and 3282



*Dot Robinson*  
Assistant Land Registrar

Notice 382108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground.

Mortgage 841157 to Wallace Boag and William Anthony Sinclair 26.8.1971 at 11.15 a.m.

**DISCHARGE**  
23.5

Transfer 841156 to William John Telford of Yaldhurst Farmer - 26.8.1971 at 11.15 a.m.

METRIC AREA:-  
4.1844 ha  
Less G.N. 116800/1 :- 370 m<sup>2</sup>  
Scale: 1 inch = 6 chains  
4.1474 ha

Not withdrawn caveat 892197 by Mr John Hyde - 13/12/1972 at 2.15 p.m.

892917 Charging Order Absolute in action between Pyne Gould Guinness Limited and William John Telford - 18/12/1972 at 2.10 p.m.

OVER...

No. JOK/317

A.L.R.

Caveat 892193 by Eric John Hyde -  
13/12/1972 at 10.10 a.m.

A.L.R.

X Caveat 893802 by James Allan Slater  
and George Thomas Carlton  
21/12/1974 at 10.10 a.m.

A.L.R.

Transfer 894834 to Eric John Hyde of  
Christchurch Retired Farmer -  
13/3/1973 at 9.5 a.m.

A.L.R.

Mortgage 894833 Presented for registration  
19/1/1973 at 9 a.m. and withdrawn from  
registration 13/3/1973

A.L.R.

Mortgage 904217 to Mutual Credit  
Corporation Limited - 29/3/1973 at  
2.30 p.m.

A.L.R.

Transfer 911321 to Gordon Kenneth  
Chamberlain of Christchurch Builder  
- 23/5/1973 at 11.9 a.m.

A.L.R.

Mortgage 911322 to Mutual Finance Limited  
- 23/5/1973 at 11.25 a.m.

A.L.R.

Mortgage 911323 to Eric John Hyde -  
23/5/1973 at 11.30 a.m.

A.L.R.

No. 3566/1 Compensation Certificate pursuant to  
Section 17 of the Public Works Amendment Act  
1948 - 2.8.1974 at 10.28 a.m.

A.L.R.

Mortgage 10002/2 to Frank Francis Tutton  
- 25.9.1974 at 10.55 a.m.

A.L.R.

No. 10002/3 Memorandum of Priority making  
Mortgage 10002/2 first mortgage and  
Mortgage 911323 second mortgage -  
25.9.1974 at 11.58 a.m.

A.L.R.

Mortgage 33339/1 to Bergh and Company  
Limited - 30.4.1974 at 2.15 p.m.

A.L.R.

Transfer 60682/4 reserving a right of  
way (marked R.O.W., on plan attached  
to transfer) and Rights to convey  
water and to drain water and sewage  
over part Lot 6 D.P. 28780 (10K/322)  
appurtenant hereto - produced  
27.11.1975 at 1.49 p.m. and entered  
10.3.1976 at 10.52 a.m.

A.L.R.

Mortgage 911323 to Eric John Hyde  
23/5/1973 at 11.30 a.m.

A.L.R.

Mortgage 10002/2 to Frank Francis Tutton -  
25/9/1974 at 10.55 a.m.

A.L.R.

No. 10002/3 Memorandum of Priority making  
Mortgage 10002/2 first mortgage and  
Mortgage 911323 second mortgage -  
25/9/1974 at 11.58 a.m.

A.L.R.

Mortgage 33339/1 to Bergh and Company  
Limited - 30/4/1974 at 2.15 p.m.

A.L.R.

No. 3566/1 Compensation Certificate pursuant  
to Section 17 of the Public Works Amendment  
Act 1948 - 2.8.1974 at 10.28 a.m.

A.L.R.

No. 116800/1 Gazette Notice taking part of  
within land (370m<sup>2</sup>) and vesting same in the  
Chairman Councillors and Inhabitants of the  
County of Waimairi - 16.2.1977 at 10/34 a.m.

A.L.R.

Caveat 175385/1 by F. W. Oobley & Sons Nominees  
Limited - 4.5.1974 at 11.20 a.m.

A.L.R.

Mortgage 179083/1 to C.V. Quigley  
& Sons Nominees Limited - 31.5.1974 at  
11.19 a.m.

A.L.R.

Transfer 224076/1 to John Raymond Best of  
Wellington, Aeronautical Engineer - 30-4-1979  
at 11.10a.m.

A.L.R.

Mortgage 224076/2 to New Zealand - 30-4-  
1979 at 11.11a.m.

A.L.R.

CAVEAT 478941/1 BY CANTERBURY SAVINGS BANK -  
13.3.1984 at 10.29 a.m.

A.L.R.

Mortgage 495270/2 to Canterbury  
Savings Bank - 28.6.1984 at  
9.21 a.m.

A.L.R.

Mortgage 550495/1 to Finance  
Limited, Marac Financial Services  
Limited - 12.6.1985 at 10.20 a.m.

A.L.R.

Mortgage 627166/3 to Pacific Banking  
Corporation - 31.1.1985 at 10.07a.m.

A.L.R.

A314281

CAVEAT A124/1 BY ~~SUSAN BENT~~ - 22.6.1992 at 11.10am

WITHDRAWN  
12/12/99  
P.A.L.A.  
Cm

for A.L.R.  
Gazette Notice A155923/1 declaring State Highway No. 1 fronting the within land to be a limited access road - 30.1.1995 at 10.55am

*M. J. D. Stewart*

CAVEAT A208006/1 BY GRAHAM CHARLES HEAZLEWOOD, TERENCE CLIFFORD BLOGG AND MURRAY GEORGE ALLOTT - 29.11.1995 at 2.32pm

WITHDRAWN  
12/12/99  
P.A.L.A.

A314281.2 Transfer to Konrad Georg Englberger as executor for A.L.R. 26.8.1997 at 12.55

**OBSOLETE**

*S. May*

A331116.3 Transfer to Charles Heazlewood, Terence Clifford Blogg and Murray George Allott for DLR

**OBSOLETE**

A331116.4 Mortgage to Southland Building Society

all 12.12.1997 at 9.45

*S. May*

A356146.1 Transfer to Graham Charles Heazlewood and National Trustees Limited for DLR 17.6.1998 at 9.52

*K. Bone*  
for DLR





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



R. W. Muir  
Registrar-General  
of Land

**Historical Search Copy**

**Identifier** CB10K/317  
**Land Registration District** Canterbury  
**Date Issued** 11 June 1971

**Part-Cancelled**

**Prior References**

CB3B/1451

**Estate** Fee Simple  
**Area** 4.1844 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 28780

**Original Proprietors**

Graham Charles Heazlewood and National Trustees Limited

**Interests**

382108 Notice prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet or 100 feet above the level of the ground - 30.7.1953

60682.4 Transfer creating the following easements - 10.3.1976 at 10.52 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water and to drain water and sewage	Lot 6 Deposited Plan 28780 - CT CB10K/322	Part	Lot 1 Deposited Plan 28780 - herein	
Right of way	Lot 6 Deposited Plan 28780 - CT CB10K/322	R.O.W. Transfer 60682.4	Lot 1 Deposited Plan 28780 - herein	

116800.1 Gazette Notice taking part of the within land (370m2) and vesting the same in the Waimairi County Council - 16.2.1977 at 10.34 am

A155923.1 Gazette Notice declaring State Highway No. 1 fronting the within land to be a limited access road - 30.1.1995 at 10.55 am

A331116.4 Mortgage to Southland Building Society - 12.12.1997 at 9.45 am

6762489.1 Discharge of Mortgage A331116.4 - 22.2.2006 at 10:37 am

6762489.2 Transfer to Canterbury Trustees (2006) Limited - 22.2.2006 at 10:37 am

6811823.1 Mortgage to Southland Building Society - 3.4.2006 at 9:00 am

8039806.2 Discharge of Mortgage 6811823.1 - 24.12.2008 at 3:45 pm

8039806.5 Transfer to Memorial Avenue Investments Limited - 24.12.2008 at 3:45 pm

8039806.9 Mortgage to Southland Building Society - 24.12.2008 at 3:45 pm

8039806.11 Mortgage to Canterbury Trustees (2004) Limited, Canterbury Trustees (2006) Limited, Global Estates Limited and Graham Charles Heazlewood - 24.12.2008 at 3:45 pm

8349250.1 Notice pursuant to Section 18 Public Works Act 1981.- 19.11.2009 at 9:54 am

8605517.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 4.10.2010 at 8:48 am

8702063.1 Gazette Notice 2011 page 370 declaring Section 1 SO 420233 (1230m<sup>2</sup>) to be road which, pursuant to section 88 of the Government Rooding Powers Act 1989, becomes road, limited access road and State highway and vests in Her Majesty the Queen - 23.2.2011 at 9:19 am

9196746.1 Notice pursuant to Section 18 Public Works Act 1981.- 1.10.2012 at 4:43 pm

9355156.2 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 28.3.2013 at 4:56 pm

9426991.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)

**Identifier**

**CB10K/317**

ACT 1976 BY SUSAN MAREE HEAZLEWOOD - 12.6.2013 at 10:03 am

References  
Prior C/T. 3B/1451

Land and Deeds 69

10K/318



Transfer No.  
N/C. Order No. 833594

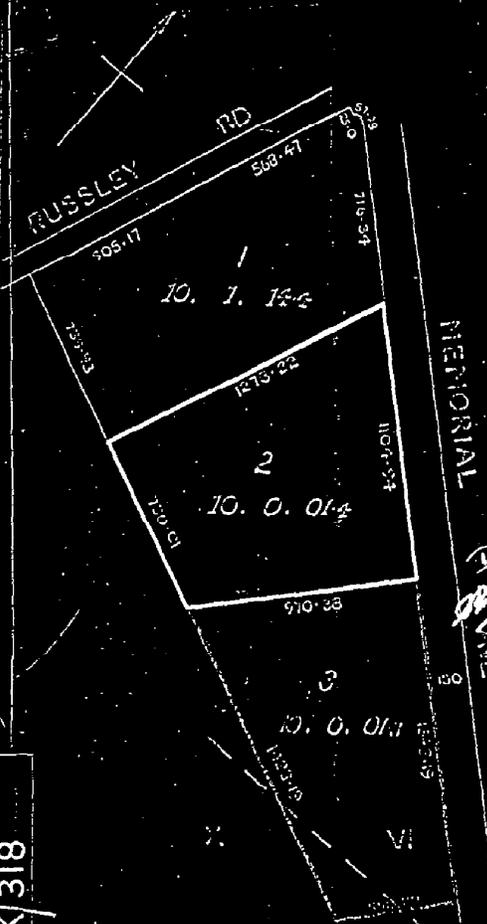
**CANCELLED REGISTER**

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 11th day of June one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WALLACE BOAG of Dunedin, Architect and WILLIAM ANTHONY SINCLAIR of Wellington, Zoologist

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 hereto, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 10 acres 1.4 perches or thereabouts situated in Block VI of the Christchurch Survey District being Lot 2 on Deposited Plan 28780, part of Rural Sections 1089, 1714, 2710 and 3282



Assistant Land Registrar

Notice 382108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground.

*Kobanus*  
A.L.R.

~~DISCHARGED~~ Mortgage 841157 to William Anthony Sinclair 26.8.1971  
~~DISCHARGED~~ 27/3/1973  
A.L.R.

Transfer 841156 to William John Telford of Yaldhurst Farmer - 26.8.1971 at 11.15 a.m.

*W. J. Telford*  
A.L.R.

~~Caveat 892917 by Eric John Hyde - 19/12/1972 at 2. p.m.~~

ENTERED IN ERROR

A.L.R.

892917 Charging Order Absolute in action between ~~Eric John Hyde~~ and William John Telford 18/12/1972 at 2.15 p.m.

= OVER =

A.L.R.

No. 10K/318

Scale: 1 inch = 6 chains

Metric Area - 4.0504 ha.

Partial Discharge of Mortgage 841157 and Transfer 892996 presented for registration 19/12/1972 and withdrawn from registration 19/12/1972

Caveat 175385/1 by [unclear] & Sons Nominees Limited - 4.5.1978 at 11.20 a.m.

Caveat 893136 by Eric John Hyde, - 19/12/1972 at 12.00 p.m.

Mortgage 179083/1 to C.V. Dalgley & Sons Nominees Limited - 31.1.1978 at 11.15 a.m.

Transfer 892996 to Eric John Hyde of Christchurch, Retired - produced 21/12/1972 at 9.40 a.m. and entered 25/1/1973 at 1.40 p.m.

Transfer 223109/1 to Bevan Conrad Brunt of Christchurch, Contractor - 20-4-1979 at 11.42am.

ENTERED IN ERROR A.L.R.

Mortgage 223109/2 to The Commercial Bank of Australia Limited - 20-4-1979 at 11.42a.m.

Caveat 893802 by James Allan Slater and George Thomas Carlson Kay - 21/12/1972 at 12.00 p.m.

CAVEAT 501723/1 BY ERIC JOHN HYDE & MAY KERR - 9.8.1984 at 9.45 a.m.

Caveat 899266 by Eric John Hyde of Christchurch, Retired Farmer - 22/2/1973 at 11.33 a.m.

Mortgage 962780/1 presented Mortgage Nominees Limited - 16.12.1992 at 10.29am

Transfer 892996 to Eric John Hyde of Christchurch, Retired Farmer - 13/3/1973 at 9.5 a.m.

Transfer A29241/1 in exercise of power of sale under Mortgage 962780/1 to Graham Henry Beirne of Christchurch, Company Director - 16.12.1992 at 10.35am

Mortgage 894833 presented for registration 19/1/1973 at 9 a.m. and withdrawn from registration 13/3/1973

CAVEAT A101140/1 BY GRAHAM CHARLES HEAZLEWOOD, PETER RICHARD GEORGE CHETWIN AND TERENCE CLIFFORD BLOGG - 13.3.1994 at 10.46am

Transfer 911321 to Gordon Kenneth Chamberlain of Christchurch, Builder - 23/5/1973 at 11.9 a.m.

Mortgage 911322 to [unclear] Finance Limited - 23/5/1973 at 11.9 a.m.

Mortgage 911323 to Eric John Hyde - 23/5/1973 at 11.9 a.m.

Mortgage 10002/2 to Francis Tutton - 25.9.1974 at 11.58 a.m.

No.10002/3 Memorandum of Priority making Mortgage 10002/2 first mortgage and Mortgage 911323 second mortgage - 25.9.1974 at 11.58 a.m.

Mortgage 33339/1 to [unclear] and Company Limited - 30.4.1973 at 1.40 p.m.

Amalgamation Correspondence A123429/1

Transfer A167454/2 to Graham Charles Heazlewood, Property Investor, Peter Richard George Chetwin, Solicitor and Terence Clifford Blogg, Manager all of Christchurch - 7.4.1995 at 2.18pm

Mortgage A167454/3 to [unclear] Solicitors Nominee Company - 7.4.1995 at 2.18pm

No. A173988/1 Transfer presented for registration 22.5.1995 and withdrawn from registration 24.5.1995

A417170.7 CT 42D/1242 issued - 26.7.1999 at 1120

10K/318

For RGL

CANCELLED  
DUPLICATE DESTROYED

⊕

Transfer A175388/3 to Graham Charles  
Heazlewood, Property Investor, Terence  
Clifford Biogg, Manager and Murray George  
Allott, Accountant, all of Christchurch -  
30.5.1995 at 12.07pm

  
for A.L.R.

Variation of Mortgage A167454/3  
10.7.1997 at 9.45

  
for DLR

A368353.1 Transfer to Graham Charles  
Heazlewood and National Trustees Limited -  
11.9.1998 at 11.46

  
for DLR

10K/318

A417170.7 CT 42D/1242 issued - 26.7.1999 at 1120

For RGL

**CANCELLED**  
**DUPLICATE DESTROYED**



References  
Prior C/T. 3B/1451

Land and Deeds 69

No. 10K/319

Transfer No.  
N/C. Order No. 833594



**CANCELLED REGISTER**

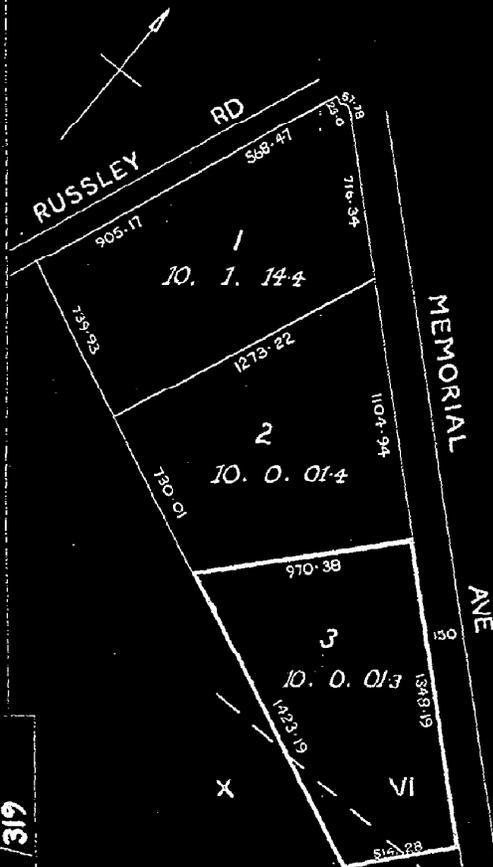
**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 11th day of June one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WALLACE BOAG of Dunedin, Architect and WILLIAM ANTHONY SINCLAIR of Wellington, Zoologist

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 10 acres

1.3 perches or thereabouts situated in Blocks VI and X of the Christchurch Survey District being Lot 3 on Deposited Plan 28780, part of Rural Sections 1039, 1714, 2710 and 3262



Scale: 1 inch = 6 chains



*W. H. Colborne*  
Assistant Land Registrar

Notice 382108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground.

*W. H. Colborne*  
D.L.R.

Mortgage 841157 to Wallace Boag and William Anthony Sinclair - 26.8.1971 at 11.15 a.m.

**DISCHARGED**  
*W. H. Colborne*  
A.L.R.

Transfer 841156 to William John Telford of Yaldhurst Farmer - 26.8.1971 at 11.15 a.m.

*W. H. Colborne*  
A.L.R.

Caveat 870430 by John Hyde - 14/6/1972 at 11.15 a.m.

*W. H. Colborne*  
A.L.R.

No. 10K/319

-OVER-

27

Transfer 876161 to Eric John Hyde of Christchurch, Retired Farmer (Fencing Provision) - 2/8/1972 at 11.47 a.m.

*[Signature]*  
A.L.R.

Transfer 907545 to Mervyn John Dunn of Christchurch, Builder and Edna Grace Dunn his wife - 27/4/1973 at 10.35 a.m

*[Signature]*  
A.L.R.

Mortgage 5189/1 to the Commercial Bank of Australia Limited 7/6/8.1974 at 1.34 p.m.

*[Stamp: RECEIVED]*  
*[Signature]*  
A.L.R.

No. 59161/1 Settled under the Joint Family Homes Act 1964 on Mervyn John Dunn abovenamed and Edna Grace Dunn his wife - 17.11.1975 at 9.56 a.m.

*[Signature]*  
A.L.R.

Amalgamation Correspondence A 133439/1

Variation of Mortgage 5189/1- 4.5.1995 at 11.40am

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

CAVEAT A245025/1 BY BRADAM CHARLES HEAZLEWOOD, TERESE CAFFEY BLOGG AND MURRAY GEORGE ALCOCK 23.6.1996 at 9.44am

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

PLAN No. 74459 LODGED 16/12/1996 AND DEPOSITED 26/7/1994

10K/319

A417170.3 Transmission to Edna Grace Dunn as survivor

A417170.4 Transfer of a 1/2 share to Edna Grace Dunn, Leo James Steel and James Woodford Shannahan

A417170.5 Transfer of Lot 1 DP 74459 to Graham Charles Heazlewood and National Trustees Limited

A417170.6 Certificate under Section 224(c) Resource Management Act 1991 by The Christchurch City Council (affects DP 74459 )

A417170.7 CT 42D/1242 issued for Lot 1 DP 74459

A417170.8 CT 42D/1241 issued for Lot 2 DP 74459

All - 26.7.1999 at 11.20

For RGL

**CANCELLED**  
**DUPLICATE DESTROYED**



References  
Prior C/T. 3B/1451

Land and Deeds 69

Transfer No.  
N/C. Order No. 833594



**REGISTER**

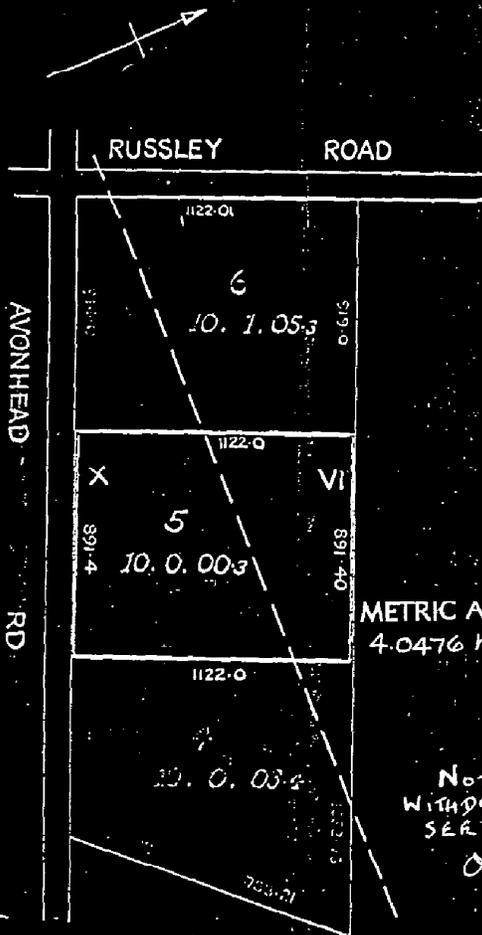
No. 10K/321

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 11th day of June one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WALLACE BOAG of Dunedin, Architect and WILLIAM ANTHONY SINCLAIR of Wellington, Zoologist

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 10 acres 0.3 perches or thereabouts situated in Blocks VI and X of the Christchurch Survey District being Lot 5 on Deposited Plan 28780, part of Rural Section 1089



*Dist. Kotzé*  
Assistant Land Registrar

Notice 382108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground.

*Kotzé*  
A.L.R.

Mortgage 841157 to Grace Burt and William Anthony Sinclair  
26.8.1971 at 5 a.m.

**DISCHARGE**  
23 5/11/72  
*Phona*  
A.L.R.

Transfer 841156 to William John Telford of Yaldhurst Farmer -  
26.8.1971 at 11.15 a.m.

*Phona*  
A.L.R.

Not  
WITHDRAWN  
SEE OVER  
*Obs A.L.R.*

~~Charge 892917 to William John Hyde -  
18/12/1972 at 2.15 p.m.~~

*Hyde*  
A.L.R.

892917 Charging Order Absolute in action between Fyns Gould Guinness Limited and William John Telford  
18/12/1972 at 2.15 p.m.

*Hyde*  
A.L.R.

Scale: 1 inch =

No. 10K/321

OVER.....

A.L.R.

Caveat 892193 by Eric John Hyde - 13/12/1972 at 9.40 am

*Withdrawn  
19.1.1973  
A.L.R.*

Mortgage 699689/2 to Anthony Harper Solicitors Nominee Company Limited - 1.9.1987 at 9.40am

**DISCHARGED**

Transfer 894834 to Eric John Hyde of Christchurch, Retired Farmer - 19/1/1973 at 9 a.m.

A.L.R.

for A.L.R.

No.701462/1 Memorandum of Priority making Mortgages 699689/2 and 648109/1 first and second mortgages respectively - 10.9.1987 at 11.00am

Mortgage 904217 to National Credit Corporation Limited - 23/5/1973 at 2.30 p.m.

**DISCHARGED**  
*23.5.1973*

A.L.R.

*White*  
for A.L.R.

Mortgage 764396/2 to Anthony Harper Solicitors Nominee Company Limited - 16.9.1988 at 9.40am

**DISCHARGED**  
*22.12.1988*

for A.L.R.

Transfer 911321 to Gordon Kenneth Chamberlain of Christchurch, Builder - 23/5/1973 at 11.9 a.m

A.L.R.

Mortgage 911322 to Pacific Finance Limited - 23/5/1973 at 11.9 a.m

A.L.R.

Transfer 845645/3 to Craig Anthony Fenton of Christchurch, Company Director - 22.12.1989 at 9.15am

Mortgage 911323 to Eric John Hyde - 23/5/1973 at 11.9 a.m

A.L.R.

for A.L.R.

Mortgage 10002/2 to Francis Tutton - 25.9.1974 at 11.58 am

**DISCHARGED**  
*23.11.1975*

A.L.R.

Mortgage 845645/4 to Anthony Harper Solicitors Nominee Company Limited - 22.12.1989 at 9.15am

**DISCHARGED**  
*30.1.1990*

for A.L.R.

No.10002/3 Memorandum of Priority making Mortgage 10002/2 first mortgage and Mortgage 911323 second mortgage - 25.9.1974 at 11.58 a.m.

A.L.R.

Mortgage A180812/2 to Anthony Harper Solicitors Nominee Company Limited - 30.6.1995 at 11.00am

**DISCHARGED**  
*4.11.1995*

for A.L.R.

Mortgage 33339/1 to Pacific Finance and Company Limited - 30.4.1975 at 11.58 am

**DISCHARGED**  
*23.11.1975*

A.L.R.

Mortgage A223347/2 to The New Zealand Limited - 21.5.1996 at 11.00am

**DISCHARGED**  
*21.5.1996*

for A.L.R.

Transfer 39795/4 to John Taggart of Christchurch, Butcher - 23.6.1975 at 9.44 a.m.

A.L.R.

CAVEAT A224866/1 BY GRAHAM CHARLES HEAZLEWOOD - 12.3.1997 at 1.27

**DISCHARGED**  
**WITHDRAWN**  
*15.12.1997*

for A.L.R.

Transfer 494759/1 to Barry Robert Gardiner of Christchurch, Supervisor and Helen Elizabeth Gardiner his wife - 26.6.1984 at 10.35 am.

for A.L.R.

A331439.3 Transfer to Graham Charles Heazlewood, Susan Marie Heazlewood and Murray George Allott

Mortgage 494759/2 to John Taggart - 26.6.1984 at 10.35 am

**DISCHARGED**  
*1.12.1987*

for A.L.R.

A331439.4 Mortgage to Papprell Hadfield & Aldous Solicitors Nominee Company Limited all 15.12.1997 at 1.27

Mortgage 648109/1 to Bank of New Zealand - 22.10.1988 at 9.30am

**DISCHARGED**  
*22 DEC 1988*

for A.L.R.

A372526.1 Mortgage to Fiona Coverdale Harman - 13.10.1998 at 1.30

**DISCHARGED**  
*13.10.1998*

for DLR

A438101.1 Variation of Mortgage A331439.4  
- 13.12.1999 at 2.23

*enke*  
for RGL

A452077.1 Variation of Mortgage A331439.4 -  
29.3.2000 at 12.07

*Y. J. J. J.*  
for RGL





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



## Historical Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB10K/321  
**Land Registration District** Canterbury  
**Date Issued** 11 June 1971

### Prior References

CB3B/1451

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**Estate** Fee Simple  
**Area** 4.0476 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 28780

### Original Proprietors

Graham Charles Heazlewood, Susan Marie Heazlewood and Murray George Allott

### Interests

382108 Notice prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground - 30.7.1953  
A331439.4 Mortgage to Papprell Hadfield & Aldous Solicitors Nominee Company Limited - 15.12.1997 at 1.27 pm  
A438101.1 Variation of Mortgage A331439.4 - 13.12.1999 at 2.23 pm  
A452077.1 Variation of Mortgage A331439.4 - 29.3.2000 at 12.07 pm  
5117737.1 Discharge of Mortgage A331439.4 - 3.12.2001 at 11:11 am  
5117737.2 Mortgage to Papprell Hadfield & Aldous Solicitors Nominee Company Limited - 3.12.2001 at 11:11 am  
5890359.1 Variation of Mortgage 5117737.2 - 9.2.2004 at 9:00 am  
6708479.1 Discharge of Mortgage 5117737.2 - 4.1.2006 at 9:00 am  
6708479.2 Transfer to Graham Charles Heazlewood and Canterbury Trustees (2004) Limited - 4.1.2006 at 9:00 am  
6708479.3 Mortgage to Papprell Hadfield and Aldous Solicitors Nominee Company Limited - 4.1.2006 at 9:00 am  
7156073.1 Discharge of Mortgage 6708479.3 - 13.12.2006 at 10:37 am  
7156073.2 Mortgage to Southland Building Society - 13.12.2006 at 10:37 am  
8039806.4 Discharge of Mortgage 7156073.2 - 24.12.2008 at 3:45 pm  
8039806.6 Transfer to Memorial Avenue Investments Limited - 24.12.2008 at 3:45 pm  
8039806.9 Mortgage to Southland Building Society - 24.12.2008 at 3:45 pm  
8039806.11 Mortgage to Canterbury Trustees (2004) Limited, Canterbury Trustees (2006) Limited, Global Estates Limited and Graham Charles Heazlewood - 24.12.2008 at 3:45 pm  
9426991.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SUSAN MAREE HEAZLEWOOD - 12.6.2013 at 10:03 am

References  
Prior C/T. 3B/1451

Land and Deeds 60

Transfer No. 841156  
N/C. Order No. --



No. 11A/769

# REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of August one thousand nine hundred and seventy one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WILLIAM JOHN TELFORD of Yaldhurst, 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 10 acres

3.4 perches or thereabouts situated in Blocks VI and X of the Christchurch Survey District being Lot 4 on Deposited Plan 28780, part of Rural Section 1089



*W. J. Telford*

Assistant Land Registrar

Notice 382108 prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground

Transfer 895365 to Alister James Atkinson of Christchurch, Salesman and Irene June Atkinson his wife - (Fencing Provision) - 24/1/1973 at 9.15 a.m.

A.L.R.

Mortgage 841157 to Wayace Boag and William Anthony Sinclair - 26/8/1971 at 11.15 a.m.

Mortgage 895366 to The Commercial Bank of Australia Limited - 24/1/1973 at 9.20 a.m.

A.L.R.

Mortgage 8984/1 to Canterbury Terminating Building Society and Bank of New Zealand - 17.9.1974 at 1.00 p.m.

A.L.R.

A.L.R.

A.L.R.

Mortgage 54950/1 to The Commercial Bank of Australia Limited - 10/10/1975 at 11.40 a.m.

A.L.R.

No 182789/1 Settled under the Joint Family Homes Act 1964 on Alister James Atkinson and Irene June Atkinson both abovenamed - 28.6.1978 at 9.34 am.

*W. J. Telford* for A.L.R.



**AVONHEAD RD.**

Scale: 1 inch = 6 chains

No. 11A/769

OVER:

**DISCHARGED**  
X CAVEAT 569622/1 B.S. & A. FINANCE  
LIMITED 0 4.10.1985 at 10.43a.m.

**DISCHARGED**  
Mortgage 641337 to Westpac  
Banking Corporation - 18.9.1986  
at 10.58a.m.

**DISCHARGED**  
CAVEAT 641337/3 B.S. & A. FINANCE  
LIMITED - 18.9.1986 at 10.58a.m.

**DISCHARGED**  
Variation of Mortgage 641337/2 - 6.8.1996  
at 11.36am

**WITHDRAWN**  
A431825.1 CAVEAT BY GRAHAM MARLEY  
HEAZLEWOOD - 2.11.1998 at 10.35  
for RGL

A439472.3 Transfer to Global Estates  
Limited

A439472.4 Mortgage to Southland Building  
Society

all 21.12.1999 at 11.06

*S. Whang*  
for RGL





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



## Historical Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB11A/769  
**Land Registration District** Canterbury  
**Date Issued** 26 August 1971

### Prior References

CB3B/1451

---

**Estate** Fee Simple  
**Area** 4.0555 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 28780

### Original Proprietors

Global Estates Limited

### Interests

382108 Notice prohibiting the erection, placing or extension without the consent of the Minister of Works any building, pole mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground - 30.7.1953  
Fencing Provision in Transfer 895365 - 24.1.1973 at 9:15 am  
A439472.4 Mortgage to Southland Building Society - 21.12.1999 at 11:06 am  
8039806.3 Discharge of Mortgage A439472.4 - 24.12.2008 at 3:45 pm  
8039806.7 Transfer to Memorial Avenue Investments Limited - 24.12.2008 at 3:45 pm  
8039806.9 Mortgage to Southland Building Society - 24.12.2008 at 3:45 pm  
8039806.11 Mortgage to Canterbury Trustees (2004) Limited, Canterbury Trustees (2006) Limited, Global Estates Limited and Graham Charles Heazlewood - 24.12.2008 at 3:45 pm  
9426991.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SUSAN MAREE HEAZLEWOOD - 12.6.2013 at 10:03 am

Reference:  
Prior CT: 10K/318, 10K/319  
Document No.: A417170.7



# REGISTER

LT69

42D/1242

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 26th day of July One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY  
**WITNESSETH** that **GRAHAM CHARLES HEAZLEWOOD** and **NATIONAL TRUSTEES LIMITED** are seized 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 6.7181 hectares, more or less being **LOT 2 DEPOSITED PLAN 28780** and **LOT 1 DEPOSITED PLAN 74459**



for Registrar-General of Land

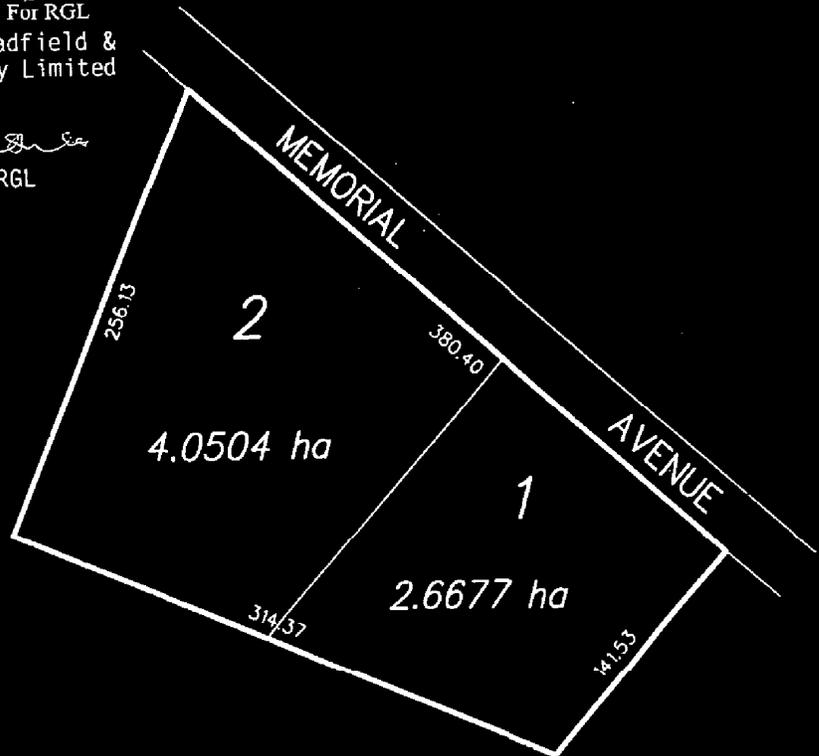
Subject to Section 241(2) Resource Management Act 1991  
by The Christchurch City Council (affects DP 74459)

382108 Gazette Notice (1953 p 599) prohibiting the erection placing or extension without the consent of the Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of any kind beyond heights varying from 50 feet to 100 feet above the level of the ground - 30.7.1953 at 2.06

For RGL

A434768.1 Mortgage to Pappriill Hadfield & Aldous Solicitors Nominee Company Limited - 22.11.1999 at 2.10

*ashe*  
for RGL



42D/1242

Total Area: 6.7181 ha





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



  
R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** CB42D/1242  
**Land Registration District** Canterbury  
**Date Issued** 26 July 1999

### Prior References

CB10K/318 CB10K/319

---

**Estate** Fee Simple  
**Area** 6.7181 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 74459 and Lot 2  
Deposited Plan 28780

### Original Proprietors

Graham Charles Heazlewood and National Trustees Limited

### Interests

Subject to Section 241 (2) Resource Management Act 1991 by The Christchurch City Council (affects DP 74459)  
382108 Gazette Notice (1953 p 599) prohibiting the erection placing or extension without the consent of the  
Minister of Works any building, pole, mast or other structure of any kind and the growing of trees or shrubs of  
any kind beyond heights varying from 50 feet to 100 feet above the level of the ground - 30.7.1953 2.06  
A434768.1 Mortgage to Pappill Hadfield & Aldous Solicitors Nominee Company Limited - 22.11.1999 at 2.10 pm  
5036512.1 Variation of Mortgage A434768.1 - 20.4.2001 at 11:30 am  
5592092.1 Variation of Mortgage A434768.1 - 19.5.2003 at 9:00 am  
5958779.1 Transfer to Canterbury Trustees (2004) Limited - 6.4.2004 at 9:00 am  
6449382.1 Discharge of Mortgage A434768.1 - 8.6.2005 at 9:00 am  
6449382.2 Mortgage to Pappill Hadfield & Aldous Solicitors Nominee Company Limited - 8.6.2005 at 9:00 am  
7156097.1 Discharge of Mortgage 6449382.2 - 13.12.2006 at 10:38 am  
7156097.2 Mortgage to Southland Building Society - 13.12.2006 at 10:38 am  
8039806.1 Discharge of Mortgage 7156097.2 - 24.12.2008 at 3:45 pm  
8039806.8 Transfer to Memorial Avenue Investments Limited - 24.12.2008 at 3:45 pm  
8039806.9 Mortgage to Southland Building Society - 24.12.2008 at 3:45 pm  
8039806.11 Mortgage to Canterbury Trustees (2004) Limited, Canterbury Trustees (2006) Limited, Global Estates  
Limited and Graham Charles Heazlewood - 24.12.2008 at 3:45 pm  
9196746.1 Notice pursuant to Section 18 Public Works Act 1981.- 1.10.2012 at 4:43 pm  
9355156.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
28.3.2013 at 4:56 pm  
9426991.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)  
ACT 1976 BY SUSAN MAREE HEAZLEWOOD - 12.6.2013 at 10:03 am

NEW ZEALAND.

[Form B.]



References: Vol. 159, folio 142  
Application No. 2005

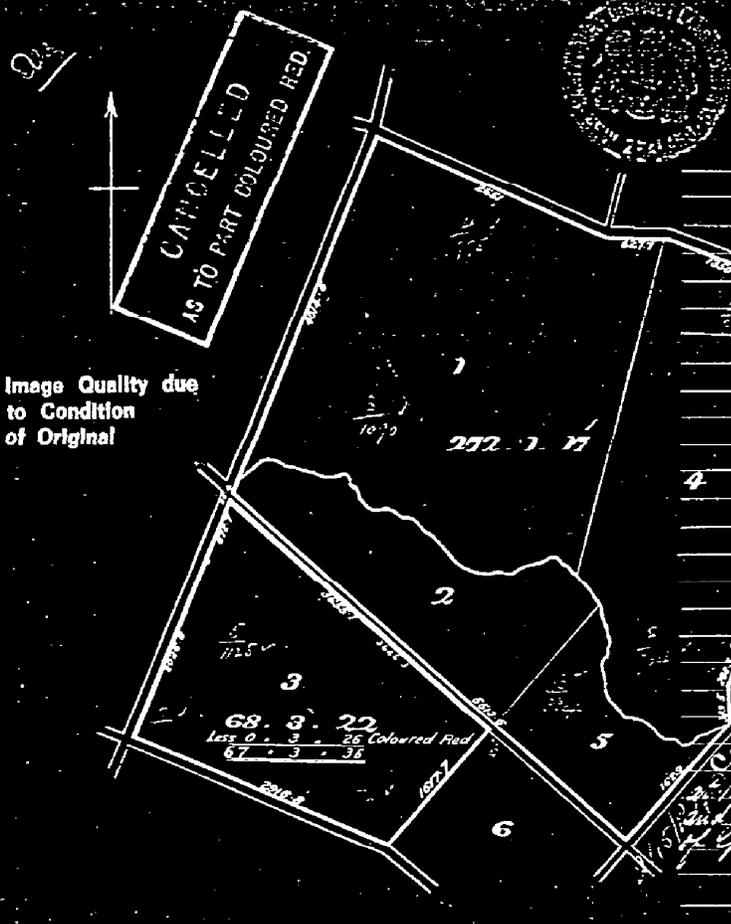
Register-book,  
Vol. 159, folio 142

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the seventh day of September, one thousand eight hundred and ninety-four, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, inasmuch that William Hoag of Tadmerton 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 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 be the several admeasurements a little more or less, that is to say: All that parcel of land containing together three hundred and forty acres and thirty nine perches more or less situate in Blocks M and X Christchurch in the City District and being lots 1, 2, 3, 4 and 5 on the plan deposited in the Land Registry office as plan 1137 showing the subdivision of Rural Sections 1089, 1714, 2354, 2457, 2710, 3282, 3288, 4414 and part Rural Section 199,



Wm. Hutchins  
District Land Registrar

Transmissions etc. to Alexander Duncan  
Blackburn of Rakaiya and Thomas Hoag  
of Tadmerton Bay farmers entered as of  
1905 at 110 m.

Transfer 21111 produced  
6 August 1906 at 2.35  
pm Alexander Duncan  
Blackburn and Thomas  
Hoag to John Stewart the  
King of part for the  
purpose of a road  
towards penk's

Transfer 20872 produced  
April 1908 at 2.25 pm Alexander  
Duncan Blackburn and Thomas  
Hoag to John Stewart  
Duncan Blackburn and Thomas  
Hoag of Tadmerton Bay farmers

Transfer 20871 produced 26 July 1908  
at 11.2 am Alexander Duncan  
Blackburn and Thomas Hoag  
to John Stewart and John Hoag  
of Tadmerton Bay farmers

Part cancelled  
Cancelled at 6. 26/9/04

Image Quality due  
to Condition  
of Original

Scale 10 chains to an inch



NEW ZEALAND.

[Form B.]

Reference: Vol. 159 folio 142  
Transfer No. Balance.



Register-book,  
Vol. 248 folio 54

248 / 54

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the eleventh day of December, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Leamington witnesseth that Alexander Duncan McArthur of Kawerau and John Deans of Riccarton sheepfarmers are in seised 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 rights 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 together three hundred and thirty two acres three roods and seven perches, situated in Blocks V and X of the Leamington District comprising lots 1 and 2 and parts of lots 3, 4 and 5 as shown in the Plans deposited in the Sand Registry office on the 11th of July 1907

Image Quality due to Condition of Original



Leamington  
D.L.R.  
Transfer 86385 produced 5 July 1907  
to 947 pm Alexander Duncan McArthur and  
John Deans to Andrew Duncan Boag  
of the part of lot 3 plan 1137  
D.L.R.  
Transfer 53777 produced  
24 April 1912 at 3.43 pm  
Alexander Duncan  
McArthur and John  
Deans to James  
Wool Boag of  
balance - Leamington  
D.L.R.

Cancelled

Scale: 10 Chains to an inch.

248 / 54

W.L.R.



NEW ZEALAND.

[Form B.]

Reference: { Vol. 248, folio 54  
Transfer No. 86285



Register-book, *handed*  
Vol. 258, folio 35

258 / 35

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the *14th* day of *July*, one thousand nine hundred and *seven*, under the hand and seal of the District Land Registrar of the Land Registration District of *Auckland*, witnesseth that *Andrew Duncan Beag*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered *green*, be the several admeasurements a little more or less, that is to say: All that parcel of land containing *Diety seven acres three rods and thirty six perches or thereabouts situated in Block 11 and 8 of the Auckland Survey District being part of Lot 3 on plan deposited in the Land Registry office on 27/11/07*

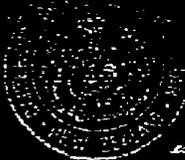
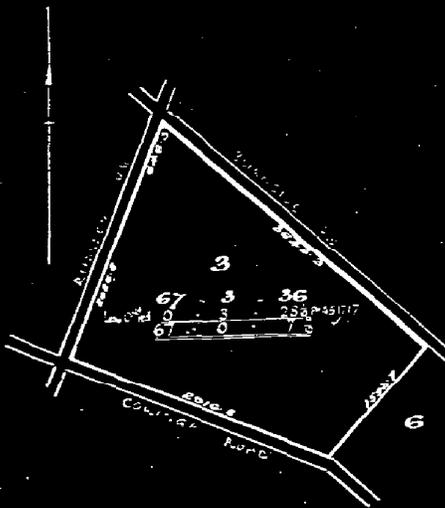


Image Quality due to Condition of Original



Scale, 10 Chains to an inch.

*W. Pringle*  
District Land Registrar  
mortgage 81944 produced 21 March 1912  
**DISCHARGED**  
Beag *Andrew Duncan Beag*  
deceased produced 7 August 1912 at 11.30 am  
Andrew Duncan Beag to Robert John Clarke and Robert Andrew Clarke for 10 years from 27/11/15

Transmission 13022 of 17/11/15 to William McMillan of Eastham  
Sheepfarmer **DISCHARGED**  
McMillan to Andrew Duncan Beag  
McMillan Entered 4th April, 1915, at 12.5 pm

Transmission 13022 of 17/11/15 to Andrew Duncan Beag to Ann Agnes Beag nee of James Buchanan Beag of Auckland  
and William McMillan of Eastham  
this was witnessed by *W. Pringle*

Transmission 13022 of 17/11/15 to the above of John Beag of 19/11/15 at 2.15 pm  
*W. Pringle* D.L.R.

Transmission 13930 to the above named to me by me Beag witnessed 10 May 1921 at 12.45 pm  
*W. Pringle* D.L.R.

258 / 35

u.c.c.

101

256/35

Transfer 186577 produced 10 May 1925 at 12.40 p.m. from James Bowker to William John McWilliam of Culcorth Sheep farmer and the said James Bowker

Transmission 15806 of Lease 6105 to James Blake entered 20 July 1925 at 11.30 a.m.

Transfer 153245 of Lease 1025 produced 21 July 1923 at 1.25 p.m. James Blake to the Public Trustee

Lease 7861 produced 25 June 1925 at 12.10 p.m. William John McWilliam and John James Bowker to Frederick Douglas for 7 years from 1 May 1925

Extension of mortgage in respect of land entered in Evesham

Lease 9446 produced 12 May 1922 at 11.15 a.m. William John McWilliam and John James Bowker to Jacob Warren for 3 years from 15 June 1921

Lease 10599 produced 21 December 1925 at 12.20 p.m. William John McWilliam and John James Bowker to Jacob Warren for 3 years from 15 June 1929

Extension of the term of lease 10599 to 15 June 1949 produced 18 October 1928 at 12.16 p.m.

Transmission 41652 of lease 10599 to the Public Trustee as executor entered 22 September 1927 at 10.15 a.m.

Transfer 279391 of lease 10599 produced 1 October 1927 at 10.50 a.m. The Public Trustee to Aubrey Massey Watson of Christchurch farmer

Proclamation 2220 regarding the wire line of the Southdown Stage Railway entered 21 May 1925 at 12.27 p.m.

Transmission 43112 to the said James Bowker to the said James Bowker entered 21 October 1925 at 2.10 p.m.

Transfer 25723 produced 23 October 1925 at 2 p.m. William John McWilliam to Harold Moran surveyor of Leasing Farm and the said James Bowker

Proclamation 230751 entered 6th Feb 1923 at 2.17 p.m. relating the widening of the Southdown Stage Railway and revoking Proclamation 2214

Proclamation 352108 prohibiting the erection placing or extension without consent of any building pole mast or other structure of any kind and the growing of trees or shrubs of any kind beyond the heights varying from 50 feet to 100 feet above the level of the ground produced 20 July 1923 entered 27 August 1923 at 10 a.m.

Proclamation 451716 containing 3 acres 3 roods 25 1/2 perches coloured red on the plan hereon entered 15 day of January 1927 at 1.35 p.m.

Proclamation 451717 containing 3 acres 3 roods 26 1/2 perches coloured red on the plan hereon entered 15 day of January 1927 at 1.35 p.m.

CERTIFICATE OF TITLE

Vol. 472 folio 355 created by the Chamberlain and his assistants of the Public Trust Office and against Biddell entered 20/12/1951 at 11.53 a.m.

Proclamation 520268 revoking Proclamation 380731 entered 15/3/1946 at 1.25 p.m.

Transfer 508107 William John McWilliam and Thelma Union Munn to Walter King of Bournemouth Architect and William Arthur Thelma of Wellington Zoologist produced 23.10.1961 at 12.10 p.m.

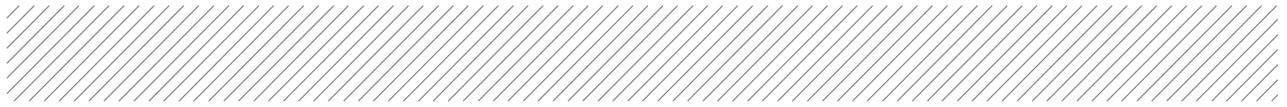
Plan 23542 deposited 9/10/1916. Transfer 639653 of Lot 1 D.P. 25522 to Kathleen Betty Joan Sherratt - 18.11.1964 at 9.50 p.m.

Transfer 639659 James Sherratt to Kathleen Betty Joan Sherratt - 18.11.1964 at 9.50 p.m. duplicate destroyed

258/35

258/35





# Appendix C

## Listed Land Use Register

Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Statement from the Listed Land Use Register

PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

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

Customer services: 03 353 9007

or: 0800 EC INFO (0800 324 636)

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

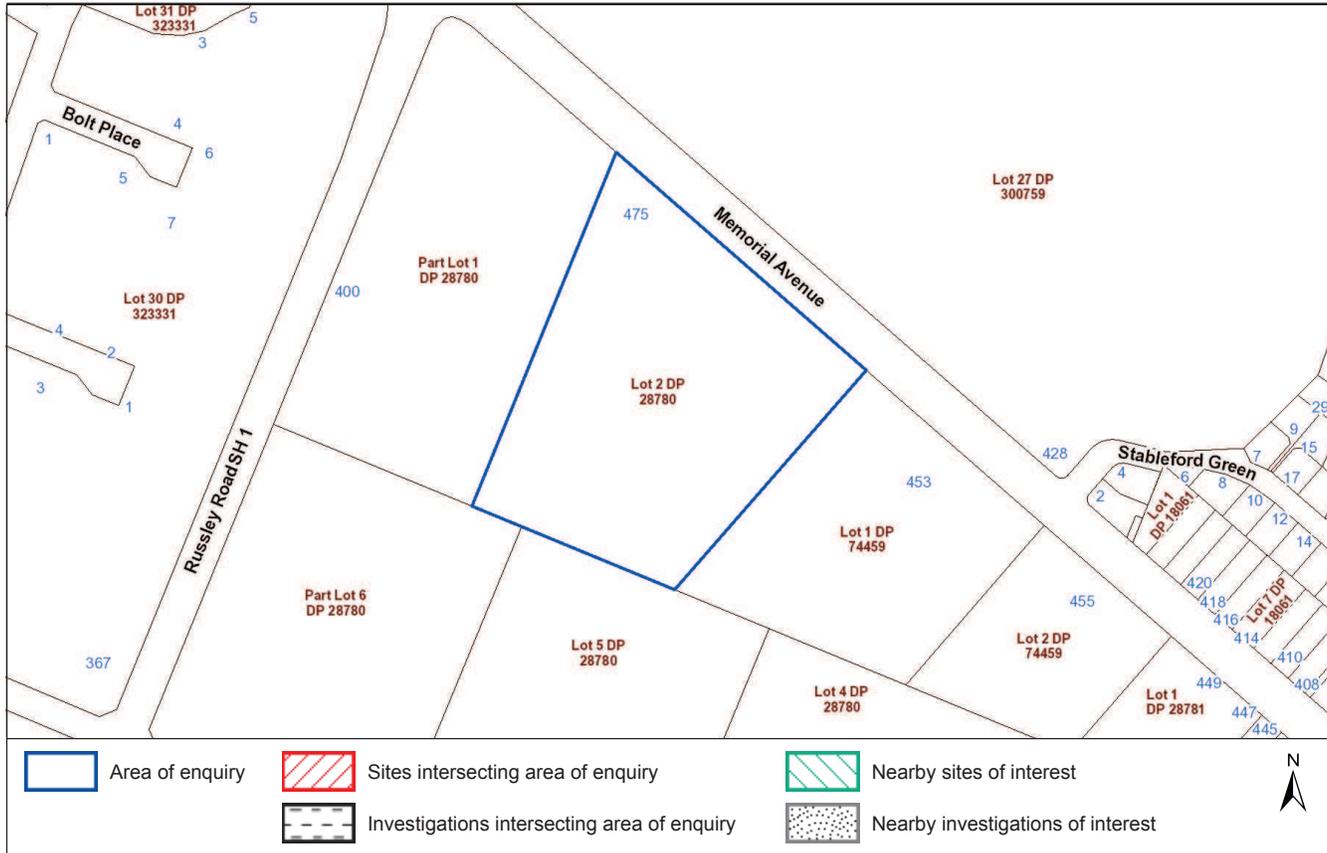
**Date:**

5 November 2013

**Land Parcels:**

• Lot 2 DP 28780

Valuation No(s): 2190900600



## Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24167.

**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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.*

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

Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Statement from the Listed Land Use Register

PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

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

Customer services: 03 353 9007

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

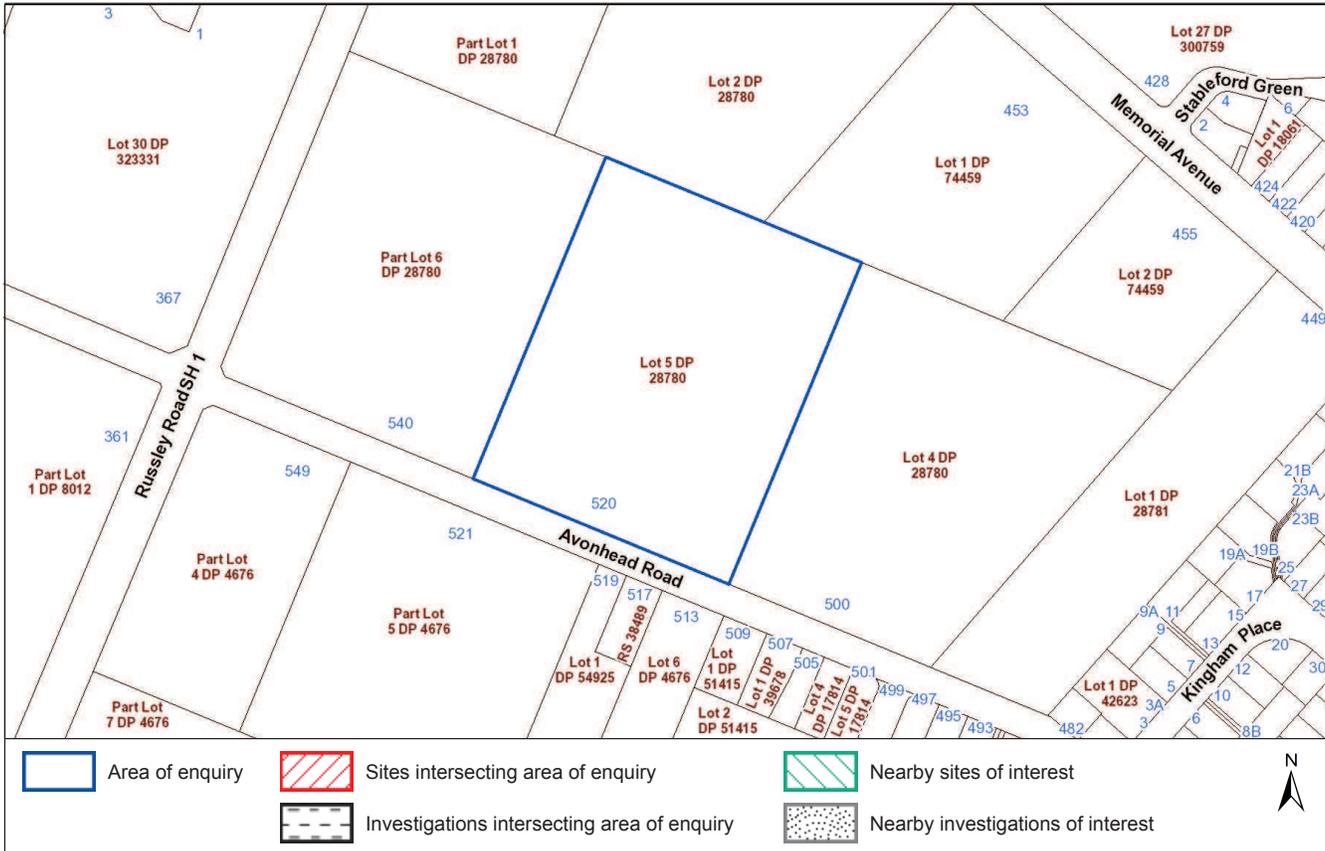
**Date:**

5 November 2013

**Land Parcels:**

• Lot 5 DP 28780

Valuation No(s): 2190900300



## Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24174.

**Disclaimer:**

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Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Statement from the Listed Land Use Register

PO Box 345, Christchurch

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

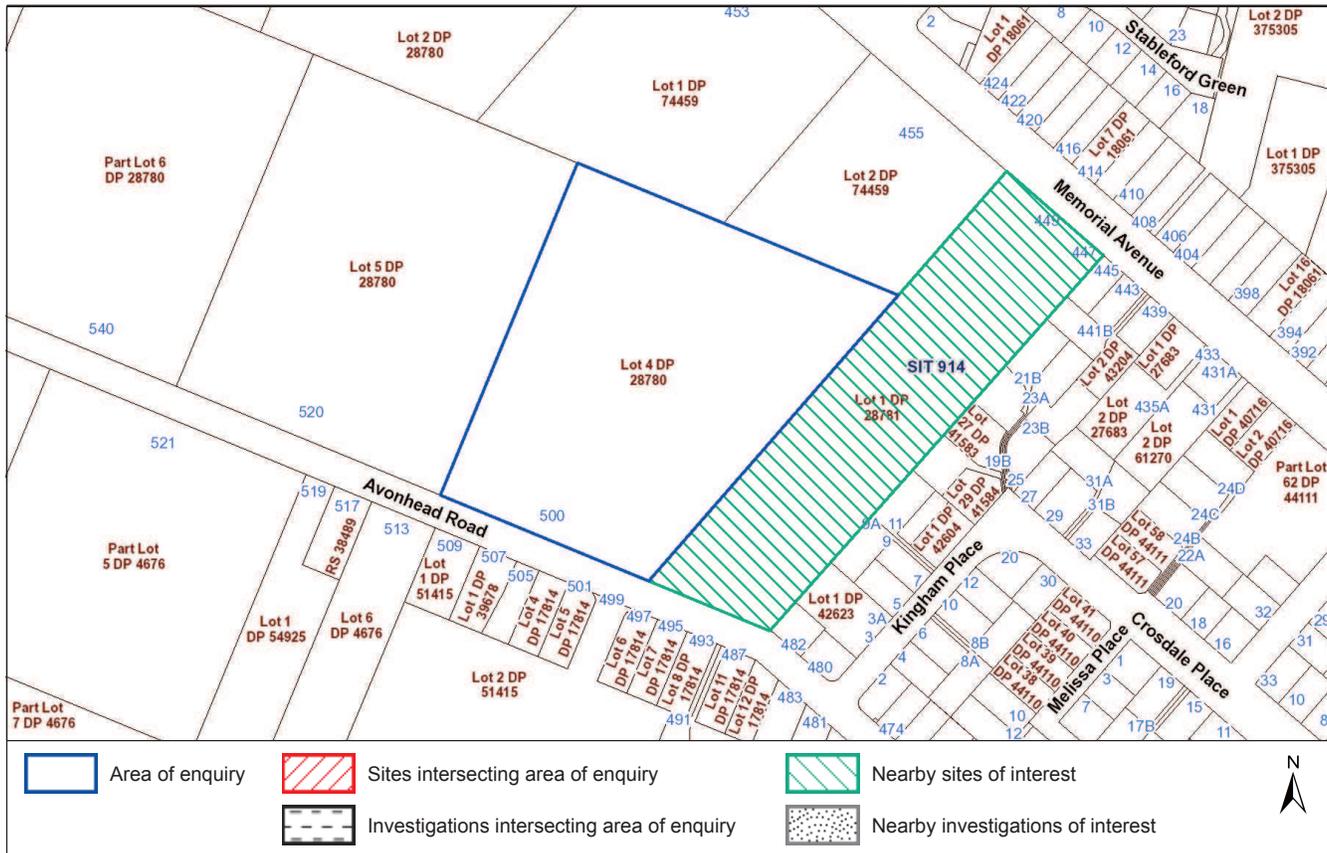
**Date:**

5 November 2013

**Land Parcels:**

• Lot 4 DP 28780

Valuation No(s): 2190900200



## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
914	Commodore Airport Hotel	447 Memorial Avenue, Burnside, Christchurch	A17 - Storage tanks or drums for fuel, chemicals or liquid waste	Not Investigated

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

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## Information held about the sites on the Listed Land Use Register

---

### Site 914: Commodore Airport Hotel (Within 50m of enquiry area.)

Site Address:	447 Memorial Avenue, Burnside, Christchurch
Legal Description:	Lot 1 DP 28781

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

Land uses (from HAIL):	Period From	Period To	HAIL land use
	?	Present	Storage tanks or drums for fuel, chemicals or liquid waste

---

### Notes

4 Jul 1999 1993: Two USTs 3(c) with a total capacity of 15,750 L. Owner confirmed that the UST info was still current (3/5/99).

---

### Investigations

There are no investigations associated with this site.

**For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24173.**

### 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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.*

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Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Statement from the Listed Land Use Register

PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

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

Customer services: 03 353 9007

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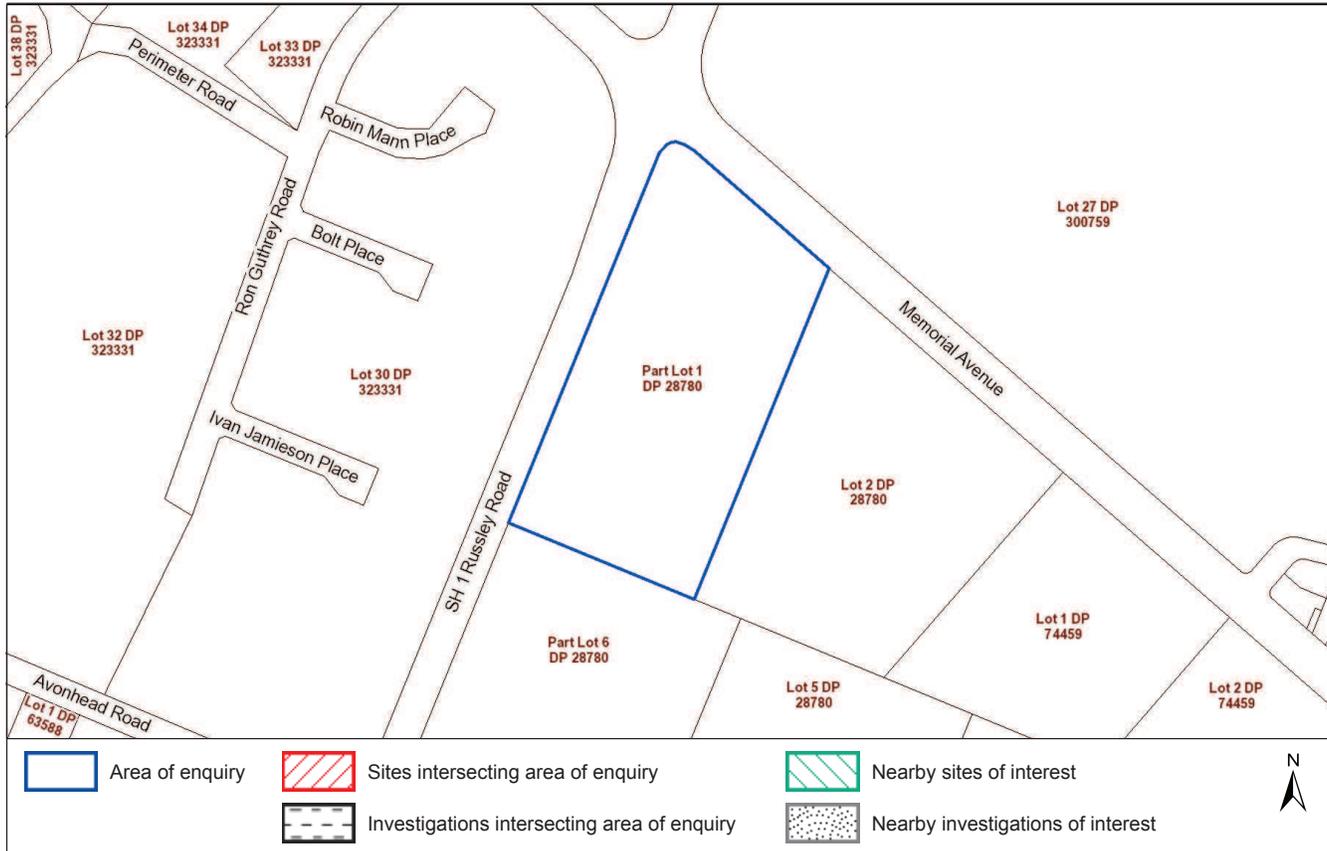
**Date:**

5 November 2013

**Land Parcels:**

• Pt Lot 1 DP 28780

Valuation No(s): 2190900500



## Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24172.

**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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.*

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

Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Statement from the Listed Land Use Register

PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

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

Customer services: 03 353 9007

or: 0800 EC INFO (0800 324 636)

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

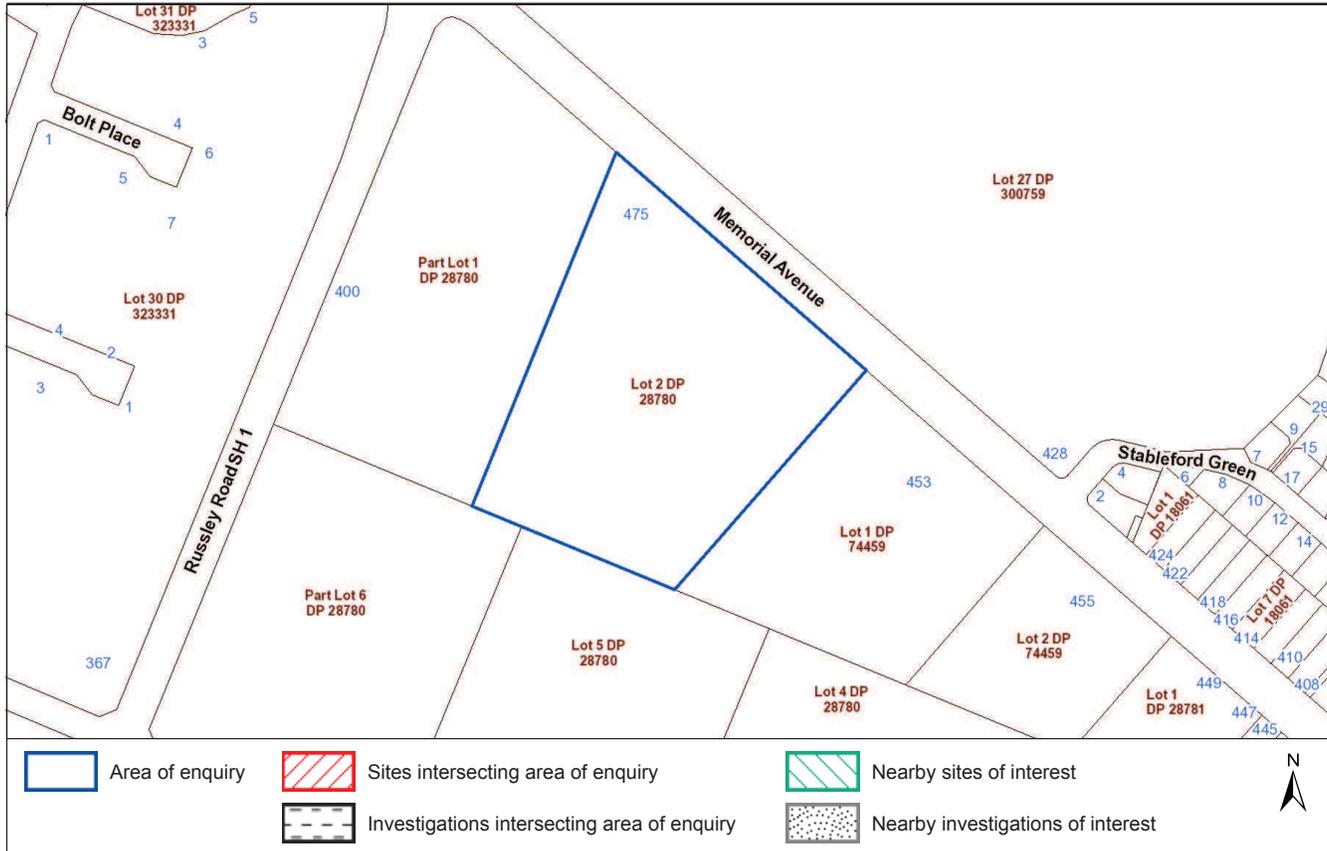
**Date:**

5 November 2013

**Land Parcels:**

• Lot 2 DP 28780

Valuation No(s): 2190900600



## Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

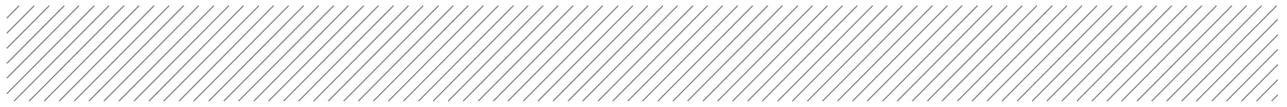
For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24171.

**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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.*

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



# Appendix D

## Historic Maps

District planning scheme, section one (zoning) Sheet 2 of 17.



**Title:** District planning scheme, section one (zoning)

**Date:** 1962

**Is Part Of:** Sheet 2 of 17.

**Multipart Note:** Map 6.

**Physical Description:** Christchurch (N.Z.). City Council. 16 maps bound in 1 volume; colour, 67 x 60 cm.

**File Reference:** CCLMaps 228452-02



# Appendix E

## Aerial Photographs

1941 Photograph



1946 Photograph



1955 Photograph



1965 Photograph



1973 Photograph



1984 Photograph



1994 Photograph



2011 Photograph





# Appendix F

## ECan Resource Consent

**Record Number** CRC020619  
**Record Type** New Consent  
**Permit Type** Land Use Consent  
**Record Holder** Graham Charles Heazlewood  
**Record Status** Terminated - Expired



**Location** 400 Russley Rd 475 Memorial Ave 500 & 520 Avonhead Rd, CHRISTCHURCH

**Description** to install bores M35/9189, M35/9190, M35/9191 and M35/9192, at or about map reference NZMS 260 M35:7376-4566, NZMS 260 M35:7384-4544, NZMD 260 M35:7364-4537 and NZMS 260 M35:7365-4574 for domestic, stockwater and irrigation purposes.

**Trim File No** CO6C/18695

**Commencement Date** 09 Oct 2001

**Expires** 08 Oct 2004

Cond No	Text
1	The "Bore Completion Report" shall be completed and returned to the Canterbury Regional Council within three weeks after completion of drilling.
2	A concrete pad of at least 0.3 metres radius and 0.1 metres thickness is to be constructed around the bore head at ground or pumphouse floor level to prevent leakage around the casing. The concrete pad shall slope away from the bore.
3	The top of the bore shall be covered or capped to prevent contaminants entering the bore and underlying groundwater.
4	In the event of any disturbance of Koiwi Tangata (human bones) or taonga (treasured artefacts), the consent holder shall:(a) cease any further excavation for a period of at least 24 hours;(b) immediately advise the Canterbury Regional Council of the disturbance; and(c) immediately advise the Upoko Runanga of Tuahiwi, or his representative, of the disturbance.

**Record Number** CRC042818  
**Record Type** New Certificate  
**Permit Type** Certificate of Compliance  
**Record Holder** Graham Charles Heazlewood  
**Record Status** Issued - Active



**Location** Memorial Avenue, CHRISTCHURCH

**Description** To discharge roof stormwater into the ground, as part of a proposal to develop a site into a business park

**Trim File No** CO6C/18695

**Issued Date** 15 Jul 2004

**Lapses** 15 Jul 2009

Cond No	Text
---------	------

**Record Number** CRC100546  
**Record Type** New Consent  
**Permit Type** Land Use Consent  
**Record Holder** New Zealand Transport Agency..  
**Record Status** Issued - Active



**Location** Russley Road between Memorial Avenue and Yaldhurst Road, CHRISTCHURCH

**Description** To facilitate the diversion of water and to construct / maintain structures within 7.5 meters of a river bed.

**Trim File No** CO6C/30191

**Commencement Date** 14 Jun 2010

**Given Effect To** 12 Jan 2011

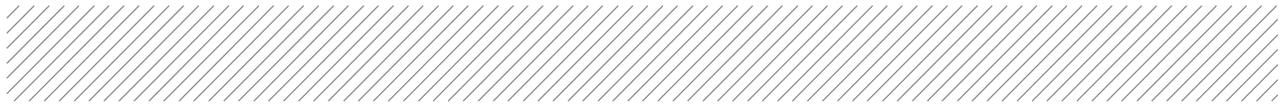
**Lapses** 30 Jun 2015

**Expires** 14 Jun 2045

Cond No	Text
1	<p>The works carried out in accordance with condition (2) shall be located around:</p> <p>(a) The Ryans Road water race and Ilam Stream, adjacent to Russley Road, Christchurch within the area outlined as "Works Area 1" on location plan CRC100546A which forms part of this consent, between map references NZMS 260 M35: 7270-4380 and NZMS 260 M35: 7275-4386;</p> <p>(b) The Pyne Gould Stream, adjacent to Russley Road, Christchurch within the area outlined as "Works Area 2" on location plan CRC100546A between map references NZMS 260 M35: 7306-4463 and NZMS 260 M35: 7305-4460;</p> <p>(c) The Ryans Road water race and Pyne Gould Stream, adjacent to Russley Road, Christchurch within the area outlined as "Works Area 3" on location plan CRC100546A between map references NZMS 260 M35: 7270-4382 and NZMS 260 M35: 7305-4365; and</p> <p>(d) The Unnamed water race and Ilam Stream, adjacent to Russley Road, Christchurch within the area outlined as "Works Area 4" on location plan CRC100546A between map references NZMS 260 M35: 7251-4335 and NZMS 260 M35: 7275-4386.</p>
2	<p>(a) The works on the Ryans Road water race referred to in condition (1)(a) shall be limited to:</p> <p>(i) The construction and removal of erosion and sediment control measures in accordance with the Canterbury Regional Council Erosion and Sediment Control Guidelines, 2007.</p> <p>(ii) Placement of an inlet structure, precast man holes, culvert pipes, stone bed protection works at the outlet and associated earthworks.</p> <p>(iii) The installation of an infiltration trench.</p> <p>(iv) Stabilisation of disturbed areas and/or re-vegetation of disturbed areas.</p> <p>(v) The maintenance of the culvert system.</p> <p>(b) The works on the Pyne Gould Stream referred to in condition (1)(b) shall be limited to:</p> <p>(i) The construction and removal of erosion and sediment control measures in accordance with the Canterbury Regional Council Erosion and Sediment Control Guidelines, 2007.</p> <p>(ii) Excavation of existing soil down to firm, non-organic in situ materials for founding the gabion walls and for placing backfill.</p> <p>(iii) Excavation for and placing of stone bed protection works at the outlet.</p> <p>(iv) Construction of gabion walls.</p> <p>(v) Placement of three culverts through the gabion walls and removal of existing culvert.</p> <p>(vi) Placement of underground cables and backfill in the shoulders above the culverts.</p> <p>(vii) Stabilisation of disturbed areas and/or re-vegetation of disturbed areas.</p> <p>(viii) The maintenance of the culvert system.</p> <p>(c) The works between the Ryans Road water race and Pyne Gould Stream referred to in condition (1)(c) shall be limited to:</p> <p>(i) The infilling of an open channel.</p> <p>(ii) Stabilisation of disturbed areas and/or re-vegetation of disturbed areas.</p> <p>(d) The works on the Unnamed water race referred to in condition (1)(d) shall be limited to:</p> <p>(i) The construction and removal of erosion and sediment control measures in accordance with the Canterbury Regional Council Erosion and Sediment Control Guidelines, 2007.</p> <p>(ii) Placement of precast man holes, culvert pipes, stone bed protection works at the outlet and associated earthworks.</p> <p>(iii) The installation of an infiltration trench.</p> <p>(iv) Stabilisation of disturbed areas and/or re-vegetation of disturbed areas.</p> <p>(v) The maintenance of the culvert system and infiltration trench.</p>

3	The infiltration trenches shall be installed in accordance with design plan CRC100546B which forms part of this consent.
4	Each culvert installed under condition (2)(a), (2)(b) and (2)(d) shall have a diameter of not less than 300 millimetres.
5	The Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, shall be notified not less than two working days prior to the commencement of works.
6	Prior to commencing works, a copy of this resource consent shall be given to all persons undertaking activities authorised by this consent.
7	(a) Works shall not be carried out on Sunday or public holidays. (b) Works shall only occur between the hours 8am and 8pm Monday to Friday inclusive, and 8am to 4pm on Saturday inclusive.
8	The consent holder shall erect a sign on the site for the duration of the works explaining the nature of the work, time frames expected for completion of the works, and contact name and telephone number.
9	The culverts, stone bed protection works, gabion walls and infiltration trenches shall be inspected at least annually and maintained in sound structural condition.
10	In the event of any damage to the culverts, stone bed protection works, gabion walls and infiltration trenches, the consent holder shall maintain the flood carrying capacity of the waterways and take all practicable measures to minimise erosion.
11	Works shall not cause erosion of the banks and beds of the waterways.
12	The consent holder shall adopt the best practicable options to: (a) Minimise sediment disturbance in the waterways; and (b) Avoid placing cut or cleared vegetation, debris, or excavated material in a position such that it may enter a waterway. Including, but not limited to undertaking work during dry settled weather and removal of loose material from the waterways.
13	Vehicles and machinery shall not enter flowing water.
14	(a) All practicable measures shall be undertaken to prevent oil and fuel leaks from vehicles and machinery. (b) There shall be no storage of fuel or refuelling of vehicles and machinery within 20 metres of the bed of any waterway. (c) Fuel shall be stored securely or removed from site overnight.
15	All practicable measures shall be undertaken to minimise adverse effects on property, amenity values, wildlife, vegetation, and ecological values.
16	To prevent the spread of Didymo or any other aquatic pest, the consent holder shall ensure that activities authorised by this consent are undertaken in accordance with the Biosecurity New Zealand's hygiene procedures. Note: You can access the most current version of these procedures from the Biosecurity New Zealand website < <a href="http://www.biosecurity.govt.nz/">http://www.biosecurity.govt.nz/</a> > or Environment Canterbury Customer Services.
17	(a) In the event of any disturbance of Koiwi Tangata (human bones) or taonga (treasured artefacts), the consent holder shall immediately: (i) cease earthmoving operations in the affected area; and (ii) mark off the affected area until earthmoving operations recommence; and (iii) advise the Canterbury Regional Council of the disturbance; and (iv) advise the Upoko Runanga of Tuahuriri, or their representative (contact information can be obtained from the Canterbury Regional Council, and the New Zealand Historic Places Trust, of the disturbance. (b) Earthmoving operations shall not recommence until either: (i) the consent holder provides a certificate in writing to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, signed by Upoko Runanga of Tuahuriri, or their representative(s), stating that appropriate action has been undertaken in relation to the discovered culturally sensitive material; or (ii) after five working days after advising Tuahuriri Runanga, a certificate signed by an archaeologist (i.e., a person with a post graduate degree in archaeology, and who is a member of the New Zealand Archaeological Association) is provided to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, that states that in the archaeologist's professional opinion appropriate action has been undertaken in relation to the discovered culturally sensitive material. That certificate shall detail the action that has been undertaken by the consent holder. A copy of the archaeologist's qualifications shall also be provided with any such certificate.
18	The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.
19	The lapsing date for the purposes of section 125 shall be 30 June 2015.





# Appendix G

## Council Property File

400 Russley Road  
CHRISTCHURCH 4

Mr John Lamb  
District Engineer  
Waimairi District Council  
Private Bag  
FENDALTON

D Hinman 10 May 1985	
13 MAY 1985	
AC	FILE

Dear Sir

As you may recall, last year your District Council granted my wife and myself permission to build a home and establish a propagating nursery on the corner of Memorial Avenue and Russley Road.

We have already begun growing initial lavender stock, completed our landscaping, and the house is due for completion at the end of this month. At this time work will commence on the remainder of the nursery. The cost of the entire complex including some small outbuildings and the necessary nursery equipment and planting stock will be substantial.

As stated in our initial application, the southernmost six acres of land comprises of rich topsoil and will be most suitable for what we have planned. However, the four acres adjoining Memorial Avenue is described as extremely poor quality sand and stone laden; once being a riverbed and deemed most unsuitable by MAF for horticultural purposes.

As we are badly in need of capital to develop the nursery enterprise, we are desirous of making this poor land available for more appropriate purposes. We understand that there is some concern at allowing a subdivision of any ten acre blocks in the area for fear that it may set a precedent for others. We appreciate this stance, however our block is the only one of six in the area to have such a large percentage (45%) of land completely unsuitable for horticulture, the purpose for which it is zoned.

We have received several approaches from local developers who are most desirous of purchasing this portion of land. One concern wishes to construct exclusive tourist motels set well back from Memorial Avenue with all buildings landscaped out of sight by New Zealand native plantings while providing for sheep grazing along the two road frontages to retain the rural approach to and from the city.

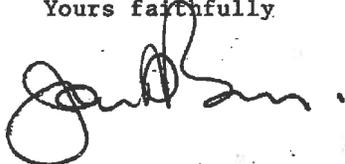
Another wishes to develop a 55 room low profile exclusive tourist hotel complex constructed of Cromwell Schist depicting 16th Century English design characteristics. Once again it is proposed to set the buildings well back from the frontages and intersection and landscape from sight with lawned hillocks and selective tree plantings similar to the University frontage on Clyde Road.

As we see it, both proposals would be of benefit in the beautification of this now barren corner and initial approach to the District and City. The larger tourist hotel development would of course mean more tourist accommodation which will be particularly needed after the inauguration of Air New Zealand's North American service to and from Christchurch. In addition, the District's earnings from rates and services would be increased.

We have heard rumour that the stumbling block against such a development appears to be an unwillingness in setting a precedent in the area. We are of the opinion however, that the granting of the right to divide our land would not be a valid precedent, as the portion being made available is not only unsuitable for which it is zoned, but is the only four acres of unsuitable land in the entire block bounded by Memorial Avenue, Russley and Avonhead Roads.

To conclude, both my wife and myself would very much value your advice as to whether the District Council would be receptive to a formal application being submitted by us for the above proposal.

Yours faithfully



JOHN R. BEST



**CHRISTCHURCH**  
CITY COUNCIL • ENVIRONMENT

19/05/2004

M.J.G Garland  
PO Box 13 539  
CHRISTCHURCH

**FAXED**

Attention: M.J.G Garland

Dear Sir/Madam



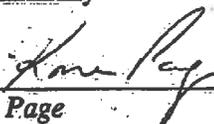
**CERTIFICATE OF COMPLIANCE RMA20016659**  
**500/520 AVONHEAD RD, 400 RUSSELLY RD AND 461-475 MEMORIAL AVE**

I refer to the abovementioned application (comprising plans and associated information) for a Certificate of Compliance pursuant to Section 139 of the Resource Management Act 1991, which was received from you on 21 April 2004.

All references (appeals) to the Proposed City Plan rules applicable to this application have been resolved. Section 19 of the Resource Management Act therefore applies and these rules can be treated as operative. No assessment of this application is therefore required under the Transitional District Plan. The sites are zoned as Rural 5 under the Proposed City Plan.

I certify that the proposed activity, that being to erect three bay tunnelhouses, a machinery and a packing shed, and eight shadehouses (all with pervious soil floors) in order to establish a plant propagation and flower production unit on the aforementioned four sites, managed by those living in the existing dwellings and including up to six seasonal workers, is a permitted activity under the Proposed City Plan and could be lawfully carried out without a Resource Consent on the date of receipt of the abovementioned application.

Yours faithfully

  
\_\_\_\_\_  
**Karen Page**  
**Planner**

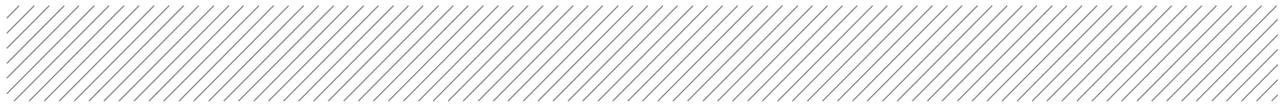
  
\_\_\_\_\_  
**Melinda Smith**  
**Civic Planning Team Leader**

**NOTE: A Certificate of Compliance certifies that the proposal submitted complies with the provisions of the Proposed Plan at the time the approval is given, and is valid for a period of five years. This approval does not authorise any building work. A building consent may be required before commencing construction.**

Environmental Services Unit • Civic Offices • 163-173 Tuam Street • P O Box 237 • Christchurch • New Zealand • Telephone 941-8999 • Fax 941 6473 • <http://www.ccc.govt.nz/unit/esu/>

Telephone + 941 6472 • email: [Melinda.smith@ccc.govt.nz](mailto:Melinda.smith@ccc.govt.nz)

FILE: 500/520 AVONHEAD RD, 400 RUSSELLY RD AND 461-471 MEMORIAL AVE



# Appendix H

## Site Inspection Photos



Plate 1 – Lot 4 DP 28780 500 Avonhead Road, View of 4 bay garage



Plate 2 - Lot 4 DP 28780 500 Avonhead Road, View shed



Plate 3 - Part Lot 1 DP 28780 400 Russley Road, View of waterproofing emulsion containers on concrete floor.



Plate 4 - Part Lot 1 DP 28780 400 Russley Road, View of recently placed empty chemical drum outside shipping container in grounds of construction company offices.



Plate 5 - Lot 2 DP 28780 475 Memorial Avenue, View of vacant paddock



Plate 6 – Lot 1 DP 74459 461 Memorial Avenue, View of vacant paddock.



Plate 7 –Lot 5 DP 28780 520 Avonhead Road, Waste oil/ rainwater chemical drum to rear of house



Plate 8 - Lot 5 DP 28780 520 Avonhead Road, barbeque area with evidence of burning.



Plate 9 - Lot 5 DP 28780 520 Avonhead Road, general view of paddock areas.



Plate 10 - Lot 5 DP 28780 520 Avonhead Road, riding stables with paint storage.



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Namibia, New Zealand, Nigeria,  
Philippines, Singapore, South Africa,  
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