

Submission on Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council - Planning Unit

Date received: 12/12/2022

Submission Reference Number #:20

This is a submission on the following proposed plan (the **proposal**): Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Submitter:

Milward Finlay Lobb - Andrew Rabbidge

Address for service:

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Milward Finlay Lobb Ltd PO Box 434 Timaru 7940
New Zealand

Email: admin@mflnz.co.nz

Submission on behalf of:

Terrence John O'Neill, Aileen Kathryn O'Neill, C and F Trustees 2006 Ltd

Attachments:

Submission - O'Neill - Complete.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 20.1

Section: Planning Maps

Sentiment: Support

Submission:

See attached report

Relief sought

It is proposed that the subject site should be rezoned to General Residential Zone, and the Timaru Urban Boundary should be extended to Otipua Creek.

**milward
finlay lobb**



Submission on the Proposed Timaru District Plan

Client T J and A K O'Neill and C and F Trustees 2006 Ltd

Address Coonoor Road, Timaru

File Number 223312/05

Date December 2022

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Terrence John O'Neill, Aileen Kathryn O'Neill, C and F Trustees 2006 Ltd

[State full name]

This is a submission on the following proposed plan *or* on a change proposed to the following plan *or* on the following proposed variation to a proposed plan *or* on the following proposed variation to a change to an existing plan) (the 'proposal'):

Proposed Timaru District Plan

[State the name of proposed or existing plan and (where applicable) change or variation].

I ~~could~~/could not* gain an advantage in trade competition through this submission.

*[*Select one.]*

The specific provisions of the proposal that my submission relates to are: *[Give details]*

An extension to the General Residential Zone.

My submission is: *[Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- *Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or*
- *In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]*

Please see attached report.

I seek the following decision from the local authority: *[Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]*

It is proposed that the subject site should be rezoned to General Residential Zone, and the Timaru Urban Boundary should be extended to Otipua Creek.

I wish (~~or do not wish~~) † to be heard in support of my submission.

*[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]*

[†Select one.]

I wish to be heard in support of my submission.

***If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

*[*Delete if you would not consider presenting a joint case.]*

Yes

Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Electronic means

Date **9 December 2022**

Electronic address for service of submitter:

admin@mflnz.co.nz

Telephone: **03 684 7688**

Postal address (or alternative method of service under s352 of the Act):

PO Box 434, Timaru 7940

Contact person: *[name and designation, if applicable]*

**Melissa McMullan
Planner
Milward Finlay Lobb Ltd**

Note to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious:
 - It discloses no reasonable or relevant case:
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - It contains offensive language:
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matter.



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Submission on the Proposed Timaru District Plan

On behalf of T J and A K O'Neill and C F Trustees 2006 Ltd, we submit the following to Timaru District Council for their consideration as part of the consultation on the Proposed Timaru District Plan.

Introduction

1.0 This submission is prepared on behalf of the submitter to addresses the zoning that is proposed for land at Coonoor Road. It is considered that the Timaru Urban Boundary and the General Rural Zone should be extended to the boundary with Otipua Creek.

Site Description

2.0 The subject site is 6.6028 hectares of Rural 1 zoned land situated on the outskirts of Timaru being legally described as Lots 1 – 3 DP 579256. The site is located adjacent to the Timaru Urban Boundary. An aerial view of the subject site is provided below in Figure 1.



Figure 1 – aerial view of the subject site Lots 1 – 3 DP 579256.

3.0 The site's existing land cover consists of pasture grass. There are also a number of industrial buildings on site, but these are now contained within their own allotment boundaries following the issue of Titles following Council decision 101.2021.175 (DP 579256). A copy of the approved subdivision consent plan is provided with this submission. The site has a significant variation in topography, and is considered to have very limited rural production values due to the quality and past use of the land. The site does not contain any LUC 1,2,or 3 land within the site boundaries.



Otipua Creek has some planting alongside the boundary which provides some screening of this area and this includes public access via Timaru District Council Local Purpose Reserve (Lot 1 DP 327513).

- 4.0 The neighbouring site (Lot 100 DP 365925) is also owned by the submitter, is zoned Residential 1 (General Residential Zone in the Proposed District Plan) and has the early stages of a large subdivision being carried out within it. A stage 3 extension to O'Neill Place has recently been approved by Council (subdivision consent 101.2022.235.1) and is attached in support of this submission. That stage 3 subdivision provides for a total of 10 residential allotment. The long term plan has been to extend the subdivision across the subject site. Conversations regarding the future development of the site have been held with Council for some time and the property was identified in Council's Growth Management Strategy as an area for urban growth. The submitter has worked with Council to apply for funding for infrastructure development and there have been no considerable concerns raised, until the Proposed District Plan was notified.

Planning Status of the Site

- 5.0 The site is zoned Rural 1 in the Operative District Plan. This is to become General Rural Zone in the Proposed District Plan. It is noted that there is a very small part of the site to be zoned Open Space Zone in the Proposed District Plan. There are no other planning notations that apply to the site in the Operative District Plan, however it is noted that there are a number of additional planning notations that apply to the site under the Proposed District Plan. These are:

- Flood Assessment Areas
- Liquefaction Areas
- Wai Taoka and Wai Taoka Lines – SASM12 (Otipua (Saltwater) Creek)
- Drinking Water Protection Area
- Light Sensitive Area

The planning notations that apply to the site are shown on the following page in Figure 2.

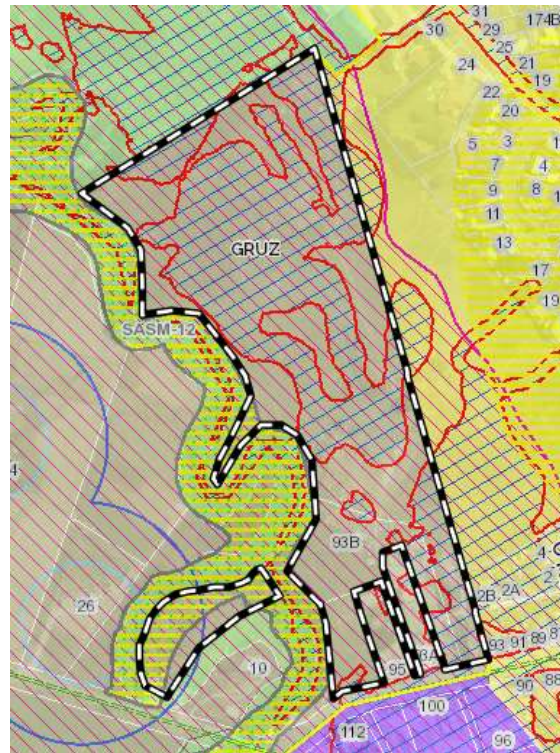


Figure 2 – Planning notations that apply to the site under the Proposed District Plan.

Development Proposal/Proposed Zoning

6.0 The submission seeks for an extension to the General Residential Zone and Timaru Urban boundary to encapsulate the entire site up to the boundary with Otipua Creek. It is noted that as part of the future subdivision development there may need to be space allocated to stormwater or sewer infrastructure, and more open space areas may be appropriate.

7.0 The purpose of the development of the site is to provide a number of housing options to the housing market, with a focus on low-income affordable housing. The submitter has had conversations with Kainga Ora over the course of a few years to understand what their requirements are. It is considered there is a lack of low-cost housing offered in Timaru, and the areas that are currently proposed for residential zone expansion do not support this type of housing being established. Therefore, it is considered this is a crucial area to fill this gap in the housing market.

Reasons for the Submission

8.0 The site is situated between the Timaru Urban Boundary and Otipua Creek. Establishing rural activities on the site is difficult due to the poor quality of the soil, the topography, small allotment size (in relation to farming practices) is impractical, and there has already been significant time and effort put in by the applicant and Council. There have been conversations held, discussions with Arowhenua and Kainga Ora are ongoing and there has been a draft subdivision plan in place for a number of years.



9.0 It is understood that there are concerns that have been raised as part of the consultation process with rūnanga through the District Plan Review, which precluded the site from being rezoned to the General Residential Zone. It is intended to have ongoing discussions with rūnanga to address these concerns and to understand the significance of the site. There have been some difficulties in managing this as part of the submission process, however there has been a commitment made to address the concerns of rūnanga in the near future. It is considered that by the time hearings are held on the Proposed District Plan that each party will have a clearer understanding of the implications of the site and how these will be addressed moving forward.

Effects on the Environment

Tangata Whenua

10.0 This has been partly addressed at paragraph 9.0, however we understand that Otipua Creek, and the subject site were of particular importance to Māori and as a consequence any future development of the site needs to address this. As proposed above, it is hoped that these matters can be addressed in 2023, and a much clearer picture will be able to be presented at the hearings.

Amenity Values

11.0 The site is surrounded by a urban and light industrial uses, Otipua Creek and School Park. It is considered strange to retain the rural zoning in the middle of all of this activity. Developing the site would improve the amenity of the area and provides the ability to create neighbourhoods that can easily access the Timaru CBD, recreation areas and places of work. As the site is essentially a blank slate for development, this also provides the opportunity for plantings and areas to be established that will provide better amenity for adjoining areas to the site.

12.0 It is considered the rules for the General Residential Zone will also provide controls that will ensure any future development is sensible and fits with the receiving environment.

Rural Productivity

13.0 The subject site is not considered to be a productive piece of land due to the topography of the site and the challenges associated with this, along with the relatively small allotment size and long term use of the site as a part of industrial activities. Currently the subject site is not utilised as a farming unit. It is considered that there will be no loss of rural production land to the Timaru District, as the site is not used for this purpose currently.



Natural Hazards

14.0 As mentioned previously, the site is subject to liquefaction risk due to the soil type and proximity to Otipua Creek, along with significant Flood Hazard Assessment Areas. This is shown below in Figure 3. Compliance with the Proposed District Plan rules will be required at the time of future building consent application. This can be addressed by compliance with NZS 3604 or certification from a suitably qualified person as site specific design is necessary. Environment Canterbury, or similar, will provide guidance on what Finished Floor Level will be required on future residential dwellings and they will have the expertise to comment on the development of the site. The site is not subject to any other known natural hazard risk.

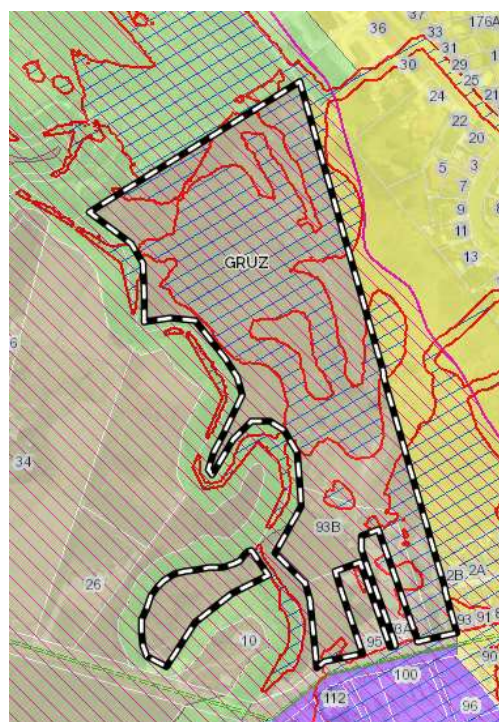


Figure 3 – The extent of the identified Liquefaction risk area is shown by the pink hatched area, Flood Hazard Assessment Areas are identified by the blue hatched area with red outline.

Soil Contaminants

15.0 The site is registered on the Listed Land Use Register administered by Environment Canterbury. The LLUR Report indicates that there has been waste disposal to land. There are three areas identified on the site, as shown on the following page in Figure 4. Any contaminated areas of the site will be remediated in accordance with the recommendations of Momentum Environmental Limited. A copy of the Preliminary and Detailed Site Investigation that was procured for the site as part of past consent applications is included with this submission. The contaminated land is not considered significant enough to preclude the site from being rezoned.

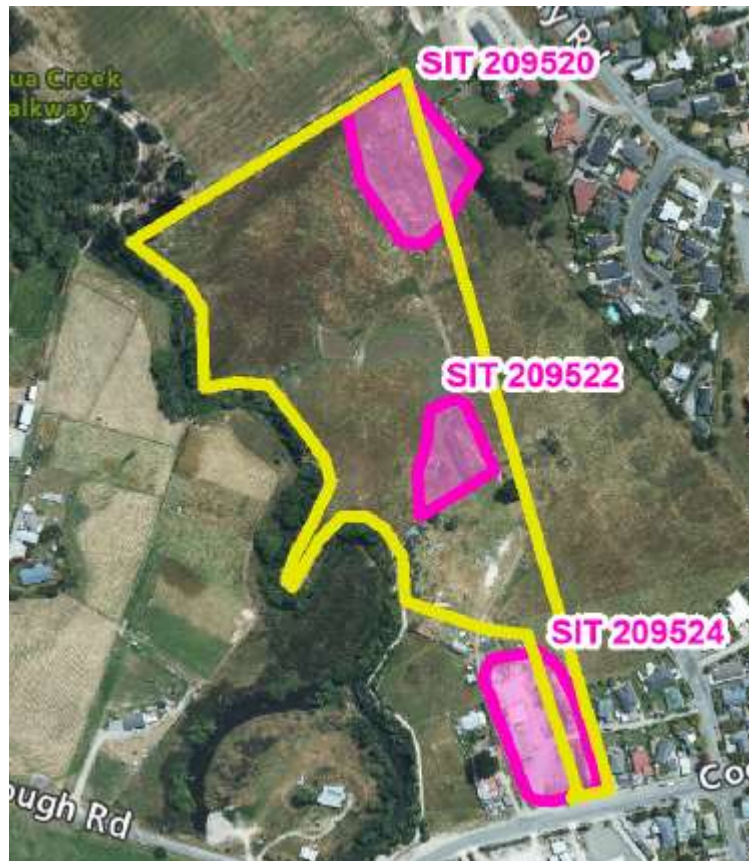


Figure 4 – Areas of contamination identified within Lot 3 DP 579256 on the Listed Land Use Register administered by Environment Canterbury.

Servicing

16.0 How the site is to be serviced is part of ongoing discussions with Council’s Infrastructure Departments. There are concerns that have been raised by rūnanga about contaminants entering Otipua Creek and these will be addressed as part of ongoing discussions with Council, the submitter and rūnanga. The site is considered to be close to Council’s reticulated services and these will be able to service the site, at least in part.

Statutory Planning Assessment

Regional Policy Statement

17.0 Policy 5.3.1 of the Canterbury Regional Policy Statement (CRPS) states:

5.3.1 Regional growth (Wider Region)

To provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that:

1. ensure that any
 - a. urban growth; and



b. limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;

2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;

3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;

4. maintain and enhance the sense of identity and character of the region's urban areas; and

5. encourage high quality urban design, including the maintenance and enhancement of amenity values.

18.0 Comment: As previously discussed the subject site is adjacent to the Timaru Urban boundary. The submitter is currently developing the small sections situated on the adjoining site. Therefore, by rezoning the site the proposal is in accordance with Policy 5.3.1 as it is a practical use of the land in close proximity to the town boundary which allows for more housing to become available. Furthermore, Policy 5.3.1(1) also refers to a coordinated pattern of development. It is considered that the proposed rezoning of the site is practical when taking the previous development of the site and the surrounding environment into account.

19.0 Policy 5.3.12 which relates to Rural production, is also relevant. As the site is zoned Rural 1, Policy 5.3.12 has been considered as the development will remove some rural land from contributing to the rural productive economy. Policy 5.3.12 states:

5.3.12 Rural production (Wider Region)

Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:

1. avoiding development, and/or fragmentation which;
a. forecloses the ability to make appropriate use of that land for primary production;
and/or
b. results in reverse sensitivity effects that limit or precludes primary production.

2. enabling tourism, employment and recreational development in rural areas, provided that it:
a. is consistent and compatible with rural character, activities, and an open rural environment;
b. has a direct relationship with or is dependent upon rural activities, rural resources or raw material inputs sourced from within the rural area;
c. is not likely to result in proliferation of employment (including that associated with industrial activities) that is not linked to activities or raw material inputs sourced from within the rural areas; and
d. is of a scale that would not compromise the primary focus for accommodating growth in consolidate, well designed and more sustainable development patterns.

and;

3. ensuring that rural land use intensification does not contribute to significant cumulative adverse effects on water quality and quantity.



- 20.0 Comment: While the site is currently zoned Rural 1, there are no rural production values available at the site. It is not a feasible shape for primary production and the topography of the site is challenging. By developing the land in the proposed manner no significant reverse sensitivity effects will arise due to the surrounding environment which contains residential sections, light industrial uses, and recreational activities being carried out at School Park.
- 21.0 In conclusion, the proposed rezoning of the site is considered to be consistent with the Canterbury Regional Policy Statement.

National Environmental Standards

- 22.0 The following National Environmental Standards are currently in operative in New Zealand:
- National Environmental Standards for Plantation Forestry 2017
 - National Environmental Standards for Air Quality 2004
 - National Environmental Standard for Sources of Drinking Water 2007
 - National Environmental Standards for Telecommunications Facilities 2016
 - National Environmental Standards for Electricity Transmission Activities 2009
 - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
 - National Environmental Standards for Freshwater 2020
 - National Environmental Standard for Marine Aquaculture 2020
 - National Environmental Standard for Storing Tyres Outdoors 2021
- 23.0 The proposed rezoning is not considered to trigger the need for any further assessment of the matters covered by the Standards listed above. The most relevant standard is the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 and this has already been discussed.

Decision Sought By Submitter

- 24.0 It is proposed that the subject site should be rezoned to General Residential Zone, and the Timaru Urban Boundary should be extended to Otipua Creek.

Conclusion

- 25.0 It is considered there are a number of matters that need to be addressed as part of the future development of the site, but these should not preclude the rezoning of the site from General Rural Zone to General Residential Zone. There has been a significant amount of work put into the future development of the site by the submitter and Council itself, and this should not be disregarded at this time.



General

26.0 An invitation is extended to Council staff to visit the subject land as part of this submission. In the first instance site access can be co-ordinated through Milward Finlay Lobb, phone 03 684 7688 or email admin@mflnz.co.nz

Prepared by:

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LLB BA MPlan

Planner

Reviewed by:

Andrew Rabbidge

BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ

Licensed Cadastral Surveyor

Director, Milward Finlay Lobb Limited

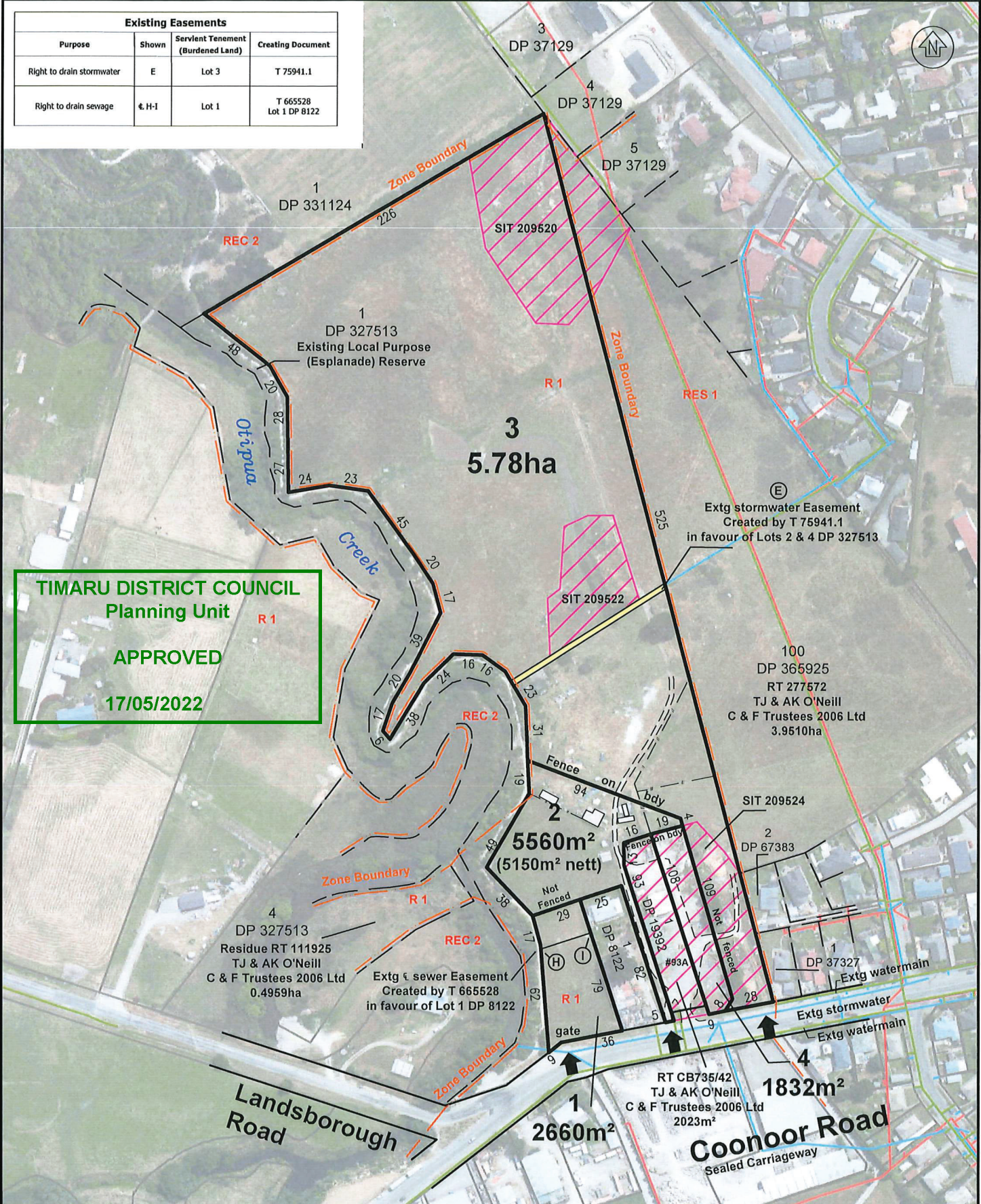
9 December 2022



Attachments

- Approved Scheme Plans for 101.2021.175 and 101.2022.235.1
- PSI / DSI from Momentum Environmental Limited

Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to drain stormwater	E	Lot 3	T 75941.1
Right to drain sewage	€ H-1	Lot 1	T 665528 Lot 1 DP 8122



PRELIMINARY PLAN ONLY
Area and Dimensions Approximate
and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

AMALGAMATION CONDITIONS
Lot 1 to be amalgamated with Lot 4 DP 327513 (Residue RT 111925) and one record of title issue.
Lot 3 be amalgamated with Lot 100 DP 365925 (RT 277572) and one record of title issue.
That Lot 4 be amalgamated with Lot 1 DP 19392 (RT CB735/42) and one record of title issue.

Verified HAIL Activity - ECAN LLUR

- Site ID 209520 (G5 - waste disposal of land)
- Site ID 209522 (G5 - waste disposal of land)
- Site ID 209524 (G5 - waste disposal of land)

VALUATION REF: 24850/131.05
TIMARU DISTRICT

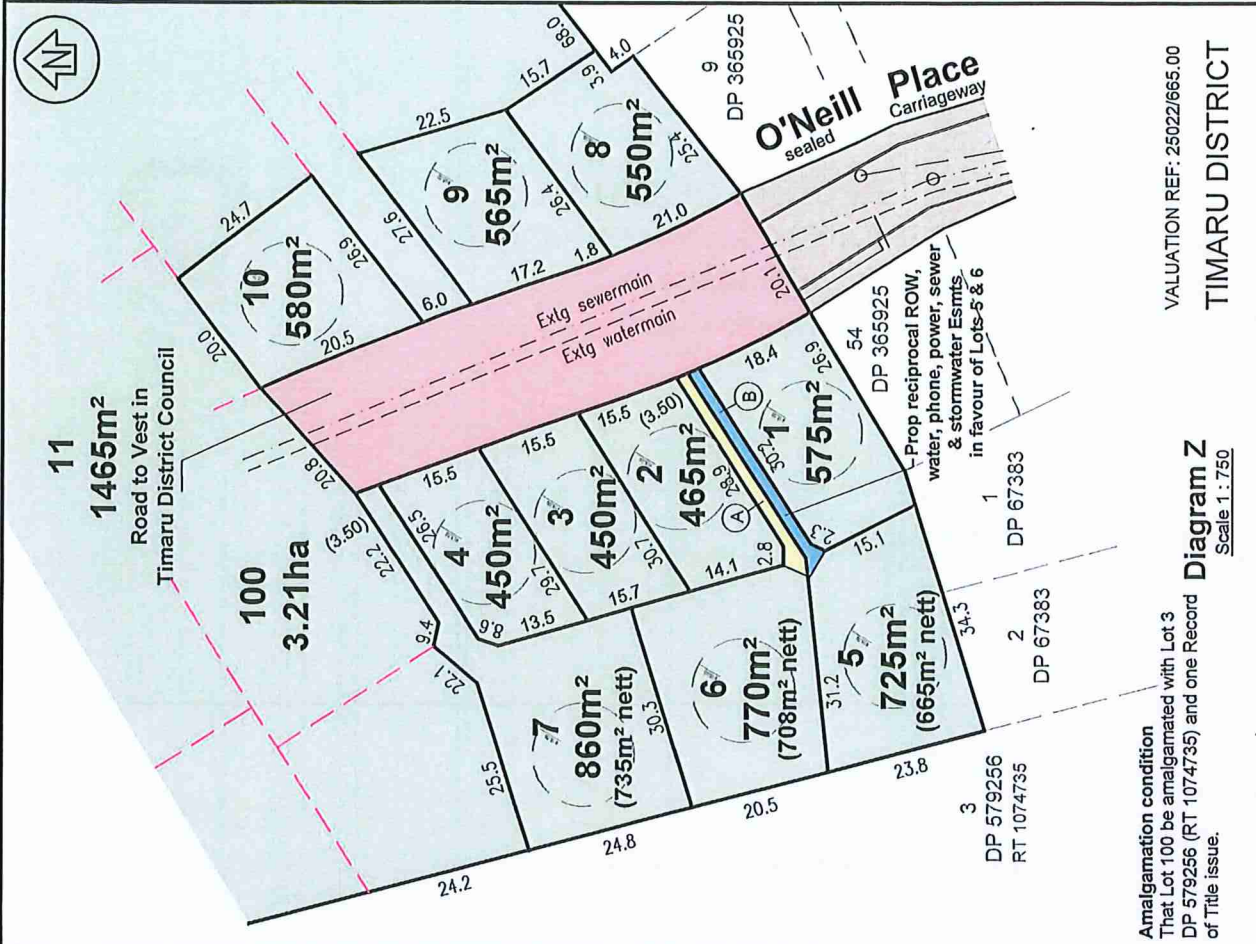
SCALE: 1:2,000 @ A3	Date: February 2021
Applicants: TJ & AK O'Neill & C & F Trustees 2006 Ltd 53 Kauri Street Highfield TIMARU 7910	Surveyed ASR Drawn VCJ Amended 3.03.2021 Amended 12.06.2021

Resource Consent Application
Proposed Subdivision of Lot 2 DP 327513

milward finlay lobb
PLANNERS | SURVEYORS | ENGINEERS

5 The Terrace, Timaru 7810
PO BOX 434, Timaru 7810
P 03 634 7510
E admin@mfll.co.nz
www.mfll.co.nz

Client/Job No
223312/02
Sheet 1 of 1



VALUATION REF: 25022/665.00
TIMARU DISTRICT

Diagram Z
 Scale 1 : 750

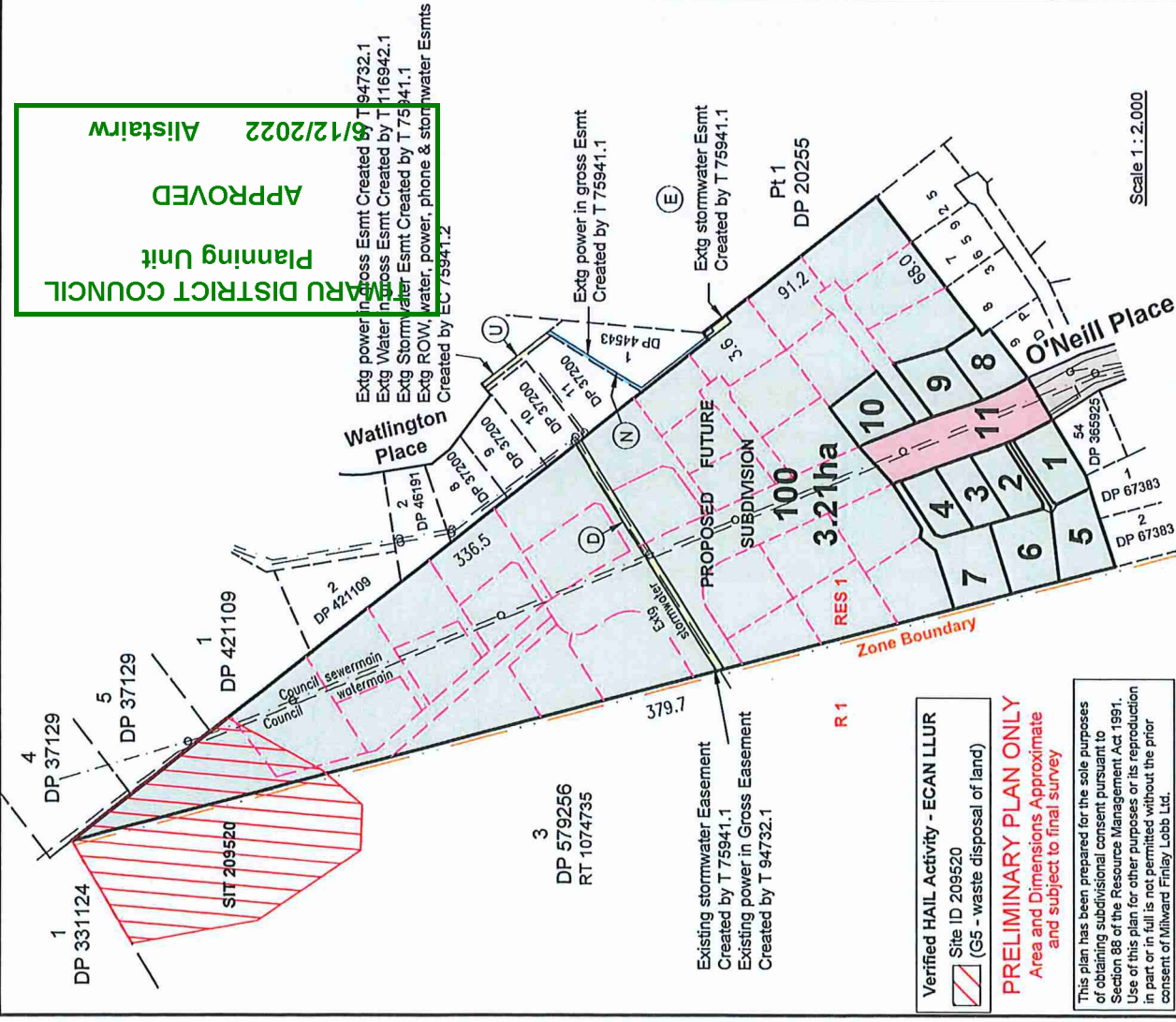
Amalgamation condition
 That Lot 100 be amalgamated with Lot 3
 DP 579256 (RT 1074735) and one Record
 of Title issue.

Client/Job No.
 223312/03
 Sheet 1 of 1



Resource Consent Application
Proposed Subdivision of Lot 100 DP 365925

SCALE : As Shown @ A3	Date : April 2018
Applicants: A K & T J O'Neill & C & F Trustees 2006 Ltd	Surveyed ASR
53 Kauri Street	Drawn VCJ
TIMARU 7910	Amended 20.10.2021
	8.11.2021, 13.06.2022



APPROVED
 Planning Unit
 6/12/2022
 Alistair

Verified HAIL Activity - ECAN LLUR
 Site ID 209520
 (G5 - waste disposal of land)

PRELIMINARY PLAN ONLY
 Area and Dimensions Approximate
 and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.



**Soil Contamination Risk
Preliminary Site Investigation Report**

Coonor Road, Timaru

February 2022



www.momentumenviro.co.nz

Specialist soil contamination experts, keeping your project moving.

QUALITY CONTROL AND CERTIFICATION SHEET

Client: T O'Neill

Date of issue: 9 February 2022

Report written by:

Joshua Hawkes, Environmental Geologist, BSc, PGDip
(5 years contaminated land experience within 11 years environmental experience)

Signed: 

Email: josh@momentumenviro.co.nz

Phone: 027 711 2257

Report reviewed and certified as a Suitably Qualified and Experienced Practitioner by:

Nicola Peacock, Principal Environmental Engineer, NZCE, CEnvP
(13 years contaminated land experience within 29 years environmental experience)

Signed:





Email: nicola@momentumenviro.co.nz

Phone: 021 1320 321

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A	Historical Certificates of Title
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C	Historical Aerial Photographs
D	Site Inspection Plan
E	Development Plan

1 Executive Summary

The subject of this investigation is a large piece of land on the north side of Coonoor Road in Watlington, Timaru, Canterbury, from herein referred to as 'the subject site'. The client is proposing to alter the land use from rural to residential in stages. Based on the above, an assessment under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESCS) is required. It is also noted that Momentum Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

The Preliminary Site Investigation (PSI) has identified multiple risks of contamination on the subject site in multiple locations. The contamination risks relate to the use of lead paint use on historical buildings, storage of fuel and/or chemicals, waste disposal to land and accidental release of contaminants during demolition. The risk areas are shown on a plan attached in **Appendix D**. A Detailed Site Investigation is recommended prior to development.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on site. Therefore, the NESCS does apply to the subdivision and resource consent is required.

2 Objectives of the Investigation

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

The objective of this report is to:

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

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Obtaining and review of Environment Canterbury (ECan) GIS data including the Listed Land Use Register (LLUR);
- Search of Land Information New Zealand (LINZ) orchard database;
- Review of relevant historical aerial photographs;
- Review of relevant historical certificate of titles (CTs);
- Review of Timaru District Council (TDC) property files;
- Site inspection;
- Preparation of report in accordance with MfE guidelines.

4 Site Identification

The area of investigation consists of three legal lots in the suburb of Watlington which is approximately 2.3km south-west of the Timaru town centre in Canterbury. It has a street address of Coonor Road, Timaru, from herein referred to as the 'subject site'. The subject site is legally described as Lot 2 and 4 DP 327513 and Lot 100 DP 365925 and is approximately 11.3ha.

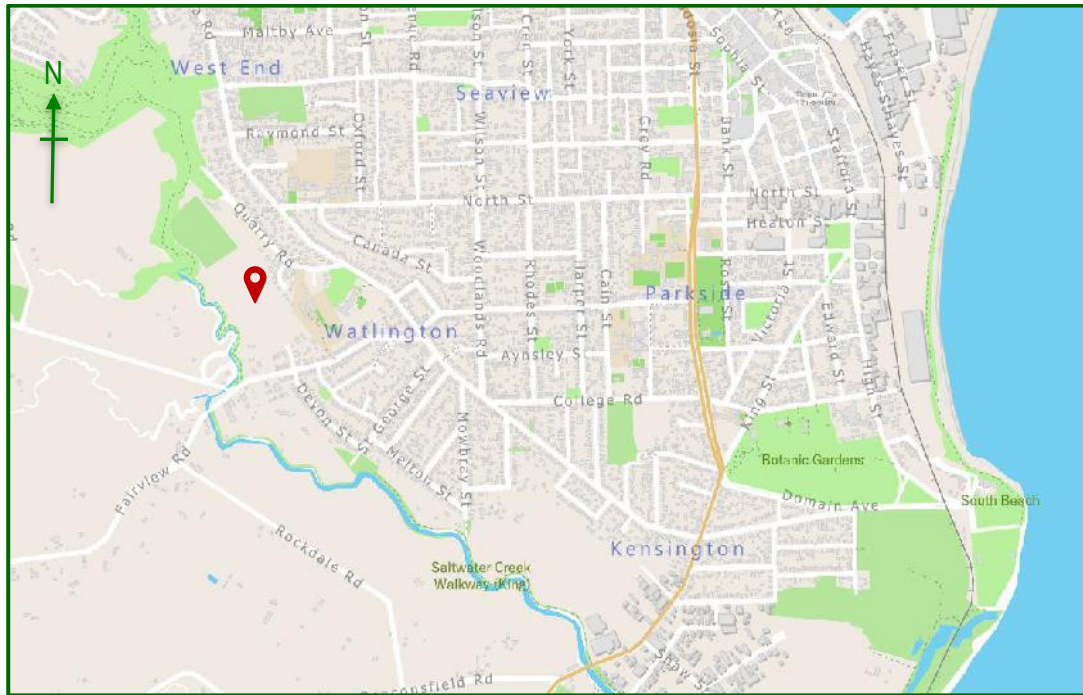


Figure 1 – Location Plan

5 Proposed Site Use

The subject site is proposed to be developed for residential use in stages. This will involve subdivision and subsequent soil disturbance and change of use from its current rural use to residential.

6 Site Description

6.1 Environmental Setting

Table 1 – Environmental Setting

Topography	The subject site is gently undulating land, with the slope rising toward Quarry Road, east of the subject site.
Geology	The ECan GIS database describes the soils at the subject site as a combination Timaru Moderately Deep Silt and Wakanui Moderately Deep Silt. These soil types are shown on the plan in Figure 2 below. Information obtained from nearby bore logs describe nearby soils as topsoils, underlain by silt or clay.
Soil trace elements	According to the ECan GIS database, natural concentrations of trace elements for the subject site are 'Regional, Yellow Grey Earth (YGE) or Timaru Urban'.
Groundwater	The site lies over the unconfined and semiconfined gravel aquifer system. Groundwater levels recorded on nearby bore logs are between 3.70-5.50m deep. The direction of groundwater flow is generally in an easterly direction.
Surface Water	The Otipua Creek North Branch is immediately west of, and runs parallel to, the western boundary of the subject site.

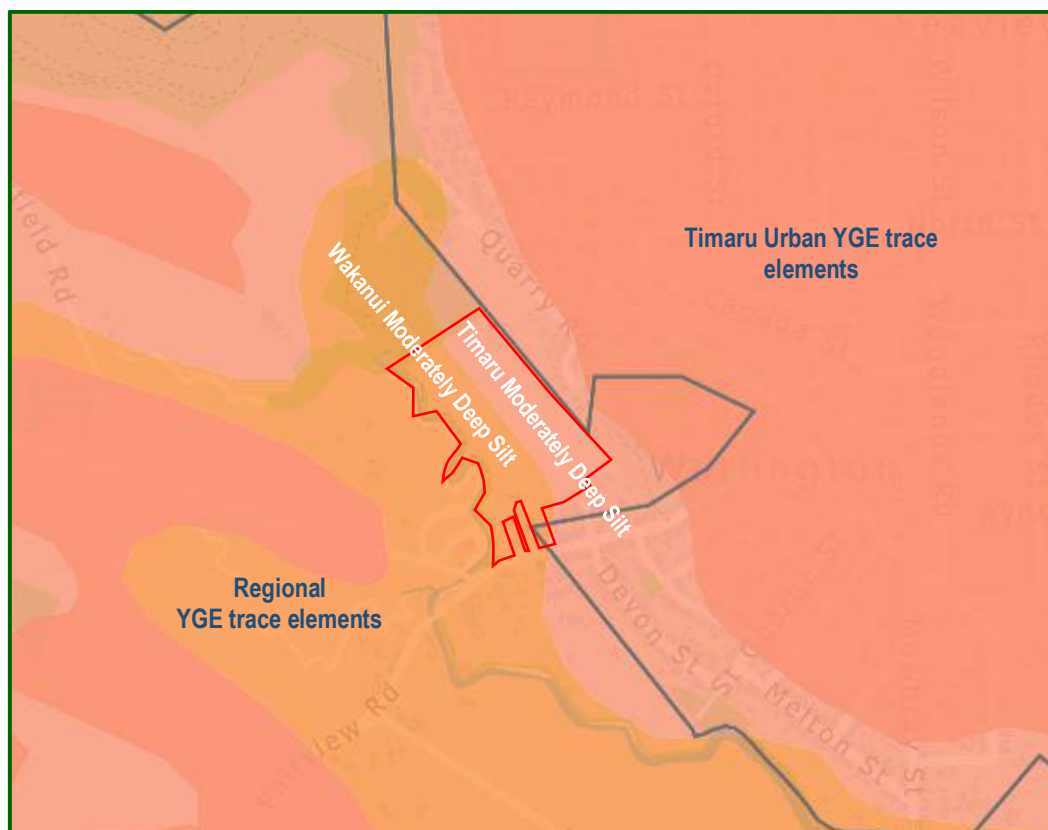


Figure 2 – Soil Type Plan

7 Site Layout

The subject site contains the eastern half of a commercial yard which has a street address of 93A Coonoor Road, and then extends to the north for approximately 400m. Within the land beyond the commercial yard are a mix of multiple sheds and pastoral land. The western boundary is defined by Otipua Creek North Branch.

8 Current Site Uses

The subject site uses include a commercial yard area, storage areas, and farm paddocks.

8.1 Surrounding Land Uses

The surrounding land is recreational to the north, a combination of residential and recreational to the east, predominantly residential with one or two commercial properties to the south, and rural to the west.

8.2 Geotechnical Investigations

At the time of writing no geotechnical investigations were available.

9 Historical Site Use Assessment

9.1 Previous Site Ownership and Use

Historical Certificate of Titles (CTs) were reviewed with the following relevant ownership information outlined below:

RS 2331 (Whole Subject Site)

5 July 1881	Henry John Le Grew
5 June 1898	Patrick Hartnett of Timaru, a Farmer
8 July 1903	Frederick Langdon, of Timaru, Dairyman
22 October 1913	Clarinda Langdon and Emma Langdon, both of Timaru
27 March 1926	Clarinda Tubb, wife of William Henry Tubb, of Timaru, Carpenter
2 May 1927	Edith Dunn wife of George Dunn, of Timaru Farmer
9 November 1939	John Courtney??, of Timaru, a Dairy Farmer
29 March 1979	Mary Courtney of Timaru, Widow
22 October 1981	Terence John O'Neill, Company Director and Donald Kenneth McEwen, Mechanic, both of Timaru
21 May 1991	Transfer of Donald McEwen share to Terrence John O'Neill
12 December 1995	Transfer to Terrence John O'Neill and Aileen Kathryn O'Neill his wife

Lot 1 DP 42401

29 March 1979	Mary Courtney, of Timaru, Widow
22 October 1981	Terence John O'Neill, Company Director and Donald Kenneth McEwen, Mechanic, both of Timaru

Lot 100 DP 365925

04 January 2007	Terence John O'Neill, Aileen Kathryn O'Neill and C & F Trustees Limited
-----------------	---

Lot 2 4 DP 327513

5 December 2003	Terence John O'Neill, Aileen Kathryn O'Neill and Paul Alexander Johnston
-----------------	--

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

9.2 District Council Records

The western half of the subject site is currently zoned as Rural 1 and the eastern half is currently zoned as Residential 1 in the Timaru District Plan.

The property files were requested from TDC on the 22 December 2021. Timaru District Council stated in their response that no building plans were available for the address.

9.3 Regional Council Records

Information available from the ECan GIS database identified the subject site is listed on the LLUR. An image of the LLUR entries is shown below as **Figure 2** and the LLUR statement is attached in **Appendix B**.



Figure 2 – ECan LLUR Site Plan

The LLUR entries are as follows:

- Site 209520: Lot 100 DP 365925, Lot 2 DP 327513; listed as 'Verified HAIL – Not Investigated' under category G5 – Waste Disposal to land. It is noted in the LLUR entry this was identified through a review of Google Earth imagery during the 2018 Timaru District Council HAIL identification project.
- Site 209522: Lot 2 DP 327513; details as per Site 209520.
- Site 209524: Lot 1 DP 19392, Lot 2 DP 327513; listed as 'Verified HAIL – Not Investigated' under category A17 – Storage of fuel or chemicals and G5 – Waste Disposal to land. The area was identified during the 2018 Timaru District Council HAIL identification project, with no further details provided.

There are five properties within a 100m radius of the subject site listed on the LLUR:

- Site 626: TJ O'Neill Ltd; listed as 'Verified HAIL – Not Investigated' under category A17 – Storage of fuel or chemicals and G5 – Waste Disposal to land. The LLUR entry notes that two tanks of an approximate combined volume of 9,000L were at the address. One of these held petrol and was removed in 1995/1996 and the other was removed in 1988 and replaced with a tank holding 750gal.
- Site 2223: Kowhai Panelbeating and Paint; listed as 'Verified HAIL – Not Investigated' under category F3 – Engine Reconditioning Workshops. The LLUR entry notes painting and panelbeating occurs on the property.
- Site 2412: W.H. Small; listed as 'Verified HAIL – Not Investigated' under category F3 – Engine Reconditioning Workshops. The LLUR entry notes that information held by ECan c1994 indicates tractor repair and servicing occurs at the property.
- Site 2503: Coombridge Industries Ltd; listed as 'Verified HAIL – Not Investigated' under category F3 – Engine Reconditioning Workshops. The LLUR entry notes general engineering activities have occurred on the property.
- Site 209484: Lot 1 DP 331124; listed as 'Verified HAIL – Not Investigated' under category A10 – Persistent Pesticide Bulk Storage or Use. The LLUR entry notes a sports turf was noted in aerial photography as part of the 2018 HAIL identification project.

The ECan GIS database shows no active bores at the site or within a 100m radius of the subject site. The nearest active downgradient well is K39/0019 and is within the Timaru town centre, approximately 2.3km from the subject site.

The ECan GIS database shows no active resource consents at the subject site or within a 100m radius of the subject site.

9.4 LINZ Records

The LINZ Orchard layer does not show the subject site, or any nearby properties as having listed orchards.

9.5 Review of Historical Aerial Photographs

A total of eleven aerial photographs have been sourced from the ECan GIS and Retrolens databases. Copies of the aerial photographs used are included in **Appendix C**.

Year	Subject Site	Surrounding Area
1935-1939	The subject site is part of a larger rural property. A building surrounded by trees is located towards the centre of the subject site with a rectangular shed located to the south-west. Surrounding the shed is a lighter area, possibly a yard area. An accessway runs from Coonoor Road to the rectangular shed and continues to the centre of the subject site. Vegetation borders the perimeter of the subject site with a line of trees running east to west through the centre of the subject site. A narrow gully, which appears to be an incised channel of the Otipua Stream begins west of the dwelling and runs broadly east to west. The remainder of the subject site is pastoral land.	Rural with the exception of a dwelling and garage at 95 Coonoor Road.

1956	A small shed has been constructed north-west of the rectangular shed, and the lighter coloured area is no longer apparent. Trees south and east of the dwelling have been removed. The previously mentioned gully is heavily vegetated and has potentially been filled in. A round depression is visible in the northern half of the subject site.	Development has occurred north of Coonoor Road south-east of the subject site.
1970-1974	Areas of light colouration are visible in the northern half of the subject site and no other changes are observable.	Areas of bare ground are visible at 93A Coonoor Road. Further residential development has occurred north of Coonoor Road.
1975-1979	The dwelling has been removed with the concrete foundations still visible. South-west of the former dwelling some trees have become established in the incised gully. The accessway which formerly connected the dwelling to the rectangular shed is no longer visible north-east of the shed. Large areas of the northern half of the subject site and to the south-east of the former dwelling are lighter coloured and may have been excavated for soil use elsewhere.	A commercial building is now visible at 93A Coonoor Road with a gravel yard area and cars parked visible to the east.
1980-1984	Gravel car parking is now visible east of 93A Coonoor Road and is connected to the commercial building to the west. Areas of bare ground and mounds of material are also visible around the parking area. To the east and north of the rectangular shed are areas of bare ground and a smaller structure is apparent north-east of the smaller shed. The foundations of the former dwelling are no longer visible. It appears that a lighter area, possibly a structure is visible south-west of the former dwelling. The remainder of the subject site appears to be used for pastoral cropping.	O'Neill Place is now visible south of the subject site and residential properties have been constructed to the west.
1985-1989	An east to west aligned shed has been added to the east of the rectangular shed and animal holding areas are visible south and east of the new shed. The previously mentioned smaller structure appears to have been removed. To the north-west of the rectangular shed are areas of bare ground. In the centre of the subject site is an area of bare ground, potentially a disposal to land area.	No major changes observed.

1995-1999	The area of soil disturbance east of the commercial yard area at 93A Coonoor Road has expanded to the north and east. It appears that excavation and stripping of soil is occurring in the northern third of the subject site with an accessway visible that runs from the excavation through the area centre of the subject site to the yard area east of 93A Coonoor Road.	Further expansion of the commercial yard at 93A Coonoor Road has occurred to the north and east. Two residential properties have been added west of O'Neill Place.
2000-2004	Low quality so no changes can be discerned.	Low quality so no changes can be discerned.
2010-2014	The excavation or quarrying in the northern third of the subject site has been discontinued. Areas of bare ground are visible in the north-eastern corner of the subject site and north of the area of stripped soil visible in the 1985-1989 aerial photography. Three small structures are now visible north of the east to west aligned shed. The rectangular shed appears to have been replaced. A concrete pad is visible midway along the western boundary of the subject site. Sheep are visible in the paddocks. The yard area east of 93A Coonoor Road contains a variety of containers, gravel pile, a grader, timber and areas of bare ground. Speckled ground is visible at the eastern extent of the yard area, which appears to contain building rubble.	A wrecking yard is visible in the south-east half of 95 Coonoor Road. A small shed has been added to the north of the commercial building at 93A Coonoor Road.
2015-2019	The containers east of the commercial building at 93A Coonoor Road have been removed but there are areas of speckled ground which may correspond to building materials. The area at the eastern extent of the yard area has been expanded to the north. The small structures which were visible to the north of the east to west aligned shed have been removed and a container added which backs onto the shed. South-west of the east to west aligned shed are two small sheds. Miscellaneous materials are located in the land north of the rectangular shed and to the north of the concrete pad. It appears excavation is occurring in the north-east corner of the subject site and bare areas of ground are visible to the south.	Further development has occurred north-east of O'Neill Place.
Latest	Excavation has ceased in the north-east corner of the subject site. Building materials are positioned south-east of the concrete pad mid-way along the western boundary of the subject site. Building materials and equipment are apparent east of the commercial building at 93A Coonoor Road. The storage surrounding the implement shed has extended to the north and includes timber, baleage and farm machinery.	No major changes observed.

9.6 Additional Information

A search for 93A Coonor Road, Timaru in Google showed that the address is being used for powder coating. The business is called Premier Powder Coating. This website states that the process involves spraying dry powder electrostatically onto a metal surface and then curing in an industrial oven.

10 Site Inspection

An inspection was undertaken on 25 January 2022 to assess the likelihood of soil contamination on the subject site. The inspection focussed on the areas of the subject site identified by the desktop investigations as likely to contain sources of contamination. These were within and adjacent to the commercial yard area, north of the commercial yard area, the centre of the subject site, and the subject sites' north-east corner.

The area of the subject site which was situated immediately east of the commercial yard at 93A Coonor Road had a gravel base and was surrounded by a man-made bund along its northern and eastern edges. The client stated that the commercial property at 93A Coonor Road was used for mechanical repairs of farm equipment and trucks. The client stated that oil from the workshop area was stored in drums however no drums were observed during the subject site inspection. The southern end of the subject site contained miscellaneous farm machinery, steel frames and firewood and further north was an area used for general storage. To the east and south of the bund through a 'gap' in the bund visible in the aerial photography was an area containing farm machinery and timber. North of the gap was an area which the client stated had been dug out and contained concrete fragments, some potential asbestos containing material (ACM) which was apparent on the surface, brick fragments and assorted building material/rubble.



Photos 1 & 2 – View of gravelled area east of the commercial yard



Photo 3 – View of dug out area east of yard

Photo 4 – Potential ACM in dug out area

North of the commercial yard area were three buildings. The building west of the gate entrance to the paddocks to the north was a transported scout hall and was clad in timber which was in a deteriorated condition, and the paint was visibly flaking. The scout hall was founded on soils. To the east was an animal shed which was also timber clad, had paint visibly flaking and was founded on soils. This had been added to the north by attaching a container which contained a workshop. The container had a sealed base. A small metal shed was also positioned directly adjacent to the container which contained miscellaneous stored material. To the east of the container were animal yards. Another shed was positioned to the north-west of the Scout Hall and this was of corrugated iron cladding. The shed contained a truck, a mill and was founded on soils. In between the shed and the Scout Hall was a raised area with a concrete base, which the owner stated was the approximate position of a former dairy shed. To the north of the raised area and the Scout Hall and shed was a disused oil tank with hoses, and concrete fragments/rubble visible in the soil. The area midway along the western extent of the boundary contained pig pens of corrugated metal construction.



Photos 7 – Animal shed showing deteriorated paint



Photo 8 – Container containing workshop



Photo 9 – Former scout hall



Photo 10 – Disused oil tank in raised area

In the centre of the subject site the owner stated that a former dwelling was present. in 1930 and there was a possibility it had burnt down. Some concrete was still present in the approximate location of the dwelling. In the same area a small, corrugated iron kennel was present. To the east and north of the former dwelling area was mounded material which the owner stated was transported there from the north-eastern extent of the subject site.



Photo 11 – Approximate location of former dwelling

11 Risk Assessment

11.1 Potential HAIL Uses Identified

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

A – Chemical manufacture, application and bulk storage

17. Storage tanks and drums for fuel, chemicals or liquid waste

The gravelled area east of the commercial building was identified during the aerial photography review as having stored containers of various sizes in the **2010-2014** aerial photography. The client stated that the commercial area was used to repair farm machinery and equipment and that waste oil was stored in drums. Therefore, it is considered likely that the area east of the yard contained waste oil in containers.

In addition, the area to the north of the scout hall was observed to contain a variety of miscellaneous materials during the subject site inspection, including a diesel storage tank with disused hoses nearby. The aerial photography review showed this area contained miscellaneous materials in the **2015-2019** aerial photography. It is considered likely that fuel would be stored in the nearby area.

Contaminants of concern include heavy metals and petroleum hydrocarbons.

D – Metal extraction, refining and reprocessing, storage and use

3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds

A Google search for the address at 93A Coonoor Road showed that the business Premier Powder Coating is operating at the address, which involves electrostatically applying dry powder and curing in an oven. However, this operation is most likely to be carried out within the commercial industrial buildings west of the subject site area.

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

The historical aerial photography review identified multiple areas of soil disturbance across the subject site. These were in the north-eastern extent of the subject site, the centre of the subject site and east of the commercial yard area. These appear to have been filled prior to 2010, prior to 1995 and in the recent past, respectively. Evidence of this including mounds and rubble present on the surface was identified during the subject site inspection, particularly east of the commercial area.

There is also considered to be a risk from the presence of asbestos containing materials (ACM) during disposal of material to land. Potential ACM fragments were identified on surface soils surrounding the east of the yard area.

Contaminants of concern associated with waste disposal to land is dependent on the material disposed of but could include heavy metals, asbestos and petroleum hydrocarbons.

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

The client identified that the property at 93A Coonoor Road has operated as a mechanical workshop throughout its history. The aerial photography review shows the commercial building present since 1975. Given the gravel parking area has been in place since the construction of the commercial building it is considered unlikely that migration of contaminants would have occurred in sufficient quantity to pose a risk to human health.

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

The historical certificate of titles indicate that the site has an extensive history of human use, dating back to at least 1881. A review of the aerial photography showed that buildings were positioned on the subject site from 1935 onwards. The client stated there was a possibility that the dwelling present in the centre of the subject site had burnt down. The shed which was located in the same position as the scout hall appears to have been removed prior to 2010, with other smaller sheds located to the north of the scout hall being removed prior to 1985 and prior to 2015. The paint on the scout hall and the animal shelter appeared to be in a deteriorated condition so it is considered likely that lead-based paint products would have been released into the soil during the subject sites' history.

It is considered likely that ACM from buildings may have been disposed of to land during demolition activities.

Contaminants of concern include heavy metals and asbestos.

11.2 NESCS Regulation 6(3) Probability Assessment

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

not' is that there is more than a 50 percent likelihood of the HAIL having occurred. The table below states the likelihood of each HAIL identified:

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
A17 – storage of fuel or chemicals			More likely than not
D3 – metal treatment or coating			Unlikely
G5 – waste disposal to land		✓	
H – migration of contaminants			Unlikely
I – any other - lead paint and asbestos		✓	

Therefore, the NESCS does apply to the subject site and resource consent under the NESCS may be required for future subdivision, change of use and soil disturbance.

11.3 Conceptual Site Model

The following conceptual site model indicates potentially complete exposure pathways.

Conceptual Site Model				
Source	Pathways		Receptor	Exposure Pathway Status
Potential heavy metal and/or asbestos and/or hydrocarbon contamination in soils	Human	Dermal contact, ingestion and inhalation through soil contact	Residents Contractors	Potentially complete
	Ecological	Infiltration through soils to groundwater	Groundwater (assumed to be 3.7-5.5m deep at the subject site)	Likely incomplete
		Surface runoff to waterways	Otipua Creek adjacent to the subject sites' western boundary.	Potentially complete

12 Conclusion

This investigation has confirmed likely HAIL activities having occurred on the subject site now or in the past including risk of lead paint use on historical buildings, storage of fuel and/or chemicals, waste disposal to land and accidental release of contaminants during demolition. These uses may have caused soil contamination which may pose a risk to human health. It is recommended that a Detailed Site Investigation be undertaken prior to any future development.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on the subject site and resource consent will be required for activities that trigger the NESCS.

13 Limitations

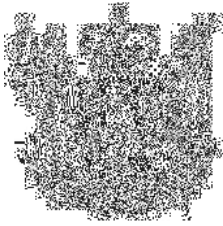
Momentum Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client's financial and technical brief for the work. Any reliance on this report by other parties shall be at such party's own risk. It does not purport to completely describe all the site characteristics and properties. Where data is

supplied by the client or any third party, it has been assumed that the information is correct, unless otherwise stated. Momentum Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Momentum Environmental Limited reserves the right to review the report in the context of the additional information.

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

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Appendix A – Historical Certificate of Titles



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




R.W. Muir
Registrar-General
of Land

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

Identifier **111925**
Land Registration District **Canterbury**
Date Issued 05 December 2003

Prior References
CB19F/742

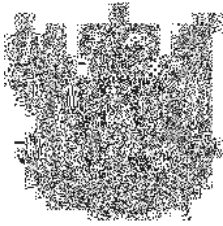
Estate Fee Simple
Area 7.2819 hectares more or less
Legal Description Lot 2, 4 Deposited Plan 327513

Original Registered Owners

Terence John O'Neill, Aileen Kathryn O'Neill and Paul Alexander Johnston

Interests

Subject to a right to drain sewage over part marked H-I on DP 327513 created by Transfer 665528 - 13.10.1965 at 9:27 am
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 69928.1 - 26.2.1976 at 10:16 am
The easement specified in Easement Certificate 69928.1 is subject to Section 309(1)(a) Local Government Act 1974.
Subject to a right to drain water over part marked E on DP 327513 created by Transfer 75941.1 - 12.4.1976 at 9:38 am
5826629.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.12.2003 at 9:00 am (affects Lot 4 DP 327513)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 327513)
6882558.1 Transfer to Terence John O'Neill, Aileen Kathryn O'Neill and C & F Trustees 2006 Limited - 29.5.2006 at 9:00 am
7227232.1 Mortgage to ANZ National Bank Limited - 9.2.2007 at 3:11 pm
8950306.1 Discharge of Mortgage 7227232.1 - 16.1.2012 at 11:16 am
8950306.2 Mortgage to Heartland Building Society - 16.1.2012 at 11:16 am



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




R.W. Muir
Registrar-General
of Land

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

Identifier **277572**
Land Registration District **Canterbury**
Date Issued 04 January 2007

Prior References
CB39C/82

Estate Fee Simple
Area 3.9510 hectares more or less
Legal Description Lot 100 Deposited Plan 365925

Original Registered Owners

Terence John O'Neill, Aileen Kathryn O'Neill and C & F Trustees 2006 Limited

Interests

Subject to a right to drain water over part marked E on DP 365925 created by Transfer 75941.1 - 12.4.1976 at 9:38 am
Appurtenant to part herein formerly part Lot 1 DP 42401 are rights to drain sewage specified in Easement Certificate 69928.1 - 26.2.1976 at 10:16 am

The easements specified in Easement Certificate 69928.1 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant to part herein formerly Lot 2 DP 44543 is a right to drain water created by Transfer 75941.1 - 12.4.1976 at 9:38 am

Appurtenant to part herein formerly Lot 2 DP 44543 are rights of way, rights to drain sewage and water and rights to convey water, electric power and telephonic communications specified in Easement Certificate 75941.2 - 12.4.1976 at 9:38 am

Subject to a right to convey electric power in gross over part marked D on DP 365925 in favour of Alpine Energy Limited created by Transfer 94732.1 - 24.8.1976 at 9:23 am

Appurtenant hereto are rights to drain sewage created by Transfer A167658.7 - 10.4.1995 at 11:56 am

Some of the easements created by Transfer A167658.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7182972.23 - 4.1.2007 at 9:00 am

Land Covenant in Easement Instrument 7182972.24 - 4.1.2007 at 9:00 am

7182972.25 Mortgage to Bank of New Zealand - 4.1.2007 at 9:00 am

10846302.1 Discharge of Mortgage 7182972.25 - 12.7.2017 at 10:40 am

References

Prior C/T. 295/225
Transmission 484153
Transfer No.
N/C. Order No. 680347

Land and Deeds 69



REGISTER

CANCELLED

No. 6A/113

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of May one thousand nine hundred and sixty six under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that THE PERPETUAL TRUSTEES ESTATE AND AGENCY COMPANY OF NEW ZEALAND LIMITED

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 29 acres 3 roods 3.3 perches or thereabouts situated in Block I of the Patiti Survey District being part of Rural Section 2331 part being more particularly described as Lot 2 on Deposited Plan No. 8122



[Signature]
District Land Registrar

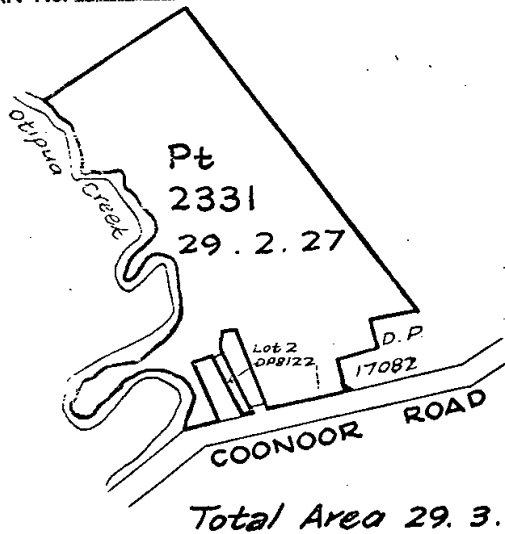
Subject to a sewer easement over part appurtenant to Lot 1 D.P.8122 (C.T. 285/163) Created by Transfer 665528

Transfer 67361/1 to Mary Courtney of Timaru, Widow - 5.2.1976 at 10.27 a.m.
16A/699-702 - Lots 1-4 D.P.37327
16A/703 (Bal)

[Signature]
FLAT PLAN No. 37327 DEPOSITED 3/2/72 D.L.R.

[Signature]
A.L.R.

DUPLICATE CANCELLED DESTROYED.



Scale: 1 inch = 10 chains

30,000/8/65-9040 1/2

[Signature]



No. 6A/113

References

Prior C/T 6A/118

Transfer No. 67361/1

N/C. Order No.

Land and Deeds 69

CANCELLED



CANCELLED REGISTER

No. 16A / 703

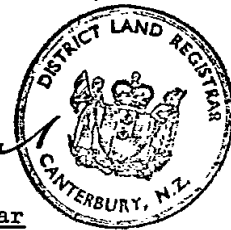
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of February one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MARY COURTNEY of Timaru, Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ~~12.0477~~ 11.7614 hectares

or thereabouts situated part in Block I of the Patiti Survey District and part in the City of Timaru being part Rural Section 2331 and Lot 2 on Deposited Plan 8122



M. M. M.
Assistant Land Registrar

Assistant Land Registrar

Subject to:

Section 551 E (1) (c) of the Municipal Corporations Act 1954 is applicable hereto (see DP 37327)

Sewer easement over part appurtenant to Lot 1, DP 8122 (385/168) created by Transfer 665528

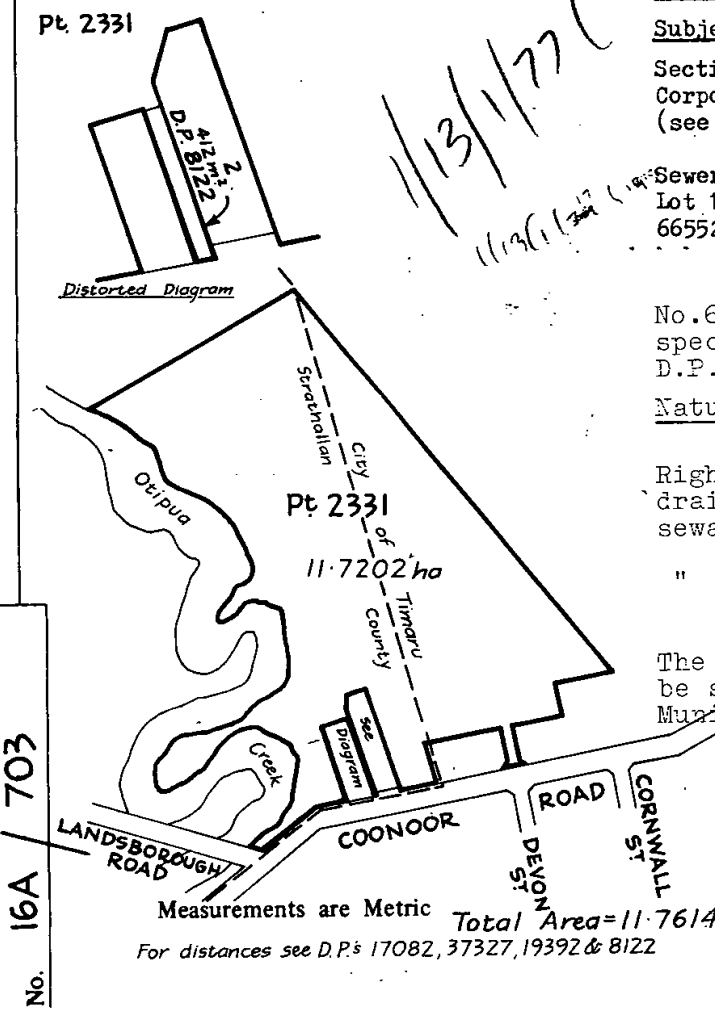
M. M. M.
A.L.R.

No. 69928/1 Easement Certificate specifying intended easements affecting D.P. 37327

Nature	Servient Tenement	Dominant Tenement
Right to drain sewage	Pt. RS 2331 (herein)	(16A/699-702)
" "	" "	2-4 pt RS 2331 (herein)

- 26.2.1976 at 10.16 a.m.
The above easements when created will be subject to Section 351 E(1)(a) Municipal Corporations Act 1954

M. M. M.
A.L.R.



No. 16A / 703

Measurements are Metric Total Area = 11.7614 ha.

For distances see D.P.s 17082, 37327, 19392 & 8122

OVER...

CERTIFICATE OF TITLE No. 16A / 703

75941/1 Transfer grant of right to drain water over part herein in favour of Lots 1-19 D.P. 37200 (Cst 16B/1049 - 16B/1069) - 12.4.1976 at 9.38 a.m.

[Signature]
A.L.R.

Transfer 79142/1 Grant of Right to drain sewage over part herein appurtenant to Lot 3 D.P. 37327 (C.T. 16A/701) - 10.5.1976 at 9.31 a.m. (subject to Section 351 E(1)(a) Municipal Corporations Act 1954)

[Signature]
A.L.R.

Transfer 143793/1 granting the right to drain sewage over part herein appurtenant to Lot 4 DP 37327 (16A/702) - 18.8.1977 at 10.19 am. (Subject to Section 351 E(1) (a) Municipal Corporation Act 1954)

[Signature]
A.L.R.

Transfer 143794/1 granting the right to drain sewage over part herein appurtenant to Lot 1 DP 37327 (16A/699) - 18.8.1977 at 10.19 am. (Subject to Section 351 E (1) (a) Municipal Corporation Act 1954)

[Signature]
A.L.R.

FLAT PLAN No. 42401 DEPOSITED 26/3/1979

O.C.T. 220332/1 Canceled and new CT
29.3.1979 19F/741 issued for Lot 1
DP 42401 and 19F/742
for the balance herein.

A.L.R.

CANCELLED
DUPLICATE DESTROYED



References

Prior C/T 16A/703

Transfer No.

N/C. Order No. 220332/1

Land and Deeds 69



CANCELLED

REGISTER

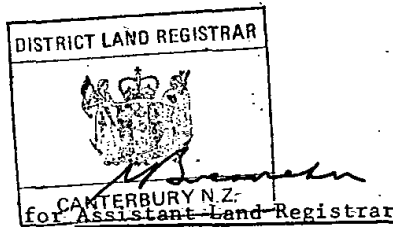
No. 19F/741

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of March one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MARY COURTNEY of Timaru, Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon; be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5.0275 hectares or thereabouts situated in the City of Timaru being Lot 1 Deposited Plan 42401



Subject to:

Section 309(1)(c) Local Government Act 1974 is applicable hereto. (See DP 37327).

Right to drain water over part herein appurtenant to Lots 1-19 DP 37200 (CsT 16B/1049-16B/1067) created by Transfer 75941/1.

Right to drain sewage over part herein appurtenant to Lot 3 DP 37327 (CT 16A/701) created by Transfer 79142/1.

Right to drain sewage over part herein appurtenant to Lot 4 DP 37327 (CT 16A/702) created by Transfer 143793/1.

Right to drain sewage over part herein appurtenant to Lot 1 DP 37327 (CT 16A/699) created by Transfer 143794/1.

Appurtenant hereto is a right to drain sewage over Lots 2-4 DP 37327 (CsT 16A/700-702) as specified in Easement Certificate 69928/1.

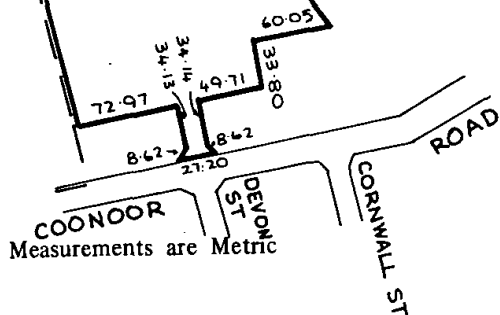
The easements created by Transfer 79142/1, 143793/1, 143794/1 specified in Easement Certificate 69928/1 are subject to Section 309(1)(a) Local Government Act 1974.

Signature for A.L.R.

City of Timaru Strathallan County

Handwritten: 1/13/1/66 (81)

5.0275 ha.



OVER...

No. 19F/741

Transfer 245262/1 to Christopher Gordon Evatt of Auckland Marketing Executive (one-half share) and to Christopher Gordon Evatt of Auckland, Marketing Executive and Gillian Rosemary Evatt of Timaru, Married Woman (one-half share) as tenants in common in the shares stated and grant of right to drain sewage over part herein appurtenant to Lot 2 DP 37327 (CT 16A/700) - 26.9.1979 at 10.25 a.m. (Subject to Section 309 (1)(a) Local Government Act 1974) (Fencing Covenant)

DISCHARGED
22/11/1981
M.W.D.
FOR A.L.R.

Mortgage 245262/2 to Mark Courtney - 26.9.1979 at 10.25 a.m.

Transmission 319533/1 of Mortgage 245262/2 to Harold Noel Dellow as Executor - 6.4.1981 at 10.39 am.

[Signature]
for A.L.R.

No. 322662/1 Discharge of Mortgage 245662/2, Transfer 322662/2 and Mortgage 322662/3 presented for registration 30.4.1981 at 9.57 a.m. and withdrawn from registration 28.5.1981

[Signature]
for A.L.R.

Transfer 351220/2 to Terence John O'Neill, Company Director and Donald Kenneth McEwen, Mechanic, both of Timaru - 22.10.1981 at 10.30 a.m.

Mortgage 351220/3 to *Stable* Mayman Timpany Nominees Limited - 22.10.1981 at 10.30 a.m.

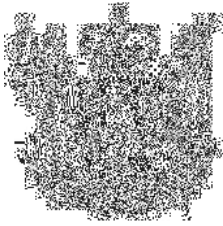
DISCHARGED
29/11/1981
M.W.D.
FOR A.L.R.

Transfer 431829/1 Cancelled and new C.T. 24F/1172 issued 3.5.1983

[Signature]
A.L.R.

CANCELLED DUPLICATE; DESROYED





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

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB19F/742** **Cancelled**
Land Registration District **Canterbury**
Date Issued 29 March 1979

Prior References
CB16A/703

Estate Fee Simple
Area 6.7339 hectares more or less
Legal Description Lot 2 Deposited Plan 8122 and Part Rural
Section 2331

Original Proprietors
Terence John O'Neill, Aileen Kathryn O'Neill and Paul Alexander Johnston

Interests

665528 Transfer creating the following easement

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Sewer easement	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 1 Deposited Plan 8122 - CT CB385/168	

69928.1 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewer	Lot 2 Deposited Plan 37327	Part	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	
Drain sewer	Lot 3 Deposited Plan 37327	Part	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	
Drain sewer	Lot 4 Deposited Plan 37327	Part	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	

The easements specified in Easement Certificate 69928.1 are subject to Section 309(1)(a) Local Government Act 1974.

75941.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 1 Deposited Plan 37200	
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 2 Deposited Plan 37200	

Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 3 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 4 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 5 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 6 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 7 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 9 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 10 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 11 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 12 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 13 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 14 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 15 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 16 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 17 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 18 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 19 Deposited Plan 37200
Drain sewer	Lot 2 Deposited Plan 8122 and Part Rural Section 2331 - herein	Part herein	Lot 8 Deposited Plan 37200

5545611.1 Departmental dealing correcting the memorial of Transfer 75941.1 by amending the easement type from drain sewer to drain water. Conversion error. Remedy 115139. - 4.4.2003 at 3:00 pm

5826629.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.12.2003 at 9:00 am

Lot 1 DP 327513 is vested in The Timaru District Council as Local Purpose (Esplanade) Reserve pursuant to Section 239a Resource Management Act 1991

Lot 3 DP 327513 is vested in The Timaru district Council as road pursuant to Section 238 Resource Management Act 1991
5826629.3 CTs issued - 5.12.2003 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 327513	111924
Lot 2, 4 Deposited Plan 327513	111925

CANCELLED

No. 19F/742

References
Prior C/T 16A/703
Transfer No.
N/C. Order No. 220332/1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of March one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

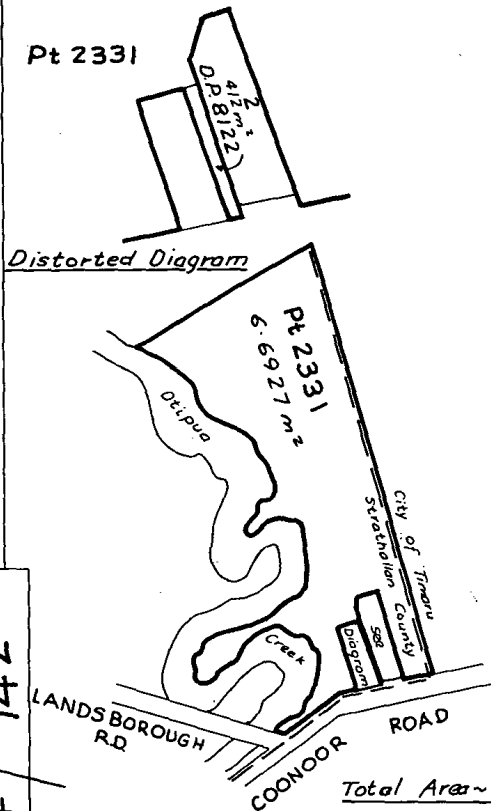
WITNESSETH that MARY COURTNEY of Timaru, Widow —

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 6.7339 hectares or thereabouts situated in Block I of the Patiti Survey District being Lot 2 Deposited Plan 8122 and part of Rural Section 2331 —



for Assistant Land Registrar

Pt 2331



Distorted Diagram

Interests at date of issue:

Subject to:

Sewer easement over part appurtenant to Lot 1 DP 8122 (385/168) created by Transfer 665528.

Right to drain water over part appurtenant to Lots 1-19 DP 37200 (16B/1049-16B/1069) created by Transfer 75941/1.

Appurtenant hereto is a Right to drain sewer over part Lots 2-4 DP 37327 as specified in Easement Certificate 69928/1. Subject to Section 309(1)(a) Local Government Act 1974.

Transfer 245262/1 to Christopher Gordon Evatt of Auckland, Marketing Executive (one-half share) and to Christopher Gordon Evatt of Auckland, Marketing Executive and Gillian Rosemary Evatt of Timaru, Married Woman (one-half share) as tenants in common in the shares stated - (Fencing Covenant) - 26.9.1979 at 10.25 a.m.

Mortgage 245262/2 to Mary Courtney - 26.9.1979 at 10.25 a.m.

DISCHARGED 22/10/1981 MREB for A.L.R.

No. 19F/742

Measurements are Metric

For Dimensions see D.P.'s 8122, 17082, 19392, 37327, 8 42041 - OVER-

Transmission 319533/1 of Mortgage 245262/2 to Harold Noel Dellow as Executor - 6.4.1981 at 10.39 am.

[Handwritten Signature]
for A.L.R.

No. 322662/1 Discharge of Mortgage 245262/2, Transfer 322662/2 and Mortgage 322662/3 presented for registration 30.4.1981 at 9.57 a.m. and withdrawn from registration 28.5.1981

[Handwritten Signature]
for A.L.R.

Transfer 351220/2 to Terence John O'Neill, Company Director and Donald Kenneth McEwen, Mechanic, both of Timaru - 22.10.1981 at 10.30 a.m.

Mortgage 351220/3 to ^{as assignee} Terence John O'Neill and Aileen Mary Timpany Nominees Limited - 22.10.1981 at 10.30 a.m.

DISCHARGED
29/4/1981
[Handwritten Signature]
for A.L.R.

Transfer 700934/1 to Terence John O'Neill of Timaru, Company Director and Donald Kenneth McEwen ^{as assignee} tenants in common in equal shares - 8.9.1987 at 10.55am

Mortgage 700934/2 to ^{as assignee} The National Bank of New Zealand Limited - 8.9.1987 at 10.55am

DISCHARGED
[Handwritten Signature]
for A.L.R.

Transfer 935353/2 of the share of Donald Kenneth McEwen to Terence John O'Neill, abovenamed - 21.5.1991 at 10.07am

Mortgage 935353/3 to ^{as assignee} The National Bank of New Zealand Limited - 21.5.1991 at 10.07am

A184149

DISCHARGED
19 JUL 1991
[Handwritten Signature]
for A.L.R.

Transfer A210085/1 to Terence John O'Neill of Timaru, Company Director and Aileen Kathryn O'Neill his wife - 12.12.1995 at 9.09am

[Handwritten Signature]
for A.L.R.

Transfer A210085/3 to Terence John O'Neill of Timaru, Company Director, Aileen Kathryn O'Neill his wife and Paul Alexander Johnston of Timaru, Chartered Accountant - 12.12.1995 at 9.09am

Mortgage A210085/4 to ^{as assignee} The National Bank of New Zealand Limited - 12.12.1995 at 9.09am

A470134

DISCHARGED
16 JUL 1996
[Handwritten Signature]
for A.L.R.



References

Prior C/T 19F/741, 16B/1060

Land and Deeds 69

No. 24F / 1172

Transfer No. 431829/2
N/C. Order No.



CANCELLED
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

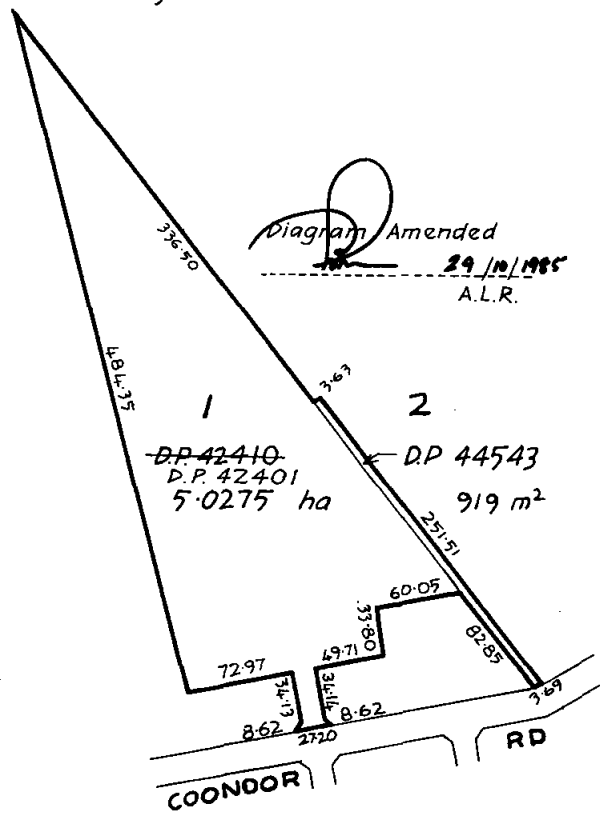
This Certificate dated the 3rd day of May one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that TERENCE JOHN O'NEILL of Timaru, Company Director and DONALD KENNETH McEWEN of Timaru, Mechanic are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that ^{those} parcels of land containing together 5.1194 hectares or thereabouts being Lot 1 Deposited Plan 42401 and Lot 2 Deposited Plan 44543



Timaru City



Subject to:

The provisions of Section 308 (4) Local Government Act 1974

As to Lot 1 DP 42401 only: A right to drain water over part herein appurtenant to Lots 1-11 DP 37200 (16B/1049-1059) Lots 1 (24F/1171) Lots 13-19 DP 37200 (16B/1061-1067) created by Transfer 75941/1

A right to drain sewage over part herein appurtenant to Lot 3 DP 37327 (16A/701) created by Transfer 79142/1

A right to drain sewage over part herein appurtenant to Lot 4 DP 37327 (16A/702) created by Transfer 143793/1

A right to drain sewage over part herein appurtenant to Lot 1 DP 37327 (16A/699) created by Transfer 143794/1

A right to drain sewage over part herein appurtenant to Lot 2 DP 37327 (16A/700) granted by Transfer 245262/1

A fencing ~~over~~ in Transfer 245262/1

As to Lot 2 DP 44543 only:

A right to convey electric power in gross over part herein in favour of the South Canterbury Electric Power Board granted by Transfer 94732/1

No. 24F / 1172

Total Area = 5.1194 ha

Measurements are Metric

OVER...

Handwritten initials

CERTIFICATE OF TITLE No. 24F / 1172

Appurtenant hereto as to Lot 1 DP 42401:

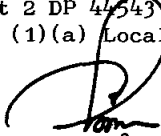
A right to drain sewage over Lots 2-4 DP 37327 (16A/700-702) contained in Easement Certificate 69928/1

Appurtenant hereto as to Lot 2 DP 44543:


A right to drain water over part of Rural Section 2331 (part 19F/742) granted by Transfer 75941/1

Right of Way, right to drain water, right to convey water, electric power and telephonic communications over the part of Lot 11 DP 37200 (16B/1059) marked B on DP 37200 and the right to drain sewage and water over part of the said Lot 11 DP 37200 (16B/1059) and right of way, right to drain water, to convey water, electric power and telephonic communications over the part of Lot 10 DP 37200 (16B/1058) Marked C on DP 37200 and to drain sewage over part of the said Lot 10 DP 37200 (16B/1058) contained in Easement Certificate 75941/2.


The above easements created by Transfers 79142/1, 143793/1, 143794/1 and those specified in Easement Certificate 69928/1 (except those affecting Lot 2 DP 44543 herein) are subject to Section 309 (1)(a) Local Government Act 1974


for A.L.R.

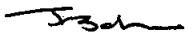
Transfer 700934/1 to Terence John O'Neill of Timaru, Company Director and Donald Kenneth McEwen ^{as abovenamed} tenants in common in equal shares - 8.9.1987 at 10.55am


for A.L.R.

Transfer 935353/2 of the share of Donald Kenneth McEwen to Terence John O'Neill, abovenamed - 21.5.1991 at 10.07am


for A.L.R.

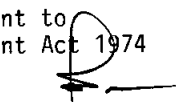
Mortgage 935353/3 to Trust Bank South Canterbury Limited - 21.5.1991 at 10.07am


for A.L.R.

PLAN No. **67383** LODGED **21/9/94**
AND DEPOSITED **10/4/1995**

Amalgamation Correspondence A145098/1

No. A167658/1 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 10.4.1995 at 11.56am


A.L.R.

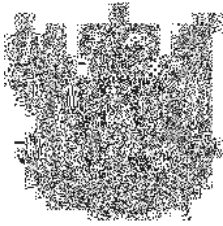
No. A167658/2 Resolution revoking the amalgamation imposed by DP 44543 in so far as it affects Lots 1 and 2 DP 67383 - 10.4.1995 at 11.56am

OCT A167658/3-5 - CsT 39B/1300, 39C/81 10.4.1995 39C/82 issued for Lots 1-2 DP 67383 and balance herein respectively

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

CANCELLED DUPLICATE DESTROYED





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB39C/82** **Cancelled**
Land Registration District **Canterbury**
Date Issued 04 October 1995

Prior References
CB24F/1172

Estate Fee Simple
Area 4.9421 hectares more or less
Legal Description Lot 2 Deposited Plan 44543 and Part Lot 1
Deposited Plan 42401

Original Proprietors
Terence John O'Neill, Aileen Kathryn O'Neill and Paul Alexander Johnston

Interests

Subject to Section 241 Resource Management Act 1991

69928.1 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 2 Deposited Plan 37327	-	Part Lot 1 Deposited Plan 42401 - herein	
Drain sewage	Lot 3 Deposited Plan 37327	-	Part Lot 1 Deposited Plan 42401 - herein	
Drain sewage	Lot 4 Deposited Plan 37327	-	Part Lot 1 Deposited Plan 42401 - herein	

The easements created by Easement Certificate 69928.1 are subject to (now) Section 243(a) Resource Management Act 1991

75941.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 1 Deposited Plan 37200	
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 2 Deposited Plan 37200	
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 5 Deposited Plan 37200	
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 6 Deposited Plan 37200	
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 8 Deposited Plan 37200	
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 9 Deposited Plan 37200	

Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 10 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 11 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 13 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 14 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 15 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 16 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 17 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 18 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 19 Deposited Plan 37200
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 1 Deposited Plan 44543 - CT CB24F/1171
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 2 Deposited Plan 46191 - CT CB25A/802
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 1 Deposited Plan 55212
Drain water	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 2 Deposited Plan 55212
Drain water	Rural Section 2331 - CT CB19F/742	part	Lot 2 Deposited Plan 44543 - herein

75941.2 Easement Certificate specifying the following easements - 12.4.1976 at 9.38 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water, right to convey water, electric power and telephonic communications	Lot 11 Deposited Plan 37200 - CT CB16B/1059	B DP 37200	Lot 2 Deposited Plan 44543 - herein	
Drain sewage and water	Lot 11 Deposited Plan 37200 - CT CB16B/1059	part	Lot 2 Deposited Plan 44543 - herein	
Right of way, right to drain water, to convey water, electric power and telephonic communications	Lot 10 Deposited Plan 37200 - CT CB16B/1058	C DP 37200	Lot 2 Deposited Plan 44543 - herein	
Drain sewage	Lot 10 Deposited Plan 37200 - CT CB16B/1058	part	Lot 2 Deposited Plan 44543 - herein	

79142.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 3 Deposited Plan 37327 - CT CB16A/701	

The easements created by Transfer 79142.1 are subject to (now) Section 243(a) Resource Management Act 1991

94732.1 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey electric power	Lot 2 Deposited Plan 44543 - herein	part herein	South Canterbury Electric Power Board	

143793.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 4 Deposited Plan 37327 - CT CB16A/702	

143794.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 1 Deposited Plan 37327 - CT CB16A/699	

The easements created by Transfer 143793.1 are subject to (now) Section 243(a) Resource Management Act 1991

The easements created by Transfer 143794.1 are subject to (now) Section 243(a) Resource Management Act 1991

245262.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Part Lot 1 Deposited Plan 42401 - herein	part herein	Lot 2 Deposited Plan 37327 - CT CB16A/700	

A167658.7 Transfer creating the following easements - 10.4.1995 at 11.56 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 1 Deposited Plan 67383	part	Part Lot 1 Deposited Plan 42401 and Lot 2 Deposited Plan 44543 - herein	
Drain sewage	Lot 2 Deposited Plan 67383	part	Part Lot 1 Deposited Plan 42401 and Lot 2 Deposited Plan 44543 - herein	
Right of way, right to drain water and sewage and convey water, electric power and telephonic communications	Part Lot 1 Deposited Plan 42401 - herein	A DP 67383	Lot 1 Deposited Plan 67383	
Right of way, right to drain water and sewage and convey water, electric power and telephonic communications	Part Lot 1 Deposited Plan 42401 - herein	A DP 67383	Lot 2 Deposited Plan 67383	

The easements contained in Transfer A167658.7 (except the right to drain sewage appurtenant to Lot 2 DP 44543) are subject to Section 243(a) Resource Management Act 1991

A470134.5 Mortgage to AMP Bank Limited - 16.8.2000 at 9.00 am

6569823.1 Mortgage to Bank of New Zealand - 13.9.2005 at 9:00 am

6987646.1 Discharge of Mortgage A470134.5 - 14.8.2006 at 10:05 am

7182972.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 365925) - 4.1.2007 at 9:00 am

7182972.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 2 DP 365925)

7182972.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 4 DP 365925)

7182972.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 5 DP 365925)

7182972.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 6 DP 365925)

7182972.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 7 DP 365925)

7182972.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 8 DP 365925)

7182972.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.1.2007 at 9:00 am (affects Lot 9 DP 365925)

7182972.9 Discharge of Mortgage 6569823.1 - 4.1.2007 at 9:00 am

7182972.10 Transfer to Terence John O'Neill, Aileen Kathryn O'Neill and C & F Trustees 2006 Limited - 4.1.2007 at 9:00 am

7182972.11 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling the easement condition on plan 37327 being right to drain sewage marked D created by Transfers 79142.1, 143793.1, 143794.1 and 245262.1, easement condition on plan 67383 being right of way, right to drain water and sewage and convey water, electric power and telephonic communications marked A created by Transfer A167658.7, easement condition of plan 37200 being right of way, drain water, convey water, electric power and telephonic communications marked B and C appurtenant to Lot 2 DP 44543, drain sewage and water marked H appurtenant to Lot 2 DP 44543 and drain sewage marked G and S appurtenant to Lot 2 DP 44543 as created by Transfer 79142.1 - 4.1.2007 at 9:00 am

7182972.12 Surrender of the Drain sewage easement created by Transfer 143794.1 - 4.1.2007 at 9:00 am

7182972.13 Surrender of the Drain sewage easement created by Transfer 245262.1 - 4.1.2007 at 9:00 am

7182972.14 Surrender of the Drain sewage easement created by Transfer 79142.1 - 4.1.2007 at 9:00 am

7182972.15 Surrender of the Drain sewage easement created by Transfer 143793.1 - 4.1.2007 at 9:00 am

7182972.16 Surrender of the right of way, right to drain water and sewage and convey water, electric power and telephonic communications over the within land marked A on DP 67383 appurtenant to Lot 1 DP 67383 (CT CB39B/1300) created by Transfer A167658.7 - 4.1.2007 at 9:00 am

7182972.17 Surrender of the right of way, right to drain water and sewage and convey water, electric power and telephonic communications over the within land marked A on DP 67383 appurtenant to Lot 2 DP 67383 (CT CB39C/81) created by Transfer A167658.7 - 4.1.2007 at 9:00 am

Lot 101 DP 365925 is vested in Timaru District Council as road pursuant to Section 238 Resource Management Act 1991

7182972.18 CTs issued - 4.1.2007 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 365925	277561
Lot 2 Deposited Plan 365925	277562
Lot 3 Deposited Plan 365925	277563
Lot 4 Deposited Plan 365925	277564
Lot 5 Deposited Plan 365925	277565
Lot 6 Deposited Plan 365925	277566
Lot 7 Deposited Plan 365925	277567
Lot 8 Deposited Plan 365925	277568
Lot 9 Deposited Plan 365925	277569
Lot 54 Deposited Plan 365925	277570
Lot 55 Deposited Plan 365925	277571
Lot 100 Deposited Plan 365925	277572

CANCELLED

References

Prior C/T 24F/1172

Transfer No.
N/C. Order No. A167658/5

Land and Deeds 69



REGISTER

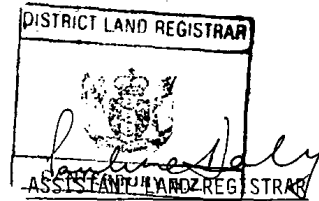
No. 39C/82

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that TERENCE JOHN O'NEILL of Timaru, Company Director ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.9421 hectares or thereabouts being Lot 2 Deposited Plan 44543 and part Lot 1 Deposited Plan 42401 ---



Subject to:

(Now) Section 241 Resource Management Act 1991

Mortgage 935353/3 to ~~Trust Bank South Canterbury Limited~~ 27/1/1991 at 11:07am
A 184149
Part Lot 1 DP.42401 is subject to:

A right to drain water over part herein appurtenant to Lots 1-2, 5-6, 8-11, 13-19 DP 37200 (16B/1049-1050, 1053-1054, 1056-1059, 1061-1067) Lot 1 DP 44543 (24F/1171) Lot 2 DP 46191 (25A/802) Lots 1-2 DP 55212 (32K/1039-1040) created by Transfer 75941/1

A right to drain sewage over part herein appurtenant to Lot 3 DP 37327 (16A/701) created by Transfer 79142/1

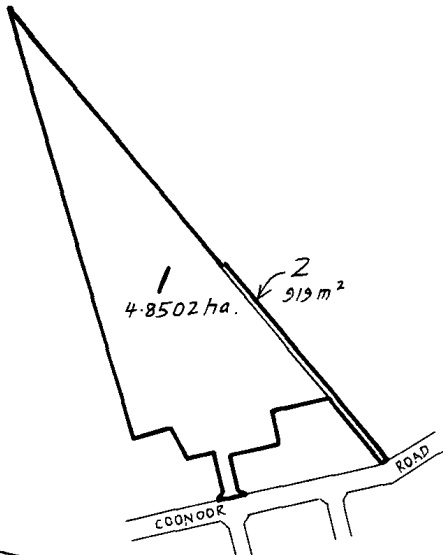
A right to drain sewage over part herein appurtenant to Lot 4 DP 37327 (16A/702) created by Transfer 143793/1

A right to drain sewage over part herein appurtenant to Lot 1 DP 37327 (16A/699) created by Transfer 143794/1

A right to drain sewage over part herein appurtenant to Lot 2 DP 37327 (16A/700) created by Transfer 245262/1

OVER

Timaru District



Total Area: 4.9421 ha.
Measurements are Metric
Ref Plans: D.P. 42401, 44543 & 67383

No. 39C/82

AR

B

CERTIFICATE OF TITLE No. 39C / 82

Lot 2 DP 44543 is subject to:

A right to convey electric power in gross over part herein in favour of the South Canterbury Electric Power Board granted by Transfer 94732/1

Transfer A210085/3 to Terence John O'Neill of Timaru, Company Director, Aileen Kathryn O'Neill his wife and Paul Alexander Johnston of Timaru, Chartered Accountant - 12.12.1995 at 9.09am

Appurtenant to part Lot 1 DP 42401:

A right to drain sewage over Lots 2-4 DP 37327 (16A/700-702) contained in Easement Certificate 69928/1

Mortgage A210085/4 to ANZ Banking Group (New Zealand) Limited - 12.11.1999 at 9.09am

Appurtenant to Lot 2 DP 44543:

A right to drain water over part of Rural Section 2331 (part 19F/742) granted by Transfer 75941/1

A470134.5 Mortgage to AMP Bank Limited - 16.8.2000 at 9.00

Right of way, right to drain water, right to convey water, electric power and telephonic communications over the part of Lot 11 DP 37200 (16B/1059) marked B on DP 37200 and the right to drain sewage and water over part of the said Lot 11 DP 37200 (16B/1059) and right of way, right to drain water, to convey water, electric power and telephonic communications over the part of Lot 10 DP 37200 (16B/1058) marked C on DP 37200 and to drain sewage over part of the said Lot 10 DP 37200 (16B/1058) contained in Easement Certificate 75941/2

The easements created by Transfers 79142/1, 143793/1, 143794/1 and specified in Easement Certificate 69928/1 are subject to (now) Section 243(a) Resource Management Act 1991

AMALGAMATION CORRESPONDENCE A145098/1

A.L.R.
Transfer A167658/7 reserving a right to drain sewage over part Lots 1-2 DP 67383 (39B/1300, 39C/81) appurtenant hereto and granting a right of way, right to drain water and sewage and convey water, electric power and telephonic communications over part Lot 1 DP 42401 herein marked A on DP 67383 appurtenant to Lots 1-2 DP 67383 (39B/1300, 39C/81) - 10.4.1995 at 11.56am

A.L.R.
The easements contained in Transfer A167658/7 (except the right to drain sewage appurtenant to Lot 2 DP 44543) are subject to Section 243(a) Resource Management Act 1991.

A.L.R.
Transfer A210085/1 to Terence John O'Neill of Timaru, Company Director and Aileen Kathryn O'Neill his wife - 12.12.1995 at 9.09am

[Signature]
for A.L.R.

DISCHARGED
12.08.2008
for A.L.R.

[Signature]
for RGL



CANCELLED

NEW ZEALAND.

(CERTIFICATE OF TITLE.

(C)
App. 44611

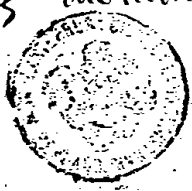


Register Book, 69.
Vol. LXX Folio 42

69/42

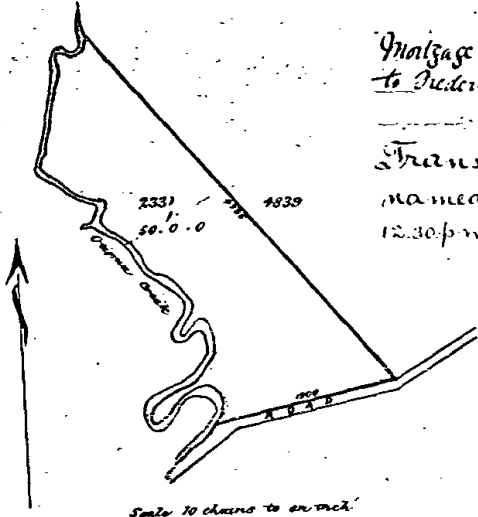
Henry John Le Cron of Timaru Esquire is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or indorsed hereon in that piece of land situated in the District of Timaru containing Fifty acres or thereabouts bounded as appears in the plan hereon and shown colored green which said piece of land is the Rural Section marked 2531 as delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the fifth day of December 1861 - under the hand of Sir George Grey Governor of New Zealand and the Seal of the said Colony to the said Henry John Le Cron.

In Witness whereof I have hereunto signed my name and affixed my Seal this ^{fifth} day of July one thousand eight hundred and eighty one.
Signed in the presence of
Miles Jefferson
the 5th day of July 1881

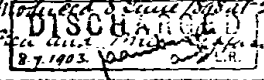


W. J. M.
District Registrar
of the District of Canterbury

Right of Entry by Timaru Borough Council for water supply purposes on above land created by Transf. 15944 produced 5 July 1881 at 2.26 pm W. J. M. D.R.
Transmission 2631 Probate of the Will of Henry John Le Cron who died 20 May 1895 granted to George Isaac Russell of Otago Timaru Esquire
Frances Le Cron and Henry John Le Cron of Timaru Merchant and Alexander Michie of Otago Bank Manager produced 23 August 1895 at 2 P.M.
W. J. M. D.R.
Transfer 46825 produced 5 June 1898 at 2.45 pm George Isaac Russell District Registrar Henry John Le Cron and Alexander Michie to Patrick Hartnett of Timaru Farmer



Mortgage 39841 produced 8 July 1902 at 2.45 pm Patrick Hartnett to Frederick Langdon and Miles Jefferson of Timaru
W. J. M. D.R.



Transmission 4370 of Mortgage 39841 to the above named Miles Jefferson & family stored 27 June 1902 at 12.30 pm.
W. J. M. D.R.

Transfer 57096 of Mortgage 39841 produced 27 October 1902 at 12.15 pm Miles Jefferson & family to Frederick William Marchant and the said Miles Jefferson & family
W. J. M. D.R.

Transfer 60250 produced 8 July 1903 at 11.30 a.m. Patrick Hartnett to Frederick Langdon of Timaru Dairyman
W. J. M. D.R.

Mortgage 51159 produced 8 July 1903 at 11.30 a.m. Frederick Langdon to Melville Jameson Gray and John Stanger of Timaru
W. J. M. D.R.

69/42

Image Quality due to Condition of Original

over

69/42

69/42

Lease 4510 produced 11 January 1907 at 12.40 pm Frederick Langdon to Richard Hauges and George Simmons for 5 years from 1 December 1906. *J. R. Langdon*

Transmission 4929 to Clarinda Langdon and Emma Langdon both of Timaru Ministers entered 22 October 1912 at 11.14 a.m. *J. R. Langdon*

Lease 5971 produced 25 November 1914 at 9.24 am Clarinda Langdon and Emma Langdon to be left and Gordon Subt for 5 years from 31 ~~December 1914~~ *J. R. Langdon*

Transmission 10899 to the abovenamed Clarinda Langdon entered 24 July 1917 at 10.35 am. *J. R. Langdon*

Evidence of marriage 2142 produced 1 February 1926 at 2.50 pm Clarinda Langdon with William Henry Subt of Timaru Carpenter at Timaru on 1 December 1920. *J. R. Langdon*

Transfer 170397 produced 27 March 1926 at 10.5 am Clarinda Subt to The Timaru High School Board of 1071 plan 7812. *J. R. Langdon*

~~part cancelled~~
~~cancelled and is issued Vol 302 fol 44 (1801781)~~ *J. R. Langdon*

69/42

CANCELLED



379/044

NEW ZEALAND.



Vol. 69, Folio 42
Transfer No.
Application No.
Order for N/C No. 1781

Register-book,
Vol. 379, folio 44

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the Twenty-seventh day of March one thousand nine hundred and Twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that CLARINDA TUBB wife of William Henry Tubb of Timaru Carpenter

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-TWO ACRES TWO RODS AND THIRTY-SIX PERCHES or thereabouts situated in Block I of the Patiti Survey District being part of Rural Section 2331

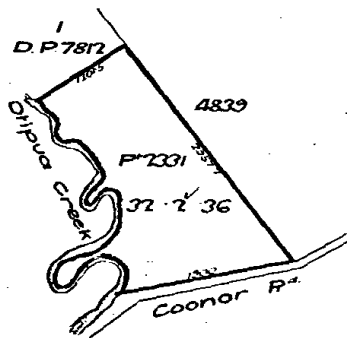
Image Quality due to Condition of Original



J. J. Thompson
District Land Registrar.

Plan 173915 produced 11th October 1926 at 11-50 am Clarinda Tubb to The South Canterbury Electric Power Board of lot 1 plan 8122 together with Right of Way over lot 2 said plan until 2nd March 1928 (fencing covenant.)
385/168 *J. J. Thompson DL*

part cancelled
Transfer 177011 produced 2 May 1927 at 2.22 pm Clarinda Tubb to Edith Dunn of Palaise
393/225 *J. J. Thompson DL*
cancelled



Scale 10 Chains to an Inch

379/044

379/044

379/044



NEW ZEALAND.

Reference: Vol. 379, Folio 44
Transfer No. 177011
Application No.
Order for N/O No.



Register-book,
Vol. 393, folio 225

393/225

CERTIFICATE OF TITLE UNDER LAND TRANSFER **CANCELLED**

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

EDITH DUNN wife of George Dunn of Cibera Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered Green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-TWO ACRES AND THIRTY-SIX PERCHES of therabouts situated in Block I of the Matiti Survey District being part of Rural Section 2331 part of the said land being more particularly shown as Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 8122

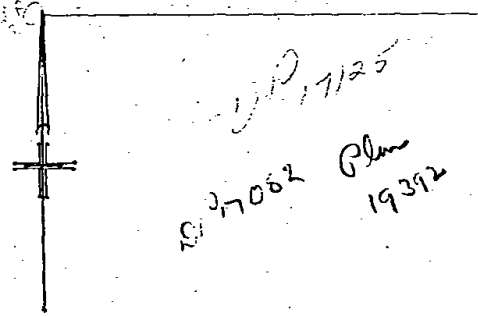
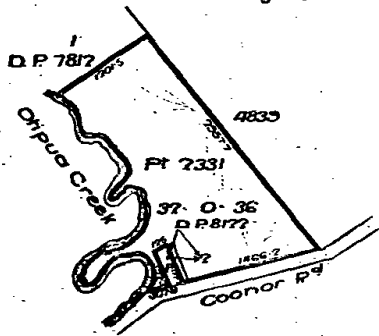


Image Quality due to Condition of Original



Scale: 10 Chains to an Inch.

W. Thompson
District Land Registrar.
Transfer 173915 creating Right of Way over Lot 2 above described until the 8th March 1928
Mortgage 156539 produced & registered by E. 2.30 p.m. Edith Dunn to his Majesty the King
K 6259 Charge under the Statute
DISCHARGED
R 6384 Charge of the Statute
Land Charges Registrar
DISCHARGED
Transfer 209031 produced 10 December 1934 at 12.4 pm the Registrar of the Supreme Court under Mortgage 156539 to his Majesty the King
Transfer 23707 produced 9th November 1939 at 10.23 a.m. his Majesty the King to John Courtney of Canterbury District

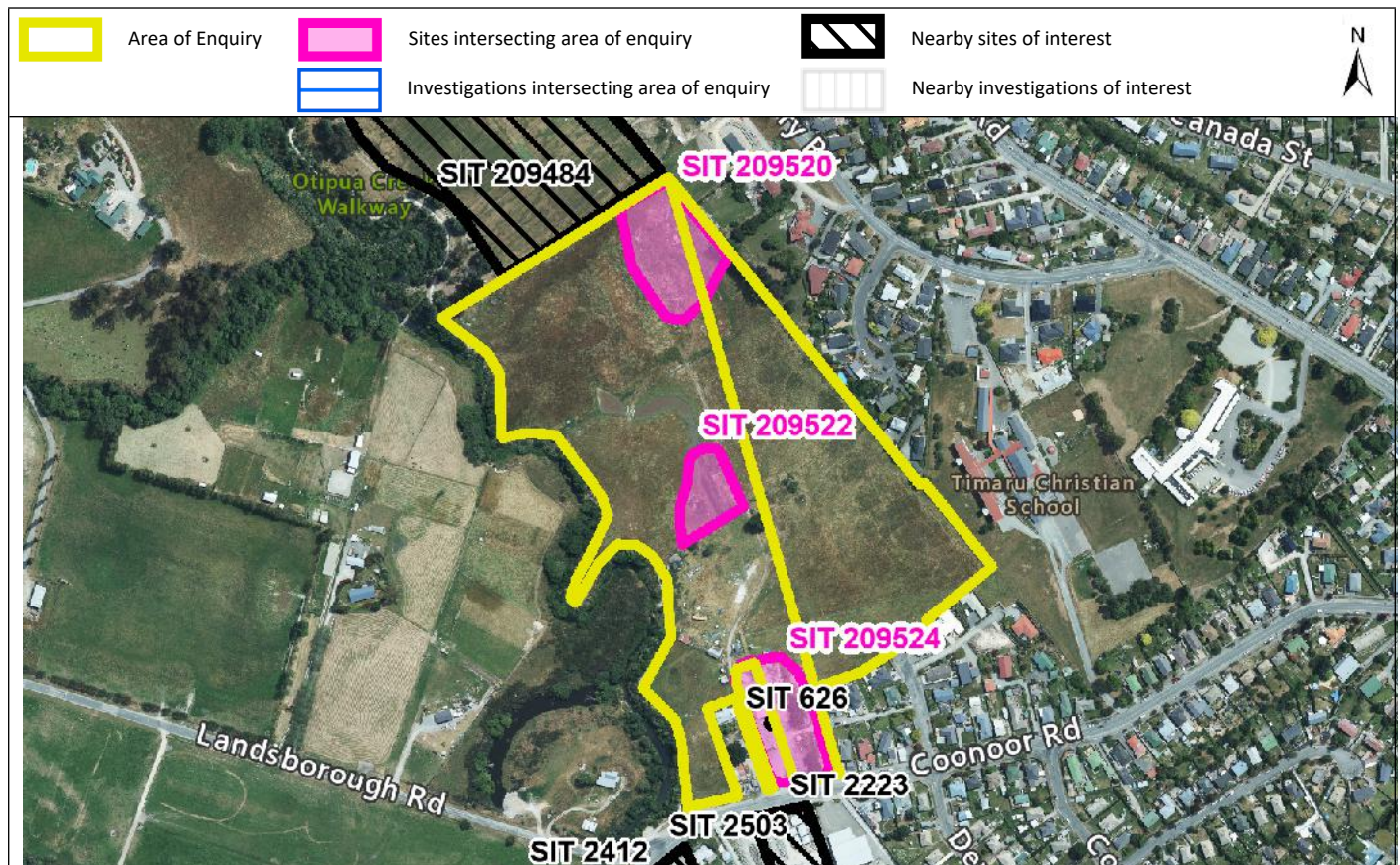
393/225

Appendix B – LLUR Statement

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or contact Customer Services at ecan.govt.nz/contact/ and quote ENQ305893

Date generated: 01 February 2022
Land parcels: Lot 2 DP 327513
Lot 100 DP 365925



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

Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
209520	Lot 100 DP 365925, Lot 2 DP 327513	Lot 100 DP 365925, Lot 2 DP 327513	G5 - Waste disposal to land;	Not Investigated
209522	Lot 2 DP 327513	Lot 2 DP 327513	G5 - Waste disposal to land;	Not Investigated
209524	Lot 1 DP 19392, Lot 2 DP 327513	Lot 1 DP 19392, Lot 2 DP 327513	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;G5 - Waste disposal to land;	Not Investigated

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

 Nearby sites

Site number	Name	Location	HAIL activity(s)	Category
626	TJ O'Neill Ltd	95 Coonoor Rd, Timaru	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;G5 - Waste disposal to land;	Not Investigated

2223	Kowhai Panelbeating and Paint	100 Coonoor Rd, Timaru	F3 - Engine reconditioning workshops;	Not Investigated
2412	W.H. Small	118 Coonoor Rd, Fairview, Timaru	F3 - Engine reconditioning workshops;	Not Investigated
2503	Coombridge Industries Ltd	114 Coonoor Rd, Watlington, Timaru	F3 - Engine reconditioning workshops;	Not Investigated
209484	Lot 1 DP 331124	Lot 1 DP 331124	A10 - Persistent pesticide bulk storage or use;	Not Investigated

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

More detail about the sites

Site 626: TJ O'Neill Ltd (Within 100m of enquiry area.)

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

Location: 95 Coonoor Rd, Timaru
 Legal description(s): Lot 1 DP 19392

HAIL activity(s):

Period from	Period to	HAIL activity
?	1998	Storage tanks or drums for fuel, chemicals or liquid waste
1996	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

14 Apr 1998 There is one tank in the ground, which holds 750 gallons, and has been replaced in the last 10 years (ie 1988). Before that there were two tanks in the ground, both 4546 litres. One held petrol and was removed 1995-6, the other was removed when the present tank was installed.



Investigations:

There are no investigations associated with this site.

Site 2223: Kowhai Panelbeating and Paint (Within 100m of enquiry area.)

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

Location: 100 Coonoor Rd, Timaru
 Legal description(s): Lot 1 DP 37503

HAIL activity(s):

Period from	Period to	HAIL activity
?	?	Engine reconditioning workshops

Notes:

22 Dec 2000 Painting and panelbeating activities carried out on site.
 (Source: potentially contaminated sites sheet)



Investigations:

There are no investigations associated with this site.

Site 2412: W.H. Small (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: 118 Coonoor Rd, Fairview, Timaru

Legal description(s): Lot 2 DP 22702

HAIL activity(s):	Period from	Period to	HAIL activity
	?	?	Engine reconditioning workshops

Notes:

8 Feb 2001 Info held by Environment Canterbury from 1994 indicates that site is used for tractor servicing and repair, and general engineering activities. (Source: potentially contaminated site sheet).



Investigations:

There are no investigations associated with this site.

Site 2503: Coombridge Industries Ltd (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: 114 Coonoor Rd, Watlington, Timaru

Legal description(s): Lot 3 DP 22702

HAIL activity(s):	Period from	Period to	HAIL activity
	?	current	Engine reconditioning workshops

Notes:

3 May 2001 info held by Environment Canterbury from 1994 indicates that site is used for general engineering activities. (Source: potentially contaminated site sheet).



Investigations:

There are no investigations associated with this site.

Site 209484: Lot 1 DP 331124 (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: Lot 1 DP 331124

Legal description(s): Lot 1 DP 331124

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre-2008	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

12 Dec 2017 A sports turf (Persistent pesticides) was noted in aerial photographs reviewed

12 Dec 2017 This record was created as part of the Timaru District Council 2018 HAIL identification project.



Investigations:

There are no investigations associated with this site.

Site 209520: Lot 100 DP 365925, Lot 2 DP 327513 (Intersects enquiry area.)

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

Location: Lot 100 DP 365925, Lot 2 DP 327513
Legal description(s): Lot 100 DP 365925, Lot 2 DP 327513

HAIL activity(s):	Period from	Period to	HAIL activity
	2009	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

- 13 Dec 2017 Google Earth imagery shows disposal of waste to land
- 13 Dec 2017 This record was created as part of the Timaru District Council 2018 HAIL identification project.

 **Investigations:**

There are no investigations associated with this site.

Site 209522: Lot 2 DP 327513 (Intersects enquiry area.)

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

Location: Lot 2 DP 327513
Legal description(s): Lot 2 DP 327513

HAIL activity(s):	Period from	Period to	HAIL activity
	2009	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

- 13 Dec 2017 Google Earth shows disposal of waste to land
- 13 Dec 2017 This record was created as part of the Timaru District Council 2018 HAIL identification project.

 **Investigations:**

There are no investigations associated with this site.

Site 209524: Lot 1 DP 19392, Lot 2 DP 327513 (Intersects enquiry area.)

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

Location: Lot 1 DP 19392, Lot 2 DP 327513
Legal description(s): Lot 1 DP 19392, Lot 2 DP 327513

HAIL activity(s):	Period from	Period to	HAIL activity
	?	1998	Storage tanks or drums for fuel, chemicals or liquid waste
	1996	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:

- 13 Dec 2017 This record was created as part of the Timaru District Council 2018 HAIL identification project.

 **Investigations:**

There are no investigations associated with this site.



Nearby investigations of interest

There are no investigations associated with the area of enquiry.

Disclaimer

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

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

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

Appendix C – Historical Aerial Photographs

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Scale: 1:3,000 @A4

Map Created by Canterbury Maps on 31/01/2022 at 3:05 PM



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Scale: 1:3,000 @A4

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Scale: 1:3,000 @A4

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Scale: 1:3,000 @A4

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Scale: 1:3,000 @A4

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Scale: 1:3,000 @A4

Map Created by Canterbury Maps on 18/01/2022 at 6:51 AM



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Scale: 1:3,000 @A4

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Scale: 1:3,000 @A4

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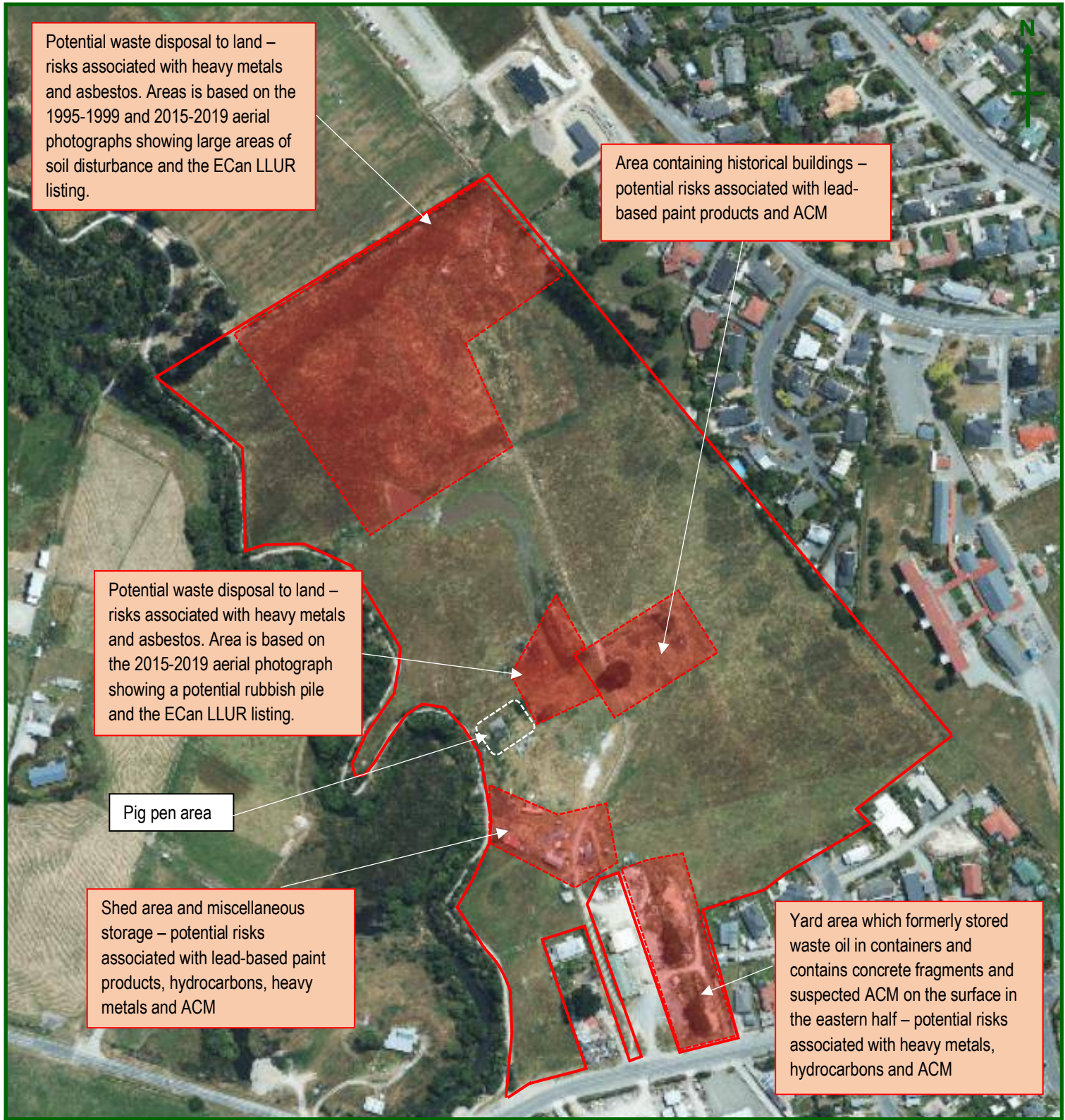


Scale: 1:3,000 @A4

Map Created by Canterbury Maps on 18/01/2022 at 6:55 AM



Appendix D – Site Inspection Plan



LEGEND



Potential Source of Contamination



Approximate Extent of Risk Area



Structures/areas not considered to pose a risk

Graphic scale is approximate only



**Site Inspection & Risk Area Plan -
Coonor Road, Timaru**

Date: 1 February 2022
Drawing No: 640/1



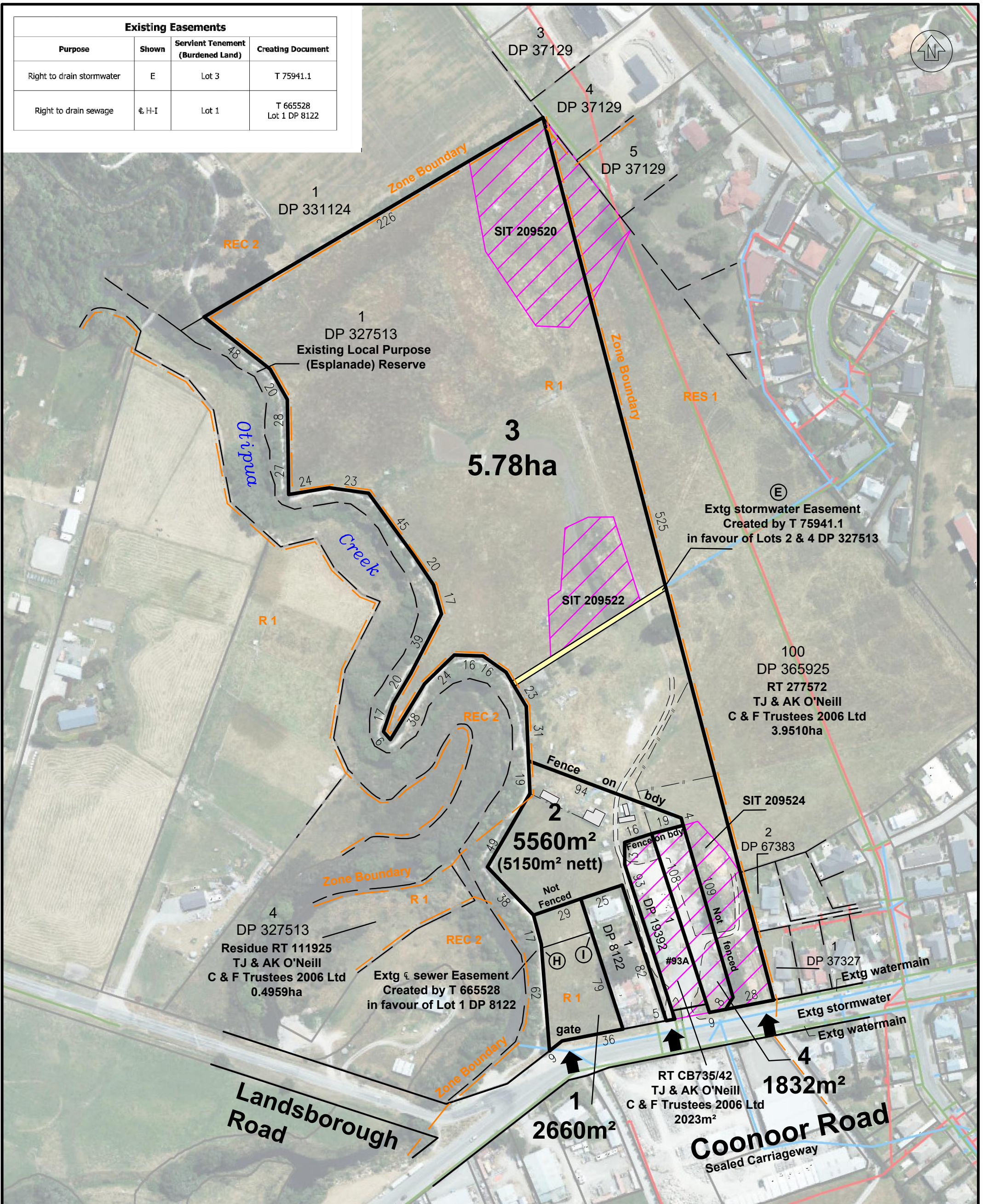
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keeping your project moving.
www.momentumenviro.co.nz

Notes:

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

Appendix E – Development Plan

Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to drain stormwater	E	Lot 3	T 75941.1
Right to drain sewage	⊕ H-I	Lot 1	T 665528 Lot 1 DP 8122



PRELIMINARY PLAN ONLY
Area and Dimensions Approximate
and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

AMALGAMATION CONDITIONS

Lot 1 to be amalgamated with Lot 4 DP 327513 (Residue RT 111925) and one record of title issue.
Lot 3 be amalgamated with Lot 100 DP 365925 (RT 277572) and one record of title issue.
That Lot 4 be amalgamated with Lot 1 DP 19392 (RT CB735/42) and one record of title issue.

Verified HAIL Activity - ECAN LLUR

- Site ID 209520 (G5 - waste disposal of land)
- Site ID 209522 (G5 - waste disposal of land)
- Site ID 209524 (G5 - waste disposal of land)

VALUATION REF: 24850/131.05

TIMARU DISTRICT

SCALE : 1: 2,000 @ A3 Date : February 2021

Applicants: TJ & AK O'Neill & C & F Trustees 2006 Ltd
53 Kauri Street
Highfield
TIMARU 7910

Surveyed	ASR
Drawn	VCJ
Amended	3.03.2021
Amended	12.08.2021

Resource Consent Application
Proposed Subdivision of Lot 2 DP 327513



6 The Terrace, Timaru 7910
PO BOX 434, Timaru 7940
P 03 684 7668
E admin@mfll.co.nz
www.mfll.co.nz

Client/Job No.

223312/02

Sheet 1 of 1