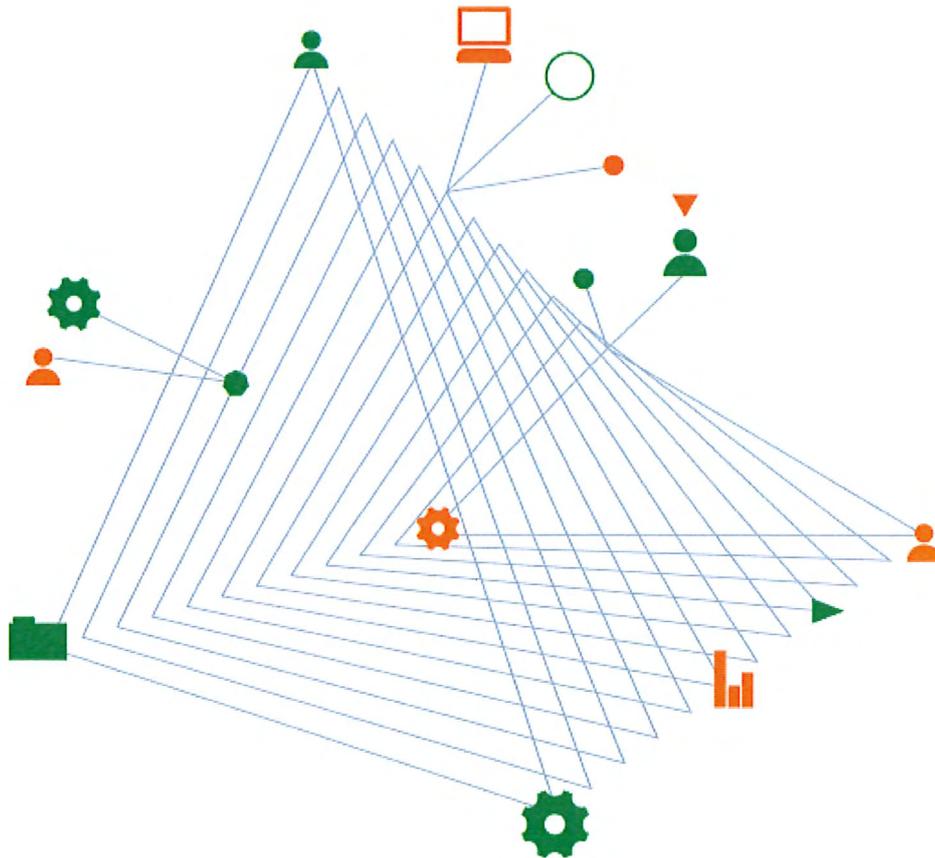


Dines Group

Preliminary Site Investigation

Plan Change for Graham Block, Pokeno

3 March 2017



Experience
comes to life
when it is
powered by
expertise

This page has been left intentionally blank

Plan Change for Graham Block, Pokeno

Prepared for
Dines Group

Prepared by
Coffey Services (NZ) Limited
Level 11, 7 City Road
Grafton, Auckland 1010 NZ

NZBN: 9429033691923

Project Reviewer	Emma Waterhouse (SQEP) Principal Environmental & Social Consultant
Project Manager	Ray Mayor (SQEP) Project Environmental Engineer

3 March 2017

773 – AKLEN202326

Quality information

Revision history

Revision	Description	Date	Author	Reviewer
Draft	PSI – Plan Change for Graham Block, Pokeno	03/03/2017	N.M	E.W.

Distribution

Report Status	No. of copies	Format	Distributed to	Date
Final	1	PDF	Dines Group	03/03/2017

Table of contents

1. Introduction.....	1
1.1. Background	1
1.2. Objectives.....	1
1.3. Scope of works.....	2
2. Site information.....	2
2.1. Site description.....	2
2.2. Geology and hydrogeology	3
2.3. Site history.....	3
2.3.1. Summary of literature relating to the site	3
2.3.2. Historical aerial photographs.....	4
2.3.3. Underground services	4
2.3.4. Site walkover	4
3. Summary	5
4. Recommendations.....	6
5. Limitations	6
6. References	7

Tables

Table 1: Potential Sources of Contamination.....	5
--	---

Figures

Figure 1: Graham Block - Site Plan

Appendices

- Appendix A – Proposed zoning plan
- Appendix B – Site notes and photos
- Appendix C – URS Environmental Site Assessment Report
- Appendix D – Historical aerial photographs

1. Introduction

Coffey Services (NZ) Limited (Coffey) has been commissioned by the client to conduct a Preliminary Site Investigation (PSI) to support the proposed Plan Change from rural to residential for the Graham Block (the "site") located at 201 Hitchen Road, Pokeno.

This PSI also includes the review of an earlier environmental site assessment¹ (ESA) completed by URS, which includes the site.

This investigation was conducted in accordance with our proposal, dated 10 February 2017.

1.1. Background

The Graham Block plan change area (the 'site') is located within Pokeno, a small town situated in the far north of the Waikato region. The site is located approximately 40 km south of the Auckland's central business district and approximately 60 km north of Hamilton's central business district. The Graham Block plan covers the majority of the property located at 201 Hitchen Road (Figure 1).

The site zoning plan² provided to Coffey by the client depicts the north-western half of the site to be converted into approximately 151 residential sections. Lower lying valleys on the site are to be converted into reserve land, and the south to south-eastern half of the site is proposed to be rural/ countryside living. A site plan is provided as Figure 1 with the proposed zoning plan available in Appendix A.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NES) apply to selected activities on sites where an activity or industry on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) is, has, or is more likely than not to have occurred. The objective of this PSI was to assess the potential for contaminants to have been deposited at the site as a result of current and/or historical activities undertaken within or in the immediate vicinity of the site and accordingly determine if any further investigation work is required under the NES in order to conduct a plan change for the site.

The PSI fieldwork was managed and this report reviewed, by a Suitably Qualified and Experienced Practitioner (SQEP), as required by the NES.

1.2. Objectives

The objectives of this PSI were to:

- Identify potentially contaminating (HAIL) activities or potential sources of contamination that might have occurred or exist at the site.
- Confirm the suitability of the land for residential and rural/ countryside use and provide recommendations regarding any additional works required prior to development.

¹ URS (2007) Phase 1 – Environmental site assessment, Part Allotment 16 Parish of Mangatawhiri and Lot 2 DP 199997. Dated: 7 November 2007 Ref: 42107561/6000/R001E

² Civil Plan Consultants (2017) DFH Joint Venture, Graham Block, Pokeno – Proposed Zone Plan. Dated: January 2017, Status: Draft, Ref: GB-101

1.3. Scope of works

The scope of work was undertaken in general accordance with the staged process defined by the Ministry for Environment (MfE) Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (revised 2011) and the findings are presented in accordance with the MfE Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (revised 2011). Both the above documents are incorporated by reference into the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).

In summary, the following scope of works was undertaken:

- Review of any available geotechnical, environmental and site contamination reports held within the Waikato District Council's property files.
- Review of Waikato District Council's contamination register for the site.
- Where available, review of the New Zealand Fire Service databases relating to pollution incidents recorded at the site and immediate surrounds.
- Review of published geological maps and the Coffey database to appraise likely soil and groundwater conditions at the site.
- Review of publically available aerial photographs or other accessible historical photographic and service line information (e.g. underground services such as sewer and water lines that may act as preferential pathways for contamination at the site).
- Site walkover, focussed on areas with structures or visible land disturbance to consider land contamination indicators (e.g. visual evidence of waste dumping/material spills, chemical storage and/or usage areas, anomalous die-back in vegetation, ground staining).
- Preparation of a PSI report. As required by the NES, reviewed and approved by a suitably qualified and experienced practitioner (SQEP).

2. Site information

2.1. Site description

The site covers the majority of 201 Hitchen Road, Pokeno which is legally known as PT ALLOT 16 Mangatawhiri PSH, with a property size of 37.53 hectares (ha). The site is irregular in shape and variable in topography, with undulating hills and valleys (see Figure 1). Photographs of the site are presented in Appendix B. Site use is currently rural in nature.

Coffey staff conducted a site walkover on 16 February 2017. Site observations are discussed further in Section 2.3.4.

The site is bordered to the north and west by Hitchen Road with large rural sections present to the south and east. The wider area surrounding the site comprises mainly of rural land with subdivision earthworks evident to the north.

2.2. Geology and hydrogeology

The Auckland geological map³ indicates that surface geology consists of "*Quaternary basalt consisting of Basalt lava, scoria cones, volcanic breccia, ash, lapilli and lithic tuff.*" of the South Auckland Volcanic Field.

The nearest surface water body to the site were multiple small streams and ponds encountered in the lower lying valleys within the site. These streams flow in a general easterly direction eventually connecting onto the Waikato River located approximately 2 km south of the site.

No further geotechnical or hydrogeological information is available for the site, however multiple water boreholes are present within the area indicating groundwater is accessible at depth.

2.3. Site history

The following sections summarise the historical activities undertaken within or in the immediate vicinity of the site, as determined from the information sources reviewed during this PSI.

2.3.1. Summary of literature relating to the site

In 2007, URS completed an Environmental Site Assessment¹ (ESA) for 201 Hitchen Road and for the adjacent property legally known as LOT 2 DP 199997. URS reviewed available Franklin District Council files, Environment of Waikato records, historical aerial photographs from 1942 to 2005 and conducted a historic title search, site walkover and interview of the current property owner.

URS found that the site had been utilised as grazing land from pre 1939 to present, with two areas dedicated to vineyards present on the site from 1994 (at the earliest) to present. As such, three potential sources of contamination for the investigated area were identified:

- **Offal pit** encountered in the north western quadrant of 201 Hitchen Road to the west of Hitchen Road. The pit is thought to contain potential contaminants such as asbestos, heavy metals and various farm chemicals.
- **Vineyard areas** were copper based chemicals such as Cuprofix and Kocide 2000 were noted to be used. These vineyard areas were also encountered in Coffey's onsite investigation which is further discussed in section 2.3.4.
- **Four farm sheds**, also encountered during Coffey's site visit. One of the sheds in particular, was noted to contain chemicals during the URS site visit on the 5 July 2007. No details of the specific types of chemicals was given, however they are likely associated with the use of the property at the time. The shed had a concrete floor and no spills or stains were identified. Potential for contamination to underlying soil or surrounding soils was is low. The two sheds located to the west of the Hitchen Road were noted to contain farming equipment and a tractor with one of the sheds connecting to a cattle yard.

URS concluded that the contamination associated with current and historical land uses of the investigated area was possible, though the risk associated with the activities was thought to be low to moderate with little to no risk to current site users. Special mention was the lack of sheep dips or

³ SW Edbrooke et al.(2011) Geology of Auckland Area, 1:250,000 Geological Map 3, Institute of Geological and Nuclear Sciences, Lower Hutt, New Zealand

evidence of sheep farming prior to 1990. No bulk fuel storage was encountered and the interview held with the site owner (Ken Graham) noted that fuel was only purchased as required and was not stored onsite.

URS recommended that these identified areas would require further investigation to determine the presence/absence of contamination prior to redevelopment or subdivision of land. The full URS environmental site assessment report is provided in Appendix C.

2.3.2. Historical aerial photographs

The URS review of historical aerial photos for the site, wider property and adjacent section was thoroughly investigated and reported. URS reviewed aerial photos from 1942, 1961, 1975, 1981 and 2005 and found that the majority of the site was utilised as grazing land from pre 1942 to 2005. Within these aerials a farmhouse and multiple sheds were visible in similar locations to current day structures. Note was given to the scale of the aerials, making identification of minor changes difficult. The vineyards were only visible within the 2005 historical photograph. The surrounding area of the site was also mentioned to be largely unchanged from 1942 to 2005 with the area identified as farm land/grazing land with shrubs and trees filling in low-lying gullies.

Coffey has also reviewed the URS appended aerials and agrees with URS interpretation of the aerials.

Historical aerial photographs dating back to 2008 are available from the District of Waikato's online map database known as 'intramaps' and have been reviewed by Coffey. The 2008 and 2012 historical aerial photographs of the area all show that the site is largely unchanged from its current state. The majority of the property appears to be utilised for livestock grazing with two large areas on the eastern half of the site dedicated to vineyards. A large residential dwelling along with two sheds are located relatively close together along the eastern side of Hitchen Road on the site. Two other storage sheds are located to the west of Hitchen Road on the property but are not located within the site. The lower level valleys on the site are moderately to heavily vegetated with surface ponding evident.

Historical aerials reviewed by Coffey are available in Appendix D.

2.3.3. Underground services

District of Waikato's online map database of the property shows that water is supplied via a Council water main to the site which runs along Hitchen Road. Council wastewater and stormwater services do not appear to be available to the site and such wastes are likely disposed/stored via soakage pits and septic tanks.

2.3.4. District Council Records

No additional property information was available from the Franklin District Council, which was not previously mentioned in the 2007 URS report¹. As stated in the URS report¹ an application for subdivision leading to the creation of 201 Hitchen Road was submitted in 1988. In 1997 a landuse application was received to establish a winery followed by an application to build a hay shed in 2000.

The Council also stated that the site is boarded by an aggregate extraction zone.

2.3.5. Site walkover

Coffey staff conducted a site walkover of the site and wider property on 16 February 2017. During the site walkover, the site was found to contain a residential dwelling and two storage sheds located to the east of Hitchen Road and near the entry to the site. Nearby were two large vineyard areas and the remainder of the site appeared to be utilised for cattle and sheep grazing.

Across the road, not located on the site, were two other sheds, one of which connected onto a small cattle yard area. The ofal pit identified by URS was also observed in the northern western quadrant of the property. This area is also not located within the site.

A conversation held with the current property owner, Mr Graham, noted that the use of the land had not changed since the 2007 ESA¹ and no new building or dwellings have been added to the property. Onsite observations and the review of URS environmental report confirm Mr Graham's statement.

3. Summary

Coffey was contracted by the client to conduct a PSI for part of property 201 Hitchen Road identified as Graham Block (the 'site') (Figure 1). We understand that the investigation undertaken is to confirm the suitability of the site for a land use change from 'Rural' to 'Residential 2 Zoning'.

A 2007 environmental assessment¹ of 201 Hitchen Road and the adjacent section LOT 2 DP 199997 identified three potential sources of contamination, two of which are located within the site. The potential sources were an ofal pit located within the north-western quadrant of 201 Hutchen Road, two vineyard areas located on the eastern half of 201 Hitchen Road and four farm sheds located along Hitchen Road, one of which was noted to contain chemicals. No mention to any specific types of chemicals was given.

The vineyard was considered to have a low to moderate potential for contamination of the underlying soil and groundwater as the vines have only been present on the site since 1994 (at the earliest) and no down gradient users were identified. The shed containing chemicals was assessed as a low contamination risk as the shed had a concrete floor and no spills or stains were identified. The ofal pit was noted to have a low to moderate contamination risk but is not located on the Graham Block site.

Coffey completed a review of the 2007 ESA¹ report, available Waikato District Council's property information, published geological maps, publically available aerial photographs and completed a site walkover of the site and interview with current owner on the 16 February 2017.

During Coffey's site walkover, the majority of the property appeared to be utilised for livestock grazing. The aforementioned vineyard areas and storage shed were also observed on the site. A conversation held with the current property owner Mr Graham, noted that the use of the land had not changed since the 2007 ESA¹ and no new building or dwellings have been added to the property. Onsite observations and the review of URS environmental report confirm Mr Graham's statement.

On the basis of the information reviewed and collected, Coffey has identified the following HAIL activities to have occurred on-site as summarised in Table 1:

Table 1: Potential HAIL activities

Potential HAIL Activities	Land Use	Information Source	Considered Risk Potential for Contamination to Surrounding Environment
Persistent pesticide bulk storage or use (item A10 of HAIL)	Historical and current orchard	Site walkover observations, historical aerial photographs.	<p>The risk potential to the underlying soil and groundwater is considered low to moderate due to:</p> <ul style="list-style-type: none"> • Relatively short period of use (since 1994). • Likely use of non-environmentally persistent chemicals in the orchard.

	<ul style="list-style-type: none"> No down-gradient groundwater users. 		
	Storage of farm related chemicals	Site walkover observations and review of historical environmental reports	<p>The considered risk potential to the underlying soil and groundwater is considered low due to:</p> <ul style="list-style-type: none"> Presence of concrete floors preventing any spill/leaked chemical contacting with soil/water. No evidence of spills or staining on floor.

The site walkover and review of site history information indicates the following key potential receptors that may be relevant to the site:

- Earthworks contractors who may come into contact with potentially contaminated soil during any proposed development works.
- Future occupiers of the residential properties at the site.

No significant ecological receptors (e.g. sensitive water bodies) are located on, or in the immediate vicinity of the site.

4. Recommendations

Due to the presence of HAIL activities on the site, the NES regulations are considered to apply to the site. Subdividing or changing land use is a permitted activity under section 8(4)(b) of the NES if the report on the PSI states that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

The potential of contamination to soil and waterways associated with the identified sources of contamination are considered low to moderate (refer to Table 1 above), it is highly unlikely that there will be a risk to human health with a change in land use.

The site is considered to be suitable for rezoning as Residential 2, with any consent granted for the site, conditional on a detailed site investigation (DSI) being carried out prior to subdivision consent and earthworks consent being granted.

Coffey recommends sampling is undertaken in the vicinity of the identified sources of contamination in addition to soil characterisation samples taken from grazing areas to ensure elevated heavy metals and excessive use of fertilisers are not present.

5. Limitations

The findings of this report should be read together with "Important Information 'About Your Coffey Environmental Report' (attached).

6. References

Civil Plan Consultants (2017) DFH Joint Venture, Graham Block, Pokeno – Proposed Zone Plan. Dated: January 2017, Status: Draft, Ref: GB-101

MfE (2003) Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand. Ministry for the Environment, Wellington, New Zealand. (Revised 2011).

MfE (2004). Ministry for the Environment Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils. Ministry for the Environment, Wellington, New Zealand. (Revised 2011).

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

SW Edbrooke et al. (2011) Geology of Auckland Area, 1:250,000 Geological Map 3, Institute of Geological and Nuclear Sciences, Lower Hutt, New Zealand

URS (2007) Phase 1 – Environmental site assessment, Part Allotment 16 Parish of Mangatawhiri and Lot 2 DP 199997. Dated: 7 November 2007 Ref: 42107561/6000/R001E

Important information about your Coffey Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed

purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred

to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the

background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

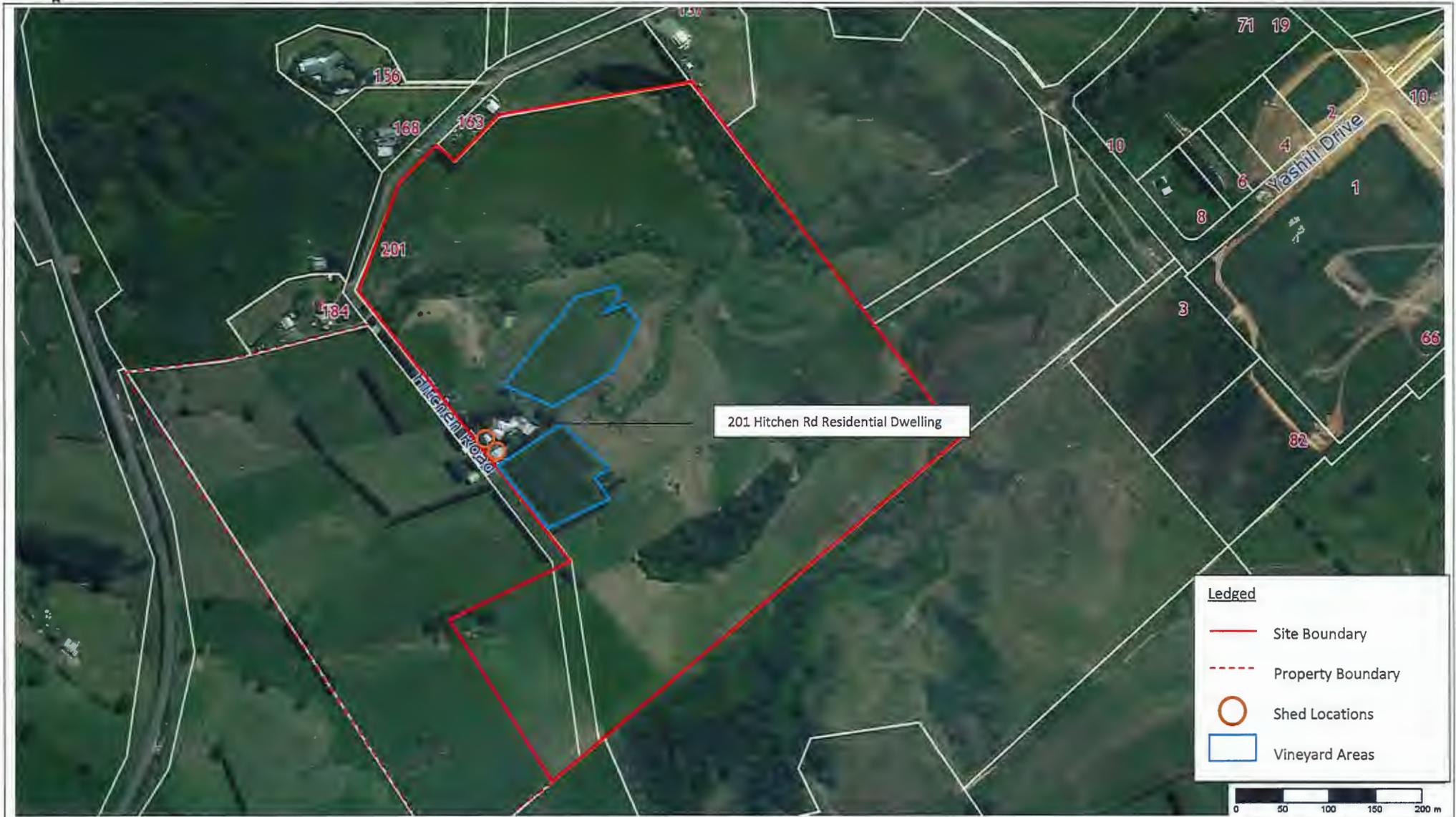
Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Figures

Graham Block - Site Plan

Note: Background image retrieved from the Waikato District Council online intramaps database dated 2/3/17: 2012 Aerial Photograph



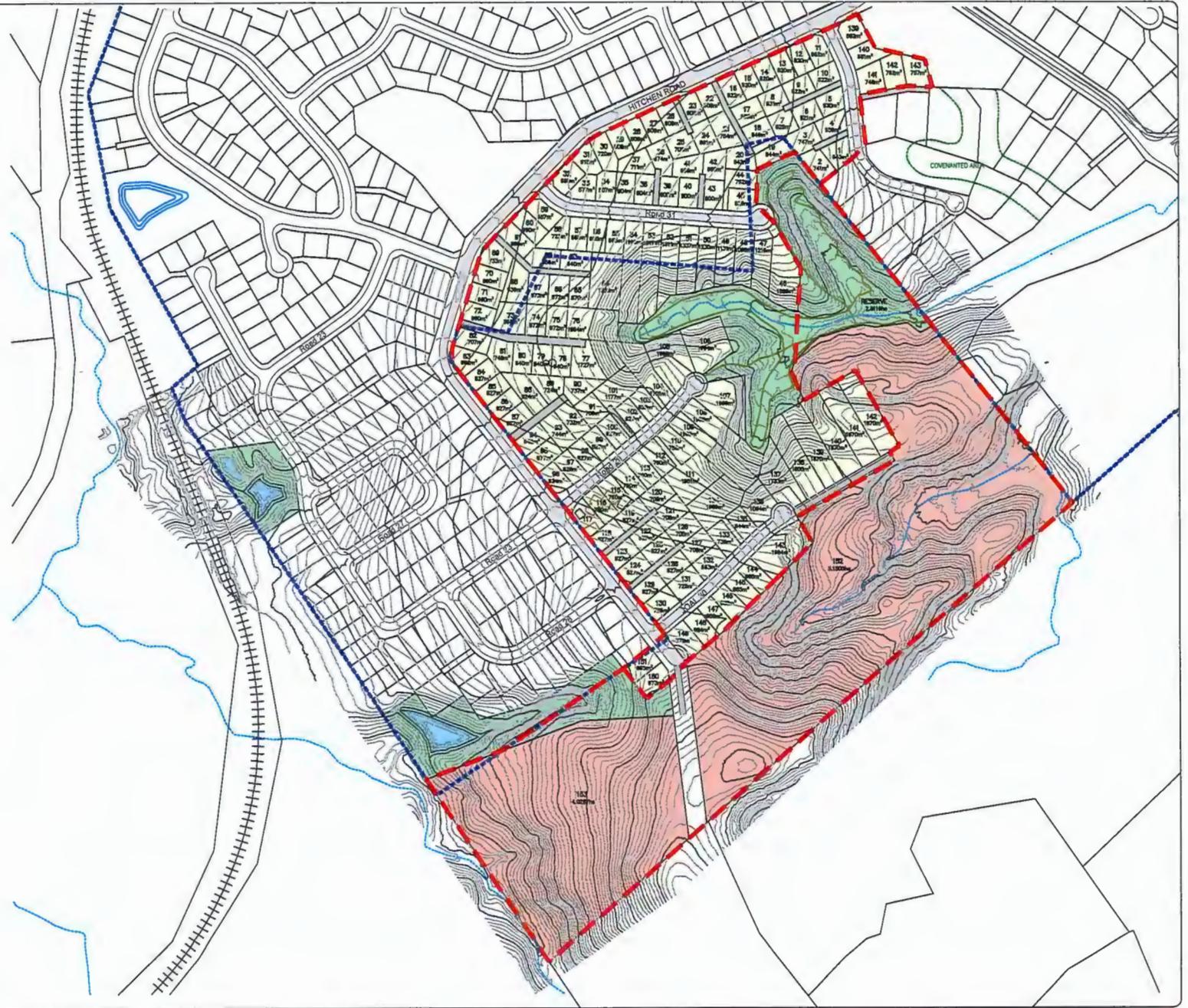
Appendix A – Proposed zoning plan



LEGEND

- EXISTING STRUCTURE PLAN BOUNDARY
- PROPOSED RESIDENTIAL 2 ZONE
- PROPOSED RURAL OR COUNTRYSIDE LIVING
- INDICATIVE RESERVES
- INDICATIVE STORMWATER WETLANDS

PROPOSED RESIDENTIAL 2 (MAX 2000m²) - 151 LOTS



REV	REVISION DETAILS	BY	DATE

PROJECT NO:	RJP	01-17
DATE:	RJP	01-17
DATE:	HSS	01-17

CIVILPLAN
CONSULTANTS

Level 3 AMT Building, 15 Otterley Way, Manukau City, Phone: 2222445

PROJECT TITLE:
**DFH JOINT VENTURE
GRAHAM BLOCK
POKENO**

SHEET TITLE:
PROPOSED ZONE PLAN

ISSUE STATUS: **DRAFT**

SCALE: GRAPHIC SCALE: 0 20 40 60 80 100m

1:2000/1:4000

DRAWING NUMBER: **GB-101**

H:\gms\... CIVILPLAN\ENGIN\GMS\PROJECT\ELP\A\GB-101.DWG

Appendix B – Site notes and photos

Photograph 1: Southern portion of site looking north.



Photograph 2: Northern portion of the site looking south east



CLIENT: Dines Group	PROJECT: 202326	DESIGNED: WS	SITE PHOTOGRAPHS
	DWG #: NA	DRAWN: NM	
	REVISION:		
PROJECT TITLE: Graham Block, Pokeno	SCALE: NA	STATUS: FINAL	 <small>A TETRA TECH COMPANY</small>
	DATE: 03/03/17		



Project No.	AXLEN202326
Date:	16-2-17
Page	of

DAILY FIELD SUMMARY

Project Name: Graham Block

Field Personnel (Initials): RM

Project Manager (Initials): _____

Time	Description of Tasks Undertaken: (Include details onsite, all personnel, standby, phone calls)
9:00	<p>ask to conduct site walkover to confirm information from the URS 2007 PSI, + to confirm if any physical (new) activities have occurred since 2007 that may cause contamination on site</p> <p>from 2007 report to check</p> <ul style="list-style-type: none"> • Slits (x4) confirmed • cattle yards confirmed • oil pit confirmed • Grape vines confirmed
	<p>A thorough walk over confirmed information noted in 2007 PSI & it appears that site activities have not changed. This was confirmed by Mr Graham following a discussion concerning site activities, current site use - grazing for sheep/cattle - grape vines/wine production?</p>
Notes	<p>Weather conditions during site walkover is wet. site conditions is wet.</p> <p>No visual evidence of contamination (ie staining, deep etc) was observed during walkover - excluding potential/contaminating activities noted in 2007</p>

**Appendix C – URS Environmental Site Assessment
Report**

REPORT

Phase I - Environmental Site
Assessment, Part Allotment 16
Parish of Mangatawhiri and Lot 2
DP 199997

Prepared for

Pokeno Landowner Consortium

PO Box 302 877
North Harbour
Auckland

7 November 2007

42107561/6000/R001E

Project Manager:

.....
Simon Berryman
Environmental Scientist

URS New Zealand Limited

Project Director:

.....
Simon Hunt
Asia Pacific Remediation
Practice Manager

Level 6, URS Centre
13-15 College Hill, Auckland
PO Box 821, Auckland
New Zealand
Tel: 64 9 355 1300
Fax: 64 9 355 1333

Date: 7 November 2007
Reference: 42107561/6000/R001E
Status: Draft

Contents

1	Introduction	1-1
1.1	Background	1-1
1.2	Scope of Work	1-2
1.3	Structure of Report	1-2
2	Site Description and Environmental Setting.....	2-1
2.1	General Information.....	2-1
2.2	Topography	2-4
2.3	Geology.....	2-4
2.4	Hydrology and Hydrogeology.....	2-4
3	Site History	3-1
3.1	Review of Franklin District Council Records.....	3-1
3.2	Review of Environment Waikato Records.....	3-1
3.3	Historic Title Search	3-1
3.4	Aerial Photographs.....	3-2
3.5	Previous Contamination Assessments.....	3-4
3.6	Discussions with Site Representatives.....	3-4
4	Site Condition and Surrounding Environment	4-1
4.1	Site observations	4-1
5	Summary of Potential Soil and Groundwater Contamination	5-1
5.1	Potential Contamination Sources and Environmental Sensitivity.....	5-1
6	Conclusion and Recommendations	6-1
6.1	Conclusion and Recommendations.....	6-1
7	Limitations	7-1

Tables, Figures, Appendices

Tables

Table 1-1	Structure of Report.....	1-2
Table 2-1	Site Description Summary Table	2-1
Table 3-1	Summary of Historic Certificates of Title.....	3-1
Table 3-2	Aerial Photograph Review	3-3
Table 5-1	Potential Sources of Contamination	5-1

Figures

Figure 2-1	Site Location	2-2
Figure 2-2	Site Layout	2-3

Appendices

- A. Historic Certificates of Title
- B. Franklin District Council Correspondence
- C. Information from Environment Waikato
- D. Historic Aerial Photographs
- E. Site Photographs

Section 1

Introduction

1.1 Background

URS New Zealand Limited (URS) has been engaged by Pokeno Landowner Consortium (PLC) to prepare an addendum to a previous Phase I Environmental Site Assessment Report¹. The purpose of the Phase I Environmental Site Assessment Report and this addendum report is to provide an assessment of environmental conditions within the proposed Pokeno Structure Plan area to accompany an application to Franklin District Council for a plan change covering this area. The Pokeno Structure Plan is intended to identify areas for future commercial, residential and rural use.

In the previous Phase I Environmental Site Assessment Report, the properties legally described as Part Allotment 16 Parish of Mangatawhiri (201 Hitchen Road) and Lot 2 DP 199997 (no known street address) were excluded from the assessment. Subsequently, URS has been engaged to assess these properties and provide a separate report as an addendum to the original report.

1.1.1 The Pokeno Structure Plan

Pokeno is located in the far north of the Waikato Region in the Hunua Ward of the Franklin District. It is approximately 50 km's south of Auckland's Central Business District and 75 km's north of Hamilton's Central Business District, near the administrative boundary between Auckland and Waikato Regions at the crossroads of State Highways 1 and 2, and adjacent to the North Island Main Trunk (NIMT) Rail Line.

As far back as 1863 town planners recognised that Pokeno's location made it well suited for development and originally laid the town out as a service centre for a much wider community. This was never fully realised, however, Pokeno's potential to provide for strategically located urban growth had been established. In 2006, the Commissioners Report to the Franklin District Council Rural Plan Change 14 hearings noted that:

Pokeno and its surrounding hinterland is of considerable strategic importance in providing for growth, given its proximity to major transportation routes. It is suitable as a major growth node to serve the southern area of the District.

PLC, recognising the potential of Pokeno as a growth node, is preparing a Structure Plan and District Plan Change for the area, exploring how Pokeno can grow (looking at a year 2029 planning horizon) in a manner consistent with contemporary planning/urban design theory and established planning policy.

PLC is a consortium of significant landowners within the proposed structure plan area. As such, they support a comprehensive and coordinated master-planned approach to the future growth of Pokeno.

This approach is underlined by their vision for Pokeno that being to build on the existing Town Centre and to integrate it with the proposed new planned community of Pokeno. This will provide:

- A live/work/play balance for present and future residents. This means providing appropriate residential, employment and recreational choices within Pokeno.
- A population that can support urban infrastructure (e.g. reticulated systems).
- Appropriate planning mechanisms and controls that will ensure that the integrity of the surrounding rural hinterland is retained.
- An attractive and desirable living environment.

¹ Pokeno Land Development, Stage 1 – Preliminary Site Contamination Investigation Report, Harrison Grierson Consultants Limited, November 2006.

Section 1

Introduction

This document forms an integral part of the structure planning process, providing technical support and direction to the vision for Pokeno.

1.2 Scope of Work

In accordance with our proposal dated 30 May 2007, URS has carried out the following work in completing this assessment:

- Review existing documentation, including previous site assessment reports and Environment Waikato site contamination information;
- Review of additional information from Environment Waikato;
- Review of information from Franklin District Council;
- A site walkover of the assessment area;
- Review of available historic aerial photographs;
- Review of historic property titles; and
- Preparation of this report summarising the results of the assessment.

1.3 Structure of Report

Table 1-1, below, has been included to meet the requirements of Section 3.1 of the Ministry for the Environment (MfE) document *Contaminated Land Management Guidelines 1 – Reporting on Contaminated Sites in New Zealand* (2001), providing a succinct overview of the content of the full report. Where practical, the sections of the report have been structured in a manner that is consistent with the MfE Guideline.

Table 1-1 Structure of Report

Information Required for Inclusion	Section of Report
Scope of Work	Section 1
Site Description	Section 2
Site History	Section 3
Site Condition and Surrounding Environment	Section 4
Geology and Hydrogeology	Section 2
Sampling Analysis Plan and Sampling Methodology	Not applicable to a non-intrusive PSI
Basis for Assessment Criteria	Section 4, as applicable to this non-intrusive PSI
Results	Sections 2, 3 and 4
Site Characterisation	Section 5
Conclusions	Section 6

Section 2

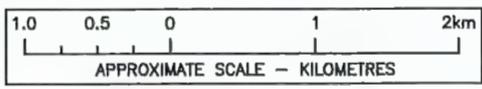
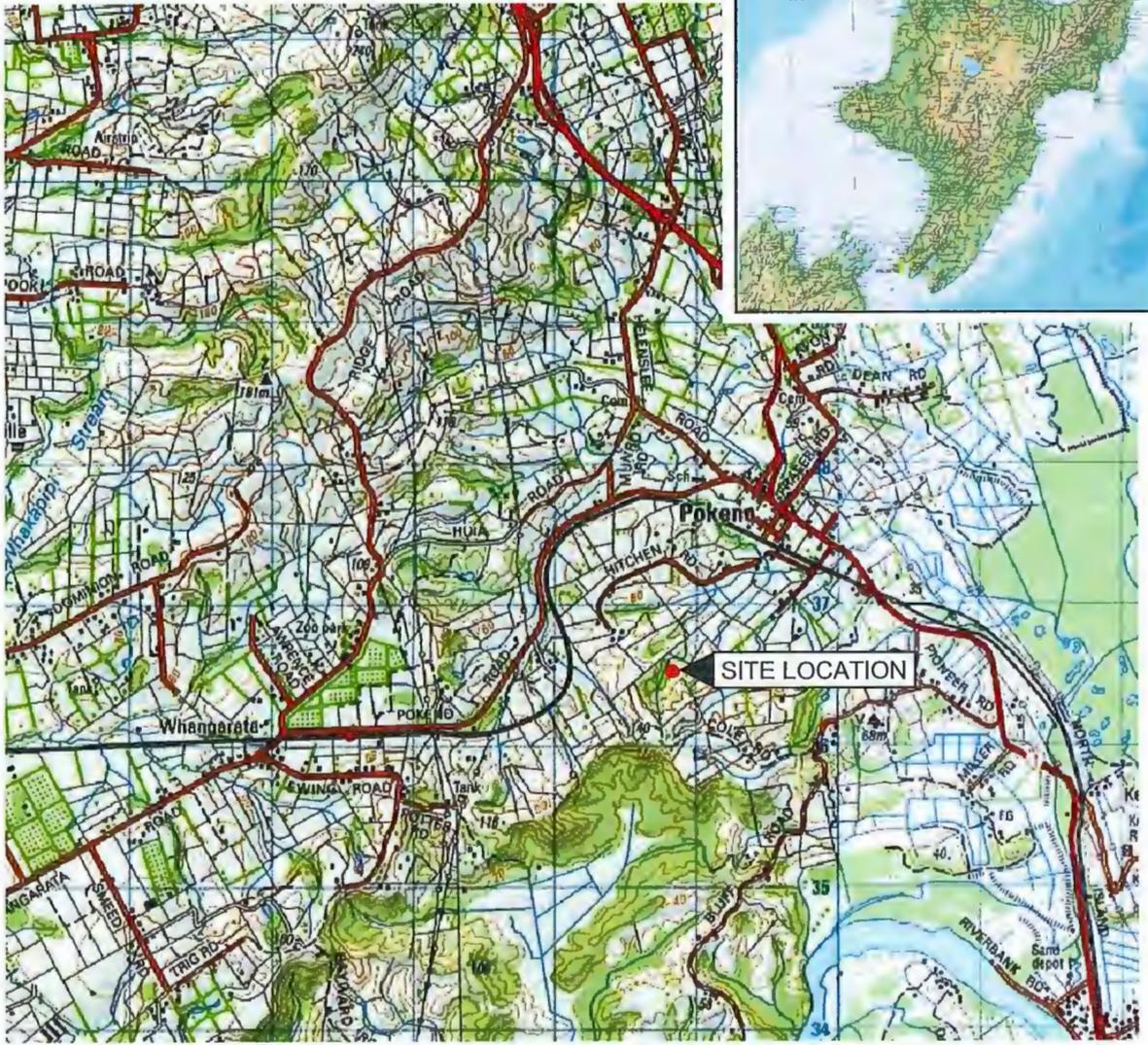
Site Description and Environmental Setting

2.1 General Information

General information about the site is summarised in **Table 2-1**, below.

Table 2-1 Site Description Summary Table

Item	Details
Location	The site is located at the end of Hitchen Road in Pokeno (see Figures 2-1 and 2-2). The site is centred on New Zealand Map Grid reference NZMS 260 R12 887 366 and lies approximately 1 km south-west of Pokeno Township. The site is surrounded by rural properties with the North Island Main Trunk Railway Line running past the north-western corner of 201 Hitchen Rd.
Site Address	<ul style="list-style-type: none"> • 201 Hitchen Road, Pokeno; and • An unknown address on Hitchen Rd.
Legal Description	<ul style="list-style-type: none"> • Pt Allot 16 Parish of Mangatawhiri • Lot 2 DP 199997
Title Description	<ul style="list-style-type: none"> • NA75C/41 • NA128B/777 Refer to Appendix A for Certificates of Title relating to the subject site.
Current Owner	<ul style="list-style-type: none"> • KJ and PM Graham • Rainbow Water Limited
Local Authority	Franklin District Council Environment Waikato
Zoning	Under the Franklin District Plan (1999) the site is zoned Rural .
Current Site Use	201 Hitchen Rd (Pt Allot 16 Parish of Mangatawhiri) is used for a mixture of vineyards, sheep and cattle farming. The adjacent property (Lot 2 DP 199997) appears to be unused.
Proposed Future Site Use	The current site uses are proposed to continue for the short to medium term.
Surrounding Land Use	Rural
Site Area	The total site area is approximately 53.5862 hectares (37.5322 ha and 16.0540 ha).
Previous Assessment Reports	No environmental reports for the subject site were identified, although the Harrison Grierson report covers adjacent properties to the north, east and south.



SITE LOCATION
Figure 2-1



SITE LAYOUT
Figure 2-2

Section 3

Site History

3.1 Review of Franklin District Council Records

Information regarding the site was requested from Franklin District Council, their response is attached in **Appendix B**. Franklin District Council reported the following:

- Application was made for the subdivision of 201 Hitchen Road in 1988;
- A landuse application was received to establish a winery in 1997;
- A landuse application was received for construction of a hay shed in 2000; and
- The site is bordered by an aggregate extraction zone.

3.2 Review of Environment Waikato Records

Environment Waikato confirmed that 201 Hitchen Road is listed in their Selected Land Use List as a site where contamination may be present (see attached correspondence in **Appendix C**). This is due to the site's current use as a vineyard, which fits into Environment Waikato's definition of an 'orchard'. It should be noted that this classification suggests that contamination may be present, but no soil sampling has been carried out at the site.

Environment Waikato did not hold any information regarding Lot 2 DP 199997.

3.3 Historic Title Search

A search of current and historical Certificate of Title (CT) records held by Land Information New Zealand (LINZ) was conducted as part of this assessment. **Table 3-1**, below, gives a chronological summary of the CTs relating to the subject site. Copies of the relevant CTs are attached in **Appendix A**.

Table 3-1 Summary of Historic Certificates of Title

Legal Description	Time Frame	Owner
Part Allotment 16 Parish of Mangatawhiri 755/201	18 May 1939 – 13 October 1945	Philip Reginald Hitchen
	13 October 1945 – 24 August 1962	Louis Henry Moyle (farmer) and Eileen May Moyle (wife)
	24 August 1962 – 4 December 1974	John Alexander Thomason (farmer) and Marie Valerie Thomason (wife)
	4 December 1974	CT cancelled (new CT issued 31A/410)
Part Allotment 16 Parish of Mangatawhiri 31A/410	4 December 1974 – 26 May 1987	Alexander Lackaduff Boyd (farmer) and Phyllis Lillian Boyd (wife)
	26 May 1987 – 31 January 1989	Kelvin Ray Bint (farmer) and Jean Mavis Bint (farmer)
	31 January 1989	CT cancelled (new CT issued 75C/41)
Part Allotment 16 Parish of Mangatawhiri	31 January 1989 – 23 September 1994	Kelvin Ray Bint (farmer) and Jean Mavis Bint (farmer)

Section 3

Site History

75C/41	23 September 1994 – present	Kenneth John Graham and Patricia Margaret Graham
Allotments 309 and 310 Parish of Mangatawhiri 1011/287	2 May 1952 – 28 June 1965	Clifford Paul (farmer)
	28 June 1965	CT cancelled (new CT issued 6A/1110)
Lot 310 and part allotment 309 Parish of Mangatawhiri 6A/1110	28 June 1965 – 18 December 1979	Hall Services Limited
	18 December 1979	CT cancelled (new CT issued 46D/833)
Lot 2 DP 89760 46D/833	18 December 1979 – 29 February 1980	Hall Services Limited
	29 February 1980 – 16 June 1980	John Morrison Hall (farmer) and Judith Anne Hall (farmer)
	16 June 1980 – 10 August 1983	John Ellis Clotworthy (butcher) and Helen Jocelyn Clotworthy (wife)
	10 August 1983	CT cancelled (new CT issued 52D/923)
Lot 2 DP 89760 52D/923	10 August 1983 – 22 August 1996	David Scott Hall (farmer) and Glenda Doris Hall (farmer)
	22 August 1996	CT cancelled (new CT issued 106D/729)
Lot 2 DP 174153 106D/729	22 August 1996 – 20 January 1997	David Scott Hall (farmer) and Glenda Doris (farmer)
	20 January 1997 – 14 September 2000	Paul William Cleaver (builder) and Diane Janice Cleaver (wife)
	14 September 2000	CT cancelled (new CT issued 128B/777)
Lot 2 DP 199997 128B/777	14 September 2000 – 13 December 2000	Paul William Cleaver and Diane Janice Cleaver
	13 December 2000 – present	Rainbow Water Limited

3.4 Aerial Photographs

Aerial photographs of the site and surrounding areas were sourced from Harrison Grierson and reviewed on 27 July 2007. The review included an assessment of the photographs for evidence of previous site activities and development that may suggest the potential presence of hazardous materials at, and in the vicinity of, the subject site. Findings are summarised in **Table 3-2**, overleaf. The aerial photographs are presented in **Appendix D**.

Section 3

Site History

Table 3-2 Aerial Photograph Review

Date	Scale	Source	Ref	Key Features identified
29 April 1942	1:16,000	Harrison Grierson	SN 192, 281/35	<p>The subject site appears to be predominantly farmland, with trees and/or scrub in the gullies on the eastern side of the site. Buildings are present near the end of Hitchen Road, which are assumed to be a farmhouse and farm buildings, although it is hard to determine the number of buildings. Some fence lines appear to be delineated by trees on the western part of 201 Hitchen Road.</p> <p>The surrounding properties also appear to be farmland, with more trees and shrubs present in the gullies on these properties. The North Island Main Trunk Railway Line is visible to the west of the site.</p>
18 December 1961	1:16,000	Harrison Grierson	SN 1397, 3252/32	<p>The site appears to be largely unchanged from the previous aerial photograph. Some of the trees and/or shrubs have been removed from the gullies on the site. The buildings at 201 Hitchen Road are more clearly visible in this photograph. There appear to be four structures (either buildings or stock yards) on the property, including a house within a rectangle of trees.</p> <p>There appears to have been little change to surrounding properties.</p>
15 April 1975	1:50,000	Harrison Grierson	SN 3800 Q/10	<p>The scale of the photograph prevents the observation of small-scale changes on the site. In general, the site appears unchanged from the previous aerial photograph.</p>
21 July 1981	1:25,000	Harrison Grierson	SN 5783 Z/16	<p>The site appears largely unchanged from the previous photographs. Many of the tree and shrubs appear to have been removed from the gullies on the eastern side of the site.</p> <p>There appears to have been little change to surrounding properties.</p>

Section 3

Site History

Date	Scale	Source	Ref	Key Features identified
2005	1:3,000	Harrison Grierson	Negative number H22070743	<p>The site appears largely unchanged from the previous photographs, although grape vines have been planted on two paddocks at 201 Hitchen Road. The buildings at 201 Hitchen Road are more clearly visible, with a number of sheds and garages present near the house. A shed is also present near the entrance to the site from Hitchen Road and cattle yards are present at the end of the driveway. Mature pine trees are present near the northern boundary of 201 Hitchen Road. The trees appear to have regrown in the gully on Lot 2 DP 199997, with gorse also present.</p> <p>There appears to have been little change to surrounding properties.</p>

3.5 Previous Contamination Assessments

No previous environmental assessment reports covering the subject site were identified as part of this assessment. However, the Harrison Grierson report addresses potential contamination on adjoining properties. The Harrison Grierson report identifies the following activities on properties near the subject site:

- Dairy farming;
- Crops;
- Market gardening; and
- Cattle farming.

The Harrison Grierson report also identifies areas of potential contamination in the vicinity of the site. These are:

- A farm dump at 116 Hitchen Road; and
- A pond within Lot 2 DP 321866.

Based on the nature of the potential contamination in these areas, it is considered unlikely that contamination (if it is present in the areas identified) has migrated onto the subject site.

3.6 Discussions with Site Representatives

Ken Graham, owner of 201 Hitchen Road, was asked about the site history during the site walkover on 5 July 2007. The key information provided by Mr Graham is summarised below:

- Mr Graham has owned the site since 1994;
- The site has been used for farming (cattle and dairy) since about the 1850s;
- Mr Graham is not aware of any chemicals being disposed of in the offal pit;
- Diesel used on site is purchased as required and there is no bulk storage;

Section 3

Site History

- Mr Graham also reported that the following copper-based chemicals were used on vines at the site:
 - Cuprofix; and
 - Kocide 2000.

DRAFT

Section 4

Site Condition and Surrounding Environment

4.1 Site observations

A site visit was conducted on 5 July 2007. During this visit, areas of interest identified during the desktop review were examined. Additional features were also observed and key findings have been summarised. Site photographs are presented in **Appendix E**.

- An offal pit is present on the western part of 201 Hitchen Rd. The offal pit contains carcasses, tree branches and general rubbish, including empty chemical containers. Corrugated sheets, which may contain asbestos, were present in the offal pit.
- Hitchen Road runs onto 201 Hitchen Road and terminates approximately half way to the southern boundary of the property.
- Two sheds and a cattle yard are present near the end of Hitchen Road. One shed contains a tractor and farm equipment. The second shed is attached to the cattle yards and contains a sheep shearing machine, shearing equipment and general farm tools.
- A garage and sheds are also present adjacent to the house at 201 Hitchen Rd, which contain vehicles, firewood, hay, farm equipment and chemicals.
- Two areas on 201 Hitchen Rd are planted with grape vines.
- A pump shed is present to the south of the end of Hitchen Road.
- A grove of native trees are present in a gully on 201 Hitchen Road.
- A relatively small number of sheep and cattle were present in paddocks on 201 Hitchen Road.
- A large portion of Lot 2 DP 199997 was covered in trees, shrubs and gorse, which restricted access to the majority of the property.
- No fuel tanks were observed on the site.
- No sheep dips were observed on the site.

No evidence of on-site contamination resulting from activities on neighbouring properties was observed.

Section 5

Summary of Potential Soil and Groundwater Contamination

5.1 Potential Contamination Sources and Environmental Sensitivity

Table 5-1, below, summarises the potential sources of contamination identified at the site, based on the site history and site observations.

Table 5-1 Potential Sources of Contamination

Activity	Potential Contaminants of Concern	Exposure Pathway	Considered Risk and Environmental Sensitivity
Offal pit	Asbestos, heavy metals, farm chemicals	Soil and groundwater	<p>The environmental sensitivity of the site with regard to underlying soil and groundwater is considered low to moderate, given the following:</p> <ul style="list-style-type: none"> • The offal pit appears to be relatively small; • It is unclear if asbestos is present in the corrugated sheets identified; • Only empty chemical containers are reported to have been disposed in the offal pit (although some residual chemicals may have been present); and • No down gradient groundwater users.
Vineyard	Copper-based chemicals	Soil and groundwater	<p>The environmental sensitivity of the site with regard to underlying soil and groundwater is considered low to moderate, given the following:</p> <ul style="list-style-type: none"> • Relatively short period of use (since 1994 at earliest); and • No down gradient groundwater users.
Farm sheds	Farm chemicals	Soil and groundwater	<p>The environmental sensitivity of the site with regard to underlying soil and groundwater is considered low, given the following:</p> <ul style="list-style-type: none"> • The majority of sheds have concrete floors; and • There was no evidence of spills within the sheds.

Section 6

Conclusion and Recommendations

6.1 Conclusion and Recommendations

URS has completed a Phase I Environmental Site Assessment of available information relating to the subject site and adjacent land parcels. The information obtained from a review of records held by Environment Waikato, Franklin District Council, Land Information New Zealand, historic aerial photographs, previous reports and a subsequent site visit has indicated that present land use activities (use of offal pit and copper based chemicals), along with the likely storage of chemicals at the site over an extended period of time, may have resulted in contamination at the site. The risk associated with these activities is considered to be low to moderate with little or not risk to current site users.

It should be noted that, while sheep farming has occurred on the site in the past 10 to 15 years, no sheep dips were observed and there are no records of historic sheep farming. There is also no evidence of bulk fuel storage having taken place on the site.

Prior to the subdivision or redevelopment of areas where potential contamination has been identified (as listed below), it is recommended that these areas be subject to further investigation to determine the presence of the identified potential contaminants of concern. The areas where further investigation should be carried out are:

- Offal pit (potential asbestos containing material, heavy metal and chemical contamination);
- Grape vines (diffuse use of copper-based chemicals); and
- Farm sheds (storage of chemicals over an extended period of time).

Section 7

Limitations

This Phase 1 environmental audit addresses the likelihood of environmental liability resulting from past and current known uses of the property and the immediately adjacent properties. This assessment is limited to visual observation of surface conditions at the property, interview(s) with personnel and a review of reports and literature. Sampling and laboratory analysis are not undertaken by URS as part of this assessment. Opinions and recommendations contained in this report are based upon data provided by representatives of [Insert Client and other specific sources of data], information gained during site inspection, employee interviews, information obtained from government authorities' records and other third parties. This approach reflects current professional practice for Phase 1 environmental audits. No warranty or guarantee of property conditions is given or intended.

This assessment addresses the likelihood of hazardous substance contamination resulting from past and current known uses of the subject facility. But given the limited and mutually agreed scope of work, URS does not guarantee that hazardous materials do not exist at the subject property. Similarly, a property which appears to be unaffected by hazardous materials at the time of our assessment may later, due to natural phenomena or human intervention, become contaminated.

As a result, certain conditions such as those listed hereafter may not have been revealed:

- naturally occurring toxins in the sub-surface soils, rocks, water or the toxicity of the on-site flora;
- toxicity of substances common in current habitable environments such as stored household products, building materials and consumables;
- sub-surface contaminant concentrations that do not exceed present regulatory standards but may exceed future standards; and/or
- unknown site contamination such as dumping or accidental spillage which may occur following the site visit by URS.

URS cannot be responsible for changes in conditions that occur after the date of this report, whether they are hazardous or otherwise.

Opinions and recommendations presented herein apply to the site existing at the time of our assessment and cannot necessarily apply to site changes of which URS is not aware and has not had the opportunity to evaluate.

Appendix A

Historic Certificates of Title

DRAFT

NEW ZEALAND.

Reference: *Land Transfer (Compulsory Registration of Titles) Act, 1924.*
Deeds Indx. 7A.621.
Application No. 314C1C.



Register-book,
 Vol. 755, folio 201.

755/201

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND ~~AREA~~

This Certificate, dated the eighteenth day of May, one thousand nine hundred and thirty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that PHILIP REGINALD HITCHEN of AKHENO, STREET,

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, to be the several admeasurements ^{THOSE} a little more or less, that is to say: All ~~that~~ ^{those} parcels of land containing together One hundred and seven acres fourteen perches and nine-tenths of a perch more or less being parts of allotment 16 of the Parish of Mangatawhiri

METRIC AREA IS 43.3390 ha
43,3390 ha
 Conversion Factors:
 1 Acre = 4046m²
 1 Perch = 25.29m²
 1 Link = 2012 metres



E. K. Adams

Assistant District Land Registrar.

Outstanding mortgage No. 283634 (R322.340) as per order of Court of Review No. 417523 (R322.340) registered in favour of Philip Reginald Hitchen to His Majesty the King (Discharged Soldiers Settlement Amendment Act, 1917).

E. K. Adams

Asst. Ld. Regr.

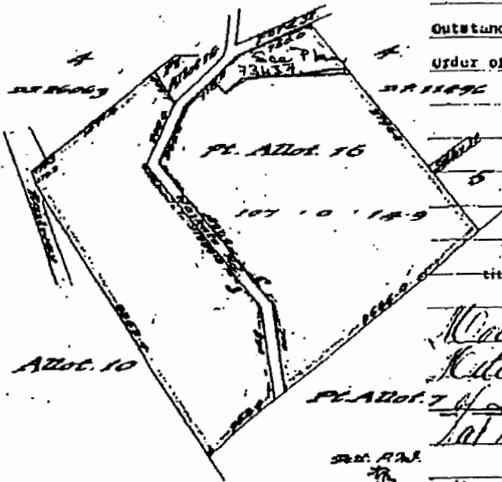
Outstanding Mortgage No. 295193 (R348.349) as per order of Court of Review No. 417523 (R348.349) registered in favour of Philip Reginald Hitchen to His Majesty the King (Discharged Soldiers Settlement Act, 1915).

E. K. Adams

Asst. Ld. Regr.

This certificate of title has ceased to be limited as to title. Entered 14.7.1939

E. K. Adams
 Asst. Land Registrar.



Wendell P. 350.51
Kitchin to His Majesty the King
 of New Zealand, registered 26.7.1939
 101 12 3/4 in

259th certificate of charge under
DISCHARGE
 of 1924 Land Transfer Act
 Produced 3.10.1940 at 9.10.40

E. K. Adams
 a. l. r.

755/201 755/201

755/201

755/201

Transfer 444348 Philip Reginald
Litcher D Louis Henry Morda
of Phene Farmer and Feliza Mimi Morda
his wife. Produced 13/10/68 at 1.40c

Mortgage 476455 to Mrs
Russell and John Morda
Produced 5/10/68 at 1.15c

Mortgage 476459 to Mrs
and Robert Morda
Produced 8/10/68 at 1.00c

Transfer 685446 to John Alexander Thomson
of Phene Farmer and Marie Helen Thomson
his wife. Produced 24.8.1968 at 12.10 o/c and
Extend 27.11.1968 at 1.53 o/c. Morda A.L.R.

077100-1
Mortgage 476455
To State Morda of New Zealand
Produced 1.10.68 at 1.15 o/c
and extend 27.11.1968 at 1.50 o/c.

A 399133 Mortgage
SERTRUD GREEN
at 11.45 o/c
Produced 11
ALB.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 213A LAND TRANSFER ACT 1952.
L. G. Gorman A.L.R.

077100-2f } Cancelled as to Lot
0905 } 1 Plan 73437 being
30-10-1974 } and a new CT issued
29c/114.
Not posted out

079417.1 Transfer of Morda
to Alexander Lockadoff Boyd
and Phyllis Gillian Boyd -
- 4.12.1974 at 3.120c
31A/410

Cancelled.
Duplicate Registered.



References
Prior C/T 755/201

Transfer No. 079417.1
N/C. Order No.

DUPLICATE DESTROYED Land and Deeds 69



REGISTER

LIMITED AS TO PARCELS

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of December one thousand nine hundred and seventyfour under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

LILLIAN WITNESSETH that ALEXANDER LACKADUFF BOYD of Ramarama, farmer and PHYLLIS/BOYD his wife as tenants in common in equal shares 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 hercon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 42.0615 hectares more or less being parts of Allotment 16, Parish of Mangatawhiri.



Sawara
Assistant Land Registrar

B.668200.1 Transfer to Kelvin Ray Bint and Jean Mavis Bint both of Pukekohe farmers - 26.5.1987 at 1.38 o'c

Paulo

A.L.R.

B.668200.2 Mortgage to Alexander Luckaduff Boyd and Phyllis Lillian Boyd - 26.5.1987 at 1.38 o'c

Paulo

A.L.R.

B.951318.1 Transmission of Mortgage B.668200.2 to Phyllis Lillian Boyd as survivor - 13.7.1988 at 11.30 o'c

Plan 127429 Lodged
29 SEP 1988

Paulo

A.L.R.

B.947138.1 Certificate of Compliance under Section 306(1) (f)(i) Local Government Act 1974 (affects Plan 127429) - 31.1.1989 at 2.41 o'c.

Paulo

A.L.R.

B.947138.2) Cancelled as to O.N.C.T.) Lot 1 Plan 127429 31.1.1989) and a new CT issued: 74B/528

Paulo

A.L.R.

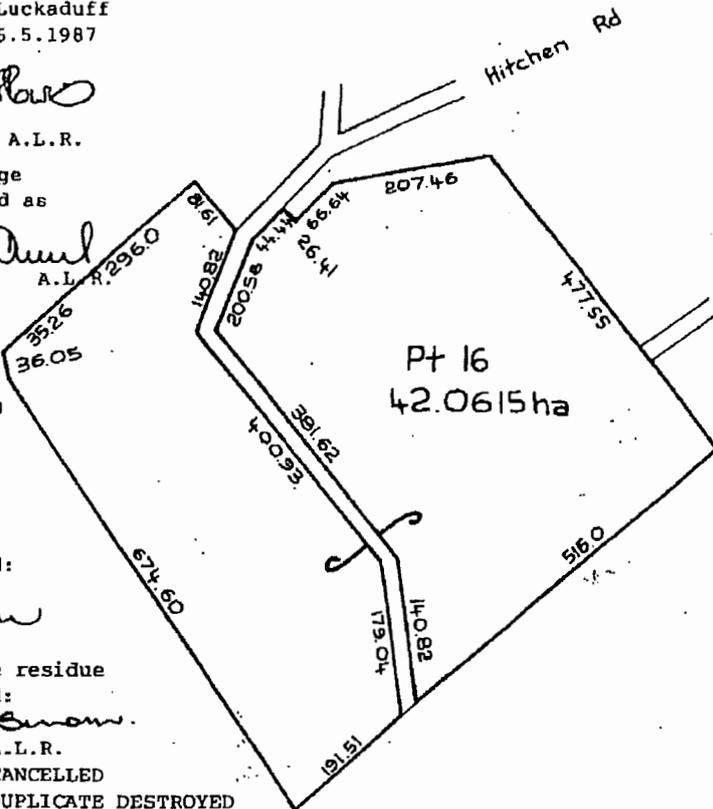
B.947138.3) Cancelled as to the residue O.N.C.T.) and a new CT issued: 31.1.1989) 75C/41

Measurements are Metric

Paulo

A.L.R.
CANCELLED
DUPLICATE DESTROYED

1 Maramarua S.D.



No. 31A/410

No. 31A/410

JMS





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels**



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier NA75C/41
Land Registration District North Auckland
Date Issued 31 January 1989

Prior References
NA31A/410

Estate Fee Simple
Area 37.5322 hectares more or less
Legal Description Part Allotment 16 Parish of Mangatawhiri

Original Proprietors
Kenneth John Graham and Patricia Margaret Graham

Interests
C658386.2 Mortgage to Bank of New Zealand - 23.9.1993 at 2.36 pm

Identifier

NA75C/41

References
Prior C/T 31A/410.
Transfer No.
N/C. Order No. B.947138.3

Land and Deeds 69



REGISTER

LIMITED AS TO PARCELS

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of January one thousand nine hundred and eightynine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that KELVIN RAY BINT and JEAN MAVIS BINT, both of Pukekohe, farmers are

in possession 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 37.5322 hectares more or less being parts Allotment 16 Parish of Mangatawhiri



Assistant Land Registrar

B.668200.2 Mortgage to (now) Phyllis Lillian Boyd - 26.5.1993 at 1.38 o/c.
CO92093-1
Discharged by W. H. P. O. 10/1/94
A.L.R.

C.658386.1 Transfer to Kenneth John Graham cardiothoracic surgeon and Patricia Margaret Graham gentileperson both of Auckland - 23.9.1994 at 2.36 oc
W. H. P. O.
A.L.R.

C.658386.2 Mortgage to Bank of New Zealand - 23.9.1993 at 2.36 oc
W. H. P. O.
A.L.R.

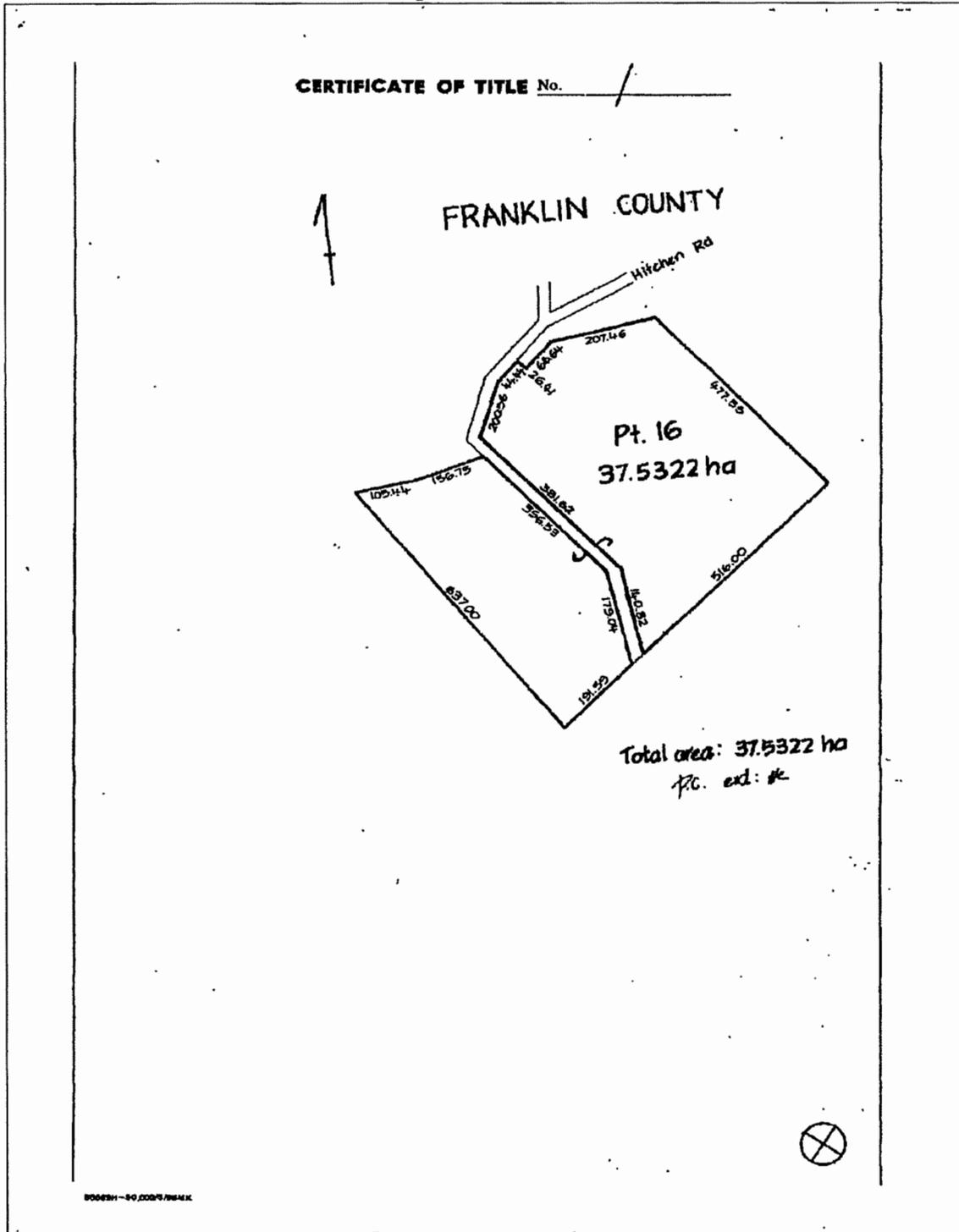
TH
mm

No. 75C/41

Measurements are Metric

Identifier

NA75C/41



NEW ZEALAND

Register-book.

Vol. 1011, folio 257

Warrant No. 5517
Reference: P.R. Vol. 201 folio 31
Transfer No. 507315



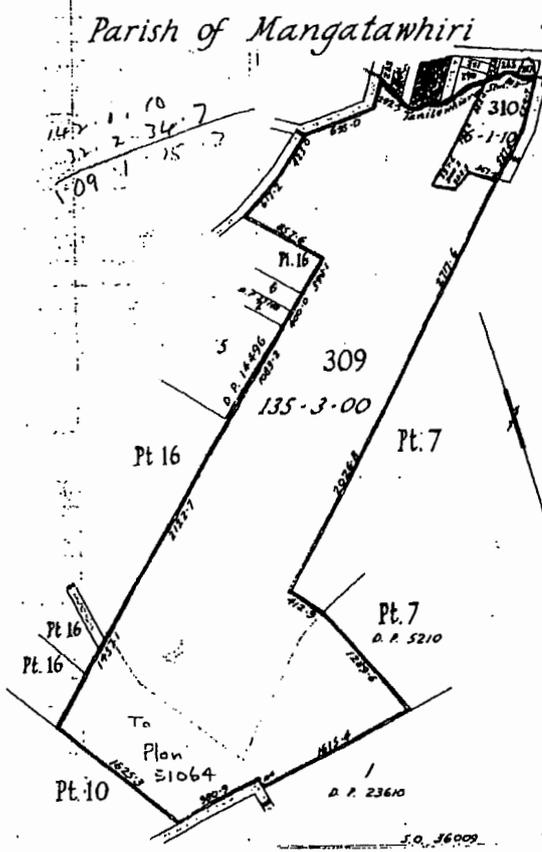
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the second day of May, one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that CLIFFORD PAUL of Pokeno, farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, which said land, is in the said Warrant expressed to have been originally acquired by David MacDonald

as from the thirteenth day of June, one thousand nine hundred and fifty under Section 4 of the Discharged Soldiers Settlement Act, 1921-1952, that is to say: All that parcel of land containing one hundred and forty-two acres ten perches more or less being Allotments 309 and 310 Parish of Mangatawhiri.

David Macdonald
Assistant District Land Registrar.



Subject to the same restrictions as are imposed in the case of leases by Section 206 of the Land Act, 1921.
Subject to the reservations imposed by Section 8 of the Coal Mines Amendment Act, 1950.
Mortgage 368157 Clifford Paul to Thornton Jackson and George William Sanders of Pokeno 24/1952 at 1.530% c.
Mortgage 456278 Clifford Paul Produced 2-7-52 at 10% c.
Discharge of Mortgage 456278 as to Lot 1 Plan 51064 Produced 5-12-1962 at 12.20% c.
Mortgage 691320 of Lot 7 Plan 51064 to Alfred Ernest George Gieck and John Abraham Gieck Produced 5-12-1962 at 12.20% c.
Mortgage 34803 Ernest Gieck and John Gieck to Hall Services Limited Produced 28-6-1965 at 10.20% c.
6/6/52

S.O. 36009
Scale: 10
T. S. ROSS
C. ALLEN
B. M. FITZGERALD

Total Area: 142-0-10

CANCELLED



References
Prior C/T: 1011/287

Transfer No. A.85760
N/C. Order No.



Duplicate Destroyed
REGISTER

Land and Deeds 59

No. GA/1110

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of June one thousand nine hundred and sixty-five under the seal of the District Land Registrar of the Land Registration District of North Auckland

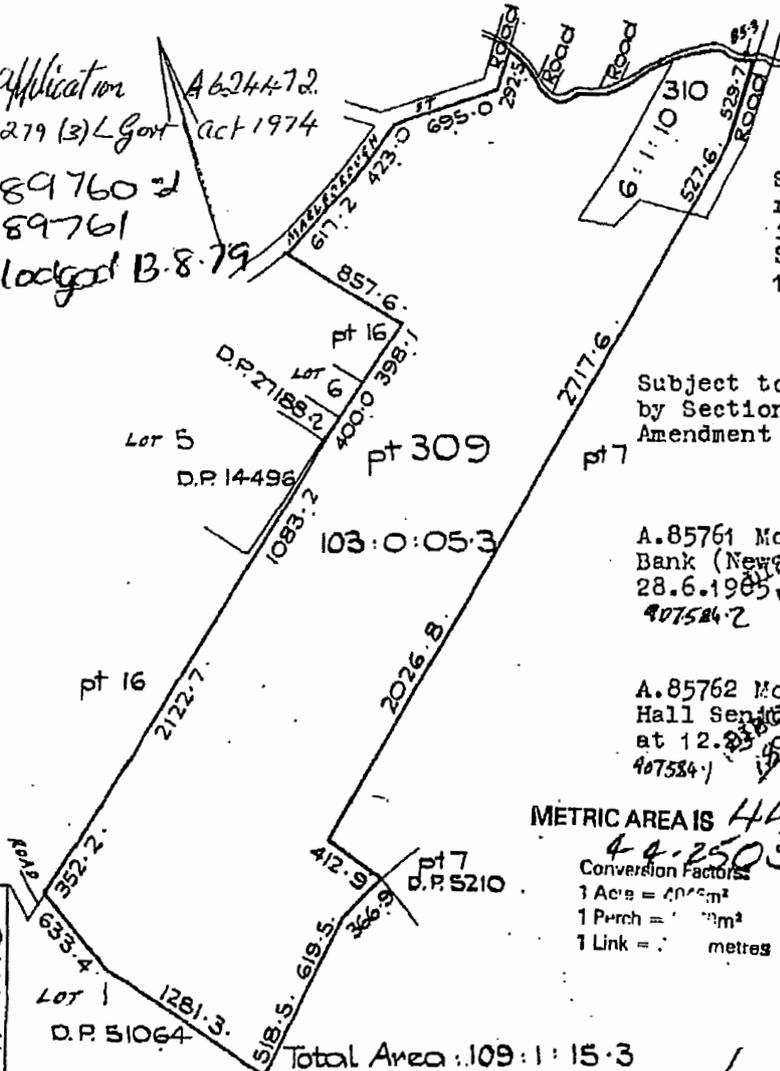
WITNESSETH that HALL SERVICES LIMITED at Auckland

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 one hundred and nine acres one rood fifteen decimal three perches more or less being Lot 310 and part of Allotment 309 Parish of Mangatawhiri.

1 Maramarua S.D.

Handwritten mark

*Application A624472
279 (3) L Govt Act 1974
89760 2
89761
lodged B.8.79*



K. Cannon
Assistant Land Registrar

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

K. Cannon
A.L.R.

Subject to the reservations imposed by Section 8 of the Coal Mines Amendment Act 1950.

K. Cannon
A.L.R.

A.85761 Mortgage to A.N.Z. Savings Bank (New Zealand) Limited. Produced 28.6.1965 at 12.25 p.m. 407534.2

K. Cannon
A.L.R.

A.85762 Mortgage to John Morrison Hall Services Limited. Produced 28.6.1965 at 12.25 p.m. 407534.1

K. Cannon
A.L.R.

METRIC AREA IS *44 2505ha*
Conversion Factors:
1 Acre = 4046.86 m²
1 Perch = 39.6 m²
1 Link = 0.092903 m²

Total Area 109:1:15.3
Scale: 1 inch = 10 chains.

Dett. Col. Ehu

No. GA/1110

6A/1110

907584.3) Cancelled as to Lot 2 Plan
ONCT) 89760 and a new C.T.
18.12.1979) issued
46D/833

T. Morgan
S.A.L.A.

Pursuant to Section 306(3) Local
Government Amendment Act 1978
Lot 5 Plan 89761 is vested in the
Franklin County Council as road

T. Morgan

907584.4) Cancelled as to Lots 3
ONCT) and 4 Plan 89761 and
18.12.1979) new C.T. issued
46D/834 & 835

T. Morgan
S.A.L.A.

907584.5) Cancelled as to the
ONCT) residue and a new
18.12.1979) C.T. issued
47A/35B

T. Morgan
S.A.L.A.

Cancelled
Duplicate Destroyed
11



References

Prior C/T 6A/1110

Land and Deeds 69

Transfer No.

N/C. Order No. 907584.3



REGISTER

No. 46D/833

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of December one thousand nine hundred and seventynine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HALL SERVICES LIMITED at Auckland

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 13.7516 hectares more or less being Lot 2 Deposited Plan 89760 and being part Allotment 309 Parish of Mangatawhiri.



Assistant Land Registrar

~~5103755~~
~~Subject to Section 308 (2) Local Government Amendment Act 1978.~~
(vide 19075 &c. 5)

J. Hall
A.L.R.

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

J. Hall
A.L.R.

Subject to the reservations imposed by Section 8 Coal Mines Amendment Act 1950.

J. Hall
A.L.R.

761932.1 Transfer to John Morrison Hall of Pokeno farmer and Judith Anne Hall of Pokeno farmer - 29.2.1980 at 10.15 o/c

J. Morrison
A.L.R.

953004.1 Transfer to John Ellis Clotworthy of Pokeno butcher and Helen Jocelyn Clotworthy his wife - 16.6.1980 at 11.15 o/c

J. Clotworthy
A.L.R.

953004.2 Mortgage to John Morrison Hall and Judith Anne Hall - 11.15 o/c

8/40875.1

DELETED
J. Morrison
A.L.R.

B.203755.2 Transfer to David Scott Hall and Glenda Doris Hall both of Pokeno farmers as tenants in common in equal shares - 10.8.1983 at 11.34 o/c

D. Scott
A.L.R.

B.203755.3) Cancelled and new ONCT amalgamated CT 52D/923 10.8.1983) issued

D. Scott
A.L.R.

CANCELLED
DUPLICATE DESTROYED

AH

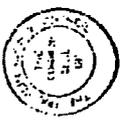
No. 46D/833

Measurements are Metric.

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 27TH DAY OF AUGUST 1971 APPROVING PURSUANT TO SECTION 307 OF THE LOCAL GOVERNMENT ACT 1974 THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OFFSHORE DISTRICT SCHEME THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HEREIN IN THE PRESENCE OF:-

[Signature] CHAIRMAN

[Signature] COUNTY CLERK



THIS PLAN IS CONCURRENT TO DP9751
 LOT 2 HAS NO ROAD FRONTAGE
 THERE IS NO LOT 1 ON THIS PLAN
 NEW CT ALLOCATED:
 LOT 2 - 44-D-1833

REGISTERED OWNER
[Signature]
 MULTIFAMILY UNIT TRUST

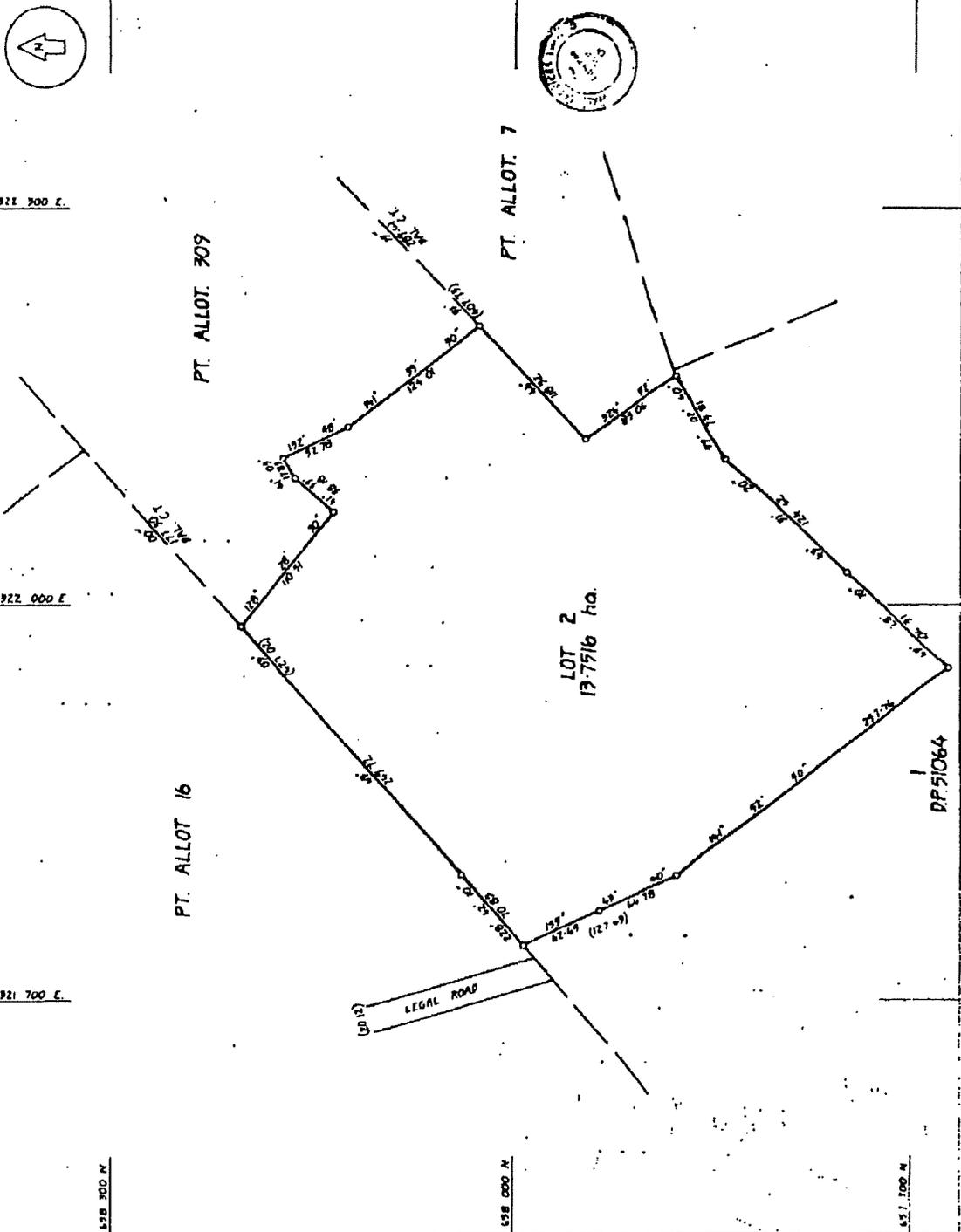
Total Area 13.7516 ha.
 Comprised in CT-9/110 (P)

I, DAVID ALLENDAUER (HEREBY
 Registered Surveyor and holder of an annual practicing certificate
 hereby certify that this plan has been made from surveys conducted
 by me or under my direction that have been made and verified as correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1961
 Given to PUBLIC NOTICE on 3rd day of December
 at HULL 1971

Field Book A Traverse Book
 Reference Plans 5096007, DP9751

Appraised at 10 JUNE
 1971 by *[Signature]*
 Deponed this day of 19

DP 51064
 District Land Registrar
 DP 89760



LOCAL AUTHORITY FRANKLIN COUNTY
 Surveyed by BIRCH & AIREY
 Date JUNE 1971

LOT 2 BEING SUBDIVISION OF
 PT 309 PART OF MARGAMANDA
 DP 51064

LAND REGISTRY ACT 1964
 MUCKLAND
 BURNLEY ROAD, MARGAMANDA

References

Prior C/T 46W/833, 47A/358

Land and Deeds 69

Transfer No.

N/C. Order No. B.203755.3



REGISTER

No.

520 / 923

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of August one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that DAVID SCOTT HALL and GLENDA DORIS HALL both of Pokeno farmers as tenants in common in equal shares are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 42.8508

hectares more or less being parts of Allotments 309 and 310 Parish of Mangatawhiri part of the said Allotment 309 being more particularly described as Lot 2 Deposited Plan 89760



Assistant Land Registrar

Interests at Date of Issue

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

D.036550.1 Certificate of Conditions pursuant to Section 224(c) Resource Management Act 1991 (affects Plan 174152) - 22.8.1996 at 11.01 oc

Subject to the reservations imposed by Section 8 Coal Mines Amendment Act 1950

D.036550.2 Certificate of Conditions pursuant to Section 224(c) Resource Management Act 1991 (affects Plan 174153) - 22.8.1996 at 11.01 oc

956459.3 Mortgage of part (formerly comprised in CT 47A/358) to The Rural Banking and Finance Corporation of New Zealand - 4.8.1980 at 1.50 o/c

D.036550.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 (affects Plan 174153) - 22.8.1996 at 11.01 oc

956459.4 Mortgage of part (formerly comprised in CT 47A/358) to John Morrison Hall and Judith Anne Hall - 4.8.1980 at 1.50 o/c

D.036550.4 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 (affects Plan 174153) - 22.8.1996 at 11.01 oc

B418375.1 Variation of terms of Mortgage 956459.3 - 28.5.1985 at 9.16 oc

D.036550.5) Cancelled as to the following O.N.C.T.) and new C&T issued as shown: 22.8.1996) Lot 1 Plan 174152 - 106D/727 Lot 2 Plan 174153 - 106D/729

C.611566.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.6.1994 at 11.00 o/c

C.611566.3 Memorandum of Priority making Mortgage C.611566.2 a first mortgage and Mortgage 956459.4 a second mortgage - 10.6.1994 at 11.00 o/c

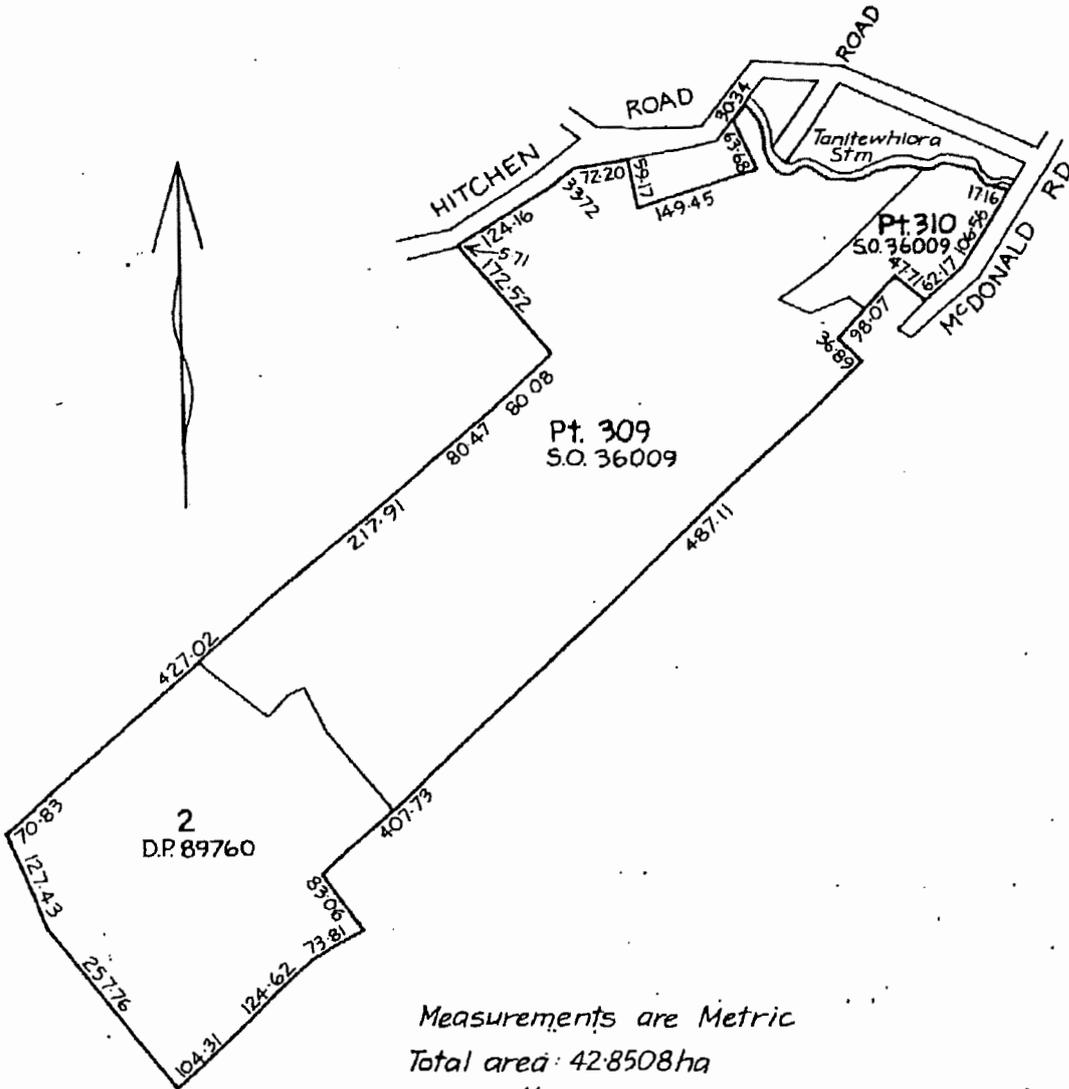
No. 520 / 923

Measurements are Metric

CANCELLED
DUPLICATE DESTROYED

CERTIFICATE OF TITLE No. _____

Franklin County



References:
Prior C/T 52D/923
Document No. D. 036550.5



REGISTER

No. 10,600 729

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of August one thousand nine hundred and ninety six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that DAVID SCOTT HALL and GLENDA DORIS HALL both of Pokeno farmers are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 21.6420 hectares more or less being Lot 2 Deposited Plan 174153



Assistant Land Registrar

Interests at date of issue:

Subject to Section 206 Land Act 1924

Subject to Section 8 Coal Mines Amendment Act 1950

956459.4 Mortgage of part to John Morrison Hall and Judith Anne Hall 4.8.1980 at 1.50 ppc

C.611566.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.6.1994 at 11.00 oc

C.611566.3 Memorandum of Priority making Mortgage C.611566.2 a first mortgage and Mortgage 956459.4 a second mortgage - 10.6.1994 at 11.00 oc

D.036550.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 22.8.1996 at 11.01 oc

D.036550.4 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 22.8.1996 at 11.01 oc

D.036550.6 Bond pursuant to Section 108(1)(b) Resource Management Act 1991 - 22.8.1996 at 11.01 oc

Subject to Section 243(a) Resource Management Act 1991 requiring that the conditional easements specified on Plan 174152 and 174153 be granted or reserved prior to the disposition of the within land

Car A.L.R.

D.088573.3 Transfer to Paul William Cleaver builder and Diane Janice Cleaver his wife both of Pokeno -20.1.1997 at 11.33 oc

M. P. King A.L.R.

Appurtenant hereto is a Right of Way, electricity and telephone easement over the part Lot 6 Plan 11496 marked 'A' & 'B' on Plan 174152 created by Transfer D.088573.3. *CA 105 B/hal*

M. P. King A.L.R.

SEE OVER.....

vm
7-H
729

No. 10,600



Approved pursuant to SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 21ST DAY OF MARCH 1996 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREIN THE COMMON SEAL OF THE FRANKLIN DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:



W. Grabe
MAYOR
CHIEF EXECUTIVE

MEMORANDUM OF EASEMENT

PURPOSE SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
R.O.W. ELECTRICITY & TELEPHONE	LOT 2 HERSON	LOT 1 DP 174152

AREA ② TO BE SUBJECT TO A LAND COVENANT

THIS PLAN IS CONCURRENT WITH DP 7552

REGISTERED OFFICERS -

J. Hall *W. Grabe*
S PS & CS - FL

NEW CT ALLOCATED -
LOT 2 - CB21729

Total Area .. 21,6420 ha

Comprised in .. CT 521925 (B=)

1. POLYURETHANE GRANT CLASSIFIED

Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 22 of the Survey Act 1980 hereby certify that this plan has been made hereon in accordance with the provisions of the Survey Act 1980 and that the survey is correct and has been made in accordance with the Survey Regulations 1980 and any regulations made in substitution thereof
Done at *Pukekohe* this 21st day of *March* 1996
Signature *[Signature]*

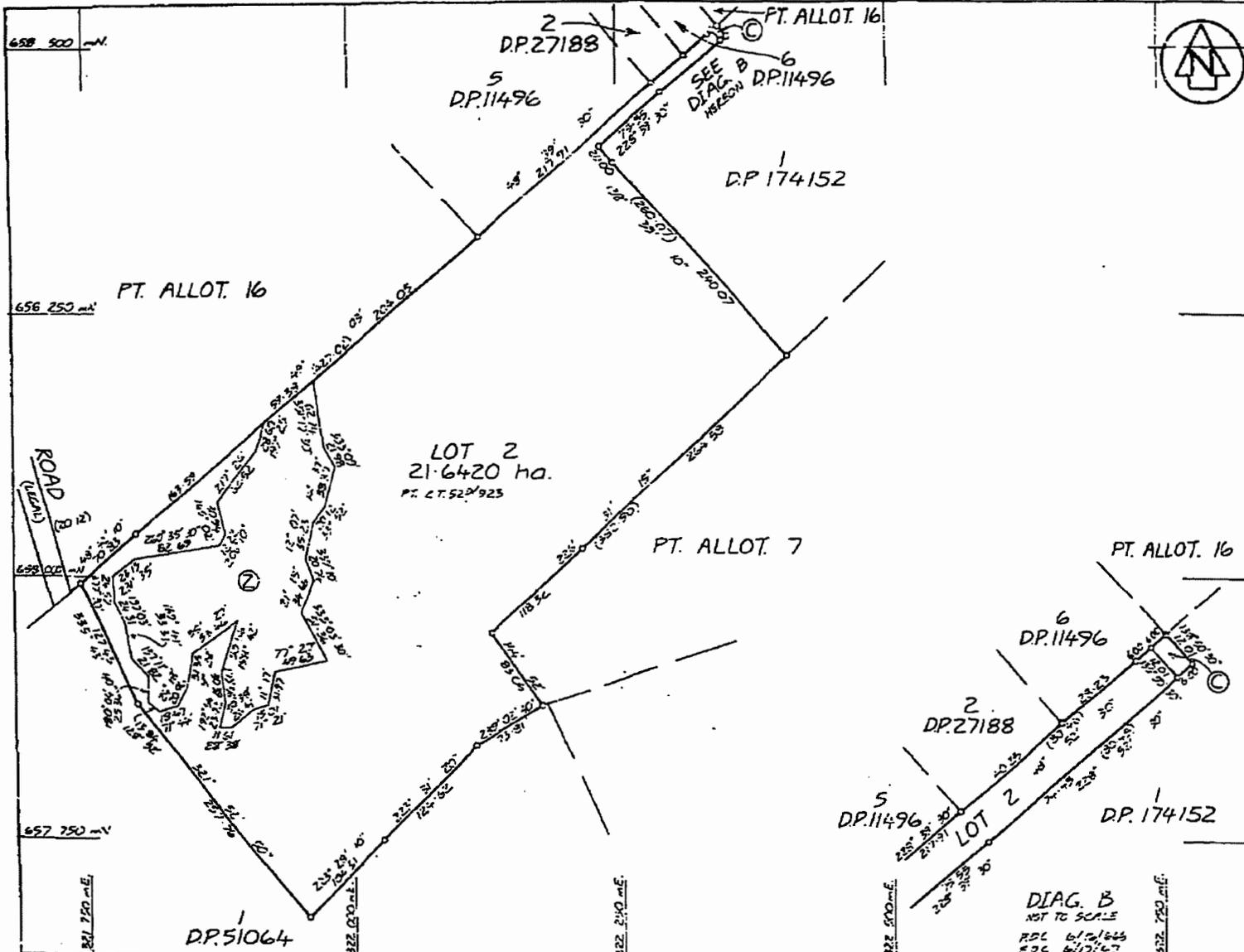
Field Book a. Reverse Book b.

Reference Plans Examined Corrected J. Lombar for

Approved as to Survey
J.C. S. 72 DEPT. CHIEF SURVEYOR

Deposited this ... day of ...
District Land Registrar

No. Received 25 APR 1996 DP 174153



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. I. MARAMARUA
NZMS 261 SH1 RECORD MAP NO. 10680.2

LOT 2 BEING SUBDIVISION OF LOT 2 DP.89760
& PT. ALLOT. 309 MANGATAWHIRI PARISH

TERRITORIAL AUTHORITY FRANKLIN DISTRICT
Surveyed by MADSEN, LAWRIE, CONSULTANTS
Scale 1:2500 Date MARCH 1996

106D/729

D.088573.3 Transfer granting a Right of Way, electricity and telephone easement over part herein marked 'C' on Plan 174153 appurtenant to Lot 1 Plan 174152 (CT.106D/727) -20.1.1997 at 11.33 oc

2-C

Mey
A.L.R.

D.088573.5 Mortgage to Westpac Banking Corporation -20.1.1997 at 11.33 oc

D313274.1

DISCHARGED
1999
FOR FILE

Mey
A.L.R.

Land covenant in Deed D284105.6 produced 23.6.1998 at 3.03 and entered 6.8.1998 at 9.00

Klar
for DLR

- See over -

106D/729

D541257.1 Certificate under Section 224(c) Resource Management Act 1991 (affects DP 199997)

D541257.1 Resolution under Section 321 (3)(c) Local Government Act 1974 (affects DP 199997)

D541257.2 Transfer of Lot 1 DP 199997 to Paul William Cleaver and Diane Janice Cleaver and reserving a right of way easement over part herein marked A on DP 199997 appurtenant to Lot 2 DP 199997 created by Transfer D541257.3

Appurtenant to Lot 2 DP 199997 is a right of way easement over part Lot 1 marked A on DP 199997 created by Transfer D541257.3

The above easement is subject to Section 243(a) Resource Management Act 1991

D541257.4 C&T 12813/776-777 issued for Lots 1-2 DP 199997

- both 14.9.2000 at 3.13


For RGL

CANCELLED
DUPLICATE DESTROYED





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



Historical Search Copy

Identifier NA128B/777
Land Registration District North Auckland
Date Issued 14 September 2000

Prior References

NA106D/729

Estate Fee Simple
Area 16.0540 hectares more or less
Legal Description Lot 2 Deposited Plan 199997

Original Proprietors

Rainbow Water Limited

Interests

Subject to Section 206 Land Act 1924

Subject to Section 8 Coal Mines Amendment Act 1950

D036550.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 22.8.1996 at 11.01 am

D036550.6 Bond pursuant to Section 108(1)(b) Resource Management Act 1991 - 22.8.1996 at 11.01 am

Appurtenant hereto is a right of way and electricity & telephone rights created by Transfer D088573.3 - 20.1.1997 at 1.33 pm

Subject to a right of way and to electricity & telephone rights over part marked C on DP 199997 created by Transfer D088573.3 - 20.1.1997 at 1.33 pm

Land Covenant in Deed D284105.6 - produced 23.6.1998 at 3.03 pm and entered 6.8.1998 at 9.00 am

Appurtenant hereto is a right of way created by Transfer D541257.3 - 14.9.2000 at 3.13 pm

The easements created by Transfer D541257.3 are subject to Section 243 (a) Resource Management Act 1991

D565977.2 Mortgage to Rabobank New Zealand Limited - 13.12.2000 at 3.06 pm

6974014.1 Discharge of Mortgage D565977.2 - 3.8.2006 at 9:00 am

6974014.2 Mortgage to Southern Cross Finance Limited - 3.8.2006 at 9:00 am

Identifier

NA128B/777

Reference:
Prior CT: 10610/729
Document No.: D541257.4



L789

REGISTER

128B/777

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 14th day of September Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of NORTH AUCKLAND WITNESSETH that PAUL WILLIAM CLEAVER AND DIANE JANICE CLEAVER are seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 16.0540 hectares, more or less being LOT 2 DEPOSITED PLAN 199997



Subject to Section 206 Land Act 1948

Subject to reservations imposed by Section 8 Coal Mines Amendment Act 1950

D036550.3 Consent Notice under Section 221(1) Resource Management Act 1991

D036550.6 Bond under Section 108(1)(b) Resource Management Act 1991

- both 22.8.1996 at 11.01

Appurtenant hereto is a right of way, electricity & telephone easement over parts Lot 6 DP 11496 marked A & B on DP 174152 CT 105B/501 created by Transfer D088573.3

Subject to a right of way, electricity & telephone easement over part herein marked C on DP 199997 appurtenant to Lot 1 DP 174152 CT 106D/727 created by Transfer D088573.3 - 20.1.1997 at 1.33

Land covenant in Deed D284105.6 - produced 23.6.1998 at 3.03 and entered 6.8.1998 at 9.00

Appurtenant hereto is a right of way easement over part Lot 1 marked A on DP 199997 CT 128B/776 created by Transfer D541257.3 - 14.9.2000 at 3.13

The above easement is subject to Section 243(a) Resource Management Act 1991

D565977.1 Transfer to Rainbow Water Limited

D565977.2 Mortgage to Rabobank New Zealand Limited

All 13.12.2000 at 3.06

 for RGL


For RGL

128B/777

Appendix B

Franklin District Council Correspondence

DRAFT



"Kelly Nash"
<kelly_nash@franklin.govt.nz>
27/07/2007 03:11 p.m.

To <Simon_Berryman@URSCorp.com>

cc

bcc

Subject RE: 201 Hitchen Rd and an adjoining property (Pt Allot 16
Parish of Mangatawhiri and Lot 2 DP 199997)

Hi Simon,

Further to your request for information,

201 Hutchin Road:

Birch Madsen and Partners applied for the subdivision leading to the creation of this property in 1988, describing the purpose of the subdivision as creating a lot for general horticultural purposes.

In 1997 a landuse application was received to establish a winery for the processing of grapes on site. The proposal indicated that the production was to be in the vicinity of 30 tonnes per annum. No indicators for contamination on site are evident.

In 2000 a landuse application was sought to construct a Hay Shed within the front yard setback - this would indicate agricultural use rather than horticultural, again no indication of contamination.

Finally, the sites are bordered by aggregate extraction zone. The bordering property LOT 4 DP 385944 is owned by Fletcher Concrete.

Hope this helps,

Regards,

Kelly

Kelly Nash
Land Hazard Advisor

Franklin District Council
82 Manukau Road
Pukekohe
New Zealand

Ph: 09 237 1381 (DDI 381)

Fx: 09 237 1377

Eml: kelly_nash@franklin.govt.nz

-----Original Message-----

From: Simon_Berryman@URSCorp.com [mailto:Simon_Berryman@URSCorp.com]

Sent: Thursday, 26 July 2007 5:04 p.m.

To: Kelly Nash

Subject: RE: 201 Hitchen Rd and an adjoining property (Pt Allot 16 Parish of Mangatawhiri and Lot 2 DP 199997)

Hi Kelly

That would be great. Thanks for keeping me updated.

Regards

Simon

Simon Berryman
Environmental Scientist

URS New Zealand
Engineering and Environmental Management
URS Centre, 13-15 College Hill,
P.O.Box 821, Auckland, New Zealand.
Direct: 64 9 359 4625
Fax: 64 9 355 1333
Mobile: 64 21 926 663
Simon_Berryman@urscorp.com
Visit our website: <http://www.urscorp.co.nz>

This e-mail and any attachments are confidential. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

"Kelly Nash"
<kelly_nash@franklin.govt.nz>

26/07/2007 04:51 p.m.

To <Simon_Berryman@URSCorp.com>

cc

Subj RE: 201 Hitchen Rd and an adjoining property (Pt Allot 16 Parish of Mangatawhiri and Lot 2 DP 199997)

Hi Simon,

Today has just been frantic so wont get the information out, tomorrow doesn't look much better but I promise I will do my best to get it across (and if not definitely Tuesday).

My apologies for the delay,

Kelly

Kelly Nash
Land Hazard Advisor

Franklin District Council
82 Manukau Road
Pukekohe
New Zealand

Ph: 09 237 1381 (DDI 381)
Fx: 09 237 1377
Eml: kelly_nash@franklin.govt.nz

-----Original Message-----

From: Simon_Berryman@URSCorp.com [mailto:Simon_Berryman@URSCorp.com]
Sent: Thursday, 26 July 2007 11:59 a.m.
To: Kelly Nash
Subject: RE: 201 Hitchen Rd and an adjoining property (Pt Allot 16 Parish of Mangatawhiri and Lot 2 DP 199997)

Hi Kelly

LGOIMA request form attached, along with a plan showing the properties of interest.

Thanks
Simon

Simon Berryman
Environmental Scientist

URS New Zealand
Engineering and Environmental Management
URS Centre, 13-15 College Hill,
P.O.Box 821, Auckland, New Zealand.
Direct: 64 9 359 4625
Fax: 64 9 355 1333
Mobile: 64 21 926 663
Simon_Berryman@urscorp.com

Visit our website: <http://www.urscorp.co.nz>

This e-mail and any attachments are confidential. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

"Kelly Nash"
<kelly_nash@franklin.govt.nz>

26/07/2007 11:46 a.m.

To <Simon_Berryman@URSCorp.com>

cc

Subj RE: 201 Hltchen Rd and an adjoining property (Pt Allot 16 Parish of
ect Mangatawhiri and Lot 2 DP 199997

Hi Simon,

Further to my last email, you will actually have to fill in a LGOIMA request. I have attached the form for you and will process this upon receipt.

Thanks,

Kelly

Kelly Nash
Land Hazard Advisor

Franklin District Council
82 Manukau Road
Pukekohe
New Zealand

Ph: 09 237 1381 (DDI 381)
Fx: 09 237 1377
Eml: kelly_nash@franklin.govt.nz

-----Original Message-----

From: Simon_Berryman@URSCorp.com [mailto:Simon_Berryman@URSCorp.com]

Sent: Thursday, 26 July 2007 10:54 a.m.

To: Kelly Nash

Subject: Re: 201 Hitchen Rd and an adjoining property (Pt Allot 16 Parish of Mangatawhiri and Lot 2 DP 199997

Hi Kelly

That's great.

Thanks

Simon

Simon Berryman
Environmental Scientist

URS New Zealand
Engineering and Environmental Management
URS Centre, 13-15 College Hill,
P.O.Box 821, Auckland, New Zealand.
Direct: 64 9 359 4625
Fax: 64 9 355 1333
Mobile: 64 21 926 663
Simon_Berryman@urscorp.com
Visit our website: <http://www.urscorp.co.nz>

This e-mail and any attachments are confidential. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

"Kelly Nash"
<kelly_nash@franklin.govt.nz>

26/07/2007 10:50 a.m.

To <simon_berryman@urscorp.com>

cc

Subje 201 Hitchen Rd and an adjoining property (Pt Allot 16 Parish of Mangatawhiri
ct and Lot 2 DP 199997

Hi Simon,

Further to your query, I will look into the potential contamination at this site and come back to you.

Regards,

Kelly

Kelly Nash
Land Hazard Advisor

Franklin District Council
82 Manukau Road
Pukekohe
New Zealand

Ph: 09 237 1381 (DDI 381)
Fx: 09 237 1377
Eml: kelly_nash@franklin.govt.nz

[attachment "lgoima form.doc" deleted by Simon Berryman/Auckland/URSCorp]

Appendix C

Information from Environment Waikato

DRAFT



"Guy Sowry" <Guy.Sowry@ew.govt.nz>
30/07/2007 12:08 p.m.

To <Simon_Berryman@URSCorp.com>
cc
bcc
Subject Site Enquiry

Hi Simon

Selected land use enquiries:

- **201 Hitchen Road, Pokeno**
- **Lot 2 DP 199997**

Dear Simon

This is in response to your enquiry in relation to records we may hold about the contamination status of the above property.

Background: Environment Waikato (EW) maintain a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Selected Land Use List) is still under development and should not be regarded as comprehensive. For this reason, absence of a property from our records can not be taken to imply that the site concerned is definitely free from contamination.

The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environments Hazardous Activities and Industries List (HAIL):
<http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list-scheduleb.html>

These Properties:

- **201 Hitchen Road, Pokeno**

Based on the information provided I can confirm that this property does appear on our Selected Land Use List, as one where contaminated land **may** be present based on the past land use. Our records record this site as being associated with orchards (market gardens, orchards, glass houses or other areas where the use of persistent agricultural chemicals occurred). This activity is one of the fifty three listed by the Ministry for the Environment as activities that bring with them a higher-than-average chance of causing soil contamination. Orchards is category 29 on the HAIL. Due to its current land use, the property is regarded as "verified land use". This designation should not be taken to imply that contaminated soil is definitely present at 201 Hitchen Road, but to indicate that it **may** be present, based on the observation that it usually is present at most orchards.

EW does not have any record of intrusive soil sampling investigation being undertaken on this property, so it is also listed as "not Investigated". In order for a property to change classification from "verified land use - not investigated" to either "confirmed contaminated" or "investigated and found not to be contaminated," a site investigation would be needed.

- **Lot 2 DP 19997**

Based on the information provided I can confirm that this property does not appear on our Selected Land Use List.

District and City Councils:

Our records are not integrated with those of territorial authorities in the contaminated land area therefore, it is recommended that you contact Franklin District Council to complete your audit of Council records.

Groundwater Takes and Contamination Consents

A search of EW records has found that a consent has been issued to the occupiers of 201 Hitchens Road. The consent is for the discharge of up to 500 lt of winery wastewater per day to ground. There are no groundwater take consents and no other discharge consents within 500 metres of the site.

Additional Information

Currently there is no legal requirement to investigate sites in this category ("verified land use - not investigated", or equivalent), unless evidence comes to our attention that there is a significant discharge of contaminants, or evidence comes to Franklin District Council's attention that soil contamination is so bad that it is likely to cause a health nuisance under the Health Act. Franklin District may require that an investigation be undertaken prior to granting a building consent, or a subdivision consent, because under the RMA Amendment Act 2005, territorial authorities became responsible for preventing or mitigating any adverse effects of the use, development or subdivision of contaminated land (new section 31(1)(b)(iia)):

<http://www.mfe.govt.nz/publications/rma/rmaa2005-factsheets-aug05/improving-local-policy-and-plan-making/improving-local-policy-and-plan-making.html>

If you require any further information please do not hesitate in contacting myself.

Best Regards

Guy
Guy Sowry
Environmental Consultant
Environment Waikato
Direct line: (07) 859 8510
Postal: Box 4010, Hamilton East
Physical: 401 Grey St, Hamilton East

.....
This email is not an official statement of Environment Waikato
unless otherwise stated.
Visit our website at <http://www.ew.govt.nz>
.....

Simon Berryman

From: Kathryn Markham
Sent: Thursday, 5 October 2006 2:10 p.m.
To: Simon Berryman
Subject: FW: Contamination Inquiry for Pokeno

-----Original Message-----

From: Nick Kim [mailto:nick.kim@ew.govt.nz]
Sent: Thursday, 5 October 2006 11:04 a.m.
To: Kathryn Markham
Subject: RE: Contamination Inquiry for Pokeno

This is in response to your enquiry in relation to records we may hold about the contamination status of an area of land to the west of Pokeno.

Environment Waikato maintain a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This list (called the Selected Land Use register) is still under development and should not be regarded as comprehensive; for this reason, absence of a property from our records can not be taken to imply that the site concerned is definitely free from contamination.

However, as far as I have been able to determine, no properties within this area of land appear in our Selected Land Use register. Properties in the general Pokeno area that do appear in our register are either in the town of Pokeno (e.g. the service station), or to the north east in the direction of SH 2.

Best regards,
Nick.

Nick Kim
Environmental Chemist
Environment Waikato
Direct line: (07) 859 0710

Postal: Box 4010, Hamilton East
Physical: 401 Grey St, Hamilton East

-----Original Message-----

From: Kathryn Markham [mailto:k.markham@harrisingrierson.com]
Sent: Wednesday, 4 October 2006 3:42 p.m.
To: Nick Kim
Cc: Simon Berryman
Subject: Contamination Inquiry for Pokeno

Hi Nick,

Further to our discussion, please find attached a copy of the map showing the area in Pokeno we are investigating. We are interested in any possible previous contamination incidents or activities which may have lead to contamination.

If you could search your databases and find out as much as you can it would be really helpful.

Many thanks

Kathryn

<<C5002902.pdf>>

Kathryn Markham
Divisional Secretary
Water Resource and Structural
Harrison Grierson Consultants Limited
> Level One 71 Great South Road Newmarket
> P O Box 5760 Wellesley St Auckland New Zealand
> Ph: +64 9 917 5000 Fax: +64 9 917 5037
> Email: k.markham@harrisingrierson.com
> Website: www.harrisingrierson.com
>

Harrison Grierson is proud to be a 2005 EEO Trust, Work and Life Awards winner

This email message and any attached files may hold confidential information. If you are not the intended recipient any use, disclosure or copying of this email is unauthorised. If you have received this email in error please notify the sender immediately by reply email. A person using Harrison Grierson Consultants Limited's drawings and other data accepts the risk of:

- * Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy version;
- * Using the drawings or other data for any purpose not agreed to in writing by Harrison Grierson Consultants Limited.

This email is not an official statement of Environment Waikato unless otherwise stated.
Visit our website at <http://www.ew.govt.nz>

1. Map showing resource consent authorisations in the area of interest. Some main roads are highlighted. Authorisation number for 114725 is not showing up because of the adjacent one, so has been shown manually.



2. Map showing the same but with property boundaries identified.



Details of authorisations in the boundary or nearby: More detailed information about an individual authorisation can be obtained by phoning our freephone line 0800 800 402.

970793 (out of boundary):

MG Smith Family Trust : Munro Rd - Pokeno (Fonterra 71415). Farm dairy effluent discharge to land.

961564 (in boundary):

MC & K Prestidge. Abstract up to 35 cubic metres of water per day, from an unnamed tributary of the Mangatawhiri River for irrigation purposes.

102785 (out of boundary):

DM & M Behl. Discharge contaminants to air from a 2 shed chicken broiler farm.

(Note this implies a potential for possible odour issues if residential types move in nearby).

111597 (out of boundary):

KJ & PM Graham. Discharge up to 500 litres winery wastewater per day to ground.

101235 (out of boundary):

Winstone Aggregates - a Division of Fletcher Concrete and Infrastructure Ltd (Support Office). Land disturbance and removal of vegetation.

108591 (in boundary):

Franklin District Council. Replace an existing 500mm culvert with an 1800mm culvert in the bed of an unnamed tributary of the Tanitewhiora Stream & temporarily dam & divert the unnamed tributary during the associated works.

114725 (in boundary):

Pokeno Bacon Company. Discharge up to 1,730 litres of domestic wastewater and manufacturing premises washdown water to land.

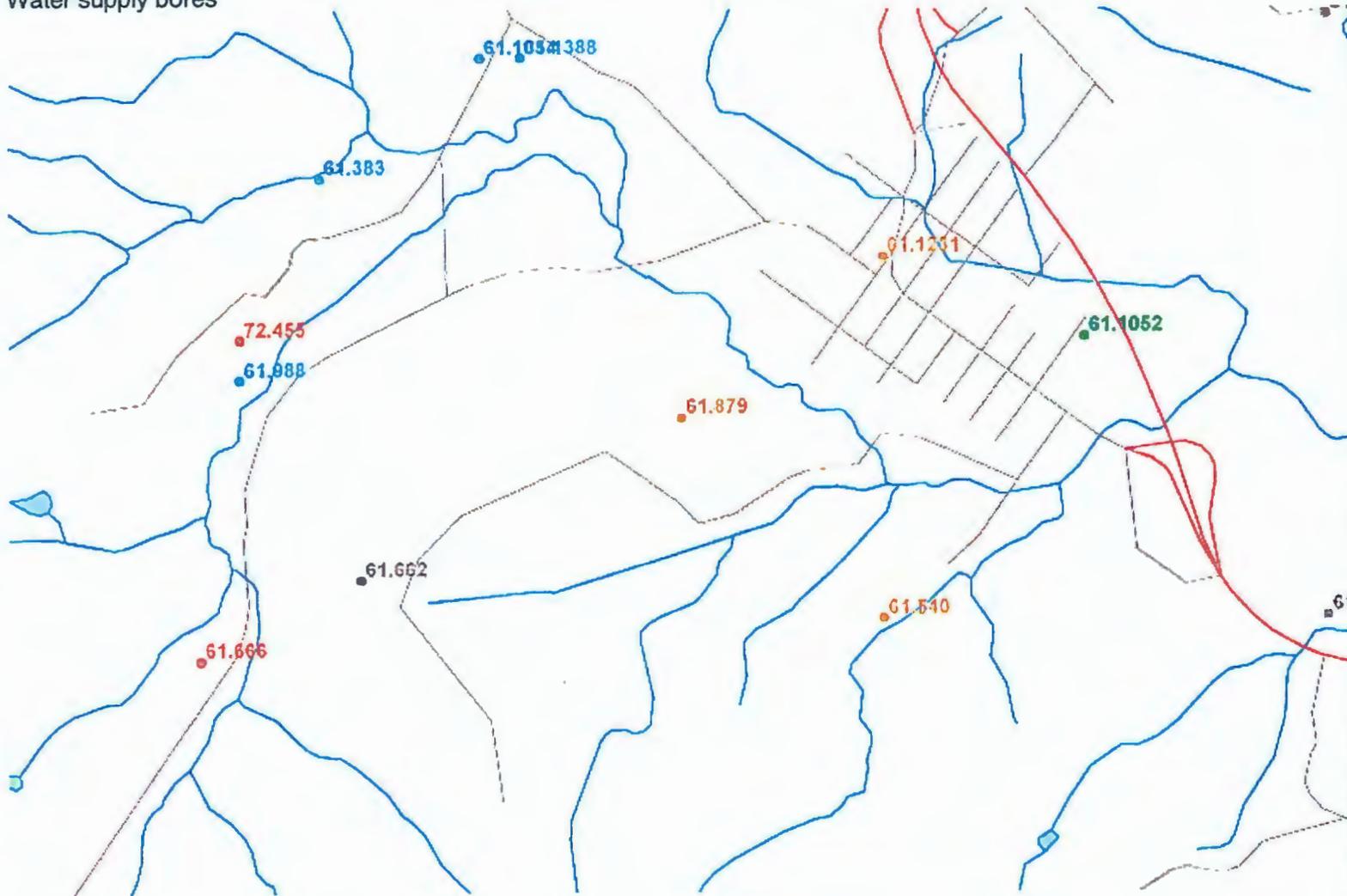
108816 (in boundary?):

KC & KL Michelsen. Place a culvert in an unnamed tributary of the Mangatawhiri River for land access purposes.

110757 (in boundary?):

Top Rock Drilling. Discharge up to 1 cubic metres per day of treated truckwash wastewater to land.

Water supply bores



Appendix D

Historic Aerial Photographs

DRAFT



SITE LOCATION

1:16000

29/4/42

281/35



SN 192



NZ Aerial Mapping Ltd
PT 0300 683 610 www.nzam.com





SITE LOCATION

1:50000



15/4/75



NZ Aerial Mapping Ltd
SN 3800 0/10





847



NZ Aerial Mapping Ltd
Ph 0800 680 690
www.nzam.com

SN 5783

Z/16

21/7/81

1:25000

Appendix E

Site Photographs

DRAFT



Photograph 1: Tree branches, general rubbish and corrugated sheets (potentially containing asbestos) in the offal pit on 201 Hitchen Road



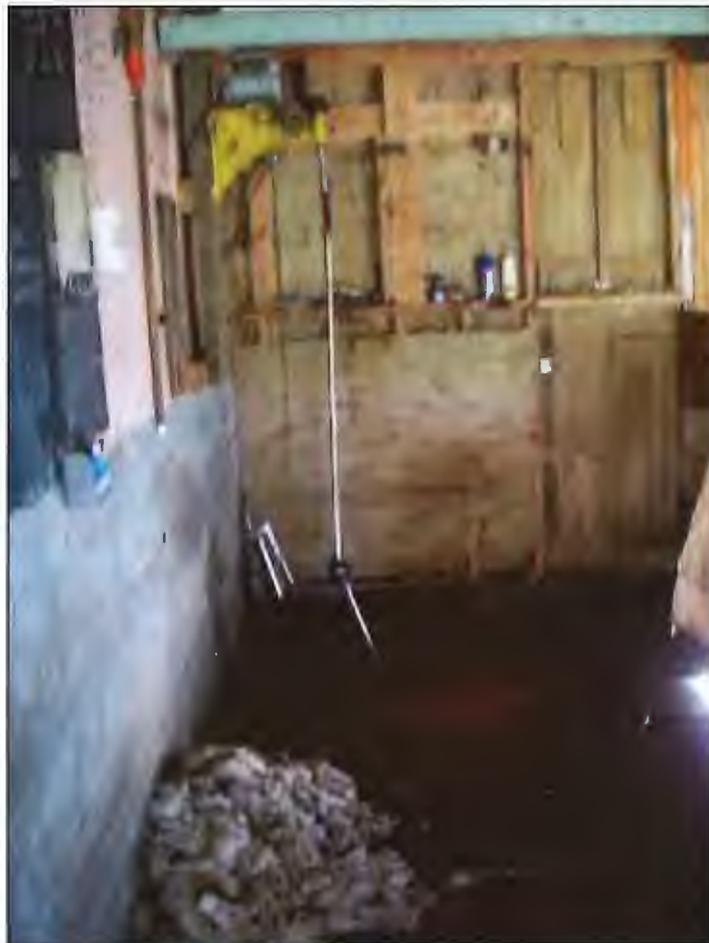
Photograph 2: Old chemical containers in offal pit



Photograph 3: Shed near the end of Hitchen Road



Photograph 4: Cattle yard outside sheds at the end of Hitchen Road



Photograph 5: Sheep shearing machine and equipment



Photograph 6: An old car and a tractor inside one of the sheds



Photograph 7: Hay and timber inside one of the sheds



Photograph 8: Farm equipment and chemical storage inside one of the sheds



Photograph 9: Farm machinery and chemical storage outside one of the sheds



Photograph 10: Grape vines at 201 Hitchen Road

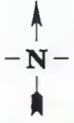


Photograph 11: Pump shed to the south of Hitchen Road



Photograph 12: Trees, shrubs and gorse on Lot 2 DP 199997

Appendix D – Historical aerial photographs



2008 Historical Aerial Photograph - Graham Block

Waikato District Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that WDC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information





2012 Historical Aerial Photograph - Graham Block

Waikato District Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that WDC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information



