



## Preliminary Site Investigation

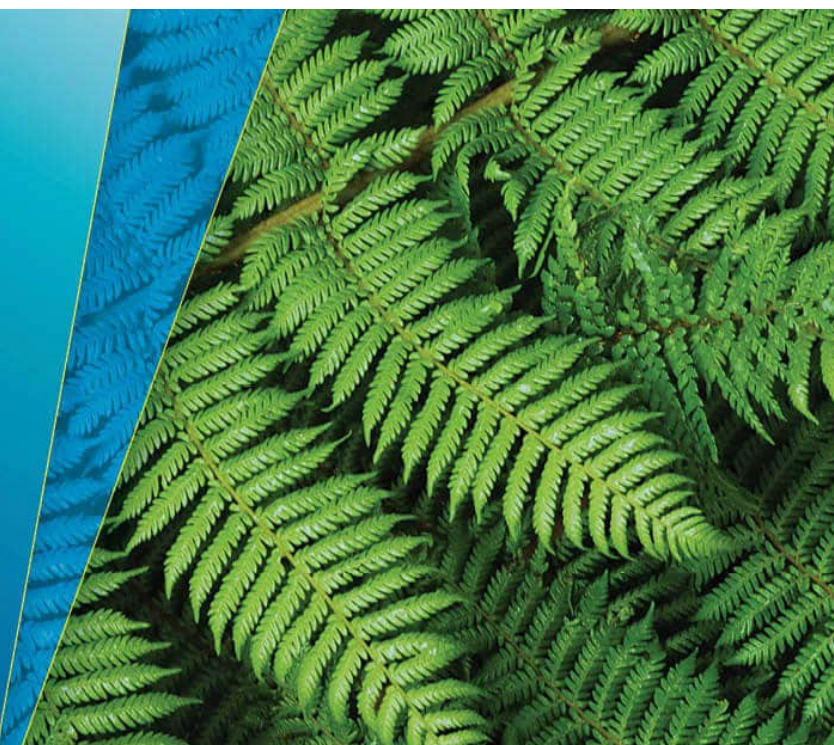
### Mount Munro Proposed Windfarm

Prepared for  
Meridian Energy Limited

Prepared by  
Tonkin & Taylor Ltd

Date  
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## Document control

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05/09/23	1.1	Final Preliminary Site Investigation, Mount Munro Proposed Windfarm. <i>NB: Includes limited sampling for proposed northern access track.</i>	K.Pitt	A.Pearson	M.Dawson

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## Table of contents

1	Introduction	1
	1.1 Background	1
	1.2 Scope of work	2
2	Site description	3
	2.1 Location and legal description	3
	2.2 Site condition	3
	2.3 Surrounding land use and environment	5
	2.4 Geology and hydrology	6
	2.4.1 Published geology	6
	2.4.2 Hydrogeology and hydrology	6
3	Site history	8
4	Soil sampling	10
	4.1 Soil sampling procedure	10
	4.2 Analytical results	10
5	Site characterisation	11
	5.1 Potential for contamination	11
	5.2 Preliminary conceptual site model	13
6	Regulatory implications	16
	6.1 Regulatory framework	16
	6.2 NESCS	16
	6.2.1 Applicability	16
	6.3.1 Greater Wellington Regional Council's Natural Resources Plan	17
	6.3.2 Horizons Regional Council's One Plan	17
	6.4.1 Masterton District Council's District Plan	17
	6.4.2 Tararua District Council's District Plan	18
	6.5 Implications for site development	18
7	Conclusions	19
8	Applicability	20
	Appendix A	Figure
	Appendix B	Site photographs
	Appendix C	Historical information review
	Appendix D	Results Summary Table
	Appendix E	Laboratory Transcripts
	Appendix F	Records of Title
	Appendix G	Historic aerial photographs
	Appendix H	Relevant District Council property file information
	Appendix I	Regional Council contamination enquiries

# 1 Introduction

Tonkin & Taylor Ltd (T+T) has been commissioned by Meridian Energy Limited to undertake a Preliminary Site Investigation (PSI) for the Mount Munro Proposed Windfarm (referred to below as the site). The location of the site is presented in Figure 1.1 below.

This report has been prepared in general accordance with the requirements for a PSI referred to in the NESCS regulations, and as outlined in the MfE's Contaminated Land Management Guidelines<sup>1</sup>.

The persons undertaking, managing reviewing and certifying this investigation are suitably qualified and experienced practitioners (SQEP), as required by the NESCS and defined in the NESCS Users' Guide (April 2012).

This report was undertaken in accordance with our variation (VO5) of 21 July 2023 and the additional variation (VO7) for the subsequent soil sampling near to the disused spray sheep dip.

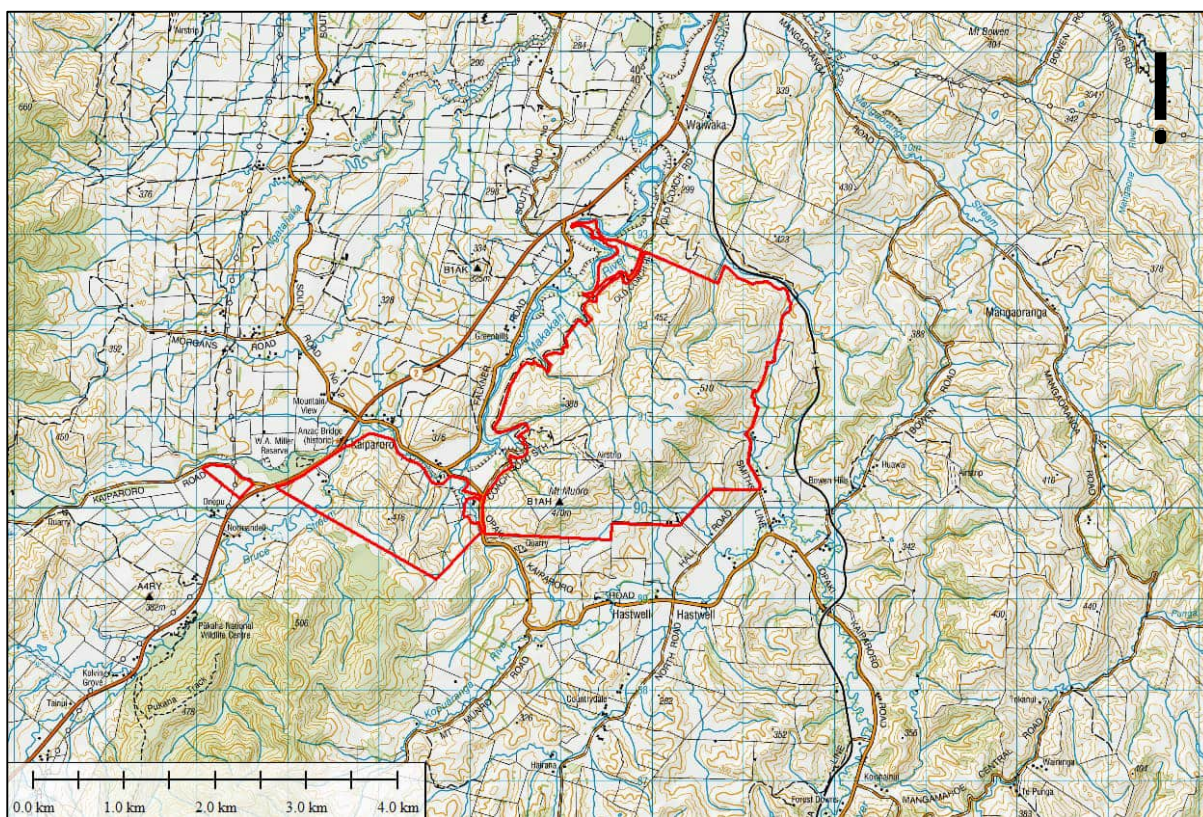


Figure 1.1 Site location (Topomap sourced from Land Information New Zealand (crown copyright reserved))

## 1.1 Background

We understand Meridian Energy Limited (Meridian) proposes to construct a windfarm along the ridgeline of Mount Munro with supporting structures such as, a substation, transmission line and laydown area, to be located on nearby properties, within the wider site area.

An application for consent for the windfarm development was submitted to the four relevant councils; Horizons Regional Council, Greater Wellington Regional Council, Tararua District Council

<sup>1</sup> Ministry for the Environment, 2021. Contaminated Land Management Guidelines No 1 – Reporting on Contaminated Sites in New Zealand.

and Masterton District Council. Following submission of the application, the councils requested further information via a s92 Additional Information Request<sup>2</sup>.

Given HAIL<sup>3</sup> activities were identified within the site boundary, the councils requested undertaking a PSI to assess any additional consenting requirements under the NESCS for the development.

We have completed this PSI by assessing the potential HAIL activities within the proposed Mount Munro Windfarm development area, particularly within areas where construction activities will be undertaken during the development.

## 1.2 Scope of work

The scope of work for this investigation comprised the following:

- Review Tararua and Masterton District Council property files;
- Review of a "Site Contamination Enquiry" from both Greater Wellington Regional Council and Horizons Regional Council;
- Review of selected historical aerial photographs;
- Review of current and historical certificates of title;
- A site walkover inspection;
- Review of ground contamination related environmental regulations and planning documents to identify relevant resource consent requirements;
- Collection of up to four soil samples in the area of the proposed northern access track, near to the disused spray sheep dip;
- Interpretation of the soil sampling results against relevant environmental and human health guidelines; and
- Preparation of this report.

This report documents our findings and comments on the potential for ground contamination at the site, in the context of the proposed windfarm project, including potential resource consent implications with regard to ground contamination.

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<sup>2</sup> Letter to Meridian Energy Ltd, 6 July 2023. Additional Information Request for Application APP-2022203902.00. Sent by Horizons Regional Council, Greater Wellington Regional Council, Tararua District Council and Masterton District Council.

<sup>3</sup> Ministry for the Environment - Hazardous Activities and Industries List

## 2 Site description

### 2.1 Location and legal description

The site is located along the hill tops approximately halfway between Mauriceville and Eketāhuna on the northern Wairarapa and southern Manawatū boundary. The site is approximately 2 km southeast of State Highway 2 and straddles the regional boundary between the Wellington and Manawatū-Whanganui Regions. The site is located between the Mākāhahi River and the Wairarapa Rail Line.

Table 2.1: Property description

Address	Legal Description	Certificate of Title	Area (m <sup>2</sup> )
168 Coach Road	Section 147 Block IX Mangaone Survey District	WN47/208	157,827
	Section 133 Block IX Mangaone Survey District	WN89/188	2,565,707
	Section 161 Block X Mangaone Survey District	WNB2/2	9,915
	Section 149 Block X Mangaone Survey District		20,841
85 Coach Road South	Section 129 Block XIII Mangaone Survey District	WN85/199	1,157,401
124 Opaki Kaiparoro Road	Lot 1 Deposited Plan 665	WN31D/706	796,421
85151 State Highway 2	Section 186 Block XIII Mangaone Survey District	WN58A/971	609
	Lot 1 Deposited Plan 90879		420,052
85274 State Highway 2	Section 1 and part of Section 62 Block XIV Tararua Survey District	WN25C/219	95,101

### 2.2 Site condition

A site walkover inspection was undertaken on 9 August 2023 by a contaminated land specialist. The purpose of the walkover (and interviews) was to gather general information on topography and land use (both on site and the surrounding area) as well as making observations for evidence of potential ground contamination. Relevant observations made at the time of the inspection (and interviews) are summarised below. Key site features are shown on Figure 2.1 in Appendix A and selected photographs are included as Photographs 1-13 in Appendix A.

The T+T staff member was accompanied by Mr Gene Sams of Meridian Energy Ltd during the walkover and the following summary includes their comments.

The properties within the site are currently used for agricultural and residential purposes and contain the following features:

- The site encompasses a large agricultural area containing sheep and beef farming activities, and also rural residential dwellings.

- The topography of the site is undulating with one large and two smaller ridges and various gullies across the site.
- Site surfaces were predominantly pasture with gravelled access tracks. Coverage around the residential dwelling at 85 Coach Road South observed, was gravelled with some hardstanding closer to the house.
- The proposed substation area is relatively flat and currently in pasture, the eastern boundary of the area is bounded by a pine tree shelter belt.
- The proposed transmission line is to extend from an existing line present to the west of the proposed substation area. It is to extend east, across State Highway 2 and through 815151 State Highway 2 to the southern base of the larger ridge where the turbines are to be constructed. See photograph 1.
- The proposed laydown area is currently planted with brassicas (likely stock fodder) with wrapped silage bails in rows through the area. Signage for pest traps containing brodifacoum and cyanide, last loaded on 23/03/23, was observed on the northern boundary fence. See photograph 2.
- A large wool shed, and a covered stock yard is present to the east of Old Coach Road. Both are constructed of timber frames with corrugated iron cladding and roofing. See photograph 3.
- To the rear of the wool shed, is a disused spray sheep dip and tank (now filled with rainwater). See photograph 3.
- A large storage tank (approximately 20,000 L) that appears to be a former underground fuel storage tank, is present to the north-east of the woolshed and sheep dip, and in a rusted condition. The tank has previously been used as a water tank; however, the fittings and hose are no longer connected to the tank. No hydrocarbon odours or staining were observed near to the tank. See photograph 4 and 5.
- South of the large woolshed is an ancillary shed (containing a small bulldozer, an all-terrain vehicle, refrigerated unit, wool bags, etc.) and stockyards which are adjacent to Old Coach Road. See photographs 6 and 7.
- A ~900 L aboveground storage tank (AST) was observed to the south of the shed, it appears to be a split tank containing petrol and diesel. Specifications on the tank state that the date of manufacture was 26/01/2022 and holds a maximum of 636 L and 293 L (supposedly maximum capacity of each compartment within tank). See photograph 8.
- An ephemeral stream is present between the access track and the ancillary shed containing farm equipment extending from the site westwards to the Mākākahi River.
- A second small AST (450 L) was observed whilst driving past the dwelling at 85 Coach Road South.
- The access track up to the large ridge from the dwelling at 85 Coach Road South is steep and gravelled. The track leads up to the 'super bin' and cattle yards at top of the ridge.
- This access track is proposed to be used as an emergency track only during construction, to evacuate or remove injured persons from the site. It will remain as the main access for the dwelling and is not to be improved for the proposed development.
- The 'super bin' is constructed of corrugated iron and concrete and was empty of fertiliser at the time of the visit. The structure has a concrete base and has concrete dividers creating separate storage areas. See photographs 9 and 10.
- A second large storage tank (appears to be a former underground fuel storage tank) was observed, adjacent to the northern portion of the 'super bin' in an average condition with some rust discolouration noted. The base of the tank was buried and not able to be observed. The tank is in use as a water tank and is filled with rainwater from the roof of the 'super bin'.

The tank was completely full, and water was overflowing from the open cover on top. No hydrocarbon odour or staining was observed within the vicinity of the tank. See photograph 11.

- Cattle yards are present at top of large ridge, to the east of the 'super bin'. The yards are constructed of timber with metal gates. Some empty containers (with no labels) were seen within the yards. See photograph 12.
- The former landfill to the south of the site, on Hall Road, was able to be seen from the top of the larger ridge, by the 'super bin'. See photograph 13.
- No rubbish or filling was observed within the areas visited during the site walkover.
- All grazed pasture and vegetation appeared healthy across the site, in areas observed.

The client has confirmed that areas including the woolshed, ancillary shed, sheep dip, current fuel storage tanks and repurposed storage tanks, and the 'super bin' are not to be disturbed during the proposed development.

A second site visit was undertaken on 30 August 2023 by a contaminated land specialist. The purpose of this site visit was to collect surface soil samples from the area of the northern access track which is to be constructed immediately north of the disused spray sheep dip. While on site, a conversation was had with the current farm manager whose family have been long standing owners of the property, the following observations includes their comments.

The following observations were made during the surface sample site visit;

- The spray sheep dip has not been used for over 20 years, sheep were brought through from the yards (by the woolshed), went through the spray dip, then onto the concrete pad on the eastern side of the structure.
- The AST in the adjacent paddock was used only as a water tank for mixing chemical and flowed via gravity to the mixing tank on the southern side of the dip.
- The sheep dip has a concrete base (covered with a layer of sediment and patchy moss and grass cover) with pipework on the ground surface. The base is sloped towards a collection sump where excess product was likely pumped into the mixing tank and reused. There is a concrete curb bund surrounding the circular dip structure with an opening to the sump. See photographs 14 to 15.
- The topography of the area is sloping north to south, away from the location of the proposed northern access track.

## 2.3 Surrounding land use and environment

The Mount Munro Windfarm development area is located between Eketāhuna and the Pūkaha/Mount Bruce Reserve, land uses in the area surrounding the site include:

- North – State Highway 2 with agricultural land and rural residential properties until the Eketāhuna urban area begins approximately 2.4 km from the northern site boundary;
- South – agricultural land and rural residential properties with Pūkaha/Mount Bruce Reserve beyond;
- East – northern portion of the Wairarapa Rail Line with agricultural land and rural residential properties beyond; and
- West – Mākāhahi River and State Highway 2 with agricultural land and rural residential properties beyond.



## 2.4 Geology and hydrology

A summary of available geological information for the area is presented in this Section.

### 2.4.1 Published geology

The published geology beneath the site is described by Lee and Begg<sup>4</sup> as Older Greywacke rock and is shown in dark grey. Younger Tertiary aged rock is shown in beige and recent alluvium deposits are shown in yellow and white, as seen below in Figure 2.1.

Further information regarding the geology on site can be found within the geotechnical report<sup>5</sup>, completed prior to this PSI investigation.

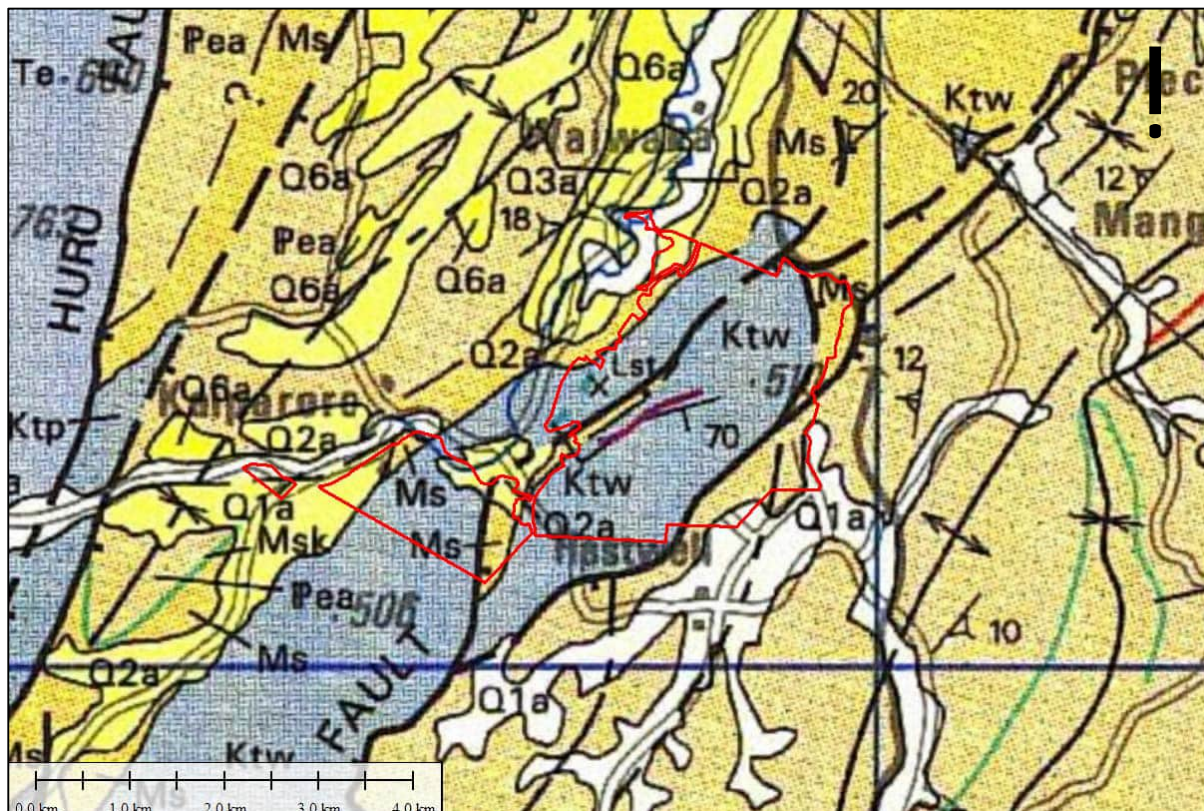


Figure 2.1 Published geology of the site (identified by the red boundary) and surrounding area (source: Lee and Begg as per footnote<sup>4</sup>)

### 2.4.2 Hydrogeology and hydrology

Groundwater was encountered during the geotechnical test pitting investigation in all but two of the excavated pits. Groundwater seepage was observed in the test pits, ranging from slow seepage to rapid inflow through the colluvium or rock defects. Depths to groundwater within the pits ranged between 0.4-3.7 m bgl<sup>6</sup>.

<sup>4</sup> Lee, J.M., Begg, J.G. (compilers) 2002. Geology of the Wairarapa area. Institute of Geological and Nuclear Sciences 1:250000 geological map 11. 1 sheet + 66 p. Lower Hutt, New Zealand: Institute of Geological and Nuclear Sciences Limited.

<sup>5</sup> Tonkin & Taylor Ltd, May 2023. Mount Munro Windfarm, Geological and geotechnical information to support civil engineering report. Prepared for Meridian Energy Limited, T+T ref 1016884.1000 v2.

<sup>6</sup> Tonkin & Taylor Ltd, February 2022. Mount Munro Windfarm, Geotechnical Factual Report. Prepared for Meridian Energy Limited, T+T ref 1016884.1000 v1.

Groundwater seepages and springs were observed, during the 2022 geotechnical investigation, within gullies and on lower slopes throughout the site. Some of which had been dammed by farmers to form stock ponds.

Based on previous investigations and the site topography, groundwater is expected to occur at around 0.4-3.7 m bgl and predicted to flow in a west to south-westerly direction.

Groundwater is anticipated to discharge to the Mākākahi and Kōpuaranga Rivers.

### 3 Site history

Historical information relating to the site has been collected from a variety of sources including the Masterton District Council and Tararua District Council property files and contamination enquiries to the regional councils, historic aerial photographs and current and historical certificates of title. The information presented documents past and present on site activities, except for the aerial photograph review where comments are also provided on observable surrounding land use. The information that has been reviewed is summarised in this section. A more detailed review of the available information is included in Appendix B.

Based on the historical site information reviewed as part of this investigation, the site has been occupied by rural and rural residential since prior to the early 1940s. Historical aerial photographs show developments including rural dwellings and farm buildings and structures throughout the site's history.

The site has generally been occupied by sheep farming activities; a disused spray sheep dip is present within the site boundary as part of these activities. Historically, sheep dipping was required by law to control external parasites. Plunge and bath dips were used from the early to mid-1800s until the 1980s to apply preventative treatments externally to stock, the practice of direct pour on methods has replaced the former chemical bath dipping activity.

The proposed laydown area is proposed to be established on the northern portion of the site. The area is currently planted with fodder crop for feeding stock. Previous aerial images of the site show the area predominantly in grazing pasture, including the Google Earth image from September 2022 (included as Figure 3.1 below), with only one other occurrence of crop being present in 2010, confirming that the area is grazing pasture that is planted with crop only on occasion (likely to be in a rotation as part of farming practices) and has not been used historically as a market garden.



Figure 3.1 Google Earth image from September 2022 showing area currently planted with crop previously in grazing pasture.

Storage of diesel and petrol in aboveground storage tanks has been identified during the site walkover and within the district council information received from Tararua District Council. The two

observed aboveground tanks that were in use for storage of fuels appeared to be new (installed 2020 and 2022) and in a good condition.

Two large storage tanks (approximately 20,000 L), likely to be former underground fuel storage tanks, have been, or are currently, in use as water storage tanks.

All areas containing identified HAIL activities across the wider site are not to be disturbed during the proposed development of the Mount Munro Windfarm. All farming infrastructure is to remain as is and will continue to be used for the current purposes following the development.

Existing access tracks on site will be utilised, where possible, to gain access to the construction areas. A secondary track is to be established from the southern end of Old Coach Road to an existing farm track on the smaller northern ridge. No HAIL activities have been identified in the proposed Turbine Exclusion Envelopes within which the roads will be located.

A planned new section of roading is to be constructed to the North of the woolshed and disused spray sheep dip to avoid interrupting farming operations. Soil sampling of this area was undertaken to confirm if this area had been impacted from spill-over of the spray sheep dip.

## 4 Soil sampling

Surface soil sampling was undertaken at four locations near to, and within the former sheep dip structure. The objective of the soil sampling was to undertake a preliminary assessment of potential contaminant concentrations in soils that are to be disturbed as part of the development of the northern access track.

The sampling plan showing the sampling locations and nearby features is included in Appendix A and Figure A.2.

### 4.1 Soil sampling procedure

Sampling was undertaken on 30 August 2023 by T+T in general accordance with the requirements of the NESCS<sup>7</sup> and CLMG No. 5<sup>8</sup>, using the following procedure:

- Freshly gloved hands and a hand-trowel were used to collect samples directly from the surface soils (from a depth of approximately 0.1 to 0.2 m bgl).
- Samples were placed into laboratory supplied sample containers.
- The trowel was decontaminated between sample locations using clean water and Decon 90 (a phosphate-free detergent).
- Samples were delivered to IANZ accredited Hill Laboratories under chain of custody documentation for analysis.
- Surface samples collected from 0.0-0.1 m bgl were selected for initial analysis. Based on the results of these samples, no further analysis has been required to complete the assessment.

### 4.2 Analytical results

The assessment criteria were selected in accordance with the requirements of the regulatory framework, in particular, in accordance with the MfE Methodology<sup>9</sup>. Residential land use criteria were used to provide a conservative screening assessment. Predicted background concentrations specific to the area have been used to assess environmental risk<sup>10</sup>.

A summary table of the analytical results for the tested samples is included as Table 1 in Appendix D and full laboratory transcripts are included in Appendix E. The results indicate:

- Arsenic and copper concentrations were found to be below the predicted background concentrations in all samples analysed.
- No organochlorine pesticides were detected above laboratory detection limit, in any of the analysed samples.

<sup>7</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

<sup>8</sup> Ministry for the Environment. Updated 2021. Contaminated Land Management Guidelines No. 5: Site investigation and Analysis of Soils. Ministry for the Environment, Wellington.

<sup>9</sup> Ministry for the Environment, 2011. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment. Criteria for residential (25% produce) land use used.

<sup>10</sup> Landcare Research Limited, 2016. PBC - Predicted Background Soil Concentrations, New Zealand, <https://iris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/>

## 5 Site characterisation

This section characterises the likely and potential contamination status of the site based on the available information as presented in Section 3 and Appendix C of this report.

### 5.1 Potential for contamination

This investigation has identified that HAIL activities were (or are likely to have been) undertaken within the wider site. The activities, potential contaminants and an assessment of the likelihood, potential magnitude and possible extent of contamination are presented in Table 5.1.

The inferred locations of these activities are presented on Figure 2.1 within Appendix A.

Table 5.1: Potentially contaminating activities, Mount Munro

Land use/activity	Potential contaminants	Magnitude, possible extent and likelihood of contamination	HAIL reference
Fuel storage in aboveground and underground tanks	Petroleum hydrocarbons.	<p>A 450 L aboveground storage tank (AST) containing diesel has been confirmed by documents within the TDC property file. The tank was installed in 2020 as part of a boiler heating system and is near to the dwelling at 85 Coach Road South. A second AST was observed near to the ancillary shed on the northern portion of the wider site. The tank was installed in 2022 and has a capacity of approximately 900 L. The tanks were observed to be in good condition during the site walkover and are not in areas to be disturbed during the proposed development.</p> <p>Two former storage tanks, unknown if they originated from the site or contained fuels historically, have been repurposed as water tanks. The tank by the woolshed is currently empty and disused, while the tank by the 'super bin' is in use and rainwater fed by the roof of the 'super bin' structure.</p>	A17

Land use/activity	Potential contaminants	Magnitude, possible extent and likelihood of contamination	HAIL reference
Sheep dip	Arsenic, organochlorines (e.g., aldrin, dieldrin, DDT, lindane) and organophosphates, carbamates, and synthetic pyrethroids.	<p>A spray sheep dip was observed near to the large woolshed and yards on the northern portion of the site.</p> <p>It is possible that contaminants from the sheep dipping activities are not only localised to the immediate area surrounding the dip, but also throughout the area previously used to hold the sheep after dipping while they were drying.</p> <p>The holding paddock by the sheep dip is to the north of the dip, where the proposed northern access track is to be developed.</p> <p>Surface sample collection in the area of the proposed access track was undertaken to assess if there have been any impacts from the adjacent sheep dip. Results of the samples indicate that there has been no migration of the persistent contaminants from the sheep dip to the adjacent area where the track is to be constructed. More modern sheep dip chemicals (organophosphate and pyrethroids) would not be present given their limited persistence and the period of time in which the dip has been decommissioned.</p> <p>It is important to note that only a limited area to the north of the sheep dip has been investigated and if any further areas surrounding the sheep dip are to be disturbed, further assessment will be required.</p>	A8
Cropping in proposed laydown area.	Arsenic, lead, copper, mercury; wide range of organic compounds including acidic herbicides, organophosphates, and organochlorines.	<p>Crop fodder (brassica) for stock were observed in the laydown area during the site walkover.</p> <p>The review of historical aerial images (including an image from September 2022) shows this area in grazing pasture. Therefore, it is unlikely that persistent pesticides (such as those used for market gardening) have been used for intensive cropping activities within this area and the profile does not differ from the rest of the productive land in the development.</p> <p>It is assessed as not likely that an activity described on HAIL is being, or has been, undertaken on this piece of land.</p>	
Storage of fertiliser within the 'super bin'	Calcium phosphate, calcium sulphate, copper chloride, sulphur, sulphuric and phosphoric acid, molybdenum, selenium, iron, cadmium, nitrates, and ammonia	A 'super bin' for the storage of fertiliser was observed near to the top of the larger ridge, off the access track from 85 Coach Road South. At the time of the site visit the bin was empty and had a concrete floor. The proposed development of the windfarm will not result in disturbance of the 'super bin' structure or surrounding area.	

## 5.2 Preliminary conceptual site model

A conceptual model as defined by the Ministry for the Environment in the contaminated land management guidelines<sup>11</sup>, sets out known and potential sources of contamination, potential exposure pathways, and potential receptors. For there to be an effect from the proposed activity there has to be a contamination source and a mechanism (pathway) for contamination to affect human health or the environment (receptor).

A preliminary conceptual site model has been developed for the proposed activity which takes into account the available information about the site, and our understanding of the potential effects on human health and the environment. The model is presented in Table 5.2 below.

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<sup>11</sup> Ministry for the Environment, 2021. Contaminated Land Management Guidelines No. 1 Reporting on Contaminated Sites in New Zealand.



Table 5.2: Preliminary conceptual site model, Mount Munro

Source	Pathway	Receptor	Risk assessment
Soil contaminated as a result of sheep dipping activities.	Ingestion of soil	Current site users	Incomplete: Soil concentrations for arsenic, copper and OCPs were below the most conservative human health criteria in the area of the proposed access track. Based on these results, the source of contamination in the area of the access track is incomplete. However, contamination may exist in soils in other areas surrounding the sheep dip, the proposed development will not result in disturbance of soils in this area and therefore the pathway to receptors is incomplete.
	Inhalation of vapours	Future site users	
	Dermal contact		
	Ingestion of soil	Maintenance/excavation workers	
	Inhalation of vapours		
	Dermal contact		
	Passive discharge of contaminants	Environmental receptors (groundwater, surface water)	
	Runoff		
Soil contaminated as a result of the storage of fertilisers within the 'super bin'.	Ingestion of soil	Current site users	Incomplete: While there may be source of contamination, and contamination may exist in soils surrounding the 'super bin', the proposed development will not result in disturbance of soils in this area and therefore the pathway to receptors is incomplete.
	Inhalation of vapours	Future site users	
	Dermal contact		
	Ingestion of soil	Maintenance / excavation workers	
	Inhalation of vapours		
	Dermal contact		
	Passive discharge of contaminants	Off site and nearby receptors	
	Ingestion of soil		
Soil contaminated as a result of the storage of fuels in underground storage tanks.	Ingestion of soil	Current site users	Incomplete: While the source of contamination has been confirmed, and contamination may exist in soils surrounding the storage tanks, the proposed development will not result in disturbance of soils in this area and therefore the pathway to receptors is incomplete.
	Inhalation of vapours	Future site users	
	Dermal contact		
	Ingestion of soil	Maintenance / excavation workers	
	Inhalation of vapours		
	Dermal contact		
	Passive discharge of contaminants	Environmental receptors (groundwater, surface water)	

The preliminary conceptual site model indicates that, while HAIL activities are present within the wider site, no disturbance of soil or change of land use is proposed within these areas and therefore the pathway to receptors, during the construction of the windfarm is incomplete.

However, as there have been HAIL activities identified on the wider site there is a potential for contamination to exist in surface and underlying soils and groundwater which, if future developments propose soil disturbance or changing the use of the site, there may be a risk to site users, maintenance / excavation workers and downgradient environmental and human receptors. If future developments are proposed in areas containing HAIL activities, it would be prudent to reassess the site and complete additional investigations that are targeted to the proposed developments.

## 6 Regulatory implications

### 6.1 Regulatory framework

The rules and associated assessment criteria relating to the control of contaminated sites in the Wellington and Horizons regions are specified in the following documents:

- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)<sup>12</sup>;
- The Greater Wellington Regional Council's Natural Resources Plan<sup>13</sup>;
- The Horizons Regional Council's Regional Plan (HRC One Plan)<sup>14</sup>;
- The operative Tararua District Council's District Plan<sup>15</sup>; and
- The Wairarapa Combined District Plan<sup>16</sup>.

The NESCS and District Plans consider issues relating to land use and the protection of human health while the Regional Plans have regard to issues relating to the protection of the general environment, including ecological receptors. The need, or otherwise, for contamination related resource consents for the development of the windfarm has been evaluated against these regulatory requirements.

### 6.2 NESCS

#### 6.2.1 Applicability

The NESCS came into effect on 1 January 2012. This legislation sets out nationally consistent planning controls appropriate to district and city councils for assessing contaminants in soil with regard to human health. As a result, the NESCS prevails over the rules in the District Plan, except where the rules permit or restrict effects that are not dealt with in the NESCS.

The NESCS applies to specific activities on land where a HAIL activity has, or is more likely than not, to have occurred. Activities covered under the NESCS include soil disturbance, soil sampling, fuel systems removal, subdivision and land use change.

The following Table 6.1, as provided in the NESCS Users Guide (April 2012), confirms the NESCS does not apply to the development of the proposed Mount Munro Windfarm.

Table 6.1: PSI checklist

NESCS Requirement	Applicable to site?
Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	Yes
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Yes
Is it more likely than not that an activity described on HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes

<sup>12</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

<sup>13</sup> Greater Wellington Regional Council, 2022. Proposed Natural Resources Plan – Appeals version.

<sup>14</sup> Horizons Regional Council, 2014. One Plan - The Consolidated Regional Policy Statement, Regional Plan and Regional Coastal Plan for the Manawatu-Wanganui Region.

<sup>15</sup> Tararua District Council, 2012. Operative District Plan Review No. 1.

<sup>16</sup> Masterton, Carterton and South Wairarapa District Councils, 2022. Draft Wairarapa Combined District Plan.

NESCS Requirement	Applicable to site?
If 'Yes' to any of the above, then the NESCS may apply. The five activities to which the NES applies are:	
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	No
Is the activity you propose to undertake sampling soil?	No
Is the activity you propose to undertake disturbing soil?	No
Is the activity you propose to undertake subdividing land?	No
Is the activity you propose to undertake changing the use of the land?	No
Conclusion: The NESCS does not apply to the Mount Munro Windfarm development.	

While HAIL activities have been undertaken on the wider site, no disturbance of soil or changing land use is proposed within the pieces of land occupied by the HAIL activities and therefore, the NESCS does not apply to the development of the Mount Munro Windfarm.

If future developments are proposed in areas containing HAIL activities, it would be prudent to reassess the applicability of the NESCS, in the context of the future development.

## 6.3 Regional Plans

### 6.3.1 Greater Wellington Regional Council's Natural Resources Plan

GWRC is responsible for the management of discharges of contaminants to land, air and water. This includes the discharge of contaminants from existing contaminated land.

The GWRC Operative Natural Resources Plan (NRP) contains Rules R81-R83 that relate to contaminated land and hazardous substances.

As the proposed Mount Munro Windfarm development will not be completed within areas containing potentially contaminating activities on site, further assessment of the applicability of the contaminated land rules within this plan has not been completed during this investigation.

### 6.3.2 Horizons Regional Council's One Plan

The Horizons Regional Council's One Plan sets out rules relating to the discharge of contaminants to land and water which will need to be considered once the redevelopment plans have been finalised.

The Horizons Regional Council's One Plan sets out rules to manage the use of natural resources and to maintain the health of the environment including soil and water. Development of sites has potential for regional consents to be required under the plan. Rules 14-18 and 14-27 within this plan relate to the discharge of contaminants onto or into land or surface water receptors.

As the proposed Mount Munro Windfarm development will not be completed within areas containing potentially contaminating activities on site, further assessment of the applicability of the contaminated land rules within this plan has not been completed during this investigation.

## 6.4 District Plan applicability

### 6.4.1 Masterton District Council's District Plan

The Wairarapa Combined District Plan includes the Masterton District and as noted in Section 6.2.1 the NESCS now prevails over the rules in the District Plan, except where the rules permit or restrict effects that are not dealt with in the NESCS.

The draft District Plan was released for a Community Feedback period on 25 October 2022-6 December 2022. The contaminated land section of the draft Plan states that 'there are no rules in the District Plan with respect to contaminated land. The NESCS manages subdivision, use, and development of potentially contaminated land and may require resource consent for these activities separately'.

#### 6.4.2 Tararua District Council's District Plan

The Operative Tararua District Plan does not contain rules regarding contaminated land more restrictive than the NESCS. The Plan defers to the NESCS for regulations for managing contaminated land.

### 6.5 Implications for site development

The presence of HAIL activities outside of areas of the proposed development, as identified during this PSI investigation, indicates that ground contamination is unlikely to present a significant constraint to the proposed Mount Munro Windfarm development.

While no farm waste pits have been identified during the desktop or site walkover portion of this investigation, there is a potential for waste pits to be present due to the nature of farming and the long-running farming history of this site. If waste pits, or any other visual or olfactory observations of contaminants, are identified during construction works, we recommend further investigation is undertaken to assess risk and advise on disposal options.

If development plans for the Mount Munro Windfarm are to change and additional areas incorporated, this report must be reviewed and updated to reflect the and updates to proposed development plans i.e., changes to access route locations, turbine locations etc.

## 7 Conclusions

Tonkin & Taylor Ltd (T+T) has been commissioned by Meridian Energy Limited to undertake a Preliminary Site Investigation for Mount Munro Proposed Windfarm. As a result of the HAIL activities on site, a PSI report is required to support the resource consent application for the development of the windfarm.

A summary of the findings is below:

- The site has been occupied by agricultural use, including sheep and beef farming, since at least the 1940s.
- Potentially contaminating activities included in the MfE's HAIL have been undertaken on site including; sheep dipping, bulk storage of fuel in aboveground storage tanks and the bulk storage of fertilisers.
- The results of surface soil samples collected from the location of the proposed northern access track show arsenic and copper concentrations were below the predicted background concentrations and no organochlorine pesticides detected above laboratory detection limit, in any of the analysed samples.
- Construction works for the proposed development of the Mount Munro Windfarm will not include areas where HAIL activities have been identified.

A summary of potential regulatory implications for earthworks of the site is presented below:

- The NESCS does not apply to the proposed development of the Mount Munro Windfarm. While HAIL activities have been identified on the wider site, the proposed development will not result in disturbance to these areas or the changing of land use. The site will remain in farming use following the development of the windfarm and no structures are to be disturbed.
- If future developments are proposed in areas containing HAIL activities, it would be prudent to reassess the applicability of the NESCS, targeted to the proposed developments.
- As the development of the proposed windfarm will not be completed within areas containing potentially contaminating activities on site, further assessment of the applicability of the contaminated land rules within the GWRC and HRC Regional Plans has not been completed during this investigation; and
- The District Plans for the Masterton District Council and Tararua Council's do not include rules relating to contaminated land and refers to the NESCS for the framework for contaminated land rules.

## 8 Applicability

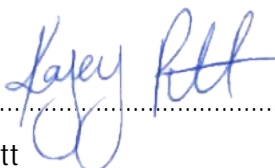
This report has been prepared for the exclusive use of our client Meridian Energy Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application for resource consent and that Horizons Regional Council, Greater Wellington Regional Council, Tararua District Council and Masterton District Council as the consenting authorities will use this report for the purpose of assessing that application.

Tonkin & Taylor Ltd  
Environmental and Engineering Consultants

Report prepared by:

Authorised for Tonkin & Taylor Ltd by:



.....  
Kasey Pitt  
Contaminated Land Consultant



.....  
Nick Peters  
Project Director

Report certified by a suitably qualified and experienced practitioner as prescribed under the NES (Soil) Users Guide (April 2012).



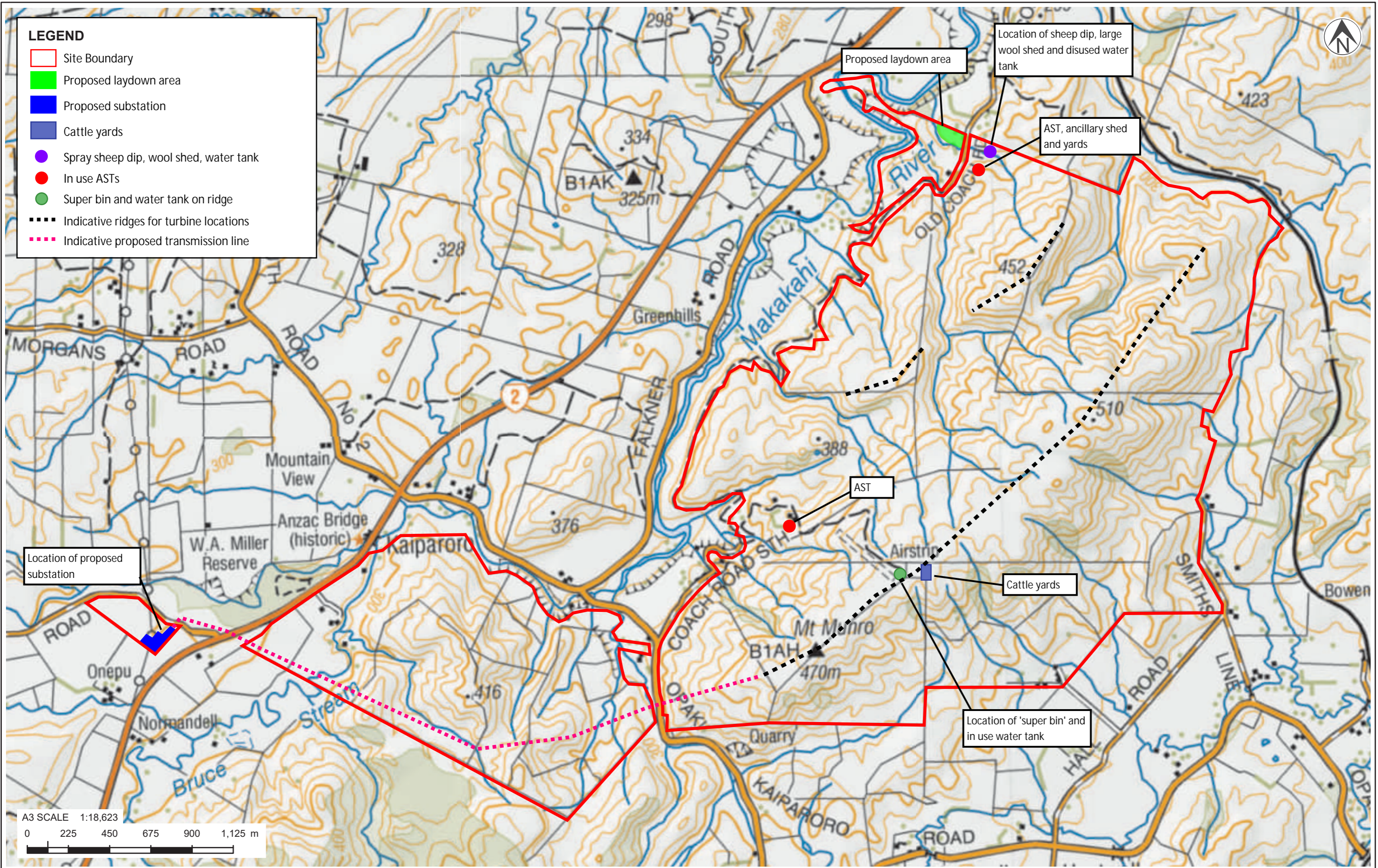
.....  
Andrew Pearson  
Senior Environmental Scientist

\\ttgroup.local\corporate\Christchurch\TT Projects\1018083\1018083.3000\IssuedDocuments\06.09.23 Normanby Rail Protection Consent Scoping final .docx

# Appendix A Figure

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NOTES:

CRS: NZGD 2000 New Zealand Transverse Mercator Credits: Eagle Technology, Land Information New Zealand, Earthstar Geographics

PROJECT No. 1016884.1000

CLIENT MERIDIAN ENERGY LIMITED

DESIGNED	KAPI	AUG.23
DRAWN	KAPI	AUG.23
CHECKED	ANPE	AUG.23

PROJECT MOUNT MUNRO WINDFARM PSI

TITLE KEY SITE FEATURES



Exceptional thinking together www.tonkintaylor.co.nz

LOCATION PLAN

APPROVED

DATE

SCALE (A3) 1:18,623

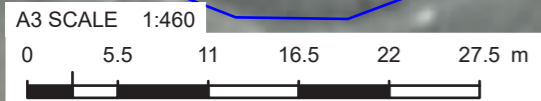
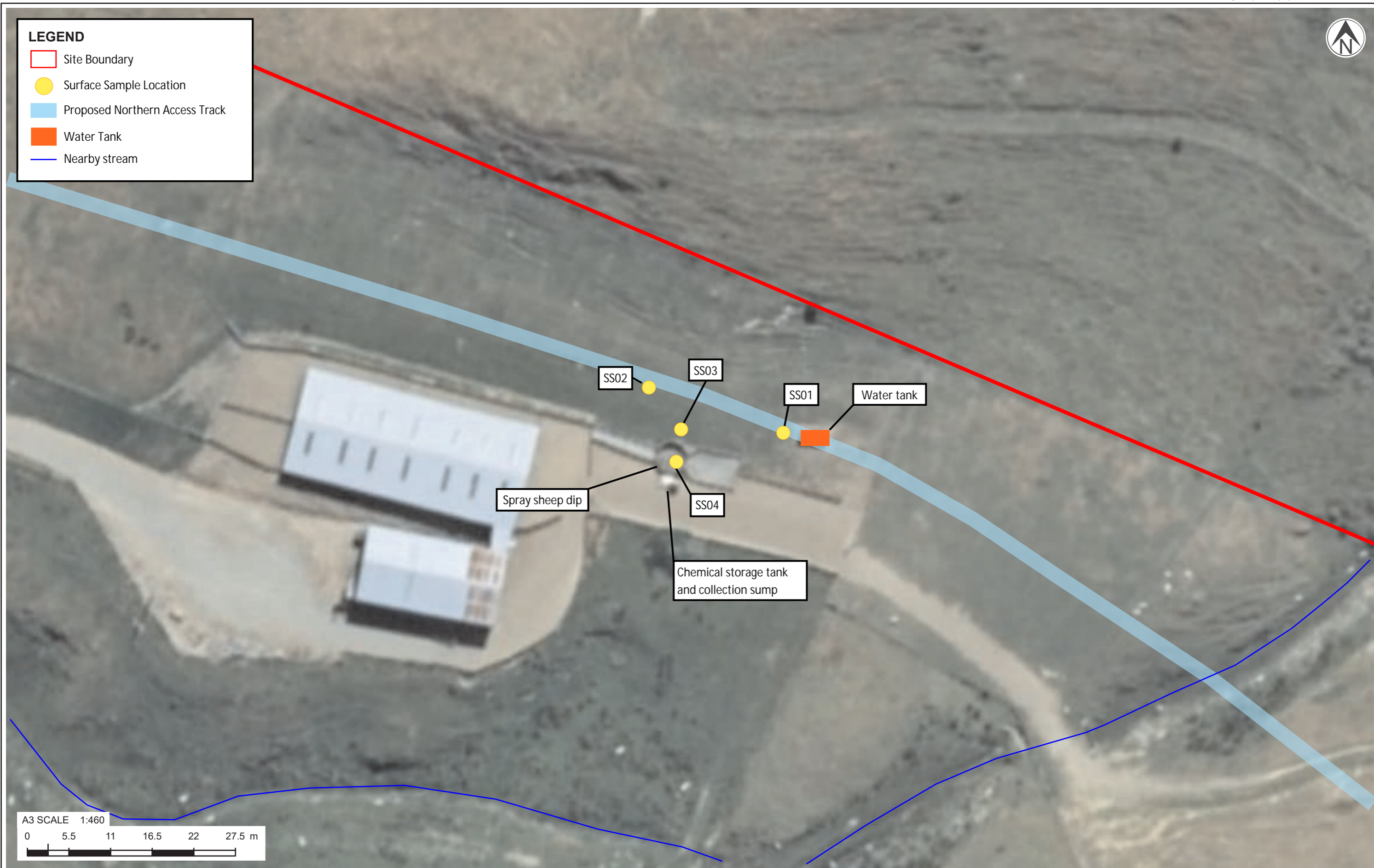
FIG No. FIGURE A.1

REV 0



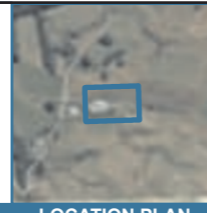
**LEGEND**

- Site Boundary
- Surface Sample Location
- Proposed Northern Access Track
- Water Tank
- Nearby stream



**NOTES:**

CRS: NZGD 2000 New Zealand Transverse Mercator Credits: Greater Wellington RC, Manawatu-Whanganui LASS, Earthstar Geographics, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



PROJECT No. 1016884.1000		
DESIGNED	KAPI	SEP.23
DRAWN	KAPI	SEP.23
CHECKED	ANPE	SEP.23

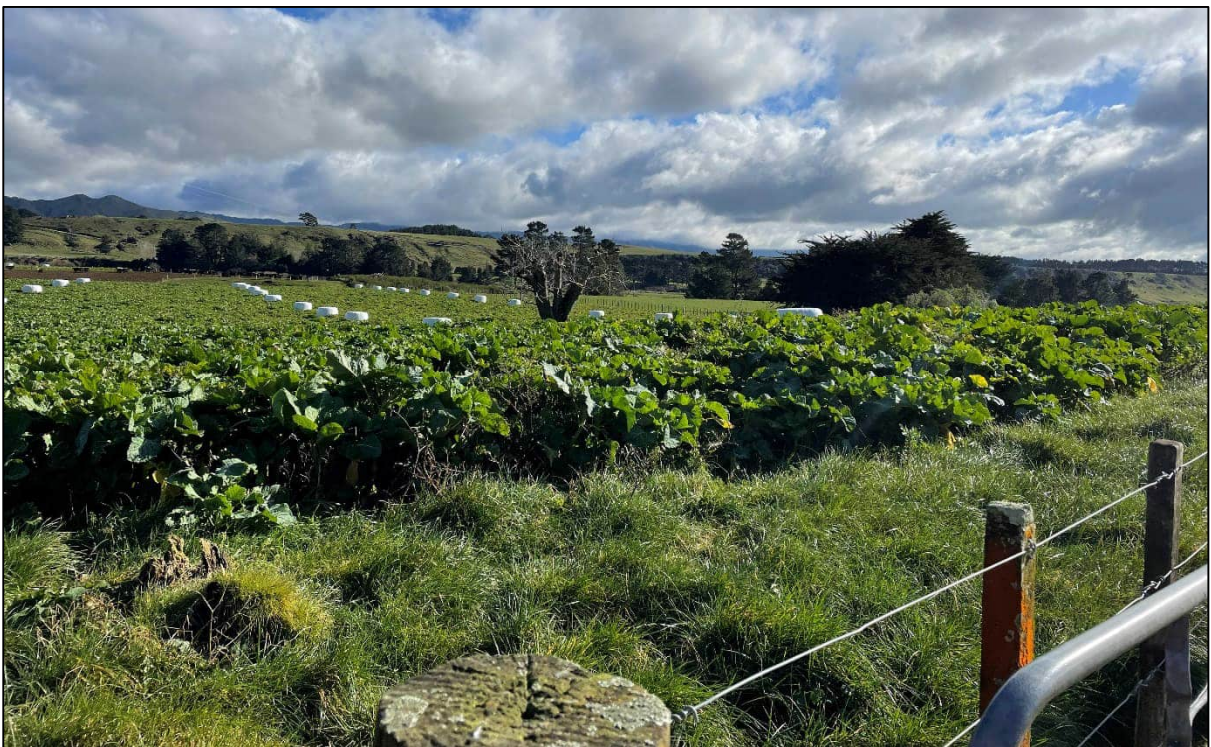
CLIENT	MERIDIAN ENERGY LIMITED
PROJECT	MOUNT MUNRO WINDFARM PSI
TITLE	SAMPLE LOCATION PLAN
SCALE (A3)	1:460
FIG No.	FIGURE A.2
REV	0

## Appendix B Site photographs

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*Photograph Appendix B.1: Proposed substation area, looking south from Kaiparoro Road*



*Photograph Appendix B.2: Proposed laydown area, looking north-west from Old Coach Road. Brassica plants and silage bails currently occupy the area.*



*Photograph Appendix B.3: Woolsheds, stock yards and disused spray sheep dip and tank, looking south-west towards Old Coach Road.*



*Photograph Appendix B.4: Aboveground storage tank, previously used for water storage present by northern woolshed.*



*Photograph Appendix B.5: Fittings no longer connected to storage tank, hole at base of tank is rusted.*



*Photograph Appendix B.6: Ancillary shed south of larger woolshed containing ATV, bulldozer. Aboveground storage tank adjacent to south wall of shed.*



*Photograph Appendix B.7: Stockyard and loading ramp adjacent to Old Coach Road. Rear of ancillary shed beyond.*



*Photograph Appendix B.8: Aboveground storage tank adjacent to south wall of shed. Split tank containing both petrol and diesel.*



*Photograph Appendix B.9: Super bin at top of large ridge, looking north west.*



*Photograph Appendix B.10: Interior view of super bin at top of large ridge*





*Photograph Appendix B.11: Storage tank used as a water tank, with pipe connected from the roof of the super bin to the tank.*



*Photograph Appendix B.12: Cattle yards at the top of the ridge, to the east of the super bin.*



*Photograph Appendix B.13: View looking south east from the top of the large ridge, in the area of the 'super bin'. The former landfill can be seen in the centre of the image (square shaped planted area).*



*Photograph Appendix B.14: Concrete base of spray sheep dip with pipework, with a layer of sediment and patchy moss and grass cover .*



*Photograph Appendix B.15: Southern side of sheep dip showing collection sum (with pump) and small mixing tank. The concrete curb bund that surrounds the tank can be seen to the left of the image.*

## Appendix C      Historical information review

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- Certificates of title
- Historical aerial photographs
- Relevant Council property file documents
- Contamination enquiry

Historical information relating to the site has been collected from a variety of sources. The information presented documents on site activities, except for the aerial photograph review where comments are also provided on readily observable surrounding land use. The information that has been reviewed is summarised in this appendix.

## C1 Records of title

Current and historical certificates of titles for the site have been reviewed. A summary of the information reviewed is presented in Appendix C Table 1 below. A copy of the selected certificates of title are provided in Appendix D.

Appendix C Table 1: Summary of records of title review

Property	Current CT	Historical CT
Section 131 Block XIII Mangaone Survey District	<ul style="list-style-type: none"> <li>WN24C/895: Issued 1983 <i>Private ownership</i> <i>Subject to Mining Act 1971.</i> <i>Subject to Coal Mines Act 1979.</i> <i>Caveat by Meridian Energy in 2011.</i></li> </ul>	<ul style="list-style-type: none"> <li>WN24C/895: Issued 1983 <i>Various private owners until transfer to current owners in 2021.</i></li> <li>Prior reference: WNC1/349</li> </ul>
Section 1 and Section 62 Block XIV Taranua Survey District	<ul style="list-style-type: none"> <li>WN25C/219: Issued 1984 <i>Weymore Awarua Co. Limited</i> <i>Subject to Land Act 1948.</i> <i>Subject to Mining Act 1971.</i> <i>Subject to Coal Mines Act 1925.</i> <i>Subject to telecommunications rights in favour of Chorus New Zealand 1996.</i> <i>Caveat by Meridian Energy in 2012.</i></li> </ul>	<ul style="list-style-type: none"> <li>WN25C/219: Issued 1984, <i>Various private owners until transfer to current owners in 2018.</i></li> <li>Prior reference: WN25C/218</li> <li>Prior reference: WN677/50</li> </ul>
Lot 1 DP 665	<ul style="list-style-type: none"> <li>WN31D/706: Issued 1988 <i>Rocky Hills Farming Company Limited</i> <i>Caveat by Meridian Energy in 2010.</i> <i>Includes a historic subdivision plan, dated 1894, creating three properties between Smiths Line and 'Main Road' (SH2).</i></li> </ul>	<ul style="list-style-type: none"> <li>WN31D/706: Issued 1988, <i>Various private owners until transfer to current owners in 2006.</i></li> <li>Prior reference: WN74/145</li> </ul>
Lot 2-3 DP 665	<ul style="list-style-type: none"> <li>WN31D/709: Issued 1988 <i>Rocky Hills Farming Company Limited</i> <i>Caveat by Meridian Energy in 2010.</i> <i>Includes a historic subdivision plan, dated 1894, creating three properties between Smiths Line and 'Main Road' (SH2).</i></li> </ul>	<ul style="list-style-type: none"> <li>WN31D/709: Issued 1988 <i>Previous private owners listed as farmers, transfer to current owner in 2006.</i></li> <li>Prior reference: WN74/145</li> </ul>
Section 147 Block IX Mangaone Survey District	<ul style="list-style-type: none"> <li>WN47/208: Issued 1888, current. <i>Rocky Hills Farming Company Limited</i> <i>Previous private owners listed as farmers and sheep farmers.</i> <i>Caveat by Meridian Energy in 2012.</i> <i>Transfer to current owner in 2019.</i> Prior reference: WA/152.</li> </ul>	
Part Lot DP 1263	<ul style="list-style-type: none"> <li>WN56A/365: Issued 2000 <i>Rocky Hills Farming Company Limited</i></li> </ul>	<ul style="list-style-type: none"> <li>WN56A/365: Issued 2000</li> </ul>

	<i>Caveat by Meridian Energy in 2012.</i>	<i>Previous private owners listed as farmers, transfer to current owner in 2006.</i> <ul style="list-style-type: none"> <li>• Prior reference: WN33A/249</li> </ul>
Section 186 XIII Mangaone Survey District and Lot 1 DP 90879	<ul style="list-style-type: none"> <li>• WN58A/971: Issued 2001 <i>Fusion Limited</i> <i>Caveat by Meridian Energy in 2012.</i></li> </ul>	<ul style="list-style-type: none"> <li>• WN58A/971: Issued 2001 <i>Various private owners until transfer to current owner in 2021.</i></li> <li>• Prior reference: WN26B/974</li> </ul>
Section 129 Block XIII Mangaone Survey District	<ul style="list-style-type: none"> <li>• WN85/199: Issued 1896 <i>Rocky Hills Farming Company Limited</i> <i>Caveat by Meridian Energy in 2010.</i> <i>Caveat by Meridian Energy in 2012.</i> <i>Previous private owners listed as farmers and sheepfarmers. 1896 landowner listed as 'Settler'.</i> <i>Transfer to current owner in 2006.</i> Prior reference: PR5065, WA2/222.</li> </ul>	
Section 133 Block IX Mangaone Survey	<ul style="list-style-type: none"> <li>• WN89/188: Issued 1897 <i>Dalmeny Agriculture Limited</i> <i>Caveat by Meridian Energy in 2010.</i> <i>Previous private owners listed as farmers. 1896 landowner listed as 'Settler'.</i> <i>Transfer to current owner in 2007.</i> Prior reference: WA2/246, WNPR5238.</li> </ul>	

A copy of the current records of title is also provided in Appendix C.

## C2 Historical aerial photographs

Historical aerial photographs from the T+T library and other sources have been reviewed as stated in Appendix C Table 2. Relevant features of the site and surrounding land are summarised from each aerial photograph in Appendix C Table 2. Copies of the aerial photographs are included in Appendix G.

Appendix C Table 2: Summary of aerial photograph review

Date, run number and source	Key site features	Surrounding land features
1944 Retrolens	<ul style="list-style-type: none"> <li>• The 1944 aerials capture majority of the site, except for the eastern most portion and a small portion on the south-east.</li> <li>• The visible areas of site are generally in agricultural use with few dwellings and structures present.</li> <li>• A shed like building and potential sheep dip, or stock yards, structure is present along Coach Road, at the northern portion of the site.</li> <li>• The site has an undulating topography with a number of gullies and streams visible between larger ridges.</li> <li>• Trees and vegetation have been cleared from majority of the site and tree trunks can be seen scattered across the northern and central portion of the site. Pockets of vegetation remain in the gullies and low-lying areas.</li> </ul>	<ul style="list-style-type: none"> <li>• The surrounding area is occupied by agricultural and rural residential land uses.</li> <li>• The Mākākahi River extends along the western site boundary from the north to south of the site. Ephemeral streams within the site flow west and meet river.</li> <li>• The Bruce Stream is visible to the south-east of the southern portion of the site.</li> </ul>
1961 Retrolens	<ul style="list-style-type: none"> <li>• The 1961 aerial captures a small portion of the site, near to where the Bruce Stream splits from the Mākākahi River.</li> <li>• No significant changes to visible areas on site.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant changes to the surrounding area.</li> <li>• There is a slight change to the flow path of the Mākākahi River, near the intersection of SH2 and Kaiparoro Road, moving the river away from the roadway.</li> </ul>
1968 Retrolens	<ul style="list-style-type: none"> <li>• The 1968 aerial image captures the central and southern portions of the site.</li> <li>• No significant changes to areas visible in the previous image.</li> <li>• The remainder of the site visible is occupied by farmland with an undulating topography and large ridges and gullies.</li> <li>• One dwelling, with ancillary buildings, is visible within the property at 73 Hall Road.</li> </ul>	<ul style="list-style-type: none"> <li>• The former landfill to the southeast of the site is covered in what appears to be established pine trees.</li> <li>• The surrounding area is occupied by farmland and rural residential land uses.</li> <li>• No significant changes to the surrounding area.</li> </ul>

Date, run number and source	Key site features	Surrounding land features
1977 Retrolens	<ul style="list-style-type: none"> <li>• Majority of the site can be seen in the 1977 aerial image, except for a small area on the eastern most portion of the site. This image also has good resolution allowing buildings and structures to be seen more clearly.</li> <li>• The shed and sheep dip/stock yard structure remains on the northern property, along Coach Road. A secondary shed and stock yard area are now present just east of the existing shed.</li> <li>• Additional access tracks have been established along the ridgelines within the site.</li> <li>• Pockets of vegetation remain in some gullies within the site.</li> <li>• The property at 85151 SH2 contains a dwelling with three ancillary buildings to the rear, on the northern side of the driveway. There is what appears to be two square ponds east of the buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Some development has occurred in the surrounding area with additional dwellings and ancillary buildings now present, and some former buildings now longer present.</li> <li>• The Wairarapa Rail Line is visible to the northeast of the site.</li> <li>• Stockyards are visible on the site boundary, just south of the Opaki Kaiparoro Road, Falkner Road intersection.</li> </ul>
1995 Retrolens	<ul style="list-style-type: none"> <li>• A dwelling has been constructed at 168 Old Coach Road.</li> <li>• A dwelling has been constructed at 85 Coach Road South.</li> <li>• Areas of soil disturbance are visible within the eastern portion of the site near to the Smiths Line and Hall Road intersection.</li> </ul>	<ul style="list-style-type: none"> <li>• A section of SH2 has been constructed between the Opaki Kaiparoro Road, South Road No 2 intersection (near to 85151 SH2) and Faulkner Road at the northern portion of the site.</li> <li>• A shed has been constructed by the stockyards, near to site boundary, just south of the Opaki Kaiparoro Road, Falkner Road intersection.</li> <li>• Additional dwelling and ancillary buildings have been constructed in the surrounding area.</li> </ul>
2010 Land Information New Zealand	<ul style="list-style-type: none"> <li>• Significant development has been completed at 85151 State Highway 2 with a new dwelling and sheds now present.</li> <li>• Paddocks within the smaller northern portion of the site have recently been tilled and planted with crop.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant changes to the surrounding area.</li> </ul>
Recent Aerials (2016-2021) Land Information New Zealand	<ul style="list-style-type: none"> <li>• The site remains largely unchanged from the previous images.</li> <li>• A shed and stock yard are visible at the top of the ridge at the end of the access track from 85 Coach Road.</li> </ul>	<ul style="list-style-type: none"> <li>• Quarrying activities are present to the west of the site, off Falkner Road, in line with the dwelling at 85 Coach Road South.</li> </ul>



Date, run number and source	Key site features	Surrounding land features
	<ul style="list-style-type: none"> <li>• A stock yard is present on the eastern most portion of the site, near to the northern end of Smiths Line.</li> </ul>	<ul style="list-style-type: none"> <li>• Quarrying activities are also present just south of the site on Opaki Kaiparoro Road.</li> <li>• A spray sheep dip is visible at 114 Falkner Road, west of the northern portion of the site, beyond the Mākākahi River.</li> <li>• Farming and rural residential activities are continuing in the area surrounding the site.</li> </ul>

Readily available aerial images from Retrolens, Google Earth and Land Information New Zealand have been used in this assessment.

### C3 Council property files

Relevant information relating to contaminated land from within property files from Masterton District Council and Tararua District Council was received 24 July 2023. The Councils provided the following documents:

Masterton District Council:

- 73 Hall Road, Eketāhuna –Section 131 BLK XIII Mangaone SD
  - A 2010 application to install a new wood burner.
  - A 2005 letter from GT Environmental Services Ltd regarding an assessment of the septic tank prior to the connection of the addition. The septic system was found to be adequate.
  - A 2004 Building consent application for an addition to an existing dwelling. The additions included updates to the plumbing and drain systems. Building materials included; weatherboards, a, exposed rafter soffit, corrugated iron roofing and aluminium window frames.
  - A 2000 Building consent application to alter interior walls, install a shower and remove a wood burner.
  - A 1995 Building consent application to re-pile the dwelling by replacing the existing wooden piles with new wooden piles that were to be concreted in.

Tararua District Council:

- 168 Old Coach Road, Eketāhuna
  - No documents provided.
- 85 Old Coach Road, Eketāhuna
  - A 2020 Building consent application to install a diesel boiler, a 450 L diesel tank (plans show an above ground tank) to run 10 radiators and a heated towel rail within a dwelling. The diesel tank was to be installed on the south side of the dwelling.
- 124 Opaki Kaiparoro Road, Eketāhuna
  - No documents provided.
- 85151 State Highway 2, Eketāhuna

- No documents provided.
- 85274 State Highway 2, Eketāhuna
  - No documents provided.

## C4 Council contamination enquiry

A contamination enquiry was placed with Greater Wellington Regional Council (GWRC) on 17 July 2023. The information provided by both GWRC and HRC is included in Appendix I. and states that the site is not included on the GWRC Selected Land Use Register (SLUR), or the HRC Sites Associated with Hazardous Substances (SAHS) databases.

There is a GWRC SLUR entry (SN/06/041/02) approximately 920 m south-east of the site. This site is a former landfill site and is categorised as 'Contamination Confirmed'. Information from GWRC states that the site was previously a gravel reserve that was used as a landfill for general refuse. A 1998 investigation by GWRC<sup>17</sup> included the collection of surface water samples from the nearby Kōpuaranga River, the results of which showed a low-level discharge of contaminants found in leachate, below the ANZECC criteria (% species protection level not defined) for the protection of aquatic ecosystems and stock water. Further sampling was recommended, however no information relating to additional sampling was provided.

No detailed site investigation for the former landfill site is held on the GWRC file, and therefore the extent of contamination (if any) is currently unknown.

## C5 On site and nearby consents

Resource consents related to the site or properties immediately surrounding the site (including existing, superseded and surrendered consents) are summarised in Appendix C Table 3 below.

The consents identified in Appendix C Table 3 are considered unlikely to have resulted in soil contamination at the Mount Munro site. This is because of their location, nature and likely extent of the contaminants at those locations.

---

<sup>17</sup> Wellington Regional Council, 1998. Landfills in the Wellington Region.

Appendix C Table 3: Ground contamination-related resource consents

Location	Consent ID	Type of consent	Activity description	Issuing Authority	Status/Expiry
Onsite					
85 Coach Road South, 124 Opaki Kaiparoro Road, 59 Coach Road South, 171 Opaki Kaiparoro Road	304143	Building Consent	Installation of a diesel boiler and a 450 litre diesel tank.	Taranua District Council	2020
	8664	Building Permit	Relocate cottage from within farm.		1989
	8605	Building Permit	Additions to existing shed.		1988
	8606	Building Permit	Install custom built woolshed.		1988
85151 SH2	100107	Building Consent	Install woodfire.		1993
	100321	Building Consent	Alter carport and changing area.		1993
	102592	Building Consent	Erect workshop/implement shed.		1996
	200621	Building Consent	Relocate house.		1998
	203481	Building Consent	Relocate workshop/implement shed ,addition of an extra bay.		2001
	205477	Building Consent	New carport/porch, covered deck, take out wall between living and bedroom.		2003
	209270	Building Consent	New residence and swimming pool.		2008
	209894	Building Consent	Construct a new five bay calf shed		2009
	204	Subdivision Consent	Cut out Lot 1 of 1.9 ha from title		1998
	1720	Building Permit	Cowshed alterations.		1975
	1721	Building Permit	Construct hayshed.	1979	
1722	Building Permit	Construct deer shed.	1981		
85354 SH 2, 85274 SH2, 85274A SH2	693	Subdivision Consent	Subdivision consent to subdivide Section 3 Block XIV Taranua SD.	1996	
	259	Land Use Consent	Enable Pratt Contractors to excavate pit metal.	1994	
	100262	Building Consent	Erect covered sheep yards.	1993	

Location	Consent ID	Type of consent	Activity description	Issuing Authority	Status/Expiry
Sec: 161 Blk: X SD: MANGAONE	208645	Building Consent	Extend lounge and front deck.		2007
	100262	Building Consent	Erect covered wool shed.		1993
	8478	Building Permit	Wool shed.		1966
	8544	Building Permit	Construct new hay shed.		1977
	8614	Building Permit	Construct new slaughterhouse.		1983
168 Old Coach Road	8589	Building Permit	Construct new dwelling.		1978
	8558	Building Permit	Construct car shed.		1988
85151 SH2	ATH-2015200187.01	Land Use Consent	Change consent conditions to operate 85 hectares of land to milk 220 dairy cattle for existing seasonal supply, irrigated dairy farming purposes at 61 Parkville Central Road, Eketāhuna, following the partial surrender of the 42-hectare support block at 85151 State Highway 2, Eketāhuna.	Horizons Regional Council	Current Expiry: 01/07/2023
Adjacent consents (within 1km of the site) - Current					
Makirikiri No 2 B Block Corner of Opaki Kaiparoro Rd/North Road ~1,000 m S of site	WAR060004	Discharge Permit <i>Landfill discharge to land</i>	To discharge stormwater to land.	Greater Wellington Regional Council	Granted Expiry: 30/09/2041
		Discharge Permit <i>Landfill discharge to water</i>	To discharge stormwater to water.		
		Discharge Permit <i>Landfill discharge to land</i>	To discharge contaminants to land.		
		Discharge Permit <i>Landfill discharge to water</i>	To discharge contaminants to land.		
85237 SH2 Adjacent to SW boundary of 85151 SH2	ATH-2015200253.00	Land Use Consent	Nutrient management for land utilised within a target catchment for dairy farming purposes at 54 Morgans Road, Eketāhuna.	Horizons Regional Council	Current Expiry: 1/07/2023

Location	Consent ID	Type of consent	Activity description	Issuing Authority	Status/Expiry
Mākāhahi Riverbed ~20 m W of site (proposed laydown area)	ATH-1995002973.00	Land Use Consent	To excavate within the bed of tributaries & of the Mākāhahi River.		Current Expiry: 8/02/2030
43 South Road ~120 m NW of 85151 SH2	ATH-2001009155.00	Land Use Consent	To excavate disturb and place structures in the bed of the Mākāhahi River during the placement of rock protection works and to use and maintain the structures and associated diversion of surface water of the Mākāhahi River.		Current Expiry: 27/03/2031
136 Falkner Road ~120 m NW of 85151 SH2	ATH-2012014615.00	Water Permit	Abstract (combined maximum) 70 m <sup>3</sup> /Day of surface water from the Mākāhahi River & tributary for general dairy shed (including washdown) & stock water purposes at 136 Falkner Road, Eketāhuna.		Current Expiry: 1/07/2030
136 Falkner Road ~200 m W/NW of site	ATH-2016200820.00	Land Use Consent	Utilise land within a target catchment for dairy farming purposes at 136 Falkner Road, Eketāhuna.		Current Expiry: 1/07/2030
136 Falkner Road ~200 m W/NW of site	ATH-2012014614.00	Discharge Permit	Discharge 72 m <sup>3</sup> /day of Dairy Farm Animal Effluent from 450 Cows into and onto Land at 136 Falkner Road, Eketāhuna.		Current Expiry: 1/07/2030
51 Falkner Road ~160 m W of northern portion of site	ATH-2003010255.01	Discharge Permit	To discharge dairy shed effluent and wash water into and onto land.		Current Expiry: 30/04/2028
Proposed activities adjacent to site (as of 11 August 2023)					
51 Falkner Road ~45 m W of northern portion of site	APP-2016200762.00	Land Use Consent	Manage nutrients discharged to land utilised (within a target catchment) for dairy farming purposes at Falkner Road, Eketāhuna.	Horizons Regional Council	Active application

Location	Consent ID	Type of consent	Activity description	Issuing Authority	Status/Expiry
SECS 2A 3A BLK XIV TARARUA SD -900 m SW of proposed substation site.	APP- 2000008532.03	Water Permit	Abstract 655 m <sup>3</sup> /Day of surface water from the Mākākahi River for Municipal Water Supply purposes at Kaiparoro Road, Eketāhuna.	Horizons Regional Council	On hold

## Appendix D Results Summary Table

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Table 1: Soil Samples Results - Mount Munro Northern Access Track <sup>1</sup>

Sample ID	SS01 0-0.1	SS02 0-0.1	SS03 0-0.1	Maximum Concentration	Predicted Background Soil Concentrations for a Conglomerate Soil Type (U95) <sup>2</sup>	Soil Contaminant Standard for Residential 25% produce land use <sup>3, 4</sup>	Class A Landfill Screening Criteria <sup>5</sup>
Laboratory Reference	3353803.1	3353803.3	3353803.5				
Date	30/08/2023	30/08/2023	30/08/2023				
Depth (m)	0-0.1	0-0.1	0-0.1				
Geological unit	SILT	SILT	SILT				
Heavy Metals							
Arsenic	5	3	3	5	9.54	17	45
Copper	8	5	6	8	24.95	NL <sup>4</sup>	NL
No Organochlorine Pesticides recorded above laboratory levels of detection							

Notes:

1. All results in mg/kg
2. Upper limit of background concentrations from Landcare Research, 2016. Predicted background soil concentrations for conglomerate soil type.
3. Criteria from MfE, 2011. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health (unless otherwise stated).
4. NL = No limit. Derived value exceeds 10,000 mg/kg
5. Criteria from MfE, 2004. Landfill Waste Acceptance Criteria and Landfill Classification.



## Appendix E      Laboratory Transcripts

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## Certificate of Analysis

Page 1 of 2

<b>Client:</b> Tonkin & Taylor	<b>Lab No:</b> 3353803	SPV1
<b>Contact:</b> Kasey Pitt	<b>Date Received:</b> 31-Aug-2023	
C/- Tonkin & Taylor	<b>Date Reported:</b> 01-Sep-2023	
PO Box 2083	<b>Quote No:</b> 126074	
Wellington 6140	<b>Order No:</b> 1016884.1000	
	<b>Client Reference:</b> 1016884.1000	
	<b>Submitted By:</b> Kasey Pitt	

### Sample Type: Soil

Sample Name:	SS01 0-0.1 30-Aug-2023	SS02 0-0.1 30-Aug-2023	SS03 0-0.1 30-Aug-2023
Lab Number:	3353803.1	3353803.3	3353803.5

#### Individual Tests

Test	Unit	SS01 0-0.1 30-Aug-2023	SS02 0-0.1 30-Aug-2023	SS03 0-0.1 30-Aug-2023
Dry Matter	g/100g as rcvd	64	61	66
Total Recoverable Arsenic	mg/kg dry wt	5	3	3
Total Recoverable Copper	mg/kg dry wt	8	5	6

#### Organochlorine Pesticides Screening in Soil

Test	Unit	SS01 0-0.1 30-Aug-2023	SS02 0-0.1 30-Aug-2023	SS03 0-0.1 30-Aug-2023
Aldrin	mg/kg dry wt	< 0.016	< 0.017	< 0.015
alpha-BHC	mg/kg dry wt	< 0.016	< 0.017	< 0.015
beta-BHC	mg/kg dry wt	< 0.016	< 0.017	< 0.015
delta-BHC	mg/kg dry wt	< 0.016	< 0.017	< 0.015
gamma-BHC (Lindane)	mg/kg dry wt	< 0.016	< 0.017	< 0.015
cis-Chlordane	mg/kg dry wt	< 0.016	< 0.017	< 0.015
trans-Chlordane	mg/kg dry wt	< 0.016	< 0.017	< 0.015
2,4'-DDD	mg/kg dry wt	< 0.016	< 0.017	< 0.015
4,4'-DDD	mg/kg dry wt	< 0.016	< 0.017	< 0.015
2,4'-DDE	mg/kg dry wt	< 0.016	< 0.017	< 0.015
4,4'-DDE	mg/kg dry wt	< 0.016	< 0.017	< 0.015
2,4'-DDT	mg/kg dry wt	< 0.016	< 0.017	< 0.015
4,4'-DDT	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Total DDT Isomers	mg/kg dry wt	< 0.10	< 0.10	< 0.09
Dieldrin	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endosulfan I	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endosulfan II	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endosulfan sulphate	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endrin	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endrin aldehyde	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Endrin ketone	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Heptachlor	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Heptachlor epoxide	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Hexachlorobenzene	mg/kg dry wt	< 0.016	< 0.017	< 0.015
Methoxychlor	mg/kg dry wt	< 0.016	< 0.017	< 0.015

## Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

### Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
------	--------------------	-------------------------	-----------



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked \* or any comments and interpretations, which are not accredited.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Rapid Sample Preparation*	Dried at 103°C (removes 3-5% more water than air dry) for a minimum of 2hr, gravimetry. Replaces Environmental Solids Sample Prep under certain circumstances.	-	1, 3, 5
Environmental Solids Sample Drying*	Dried at 103°C (removes 3-5% more water than air dry) for a minimum of 2hr, gravimetry. Replaces Environmental Solids Sample Prep under certain circumstances.	-	1, 3, 5
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	1, 3, 5
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	1, 3, 5
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1, 3, 5
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1, 3, 5
Total Recoverable Copper	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	1, 3, 5

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 31-Aug-2023 and 01-Sep-2023. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Martin Cowell - BSc  
Client Services Manager - Environmental

## Appendix F      Records of Title

---



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



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

**Identifier** **WN47/208**  
**Land Registration District** **Wellington**  
**Date Issued** 04 June 1888

**Prior References**

WA 152

---

<b>Estate</b>	Fee Simple
<b>Area</b>	15.7827 hectares more or less
<b>Legal Description</b>	Section 147 Block IX Mangaone Survey District

**Original Registered Owners**

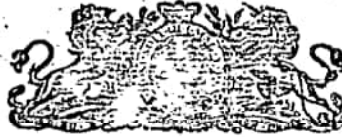
Alexander Wilkie Anderson

---

**Interests**

580144.1 Mortgage to Westpac Banking Corporation - 7.9.1983 at 2:28 pm  
B189527.4 Mortgage to AMP Bank Limited - 23.8.1991 at 11:20 am  
5393087.1 Discharge of Mortgage 580144.1 - 5.11.2002 at 11:55 am  
5393087.3 Transfer of a 1/2 share to Diane Marie Anderson - 5.11.2002 at 11:55 am  
5667529.1 Transfer of Mortgage B189527.4 to Rabobank New Zealand Limited - 23.7.2003 at 9:00 am  
6653544.1 Discharge of Mortgage B189527.4 - 18.11.2005 at 9:00 am  
8971538.1 Transfer to Home Block Holdings Limited - 28.2.2012 at 2:38 pm  
9122989.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 11.7.2012 at 10:14 am  
11364018.1 Withdrawal of Caveat 9122989.1 - 20.2.2019 at 9:43 am  
11422762.1 Transfer to Rocky Hills Farming Company Limited - 3.5.2019 at 12:54 pm  
11422762.2 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 12:54 pm  
12392517.4 Variation of Mortgage 11422762.2 - 9.3.2022 at 1:40 pm

NEW ZEALAND.



Register-book, Vol. 47, folio 208.

Reference: Warrant No. 152 P.R. folio 2716

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.



This Certificate, dated the Fourth day of June, one thousand eight hundred and eighty-eight, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, attesting that

Henry Stewart of Eketahuna Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described; as the same is delineated by the plan drawn hereon, bordered reds, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said Henry Stewart as from the Eighteenth day of November, one thousand eight hundred and eighty-seven, under The Lands Act 1885, that is to say: All that parcel of land containing Thirty nine acres situated in the Provincial District of Wellington being Section One hundred and forty seven Block IX Mangahone Survey District.



J. D. [Signature]

T80141-180759-172165-118539-17.2.21
Transfer 80141 produced 10th April 1911 at 4 p.m. Henry Stewart to Clara Osborne wife of Alfred Osborne of Eketahuna Farmer. J. D. [Signature]

DISCHARGED Mortgage 80759 produced 10th April 1911 at 4 p.m. Clara Osborne to John Oliver Millie Anderson of Eketahuna Farmer. J. D. [Signature]

Transfer 172165 produced by Deeds Registrar to Clara Osborne to John Oliver Millie Anderson of Eketahuna Farmer. J. D. [Signature]

DISCHARGED Mortgage 118539 John Oliver Millie Anderson to Clara Osborne produced by Deeds Registrar. J. D. [Signature]

Memorandum carrying the terms and conditions of Loan No. 80759 produced on 17th day of February 1908 with reference to Mortgage under Memorandum of Mortgage No. 118539. W. J. [Signature]

DISCHARGED Extension of Mortgage 80759 produced on August 19th 1908. J. D. [Signature]

DISCHARGED Cancellation of mortgage 80759 produced 28th May 1908. J. D. [Signature]

CONTINUED

Image Quality due to Condition of Original



Scale, 20 Ch to 1 Inch

EQUIVALENT METRIC AREA IS 15.7827 ha

DISCHARGE 12132 Certificate of Change by The  
Produce of Taxes produced 27<sup>th</sup> April 1932  
Produced 17<sup>th</sup> & 31<sup>st</sup> [unclear] Hillwood  
A.L.R.

DISCHARGE Variation of Mortgage 80759 produced  
20<sup>th</sup> April 1936 at 2.41 pm Hillwood  
A.L.R.

DISCHARGE Extension of Mortgage 80759 produced  
15<sup>th</sup> April 1942 at 11.20 pm Hillwood  
A.L.R.

DISCHARGE Transmission 39626 of Mortgage 80759 to Walter  
Higginbotham as executor, entered 25<sup>th</sup> June 1948  
at 11.45 am  
A.L.R.

Transmission 504207 to Florence Hillwood  
Mary Anderson and Mrs Edward Barrie  
Anderson sheepfarmer Victor Maxwell  
Anderson sheepfarmer all of Eketahuna  
and Henry McMillan Alves Major of  
Hawkeston solicitor as executors entered  
17.8.1961 at 2.15L  
A.L.R.

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

Transmission 953243 of the share of Florence  
Hilwood Mary Anderson to Victor Maxwell  
Anderson, Edward Barrie Anderson and Henry  
McMillan Alves Major, all abovenamed as  
survivors - 18.12.1972 at 12.05 p.m.  
A.L.R.

Transfer 262764.1 to Edward Barrie  
Anderson abovenamed - 27.9.1978 at  
11.24 a.m.  
A.L.R.

Transfer 262764.2 to Alexander Wilkie  
Anderson of Eketahuna, Farmer  
27.9.1978 at 11.24 a.m.  
A.L.R.

Mortgage 262764.3 to Rural Banking  
and Finance Corporation 18.12.1978  
at 11.24 a.m.  
A.L.R.

No. 262764.4 Variation of the terms  
of Mortgage 262764.3 - 27.9.1978 at  
11.24 a.m.  
A.L.R.

Mortgage 321843.1 to South Wales  
Savings Bank (N.Z.) Limited 14.3.1979 at  
11.50 a.m.  
A.L.R.

321843.2 Memorandum of Priority making  
Mortgages 321843.1 and 262764.3 first and  
second mortgages respectively - 14.3.1979  
at 11.50 a.m.  
A.L.R.

47/208  
Mortgage 321843.3 to Edward Barrie  
DISCHARGED 14.3.1979 at 11.50 a.m.  
A.L.R.

Mortgage 419866.1 to Rural Banking  
and Finance Corporation - 28.11.1980  
at 2.22 p.m.  
A.L.R.

Mortgage 580144.1 to Westpac Banking  
Corporation - 7.9.1983 at 2.28 p.m.  
A.L.R.

B.189527.4 Mortgage to The Australian  
Mutual Provident Society - 23.8.1991 at  
11.20 a.m.  
A.L.R.

B825861.1 Change of name of the Mortgagee  
in Mortgage B189527.4 to AMP Life Limited

B825861.2 Transfer of Mortgage B189527.4  
to AMP Bank Limited  
all 13.3.2001 at 9.00.  
FOR RGL

CERTIFICATE OF TITLE,

Vol. , folio





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



**Identifier** **WN47/208**  
**Land Registration District** **Wellington**  
**Date Issued** 04 June 1888

**Prior References**

WA 152

---

<b>Estate</b>	Fee Simple
<b>Area</b>	15.7827 hectares more or less
<b>Legal Description</b>	Section 147 Block IX Mangaone Survey District

**Registered Owners**

Rocky Hills Farming Company Limited

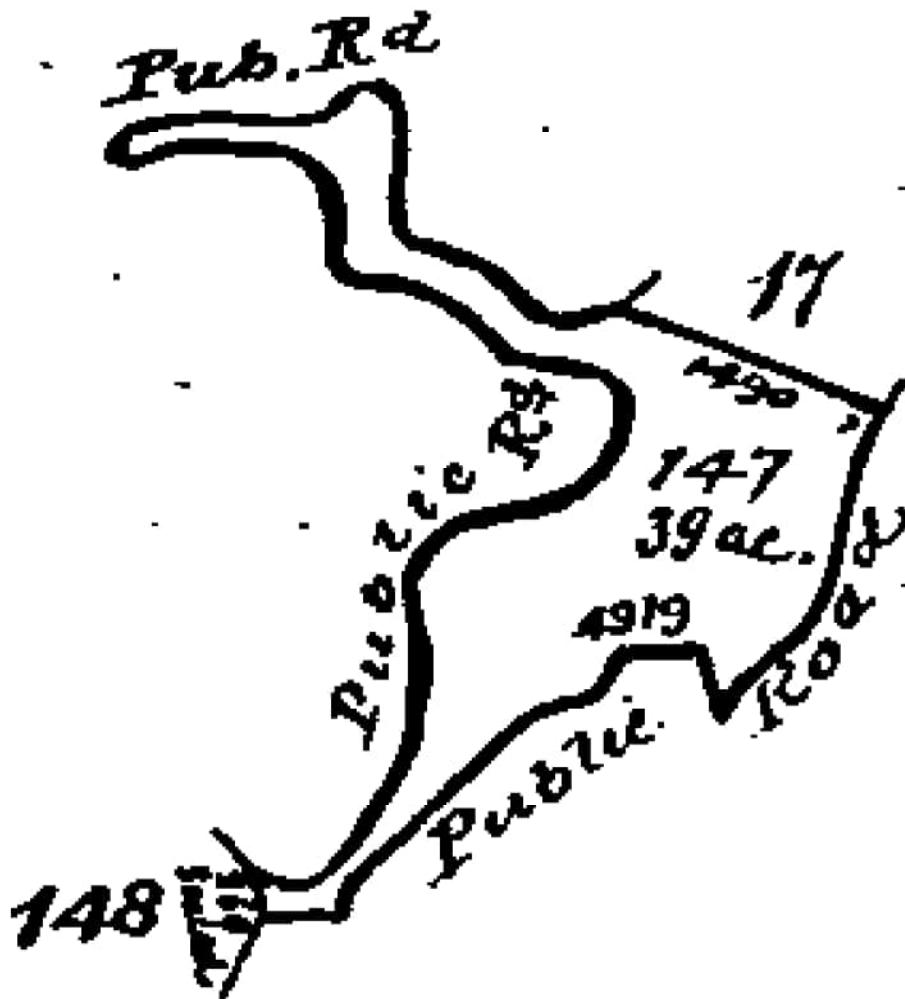
---

**Interests**

11422762.2 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 12:54 pm  
12392517.4 Variation of Mortgage 11422762.2 - 9.3.2022 at 1:40 pm



# Image Quality due to Condition of Original





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** **WN56A/365**  
**Land Registration District** **Wellington**  
**Date Issued** 05 January 2000

**Prior References**

WN33A/249

---

**Estate** Fee Simple  
**Area** 137.4858 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 1263

**Original Registered Owners**

Hamish Barrie Anderson as to a 1/2 share  
Jennifer Margaret Anderson as to a 1/2 share

---

**Interests**

B772806.4 Mortgage to Westpac Banking Corporation - 9.3.2000 at 11:28 am  
5525052.3 Variation of Mortgage B772806.4 - 19.3.2003 at 9:00 am  
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B772806.4 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am  
7152071.2 Discharge of Mortgage B772806.4 - 8.12.2006 at 9:00 am  
7152071.5 Transfer to Rocky Hills Farming Company Limited - 8.12.2006 at 9:00 am  
7152071.6 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8970581.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
9870211.1 Departmental dealing correcting the area from 137.4858 hectares to 136.2373 hectares - 16.10.2014 at 2:40 pm  
12392517.2 Variation of Mortgage 7152071.6 - 9.3.2022 at 1:40 pm

Reference:  
Prior CT: 33A/249  
Document No.: B762930.1

  
**PART - CANCELLED**  
**REGISTER**  
**PART TAKEN BY GAZETTE**  
 CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952  
**NOTICE**

This Certificate dated the 5th day of January Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that KEVIN WYLES INDER and SHONA PEGGY INDER in equal shares 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 137.4858 hectares, more or less being PART LOT 1 DEPOSITED PLAN 1263 and SECTION 3 SURVEY OFFICE PLAN 38145



DISCHARGED  
9/3/2000

800752.8 Mortgage to Westpac Banking Corporation - for RGL - 3.9.1986 at 9.52

DISCHARGED  
9/3/2000

914485.1 Mortgage to The Rural Banking and Finance Corporation - 12.4.1988 at 2.31 and varied B062949 for RGL - 20.2.1990 at 10.50

914485.2 Memorandum of Priority making Mortgages 914485.1 and 800752.8, first and second mortgages respectively - 12.4.1988 at 2.31

Pursuant to Section 126(9) Public Works Act 1981, mortgages 800752.8 and 914485.1 are deemed to extend to Section 3 SO 38145

PART CANCELLED

<b>BALANCE REMAINING</b>
AREA: 136.2373 ha
DESCRIPTION: part Lot 1 DP 1263

Observed  
Observed

*[Signature]*  
For RGL

B772806.3 Transfer to Hamish Barrie Anderson and Jennifer Margaret Anderson in equal shares

B772806.4 Mortgage to Westpac Banking Corporation all 9.3.2000 at 11.28

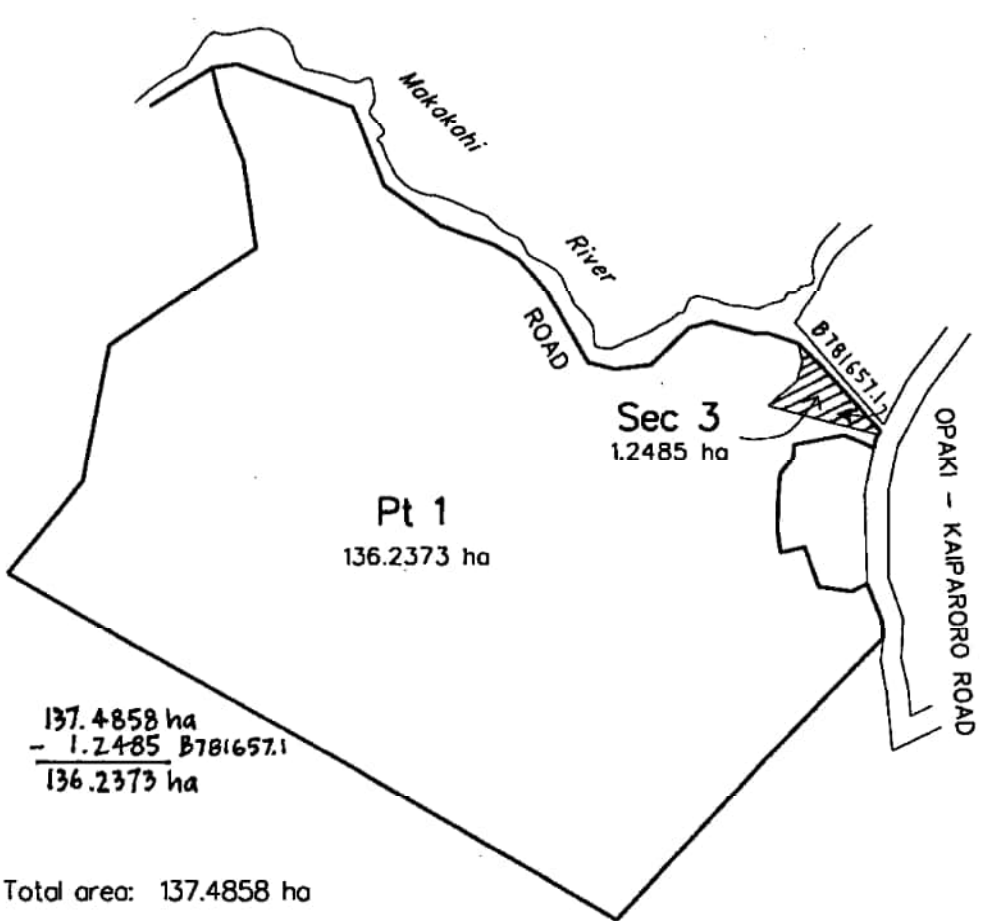
*[Signature]*  
For RGL

B781657.1 Gazette Notice (2000/p952)

1. declaring Section 3 SO Plan 38145 herein to be road and vested in The Tararua District Council on 20.4.2000 and
2. declaring portion of the road adjoining the within land being Section 3 SO Plan 38145 to be stopped and shall remain vested in The Tararua District Council

5.5.2000 at 9.00

*[Signature]*  
for RGL



Road    137.4858 ha  
      - 1.2485 B781657.1  
      136.2373 ha

Total area: 137.4858 ha





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



**Identifier** **WN56A/365**  
**Land Registration District** **Wellington**  
**Date Issued** 05 January 2000

**Prior References**

WN33A/249

---

**Estate** Fee Simple  
**Area** 136.2373 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 1263

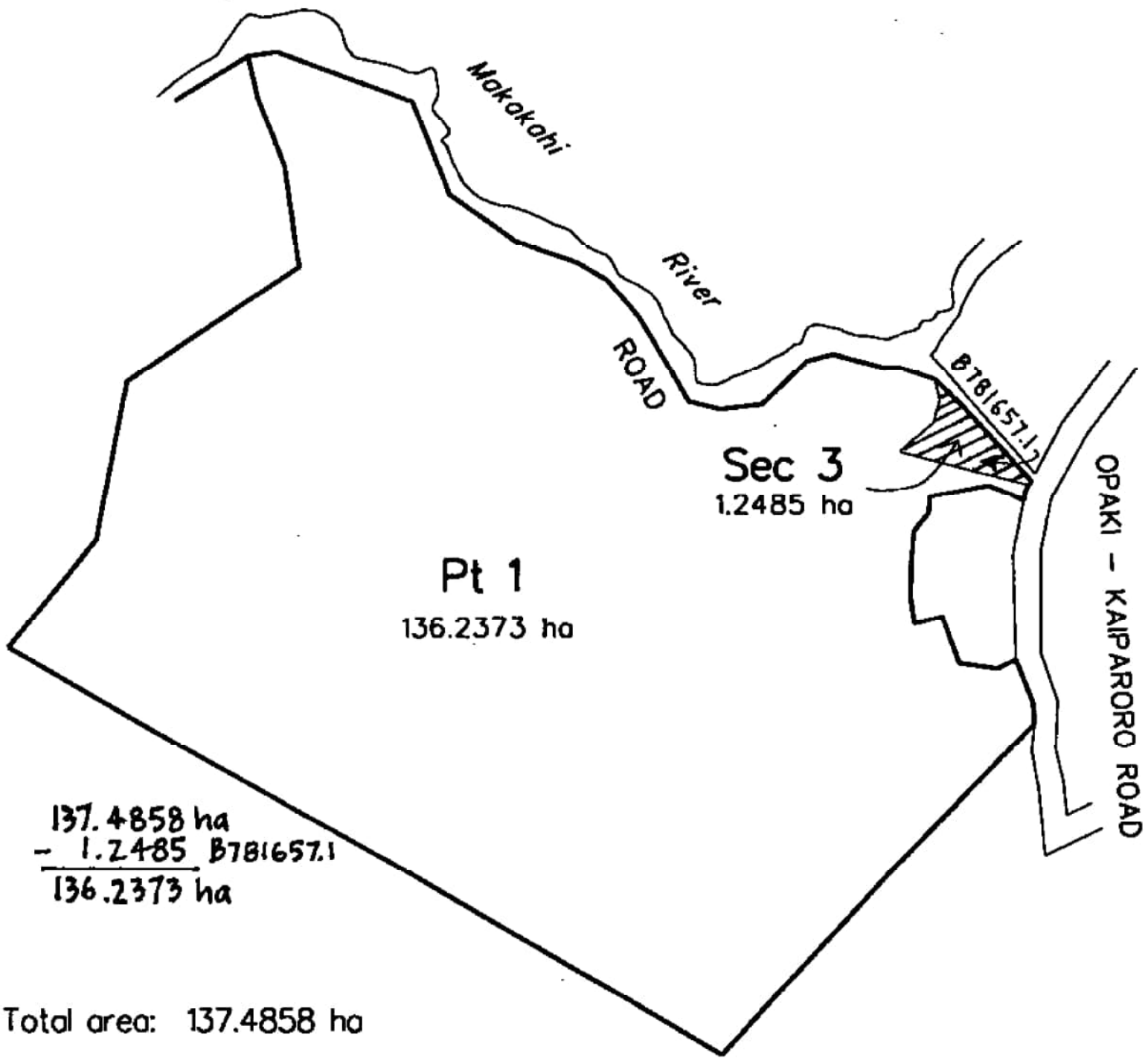
**Registered Owners**

Rocky Hills Farming Company Limited

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**Interests**

7152071.6 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8970581.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
12392517.2 Variation of Mortgage 7152071.6 - 9.3.2022 at 1:40 pm



137.4858 ha  
 - 1.2485 B781657.1  
 -----  
 136.2373 ha

Total area: 137.4858 ha



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



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

**Identifier** **WN58A/971**  
**Land Registration District** **Wellington**  
**Date Issued** 19 February 2001

**Prior References**  
WN26B/974

---

**Estate** Fee Simple  
**Area** 42.0661 hectares more or less  
**Legal Description** Section 186 Block XIII Mangaone Survey  
District and Lot 1 Deposited Plan 90879

**Original Registered Owners**  
Barry Edward Smith and Raewyn Lee Smith

---

**Interests**

152661.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 16.7.1976 at 1.51 pm  
282773.1 Gazette Notice declaring portion of State Highway No.2 to be a limited access road - 1.8.1979 at 12.20 pm  
581129.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 13.9.1983 at 11.03 am  
859693.1 Gazette Notice declaring portion of State Highway No.2 (Eketahuna - Raumahanga River) to be a limited access road - 26.6.1987 at 10.35 am  
B839667.2 Mortgage to Westpac Banking Corporation - 18.6.2001 at 2.06 pm  
5255768.1 Discharge of Mortgage B839667.2 - 17.6.2002 at 9:02 am  
5255768.2 Transfer to Scott Hallows Tyree and Colleen Adale Tyree - 17.6.2002 at 9:02 am  
5255768.3 Mortgage to ASB Bank Limited - 17.6.2002 at 9:02 am  
6768311.1 Discharge of Mortgage 5255768.3 - 1.3.2006 at 2:49 pm  
6786893.1 Transfer to Douglas Howard Phillips, Glenys Maree Phillips and Clive Jackson Trustee Limited - 14.3.2006 at 9:00 am  
6786893.2 Mortgage to ANZ National Bank Limited - 14.3.2006 at 9:00 am  
7815166.2 Discharge of Mortgage 6786893.2 - 30.5.2008 at 1:15 pm  
8431530.1 Mortgage to ANZ National Bank Limited - 23.3.2010 at 9:58 am  
8970581.2 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
10069635.1 Discharge of Mortgage 8431530.1 - 3.6.2015 at 9:15 am  
10069635.2 Transfer to Gray Douglas Beagley, Andrea Kathleen Beagley and Alison Ann Turner - 3.6.2015 at 9:15 am  
10069635.3 Mortgage to Bank of New Zealand - 3.6.2015 at 9:15 am  
12040610.1 Discharge of Mortgage 10069635.3 - 26.3.2021 at 4:31 pm  
12040610.2 Transfer to Fusion Limited - 26.3.2021 at 4:31 pm  
12040610.3 Mortgage to Westpac New Zealand Limited - 26.3.2021 at 4:31 pm

Reference:  
 Prior CT: 26B/974  
 Document No.: B822664.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 19th day of February Two Thousand and One under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that **BARRY EDWARD SMITH and RAEWYN LEE SMITH**

are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 42.0661 hectares, more or less being **SECTION 186 BLOCK XIII MANGAONE SURVEY DISTRICT and LOT 1 DEPOSITED PLAN 90879**



152661.1 Compensation Certificate under Section 17 Public Works Amendment Act 1948 – 16.7.1976 at 1.51

282773.1 Gazette Notice declaring portion of State Highway No.2 to be a limited access road – 1.8.1979 at 12.20

581129.1 Compensation Certificate under Section 19 Public Works Act 1981- 13.9.1983 at 11.03

859693.1 Gazette Notice declaring portion of State Highway No.2 (Eketahuna- Raumahanga River) to be a limited access road – 26.6.1987 at 10.35

B365590.2 Mortgage to ~~Bank of New Zealand~~ New Zealand – 16.6.1994 at 9.33

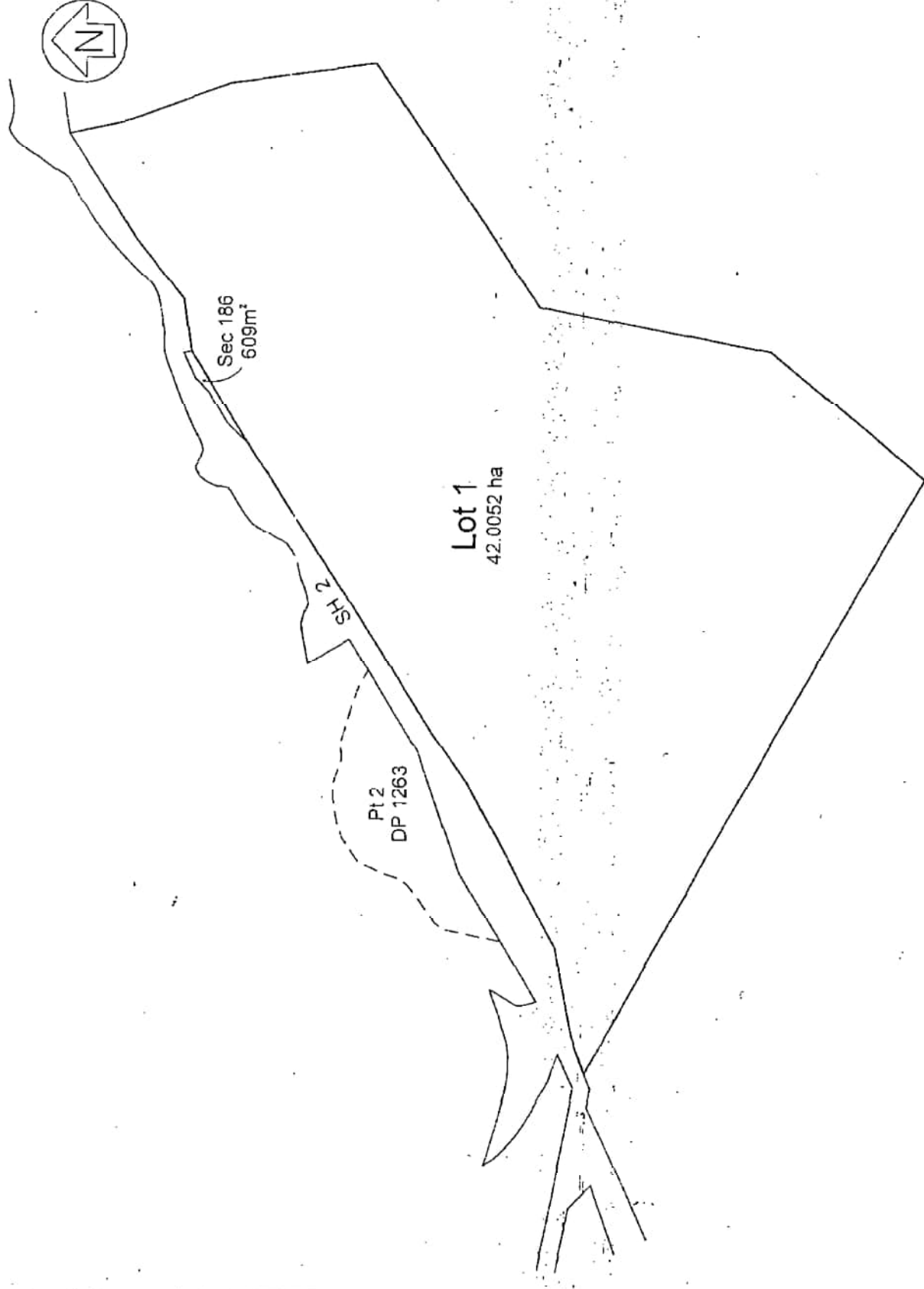
18/6/01  
 for RGL

B839667.2 Mortgage to Westpac Banking Corporation

For RGL  
 for RGL

18.6.2001 at 2.06





PARCEL	FORMERLY	CT REF
Lot 1	Part Lot 2 DP 1263	268/974
NEW CT ALLOCATED BEING Lot 1 hereon and Sec 186 Bk XIII Mangonui SD 58A/971		
TOTAL DEDUCED AREA 42.0661 ha		
APPROVED FOR CT DIAGRAM PURPOSES ONLY		
DEPOSITED FOR CT DIAGRAM PURPOSES ONLY		
Date of 1st Issue: 01/03/2001		90879
Checked by:		

LAND DISTRICT WELLINGTON  
 Survey Bk. & Dist. XIII Mangonui SD  
 NZMS 261 SHT SHEET No

TERRITORIAL AUTHORITY Tararua District  
 Prepared by TARRALINK LIMITED  
 SCALE : Proportional DATE : 28 February 2001

PLAN OF LOT 1  
 FOR CT DIAGRAM PURPOSES





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



**Identifier** **WN58A/971**  
**Land Registration District** **Wellington**  
**Date Issued** 19 February 2001

**Prior References**  
WN26B/974

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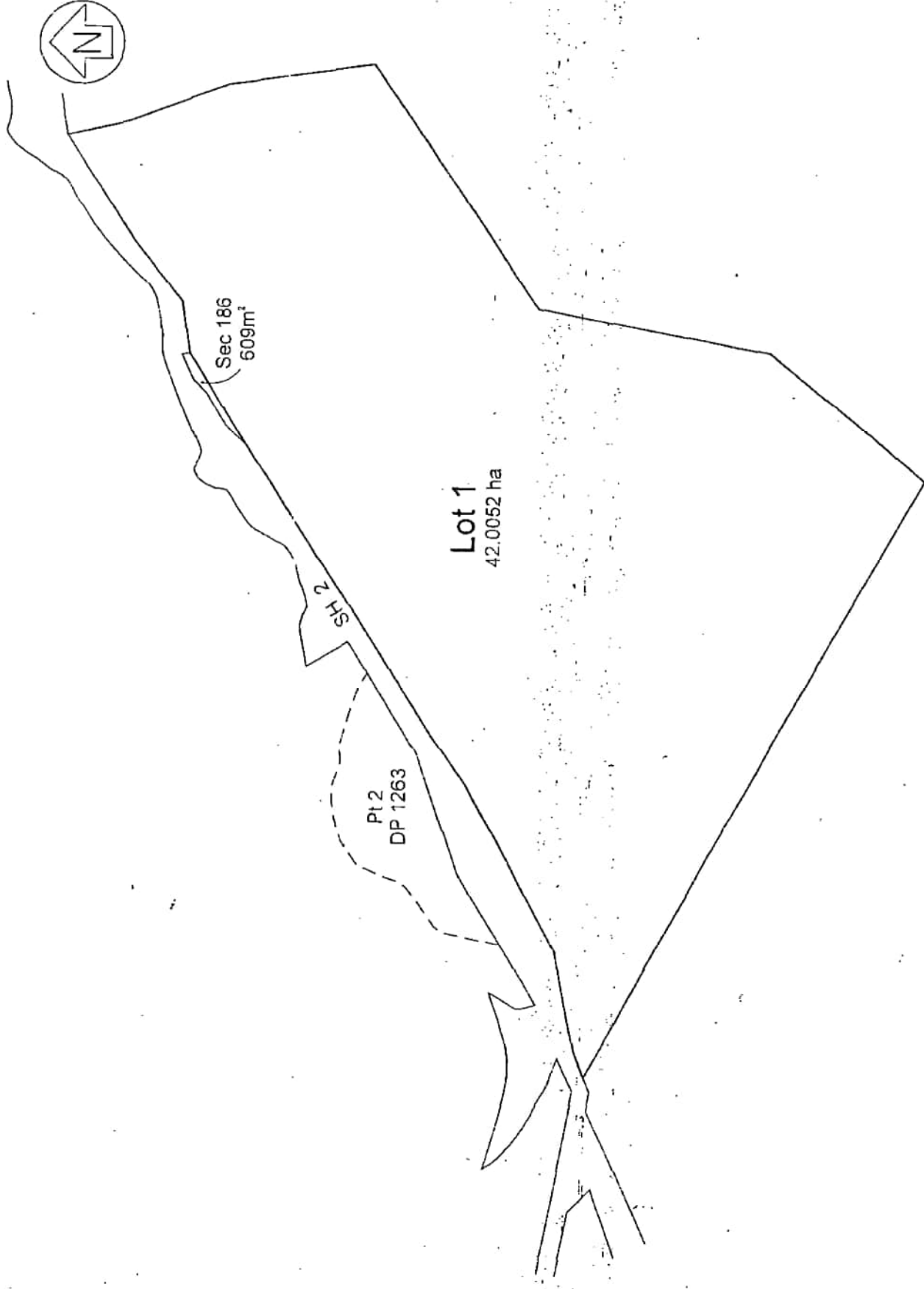
<b>Estate</b>	Fee Simple
<b>Area</b>	42.0661 hectares more or less
<b>Legal Description</b>	Section 186 Block XIII Mangaone Survey District and Lot 1 Deposited Plan 90879

**Registered Owners**  
Fusion Limited

---

**Interests**

152661.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 16.7.1976 at 1.51 pm  
282773.1 Gazette Notice declaring portion of State Highway No.2 to be a limited access road - 1.8.1979 at 12.20 pm  
581129.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 13.9.1983 at 11.03 am  
859693.1 Gazette Notice declaring portion of State Highway No.2 (Eketahuna - Raumahanga River) to be a limited access road - 26.6.1987 at 10.35 am  
8970581.2 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
12040610.3 Mortgage to Westpac New Zealand Limited - 26.3.2021 at 4:31 pm



PARCEL	FORMERLY	CT REF
Lot 1	Part Lot 2 DP 1263	26B/974
NEW CT ALLOCATED BEING Lot 1 hereon and Sec 186 Blk XIII Manganona SD 58A/971		
TOTAL DEDUCED AREA 42.0661 ha		
APPROVED FOR CT DIAGRAM PURPOSES ONLY		
DEPOSITED FOR CT DIAGRAM PURPOSES ONLY		
19/3/2001 Chief Surveyor DEPARTMENT OF LAND AND SURVEY Wellington 90879		

TERRITORIAL AUTHORITY Tararua District  
 Prepared by TERRALINK LIMITED  
 SCALE : Proportional DATE : 28 February 2001

PLAN OF LOT 1  
 FOR CT DIAGRAM PURPOSES

LAND DISTRICT WELLINGTON  
 Survey Trig. & Distl XIII Manganona SD  
 NZMS 261 SHT SHEET No



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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** **WN85/199**  
**Land Registration District** **Wellington**  
**Date Issued** 20 June 1896

**Prior References**

PR5065 WA 2/222

---

**Estate** Fee Simple  
**Area** 115.7401 hectares more or less  
**Legal Description** Section 129 Block XIII Mangaone Survey  
District

**Original Registered Owners**

Hamish Barrie Anderson as to a 1/2 share  
Jennifer Margaret Anderson as to a 1/2 share

---

**Interests**

B242743.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 am  
B772868.1 Variation of Mortgage B242743.2 - 10.3.2000 at 9:00 am  
5525052.4 Variation of Mortgage B242743.2 - 19.3.2003 at 9:00 am  
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B242743.2 in  
Westpac New Zealand Limited - 2.11.2006 at 9:00 am  
7152071.3 Discharge of Mortgage B242743.2 - 8.12.2006 at 9:00 am  
7152071.5 Transfer to Rocky Hills Farming Company Limited - 8.12.2006 at 9:00 am  
7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
8970581.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm

# REGISTER

## NEW ZEALAND.

[SCHEDULE 1.]



Register-book,  
Vol. 85, folio 199

Reference: Warrant No. 2/222  
P.R. folio 5065

### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-sixth day of June, one thousand eight hundred and ninety-~~two~~, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, ~~Witnesseth~~ that Thomas Gunnick of Carterton Settler

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered by, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by him as from the Twenty-eighth day of February, one thousand eight hundred and ninety-~~two~~; under His Land Sale that is to say: All that parcel of land containing Five hundred and eighty six acres situated in the Provincial District of Wellington being Section 129 Block VII Mangaroa Survey District

Wm Bullen

District Land Registrar



Mortgage 20125 Registered 14th March 1898  
**DISCHARGED** Thomas Gunnick to William Hasey on Board

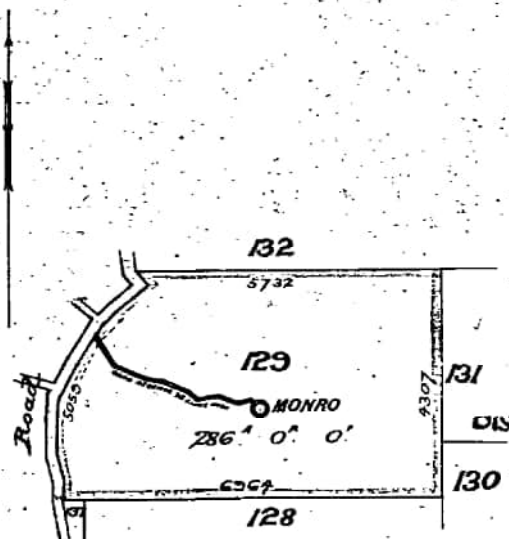
Transmission 2590 Probate of Will of  
Thomas Gunnick who died 16th July 1897  
granted to Alexander Mitchell Esq of  
Metaphoria Papers produced at 2.30 pm  
1898 at 11.55 am W. Stewart Esq

Transfer 31337 Produced 23rd July 1898 at  
11.55 am Alexander M. Harlow & James  
Duncan of Napier and John Duncan  
of Porirua Partners as W. Stewart Esq  
tenants in common

Mortgage 26157 Registered 23rd July 1898  
**DISCHARGED** James Duncan and John  
Duncan to David James Esq  
W. Stewart Esq

Transfer of Mortgage 26151 Produced 8th  
December 1898 at 11 am J. A. Gunnick  
John to William Hasey on Board  
W. Stewart Esq

Transmission 2701 Administration of  
Estate of John Duncan who died on  
the 9th January 1901 granted to Charles  
Sharp Duncan of Porirua Settler  
produced 9th December 1901 at 2.50 pm  
W. Milroy Esq



Scale 20 Chains to an inch

CONTINUED

EQUIVALENT METRIC  
AREA IS 115.7401 ha

Transfer 40109 produced 9<sup>th</sup> December 1901 at 2.50 pm Charles Sharp Duncan to the above named James Duncan of his interest  
M. Wilgona A.S.R.

Mortgage 3587 produced 25<sup>th</sup> February 1902 at 11 am Charles Sharp Duncan to William Carrigan  
M. Wilgona A.S.R.

Mortgage 4964 produced 14 September 1906 at 2.50 pm Charles Sharp Duncan to Frederick Mowbray  
M. Wilgona A.S.R.

Transfer 61668 produced 27<sup>th</sup> March 1907 at 3 pm James Duncan to Benny Pike of Masterton sheepfarm  
M. Wilgona A.S.R.

Mortgage 572 produced 27<sup>th</sup> March 1907 at 11 am James Duncan to James Duncan  
M. Wilgona A.S.R.

Transfer of Mortgage 57286 produced 16<sup>th</sup> March 1907 at 11 am John Duncan to Mary Jane Shiel  
M. Wilgona A.S.R.

Transmission 7121 produced 5<sup>th</sup> May 1910 at 11 am to the executors of the will of Frederick Gordon  
M. Wilgona A.S.R.  
Mortgage granted to Leslie Martin Hamilton and Mervyn Scrimble - affects Mortgage 54614  
M. Wilgona A.S.R.

Transfer 132442 produced 23<sup>rd</sup> August 1920 at 11 am Henry Pike to Florence Mildred Anderson wil. of John Oliver Wilkie, Anderson of Eketahuna farm  
M. Wilgona A.S.R.

Mortgage 126443 produced 23<sup>rd</sup> August 1920 at 11 am Florence Mildred Anderson to Henry Pike  
M. Wilgona A.S.R.

Mortgage 126441 produced 23<sup>rd</sup> August 1920 at 11 am Henry Pike to James and Frances McGregor in unequal shares affects Mortgage 126443  
M. Wilgona A.S.R.

Mortgage 126445 produced 23<sup>rd</sup> August 1920 at 11 am Florence Mildred Anderson to Edward Thomas Waters  
M. Wilgona A.S.R.

Mortgage 13775 produced 6<sup>th</sup> February 1922 at 11 am Edward Thomas Waters to Taligalath Learline Meartha  
M. Wilgona A.S.R.

Extension of Mortgage 126445 reduction of principal and increase of interest produced 2<sup>nd</sup> July 1925 at 11.50 am  
M. Wilgona A.S.R.

Extension of Mortgage 126449 produced 19<sup>th</sup> March 1925 at 11.50 am  
M. Wilgona A.S.R.

Transmission No 28911 of Mortgage No 126443 to Ernest Henry Pike and Robert McKenzie as executors entered 16<sup>th</sup> November 1925 at 10.35  
DISCHARGED M. Wilgona A.S.R.

Variation of Mortgage 126443 DISCHARGED 21<sup>st</sup> March 1927 at 9.50 am  
M. Wilgona A.S.R.

Variation of Mortgage 126443 DISCHARGED 28<sup>th</sup> April 1927 at 10.25 am  
M. Wilgona A.S.R.

Transfer 549555 to Victor Maxwell Anderson and Edward Barrie Anderson both of Eketahuna sheepfarmers as tenants in common in equal shares - 4.2.1963 at 9.35 am  
M. Wilgona A.S.R.

THIS REPRODUCTION IS A REDUCED COPY CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952  
M. Wilgona A.S.R. D.L.R.

Transfer 262764.1 to Edward Barrie Anderson above named - 27.9.1978 at 11.24 a.m.  
M. Wilgona A.S.R.

Mortgage 262764.3 to Rural Banking and Finance Corporation - 27.9.1978 at 11.24 a.m.  
M. Wilgona A.S.R.

No. 262764.4 Variation of the terms of Mortgage 262764.3 - 27.9.1978 at 11.24 a.m.  
M. Wilgona A.S.R.

Transfer 297475.1 to Hamish Barrie Anderson of Eketahuna, Farmer - 23.1.1980 at 2.05 p.m.  
M. Wilgona A.S.R.

Mortgage 297475.2 to Rural Banking and Finance Corporation - 23.1.1980 at 2.05 p.m.  
M. Wilgona A.S.R.

No. 297475.3 Memorandum of Priority making Mortgages 297475.2 and 262764.3 first and second mortgages respectively - 23.1.1980 at 2.05 p.m.  
M. Wilgona A.S.R.

Mortgage 297475.4 to Edward Barrie Anderson - 23.1.1980 at 2.05 p.m.  
M. Wilgona A.S.R.

471197.1 Variation of the terms of Mortgage 297475.2 - 29.1.1982 at 1.34 p.m.  
M. Wilgona A.S.R.

Mortgage 471197.2 to Bank of New South Wales Savings Bank (N.Z.) Limited - 29.1.1982 at 1.34 p.m.  
M. Wilgona A.S.R.

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE

A-7126  
DN54604  
57286  
J102488  
M126443  
M126444  
M126445

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE

DISCHARGE



649526.1 Variation of the terms of mortgage  
297475.2 - 8.10.1984 at 2.59 p.m.

*M. S. Gyan*  
A.L.R.

649526.2 Mortgage to Westpac Banking Corporation  
- 8.10.1984 at 2.59 p.m.

*B.242743.1  
DISCHARGED  
9/7/92  
R.J.S. ml*

*M. S. Gyan*  
A.L.R.

783723.4 Variation of the terms of  
Mortgage 297475.2 - 11.6.1986 at 2.50 p.m.

*M. S. Gyan*  
A.L.R.

*PROCESSED  
DISCHARGED*

915136.1 Mortgage to Rural Banking and  
Finance Corporation 15.4.1988 at 1.59 p.m.

*RR*

*[Signature]*  
A.L.R.

915136.2 Memorandum of Priority making  
Mortgages 915136.1, 262764.3 and 649526.2  
second, third and fourth mortgages  
respectively - 15.4.1988 at 1.59 p.m.

*[Signature]*  
A.L.R.

B.158784.1 Transfer of an undivided 1/2  
share to Jennifer Margaret Anderson of  
Eketahuna, Farmer - 9.5.1991 at 10.49 a.m.

*[Signature]*  
A.L.R.

B.242743.2 Mortgage to Westpac Banking  
Corporation - 9.7.1992 at 11.30 a.m.

*R.J.S.*  
A.L.R.

B772868.1 Variation of Mortgage B242743.2  
10.03.2000 at 9.00

*[Signature]*  
FOR RGL



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



**Identifier** **WN85/199**  
**Land Registration District** **Wellington**  
**Date Issued** 20 June 1896

**Prior References**

PR5065 WA 2/222

---

**Estate** Fee Simple  
**Area** 115.7401 hectares more or less  
**Legal Description** Section 129 Block XIII Mangaone Survey  
District

**Registered Owners**

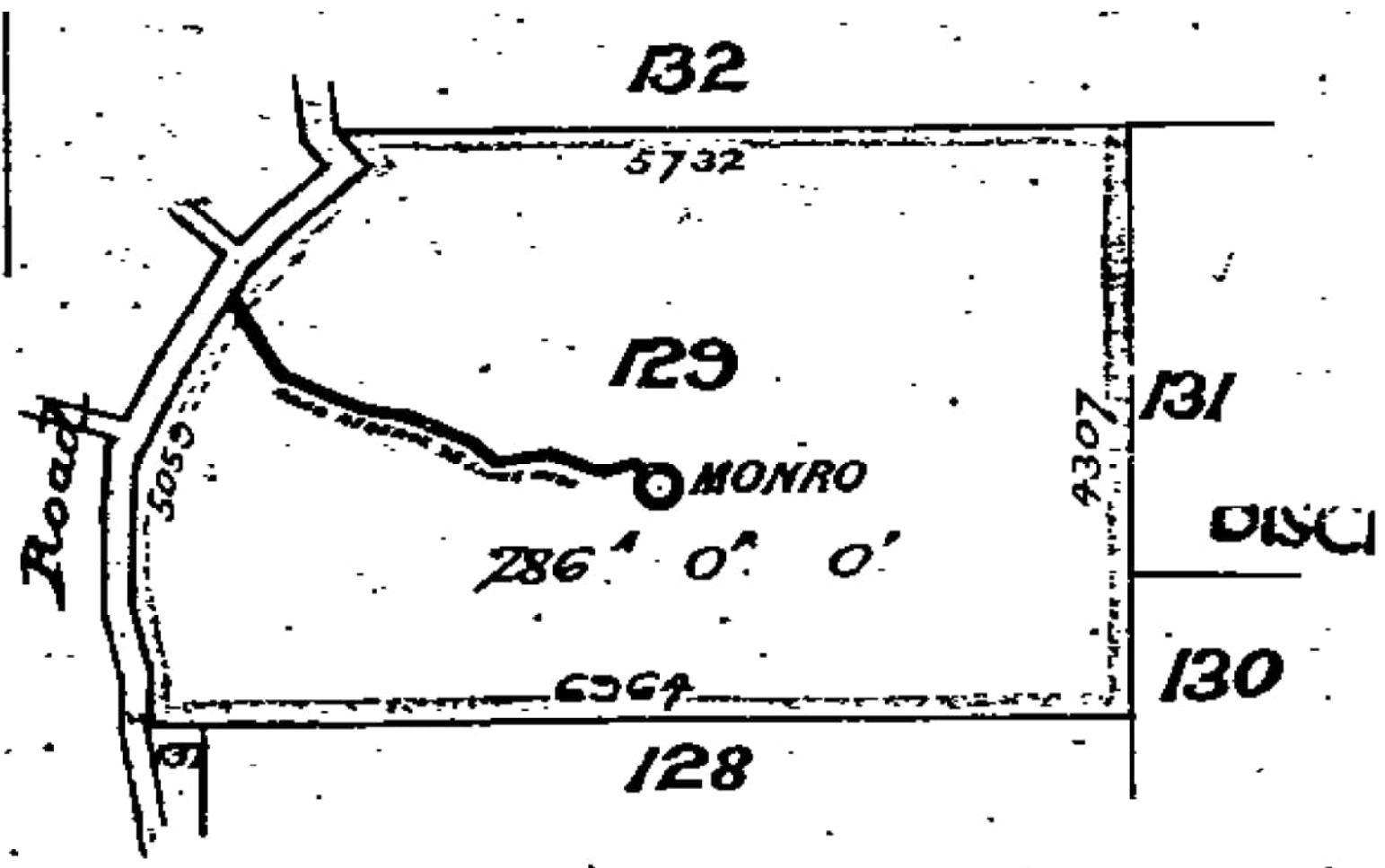
Rocky Hills Farming Company Limited

---

**Interests**

7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
8970581.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm







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



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

**Identifier** **WN89/188**  
**Land Registration District** **Wellington**  
**Date Issued** 29 January 1897

**Prior References**

WA 2/246                      WNPR5238

---

**Estate**                      Fee Simple  
**Area**                        256.5707 hectares more or less  
**Legal Description**      Section 133 Block IX Mangaone Survey  
   District

**Original Registered Owners**

Alexander Wilkie Anderson

---

**Interests**

646233.1 Mortgage to Westpac Banking Corporation - 19.9.1984 at 2:30 pm  
B189527.4 Mortgage to AMP Bank Limited - 23.8.1991 at 11:20 am  
B189527.5 Memorandum of Priority making Mortgages B189527.4 and 646233.1 first and second mortgages  
respectively - 23.8.1991 at 11:20 am  
5393087.2 Discharge of Mortgage 646233.1 - 5.11.2002 at 11:55 am  
5393087.3 Transfer of a 1/2 share to Diane Marie Anderson - 5.11.2002 at 11:55 am  
5667529.1 Transfer of Mortgage B189527.4 to Rabobank New Zealand Limited - 23.7.2003 at 9:00 am  
6653544.1 Discharge of Mortgage B189527.4 - 18.11.2005 at 9:00 am  
6653544.2 Mortgage to ASB Bank Limited - 18.11.2005 at 9:00 am  
7293536.1 Transfer to Dalmeny Agriculture Limited - 27.3.2007 at 9:00 am  
7328833.1 Discharge of Mortgage 6653544.2 - 19.4.2007 at 9:00 am  
7359662.1 Mortgage to ASB Bank Limited - 8.5.2007 at 11:05 am  
8544332.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:35 am  
8772811.1 Discharge of Mortgage 7359662.1 - 4.7.2011 at 11:28 am  
8772811.2 Mortgage to Rabobank New Zealand Limited - 4.7.2011 at 11:28 am  
12425443.1 Variation of Mortgage 8772811.2 - 31.5.2022 at 2:30 pm

# REGISTER

NEW ZEALAND.

[SCHEDULE 1.]



Register-book, 89 185.  
Vol. 77, folio 111

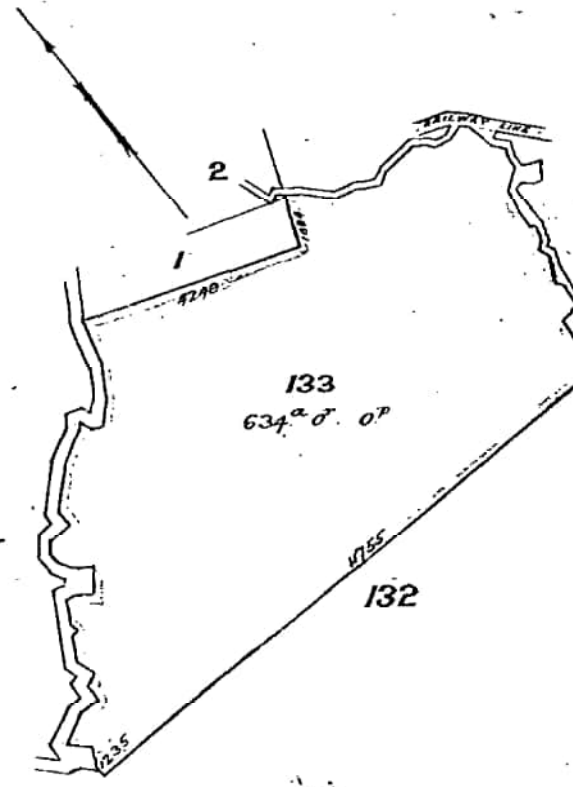
Reference: Warrant No. 2/216  
P.R. folio 5238

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty ninth day of January, one thousand eight hundred and ninety-seven, under the hand and seal of the District Land Registrar of the Land Registration District of Huttleston, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that Anders Anderson of Ekotuna Hill

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered red, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said Anders Anderson as from the Thirtieth day of September, one thousand eight hundred and ninety-seven, under The Land Act, that is to say: All that parcel of land containing Six hundred and thirty four acres being Section 133 Block IX Mangawhai Survey District

*Ja*



Scale 20 Chains to an inch

W. McInnon  
District Land Registrar



Mortgage 25188 produced 3<sup>rd</sup> October 1896 at 10 a.m. Anders Anderson to The Government Advances Office Superintendent 200 Richmond St. Wellington N.Z.  
Transmission 12068 to collect unpaid arrears and John Oliver Wilkie Anderson, Executor, all of Ekotuna as Executors entered 30<sup>th</sup> June 1924 at 12 noon W. McInnon

DISCHARGE Certificate of Discharge of Mortgage 25188 produced 22-12-39 at 11:50 a.m. W. McInnon

DISCHARGE Certificate of Charge by The Government Advances Office Superintendent 200 Richmond St. Wellington N.Z. produced 17-12-39 at 3:15 p.m. W. McInnon

DISCHARGE Certificate of Discharge of Mortgage 25188 produced 9-5-39 at 4:15 p.m. W. McInnon

Transmission 45968 to John Oliver Wilkie Anderson and Matilla Anderson as Survivors entered 10<sup>th</sup> September 1928 at 11:17 a.m. W. McInnon

CONTINUED

EQUIVALENT METRIC AREA IS 256.5701 ha

39/188

Transfer 389727 the registered proprietor to John Oliver Wilkie Anderson Edward Barrie Anderson and Victor Maxwell Anderson all of Eketahuna Farmers as tenants in common in equal shares Approved 28th November 1955 at 2.6 p.m. *J. Anderson A.L.R.*

Commissioner secretary of the estate of John Oliver Wilkie Anderson to Florence Mildred Mary Anderson widow Edward Barrie Anderson sheepfarmer Victor Maxwell Anderson sheepfarmer and Henry McMillan Alvin Major of Masterton solicitors as executors entered 12.12.1972 at 2.5 p.m. *J. Anderson*

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

Transmission 953243 of the share of Florence Mildred Mary Anderson, Edward Barrie Anderson, Victor Maxwell Anderson and Henry McMillan Alvin Major, to Edward Barrie Anderson, Victor Maxwell Anderson and Henry McMillan Alvin Major as survivors - 18.12.1972 at 12.05 p.m. *J. Anderson*

453707.1 DISCHARGED Mortgage A024621 to Johnson Dry Cleaners Limited 28.2.1978 at 11.35 p.m. *J. Anderson A.L.R.*

Transfer 262764.1 of the share acquired by Transmission 504207 to Edward Barrie Anderson abovenamed - 27.9.1978 at 11.24 a.m. *J. Anderson A.L.R.*

Transfer 262764.1 of the share of Victor Maxwell Anderson to Edward Barrie Anderson abovenamed - 27.9.1978 at 11.24 a.m. *J. Anderson A.L.R.*

Transfer 262764.2 to Alexander Wilkie Anderson of Eketahuna, Farmer - 27.9.1978 at 11.24 a.m. *J. Anderson A.L.R.*

8189527.3 DISCHARGED Mortgage 262764.3 Rural Banking and Finance Corporation - 27.9.1978 at 11.24 a.m. *J. Anderson A.L.R.*

No. 262764.4 Variation of the terms of Mortgage 262764.3 - 27.9.1978 at 11.24 a.m. *J. Anderson A.L.R.*

691655.1 DISCHARGED Mortgage 419866.1 to Rural Banking and Finance Corporation - 28.11.1980 at 2.22 p.m. *J. Anderson*

8189527.3 DISCHARGED Mortgage 453707.2 to Australian Mutual Provident Society - 28.10.1981 at 1.43 p.m. *J. Anderson A.L.R.*

453707.3 Memorandum of Priority making Mortgages 453707.2, 262764.3 and 419860.1 first, second and third mortgages respectively - 28.10.1981 at 1.43 p.m. *J. Anderson A.L.R.*

646233.1 Mortgage to Westpac Banking Corporation - 19.9.1984 at 2.30 p.m. *M. B. Egan A.L.R.*

B.189527.4 Mortgage to The Australian Mutual Provident Society - 23.8.1991 at 11.20 a.m. *J. Anderson A.L.R.*

CERTIFICATE OF TITLE,

Vol. , folio B.189527.5 Memorandum of Priority making Mortgages B.189527.4 and 646233.1, first and second mortgages respectively - 23.8.1991 at 11.20 a.m. *J. Anderson A.L.R.*

B825861.1 Change of name of the Mortgagee in Mortgage B189527.4 to AMP Life Limited

B825861.2 Transfer of Mortgage B189527.4 to AMP Bank Limited all 13.3.2001 at 9.00. *for RGL.*





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



**Identifier** **WN89/188**  
**Land Registration District** **Wellington**  
**Date Issued** 29 January 1897

**Prior References**

WA 2/246                      WNPR5238

---

**Estate**                      Fee Simple  
**Area**                        256.5707 hectares more or less  
**Legal Description**      Section 133 Block IX Mangaone Survey  
   District

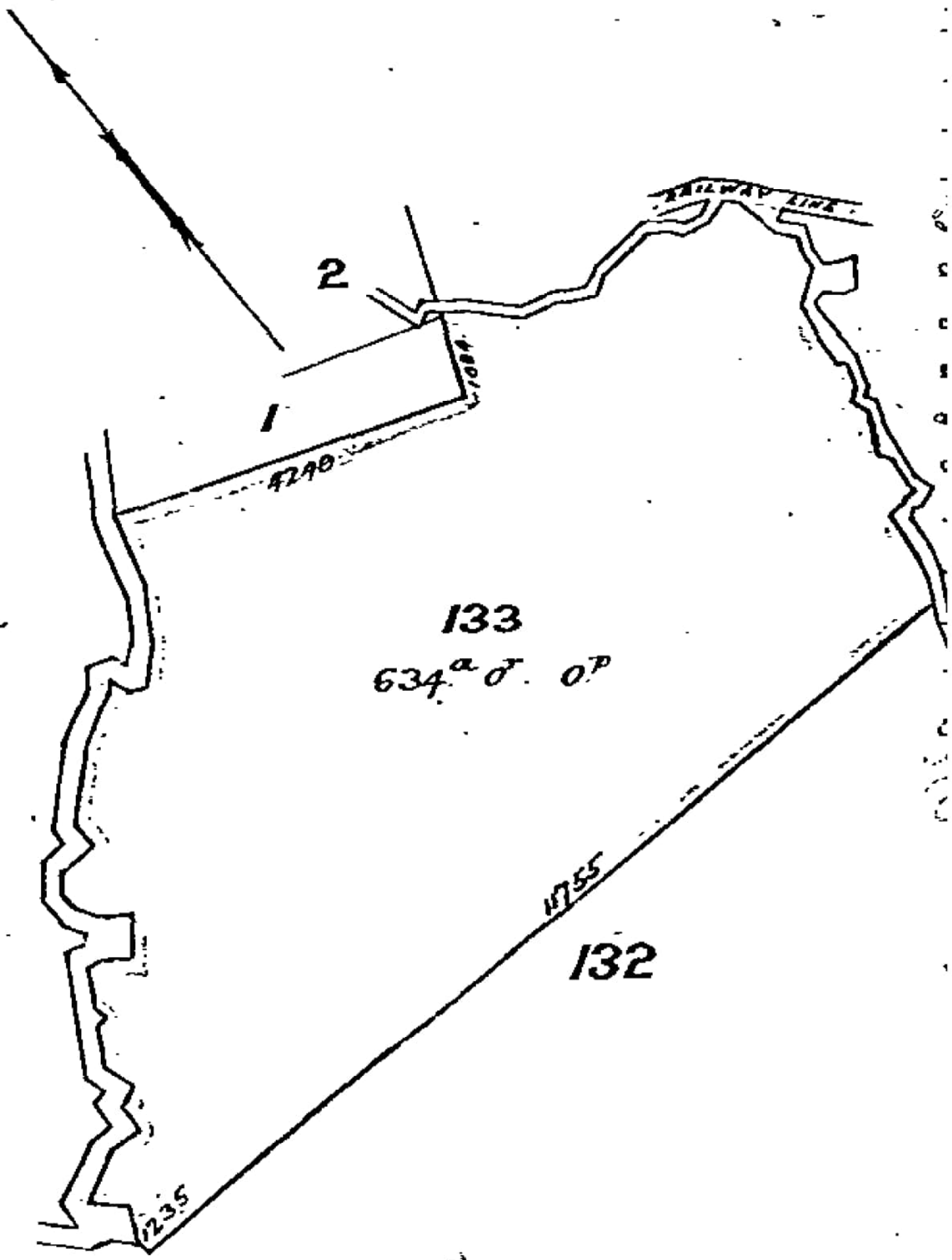
**Registered Owners**

Dalmeny Agriculture Limited

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**Interests**

8544332.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:35 am  
8772811.2 Mortgage to Rabobank New Zealand Limited - 4.7.2011 at 11:28 am  
12425443.1 Variation of Mortgage 8772811.2 - 31.5.2022 at 2:30 pm





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



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

**Identifier** **WN24C/895**  
**Land Registration District** **Wellington**  
**Date Issued** 06 September 1983

**Prior References**  
WNC1/349

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**Estate** Fee Simple  
**Area** 78.1043 hectares more or less  
**Legal Description** Section 131 Block XIII Mangaone Survey  
District

**Original Registered Owners**  
Denbigh Elmo Cheetham, Stephen Patrick Kerr and Alan Wallace Gawith

---

**Interests**

Subject to Section 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
462573.3 Mortgage to Denbigh Elmo Cheetham - 4.12.1981 at 2.14 pm  
5073585.1 Transfer to Graeme William Cheetham (1/2 share) and Lisa Jane Cheetham (1/2 share) - 22.8.2001 at 9:00 am  
5073585.2 Mortgage to Rabobank New Zealand Limited - 22.8.2001 at 9:00 am  
5073585.3 Mortgage to Denbigh Elmo Cheetham, Richard Gibbons Hall and Stephen Patrick Kerr - 22.8.2001 at 9:00 am  
5085926.1 Discharge of Mortgage 462573.3 - 24.9.2001 at 9:00 am  
6601111.1 Transfer of Mortgage 5073585.3 to Denbigh Elmo Cheetham, Gawith Trustees Limited and Stephen Patrick Kerr - 7.10.2005 at 9:00 am  
7180366.1 Transfer to Graeme William Cheetham - 3.1.2007 at 9:00 am  
7180366.2 Mortgage to Lisa Jane Cheetham - 3.1.2007 at 9:00 am  
7464675.1 Discharge of Mortgage 5073585.2 - 18.7.2007 at 9:06 am  
7468159.1 Mortgage to Rabobank New Zealand Limited - 19.7.2007 at 9:00 am  
7830442.2 Discharge of Mortgage 7180366.2 - 30.5.2008 at 3:44 pm  
8268453.1 Variation of Mortgage 7468159.1 - 17.9.2009 at 2:30 pm  
8674960.1 Variation of Mortgage 7468159.1 - 24.2.2011 at 9:32 am  
8898631.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 28.10.2011 at 8:09 am  
10707462.1 Variation of Mortgage 7468159.1 - 16.5.2017 at 11:02 am  
12164333.1 Transmission of Mortgage 5073585.3 to Stephen Patrick Kerr and Gawith Trustees Limited as survivor(s) - 1.7.2021 at 5:02 pm  
12164333.2 Transfer of Mortgage 5073585.3 to Judith Ann Slone, Selwyn David Cheetham and Graeme William Cheetham - 1.7.2021 at 5:02 pm  
12164333.3 Discharge of Mortgage 5073585.3 - 1.7.2021 at 5:02 pm  
12164333.6 Discharge of Mortgage 7468159.1 - 1.7.2021 at 5:02 pm

**Identifier**

**WN24C/895**

12164333.7 Transfer to Graeme William Cheetham and Leah Burns Cheetham - 1.7.2021 at 5:02 pm

12164333.8 Mortgage to Rabobank New Zealand Limited - 1.7.2021 at 5:02 pm



No. 24C / 895

Reference:  
Certificate No. 579874.1



# REGISTER

AR. Vol. C1 Folio 349  
Transfer No.

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 6th day of September one thousand nine hundred and Eighty-three under the seal of the District Land Registrar of the Land Registration District of WELLINGTON being a Certificate in lieu of Grant, WITNESSETH that DENBIGH ELMO CHEETHAM, Farmer, STEPHEN PATRICK KERR, Chartered Accountant and ALAN WALLACE GAWITH, Solicitor all of Masterton are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials 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, which said land was originally acquired by the abovenamed

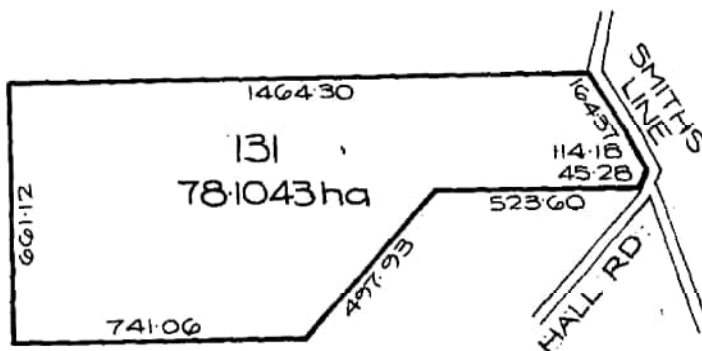
as from the 3rd day of May one thousand nine hundred and Eighty-three under Section 124A Land Act 1948 that is to say: All that parcel of land containing 78.1043 Hectares more or less situate in Block XIII Mangaone Survey District being Section 131 of the said Block

*Stiles*  
Assistant Land Registrar

Interests at date of Issue:-

- 1. Subject to Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979
- 2. Mortgage 881885 to <sup>DISCHARGED</sup> (now) Rural Banking and Finance Corporation - 2-8-1971 at 12.08 p.m. for RGL
- 3. Mortgage 462573.3 to Denbigh Elmo Cheetham - 4-12-1981 at 2.14 p.m.
- 4. No. 462573.4 Variation of the terms of Mortgage 881885 - 4-12-1981 at 2.14 p.m.

*Stiles*  
A.L.R.



50 12707

Measurements are Metric.

No. 24C / 895

*WTT*

**CERTIFICATE OF TITLE**





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



**Identifier** **WN24C/895**  
**Land Registration District** **Wellington**  
**Date Issued** 06 September 1983

**Prior References**  
WNC1/349

---

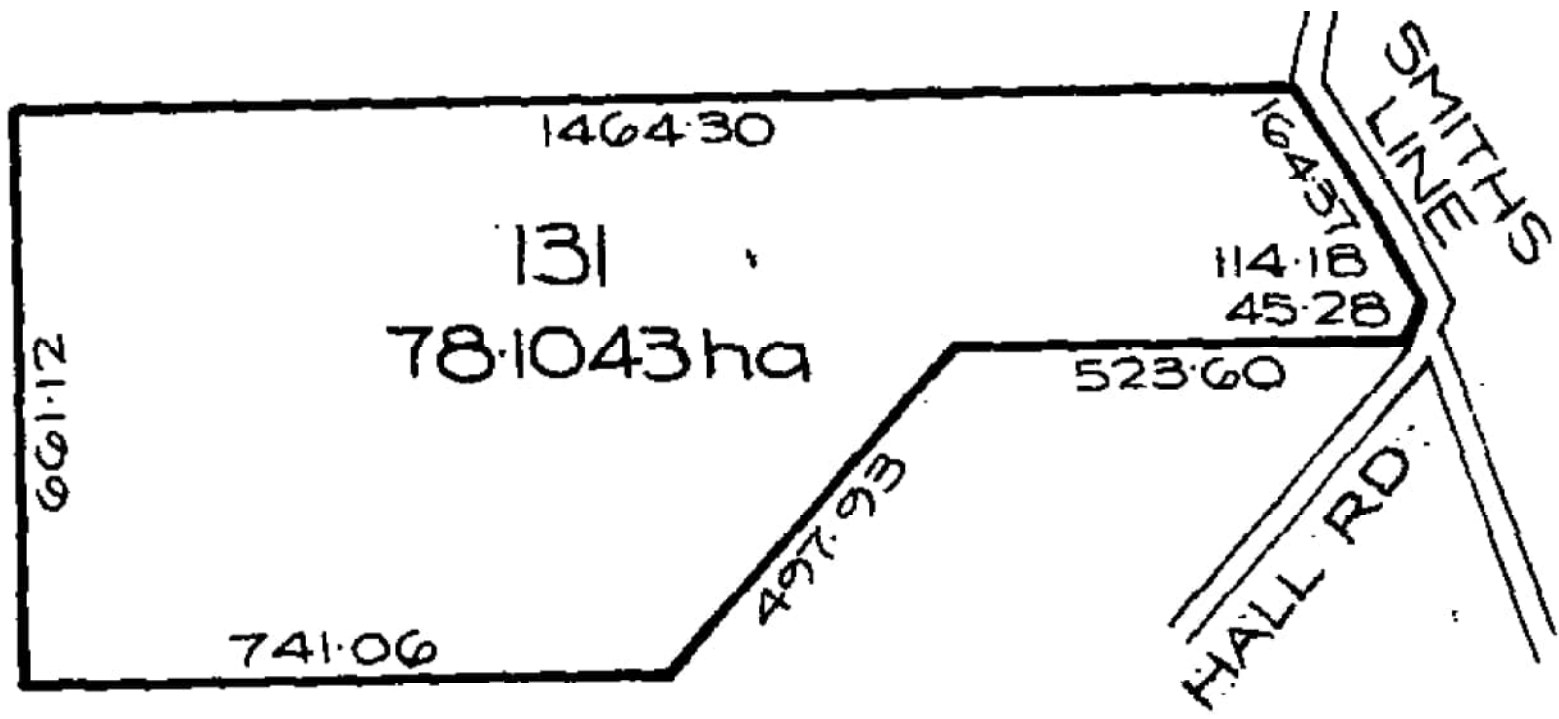
<b>Estate</b>	Fee Simple
<b>Area</b>	78.1043 hectares more or less
<b>Legal Description</b>	Section 131 Block XIII Mangaone Survey District

**Registered Owners**  
Graeme William Cheetham and Leah Burns Cheetham

---

**Interests**

Subject to Section 8 Mining Act 1971  
Subject to Section 5 Coal Mines Act 1979  
8898631.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 28.10.2011 at 8:09 am  
12164333.8 Mortgage to Rabobank New Zealand Limited - 1.7.2021 at 5:02 pm





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



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

**Identifier** **WN25C/219**  
**Land Registration District** **Wellington**  
**Date Issued** 28 February 1984

**Prior References**

WN25C/218                      WN677/50

---

**Estate**                      Fee Simple  
**Area**                        11.1328 hectares more or less  
**Legal Description**      Section 1 and Section 62 Block XIV  
                                    Tararua Survey District

**Original Registered Owners**

Janice Patricia Taplin

---

**Interests**

Subject to Section 59 Land Act 1948 (affects the land formerly in CT WN677/50)  
Subject to Section 8 Mining Act 1971 (affects the land formerly in CT WN25C/218)  
Subject to Section 168A Coal Mines Act 1925 (affects the land formerly in CT WN25C/218)  
859693.1 Gazette Notice declaring portion of State Highway No. 2 (Eketahuna - Raumahanga River) to be a limited access road - 26.6.1987 at 10:35 am  
Subject to telecommunication rights (in gross) over part marked A on DP 76677 in favour of Telecom New Zealand Limited created by Transfer B513051.1 - 12.4.1996 at 9:49 am  
B735995.4 Mortgage to Southland Building Society - 27.7.1999 at 9:00 am  
B735995.5 Mortgage to Graham Donald Hansen - 27.7.1999 at 9:00 am  
6383941.1 Variation of Mortgage B735995.4 - 15.4.2005 at 9:00 am  
6383941.2 Discharge of Mortgage B735995.5 - 15.4.2005 at 9:00 am  
8896058.28 Transfer of the easement created by Transfer B513051.1 to Chorus New Zealand Limited - 30.11.2011 at 6:08 pm  
8970581.3 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
11142544.1 Departmental dealing correcting the title diagram image linked to the title - 11.6.2018 at 12:35 pm  
11165281.1 Discharge of Mortgage B735995.4 - 9.7.2018 at 3:54 pm  
11165281.2 Transfer to Weymore Awarua Co. Limited - 9.7.2018 at 3:54 pm  
11165281.3 Mortgage to Rabobank New Zealand Limited - 9.7.2018 at 3:54 pm

References

Prior C/T 677/50, 25C/218

Land and Deeds 69

Transfer No.

N/C. Order No. 609619.2



# REGISTER

No. 25C/219

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of February one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that GRAHAM DONALD HANSEN of Kaiparoro, Farmer

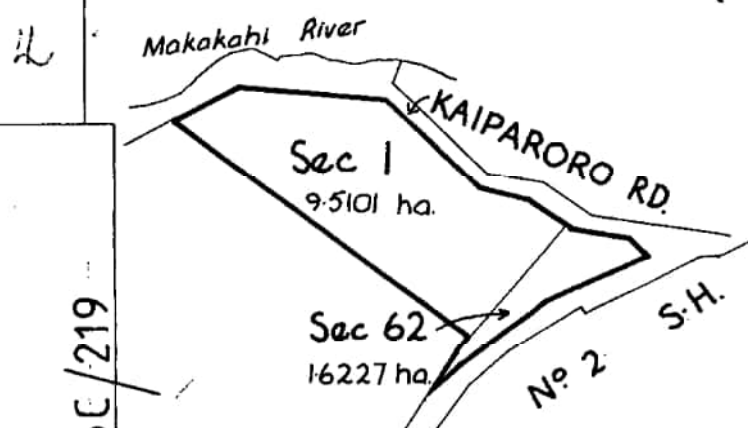
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11.1328 Hectares more or less situate in Block XIV Tararua Survey District being Sections 1 and 62 of the said Block

*M. S. Egan*  
  
Assistant Land Registrar

Interests at date of issue:

1. Subject to the reservations and conditions imposed by Section 59 Land Act 1948 (affects the land formerly in CT 677/50)
2. Subject to Section 8 of the Mining Act 1971 and Section 168A of the Coal Mines Act 1925 (affects the land formerly in CT 25C/218)
3. 272858.1 Mortgage <sup>DISCHARGED</sup> of the part formerly in CT 677/50 to Bank of New Zealand - 9.2.1979 at 11.40 a.m. <sup>3310679.1</sup>
4. 446421.1 Mortgage <sup>DISCHARGE</sup> of the part formerly in CT 677/50 to The Rural Banking and Finance Corporation - 16.9.1981 at 12.10 p.m. <sup>1593</sup>
5. 446421.2 Memorandum of Priority making Mortgages 446421.1 and 272858.1 first and second mortgages respectively - 16.9.1981 at 12.10 p.m. <sup>1593</sup>

No. 859693.1  
Gazette Notice declaring portion of S.P. No 2 (Ekekahurangi - Raumahanga Drive) to be a limited access road. 36.6.1987 at 10.35am  
*ALB*



Measurements are Metric  
SO's 12776, 32261  
Total Area = 11.1328

25C/219

No. R.C. 4

*EBEV*

CERTIFICATE OF TITLE No. 25C/219

B.513051.1 Transfer grant of  
Telecommunication Rights (in gross) over  
the part herein marked "A" on Deposited  
Plan 76677 in favour of Telecom New  
Zealand Limited - 12.4.1996 at 9.49 a.m.

*withdrawn*  
A.L.R.

B.601152.1 Caveat by Southern Cross  
Building Society *2/9/97* at 10.26  
a.m.

*James R. R. J. J.*  
A.L.R.

B735995.3 Transfer to Janice Patricia  
Taplin

B735995.4 Mortgage to Southland  
Building Society

B735995.5 Mortgage to Graham Donald  
Hansen  
all 27.7.1999 at 9.00.

*Co. Dan*  
for RGL





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



**Identifier** **WN25C/219**  
**Land Registration District** **Wellington**  
**Date Issued** 28 February 1984

**Prior References**

WN25C/218                      WN677/50

---

**Estate**                      Fee Simple  
**Area**                        11.1328 hectares more or less  
**Legal Description**      Section 1 and Section 62 Block XIV  
                                    Tararua Survey District

**Registered Owners**

Weymore Awarua Co. Limited

---

**Interests**

Subject to Section 59 Land Act 1948 (affects the land formerly in CT WN677/50)  
Subject to Section 8 Mining Act 1971 (affects the land formerly in CT WN25C/218)  
Subject to Section 168A Coal Mines Act 1925 (affects the land formerly in CT WN25C/218)  
859693.1 Gazette Notice declaring portion of State Highway No. 2 (Eketahuna - Raumahanga River) to be a limited access road - 26.6.1987 at 10.35 am  
Subject to telecommunication rights (in gross) over part marked A on DP 76677 in favour of (now) Chorus New Zealand Limited created by Transfer B513051.1 - 12.4.1996 at 9.49 am  
8970581.3 CAVEAT BY MERIDIAN ENERGY LIMITED - 2.2.2012 at 10:02 am  
11165281.3 Mortgage to Rabobank New Zealand Limited - 9.7.2018 at 3:54 pm

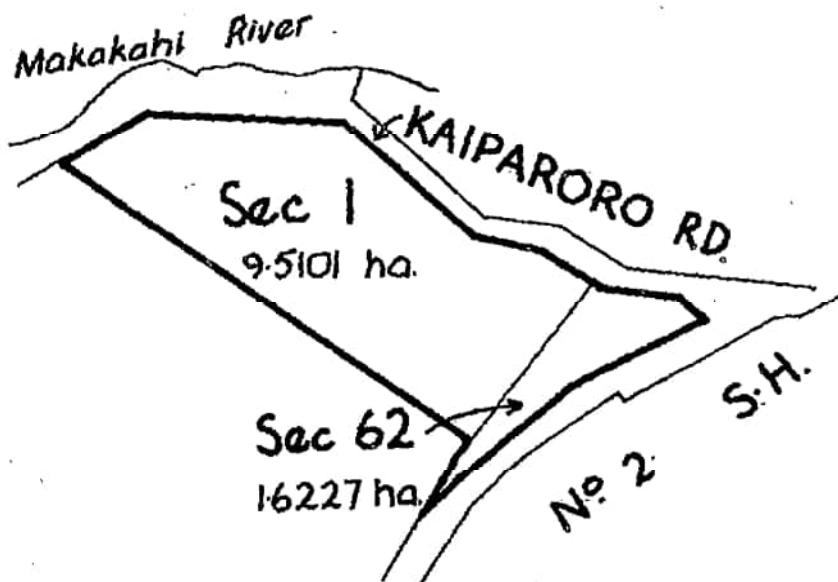


Title Diagram WN25C/21

Cpy 01/01, Pgs - 001, 11/06/18, 12:36



DocId: 511522241



Measurements are Metric  
SO's 12776, 32261  
Total Area = 11.1328



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



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

**Identifier** **WN31D/706**  
**Land Registration District** **Wellington**  
**Date Issued** 15 April 1988

**Prior References**

WN74/145

---

**Estate** Fee Simple  
**Area** 79.6421 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 665

**Original Registered Owners**

Hamish Barrie Anderson as to a 1/2 share  
Jennifer Margaret Anderson as to a 1/2 share

---

**Interests**

B242743.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 am  
B772868.1 Variation of Mortgage B242743.2 - 10.3.2000 at 9:00 am  
5525052.4 Variation of Mortgage B242743.2 - 19.3.2003 at 9:00 am  
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B242743.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am  
7152071.3 Discharge of Mortgage B242743.2 - 8.12.2006 at 9:00 am  
7152071.5 Transfer to Rocky Hills Farming Company Limited - 8.12.2006 at 9:00 am  
7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm

References

Prior C/T 74/145

Land and Deeds 69

Transfer No.

N/C. Order No. 915136.3



REGISTER

No. 310 / 706

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of April one thousand nine hundred and eighty-eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that PAMISH BARRIE ANDERSON of Eketahuna, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 79.6421 hectares more or less situate in the County of Eketahuna being Lot 1 on Deposited Plan 665.

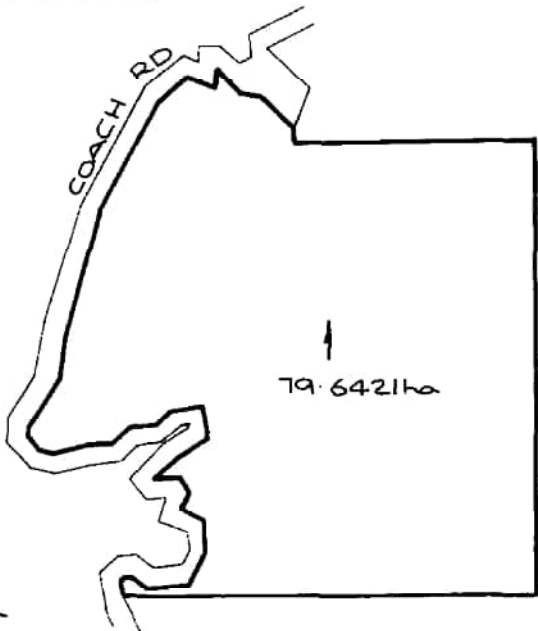


Assistant Land Registrar

Interests at date of Issue

- 1. 262764.3 Mortgage to Rural Banking and Finance Corporation - 29.1.1978 at 11.24 am. *DISCHARGED 2074584-1 11.4.1990*
- 2. 262764.4 Variation of the terms of mortgage 262764.3.
- 3. 297475.2 Mortgage to Rural Banking and Finance Corporation - 23.1.1980 at 2.05 pm. *DISCHARGED 2626172-1 11.4.1990*
- 4. 297475.3 Memorandum of Priority making mortgages 297475.2 and 262764.3 first and second mortgages respectively - 23.1.1980 at 2.05 p.m.

- 5. 471197.1 Variation of the terms of mortgage 297475.2 - 29.1.1982 at 1.34 p.m.
- 6. 649526.1 Variation of the terms of mortgage 297475.2 - 8.10.1984 at 2.59 p.m.
- 7. 649526.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 a.m. *DISCHARGED 242743-1 21.11.1992*
- 8. 783723.4 Variation of the terms of mortgage 297475.2 - 11.6.1986 at 2.50 p.m.
- 9. 915136.1 Mortgage to Rural Banking and Finance Corporation - 15.4.1988 at 1.59 p.m. *DISCHARGED BC52276-1 11.4.1990*
- 10. 915136.2 Memorandum of Priority making mortgages 915136.1, 262764.3 and 649526.2 second, third and fourth mortgages respectively - 15.4.1988 at 1.59 p.m.



Measurements are Metric

B.158784.1 Transfer of an undivided 1/2 share to Jennifer Margaret Anderson of Eketahuna, Farmer - 9.5.1991 at 10.49 a.m.

*[Signature]* A.L.R.

B.242743.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 a.m.

*[Signature]* A.L.R.


No. 310 / 706

M.K. Au.

*[Signature]*

**CERTIFICATE OF TITLE** No. 310 / 706

B772868.1 Variation of Mortgage B242743.2  
10.03.2000 at 9.00

  
FOI RGL





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



**Identifier** **WN31D/706**  
**Land Registration District** **Wellington**  
**Date Issued** 15 April 1988

**Prior References**

WN74/145

---

**Estate** Fee Simple  
**Area** 79.6421 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 665

**Registered Owners**

Rocky Hills Farming Company Limited

---

**Interests**

7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm

N<sup>o</sup> 665

General Survey Department of New Zealand.  
Survey under Section 171 of the Land Transfer Act.

Received for deposit the  
27<sup>th</sup> July 1894

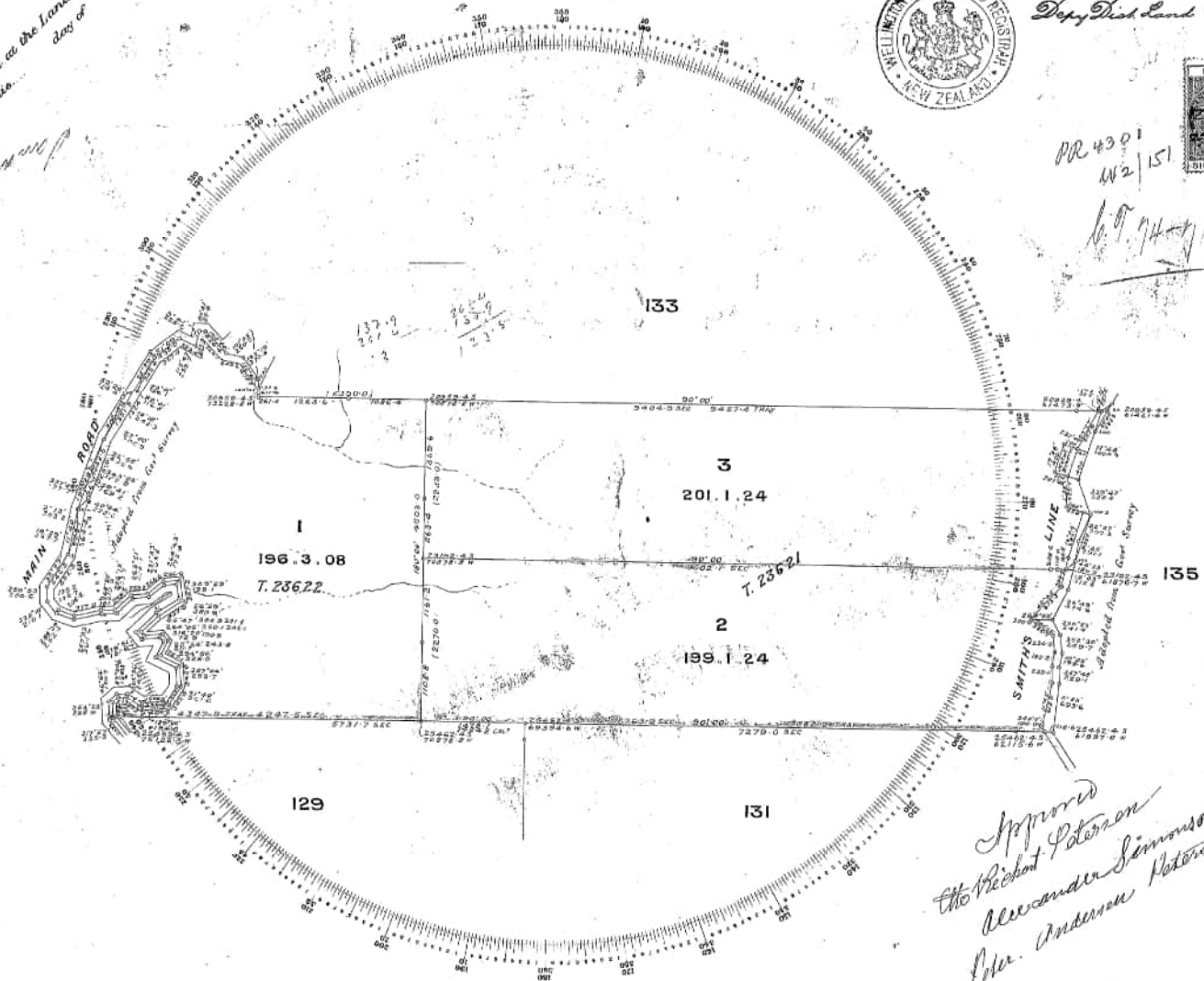
M. Han  
Deputy Dist. Land Reg.



PR 430  
W2/151

6.9.94

Received at the Land Transfer Survey Office  
this ... day of ... 18...



Approved  
The Richard Petersen  
Alexander Simonsen  
Peter Anderson Petersen

Approved  
A. David  
District Land Registrar  
26<sup>th</sup> July 1894

Plan of Subdivision of Section 132 Block XIII Mangaone S.D.  
Surveyed for Messrs. Petersen & Co.  
By John King O'Connell Surveyor.  
April 11 1894  
Scale 10 Chains to an Inch.

xxxiii p 18  
Book I  
2. 10. 94



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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** **WN31D/709**  
**Land Registration District** **Wellington**  
**Date Issued** 15 April 1988

**Prior References**

WN74/145

---

**Estate** Fee Simple  
**Area** 162.1980 hectares more or less  
**Legal Description** Lot 2-3 Deposited Plan 665

**Original Registered Owners**

Hamish Barrie Anderson as to a 1/2 share  
Jennifer Margaret Anderson as to a 1/2 share

---

**Interests**

B242743.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 am  
B772868.1 Variation of Mortgage B242743.2 - 10.3.2000 at 9:00 am  
5525052.4 Variation of Mortgage B242743.2 - 19.3.2003 at 9:00 am  
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B242743.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am  
7152071.3 Discharge of Mortgage B242743.2 - 8.12.2006 at 9:00 am  
7152071.5 Transfer to Rocky Hills Farming Company Limited - 8.12.2006 at 9:00 am  
7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm

References

Prior C/T 74/145

Land and Deeds 69

Transfer No.  
N/C. Order No. 915136.3



REGISTER

No. 310 / 709

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of April one thousand nine hundred and eighty-eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that HAMISH BARRIE ANDERSON of Eketahuna, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 162.1980 hectares more or less situate in the County of Eketahuna being Lots 2 and 3 on Deposited Plan 665



Assistant Land Registrar

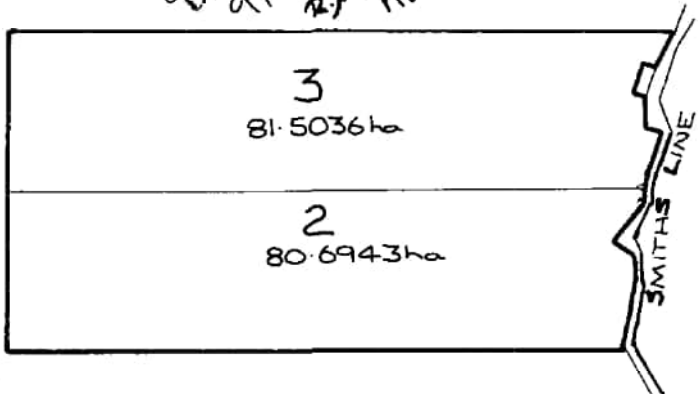
Interests at date of Issue

- 1. 262764.3 Mortgage to Rural Banking and Finance Corporation - 11.24.1980 at 11.24 a.m. *B074589.1 DISCHARGED 11.24.80*
- 2. 262764.4 Variation of the terms of mortgage 262764.3.
- 3. 297475.2 Mortgage to Rural Banking and Finance Corporation - 23.1.1980 at 2.05 p.m. *B026172.142 DISCHARGED 23.1.80*
- 4. 297475.3 Memorandum of Priority making mortgages 297475.2 and 262764.3 first and second mortgages respectively - 23.1.1980 at 2.05 p.m.
- 5. 471197.1 Variation of the terms of mortgage 297475.2 - 29.1.1982 at 1.34 p.m.
- 6. 649526.1 Variation of the terms of mortgage 297475.2 - 8.10.1984 at 2.59 p.m.
- 7. 649526.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 2.50 p.m. *B242743.1 DISCHARGED 9/7/92*
- 8. 783723.4 Variation of the terms of mortgage 297475.2 - 11.6.1986 at 2.50 p.m.
- 9. 915136.1 Mortgage to Rural Banking and Finance Corporation - 15.4.1988 at 1.59 p.m. *B032751 DISCHARGED 15.4.88*
- 10. 915136.2 Memorandum of Priority making mortgages 915136.1, 262764.3 and 649526.2 second, third and fourth mortgages respectively - 15.4.1988 at 1.59 p.m.

B.158784.1 Transfer of an undivided 1/2 share to Jennifer Margaret Anderson of Eketahuna, Farmer - 9.5.1991 at 10.49 a.m. *A.L.R.*

B.242743.2 Mortgage to Westpac Banking Corporation - 9.7.1992 at 11.30 a.m. *A.L.R.*

B772868.1 Variation of Mortgage B242743.2 10.03.2000 at 9.00 *for RGL*



TOTAL AREA 162.1980ha  
Measurements are Metric

No. 310 / 709



**CERTIFICATE OF TITLE** No. 310 / 709





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN31D/709**  
**Land Registration District** **Wellington**  
**Date Issued** 15 April 1988

**Prior References**

WN74/145

---

**Estate** Fee Simple  
**Area** 162.1980 hectares more or less  
**Legal Description** Lot 2-3 Deposited Plan 665

**Registered Owners**

Rocky Hills Farming Company Limited

---

**Interests**

7152071.7 Mortgage to Westpac New Zealand Limited - 8.12.2006 at 9:00 am  
8544331.1 CAVEAT BY MERIDIAN ENERGY LIMITED - 15.7.2010 at 10:34 am  
12392517.1 Variation of Mortgage 7152071.7 - 9.3.2022 at 1:40 pm

N<sup>o</sup> 665

General Survey Department of New Zealand.  
Survey under Section 171 of the Land Transfer Act.

Received for deposit the  
27<sup>th</sup> July 1894

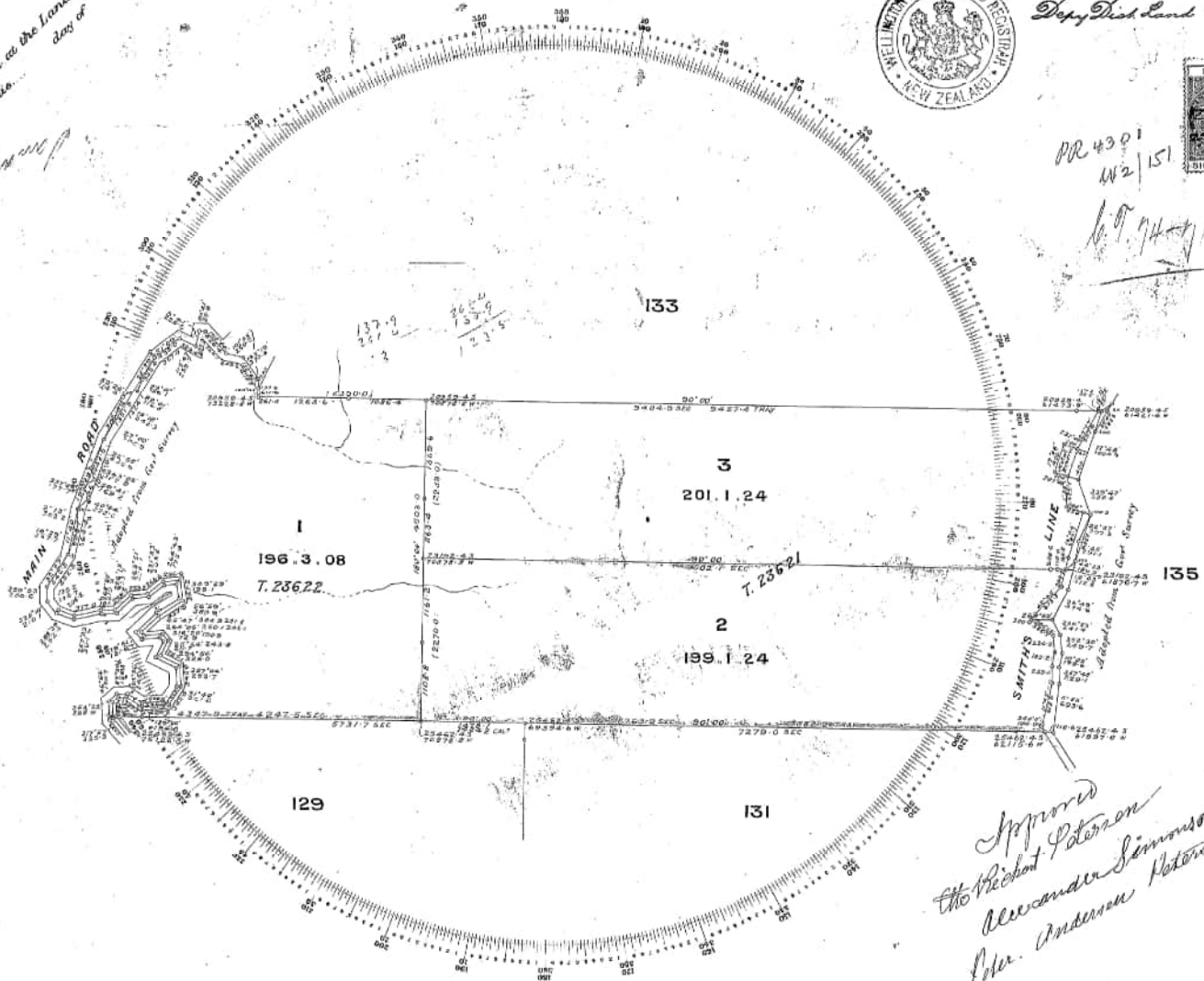
M. Han  
Deputy Dist. Land Reg.



PR 430  
W2/151

6.9.94

Received at the Land Transfer Survey Office  
this ... day of ... 18...



Approved  
The Richard Petersen  
Alexander Simonsen  
Peter Anderson Petersen

Approved  
A. David  
District Land Registrar  
26<sup>th</sup> July 1894

Plan of Subdivision of Section 132 Block XIII Mangaone S.D.  
Surveyed for Messrs. Petersen & Co.  
By John King O'Connell Surveyor.  
April 11 1894  
Scale 10 Chains to an Inch.

xxxiii p 18  
Book I  
2. 10. 94

## Appendix G    Historic aerial photographs

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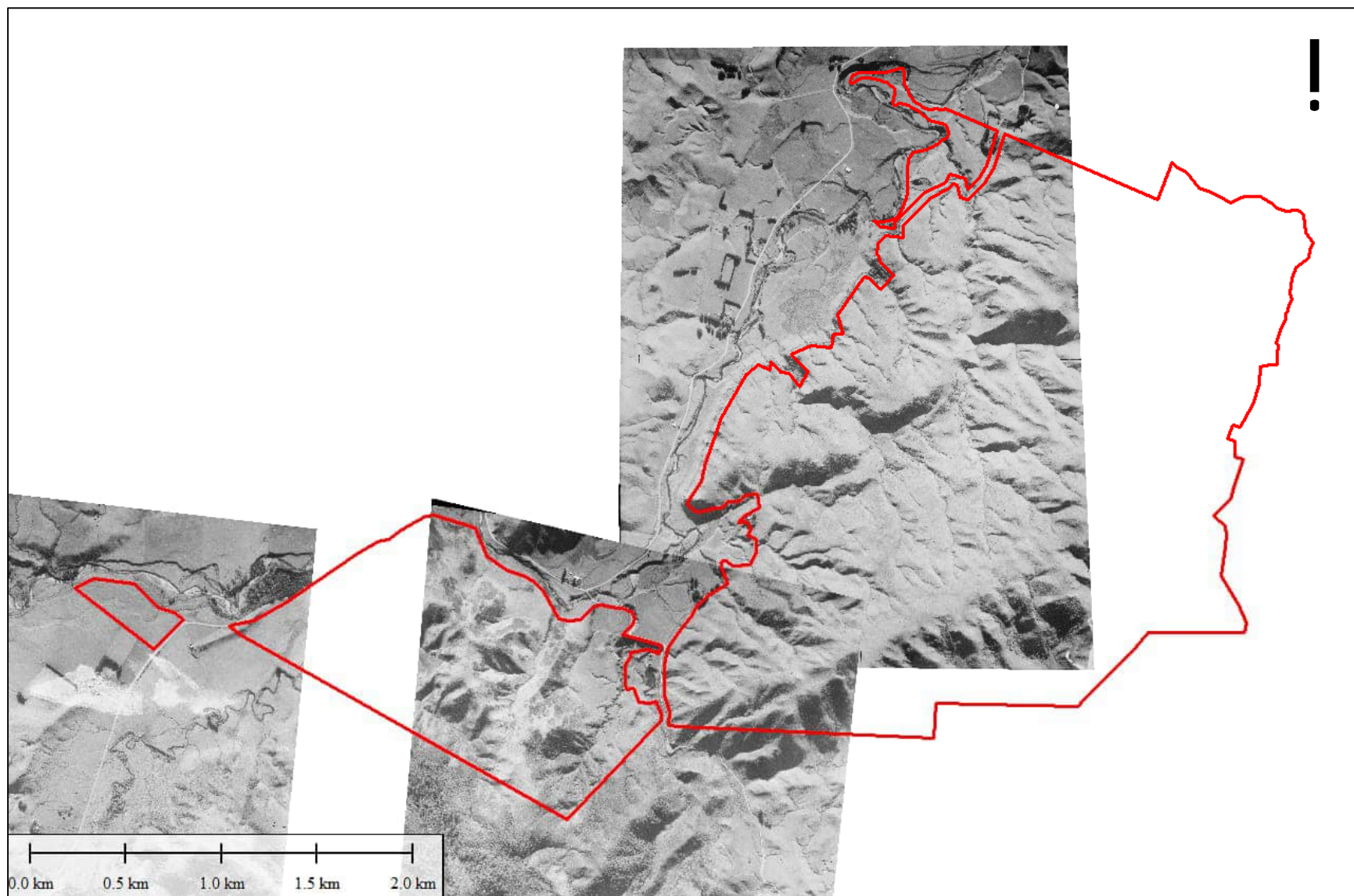


Figure Appendix G.1: 1944 Historic Aerial Image, sourced from Retrolens. Site boundary depicted by red line.

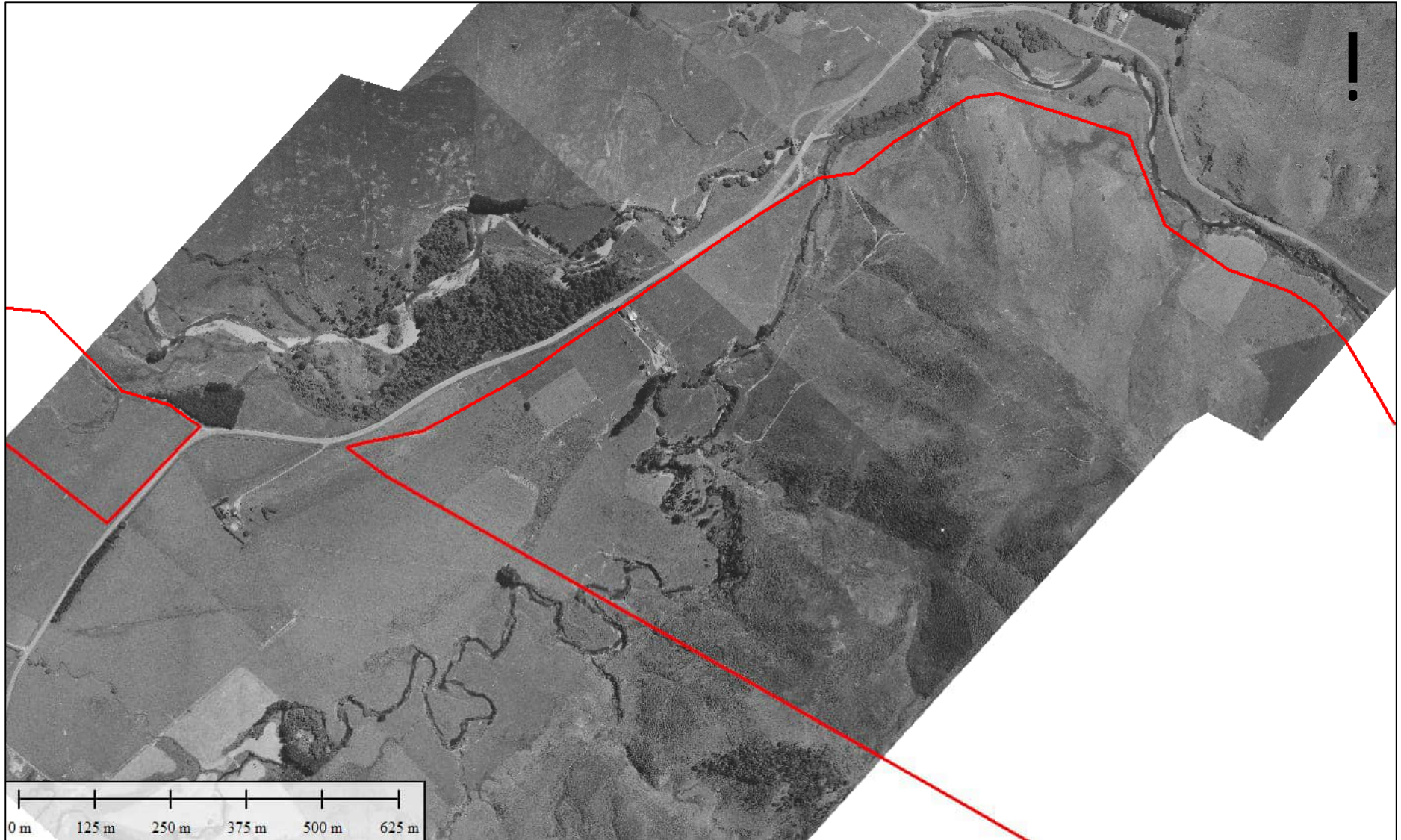


Figure Appendix G.2: 1961 Historic Aerial Image, sourced from Retrolens. Partial site boundary depicted by red line.

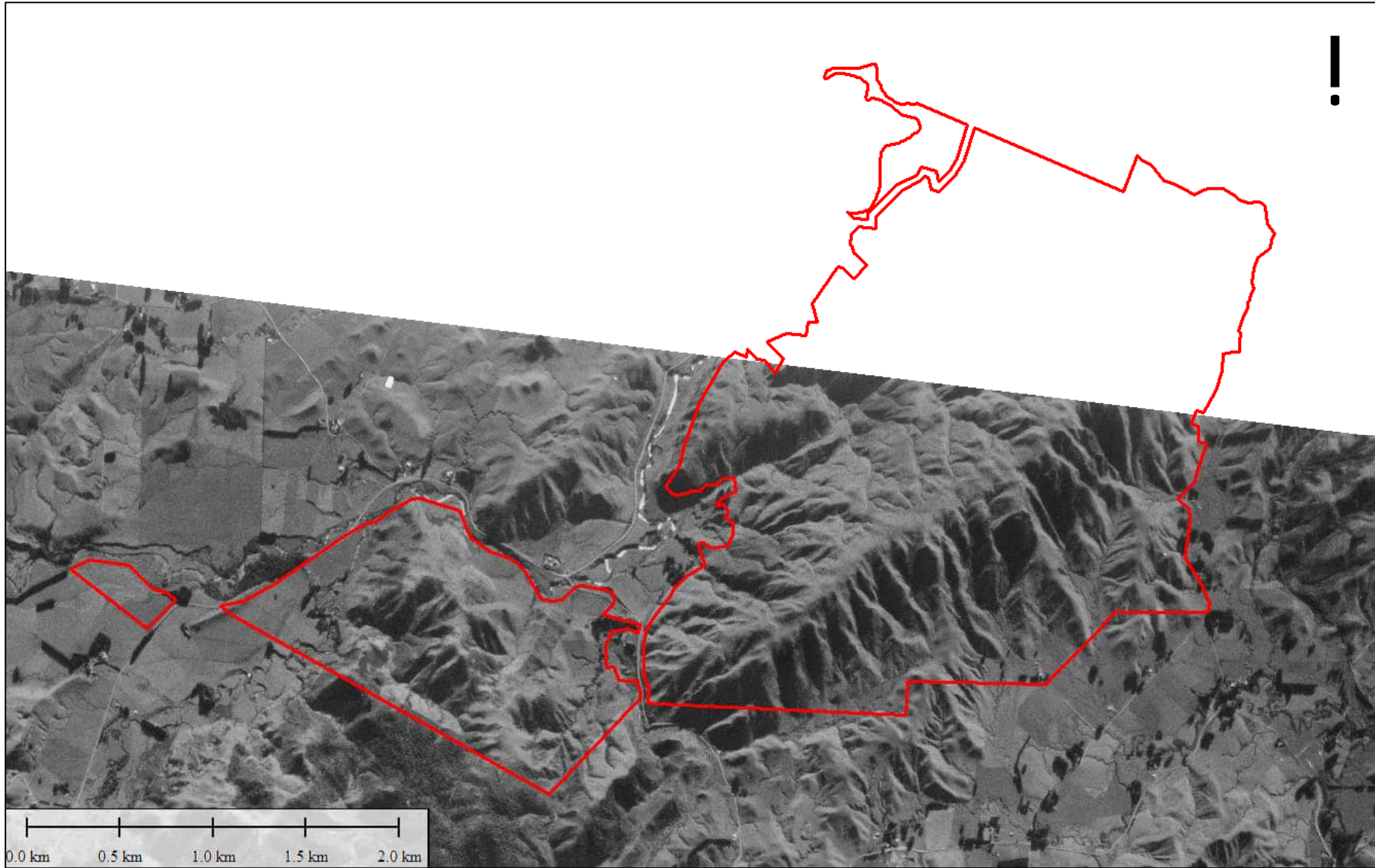


Figure Appendix G.3: 1968 Historic Aerial Image, sourced from Retrolens. Site boundary depicted by red line.

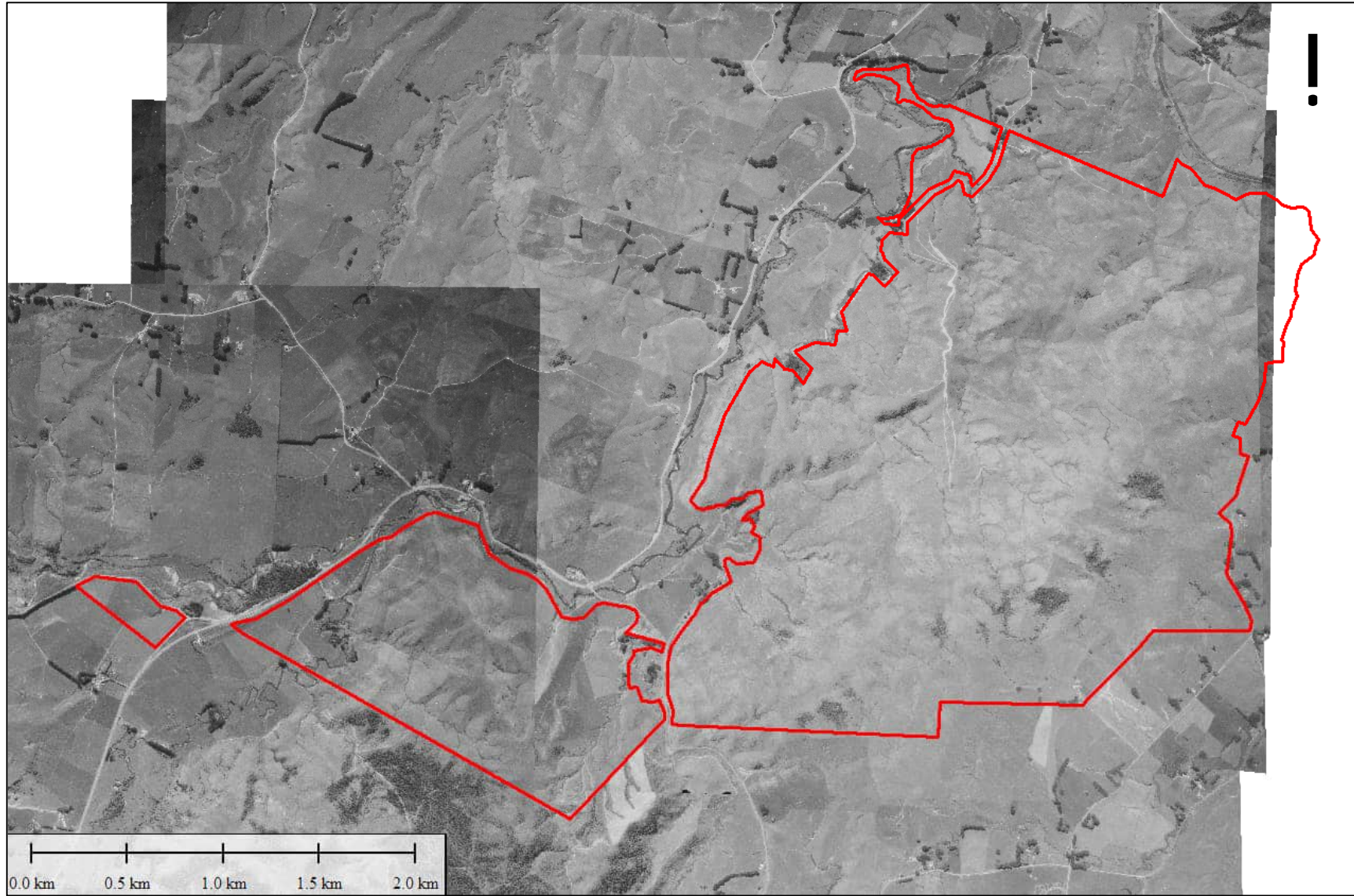


Figure Appendix G.4: 1977 Historic Aerial Image, sourced from Retrolens. Site boundary depicted by red line.



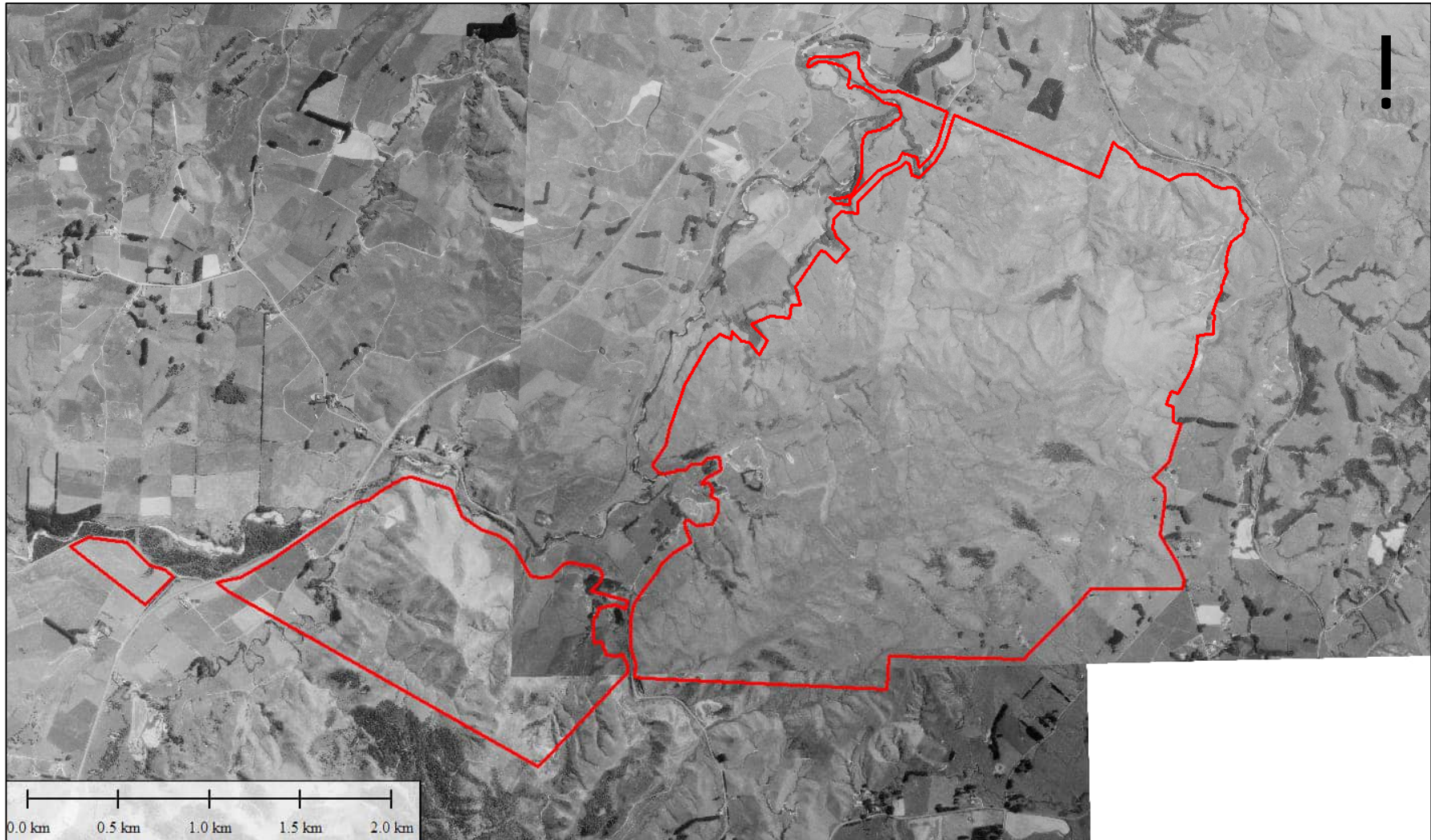


Figure Appendix G.5: 1995 Historic Aerial Image, sourced from Retrolens. Site boundary depicted by red line.

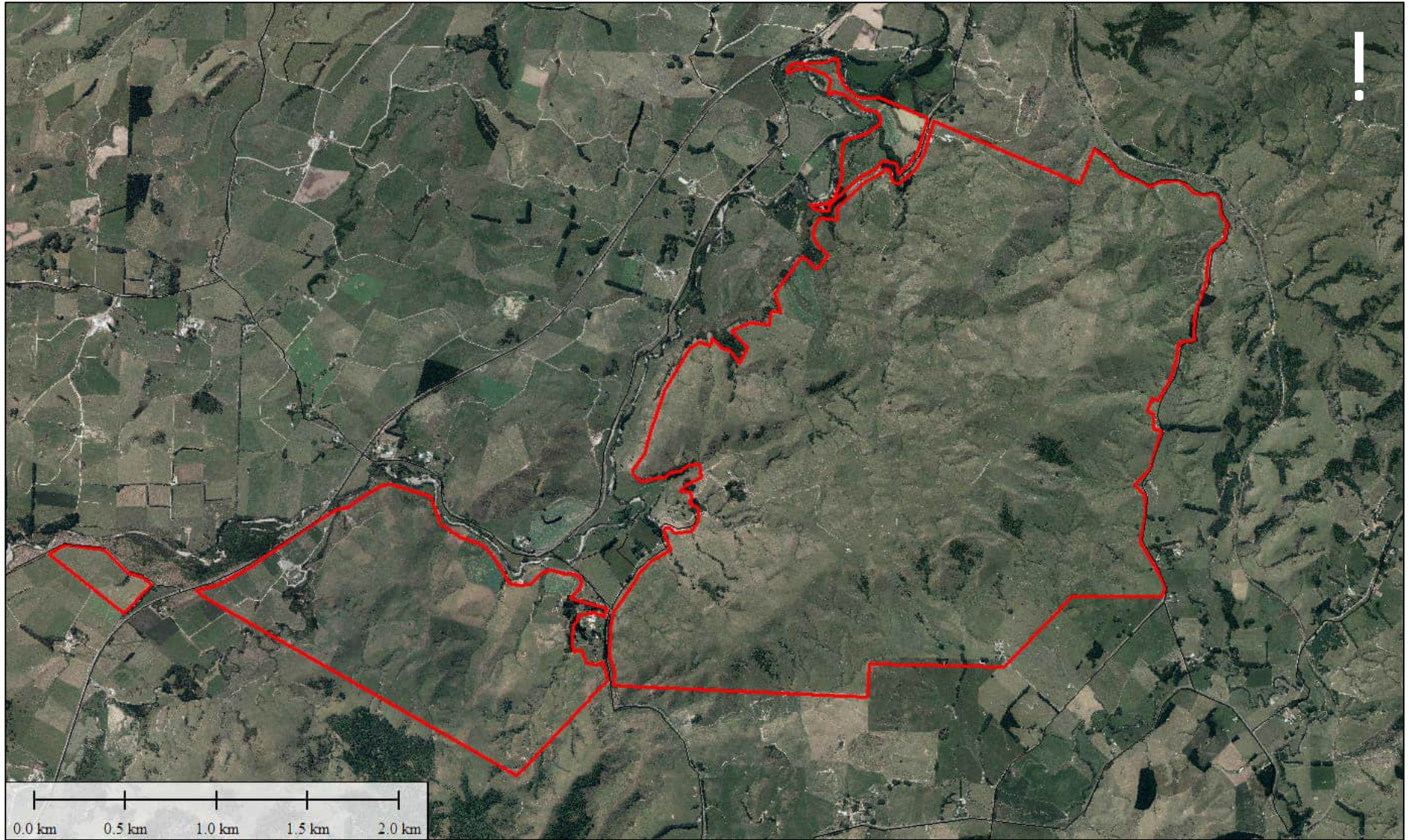
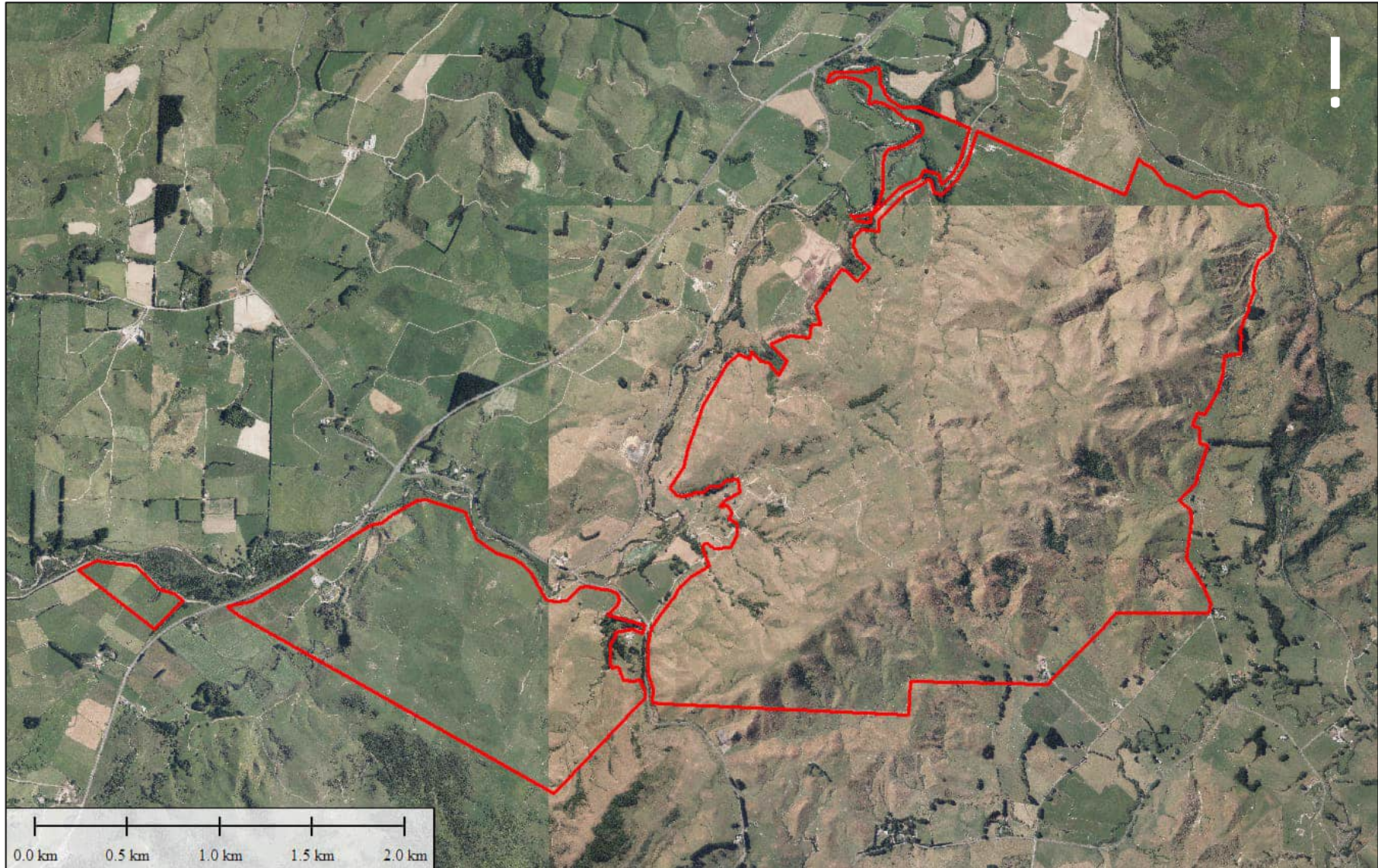


Figure Appendix G.6: 2010 Historic Aerial Image, sourced from Land Information New Zealand. Site boundary depicted by red line



*Figure Appendix G.7: 2021 Historic Aerial Image, sourced from Land Information New Zealand. Site boundary depicted by red line*

Appendix H      Relevant District Council property file  
information

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# CODE COMPLIANCE CERTIFICATE

No. 304143

Section 95, Building Act 2004

Form 7



## BUILDING

Street address of the building:	85 Coach Road, Eketahuna
Legal description of land where building is located:	Lot: 1 DP: 665
Building name:	
Location of building within site/block number:	
Current, lawfully, established use:	Housing - Detached Dwellings
Assessment number:	
Valuation number:	17700/511.00
Year first constructed	Unknown
Level Unit Number:	1
Description	Install a Viessmann 200 -T Diesel Boiler, 450 litre diesel tank, 10 Radiators and 1 Towel Rail

## OWNER

Name of Owner:	Rocky Hills Farming Co Ltd
Mailing Address:	171 Opaki Kaiparoro Road, RD 2, Eketahuna 4994
Street Address/Registered Office:	
Phone number – Landline:	
Phone number – Mobile:	
Phone number – Daytime:	
Phone number – After hours:	
Email address:	bradandjacs@xtra.co.nz
Facsimile number:	
Website:	

## First Point of Contact for Communications with the Council/Building Consent Authority

Name:	Verhaart and Laffey Plumbing Ltd
Contact:	
Mailing Address:	21 Villa Street, Masterton 5810
Phone number – Landline:	06 370 3200
Phone number – Mobile:	
Facsimile number:	
Email address:	

## Building Work

Building Consent number: **304143**

Issued by: **Tararua District Council**

## Code Compliance

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

**Building work complies with the building consent.**

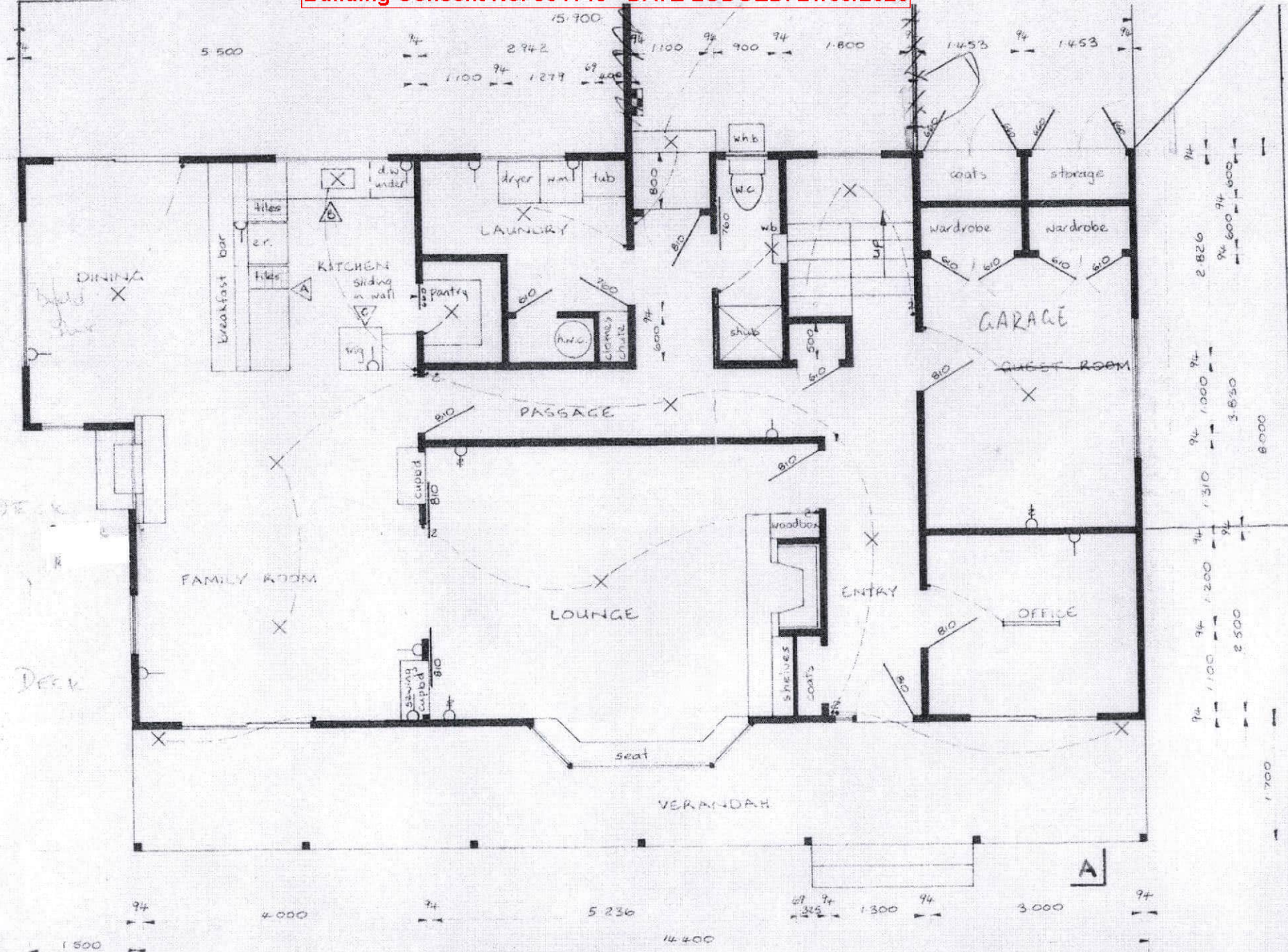


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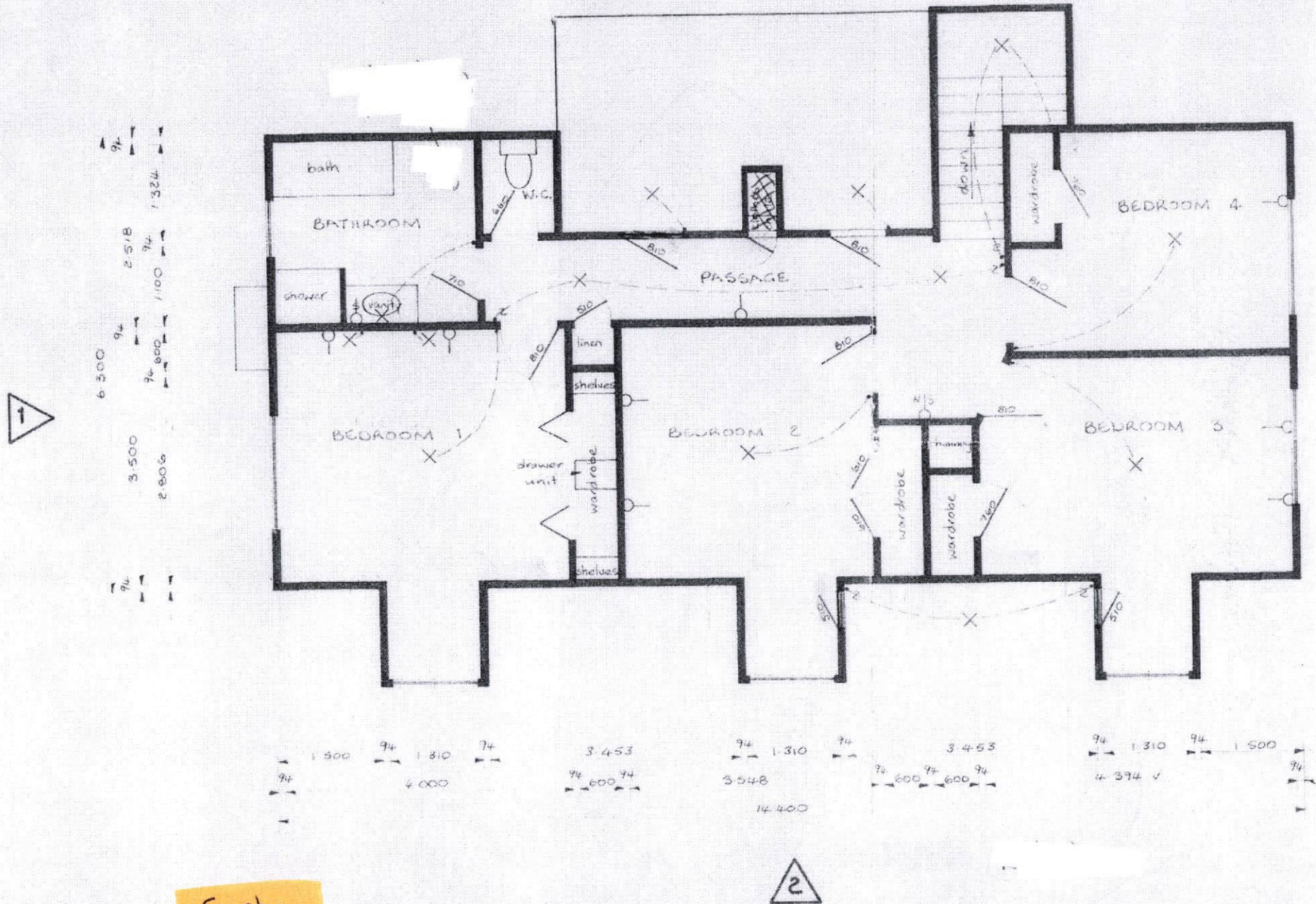
Trevor Burlace  
**Building Officer**

**On behalf of: Tararua District Council**

**Date: 27 October 2020**



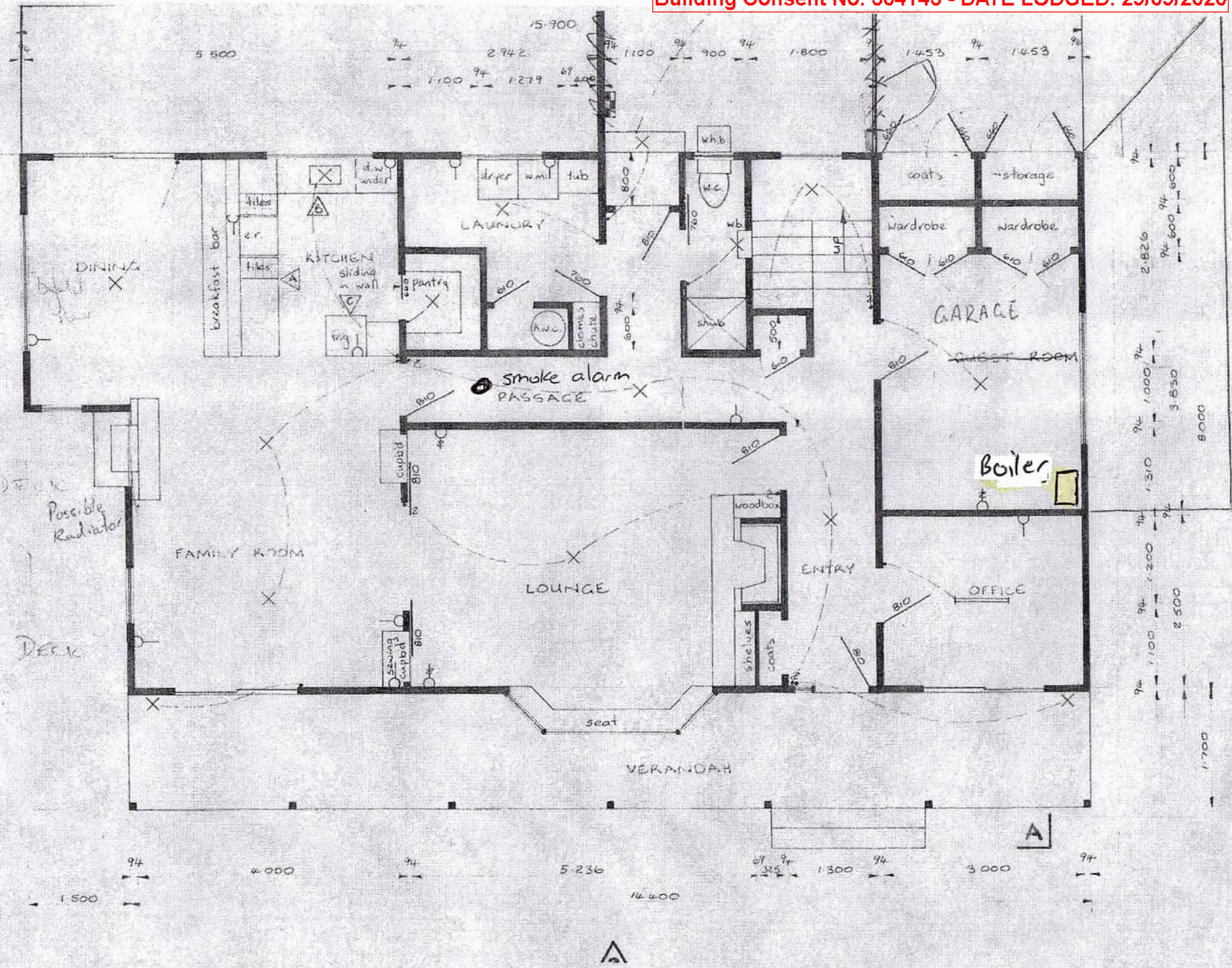
Existing Ground floor

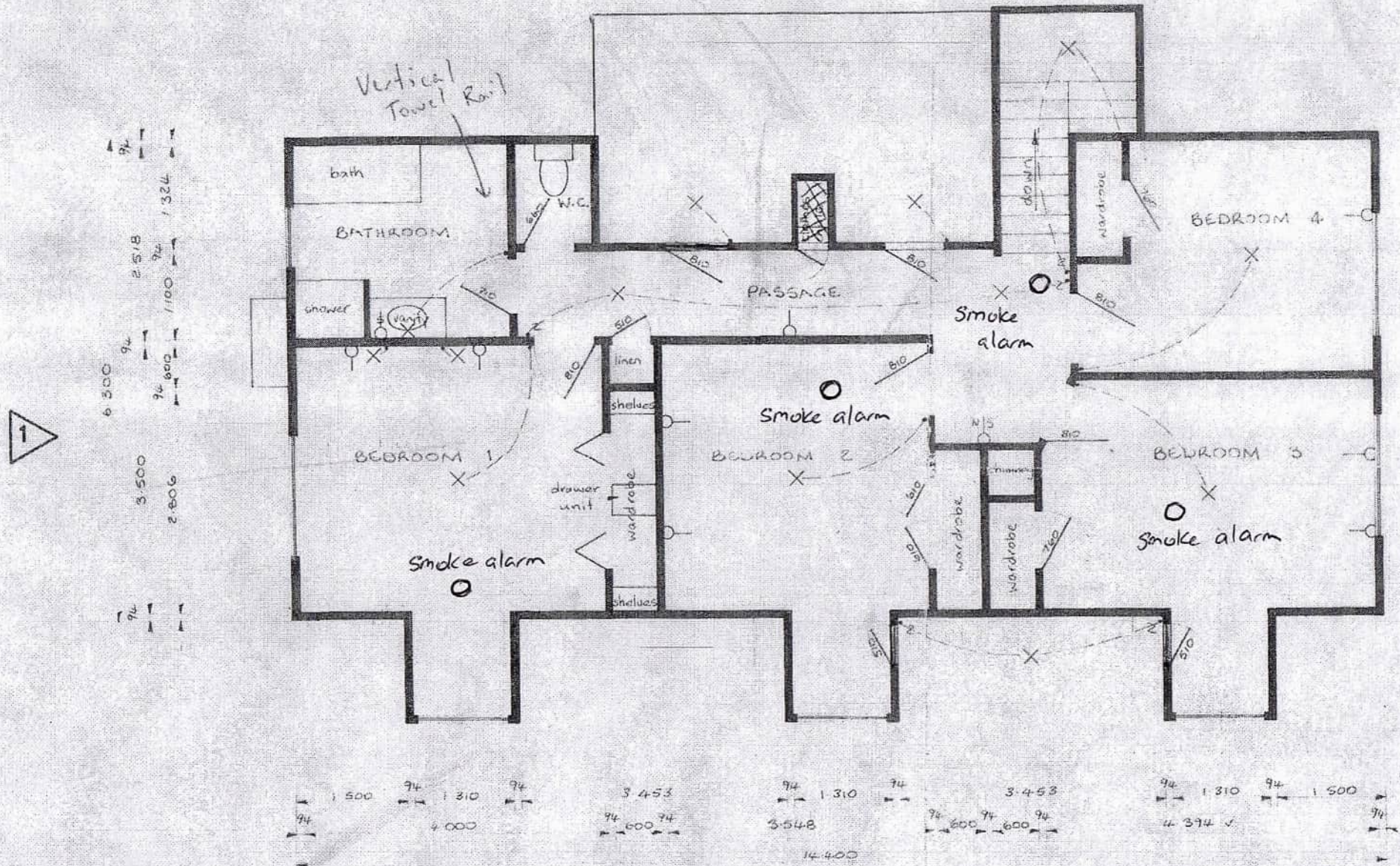


Existing  
UPPER FLOOR PLAN



Boiler location = smoke alarm  
BC 304143





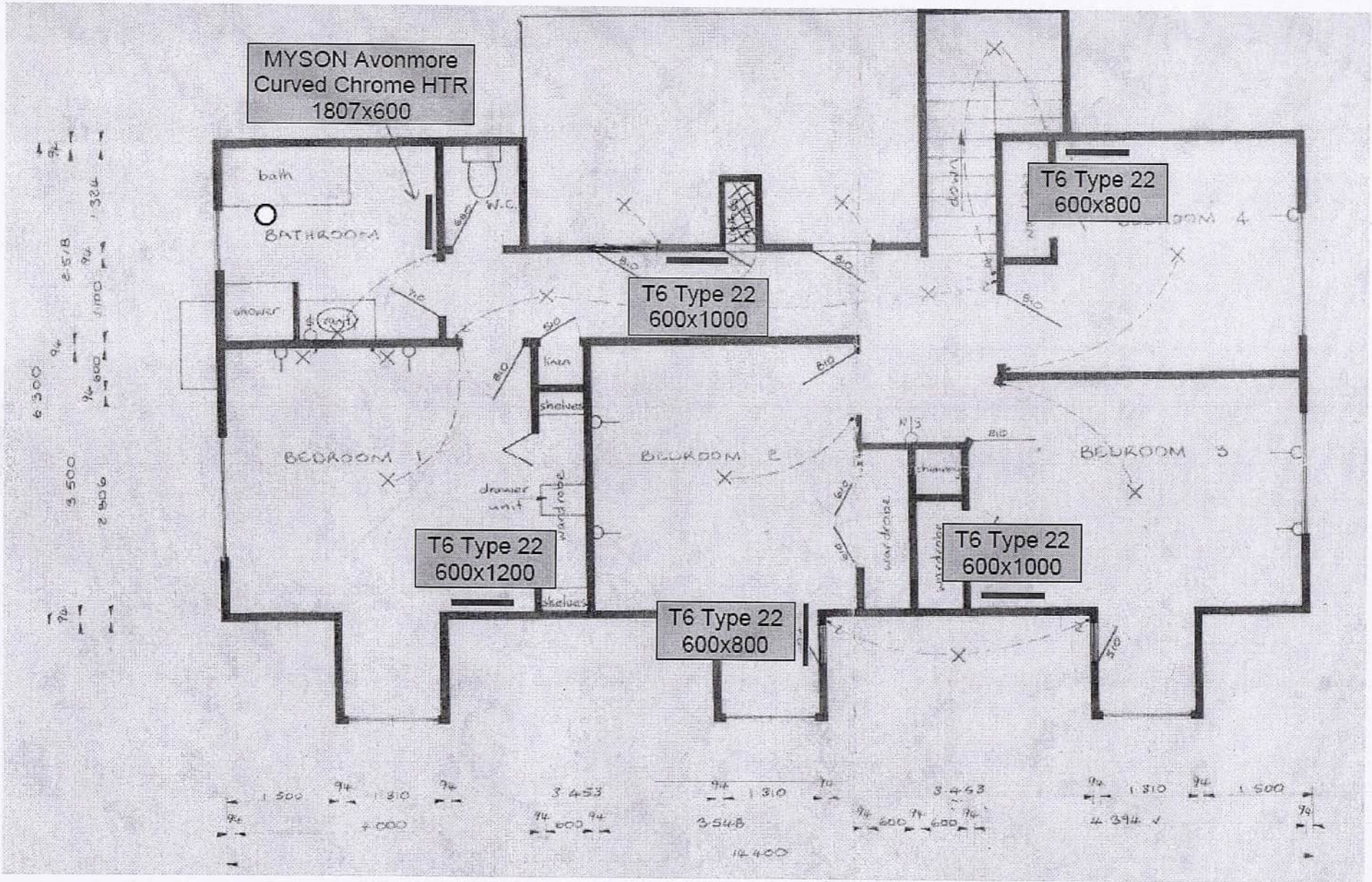
Smoke alarms BC 304143

UPPER FLOOR PLAN



Radiator





Radiators

Appendix I      Regional Council contamination  
enquiries

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**By email**

18 July 2023

File No: SN/06/041/02

PO Box 11646  
Shed 39  
Wellington  
New Zealand  
T 04 384 5708  
F 04 385 6960  
www.gw.govt.nz

Kasey Pitt  
Contaminated Land Consultant  
Tonkin + Taylor  
Level 4, 2 Hunter Street  
Wellington 6011

**For :<Kpitt@tonkintaylor.co.nz>**

Dear Kasey Pitt

**Notification of property recorded on the Selected Land Use Register**

Thank you for your enquiry on the following property:

Property/site address: 0 North Rd, Masterton District

Legal description: SEC 177 BLOCK XIII MANGAONE SD SO 12777-GRAVEL RESERVE-TIMBER NOT VALUED

File site number: SN/06/041/02

This letter is to inform you that the property, or a portion of the property, identified above appears on the Greater Wellington Regional Council's Selected Land Use Register (SLUR).

The SLUR is a database of sites that have, or may have, been used for activities and industries from the Hazardous Activities and Industries List (HAIL) established by the Ministry for the Environment. Further explanation on the HAIL and each of the categories in the SLUR database are provided in the attached factsheet included with this letter.

The site is included on the SLUR because it is believed to have been, or has been, used for the following hazardous activity or industry listed on the HAIL:

HAIL category and activity – *Cemeteries and waste recycling, treatment and disposal - Landfill sites*

DOCUMENT1



The property identified above appears on the SLUR in the following category:

SLUR category – *Contamination Confirmed*

**A summary of the information and site history currently available on the SLUR is as follows:**

*This site was an old gravel reserve which has been used as a landfill accepting general refuse. The site was assessed as part of 'Landfills in the Wellington Region' - A Wellington Regional Council Technical Report (1998). The results indicated a discharge of leachate into the Kopuaranga River (which is valued for fish). While in general the level of contaminants were below ANZECC criteria for both aquatic ecosystems protection and stock watering, some further sampling was considered warranted to adequately characterise the effects of the discharge on the environment. Greater Wellington does not hold results to suggest any further sampling has been done. The site is now used for hardfill.*

We have derived the above information from the GWRC's SLUR and made it available to you under the Local Government Official Information and Meetings Act 1987.

GWRC has made every reasonable effort to provide current and accurate information in this letter. However, to the fullest extent permitted in law, GWRC, its officers, employees and agents accept no responsibility or liability for any inaccuracy in, or omission from, the information set out in this letter or liability for any loss or damage suffered by any person which may directly or indirectly result from any person acting or refraining from acting or as a result of reliance placed on such information.

The information set out in this letter has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other party.

Yours sincerely  
**Nicole Blackie**  
Contaminated Land Analyst

slur@gw.govt.nz

Encl: SLUR and HAIL factsheet

**Please note the following:**

1. The information set out in this letter reflects GWRC's current understanding of this site and does not include information that may be held by the relevant territorial authority or by other organisations.
2. GWRC's records are not integrated with those of the territorial authorities. If you have not already done so, we recommend that you also contact the relevant territorial authority to complete your due diligence of the site and to obtain a copy of the property's LIM produced by the territorial authority.

**In addition:**

3. Pastoral farming is not specifically included on the HAIL (2011) and is not included in the SLUR. The HAIL includes typical farming activities of horticulture, sheep dipping and bulk chemical and fuel storage. These activities are more difficult to identify and may not be as well represented on the SLUR. If you are interested in purchasing pastoral land you should consider gathering further information from other sources about the former activities undertaken on the property.
4. It is also important to consider that lead-based paint and asbestos products may have been used in older buildings on the property and can, in some cases, pose a risk of contamination.
5. The use of lead-based paint is not recorded on the SLUR unless information has been received by GWRC to that effect, such as an investigation report, showing that contaminants in the soil are above the relevant guideline values.
6. Buildings containing asbestos in deteriorated condition can result in asbestos fibres in the soil; the use of asbestos in building materials is not recorded on the SLUR unless it is known to GWRC that a building (or former building) on the site contains (or has contained) asbestos in a deteriorated condition and GWRC has received information to that effect.





## **Selected Land Use Register (SLUR) factsheet**

Sites that are registered on the Greater Wellington Regional Council's SLUR are known (or suspected) to have been involved (historically or currently) in the use, storage or disposal of substances from one or more hazardous activities/industries identified by the Ministry for the Environment. In some cases the sites on the SLUR will be "contaminated sites" and in others not.

The SLUR classifies sites under six categories:

### **Category I – Verified History of Hazardous Activity or Industry**

A site classified as "Verified History of Hazardous Activity or Industry" is a site for which a past or present use has been confirmed as falling within one of the definitions on the Hazardous Activities and Industries List (HAIL). Assignment to this category does not imply the site is contaminated, but merely that hazardous substances have been used, stored or disposed of on the site and therefore there is a potential for site contamination to have occurred.

### **Category II – Unverified History of Hazardous Activity or Industry**

A site classified as "Unverified History of Hazardous Activity or Industry" is a site for which its past or present use is the subject of an unconfirmed report that indicates that it falls within one of the definitions on the HAIL. Assignment to this category does not imply the site is contaminated, but merely that there is a possibility that hazardous substances have been used, stored or disposed of on the site and site contamination may have occurred. The reports could be from an external source or from a general information search carried out by the GWRC. A site remains under this category until further information is available that enables it to be transferred to another category.

### **Category III – Contamination Confirmed**

A site classified as "Contamination Confirmed" is a site where there is evidence that hazardous substances exist above background concentrations AND it is a likely that adverse effects on human health (subject to exposure path) or the environment will occur based on the current or foreseeable site use. This category is for sites that the council holds information on, typically as a result of a site investigation that shows contaminants are present on the site at concentrations that exceed relevant guidelines. A site remains in this category until it is remediated or managed in such a way that it can be transferred to Category IV.

### **Category IV – Contamination Acceptable, Managed/Remediated**

A site classified as "Contamination Acceptable, Managed/Remediated" is a site where there is clear evidence that residues of hazardous substances exist above background concentrations BUT the level of risk of adverse effects on human health or the environment is shown to be acceptable for the particular land use. Either the concentrations are below relevant guideline levels OR remedial or management action has been taken to reduce the risks to an acceptable level. Sites may be placed in this category either because an investigation report has been received that shows the site has contaminants present in environmental media but the concentrations are below relevant guideline values, or the site has previously been registered in Category I or III and further investigation or remediation has been undertaken.

### **Category V – No Identified Contamination**

Sites are placed in the “No Identified Contamination” category when an investigation report has been received that demonstrates an absence of contaminants above background concentrations. The investigation will have considered contaminants that could have resulted from the past or present use. Sites would be placed in this category either because the site had not been previously registered on the SLUR, but an investigation report has been received, or the site had previously been registered as Category I or II and further investigation was undertaken.

### **Category VI – Entered on Register in Error**

A site classified as “Entered on Register in Error” is a site that has been classified under any other category, but subsequent investigation has found that the site has never been associated with any of the uses on the HAIL and there is no possibility of contamination of the site. This category is used for sites entered onto the SLUR or into the initial registration category as a result of incorrect information. The site is not removed from the register; it remains on the SLUR to correctly record the site’s history. The reasons for the original entry and reasons for the change to this category are recorded

## **Ministry for the Environment’s Hazardous Activities and Industries List**

The Hazardous Activities and Industries List (HAIL) is a compilation by the Ministry for the Environment of activities and industries that are considered likely to cause environmental contamination resulting from hazardous substance use, storage or disposal.

The HAIL was last updated in October 2011 and contains a range of activities/industries, including:

- a) Chemical manufacture, application and bulk storage
- b) Electrical and electronic works, power generation and transmission
- c) Explosives and ordnances production, storage and use
- d) Metal extraction, refining and reprocessing, storage and use
- e) Mineral extraction, refining and reprocessing, storage and use
- f) Vehicle refuelling, service and repair
- g) Cemeteries and waste recycling, treatment and disposal
- h) Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment
- i) Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

Further information and the full HAIL list is available from:

<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

## Kasey Pitt

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**From:** HAIL <Hail.Enquiries@horizons.govt.nz>  
**Sent:** Thursday, 20 July 2023 9:19 am  
**To:** Kasey Pitt  
**Cc:** hail.enquiries@horizons.govt.nz  
**Subject:** Re: [Request ID :##112542##] HAIL Info Request | Level 4, 2 Hunter Street

**Categories:** TT Archived

Hi K Pitt,

I have checked Horizons Regional Council Site's Associated with Hazardous Substances (SAHS) database and I can advise that 85 and 168 Old Coach Road, Eketahuna, 85151 State Highway 2 and 85274 State Highway 2 Eketahuna property's are not recorded on our SAHS database. There is Resource Consent attached to 85151 State Highway 2

I would recommend that you check with the Tararua District Council as they may have records relating to the aforementioned property's.

Please note Horizons Regional Council hold the information for Ruapehu District Council on our SAHS database, therefore their information is included in the above advice.  
Yours faithfully

Campbell Dodds | Consents Monitoring Officer  
Horizons Regional Council | 11-15 Victoria Avenue | Palmerston North 4410  
Free Phone: 0508 800 800 | Mobile: 021 227 3363

### **Exclusion of Liability Arising from Supply of Information**

Horizons Regional Council endeavours to provide useful and accurate information. Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability exclusion.

