

APPENDIX E

Detailed Site Investigation



Detailed Site Investigation

Undertaken in accordance with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

Eriksen Road Lifestyle Village - 38 & 16
Willowbank Avenue, Napier

H20180069



Prepared for
Durham Property Investments Ltd
By Development Nous Limited and Geosciences Limited

16 January 2019

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Document Information

Prepared for	Durham Property Investments Ltd
Project Name	Eriksen Road Lifestyle Village - 38 & 16 Willowbank Avenue, Napier
File Reference	Document1
Job Reference	H20180069
Date	17 January 2019

Version Number	1
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Effective Date:	16 January 2014
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Date Approved:	16 January 2014
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Executive Summary

Development Nous Ltd (DNL), in collaboration with Geosciences Ltd (GSL), were engaged by Durham Property Investments Ltd (the Client) to conduct a Detailed Site Investigation (DSI) at 16 and 38 Willowbank Avenue, Napier (the site) in order to confirm the suitability of the soil in regard to any adverse effects on human health given the proposed redevelopment of the site for residential use.

The subject site has past history with pastoral farming, market gardening and orcharding uses. Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES), orchards and market gardens are considered a potentially hazardous land use due to the application of persistent pesticides as identified (as item A.10) on the Regulations Hazardous Activities and Industries List (HAIL). Additionally, consideration of past farm management practices having occurred on the land is required. For example, the control of ectoparasites on sheep / other animals are also identified on the HAIL (as item A.8) as being potentially hazardous due to the chemicals historically used ().

Based on the conceptual model for potential contamination and site observations, DNL personnel collected twelve composite surface soil samples uniformly from across the areas of the site historically identified as being used for HAIL activities, and a further eight discrete samples (including a field duplicate) from areas used for chemical storage and/or livestock runs.

Soil samples (in accordance with the NES) were analysed by an accredited laboratory for heavy metals (including arsenic, lead and copper), organochlorine pesticides (OCPs) and polycyclic aromatic hydrocarbons (PAH)

All soil samples returned concentrations for contaminants below NES soil contaminant standards and other relevant guideline criteria for the proposed residential use (Based on the specified level of 10% home grown produce).

Accordingly, whilst on the site has been mildly impacted by the former and current site activities, it poses no risk to human health and to current and future land users based on the acceptable statutory guideline level under the NES and therefore in terms of the NES there is no impediment to its change of use to that of residential.

Disclaimer

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Statement

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); with site investigations and analysis undertaken in accordance with the current edition of the Ministry for the Environments *Contaminated Land Management Guidelines No.5 – Site Investigation and Analysis of Soils*, and reported on in accordance with the current edition of the Ministry for the Environments *Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites*.

Table of Contents

1	Introduction	7
2	Property Details.....	7
2.1	Environmental Setting	8
2.2	Development at the Site.....	8
3	Proposed Development	9
4	Standards and Regulations	10
4.1	National Environmental Standard	10
4.2	Napier District Plan and Regional Resource Management Plan	10
5	Objectives and Scope of Works	10
5.1	Objectives.....	10
5.2	Works	10
6	Site History.....	11
6.1	Certificates of Title	11
6.2	Napier City Council Records	11
6.3	Aerial Photography.....	11
7	Site Inspection.....	18
8	Potential for Contamination	19
8.1	Soil Sampling Methodology	20
8.2	Quality Control	22
8.3	Soil Sampling Procedures.....	23
9	Analytical Results.....	23
9.1	Acceptance Criteria and Guidelines	23
9.2	Laboratory Results	23
10	Quality Control.....	27
11	Conclusion	27
12	Additional Requirements.....	28
13	Activity Status of Future Development	28
	Limitations.....	29
	References.....	30

List of Tables

<i>Table 1: Certificate of Title Information</i>	11
<i>Table 2: Historic Aerial Photos</i>	12
<i>Table 3: Potential for Contamination</i>	19
<i>Table 4: Heavy Metal Concentrations (mg/kg)</i>	24
<i>Table 5: OCP and TPH (mg/kg)</i>	26
<i>Table 6: Duplicate Sample Analytical Results</i>	27

List of Figures

<i>Figure 1: The location of the site, the northern lot being 16 Willowbank Avenue and the southern lot being 38 Willowbank Avenue (Source NCC GIS)</i>	8
<i>Figure 2: Scheme Plan (Source: Development Nous Ltd)</i>	9
<i>Figure 3: Buildings Identified in the Centre of the Site</i>	18
<i>Figure 4: Soil Sampling Strategy</i>	21

List of Appendices

- Appendix A – Certificates of Title
- Appendix B – Proposed Scheme Plan
- Appendix C – Historic Aerial Images
- Appendix D – Site Photographs
- Appendix E – Soil Sampling Strategy
- Appendix F – Chain of Custody Form
- Appendix G – Laboratory Results

LIST OF ABBREVIATIONS AND UNITS

Chemical Names

BTEX	Benzene, toluene, ethylbenzene and xylenes
CCA	Chromated Copper Arsenate
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PHC	Petroleum Hydrocarbons
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds

Technical Terms

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AF	Asbestos Fines
AST	Aboveground Storage Tank
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EAA	Environmental Assessment Area
HAIL	Hazardous Activities and Industries List
LINZ	Land Information New Zealand
LUR	Land-use Register
MfE	Ministry for the Environment
NES	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
SCS	Soil Contamination Standards
PSI	Preliminary Site Investigation
TIT	Triple Interceptor Trap
UST	Underground Storage Tank

1 Introduction

Development Nous Ltd (DNL), in collaboration with Geosciences Ltd (GSL), were engaged by Durham Property Investments Limited (the Client) to conduct a Detailed Site Investigation (DSI) at the property located at 16 and 38 Willowbank Avenue, Napier (the 'Site') to confirm the suitability of surface soil onsite with respect to the proposed development.

The Ministry for the Environment Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS Regulations) (Reference 1) applies to sites where an activity or industry identified on the Hazardous Activities and Industries List (HAIL) is, has, or is likely to have occurred.

A desktop study and site inspection confirmed that portions of the site has historically been used as an orchard, while the majority of the site is currently being used as a market garden.

The bulk storage and use of persistent pesticides (historically associated with orchards and market gardens) is identified on MfE's Hazardous Industries and Environment List (HAIL) as item A.10 subsequently a detailed site investigation of the site will be required under the rules of the NESCS.

This report has been prepared in general accordance with:

- Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG):
 - No. 1 - "*Guidelines for Reporting on Contaminated Sites in New Zealand*" (Reference 2);
 - No. 5 – "*Site Investigation and Analysis of Soils*" (Reference 3); and
- NZ Petroleum Guidelines '*Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand*' (Revised 2011) (Reference 4).

2 Property Details

The site consists of two properties located at 16 and 38 Willowbank Avenue, with access also available from Eriksen Road., as shown below. 16 Willowbank Avenue is legally described as Lot 1 DP 14417 and comprises of approximately 4.5 hectares in area. 38 Willowbank Ave is legally described as Lot 2 DP 14417 comprising of approximately 9.2 hectares in area.



Figure 1: The location of the site, the northern lot being 16 Willowbank Avenue and the southern lot being 38 Willowbank Avenue (Source NCC GIS)

2.1 Environmental Setting

The site is located, approximately 3 km south of Napier Town Centre and 0.6 km west of the foreshore and State Highway 2 on a rural landscaped strip of land within the wider Napier urban residential area.

Willowbank Avenue bounds the site to the west and Eriksen Road bounds the site to the east. Land to the north, north-east and south of the site consists of open agricultural fields while residential developments are evident to the east and south-west of the site.

The geology of the site is described by Griffiths (Reference 8) as *silt loam on shelly sandy loam with slowly permeable lagoon sediments*. Resource Development Consultants Ltd (RDCL) conducted a liquefaction potential assessment, including CPT investigation, of the site which confirmed the subsurface soil profile, to be sand and silt in composition with intermittent layers of clay and occasional organic soil horizons.

The groundwater flow in this area is in an eastward direction towards the sea (Reference 8).

2.2 Development at the Site

The site is currently in pasture, with an associated residential dwelling and curtilage to the north western corner of 16 Willowbank Avenue with a number of detached buildings within the centre of the site; to the northern section of 38 Willowbank Avenue.

The site is currently accessed by two access roads leading off Willowbank Avenue, to the west.

Although pastoral in nature the Napier City District Plan has signalled an expected change of use to that of residential commensurate with a new General Residential zoning, as opposed to its former Main Rural zoning.

3 Proposed Development

It is proposed to develop the site into intensive residential housing over a number of stages as shown below (subject to any changes that may be required as part of any consent approval conditions or other requirements)



Figure 2: Scheme Plan (Source: Development Nous Ltd)

4 Standards and Regulations

As part of the proposed development it will be necessary to address the requirements of the following standards, rules and regulations

4.1 National Environmental Standard

The '*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*' (NES) (2011) (Reference 1) ensures that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance and / or land development activities take place it should be, if necessary, remediated or the contaminants contained to make the land safe for human use.

Under the NES, land is considered to be actually or potentially contaminated if an activity or industry on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not have been, undertaken on the land. Consequently, a change in landuse, subdivision, earthworks or development requires a site investigation of the land to determine if there is a risk to human health because of any current or former landuse activities.

4.2 Napier District Plan and Regional Resource Management Plan

Chapter 64 of the Napier City District Plan delegates the assessment of soil contamination to the national level NES (2011) instrument.

In terms of the Regional Plan again the requirements of the NES take precedent over any specific requirements of this plan, to which there are none.

5 Objectives and Scope of Works

5.1 Objectives

The objectives of this investigation were to assess:

- The extent of any current or former HAIL activities on site;
- The soil quality and associated risk to human health and the environment resulting from current and former activities on the site;
- If the activity can comply with NES permitted activity conditions; and,
- The need, if any, for further detailed investigation and / or remedial work.

5.2 Works

To achieve the objectives of the DSI, DNL and GSL have undertaken the following:

- A review of historic aerial photographs of the site;
- A review of the Certificate of Title for the property;
- A review of the property file held by Napier City Council;
- A site visit for the purpose of inspection and of the collection of soil samples;
- The collection of composite and discrete soil samples from the site;
- The analysis of those soil samples for horticultural contaminants of concern, these being arsenic, copper, lead and a suite of organochlorine pesticides (OCPs); and

- The preparation of a report in accordance with MfE Contaminated Land Management Guidelines (CLMG); No. 1 – “*Guidelines for Reporting on Contaminated Sites in New Zealand*” detailing the findings of this investigation and the need, if any, for further work and/or remediation.

6 Site History

A desktop assessment of publicly available files and photographs was undertaken to determine the history of the site with respect to any current or historic potentially contaminating land uses. The findings of the assessment are presented below.

6.1 Certificates of Title

A search of Land Information New Zealand (LINZ) was conducted in order to obtain current and historic information for the subject site. The land record includes the Certificate of Title, Historic Titles and Cadastral Survey Plan and is provided in Appendix C.

The certificate of title ownership is summarised in the table below.

Table 1: Certificate of Title Information

Date	Title Reference	Owner	Information
10.04.35	HB93/134	The Napier Harbour Board	Upon trust for the use, benefit and endowment of the said Board
02.07.65	HBB2/1222	The Napier Harbour Board	Upon trust for the use, benefit and endowment of the said Board
27.02.76	HBG2/864	The Hawke Bay Regional Council	Upon trust for the use, benefit and endowment of the said Board
11.05.81	3252786	William Jesse Lawrence Bowell and Nancy Melba Bowell	
30.04.18	420376	Durham Property Investments Ltd	

No additional information pertinent to potential HAIL activities has been identified on site through the search of the historic titles.

6.2 Napier City Council Records

A search in Napier City Council property file for the two properties did not reveal any information regarding potentially HAIL activities occurring onsite.

6.3 Aerial Photography

Historic aerial photographs from the Napier City Council’s GIS System were searched in addition those from Retrolens (<http://retrolens.nz>) The aerial photographs are presented in Appendix D and key events relevant to site usage are summarised in Table 2.

Table 2: Historic Aerial Photos

Aerial Photo	Year Taken and Description
 <p data-bbox="261 863 532 890">Approximate site boundary</p>	<p data-bbox="789 300 857 327">1948</p> <p data-bbox="789 348 1349 415">The majority of the area appears to be in agricultural / pastoral use.</p> <p data-bbox="789 434 1349 501">Livestock can be seen grazing in the central eastern section of the site.</p> <p data-bbox="789 520 1349 588">There is a residential dwelling located in the north western corner of the site</p>
 <p data-bbox="261 1598 532 1625">Approximate site boundary</p>	<p data-bbox="789 928 857 955">1969</p> <p data-bbox="789 976 1349 1077">The residential dwelling identified in the north western corner of the site in the 1948 image is no longer visible in this photograph.</p> <p data-bbox="789 1096 1349 1228">The photograph is of poor quality but it appears that the site is still in agricultural use, market gardening activities cannot be ruled out.</p> <p data-bbox="789 1247 1349 1348">There is a structure at the centre of the site that bears resemblance to that of a storage shed.</p> <p data-bbox="789 1367 1349 1467">The land to the north west and west of the site had been subdivided by 1969 for residential development.</p>

 <p>Approximate site boundary</p>	<p>1977</p> <p>The site is still in agricultural use with potentially market gardening occurring as well.</p> <p>A new residential dwelling has been established in a similar north western location (16 Willowbank Ave) to the one identified in the 1948 image. Recorded on the property file, indicate that this building was developed circa 1975.</p> <p>The structure identified at the centre of the site in the 1969 image is still visible in this image.</p>
 <p>Approximate site boundary</p>	<p>1980</p> <p>The site appears to be in a similar configuration as the 1977 image.</p> <p>The structure at the centre of the site as identified in 1969 and 1977 is no longer visible.</p>

 <p>Approximate site boundary</p>	<p>1987</p> <p>An orchard has been established at the south western quarter of the site (38 Willowbank Ave) and a new access road leading off Willowbank Ave has been established. This access road leads to a newly established yard and residence at the centre of the site.</p> <p>The balance of the land appears to be in agricultural / market garden use.</p> <p>The residential dwelling established by the 1977 image remains and now has an established curtilage occupying the north west corner of the site.</p>
 <p>Approximate site boundary</p>	<p>1996</p> <p>The site appears to be in a similar configuration to the 1987 image.</p>



1999

The orchard identified previously at 38 Willowbank Ave remains and a number of new buildings have been developed within the service yard in the centre of the site. This includes a new residential building which was developed by 2000 – see plan of BC001665.

The residential dwelling in the north west corner of the site at 16 Willowbank Avenue is still in place. The balance of 16 Willowbank Avenue and the south eastern quarter 38 Willowbank Avenue appears to be used for pastoral grazing..



2004

The site appears to be in a similar configuration to the 1999 image.

	<p>2009</p> <p>By 2009, the orchard in the south west corner of the site has been cleared and a tree belt in the central eastern portion of the site has been reduced.</p> <p>The buildings present in the yard at the centre of the site are clearly visible. These include the shed identified in the 1987 plate, a storage shed to the south of it and more recent additions including a large shed / residential dwelling and storage sheds. There are also animal pens to the north-east of this group of buildings.</p> <p>The balance of the site appears to have remained in pastoral grazing land and broadacre cropping.</p>
	<p>2011</p> <p>By 2011, the entire site appears to be used for pastoral grazing, with some livestock visible on the lands.</p> <p>The residential dwelling and established curtilage in the north western corner of the site is still in place while the collection of utility buildings remains in the centre of the site.</p>

	<p>2014</p> <p>The site appears to be in a similar configuration to the 2011 image.</p>
	<p>2018</p> <p>The southern portion of the site appears to be planted as a market garden while the northern portion appears to be still in agricultural / pastoral use.</p> <p>The residential dwelling in the north western corner of the site is still in place while the collection of utility buildings remains in the centre of the site. However, the animal pens to the east of the central utility buildings, identified in the 2009 image, have been remove.</p>

As identified in the historic aerial photo search above the majority of the site has historically been, or is currently being used for agricultural / market garden activities. Additionally, the south western quarter of the site at 38 Willowbank Avenue was planted as an orchard between 1987 and 2009. A number of structures present at the centre of the site could have been associated with the orchard / agricultural uses.

The HAIL identifies persistent pesticide bulk storage or use including market gardens, orchards and spray sheds as item A.10, consequently the entire site is considered to be a 'piece of land' under Regulation 5(7) of the NESCS.

The site has also been the location of pastoral farming from as early as 1948 to recently. However, there were no evidence of any structures on any of the historical aerial photographs that resemble animal spray races or sheep dips.

7 Site Inspection

DNL personnel undertook inspection of the site on 27.11.18, in order to verify the findings of the desktop investigation and to collect soil samples from the site.

Site photographs taken during the site inspection are presented in Appendix D, Plates 1 – 22.

At the time of the site inspection, the entire productive areas on the site (both 16 and 38 Willowbank Avenue) were planted in cucurbits. An open surface drain separated the two properties and a shelter belt is located on the south western boundary of the site.

38 Willowbank Avenue was accessed via a vehicle access road from Willowbank Avenue that also formed the boundary between the two properties that comprise the site. 16 Willowbank was also accessed from Willowbank Avenue via a vehicle access road to the northwest of the site leading to the well-established residential curtilage in the north west corner of the site. The residential curtilage included a large shed to the rear of the house and defunct livestock pens with a loading ramp at the south east corner of the curtilage.

The group of buildings at the centre of the site as identified in the 2009 to recent historic aerial photographs are shown in Figure 4 below, along with a description of each building structure.

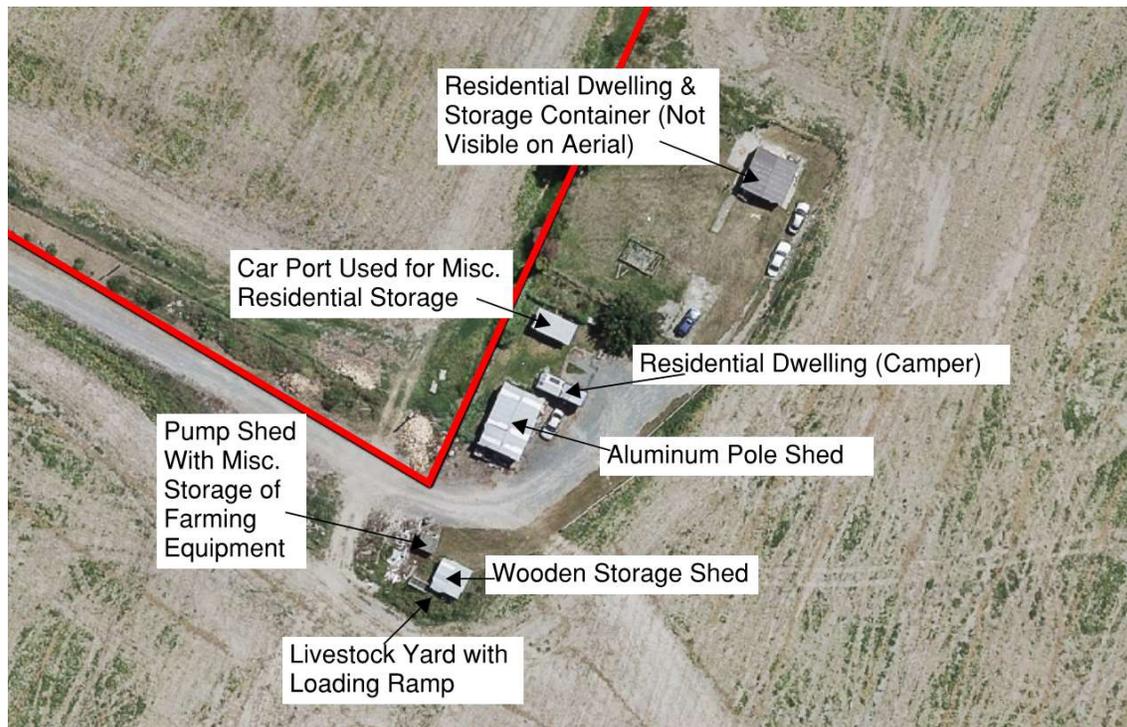


Figure 3: Buildings Identified in the Centre of the Site

Pump Shed

A small pump shed was present at the very south of the group of buildings. This shed had a hazardous chemical sign attached to the back wall (facing the access road). However, the hazardous chemical sign appears to signify use of chemicals across the entire site rather than

indicating the specific contents of the pump shed. There were no chemicals stored or noted inside the pump shed at the time of the inspection. The area behind the pump shed (to the west), was used for the storage of aluminium sheeting, farming equipment, PVC piping and a small pile of burnt material. A neglected argic-chemical mixing unit consisting of a 44 gal drum was also noted amongst the scrap material.

The pump shed was located on a concrete slab foundation and consisted of a timber frame and plywood walls. A panel adjacent to the door of the building consisted of a fibrous cement sheet while the roof of the building also appears to consist of fibrous cement that is most likely asbestos product. The suspected ACM appeared to be in generally good condition (non-friable). The ground surface in the proximity of the pump shed was closely inspected but no fragments of potentially ACM product were noted.

Wooden Storage Shed

Adjacent to the pump shed, and to the south of the group of buildings was a larger storage shed. Access to this shed was limited, however the contents could be viewed through windows and it appeared that the shed was being used to store miscellaneous residential items.

This shed consists of a timber frame, plywood cladding, a corrugated iron roof and transparent PVC sheeting. The building has a compacted earth floor.

Defunct livestock pens and a loading ramp was located to the south of this storage shed.

Aluminium Pole Shed

A large aluminium pole shed of recent construction and located on a concrete foundation pad was also present on site (see Figure 4). Both access doors (garage and pedestrian) to the shed was locked at the time of the inspection and the contents of the shed could therefore not be inspected. Three apple crates containing miscellaneous pieces of rubbish were located to the south of the aluminium shed. Bottles of PruneTec and Garrison Rapid (pruning wound dressings) were also noted on the ground by the aluminium shed.

This aluminium shed was constructed between 1980 and 1987, when the orchard at the south western portion of the site was established.

Other

Also present on site was a residential campervan, a car port, for the storage of residential equipment (lawn mower, food items etc.), a storage container and a small residential dwelling in a well established curtilage.

During the site inspection no evidence of above ground or underground fuel storage were noted on site.

8 Potential for Contamination

Based on the findings of the desktop study and site inspection outlined above, The potential for soil contamination at the site is summarised in Table 3 below.

Table 3: Potential for Contamination

Source	Area	Depth	Likely Contaminants
Bulk use of persistent pesticides	All cropped land and former orchard land	Surface and Shallow depths	Arsenic, lead, copper & Organochlorine pesticides.

Bulk storage of persistent pesticides	Around storage sheds	Surface and Shallow depths	Arsenic, lead, copper & Organochlorine pesticides.
Chemical mixing areas	At the mixing location	Surface and Shallow depths	Arsenic, lead, copper & Organochlorine pesticides.
Animal dosing location	Animal holding pens	Surface and Shallow depths	Arsenic, DDT & Dieldrin
Burning of miscellaneous items	Burning rank	Surface and Shallow depths	Heavy metals & Polyclinic Aromatic Hydrocarbons

As summarised in Table 3 above the superficial topsoil layer is considered the most likely strata to have been impacted. Any impacts from the application of spraying chemicals to crop is generally of low concentration, uniform across the application area and generally confined to the surface layers (0 mm – 250 mm) only. However, areas where chemical were stored or mixed could contain higher concentrations of contaminants.

8.1 Soil Sampling Methodology

Based on the findings of the desktop study and site inspection, a soil sampling plan was developed to target the potential for contamination as described above.

The soil sampling regime was based on the potential wide spread and uniform chemical application associated with the horticultural spraying and application activities within the site, and the potential for hotspots of contamination from the leaks and spillages where pesticides were stored or mixed. Additional soil samples were taken on a judgemental basis based on site observations during the site inspection.

The soil sampling was conducted by DNL personnel, on 27 November 2018 under supervision of Johan Faurie, of Geosciences Ltd, suitably qualified and experienced professional (SQEP)., The soil sampling plan is shown in Figure 5 and also presented in Appendix E, while the rationale behind the composite and discrete soil samples collected are summarised below.

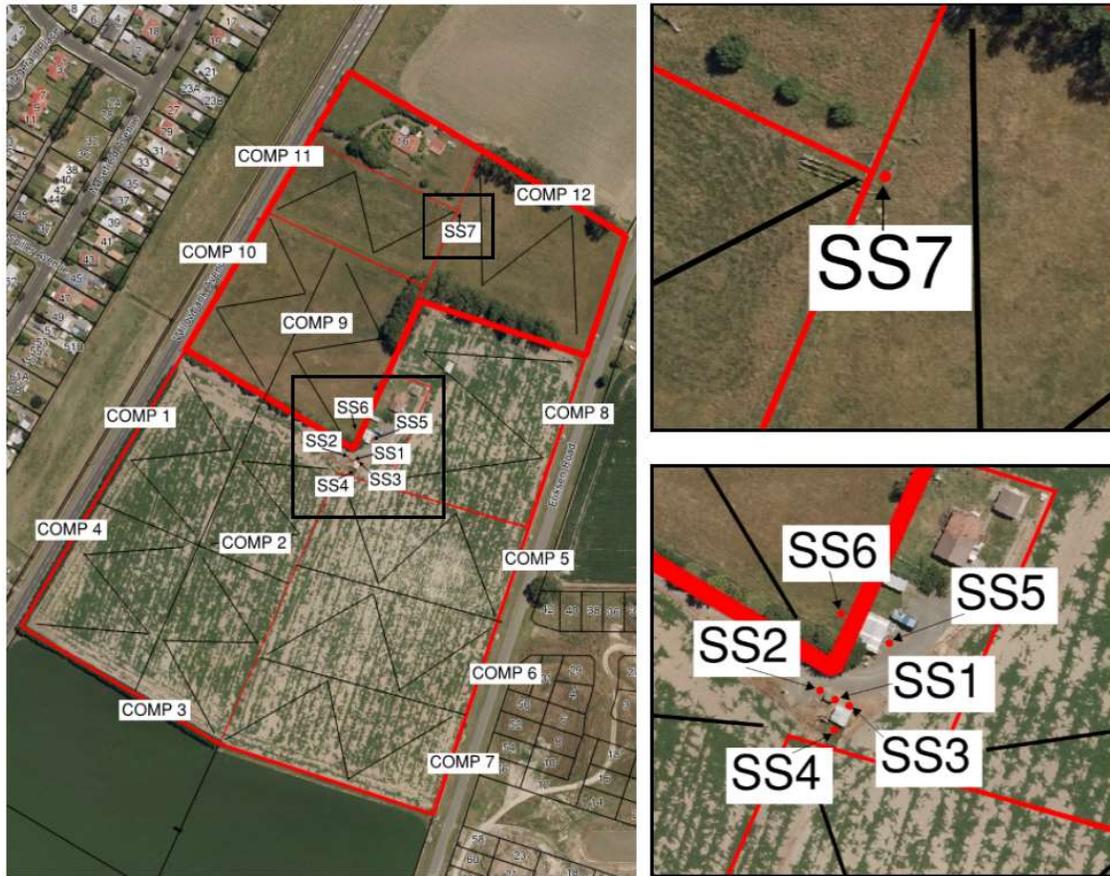


Figure 4: Soil Sampling Strategy

Composite Samples (COMP) 1 - 12

The CLMG 5 guidelines states that the “*investigation of horticultural land and broadscale contamination typically uses composite techniques, often with more than four sub-samples per composite. This method is appropriate where low-concentration, uniform contamination is present and can be confirmed by site history.*”

The application of agrichemicals to orchard / market garden is predominantly through direct spraying applications to the crop and can generally be regarded as uniform in distribution (Gaw, S.K., Reference 6). As such, a series of 12 composite shallow soil samples (consisting of 10 sub-samples each) were taken covering the majority of the site to cover the land used for market gardening as well as the land that was formerly under orchard.

The historic aerial photographs show different areas of the site under different management practises and time periods (i.e. the south eastern corner of the site as orchard established between 1987 and 2009). Consequently, the areas of current and historic orchard and market garden activities were divided into approximately 1ha blocks of equally cropped/planted regimes for soil sampling. Ten sub-samples were collected in a zig-zag pattern as shown in Figure 5 above from each of these blocks. The soil sampling procedures followed are further described in *Section 8.3 Soil Sampling Procedures* below.

These soil samples were analysed for arsenic (As), copper (Cu), lead (Pb) and a suite of organochlorine pesticides (OCP) which are the primary contaminants of concern relating to historical horticultural practices.

DISCRETE SOIL SAMPLES

Soil Sample 1 (SS1)

Soil sample SS1 was collected from the entrance of the pump shed (which was most likely used for the storage of chemicals in the past) at the edge of the concrete slab floor. It is considered that any leakages or spillage within the shed will flow to this location. This soil sample was analysed for a suite of heavy metals, organochlorine pesticides

Soil Sample 2 (SS2)

Soil sample SS2 was taken from the back of the pump shed in the area of miscellaneous farm storage, spray unit and possible burnt materials. This soil sample was analysed for a suite of heavy metals, organochlorine pesticides and polycyclic aromatic hydrocarbons.

Soil Sample 3 (SS3) & Soil Sample 4 (SS4)

Soil sample SS3 was taken from the entrance and soil sample SS4 from the rear of the wooden storage shed. Although this shed was being used for miscellaneous storage and not being used to store chemicals at the time of inspection, it was considered likely that persistent chemicals may have been stored at this location due to the age of the building.

It is further noted that the soil sample SS4 was also collected at the location of the defunct animal pens and an animal loading ramp where animal spraying/dosing is also most likely to have taken place.

Both these soil samples were analysed for a suite of heavy metals and organochlorine pesticides.

Soil Sample 5 and 6 (SS5 and SS6)

Soil samples SS5 and SS6 were taken at the two entrances of the modern pole shed of aluminium construction. SS5 was taken by the eastern, vehicular (garage) entrance while SS6 was taken at the western, pedestrian entrance.

This building was constructed on a concrete slab foundation that lack of internal drainage (information obtained from the property file), it was considered that any leaks and spills of chemicals stored in the shed would have pooled or been tracked out the entrances.

These soil samples were analysed for a suite of heavy metals and OCPs.

Soil Sample 7 (SS7)

Soil sample SS7 was collected from a location in the north west corner of the site, where additional defunct animal pens and an animal loading ramp were located. Similar to location SS4, these pens could have been the location of spraying/dosing of animals. This soil sample was also analysed for a suite of heavy metals and organochlorine pesticides.

8.2 Quality Control

The MfE's CLMG No.5 *Site Investigation and Analysis of Soils*, requires that one blind duplicate sample should be collected for every ten soil samples collected and submitted to the laboratory as two separate samples (blind field duplicate). Accordingly, DNL collected a duplicate sample of soil at the location of SS2 that was labelled SS12.

8.3 Soil Sampling Procedures

Composite soil samples were collected from the 0mm - 75mm surface horizon of soil using a stainless-steel foot corer following the removal of surficial vegetation and placed directly into plastic sampling bags with date, sample identification number, sample depth and job number noted on the bag.

Discrete soil samples were taken from the surface horizon 0mm – 150mm using a stainless steel hand trowel and placed directly into laboratory supplied glass jars or sampling bags (depending on the analysis to be undertaken) with date, sample identification number, sample depth and job number noted on the jars and bags.

Sampling equipment was decontaminated between each sample in accordance with GSL's quality control procedures.

Samples were placed in a box with a chain of custody form (COC) indicating the analysis to be performed. The samples were dispatched via courier to *Analytica Laboratories* in Hamilton on 27.11.18 and received by the laboratory on 28.11.18 (COC forms are presented in Appendix F).

Analytica Laboratories is accredited by International Accreditation New Zealand (IANZ) for the analysis undertaken.

The sampling protocol was in accordance with the *Contaminated Land Management Guidelines (CLMG) No. 5 – Site Investigation and Analysis of Soils* (Reference 3).

9 Analytical Results

9.1 Acceptance Criteria and Guidelines

The NES mandates fourteen soil contaminant standards (SCS) for the protection of human health for organic compounds and inorganic elements for various land use criteria. The NES human health SCS criteria for a standard residential block with 10% produce (residential 10%) have been applied as a suitably conservative risk assessment.

The NES does not contain specific standards for petroleum hydrocarbons, therefore analytical results are compared against the Tier 1 Soil acceptance criteria for residential land use set by the MfE "*Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand*" ('Petroleum Guidelines')

9.2 Laboratory Results

Inorganics

The analytical results for heavy metals are summarised in Table 4 below. The results are compared with the NES Soil Contamination Standards (NES SCS) as well as the Landcare estimated upper limit of background concentrations of soil in the Hawke's Bay. Full laboratory transcripts are presented in Appendix G.

Table 4: Heavy Metal Concentrations (mg/kg)

Sample Reference	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Copper (Cu)	Lead (Pb)	Nickel (Ni)	Zinc (Zn)
SS1	18.8	0.28	21.0	128	56.5	12.4	528
SS2	8.59	0.25	18.5	33.8	20.3	11.1	189
SS3	14.7	0.20	24.0	20.3	22.0	12.1	155
SS4	14.9	0.19	19.8	19.8	20.3	6.82	133
SS5	6.62	0.80	18.9	37.4	40.0	18.7	831
SS6	13.2	0.91	16.4	26.3	28.6	8.46	639
SS7	3.34	0.094	11.3	7.68	12.9	7.51	68.9
COMP 1	4.38	0.11	14.8	12.7	10.7	10.2	52.5
COMP 2	5.63	0.17	16.2	10.6	13.2	11.7	57.6
COMP 3	10.8	0.20	17.7	15.5	13.0	11.7	71.0
COMP 4	4.36	0.11	14.5	13.2	10.7	10.4	50.3
COMP 5	6.58	0.11	18.5	12.2	16.8	13.5	64.2
COMP 6	6.71	0.13	18.6	12.1	16.6	13.5	62.7
COMP 7	5.56	0.11	16.9	10.3	13.6	12.0	54.2
COMP 8	4.47	0.091	14.5	8.05	10.8	10.8	47.8
COMP 9	3.39	0.071	12.8	5.29	8.87	8.84	39.9
COMP 10	4.24	0.096	15.2	7.25	12.8	11.0	47.3
COMP 11	4.93	0.12	15.0	10.9	22.0	10.5	77.2
COMP 12	4.91	0.10	14.6	8.56	12.3	11.4	52.5
NES SCS for Residential Use (10% Produce)	20	3	460	>10,000	210	400 ^{iv}	8,000 ^{iv}
Estimated upper limit of background concentration in Hawke's Bay ^{iv}	9.0	0.7	24	32	27	17	105

Notes:

- i. **Red text** colour indicates exceedances of NES SCS / other relevant guideline
 - ii. **Blue text** colour indicates exceedances of the estimated upper background limit
 - iii. NES SCS for Residential Use (10% Produce)
 - iv. NEPM (2013) criteria for Residential A (residential with garden / accessible soil) taken in absence of NESCS SCS criteria
 - v. Cavanagh, J. E for Landcare Research (2014) Hawke's Bay Region: Background soil concentration for managing soil quality. Report no. RM 14-03, HBRC Plan no. 4611.
 - vi. A '-' will indicate that the sample was not analysed for the particular contaminant
-

Analytical results for the soil samples (both discrete and composite soil samples) across the entire site returned concentrations of heavy metals, including arsenic, copper and lead below the NES SCS for the proposed residential land use (10% produce).

A number of results returned concentrations of contaminants above the estimated upper background limit for Hawke's Bay, reflecting the long horticultural use of the site.

Organic Compounds

The analytical results for OCPs and PAHs have been summarised and compared with the NES Soil Contamination Standards (NES SCS) and are presented in Table 5. Full laboratory transcripts are presented in Appendix G.

All soil samples (with the exception of one (SS6) returned concentrations of Σ DDT, Dieldrin and PAHs below the laboratory's instrumentation detection limit at screen level. Soil sample SS6 revealed a concentration of Σ DDT of 0.68 mg/kg that is well below the NES SCS criteria of 70 mg/kg for the proposed land use.

Table 5: OCP and TPH (mg/kg)

Sample Reference	OCPs		PAH
	∑DDT	Dieldrin	BaP TEQ (LOR)
SS1	<0.02	<0.05	-
SS2	<0.02	<0.05	0.03
SS3	<0.02	<0.05	-
SS4	<0.02	<0.05	-
SS5	<0.02	<0.05	-
SS6	0.68	<0.05	-
SS7	<0.02	<0.05	-
COMP 1	<0.02	<0.05	-
COMP 2	<0.02	<0.05	-
COMP 3	<0.02	<0.05	-
COMP 4	<0.02	<0.05	-
COMP 5	<0.02	<0.05	-
COMP 6	<0.02	<0.05	-
COMP 7	<0.02	<0.05	-
COMP 8	<0.02	<0.05	-
COMP 9	<0.02	<0.05	-
COMP 10	<0.02	<0.05	-
COMP 11	<0.02	<0.05	-
COMP 12	<0.02	<0.05	-
NES SCS for standard residential land use (10% produce)	70	2.6	10

Notes:

- i. **Red text** colour indicates exceedances of NES SCS
- ii. NES SCS for commercial / industrial (unpaved) scenario
- iii. A '-' will indicate that the sample was not analysed for the particular contaminant

10 Quality Control

The MfE's CLMG No.5 *Site Investigation and Analysis of Soils*, requires that one duplicate soil sample to be collected and analysed for every ten soil samples and submitted to the laboratory as two separate samples (blind field duplicate), Soil sample SS12 was therefore submitted as a split duplicate of soil sample SS2 for analysis of heavy metals.

A comparison of the analytical results from the two split duplicate samples SS2 and SS12 is provided below in Table 5 below.

Table 6: Duplicate Sample Analytical Results

Ref	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Copper (Cu)	Lead (Pb)	Nickel (Ni)	Zinc (Zn)
SS2	8.59	0.25	18.5	33.8	20.3	11.1	189
Duplicate (SS12)	9.17	0.26	19.8	33.0	16.8	11.4	182
% Variation ²	6.5%	3.9%	6.8%	2.4%	18.9%	2.7%	3.8%

Notes:

1. All metal concentrations measured in mg/kg.
2. % Variation calculated in accordance with CLMG 5(Reference 2) using equation: $((\text{Result 1} - \text{Result 2}) / \text{Mean Result}) \times 100$

A relative percentage difference (RPD) of between 30% - 50% is considered a suitable repeatability standard. It is noted that all pairs revealed a RPD that below the acceptable limit indicating that the data set is consistent and the soil samples are representative of the site conditions.

11 Conclusion

Development Nous Ltd (DNL), in collaboration with Geosciences Ltd (GSL), was engaged by Durham Property Investments Ltd to conduct a Detailed Site Investigation (DSI) at No's 16 and 38 Willowbank Avenue, Napier (the site) to investigate the suitability of the soil at the site with respect to the proposed redevelopment at the site.

The subject site has a long history with pastoral farming, market gardening and orcharding. Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES), orchards and market gardens are considered a potentially hazardous land use due to the historical application of persistent pesticides.

Based on the conceptual model for potential contamination and site observations, twelve composite surface soil samples were collected from across the areas of the site that were identified as being part of an orchard and/or market gardens. An additional eight discrete soil samples (including one field duplicate) were collected from the areas of structures on site where spot contamination could have occurred as a result of spillage or leakage of spraying chemicals.

Soil samples were analysed for heavy metals (including arsenic, lead and copper), organochlorine pesticides (OCPs) and polycyclic aromatic hydrocarbons (PAH) where some material was burnt onsite.

All soil samples returned concentrations of contaminants of concern below NES soil contaminant standards for the proposed standard residential land use with 10% home grown produce. However, there was some exceedance of the estimated background concentrations of heavy metals in Hawke's Bay indicating the former horticultural land use has had a minor impact on surface soil at the site.

It is therefore concluded that although soil on the site has been mildly impacted by the former and current site activities, it poses no risk to human health under the current land use or the proposed land use as a retirement village.

12 Additional Requirements

The historical investigation and site inspection have revealed that almost all buildings and structures on site were constructed before 1 January 2000. As these buildings will be demolished as part of the proposed development the Health and Safety at Work (Asbestos) Regulation 2016 will apply to the demolition of these buildings.

It would therefore be a requirement under these regulations that the buildings to be demolished are subject to an asbestos demolition survey and that any asbestos materials identified during the survey are removed from site by a WorkSafe NZ approved asbestos removal service before any demolition or earthworks can commence on site.

13 Activity Status of Future Development

It is proposed to develop a current orchard to a residential retirement village and based on the findings of the DSI described above it is concluded that it is highly unlikely that the development will be a risk to human health. As the soil sampling results did not exceed the applicable standard, but exceeded background concentrations, the activity will most likely be regarded as a Controlled Activity under Regulation 9(1) of the NES.

Limitations

This report has been prepared solely for the use of the Client to whom this report is addressed and the Napier City Council and must not be reproduced in whole or part or included in any other document without our express permission in writing. No responsibility or liability to any third party is accepted for any damages arising out of the use of this report by any third party.

The site should only be used for one or more of the beneficial uses and land-uses identified in the DSI as suitable. The conditions and qualifications may apply to the suitability of the site for use, and it is the responsibility of the Client to be cognisant of and accept these in accepting the report. DNL and GNL is only responsible for the issuing of this report but accepts no liability for the costs incurred in the implementation of the report findings.

The investigation provides a “snapshot” of the site conditions at the time of the site investigation. Consequently, the report may not be valid at a later time if there has been any change to the contamination status of the site in that time. Verification of the status of the site may be required in cases where a significant time has elapsed, or site conditions have changed since the assessment and audit.

The investigation is necessarily limited by constraints such as time, cost and available information; although normal professional practice at the time has been applied with all due care to prepare the report. There is a risk that contamination may occur at the site and not be identified by a competent investigation and assessment.

The sampling plan was based on information from a desktop investigation, which used information obtained from third party database sources, anecdotal information and a visual inspection of the site. Therefore, there is a possibility of gaps in the data and not all areas of potential concern may have been identified. Likewise, the information obtained from the intrusive investigation is only representative of the site conditions at that time and should not be inferred to represent site conditions at some point in the past or future.

This report is not and does not purport to be anything other than a contaminated land DSI. It is not a geotechnical report and bore logs reproduced are for interpretation of the likely distribution of contamination. They are not intended for geotechnical interpretations and may not be adequate for this purpose.

This investigation has been undertaken under the guidance of a Suitably Qualified and Experienced Person. Johan Faurie is a principal scientist with an MSc in Geology. He has more than 20 years’ experience in contaminated site investigations and has advised the former Auckland Regional Council, Waitakere City Council and Franklin District Council on contaminated site issues for more than five years. He has also provided expert advice as witness in both the Environment and District Courts and meets the criteria for *‘a suitably qualified and experienced practitioner’* as defined by the National Environmental Standard.

References

1. Ministry for the Environment (2011). *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES)*. Ministry for the Environment, Wellington, New Zealand.
2. Ministry for the Environment (2003). *Contaminated Land Management Guidelines No.1: Reporting on contaminated Sites in New Zealand*. Ministry for the Environment, Wellington, New Zealand.
3. Ministry for the Environment (2003). *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils*. Ministry for the Environment, Wellington, New Zealand.
4. Ministry for the Environment (1999). *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand (Revised 2011)*. Ministry for the Environment, Wellington, New Zealand.
5. Branz (2017) *New Zealand Guidelines for Assessing and Managing Asbestos in Soil*. Branz, New Zealand.
6. Health and Safety at Work (Asbestos) Regulations 2016 (LI 2017/63)
7. Work Safe (2016) *Management and Removal of Asbestos*. New Zealand Government.
8. Hawke's Bay Regional Council (HBRC) (2018) *Heretaunga Aquifer Groundwater Model Development Report* (Report No. RM18-14, Publication No. 4997). Hawke's Bay, New Zealand

APPENDIX A

HISTORIC CERTIFICATES OF TITLE

NEW ZEALAND

CANCELLED REGISTER H.B. 93 folio 134

H.B. Vol. 57 Folios: 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Order for M/C No. 1935/23.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ... tenth ... day of ... April ... one thousand nine hundred and ... thirty-five ... under the hand and seal of the District Land Registrar of the Land Registration District of ... HAWKE'S BAY ... @witnesseth that THE NAPIER HARBOUR BOARD is seized of an estate in fee-simple UPON TRUST for the use, benefit and endowment of the said Board under "The Napier Harbour Board Act, 1874."

inclosed of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered ... green ... be the several admeasurements a little more or less, that is to say: All ... parcels of land containing together FIVE HUNDRED AND SIXTY EIGHT (568) ACRES TWO (2) RODS EIGHT (8) PERCHES more or less situate partly in the Borough of Napier and partly in Block VIII (eight) parts of the Te Whare-O-Maraenui Block and being also Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36 and 37 on Deposited Plan No. 6055; part of Lot 1 on Deposited Plan No. 4206 and part of Lot 3 on Deposited Plan No. 6187.



District Land Registrar.

This is an INTERIM Certificate of Title of ...

District Land Registrar.

Lease 8159 of Lot 35 plan 6055 The Napier Harbour Board to (now) Robert Wyles Farquhar for the term of Seven (7) years from the 10th August, 1931: ... produced 4th October, 1932, at 12.1 p.m.

D.L.R.

Lease 8160 of Lot 36 plan 6055 The Napier Harbour Board to (now) ... for the term of Seven (7) years from the 10th August, 1931: ... produced 5th October, 1932, at 10.30 a.m.

D.L.R.

Lease 8320 of Lot 29 plan 6055 SUBJECT TO Drainage Rights thereover appurtenant to Lot 31 on the said plan The Napier Harbour Board to The Karacenui Golf Club (Incorporated) for the term of Seven (7) years from 15th November, 1930: produced 29th August, 1933 at 10.51 a.m.

D.L.R.

Mortgage 63171 of Lease 8320 The Karacenui Golf Club (Incorporated) Investment and Building Society of Hawke's Bay (Permanent): ... produced 12th September, 1933, at 2.45 p.m.

D.L.R.

Lease 8363 of part of Lot 31 plan 6055 SUBJECT TO Stop-tank Easement and TOGETHER WITH Drainage Rights over parts of Lots 29, 32, 33, 34, 35, 36, 37 and parts of Lot 1 plan 4206 hereon and partly in Block VIII (eight) parts of the Te Whare-O-Maraenui Block to (now) The Karacenui Golf Club (Incorporated) for the term of Seven (7) years from the 10th August, 1931: produced 23rd January 1934 at 2.20 p.m.

D.L.R.

Mortgage 63546 of Lease 8363 The Karacenui Golf Club (Incorporated) to The United Building and Investment Society of Hawke's Bay (Permanent) produced 23rd January 1934 at 2.21 p.m.

D.L.R.

Lease 8438 of part of Lot 1 plan 4206 shown on the diagram hereon and containing 10 acres and 18 perches The Napier Harbour Board to The Napier Secondary Education Board for the term of Six (6) years from 22nd September 1931 produced 5th May, 1934, at 2.30 p.m.

D.L.R.

Lease 8470 of the part of Lot 3 plan 6187 hereon The Napier Harbour Board to The Mayor Councillors and Burgesses of the Borough of Napier, for the term of twenty-one (21) years from the 2nd April, 1934 (Fencing Covenant): produced 9th July, 1934, at 3 p.m.

D.L.R.

Transfer 63613 of Lease 8707 Robert W. Pifer
Singerhan to John Shields produced 40,
June 11, 1955 at 12:17 pm M.G. Wald

Lease 8707 of lots 13, 14, 15, 16 and 17 plan 6055
Together with the right to drain surface water
into the system of main drains shown on
plan 6055 and contained herein and in 202
S. J. 4. 8. 58/97 and subject to the right (appurtenant
to the same) to the balance of
lands herein to drain surface water along
the main drain through the lots 13, 14, 15,
16 and 17. The said lease was made by the
major secondary education board for
21 years from 27th August 1935 (fencing
covenant) produced 10th March 1954 at 12:17 pm
M.G. Wald

Cancelled as to the part lot 3 plan 6117
Produced 10th March 1954 at 12:17 pm
M.G. Wald

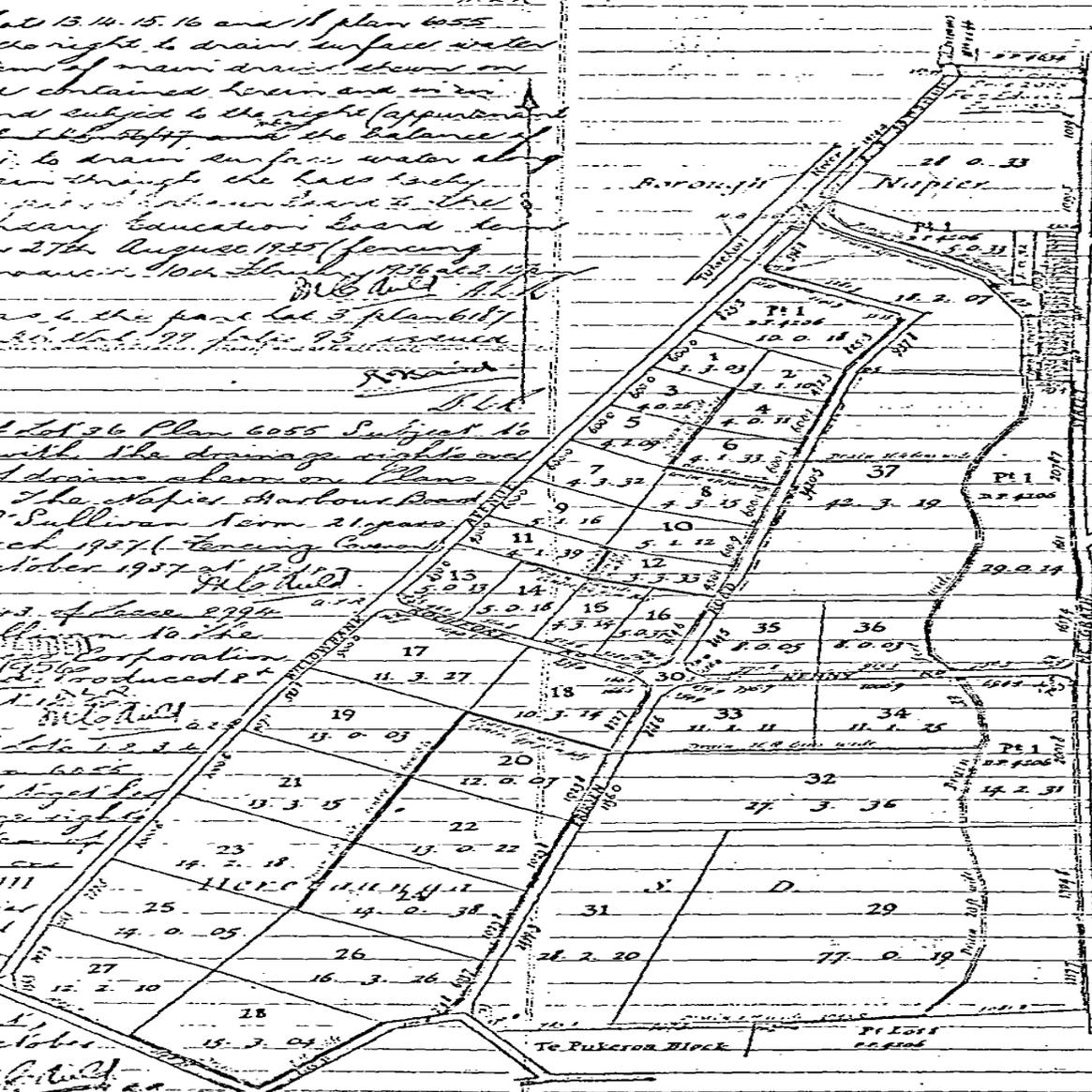
Lease 8994 of lot 26 Plan 6055 Subject to
and together with the drainage rights over
the system of drains shown on Plans
6055 and 6922 The Napier Harlowe Board
to Timothy O'Sullivan term 21 years
from 13th March 1937 (fencing covenant)
Produced 8th October 1957 at 12:17 pm
M.G. Wald

Mortgage 67223 of lease 8994
Timothy O'Sullivan to the
State of New Zealand Corporation
of New Zealand produced 8th
October 1957 at 12:17 pm
M.G. Wald

Lease 8995 of lots 1, 2, 3, 4
together with plan 6055
Subject to and together with
the drainage rights
over the system of
drains shown on
Plans 6055 and 6111
together with the Napier
Harlowe Board
to Andrew Brown
term 7 years from
10th August 1931
(fencing covenant)
Produced 8th October
1957 at 12:17 pm
M.G. Wald

Total Area: 568 2 08
1100 3932
567 2 35
4 (Dyke) 12 given for C.S. School

MEMORIALS CONTINUED OVER



Scale: 10 Chains to an Inch
S. J. 4. 8. 58/97

Image Quality due to Condition of Original

Lease 9183 of lots 25, 26 and 28 plan 6055
 Subject to and together with drainage rights
 over the system of drains shown on plan 6055
 and 6376 The Napier Harbour Board to William
 Haynes - Term 21 years from 10th August 1933
 produced 2nd March 1939 at 2.35 pm
 (Fencing covenant) M.C.A.

Lease 9184 of lots 21, 22, 23 and 24 plan 6055
 Subject to and together with drainage rights
 over the system of drains shown on plans 6055
 and 6396 The Napier Harbour Board to M. A. Druzianic
 - Term 21 years from 17th October
 1933 produced 2nd March 1939 at 2.40 pm
 (Fencing covenant) M.C.A.

Transfer 68954 of lease 9142 James Strother
 to Andrew Fletcher produced 27th March
 1939 at 11.52 am M.C.A.

Transfer 65521 of lease 9183 William
 Haynes to M. A. Druzianic produced
 11th May 1939 at 12 noon M.C.A.

Lease 9276 of lots 17, 19, 30, 33 and 34 plan 6055
 Subject to and together with drainage rights
 over the system of drains shown on plans
 6055 and 6396 The Napier Harbour Board
 to M. A. Druzianic - Term 21 years from 10th
 August 1933 - produced 14th July 1939 at
 2.37 pm (Fencing covenant) M.C.A.

Evidence having been furnished of the
 existence of the outstanding duplicate of Lease 9005
 a provisional lease 232 has been issued in
 lieu of the 30th day of August 1940 (book 3574
 19/8/40) M.C.A.

Lease 9-26 of lots 23, 24, 25, 27, and 8 Plan 6055
 subject to and together with drainage
 rights over the system of drains shown
 on plans 6055 and 6396 - The Napier Harbour
 Board to Andrew Brown - Term 19 years from
 10th August 1920 - produced 5th September
 1940 at 2.52 pm (Fencing covenant) M.C.A.

Lease 9-27 of lot 1, Plan 6055
 subject together with drainage rights over the
 system of drains shown on plans 6055
 and 6396 - The Napier Harbour Board to
 Andrew Brown - Term 19 years from 10th
 August 1920 - produced 5th September 1940 at
 2.51 pm (Fencing covenant) M.C.A.

Transfer 70552 of lease 9426 Andrew Brown
 to John Paterson produced 5th September
 1940 at 2.35 pm M.C.A.

Mortgage 70227 of lease 9555 James
 William Foster the younger to the
 Northern Trust Ltd - produced 10th
 October 1940 at 2 pm M.C.A.

Lease 9522 of lot 1 Plan 6926 The Napier
 Harbour Board to M. A. Druzianic - Term 21 years from
 17th October 1933 - produced 2nd March 1939 at
 2.40 pm (Fencing covenant) M.C.A.

Transfer 72120 of mortgage 70874 the registered
 mortgage to the Rural Intermediate Credit
 Board produced 8th December 1941 at 3 pm
 M.C.A.

X caveat 1924 against lots 22 and 23 O.P. 1926
 by the District Registrar - produced 7th
 September 1942 at 2.30 pm M.C.A.

Transfer 71111 of lease 9005 John William
 Martin to M. A. Druzianic produced 23rd
 June 1943 at 11.30 am M.C.A.

Mortgage 72985 of lease 9005 Martin Fox to John
 William Martin the younger produced 25th
 August 1943 at 11.30 am M.C.A.

Transfer 80756 of lease 9184 together
 with water rights over lots 25 plan 6055
 (part lease 9182) of part of lot 23
 plan 6055 (part lease 9184) reserving to
 lot 26 plan 6055 (part lease 9183) water
 rights over lot 24 plan 6055 (part lease 9184)
 M. A. Druzianic to Archibald Drysdale
 Brown produced 14th October 1946 at 2.42 pm
 (Fencing covenant) M.C.A.

Mortgage 76833 of lease 9153 Archibald
 Drysdale Brown to the National Bank
 of New Zealand produced 15th
 November 1946 at 12.10 pm M.C.A.

Transfer 81052 of lease 9183 M. A.
 Druzianic to Francis John Steiner
 produced 2nd December 1946 at 2.20 pm
 (Fencing covenant) M.C.A.

Mortgage 76917 of lease 9183 Francis
 John Steiner to the Commercial Bank
 of Australia produced 3rd
 December 1946 at 2.20 pm M.C.A.

Mortgage 77496 of lease 9183 The Mercantile
 Bank of India Ltd to the Banks of
 New Zealand produced 9th May 1947 at 4.35 pm
 M.C.A.

DISCHARGED

DISCHARGED

DISCHARGED

DISCHARGED

M.C.A.

Lease 8996 of Lots 25, 26 and 28 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to William Heynes term 7 years from 10th August 1931 (fencing covenant) Produced 8th October 1937 at 2.01pm
M.C. Hall

Lease 8997 of Lots 17, 19, 22, 22 and 24 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Abate Drugianic term 7 years from 10th August 1931 (fencing covenant) Produced 8th October 1937 at 2.9pm
M.C. Hall

Lease 9000 of Lot 9 Plan 6055 Together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Elvay Alison Parker term 21 years from 27th February 1935 (fencing covenant) Produced 8th October 1937 at 2.39pm
M.C. Hall

Lease 9001 of Lots 10 and 12 Plan 6055 Together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Gordon David Chalmers term 7 years from 11th April 1931 Produced 8th October 1937 at 2.39pm
M.C. Hall

Lease 9002 of Lot 20 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to James Strother term 7 years from 10 August 1931 Produced 8th October 1937 at 2.39pm
M.C. Hall

Lease 9003 of Lot 29 and part of Lot 30 Plan 6055 Together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to The Maraenui Golf Club (Incorporated) term 21 years from 15th November 1937 (fencing covenant) Produced 8th October 1937 at 3.11pm
M.C. Hall

Mortgage 67744 of Leases 8320, 8362 and 9002 to the Maraenui Golf Club (Incorporated) to Abel Sea term 9.5 years Produced 8th October 1937 at 5.11pm
M.C. Hall

Paramant to Surrender of Lease 8363 (R.1037) Mortgage 67744 is extinguished as to the land in lease 8363
M.C. Hall

Surrender of Lease 8363 to take effect so at 10th November 1937 Produced 8th October 1937 at 5.11pm
M.C. Hall

Lease 9004 of Lot 4 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Robert Wilson term 21 years from 11th October 1937 (fencing covenant) Produced 8th October 1937 at 5.11pm
M.C. Hall

Lease 9005 of Lot 27 Plan 6055 Together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to John William Foster the younger term 21 years from 11th October 1937 Produced 8th October 1937 at 5.30pm
M.C. Hall

Lease 9006 of Lots 1, 2, 9 and 11 Plan 6396 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to The Napier Secondary Education Board term 21 years from 22nd February 1937 Produced 11th October 1937 at 2.39pm
M.C. Hall

No. 4442 Order of Court of Registrar affecting Lease 8996 Lessee - The Mortgagees and Tenants in Possession of the Land 8th June 1938 at 5.11pm
M.C. Hall

Lease 9119 of Lots 1, 2, 3, 4, 5, 6, 7 and 8 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Andrew Brown term 10 August 1938 Produced 30th September 1938 at 2.30pm
M.C. Hall

Lease 9119 of Lot 20 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to James Strother term 21 years from 20th August 1938 Produced 23rd October 1938 at 2.59pm
M.C. Hall

THIS CERTIFICATE HAS BY EFFLUXION OF TIME BECOME "CONCLUSIVE" AS DEFINED BY SECTION 2 OF THE LAND TRANSFER (MAYHE'S E.A.V.) ACT 1938 AS TO ALL MATTERS EXCEPT THE DESCRIPTION AND DELINEATION OF THE LAND.
M.C. Hall

THE CERTIFICATE IS ALSO "CONCLUSIVE" AS TO THE DELINEATION OF THE LAND.
M.C. Hall

Lease 9152 of Lot 37 Plan 6055 Subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to The Napier Secondary Education Board term 21 years from 22nd September 1938 Produced 2nd March 1939 at 2.35pm (fencing covenant)
M.C. Hall

(over)

Produced 25/10/37 at 4.30pm

5.11

5.11

5.11

Produced 26.10.37 at 5.11

5.11

Lease 10147 of Lots 32, 33 and 34 Plan 6055 subject to and together with drainage rights over the system of drains shown on Plans 6055 and 36396 The Napier Harbour Board to Mate Druzjanic, term 13 years from 10th August 1946 produced 14th July 1947 at 11:13 am (Fencing Covenant) MCH

Lease 10150 of Lots 17 and 19 Plan 6055 subject to and together with drainage rights over the system of drains shown on Plans 6055 and 6396 The Napier Harbour Board to Mate Druzjanic, term 13 years from 10th August 1946 produced 11th July 1947 at 11:45 am (Fencing Covenant) MCH

Transfer 82321 of Mortgage 72985 John William Foster the Younger to The Trustees of the Hawke's Bay District Friendly Society produced 11th July 1947 at 11:35 am MCH

Mortgage 7782 of Lease 10147 Harry Hartland Debits to The National Bank of New Zealand Limited produced 25th July 1947 at 10:45 am MCH

Transfer 82340 of Lease 10147 Mate Druzjanic to Harry Hartland Debits of Debits to Napier produced 14th July 1947 at 2:40 pm MCH

Mortgage 7775 of Lease 10147 Harry Hartland Debits to Mate Druzjanic produced 14th July 1947 at 2:42 pm MCH

Mortgage 77853 of Lease 10147 Harry Hartland Debits to The National Bank of New Zealand Limited produced 25th July 1947 at 10:45 am MCH

Transfer 83659 of Lease 1050 Mate Druzjanic to The Napier High School Board of Governors produced 27th February 1948 at 2:29 pm MCH

Proclamation 3988 declaring parts of within landy containing 2 Plans 6926, road 13 perches coloured red on diagram hereon for a public school and vesting same in the Education Board of the District of Hawke's Bay. cf. 3 Gazette No. 10 of 19th February 1948 at page 195 produced 1st March 1948 at MCH

see Proc 17442

Transfer 84555 of Lot 1 Plan 1926 The Napier Harbour Board to The Napier High School Board of Governors produced 30th July 1948 at 11:00 am (Fencing Covenant) MCH

Transmission 13937 of Lease 9426 to John Francis Johnson, Patrick Edward Nicholas Johnson and Thomas William Johnson as Executors entered 4:3:1949 at 11:15 am MCH

Transfer 85748 of Lease 9426 John Francis Johnson, Patrick Edward Nicholas Johnson and Thomas William Johnson to the said John Francis Johnson, Patrick Edward Nicholas Johnson and Thomas William Johnson as tenants in common in equal shares produced 4:3:1949 at 11:29 am MCH

Variation of terms of Mortgage 72985 produced 11:3 at 2:30 pm MCH

Transfer 86314 of Lease 10147 Harry Hartland Debits to The Napier High School Board of Governors produced 17:6:1949 at 11:30 am MCH

Lease 10429 of Lot 4 Plan 7755 The Napier Harbour Board to Frederick Marcus John Wipalt Term 21 years from 21-9-1949 (Fencing Covenant) produced 30-9-1949 at 2:45 pm MCH

Lease hold Certificate of Title H.B. Vol 125 Folio 61 issued for Lease 10429 Lot 4 Plan 7755 MCH

Variation of terms of Mortgage 72985 produced 10-10-1949 at 2:39 pm MCH

Lease 10427 of Lot 1 Plan 7755 The Napier Harbour Board to Edna Ellen Clark Term - 4 years and 6 months from 14-8-1949 produced 8-11-1949 at 11:40 am MCH

Lease hold Certificate of Title H.B. Vol 125 Folio 77 issued for Lease 10427 Lot 1 Plan 7755 MCH

Lease 10438 of Lot 2 Plan 7755 The Napier Harbour Board to Samuel Wainstall Term - 21 years from 21-9-1949 (Fencing Covenant) produced 11-11-1949 at 10:30 am MCH

Lease hold Certificate of Title H.B. Vol 125 Folio 78 issued for Lease 10438 Lot 2 Plan 7755 MCH

(Lot 2 Plan 7755) MCH

MCH

see

ALR

REGISTER

Lease 10439 of Lot 2 Plan 455
 The Napier Harbour Board
 Term 14 years from 1.1.1949
 (Commercial Covenant) produced 11.11.1949
 at 10.31 am. E.S. Nicolson S.R.

Leasehold Certificate of Title No. 111
 Vol 125 Folio 74 issued for transfer
 subject in lease 10439 above
 (Lot 2 Plan 455) E.S. Nicolson S.R.

Transfer 97538 of Lease 9005 Martin Fox to
 the Napier Harbour Board produced 11.10.1950 at 10.45 am
 E.S. Nicolson S.R.

Mortgage 93839 of Lease 9005 Francis John
 Steiner to The Commercial Bank of Australia
 Limited produced 11.10.1950 at 2.45 pm
 E.S. Nicolson S.R.

Transfer for 101435 of Lease 9184 Leasehold
 Certificate of Title No. 111 Vol 125
 produced 12/12/1951 at 10.50 am
 E.S. Nicolson S.R.

Lease 117137 of Lot 1 Plan 7755
 (Lease 10437) The Napier Harbour Board
 to Kenneth Robert Spiller - Term 21 years
 from 14.2.1954 (with Right of Renewal) produced
 3.8.1954 at 11.20 am (Fencing Covenant)
 The provisions of Section 1174 of the Land Transfer
 Act 1952 apply to this lease
 Leasehold Certificate of Title No. 111 Vol 125
 produced 11.12.1954 at 10.50 am
 E.S. Nicolson S.R.

Transfer 121108 of Lease 4418 Gordon Ernest
 Gale produced 17.3.1955
 at 11.30 am
 E.S. Nicolson S.R.

Mortgage 121107 of Lease 4418 Gordon Ernest
 Gale to The Dairy Mfg. Tanker and Victor John
 Langley in trustees produced 17.3.1955 at
 11.37 am
 E.S. Nicolson S.R.

Lease 122912 (Leasehold of business) of
 Plan 6555 The Napier Harbour Board
 to John Shields - Term 21 years from 10.2.1955
 (with Right of Renewal) produced 5.3.1955 at
 1.17 pm (Fencing Covenant) The provisions
 of Section 1174 of the Land Transfer Act 1952
 apply to this lease
 Leasehold Certificate of Title No. 111
 Vol 125 produced 12.12.1955 at 12.17 pm
 E.S. Nicolson S.R.

Mortgage 122901 Gordon Ernest Gale to the
 Bank of New South Wales produced
 26.4.1956 at 12.17 pm
 E.S. Nicolson S.R.

Transfer for 130145 of Lease 123718 John Shields
 to Arthur Oswald Bernick and in trust
 for the Bernick Trust produced 10.5.1956 at 2.31 pm
 E.S. Nicolson S.R.

Mortgage 130144 of Lease 123718 Arthur Oswald
 Bernick to The Bernick Trust produced 10.5.1956 at 2.47 pm
 E.S. Nicolson S.R.

Lease 13400 of Lot 9 Plan 6055 together
 with drainage rights over part of Lot 10
 to the Napier Harbour Board in 1958 56/97
 The Napier Harbour Board to Mary
 Aileen Parker term 21 years from 27.5.1950
 produced 1.3.1957 at 2.15 pm (Right of
 Renewal - Fencing Covenant) E.S. Nicolson S.R.

Leasehold Certificate of Title No. 160
 Vol 129 issued for lease interest in lease 13400
 (Lot 9 Plan 6055) E.S. Nicolson S.R.

Transfer for 101435 of Lease 9184 Leasehold
 Certificate of Title No. 111 Vol 125
 produced 12/12/1951 at 10.50 am
 E.S. Nicolson S.R.

Lease 141154 of Lot 36 Plan 6055 The Napier
 Harbour Board to Emody O'Sullivan Term 21
 years from 12.5.1958 produced 15.5.1958 at
 2.18 pm (Fencing - covenant right of renewal)
 Leasehold Certificate of Title No. 167
 Vol 94 issued for lease
 interest in lease 141154 (Lot 36 plan 6055)
 produced 10.6.1958 at 2.37 pm
 E.S. Nicolson S.R.

Extension of term of lease 9004 to 11.10.1957
 produced 10.6.1958 at 2.37 pm
 E.S. Nicolson S.R.

Mortgage 141518 of Lease 9004 Cecil Rudas
 to the Walter Langley in trust
 (The Napier Harbour Board) produced 10.6.1958
 at 2.37 pm
 E.S. Nicolson S.R.

Extension of term of lease 123718 to 10.8.1958
 produced 12.10.1958 at 11.37 am
 E.S. Nicolson S.R.

Extension of term of lease 9004 to 12.11.1959
 produced 29.10.1958 at 9.45 am
 E.S. Nicolson S.R.

Extension of term of lease 10150 to 10.8.1980
 produced 25.11.1958 at 2.20 pm
 E.S. Nicolson S.R.

Extension of term of lease 10147 to 10.8.1980
 produced 25.11.1958 at 2.21 pm
 E.S. Nicolson S.R.

Extension of term of lease 9182 to 27.7.1980
 produced 2.12.1958 at 2.22 pm
 E.S. Nicolson S.R.

Extension of term of lease 9182 to 10.8.1980
 produced 2.12.1958 at 2.22 pm
 E.S. Nicolson S.R.

Lease 145250 of Lot 24 Plan 6055 together
 with drainage rights over the portion of
 Lot 25 between the Napier Harbour Board
 and the Napier Harbour Board to Francis John
 Steiner Term 21 years from 1.10.1958
 (Fencing - Covenant - Right of Renewal)
 produced 1.12.1958 at 2.15 pm
 E.S. Nicolson S.R.

95/134

Copy Feb 1-11 (inclusive) Apr 1114 (inclusive)
 K 201451 Compensation *over balance pursuant*
 to Section 17 of the *Amendment Act*
 175 by the Mining *Act* of 1960 at 1:32 pm
 (Affecting Lots 1-11 inclusive (Plan 11164))
of Hamilton HR
206663
3-4-1960

Duplicate Destroyed

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.
 B. H. McLeod D.L.R.



~~Extension of term of lease 9127 to 10.8.1950
 produced 2.12.1958 at 2.31pm~~
~~Extension of term of lease 9127 to 10.8.1950
 produced 2.12.1958 at 2.31pm~~

Extension of term of lease 9127 to 10.8.1950
 produced 16.12.1958 at 9.31pm
 A.L.R.

Lease 146958 of Lots 21, 22, 23 and 24
 Plan 6055 together with drainage in
 rights. The Catrapier Harbour Board
 to Gordon Lindway Term 21 years
 from 17.10.1958 produced 17.3.1959
 at 2.30pm (Fencing Covenant Right
 of Renewal) A.L.R.

Leasehold, C.T.A.B. Vol 172 Fol 85
 issued for Lessee's interest in lease
 146958 A.L.R.

Extension of term of lease 9226 to
 10.8.1980 and variation of covenants
 produced 20.8.1959 at 2.30pm A.L.R.

Transfer 150614 of lease 2004 Mary
 Aileen Parker to Marcia Hope
 Marshall produced 18.9.1959 at 2.35pm
 A.L.R.

Mortgage 150616 of lease 2004 Marcia
 Hope Marshall to Joan Biggar Logan
 and Geoffrey Basil Ruyter produced 18.9.1959 at 2.45pm
 A.L.R.

Lease 155213 of Lot 20 Plan 6055
 subject to and together with drainage
 and other rights the River Harbour
 Board to Gordon Lindway Term
 21 years from 20.8.1959 produced
 19.8.1960 at 11.42am
 (Renewal of lease 9127 - Right of
 Renewal - Fencing Covenant)
 The provisions of section 117 of
 the Land Transfer Act 1952
 apply to lease 155213
 A.L.R.

Leasehold C.T.H.C. Vol 192 Fol 6A
 issued for Lessee's interest in lease
 155213 A.L.R.

Surrender of lease 146958 as to Lot
 1 Plan 1012A produced 11.8.1961
 at 1.30pm A.L.R.

Cancelled as to Lot 1 Plan 1012A
 and Vol 71 Fol 75 issued 11.8.1961
 O.N.C. 165677 A.L.R.

PART

Lease 179679 of Lot 2 Plan 9125 to
 Harold Dunstall Term 21 years from
 27.5.1963 produced 2.7.1963 at 11.6am
 (Fencing Covenant - Right of Renewal -
 Renewal of Lease 10428)
 The provisions of section 117 of the
 Land Transfer Act 1952 apply to
 Lease 179675 A.L.R.

Leasehold C.T. Vol 82 Fol 111 issued
 for Lessee's interest in Lease 179678
 A.L.R.

K181218 Notice of Manning of one of the
 Registered Proprietors of Lease 123718
 Sarah Wilhelmina Demcke with
 Owen George Bainbridge of Napier
 Executors Warkar produced 10.9.1963
 at 2.36pm A.L.R.

to interest Sarah Wilhelmina Bainbridge in
 Lease 123718 to
 Arthur Greenwell Demcke above named
 produced 10.9.1963 at 2.37am A.L.R.

Mortgage 181229 of Lease 123718 to
 Heretaunga Permanent Building
 Society produced 10.9.1963 at 2.58pm
 A.L.R.

Cancelled as to Lots 1 and 2 Plan 6396
 and C.T. Vol 82 Fol 751 issued 26.3.1965
 O.N.C. 193715 A.L.R.

Cancelled as to Lots 9 and 11 Plan 6396
 and C.T. Vol 82 Fol 767 issued 26.3.1965
 O.N.C. 193716 A.L.R.

Mortgage 189951 of Lease 9182 to The
 State Advances Corporation of New
 Zealand - 13.10.1964 at 10.11am
 Subject as to part to the drainage
 rights created by Lease 192717 -
 26.3.1965 at 11.44am A.L.R.

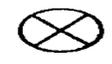
CONVERTED TO LOOSE LEAF REGISTER

1219	Lot 4 5 22 C396 pt Lot 1 D.P. 206
1220	Lot 2 3 D.P. 7755
1221	Lot 1 D.P. 6055
1222	Lot 2 8
1223	Lot 9, 10, 11, 12
1224	Lot 13, 14, 15, 16
1225	Lot 7, 10, 17, 20
1226	Lot 21, 22, 23 pt L54
1227	Lot 25, 26, 27, 28
1228	Lot 29, 31
1229	Lot 32, 33, 34
1230	Lot 35
1231	Lot 36
1232	Lot 37

18.2.1965 - No order 196023 A.L.R.

CANCELLED
 (see over page) Duplicate Destroyed







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

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **HBG2/864**
Land Registration District **Hawkes Bay**
Date Issued 27 February 1976

Cancelled

Prior References

HBB2/1222

Estate	Fee Simple
Area	9.2648 hectares more or less
Legal Description	Lot 2 Deposited Plan 14417
Purpose	upon trust for the use, benefit and endowment of the Napier Harbour Board

Original Proprietors

The Hawkes Bay Regional Council

Interests

Subject to a right to drainage over part created by Lease 9003, 9004, 9182, 9183, 10147, 10150, 133400, 145250, 146958, 157313 and 193717

Subject to a right to drain water over part marked A on DP 14417 specified in Easement Certificate 322767.4 - 27.2.1976 at 9.48 am

392973.1 Lease to William Jesse Lawrence Bowell and Nancy Melba Bowell Term 21 years computed from 10.8.1980 and extended to 10.8.2022 - 11.6.1981 at 11.51 am

681396.2 Mortgage of Lease 392973.1 to Heretaunga Permanent Building Society - 23.12.1998 at 3.13 pm

718545.2 Variation of Lease 392973.1 and extension of term to 10.8.2022 - 30.7.2001 at 2.11 pm

5249645.1 Departmental dealing to remove Napier Harbour Board endowment purpose and make title subject to Hawke's Bay Endowment Land Empowering Act 2002 - 12.6.2002 at 3:36 pm

Subject to the Hawke's Bay Endowment Land Empowering Act 2002

7358837.1 CIR 352786 issued for the leasehold estate in Lease 392973.1 - 8.5.2007 at 9:00 am

7358837.2 Transfer to Durham Property Investments Limited - 8.5.2007 at 9:00 am

Fencing Covenant in Transfer 7358837.2 - 8.5.2007 at 9:00 am

7358837.3 Mortgage to Nancy Melba Bowell and William Jesse Lawrence Bowell - 8.5.2007 at 9:00 am

7386791.1 Departmental dealing removing obsolete memorial "Subject to a right to drainage over part created by Lease 9003, 9004, 9182, 9183, 10147, 10150, 133400, 145250, 146958, 157313 and 193717" - 24.5.2007 at 9:01 am

7800014.1 CT 420376 issued - 30.4.2008 at 9:00 am.

CANCELLED

References
Prior C/T B2/1222 (balance)

Land and Deeds 69

Transfer No.
N/C. Order No. 322767.3



REGISTER

No.

G2/864

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of February one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that THE HAWKE'S BAY HARBOUR BOARD constituted under the Hawke's Bay Harbour Board Act 1875 is seized of an estate in fee simple upon trust for the use benefit and endowment of the said Board

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 9.2648 hectares more or less situate in Block VIII Heretaunga Survey District being Lot 2 on Deposited Plan 14417



Assistant Land Registrar

Interests as at Date of Issue:

- Subject as to part to Drainage Rights created by Leases 9003, 9004, 9182, 9183, 10147, 10150, 133400, 145250, 146958, 157313 and 193717.
- 322767.4 Easement Certificate certifying the following to be the easements intended to be created by the operation of Section 90A of the Land Transfer Act 1952.

DEPOSITED PLAN 14417

NATURE

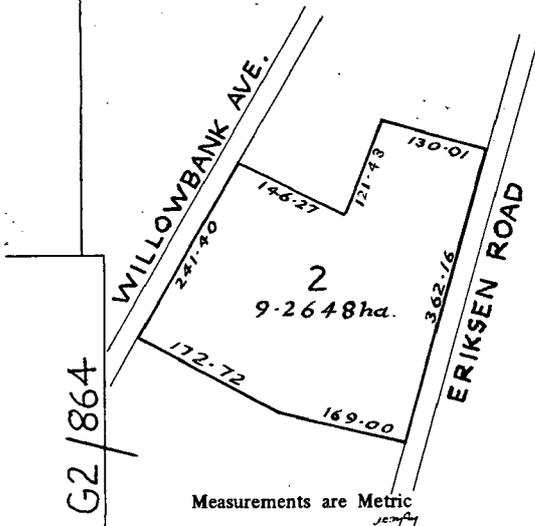
SERVIENT TENEMENT

DOMINANT TENEMENT

Right to Drain Water
produced 27.2.1976 at 9.48a.m.

Lot 2 marked A (herein)

Lot 1 (C.T. G2/863)



- 322767.6 Lease to John Francis Johnson and Thomas William Johnson
Term 5 years computed from 10.8.1975
Produced 27.2.1976 at 9.48a.m.
(Fencing Covenant - Right of Renewal)

- 392973.1 Lease to John Francis Johnson and Thomas William Johnson Term 21 years computed from 10.8.1980 produced 11.6.1981 at 11.51 a.m.
(Right of Renewal)

Fencing Covenant in Lease 392973.1

- 396553.1 Transfer of Lease 392973.1 to Reginald John David Martin and Denise Thora Martin - 28.8.1981 at 11.20 a.m.

(OVER)

No. G2/864

CERTIFICATE OF TITLE No: G2 / 864

405203.1 Mortgage of Lease 392973.1 to Australia and New Zealand Banking Group Limited-24.3.1982 at 11.31a.m.

DISCHARGED
41594.2
20.1.1983
A.L.R.

681396.2 Mortgage of Lease 392973.1 to Heretaunga Permanent Building Society

23.12.1998 at 3.13

for DLR

415954.2 Transfer of Lease 392973.1 to Neil Francis Kirton and Diana Geraldine Kirton (jointly 1/2 share) and to Peter Charles Fleischl(1/2 share) as tenants in common in the said shares-20.1.1983 at 11.31a.m.

A.L.R.

718545.1 Certificate pursuant to Section 37ZZZ of the Local Government Act 1974 that the interest of the Hawkes Bay Harbour has become vested in the Hawkes Bay Regional Council.

718545.2 Variation and Extension of the Terms of Lease 392973.1 extended to 10.8.2022

all 30.7.2001 at 2.11

for RGL

415954.3 Mortgage of Lease 392973.1 to Langley Management Limited-20.1.1983 at 11.35a.m.

DISCHARGED
415954.3
20.1.1983
A.L.R.

434144.2 Mortgage of Lease 392973.1 to Bank of New Zealand-11.31a.m.

DISCHARGED
434144.2
11.31.1982
A.L.R.

436397.1 Mortgage of Lease 392973.1 to Rural Bank of New Zealand Corporation-6.7.1984 at 11.31a.m.

DISCHARGED
436397.1
6.7.1984
A.L.R.

436397.2 Memorandum of Priority making Mortgage 436397.1 a first Mortgage and Mortgage 434144.2 a second Mortgage -6.7.1984 at 11.5a.m.

DISCHARGED
436397.2
6.7.1984
A.L.R.

463113.1 Variation of Mortgage 436397.1 - 16.6.1986 at 10.30a.m. (Mortgagee under Mortgage 434144.2 consenting)

DISCHARGED
463113.1
16.6.1986
A.L.R.

527062.3 Transfer of Lease 392973.1 to Prospecdv Holdings Limited - 1.5.1990 at 10.49a.m.

DISCHARGED
527062.3
1.5.1990
A.L.R.

527062.4 Mortgage of Lease 392973.1 to National Australia Bank (NZ) Limited - 1.5.1990 at 10.49a.m.

DISCHARGED
527062.4
1.5.1990
A.L.R.

533771.1 CAUTION BY WILLIAM JESSE BOWELL AND NANCY MELBA BOWELL - 17.8.1990 at 3p.m. (affairs Lease 392973.1)

DISCHARGED
533771.1
17.8.1990
A.L.R.

537016.3 Transfer of Lease 392973.1 to William Jesse Lawrence Bowell and Nancy Melba Bowell - 25.10.1990 at 2.35p.m.

DISCHARGED
537016.3
25.10.1990
A.L.R.

537016.4 Mortgage of Lease 392973.1 to Westpac Bank Corporation - 25.10.1990 at 2.35p.m.

DISCHARGED
537016.4
25.10.1990
A.L.R.

41697F-70,000/2/74 W K



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier 352786
Land Registration District Hawkes Bay
Date Registered 11 June 1981 11:51 am

Cancelled

Prior References

HBG2/864

Estate	Leasehold	Instrument	L 392973.1
Area	9.2648 hectares more or less	Term	21 years computed from 10.8.1980 and extended to 10.8.2022

Legal Description Lot 2 Deposited Plan 14417

Original Proprietors

William Jesse Lawrence Bowell and Nancy Melba Bowell

Interests

681396.2 Mortgage to Heretaunga Permanent Building Society - 23.12.1998 at 3:13 pm

718545.2 Variation of Lease 392973.1 and extension of term to 10.8.2022 - 30.7.2001 at 2.11 pm

7358837.1 Transfer to Durham Property Investments Limited - 8.5.2007 at 9:00 am

7800014.1 Transfer and merger of lease to Durham Property Investments Limited - 30.4.2008 at 9:00 am

7800014.1 CT 420376 issued - 30.4.2008 at 9:00 am.

CANCELLED



**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 **420376**
Land Registration District **Hawkes Bay**
Date Issued 30 April 2008

Prior References

352786 HBG2/864

Estate Fee Simple
Area 9.2648 hectares more or less
Legal Description Lot 2 Deposited Plan 14417

Original Registered Owners

Durham Property Investments Limited

Interests

Subject to a right to drain water over part marked A on DP 14417 specified in Easement Certificate 322767.4 - 27.2.1976 at 9.48 am

Fencing Covenant in Transfer 7358837.2 - 8.5.2007 at 9:00 am

7358837.3 Mortgage to Nancy Melba Bowell and William Jesse Lawrence Bowell - 8.5.2007 at 9:00 am (affects part formerly CTHB2/864)

681396.2 Mortgage to Heretaunga Permanent Building Society - 23.12.1998 at 3:13 pm (affects part formerly Lease 392973.1)

8877714.1 Discharge of Mortgage 681396.2 - 14.10.2011 at 2:53 pm

8919862.1 Discharge of Mortgage 7358837.3 - 30.11.2011 at 4:57 pm

8919862.2 Mortgage to Killarney Capital Limited - 30.11.2011 at 4:57 pm

9142515.1 Mortgage to Southland Building Society - 3.8.2012 at 10:38 am

9186048.1 Discharge of Mortgage 8919862.2 - 23.10.2012 at 3:49 pm

9186048.2 Discharge of Mortgage 9142515.1 - 23.10.2012 at 3:49 pm

9186048.3 Mortgage to ASB Bank Limited - 23.10.2012 at 3:49 pm

10844751.1 Discharge of Mortgage 9186048.3 - 20.7.2017 at 1:52 pm