

- A densely vegetated strip extends from the northern boundary from approximately Lot 2 southward for approximately 120 m. Understood to be the drain dug over 30 years ago.
- Exposed gravels in approximately Lot 2. Corresponding sample: SS03@0-0.15. Understood to be in relation to excavator movements approximately six months ago as informed by client.
- Clay bird shooting range relatively central to the site with substantial vegetation growth in immediate surrounds indicating a lack of recent use.
- Two densely vegetated mounds of gravels running parallel to one another to the west of the central mound.
- Few waste items north of mound including ceramic bottles. No visual evidence of burning.
- Mining machinery including furnace, corrugated iron roof, and rusted barrel on the western face of the central mound.
- Evidence of hump and hollow in southern portion of site.

Site walkover to assess the preliminary conceptual site model and identify potential HAIL on site. This was completed by an Environmental Scientist.

5.2 Sampling Rationale

Soil sample locations are indicated on site plan DWG E01A and E02A (**Appendix A**) and were targeted to areas of historic mining activity and identified shooting range (estimated to have been developed within the last ten to 15 years). Soil sampling and methodology details are as follows:

5.3 Methodology

- Soil samples were collected at various depths between the ground surface and the base of the hand-dug excavation areas which were all terminated in natural ground, maximum depth of 0.4 m bgl.
- A total of 25 soil samples were collected based on visual and olfactory evidence of contamination, soil type, depth, and location with their location presented in **Figure 8** and **Figure 9** below.

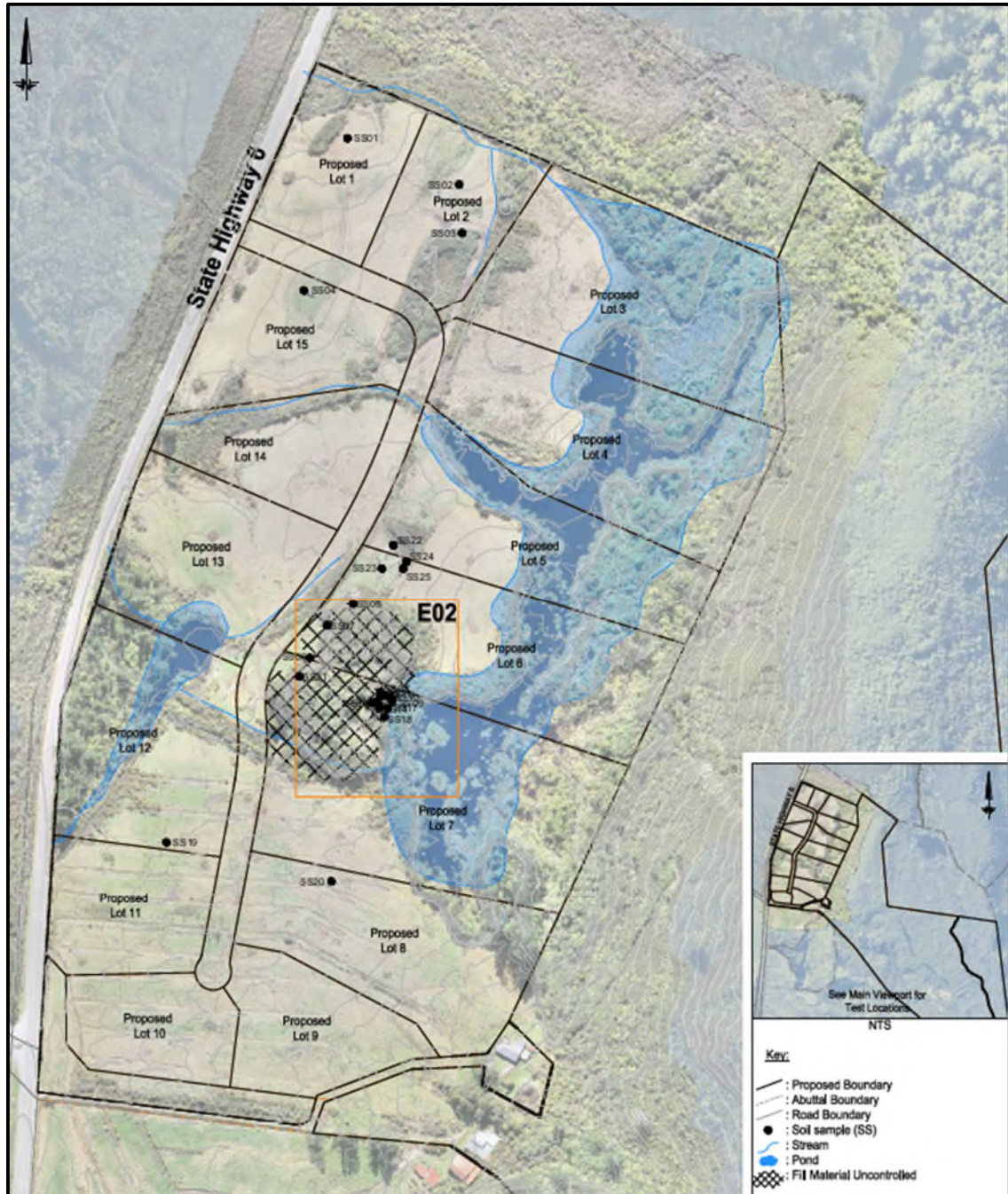


Figure 8: Site wide Soil Sample Location Plan (excerpt of E01).

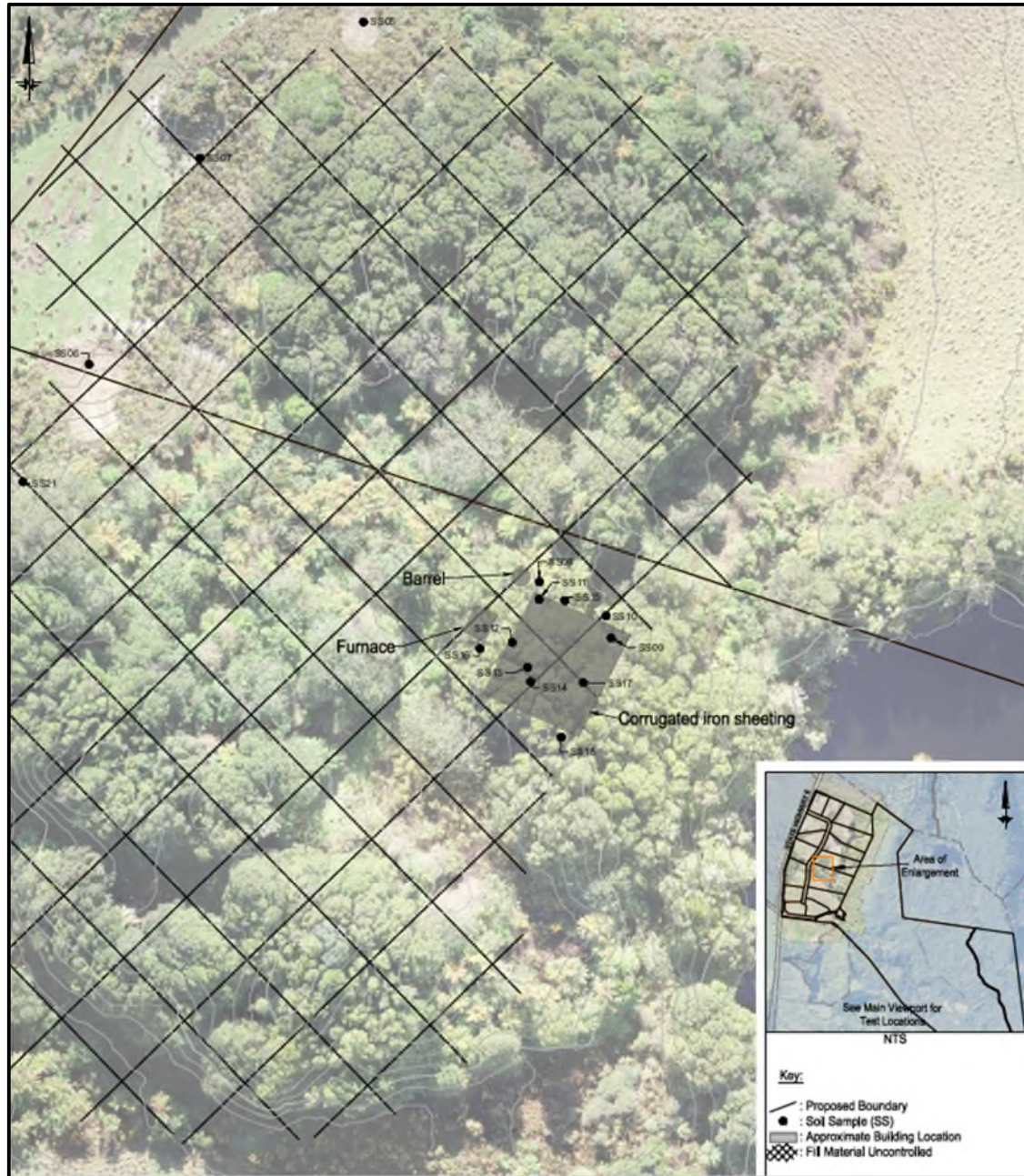


Figure 9: Details of Soil Sample Location Surrounding Historical Mining Equipment (excerpt of E02).

- Visual and olfactory inspection of each sample for indicators of contamination was completed by an experienced environmental scientist.
- All samples were placed in jars supplied by Hill Laboratories or 200-micron zip lock bags, which were then sealed, labelled with a unique identifier, and placed in chilled containers prior to transportation to the laboratory. Samples were transported to Hill Laboratories under the standard chain of custody documentation provided in **Appendix I**.
- To reduce the potential for cross contamination, each sample was collected using disposable nitrile gloves that were discarded following the collection of each sample.

- After collection of each sample, the sampling equipment was decontaminated by scrubbing with a solution of Decon 90 and rinsing with tap water followed by deionised water.
- The sampling was completed in accordance with Davis Ogilvie standard operating procedures while geological logging was completed in general accordance with the New Zealand Geotechnical Society Inc. 'Guideline for the Field Classification of Soil and Rock for Engineering Purposes' December 2005.
- All field work and sampling was undertaken in general accordance with the procedures for the appropriate handling of potentially contaminated soils as described in the MfE Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (2021).
- Soil samples were analysed using a handheld X-Ray Fluorescence (XRF) analyser to screen for elemental composition. This non-destructive method allowed for in-field detection of a wide range of metals and other elements present in the soil.
- Instrument checks were undertaken, according to the Davis Ogilvie standard operating procedure. This included calibrating the XRF with a known reference material and cleanliness of the sampling window.
- Assessment of soil concentrations for contaminants of concern with applicable standards and soil acceptance criteria for the protection of human health and the environment.

5.4 XRF Analysis

The Ministry for the Environment (MfE) published guidance¹⁵ to help practitioners use XRF as a field technique. The guidance states that XRF is only an appropriate analytical technique if the soil guideline value of an element of interest is at least three times the instrument's detection limit. The document describes that the soil moisture content can be a major source of matrix effects ultimately meaning a wet sample will appear to contain less contaminant.

A handheld XRF was utilised during the assessment to provide additional contaminant data and supplement laboratory data. It is concluded that XRF readings were indicating a first analysis of a sample as erroneous for copper and nickel, therefore, data for second and third analysis only have been included within the results. This is potentially attributable to high zinc readings, damp soil samples, or potential machine error. Details of calibration readings can be found in **Appendix J**.

All samples were scanned twice with some scanned three times so as to assess the reproducibility of the results and to assess the homogeneity of the soil and contaminant distribution within.

Full XRF results are contained within **Appendix J**.

¹⁵ Ministry for the Environment (2024) Field use of X-ray fluorescence spectroscopy for investigation of contaminated soils.

5.5 Laboratory Analysis

Ten samples were scheduled for various laboratory analysis as detailed in **Table 5** below.

| Table 5: Laboratory Analysis Schedule | | | | | |
|--|-----------|--------------------|---------|-----------------------------|----------------------------------|
| Sample ID | Composite | Seven Heavy Metals | Mercury | Heavy Metal Extensive Suite | Polycyclic Aromatic Hydrocarbons |
| SS05 | | ✓ | ✓ | | |
| SS08@0.15-0.2 | ✓ | | | | |
| SS12@0.15 | | ✓ | ✓ | | ✓ |
| SS14@0.15 | | ✓ | ✓ | | ✓ |
| SS15@0.15-0.2 | ✓ | | | | |
| SS21 | | ✓ | ✓ | | |
| SS22@0.15 | | ✓ | ✓ | | |
| SS23@0.15 | | ✓ | ✓ | | |
| SS24@0.15 | | ✓ | ✓ | | |
| SS25@0.15 | | ✓ | ✓ | | |
| Composite of SS08@0.15-0.2 & SS15@0.15-0.2 | | | | ✓ | |

Analytical results are discussed in Section 7 below. Laboratory reports are provided in **Appendix I**.

5.6 Quality Assurance and Quality Control

All fieldwork has been conducted under the supervision of a SQEP, and the report was reviewed by a SQEP, as required by the NESCS.

Soil samples were submitted to Hill Laboratories Limited. Hill Laboratories is a recognised laboratory that is accredited by International Accreditation New Zealand (IANZ) which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). The tests were performed in accordance with the terms of accreditation.

One duplicate pair of soil samples were collected during the investigation and analysed to review the reproducibility of the soil sampling laboratory analysis. The duplicate and corresponding sample analysis is presented in **Table 6**.

Table 6: Duplicate Laboratory Sample

| ID | Arsenic (mg/kg) | Copper (mg/kg) | Lead (mg/kg) | Nickel (mg/kg) | Zinc (mg/kg) |
|---------|-----------------|----------------|--------------|----------------|--------------|
| SS21 | <2 | 6 | 8.2 | 4 | 15 |
| DUP_01 | <2 | 6 | 8.2 | 5 | 17 |
| RPD (%) | - | - | - | 22.2 | 12.5 |

An acceptable control limit of 20% difference has been applied which details the maximum acceptable variation outside which analyses would usually be repeated¹⁶. The highest percentage difference was 22.2% for nickel, which is considered acceptable for soil analysis. The laboratory data is considered suitable to draw conclusions on.

The regulatory frameworks and rules relating to the management and control of contaminated sites in the West Coast region are specified in two documents: the NESCS and the Proposed Te Tai o Poutini Plan. A summary of each and its implications for the site is provided in the below sections.

6.1 Background Concentrations

The NESCS Regulations (5(9)) apply to pieces of land where a Detailed Site Investigation (DSI) exists that demonstrates that any contaminants in or on the piece of land are above background concentrations. Where contaminants are identified above background, an NESCS resource consent may be required if the volume of soil to be disturbed or disposed of exceeds the permitted volumes.

Manaaki Whenua Landcare Research provides Predicted Background Trace Element concentrations for metals across New Zealand. There are no site-specific background concentrations available from this data, however there are several soil groups mapped across the Westport area. For this investigation, the maximum values from the ranges of concentrations found in clastic sediment south of Westport have been adopted as follows:

¹⁶ Ministry for the Environment (2011) Contaminated Land Management Guidelines No. 5. Site Investigation and Analysis of Soils (revised 2011).

Table 7: Adopted Heavy Metal Background Concentrations

| Element | Maximum concentration from range of median concentrations reported near Westport (mg/kg) ¹⁷ |
|-----------------------|--|
| Arsenic | 5.9 |
| Cadmium | 0.08 |
| Chromium | 25 |
| Copper | 15.7 |
| Lead | 11.4 |
| Mercury ¹⁸ | 0.11 |
| Nickel | 14.3 |
| Zinc | 47.5 |

There are no published ambient concentrations of PAH in the Westport area. For the purposes of providing an indicative assessment, published background concentrations in Christchurch urban soils have been referenced. These values have been sourced from Environment Canterbury (2007), “Background concentrations of polycyclic aromatic hydrocarbons in Christchurch urban soils.”

6.2 Proposed Te Tai o Poutini Plan (TTPP)

Te Tai o Poutini Plan (TTPP) is the combined District Plan for the Buller, Grey, and Westland District Councils. The contaminated land objective is as follows:

CL – 01: To ensure that contaminated land is used, subdivided, developed or managed in a way that avoids or mitigates adverse effects on the environment and human health.

The policies this will be implemented through are:

CL – P1: At the time of subdivision, change of use or development, identify sites that may be subject to potential contamination as a result of historical land use and activities and investigate the risks to human health and the environment.

CL – P2: Ensure that when contaminated land is used, subdivided and/or developed, the land is managed or remediated in a way that avoids or mitigates adverse effects on the environment and manages the risk to human health to a level that is appropriate for the intended use.

¹⁷ Manaaki Whenua Landcare Research (2023) Determining background soil concentrations of trace elements across New Zealand.

¹⁸ Tonkin and Taylor Ltd (2006) Soil Trace Elements Level 2

6.3 Human Health Assessment Criteria

6.3.1 NESCS

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations under the Resource Management Act (1991) came into effect on 1 January 2012.

The NESCS introduced 12 soil contaminant standards (SCSs) for priority contaminants for the protection of human health in a variety of land use scenarios. The NESCS requires that the Contaminated Land Management Guideline No.2 – Hierarchy and Application in New Zealand of Environmental Guideline Values be used where an NESCS is not available.

The NESCS land use scenario adopted in this assessment is rural-residential.

The NESCS do not consider environmental receptors; accordingly, the application of guidelines relevant to environmental receptors shall be implemented according to the MfE Contaminated Land Management Guideline No.2 and any relevant rules in Regional Plans.

According to the NES regulations (8.4), subdividing or changing use of piece of land is a permitted activity while the following requirements are met:

- (a) *a preliminary site investigation of the land or piece of land must exist;*
- (b) *the report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land;*
- (c) *the report must be accompanied by a relevant site plan to which the report is referenced;*
- (d) *the consent authority must have the report and the plan.*

6.3.2 Other Applicable Human Health Standards

For contaminants of concern that are not listed as priority contaminants, the NESCS references the Ministry for the Environment's Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values to provide guidance.

For the two heavy metals detected at the site for which SCSs are not available, nickel and zinc, the Australian National Environment Protection (Assessment of Site Contamination) Measure (NEPM) concentrations have been adopted for screening assessment purposes for a 'Residential (25% produce) / HIL A' land use exposure scenario.

According to the MfE, the inorganic mercury NES SCS is 'not intended to be applied to a site contaminated with elemental mercury or organic mercury compounds (e.g., methyl mercury)'. Elemental mercury is understood to be used in the gold amalgamation process historically and currently used in New Zealand gold mining practices.

Following the MfE Hierarchy, where no New Zealand guideline value is available, another International Risk Based Guideline value should be selected. The Australia National Environment Protection (Assessment of Site Contamination) Measure (NEPM) April 2011 Schedule B2 present methyl mercury Health Investigation Levels (HIL) for four land use scenarios including low density residential, high density residential, recreational, and commercial / industrial. The NEPM HIL guideline values for methyl mercury have been adopted to assess the significance of organic mercury identified.

6.4 Environmental Receptor Assessment Criteria

Te Mana o te Wai refers to the vital importance of water. The National Policy Statement for Freshwater Management 2020 (NPS-FM 2020) strengthens and clarifies Te Mana o te Wai with a hierarchy of obligations introduced which means prioritising the health and well-being of water first over people's needs.

Evaluation of soil concentrations against sediment guideline criteria (Australia & New Zealand toxicant default guideline values for sediment quality (GV-high)) has been completed as an initial conservative assessment to evaluate potential stormwater runoff quality with regards to contamination.



A table summarising the analytical results is provided in **Appendix J**.

7.1 Laboratory Soil Analytical Results

Soil analytical results have been compared against assessment criteria for the proposed land use. The laboratory reports are included within **Appendix I** and assessment comparison tables with selected guidelines and standards is presented are included in **Appendix J**. The analytical results can be summarised as follows:

7.1.1 Heavy Metals

Ten of the soil samples were submitted to the laboratory with two samples composited resulting in nine samples being analysed for heavy metals.

- Adopted NESCS values were not exceeded within any soil samples.

- Samples SS12@0.15 and SS14@0.15 exceeded adopted background concentration values for cadmium, lead, mercury, and zinc.
- Composite of SS08@0.15-0.2 & SS15@0.15-0.2 exceeded adopted background concentration values for mercury, nickel, and zinc.
- The ANZG Toxicant Default Guideline Values for Sediment Quality – DGV was exceeded for copper, lead, mercury, nickel, and zinc.
- Eight samples were analysed for mercury with concentrations ranging between <0.10– 0.86 mg / kg, three samples were above adopted background values and ANZECC sediment DGV sediment values but below the rural residential guideline criteria for elemental mercury of 7 mg / kg.

7.1.2 Polycyclic Aromatic Hydrocarbons

Two soil samples (SS12 and SS14) were submitted to the laboratory for PAH analysis.

- Neither of the two samples contained PAHs above the laboratory method detection limit.

7.2 XRF Soil Analytical Results

All soil samples were analysed using the XRF. Full results are contained within **Appendix J**.

- The applicable NESCS guideline values were not exceeded in any samples.
- ANZG Toxicant Default Guideline Values for Sediment Quality – DGV and high values were not exceeded for any samples.



The XRF screening and laboratory results indicate that no samples contained concentrations of heavy metals above the SCS value for rural residential (25% produce) land use.

The results indicate that background concentrations of heavy metals within the subsurface of the soil are above adopted background concentrations but not above adopted NESCS Rural Residential (25% produce) criteria. The locations which exceed the background (highlighted red) are presented in **Figure 10**. It should be noted that these areas were identified during limited testing and the actual extent of soil contamination has not been determined.

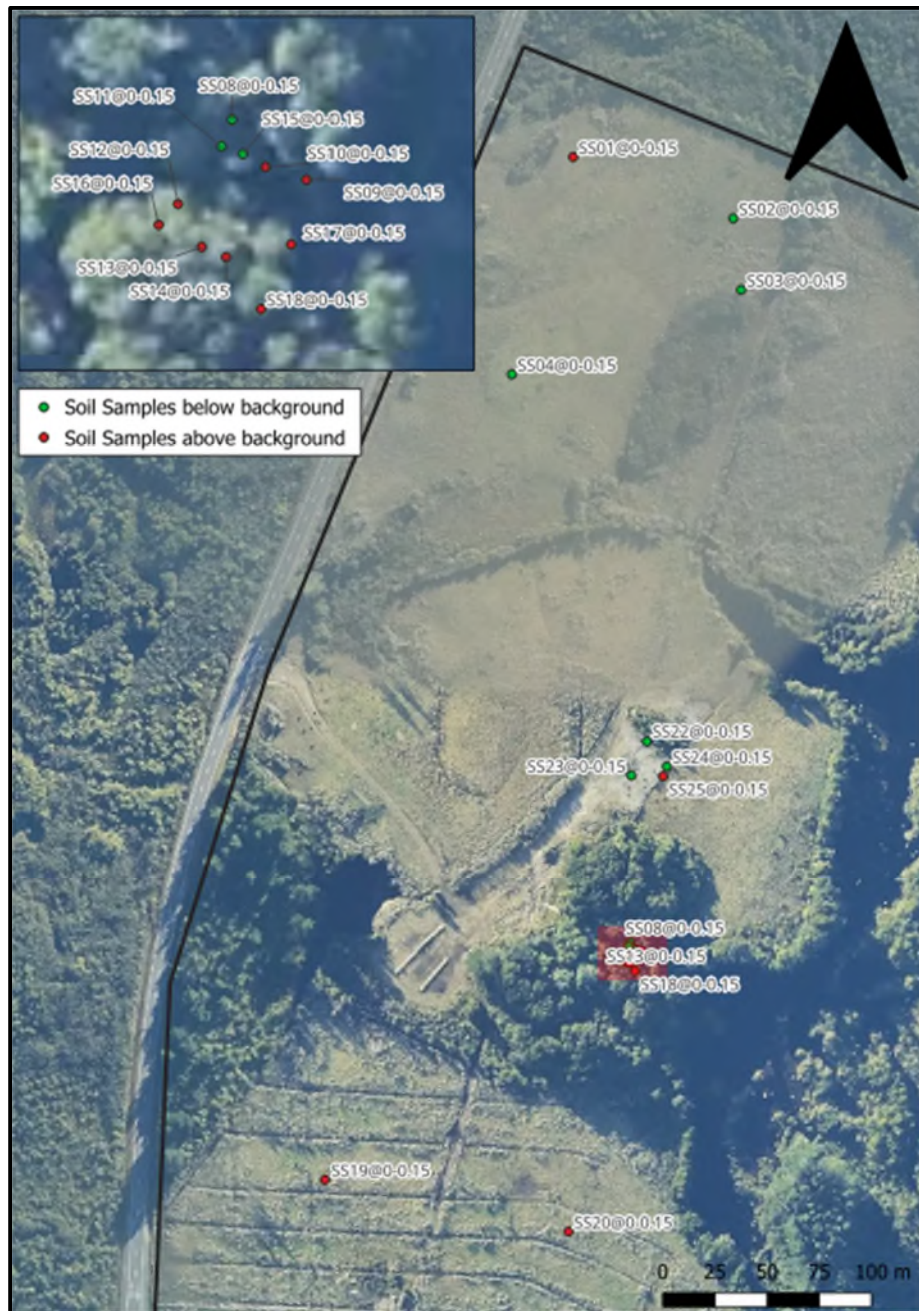


Figure 10: Soil sample results denoting above or below background concentrations (0 – 0.15 m bgl).

||||| A |||||

A conceptual site model consists of four primary components. For a contaminant to present a risk to human health or an environmental receptor, all four components are required to be present and connected. The four components of a conceptual site model are:

- Source of contamination.
- Pathway(s) in which contamination could potentially mobilise along (e.g. vapour or groundwater migration).

- Sensitive receptor(s) which may be exposed to the contaminants.
- An exposure route, where the sensitive receptor and contaminants come into contact (e.g., ingestion, inhalation, dermal contact).

The potential source, pathway, receptor linkages at this subject site are provided in **Table 8**.

| Table 8: Revised Preliminary Conceptual Site Model | | | | | |
|--|--|---|---|--|--|
| Potential Sources | Location | Contaminants of Concern | Exposure Route and Pathways | Receptor | Acceptable risk to human health receptors for proposed land use? |
| Shooting range relatively central to site | Identified area of potential bullet impact Samples: SS22 – SS25 | Heavy metals (lead, antimony, copper, zinc, tin, and nickel) | Inhalation of dust Ingestion of soil Ingestion of produce grown in contaminated soils Dermal | Future site residents including infants Future construction staff Site visitors Surface and groundwater | Acceptable. No evidence of potential lead contamination associated with shooting equipment. |
| Historic gold mining activities | Mound and surrounding area Samples: SS05 – SS18 and SS21 | Arsenic, mercury, cyanides, sulphides, and metals and hydrocarbons associated with fuel storage | | | Acceptable. Elevation of background evident in the tailings mound with no samples above applicable NESCS land use scenario concentrations. |
| Disposal of on / off site material | Two bunds in centre and disposal area in north (approx. 3 m ²) | Heavy metals | | | Acceptable. Stockpiled material is understood to be from onsite track maintenance. |

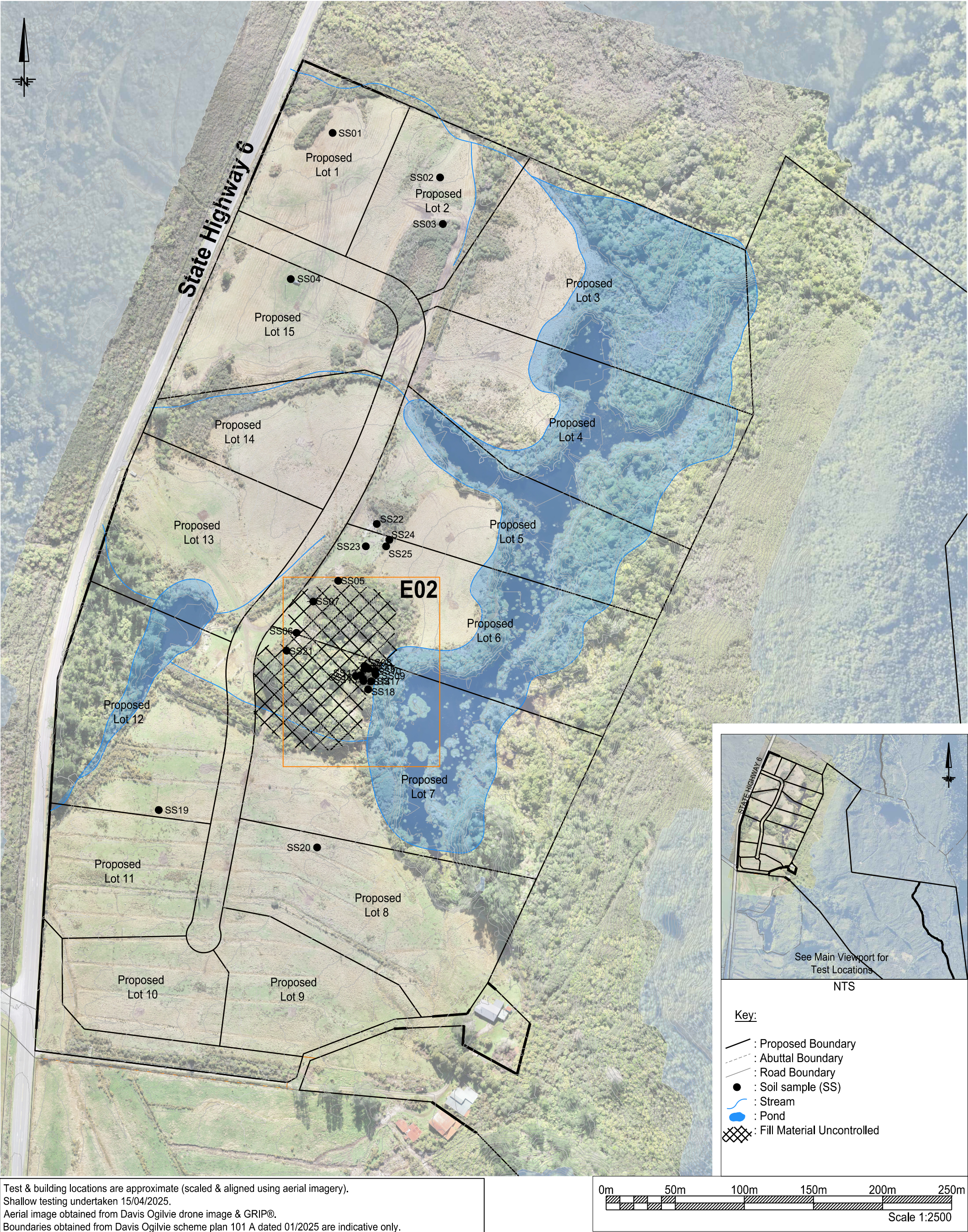
Concentrations of cadmium, lead and zinc exceeding background levels were encountered in three of the ten samples sent for laboratory analysis, but results were below rural residential standards. Mercury exceeded adopted background concentrations in two of the eight samples scheduled for analysis but was below rural residential standards. No concentrations of PAHs were found in excess of the adopted land use SCS or screening background concentrations. No remediation of the land is considered to be required to make the land suitable for the proposed development. Surplus soils from the areas with elevated contaminant values would not be considered suitable for disposal as cleanfill and would require disposal to a licensed facility if they are not to be retained on site.

Heavy metal soil concentrations exceeding background values were detected within topsoil. Therefore, under NESCS, the site is regarded as a “piece of land” and subsequently, NESCS regulations do apply to the proposed subdivision. The samples that exceed background concentrations for heavy metals are predominantly confined to the mound in the centre of the site – an area that is not anticipated to be disturbed during the proposed subdivision.

While remediation of these soils will not be required for proposed subdivision, potential soil disturbance associated with any new residential development may require consent as a Controlled Activity under the NESCS.

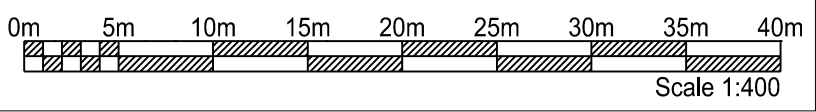
Given the limited extent of sampling and observation, it is possible that conditions exist which were not detected during the investigation.

Should ground conditions differing to those described in this report be encountered on site, particularly if fill or building materials are observed (which may contain asbestos), a suitably qualified environmental practitioner (SQEP) must be immediately approached for comment.





Test & building locations are approximate (scaled & aligned using aerial imagery).
Shallow testing undertaken 15/04/2025.
Aerial image obtained from Davis Ogilvie drone image & GRIP®.
Boundaries obtained from Davis Ogilvie scheme plan 101 A dated 01/2025 are indicative only.
Contours displayed at 1 m intervals, West Coast lidar 2020-2024 Buller 2000 sourced from LINZ data service are indicative only.





Photograph 1: Looking east on Lot 1 towards Lot 2. Small area of vegetation shows potential creek with planted vegetation seen further in the distance.



Photograph 2: Taken from approximately Lot 15 looking east. Typical vegetative profile across site.



Photograph 3: Vegetative block in north of site extending south.



Photograph 4: Small area of rubble identified in approximately Lot 15.



Photograph 5: Approximately Lot 15 looking north towards Lot 2.



Photograph 6: Approximately Lot 15 looking south.



Photograph 7: Approximately Lot 15 looking north.



Photograph 8: Track in approximately Lot 12 / 18 looking south.



Photograph 9: Approximately Lot 7 looking east.



Photograph 10: Approximately Lot 12 looking south.



Photograph 11: Looking north towards the mound in the relative center of site.



Photograph 12: Looking south towards the mound in the relative center of site.



Photograph 13: Lot 6 looking east.



Photograph 14: Lot 6 looking south towards the mound. Three small slips were noted at the time of April site visit.



Photograph 15: Small collection of waste items at foot of the mound in the north. No sign of burning.



Photograph 16: Further waste items at foot of the mound in the north.



Photograph 17: Image shows mine equipment including furnace, corrugated roof, and loading container.



Photograph 18: Furnace entrance. Limited evidence of burnt material under vegetation.



Photograph 19: Loading container on top of furnace.



Photograph 20: Typically encountered soil profile within hand dug test pit.



Photograph 21: Barrel under roof near furnace.



Photograph 22: Single cartridge identified with shooting range area.



Photograph 23: Looking north on clay bird shooting range.



Photograph 24: Concrete pad east of shooting range.



Photograph 25: Lot 12 / 13 looking west towards waterbody. No visual and / or olfactory signs of contamination.



Photograph 26: Lot 13 looking southwest towards several rows of mounded gravels.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **246193**
Land Registration District **Nelson**
Date Issued 20 June 2006

Prior References

NL6A/168 NL6A/192

Estate Fee Simple
Area 100.3619 hectares more or less
Legal Description Lot 3-5 Deposited Plan 360520
Registered Owners
John Raymond McLaughlin

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

244210.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.10.1984 at 9.00 am (affects Lots 4 and 5 and the part Lot 3 formerly contained in CT NL6A/168)

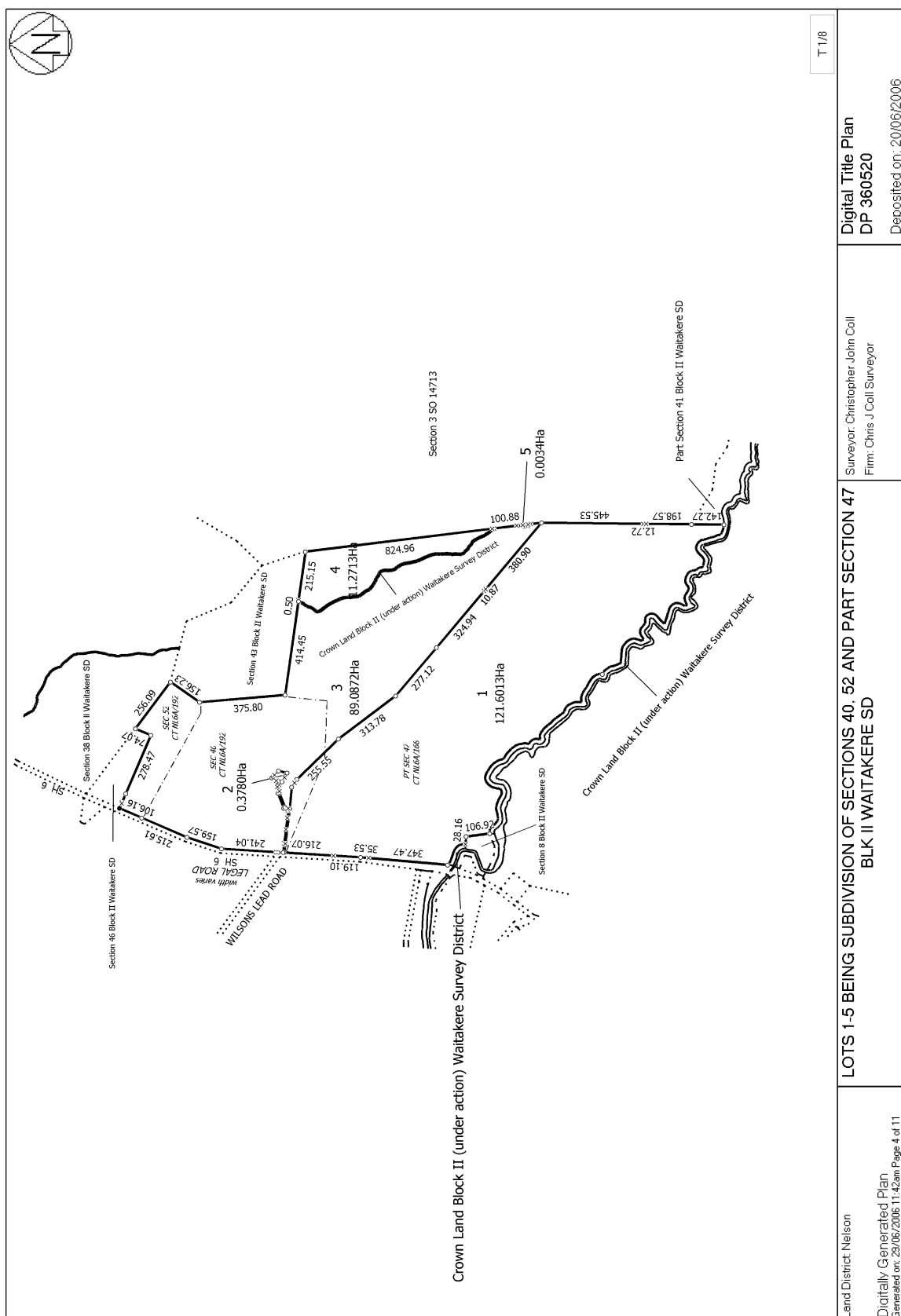
Subject to Section 241(2) Resource Management Act 1991 (affects DP 360520)

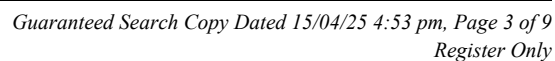
Subject to a right to transmit electricity in gross over part Lot 3 marked B1,B2,B3,B4,B5 on DP 360520 in favour of Buller Electricity Limited created by Easement Instrument 6913042.2 - 20.6.2006 at 9:00 am

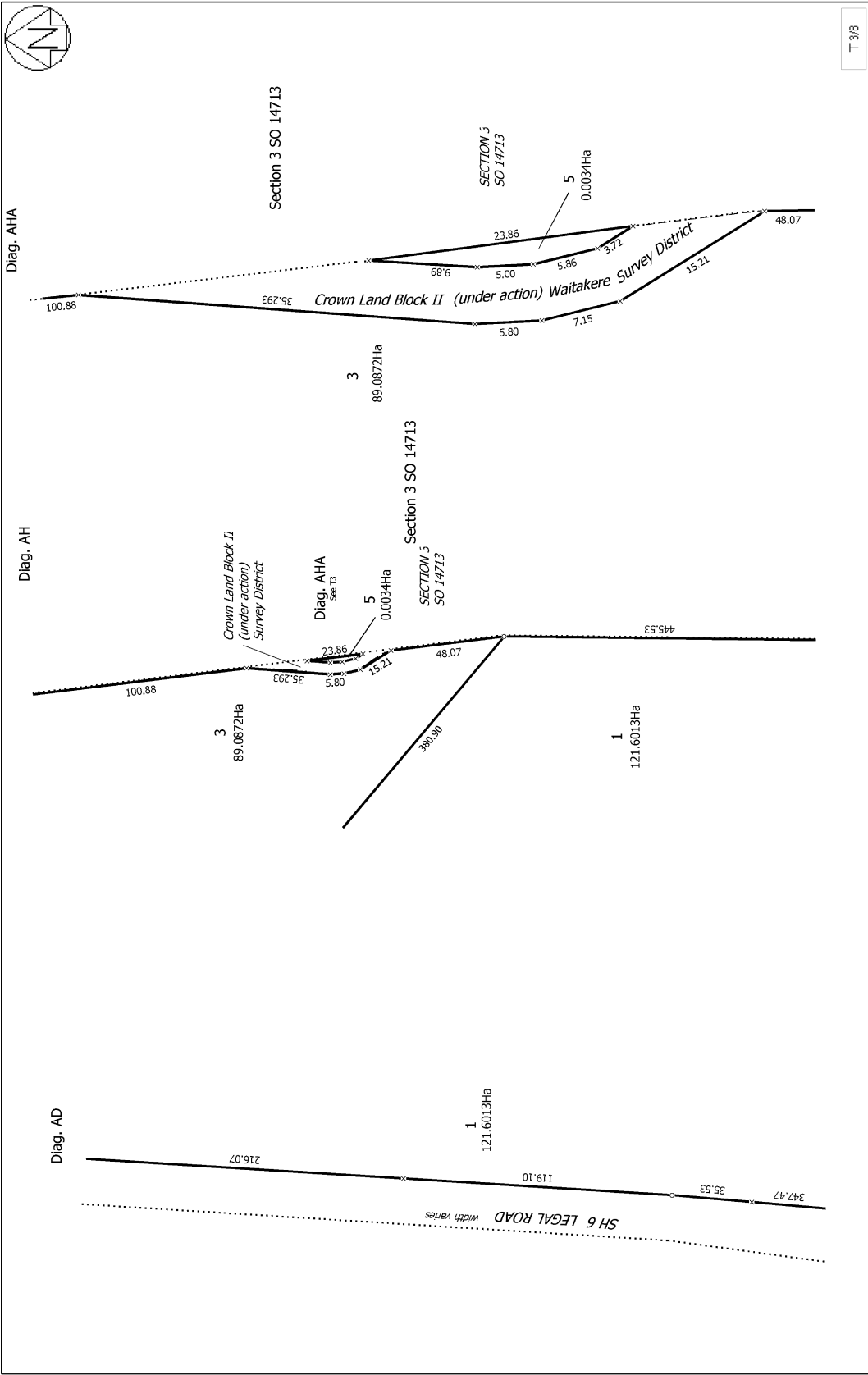
Subject to a right to transmit telecommunications over part Lot 3 marked F1,B4,F2,B2,F3,F4,F5 and a right to transmit electricity over part Lot 3 marked E1 and E3 all on DP 360520 created by Easement Instrument 6913042.3 - 20.6.2006 at 9:00 am

Appurtenant hereto is a right to transmit electricity and appurtenant to Lot 3 herein is a right of way created by Easement Instrument 6913042.3 - 20.6.2006 at 9:00 am

The right of way created by Easement Instrument 6913042.3 is subject to Section 243 (a) Resource Management Act 1991
10362627.2 Mortgage to ASB Bank Limited - 30.3.2016 at 3:56 pm

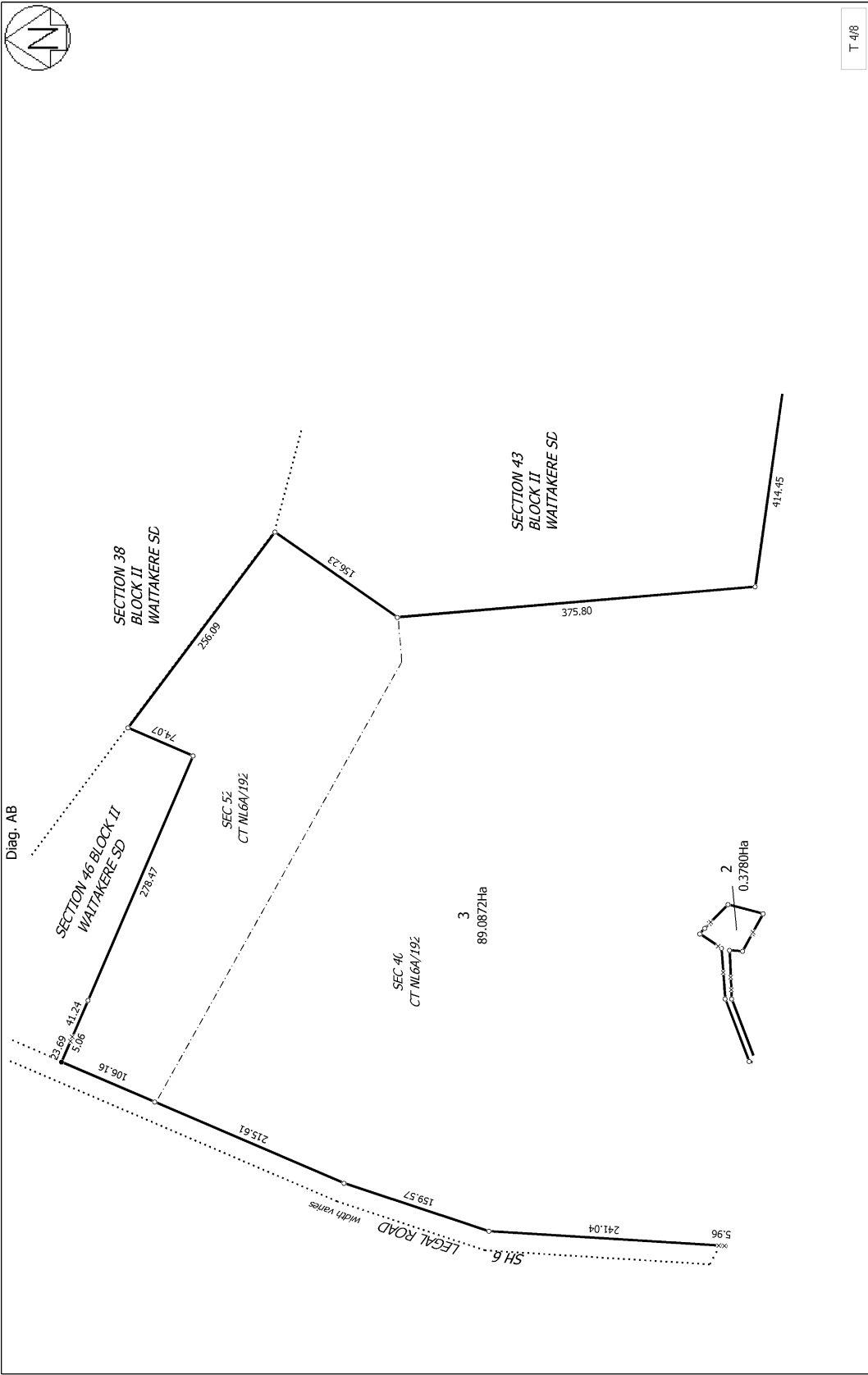




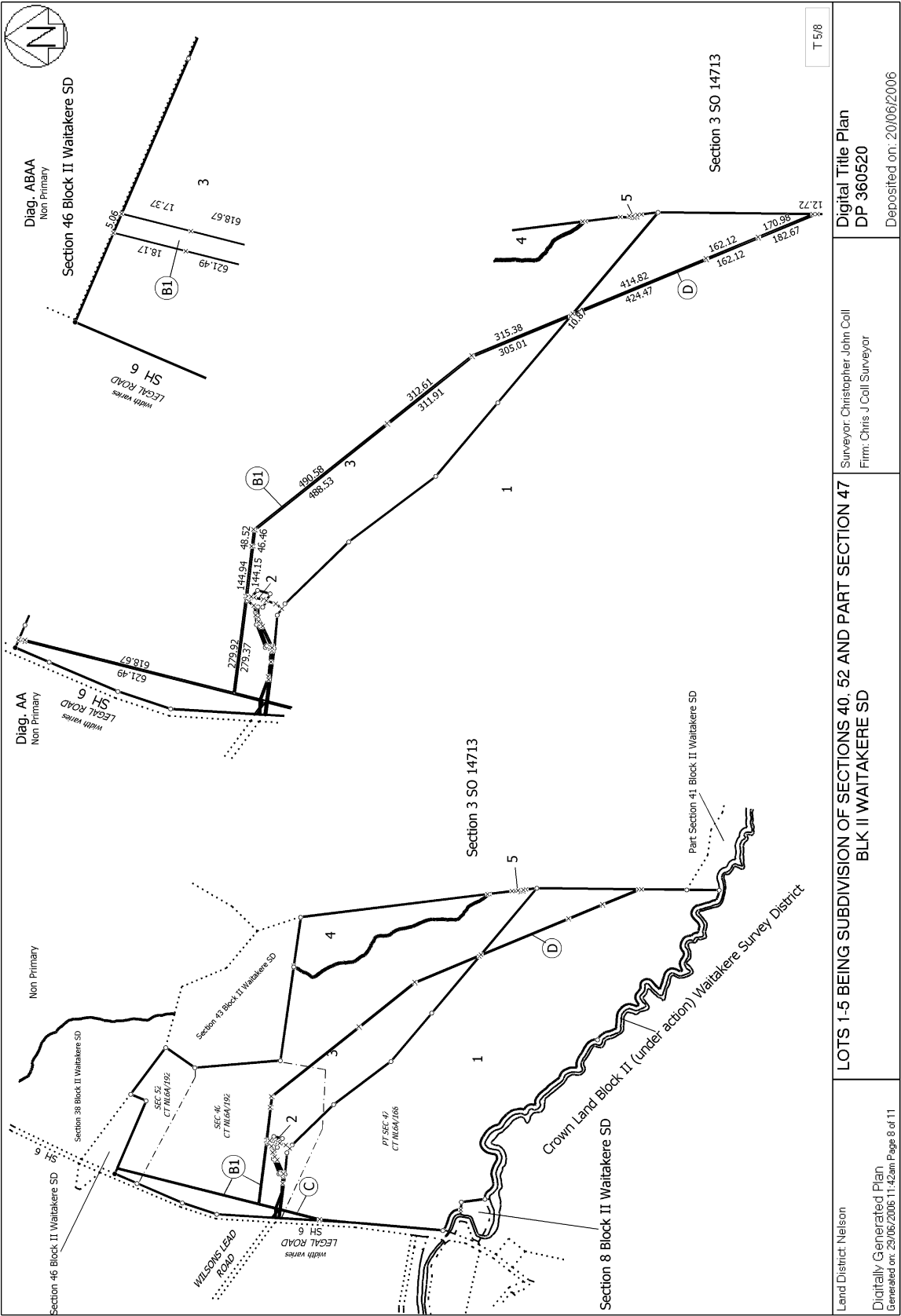


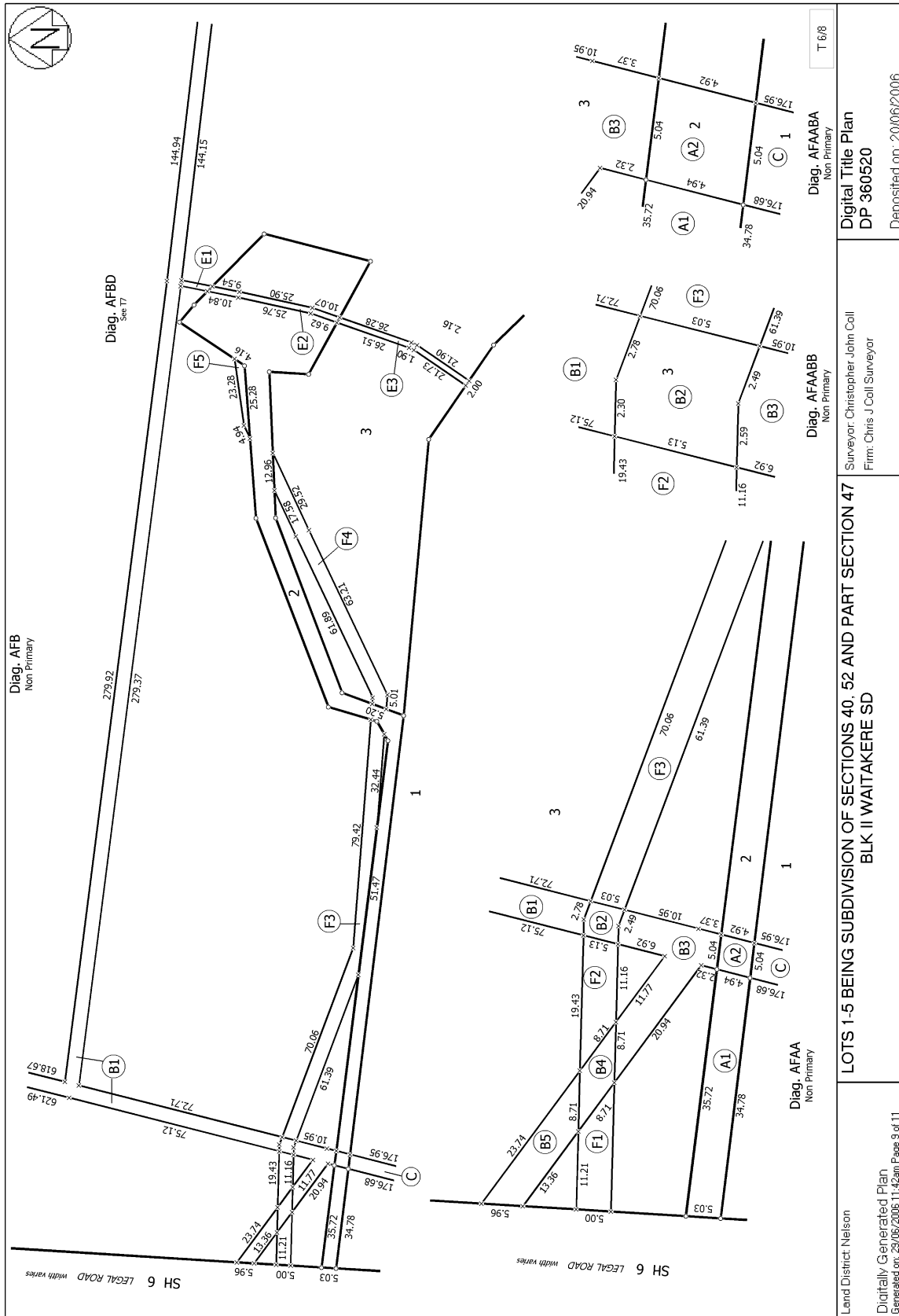
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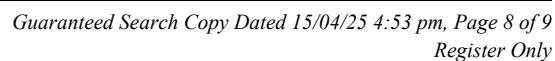
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|---|--|--|---|
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| Digitally Generated Plan Generated on: 20/06/2006 11:42am Page 6 of 11 | | | |

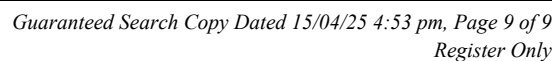


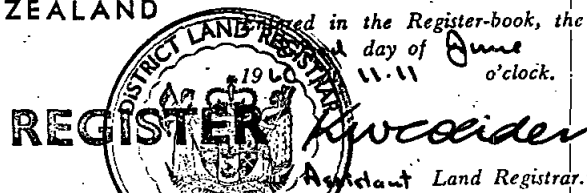
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| Land District: Nelson | Surveyor: Christopher John Coll Firm: Chris J Coll Surveyor |
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| LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47 BLK II WAITAKERE SD | |









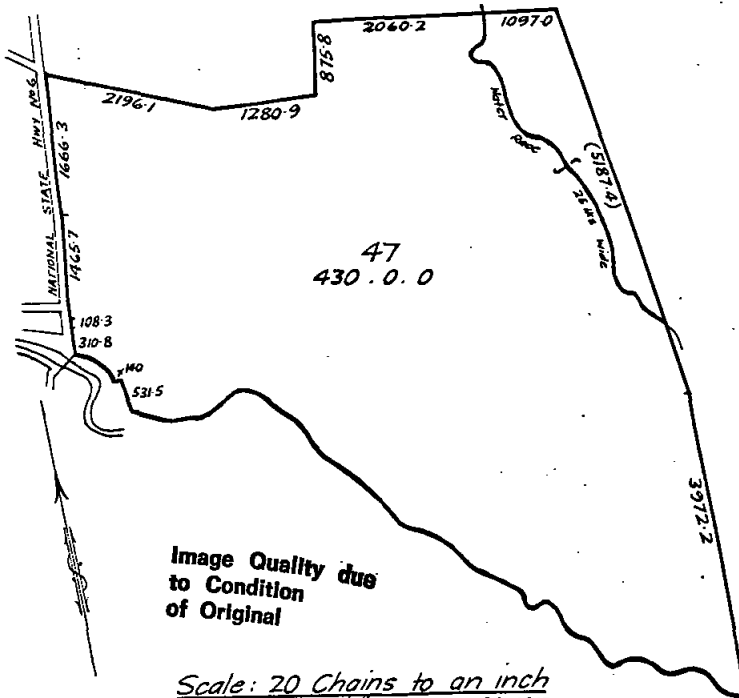


No. 201/156

Renewable Lease under the Land Act 1948

This Deed, made the 11th day of May 1966, between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor"), of the one part, and William Terence McLaughlin of Westport, contractor and farmer

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by admeasurement 430 acres more or less, situated in the Land District of Nelson, and being Section 47, Block II, Waitakere Survey District



as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the lessee for the term of 33 years, commencing on the 1st day of July 1966 together with the period between the date of this Lease and the aforesaid 1st day of July 1966; YIELDING and paying therefor unto the Department of Lands and Survey at Nelson the annual rent of £7.14. - calculated on a Rental Value of £140 - - payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. ~~AND the Lessee shall pay to the Lessor the sum of £140 per annum for the term of 33 years commencing on the 1st day of July 1966 and the said sum shall be paid in equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term.~~

METRIC AREA IS 174.0148 ha

AND it is hereby declared and agreed that these presents are intended to take effect as a renewable lease of farm land under section 54 of the Land Act 1948 and of any enactments passed in amendment or substitution thereof and the provisions of the said Act and of the regulations made hereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

No right of freehold

Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948.

IN WITNESS whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—

Witness: K. A. Hoskin,
Occupation: Clerk,
Address: Lands Survey Dept, Nelson.

Deputy Commissioner of Crown Lands.

Signed by the above-named Lessee in the presence of—

Witness: J. J. Egan,
Occupation: Chief Postmaster,
Address: Westport.

Lessee.

No. 201/156

— OVER —

2B/456

201426.1 Freehold acquired. See
now C.T.6A/168 - 20.12.1979 at
10.22 o'clock.

[Signature]

A.L.R.

- CANCELLED -

Duplicate Destroyed

21

| | |
|--------------|-------------|
| LAND & DEEDS | |
| Nature: | C.R. |
| Firm: | C.C. |
| Date: | 23 JUN 1966 |
| Time: | 11.11 |
| Fee: £ | 1 |
| Abstract No. | 581 |

[Signature]





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NL6A/168** **Cancelled**

Land Registration District **Nelson**

Date Issued 20 December 1979

Prior References

NL2B/456

| | |
|--------------------------|--|
| Estate | Fee Simple |
| Area | 174.0148 hectares more or less |
| Legal Description | Section 47 Block II Waitakere Survey District |

Original Proprietors

Peter Roselli, Leigh Anthony Bamfield and Valerie Sandra McLauchlin as Executors

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

244210.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 2.10.1984 at 9.00 am

245309.1 Gazette Notice declaring part (3007 m²) of the within land to be acquired for road and vesting same in the Crown on 25.10.1984 - 9.11.1984 at 9.00 am

Exploration Permit embodied in Register 11D/29 - 23.1.1995 at 9.37 am

Exploration Permit embodied in Register 12D/18 - 21.12.2000 at 9.00 am

6680423.1 Transfer to Valerie Sandra McLauchlin, Kevin John McLauchlin and Gareth Richard Allen - 8.12.2005 at 9:00 am

6913042.1 CTs issued - 20.6.2006 at 9:00 am

| Legal Description | Title |
|---|--------------|
| part Lot 1 Deposited Plan 360520 | 246191 |
| part Lot 3 and Lots 4-5 Deposited Plan 360520 | 246193 |

CANCELLED

Reference:

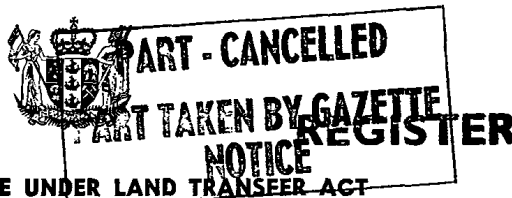
Certificate No. 201426.1

BK Vol. 2B Folio 456

Transfer No.

Land and Deeds 72

No. 6A / 168



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of December one thousand nine hundred and seventynine under the seal of the District Land Registrar of the Land Registration District of NELSON being a Certificate in lieu of Grant, WITNESSETH that William Terrence McLAUGHLIN of Westport, Contractor and Farmer

OBSOLETE

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 18th day of October one thousand nine hundred and seventynine under Section 54 Land Act 1948

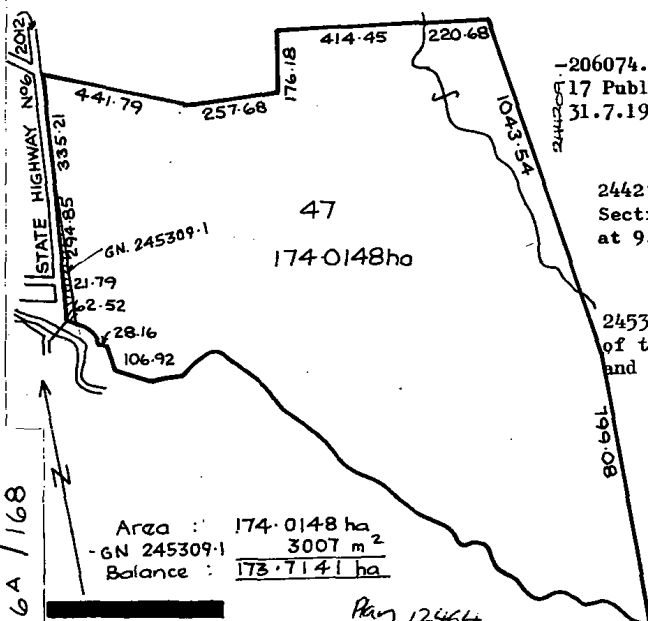
that is to say: All that parcel of land containing 174.0148 hectares more or less situated in

Block II Waitakere Survey District being Section 47 of the said Block.



Assistant Land Registrar

Subject to Section 8 of the Mining Act 1971 and Section 168A of the Coal Mines Act 1925.



-206074.1 Compensation Certificate under Section 17 Public Works Amendment Act 1948 - 31.7.1980 at 12.14 p.m.

244210.1 Compensation Certificate under Section 19 Public Works Act 1981 - 2.10.1984 at 9.00 o'clock.

245309.1 Gazette Notice declaring part (3007m²) of the within land to be acquired for road and vesting same in the Crown on 25.10.1984 - 9.11.1984 at 9.00 o'clock.

345323.1 Exploration Permit in favour of Austpac Titanium (New Zealand) Limited. Term 3 years commencing on 20.12.1994 - 23.1.1995 at 9.37 o'clock. 11D/29

SO.10543

MEASUREMENTS ARE METRIC

- OVER -

6A/168

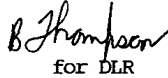
CERTIFICATE OF TITLE

368612.1 Transmission to Peter Roselli and
Leigh Anthony Bamfield both of Westport,
Chartered Accountants and Valerie Sandra
McLauchlin of Westport, Widow as Executors -
13.6.1997 at 11.15 o'clock.



A.L.R.

377835.1 Exploration Permit under the Crown
Minerals Act 1991, Energy New Zealand
Limited, commencing on 19.5.1998
- 3.6.1998
CT 11D/104 issued

SURRENDERED
for DLR

403467-Exploration Permit embodied in Register
CT 12D/18 - 21.12.2000 at 9:00.


for RGL



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier NL6A/192

Cancelled

Land Registration District Nelson

Date Issued 10 March 1980

Prior References

NL121/122

| | |
|--------------------------|---|
| Estate | Fee Simple |
| Area | 48.6271 hectares more or less |
| Legal Description | Section 40 and Section 52 Block II Waitakere Survey District |

Original Proprietors

Peter Roselli, Leigh Anthony Bamfield and Valerie Sandra McLauchlin as Executors

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Exploration Permit embodied in Register 11D/29 - 23.1.1995 at 9.37 am

Exploration Permit embodied in Register 12D/18 - 21.12.2000 at 9.00 am

6680423.1 Transfer to Valerie Sandra McLauchlin, Kevin John McLauchlin and Gareth Richard Allen - 8.12.2005 at 9:00 am

6913042.1 CTs issued - 20.6.2006 at 9:00 am

| Legal Description | Title |
|----------------------------------|--------------|
| part Lot 1 Deposited Plan 360520 | 246191 |
| Lot 2 Deposited Plan 360520 | 246192 |
| part Lot 3 Deposited Plan 360520 | 246193 |

CANCELLED

Reference:
Certificate No. 202774.1
~~XXX~~ Vol. 121 Folio 122
Transfer No.



Land and Deeds 72

REGISTER

No. 6A/192

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of March one thousand nine hundred and eighty under the seal of the District Land Registrar of the Land Registration District of NELSON being a Certificate in lieu of Grant, WITNESSETH that WILLIAM TERRENCE McLAUGHLIN of Westport, Contractor and Farmer

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by **the abovenamed**

as from the 18th day of October one thousand nine hundred and seventynine under Section 122 Land Act 1948 and Section 3 Reserves and Other Lands/ Disposal Act 1977 that is to say: All that parcel of land containing 48.6271 hectares

more or less situated in Block II Waitakere Survey District being sections 40 and 52 of the said Block.



Assistant Land Registrar

Interests at Date of Issue:

1. Subject to Section 8 Mining Act 1971 and to Section 168A Coal Mines Act 1925.
2. Mortgage 40993 of The Bank of New South Wales - 29.11.1984 at 11.30 o'clock.

A.L.R.

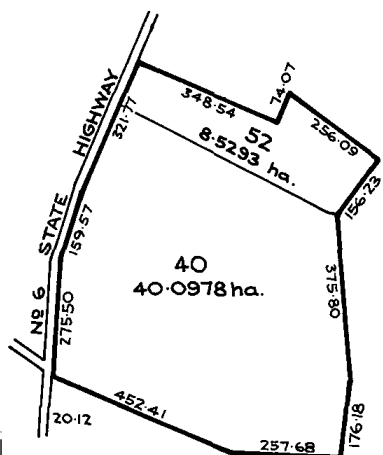
345323.1 Exploration Permit in favour of Austpac Titanium (New Zealand) Limited. Term 3 years commencing on 20.12.1994 - 23.1.1995 at 9.37 o'clock.

11D/29

A.L.R.

368612.1 Transmission to Peter Roselli and Leigh Anthony Bamfield both of Westport, Chartered Accountants and Valerie Sandra McLaughlin of Westport, Widow as Executors - 13.6.1997 at 11.15 o'clock.

A.L.R.



TOTAL AREA: 48.6271 ha.

S.O. 7857 & 12640

47A. 10/2/94

Scale 1 inch

Plan 12464

- OVER -

6A/192
CERTIFICATE OF TITLE

377835.1 Exploration Permit under the Crown
Minerals Act 1992 embodied in Register
Limited - 3.6.1998 - 19.5.1998
commencing on 19.5.1998
CT 11D/104 issued

B Thompson
for DLR

403467 Exploration Permit embodied in Register
CT 12D/18 - 21.12.2000 at 9.00.

[Signature]
for RGL

5,009/12/70-89910 W



REGISTER

Form L. & S. B. 1]

Issued as a Renewal of [or in Exchange for] Lease

NEW ZEALAND

NELSON LAND DISTRICT

Entered in the Register-book, Vol. 121 fol. 122

registered in Vol. - fol. -

Renewable Lease of Farm Land

L. & S. Ref. No. RLF. 74

under the Land Act 1948.

AND UNDER THE WESTLAND AND NELSON COALFIELDS ADMINISTRATION ACT 1977.

WESTPORT HARBOUR ENDOWMENT.

the 22nd day of January 1954, at 10.30 o'clock.
Land Registrar.

This Deed, made the Second-----day of September-----1953, between HER MAJESTY THE QUEEN (who, with her heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and WILLIAM TERENCE McLAUGHLIN of Westport



in the Dominion of New Zealand, farmer----- (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee ALL that-----piece of land containing by admeasurement One hundred and thirty (130) acres Twenty-nine (29) perches more or less, situated in the Land District of Nelson-----, and being Sections 39 and 40, Block II, Waitakere Survey District-----

See Diagram on Back

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of January one thousand nine hundred and fifty-four----- together with the period between the date of this lease and the aforesaid first day of January 1954. Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District the clear annual rent of Two pounds eighteen shillings and sixpence (£2.18. 6.)-----calculated on a rental value of Sixty-five pounds (£65)-----payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. And also paying in respect of the improvements specified in the Schedule hereto the sum of

by a deposit of (the receipt of which sum is hereby acknowledged) and thereafter by half-yearly instalments of pounds shillings and pence on the 1st day of January and 1st day of July in each year in accordance with the Schedule to the Land Act Regulations 1949; save that the rebate allowable shall be one-tenth of the interest portion of the instalment due.

AND the Lessee doth hereby covenant with the Lessor as follows:--

1. THAT the Lessee will fully and punctually pay the rent herebefore reserved at the times and in the manner hereinbefore named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
3. THAT the Lessee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the said Land District (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act 1950.
6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act 1928.
7. THAT the Lessee will clean and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such drain ditch creek or watercourse or stop or divert the water flowing therein.
8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking or building purposes on the said land nor where the timber or tree has been planted by the Lessee.
11. Should the said land be supplied with water in pursuance of section 50 of the Land Act 1948, then the Lessee will fully and punctually pay all levies in respect thereof and will observe and perform all the conditions and obligations of the said section and the regulations made thereunder, and should the Lessee acquire the freehold of the said land he will execute a covenant in a form approved by the Land Settlement Board binding him to pay such levies and perform all the said conditions and obligations and further binding him if and when he shall thereafter sell the said land to obtain from the purchaser a like covenant.
12. THAT the Lessee will effect the following improvements on the said land within the times specified in that behalf and will thereafter maintain the said improvements in good order, repair, and condition to the satisfaction of the Land Settlement Board:--

N I L

AND it is hereby agreed and declared by and between the Lessor and the Lessee:--

(a) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to Her Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within 100 feet of a yard, garden, orchard, vineyard, nursery or plantation, or within 100 feet of any dwellinghouse: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking or building purpose on the said land, but not otherwise.

Over

REGISTER

(b) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 63 (4) of the Land Act 1948, a new lease of the land hereby leased at a rent to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

(c) THAT at any time during the term hereby granted or of any succeeding term to be granted to the Lessee, the Lessee shall have the right of acquiring the fee simple of the land in the manner prescribed by section 122 of the Land Act 1948.

(d) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of any rent, water levy, or other payments due to the Lessor, then the Land Settlement Board may, subject to the provisions of section 146 of the Land Act 1948, declare this lease to be forfeited, and that without discharging or releasing the Lessee from liability for rent or other moneys due or accruing due or for any prior breach of any covenant or conditions of the lease.

(e) THAT these presents are intended to take effect as a renewable lease under the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

(f) THAT pursuant to Section 8 of the Coal Mines Amendment Act 1950, this lease is subject to the reservation to the lessor of all coal existing on or under the surface of the land and subject also to the reservation to the lessor of the power to grant coal mining rights over the land under Part 1 of the Coal Mines Act, 1925.

(g) Provided permanent improvements to the value of £75 are effected on the area for each of the first three years Lessee will be exempt from payment of rent for the first three years.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

N I L

In witness whereof the said Commissioner of Crown Lands, on behalf of the Lessor, has hereto set his hand, and these presents have also been executed by the said Lessee.

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—

Witness: *W. Hanson*
Occupation: *Bank*
Address: *Lands Dept Nelson*

J. A. Dickenson
Commissioner of Crown Lands.

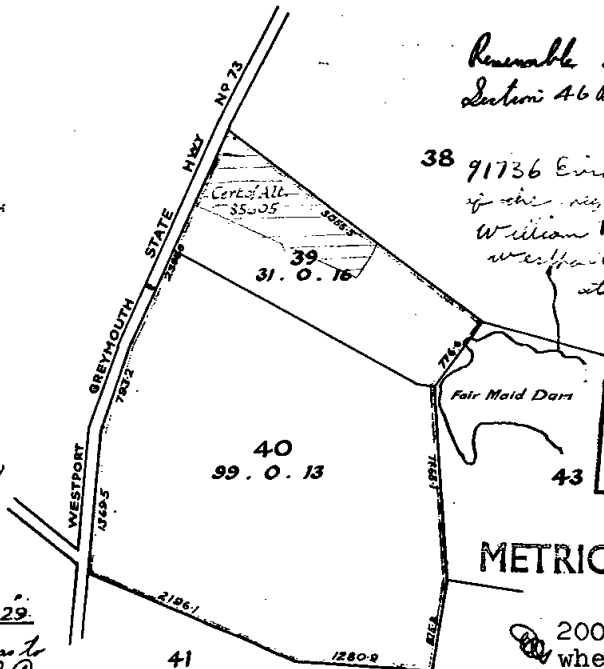
Signed by the above-named Lessee, in the presence of—

Witness: *D. F. Wheelhead*
Occupation: *Chief Postmaster*
Address: *Westport*

N. J. H. Gough
Lessee.

L. & S. B.—1]

Mortgage 40993 William Terence McLaughlin to The Bank of New South Wales produced 29th April 1956 at 11.30 am
84339 Notice of New Appellation by the Chief Surveyor whereby part within land is now known as Section 46 Blk II Waitakere S.D. entered 25-6-1962 at 2.59 p.m.
(for Section 39 same day)



Renewable Lease 18/39 issued for Section 46 Blk II Waitakere S.D.
14.9.1962.
38 91736 Evidence that the name of this registered parcel is William Terence McLaughlin of Westport, former husband of [illegible] at 2.4.56
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.
8. P. O. L. [illegible] D.L.C.

of balance
METRIC AREA IS 48.6254ha

Total Area: 130.0.29
85604 Surrender of within lease as to Section 46 Block II Waitakere S.D. (10 acres 4 perches) coloured red on a diagram known produced 14.9.1962 at 2.19.0 p.m. (Mortgage under Mortgage 40993 containing 7 [illegible])

Plan of Secs. 39 & 40 BIK. II. Waitakere S. D.
Scale: 10 Chains to an Inch
SD. 7856 & 7857

85605 Certificate of Abandonment by the Commissioner of Crown Lands under Section 113 Land Act 1948 excluding Section 46 Blk II Waitakere S.D. from within the area where is reduced to £50. and the annual rental is reduced to £2.5.0. as from 1.1.1962 from 14.9.1962 at 2.20.0 p.m.

200800.1 Re-Appellation whereby the part Section 39 Block II Waitakere Survey District is now known as Section 52, Block II, Waitakere Survey District - 28.11.1979 at 1.41 p.m.

L.A.C. 202774.17 Fee Simple
10/3/1980 } acquired -
see Now C.T.
6A/192.
[Signature]
A.L.R.
CANCELLED.

Duplicate Destroyed