



## **Soil Contamination Risk Preliminary Site Investigation Report**

**1426 & 1430 Leeston Road and 4 Petticoat Lane,  
Doyleston, Canterbury**

December 2023



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## QUALITY CONTROL AND CERTIFICATION SHEET

**Client:** Joey McDonald

**Date of issue:** 15 December 2023

**Report co-written by:**

**Andrea Horton-Gaskin, Environmental Scientist, MSc.**

(20 years environmental experience)

**Signed:**



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

**Nicola Peacock, Principal Environmental Engineer, NZCE, CEnvP**

(15 years contaminated land experience within 31 years environmental experience)

**Signed:**



**Email:** [nicola@momentumenviro.co.nz](mailto:nicola@momentumenviro.co.nz)

**Phone:** 021 1320 321



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## 1 Executive Summary

The site is comprised of two properties with street addresses 1426 and 1430 Leeston Road and 4 Petticoat Lane, Canterbury. It is proposed to subdivide the site into 6 residential lots varying in area from 625m<sup>2</sup> to 965m<sup>2</sup>.

This will involve future change in use, subdivision and potential disturbance of soils. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) require an assessment of the likelihood of soil contamination being present. It is also noted that Momentum Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

This Preliminary Site Investigation (PSI) has identified likely Hazardous Activities and Industries List (HAIL) activities on the site and there may be a risk to human health from contaminated soils. The following risks are present:

- Potential heavy metal and OCP contamination associated with market gardening and glass house use (HAIL A10)
- Potential heavy metal, hydrocarbon, OCP and asbestos contamination associated with the use of lead paint on the dwelling, sleepout, workshop/garage, sheds, asbestos materials in sheds, and storage of treated timber and other items across the site (HAIL I).

It is recommended that a Detailed Site Investigation (DSI) be carried out prior to development. It is recommended that a demolition asbestos survey should be carried out on all structures at the site and all asbestos materials removed prior to demolition. The DSI should occur following the demolition and removal of all rubbish and structures from the site to avoid the need for a two-phase investigation.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on the site. Therefore, the NESCSCS does apply, and resource consent will be required for future change of use and subdivision.



## 2 Objectives of the Investigation

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

The objective of this report is to:

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

## 3 Scope of Work Undertaken

The scope of the work undertaken has included:

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

## 4 Site Identification

The site is located at 1426 & 1430 Leeston Road, and 4 Petticoat Lane, Doyleston, Canterbury as shown on the plan in **Figure 1** below. It is noted that different sources attribute differing areas to the street addresses. The site is legally described as Lot 82 DP105, Lot 80 DP105 and Lot 79 DP105 and they have a combined total area of approximately 0.46ha.

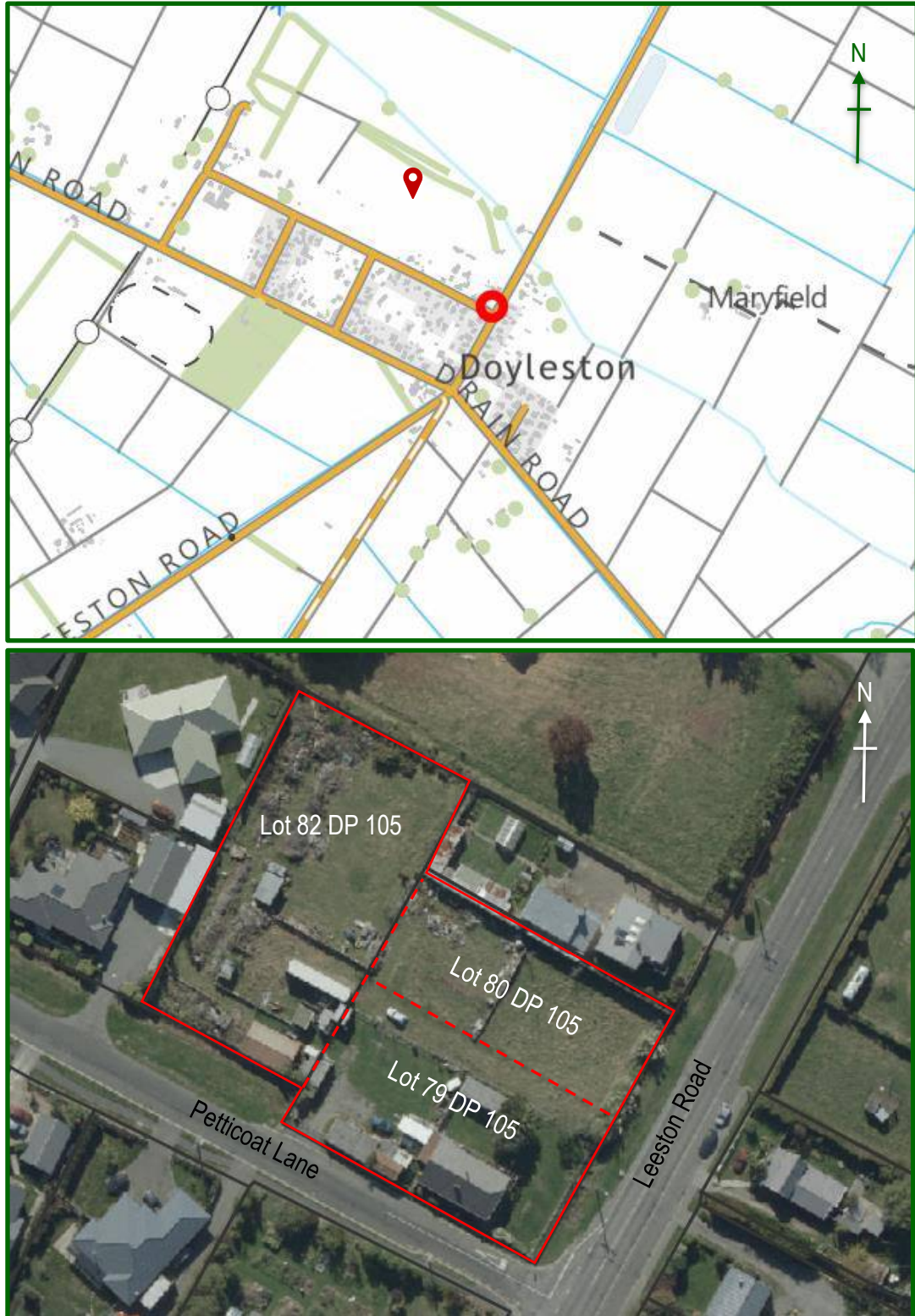


Figure 1 – Location Plan

## 5 Proposed Site Use

It is proposed to subdivide the site into 6 residential lots varying in area from 625m<sup>2</sup> to 965m<sup>2</sup>.

## 6 Site Description

### 6.1 Environmental Setting

**Table 2 – Environmental Setting**

<b>Topography</b>	The site is generally flat land.
<b>Geology</b>	The ECan GIS database describes the soils at the site as Leeston Shallow Clay. Nearby bore logs indicate that topsoils are underlain by thin layers of clay, followed by blue sandy gravels and brown clay bound gravels.
<b>Soil Trace Elements</b>	According to the ECan GIS database, natural concentrations of trace elements for the site are those of the 'Regional, Gley'.
<b>Groundwater</b>	According to the ECan GIS database, the site lies over the semi-confined or unconfined aquifer system. Groundwater levels recorded on nearby bore logs are between 0.7m and 1.90m deep. The direction of groundwater flow is generally in a south-easterly direction.
<b>Surface Water</b>	A stormwater drain runs along the boundary of the site parallel to Leeston Road, and along the road frontage of 4 Petticoat Lane. Domestic stormwater drains into SDC stormwater network on Petticoat Lane, which eventually drains to Boggy Creek 140m north-east of the subject site.

### 6.2 Site Layout and Current Site Uses

The site contains a dwelling, porch area, a workshop/ garage, a sleepout, multiple sheds, a chicken house and old domestic produce growing areas. The site appears to be currently unused, with overgrown vegetation.

### 6.3 Surrounding Land Uses

Residential dwellings in the township of Doyleston surround the subject site however to the north is pastureland. Doyleston township lies within an arable cropping and dairy farming area.

### 6.4 Geotechnical Investigations

At the time of writing no geotechnical investigations were made available to Momentum Environmental Ltd (MEL).

## 7 Historical Site Use Assessment

### 7.1 Previous Site Ownership and Use

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

#### **1426 Leeston Road -Lot 82 DP 105**

26 January 1872	James Lambie
10 January 1879	Michael Ryan & Stephen Ryan
1 May 1942	Patrick Redmond & Sarah Moore
2 Sept 1954	Cecil Joseph Jackman
29 May 1942	Ernest Desmond Johnson, Doyleston farmer

7 December 1955	John Clifford Ingold, Dairy farmer
24 June 1958	Stanley Douglas Ridden, Doyleston farmer
26 November 1958	John Edward Blain Scott, Christchurch farmer
25 January 1961	Marion Cecilia Hawkins and Neville Henry Hawkins, farmer
11 May 1972	Dale Maurice Moon, Lincoln student and Paula Moon
9 April 1975	Maurice Charles Gillard, freezing worker and Derryl Ann Gillard.
16 March 1984	Derryl Ann Gillard.
15 May 1985	Kenneth Durant Staite, bus driver.
9 December 2019	Shayden Christopher Allen Monk

#### **1430 Leeston Road -Lot 80 DP105 and Lot 79 DP105**

26 January 1872	James Lambie
9 June 1876	James O'Boyle
19 May 1930	Rose O'Boyle
21 February 1947	Stanley Douglas Ridden, Doyleston farmer
26 November 1958	John Edward Blain Scott, Christchurch farmer
25 January 1961	Marion Cecilia Hawkins and Neville Henry Hawkins, farmer
11 May 1972	Dale Maurice Moon, Lincoln student and Paula Moon
9 April 1975	Maurice Charles Gillard, freezing worker and Derryl Ann Gillard.
16 March 1984	Derryl Ann Gillard.
15 May 1985	Kenneth Durant Staite, bus driver.
9 December 2019	Shayden Christopher Allen Monk.

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

## **7.2 District Council Records**

The site is zoned Living 1 in the operative Selwyn District Plan. In the partially operative Selwyn District Plan the site is zoned Low Density Residential Zone.

There is no information on file at Selwyn District Council for 1426 Leeston Road.  
The property file for 1430 Leeston Road was provided by Selwyn District Council on 1 December 2023.

The available property files included the following relevant information:

3 August 1960:	Building Permit 52933 to erect a shed.
19 August 1965:	Building Permit B021291 to build porch onto the back of the house.
15 March 1989:	Building Permit G001940 to erect a model train room & sleepout.
3 March 1997	Building Consent R416627: Sewer Connection, CCC issued 12 November 1997.
15 April 2002:	Building Consent 020422: Installation of second-hand solid fuel heater CCC issued 29 April 2002.

## **7.3 Regional Council Records**

The subject site is not listed on ECan's Listed Land Use Registry (LLUR) for land use activities and industries associated with the Hazardous Activities and Industries List (HAIL). The full LLUR Statement is included in **Appendix B**.

The ECan GIS database shows there are no active consents on the subject site.

#### 7.4 LINZ Records

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

#### 7.5 Review of Historical Aerial Photographs

A total of nine aerial photographs have been sourced from the ECan GIS database. Copies of the aerial photographs used are included in **Appendix C**.

- The earliest available aerial photograph is from **1942** and shows the northwestern half of the site is in pasture. There is a dwelling in the southern part of the site with associated small sheds/structures nearby. There are mature trees in the garden/lawn area. There are a few residential houses to the south of the site and to the west and north the surrounding land is pasture.
- The next available aerial photograph is from **1962** and shows the addition of more sheds and a large glasshouse. The shed/structure closest to the dwelling has been extended and the garden appears to have rows of horticultural planting. A large farm shed has been constructed to the west of the subject site. Land adjacent to the shed on the western side of the site appears disturbed possibly from farm animals. There are no other significant changes to the surrounding area.
- The next available aerial photograph is from **1966** and is very blurry, it does show an additional shed/structure at the northern boundary of the site.
- The next available aerial photograph is from **1975**, the glasshouse and shed visible in the 1962 aerial have been removed. The north-west part of the site has maturing shelterbelt trees and appears to have rows of horticultural planting. The large farm building to the west of the subject site has also been removed. The land adjacent to the dwelling appears to be lawned. Some residential development is occurring beyond the site to the south and west.
- The next available aerial photograph is from **1984** and shows the land adjacent to the dwelling has visible rows of horticultural planting. The western portion of the site remains planted with maturing shelterbelt trees. This photograph also shows a large dwelling to the north of the subject site on the neighbouring property and residential dwellings being developed to the west.
- The next available aerial photograph is from **1994** it is quite blurry; however, it shows a new shed/structure just north of the dwelling. Surrounding land to the south-west is being further developed for residential use.
- The **2000** aerial photograph is very blurry however it does show the land on the western side of the site next to the shed is no longer used for planting as was visible in the 1984 aerial, the photograph is too blurred to determine current activities.
- The **2010** aerial photograph shows the addition of a sheds/structures at the northern end of the site. The western side of the site appears to be being used for storage of unknown materials possibly firewood logs. A smaller shed on the southern boundary has been constructed. A patch of bare earth near to the sleepout is visible in this photograph, possibly for use as a domestic produce growing area. Piles of materials/general rubbish are visible on the boundary with the neighbouring property to the north. Residential development has intensified on land beyond the site to the west.
- The latest aerial from **2019** shows the domestic produce growing area has been grassed over, the area around the dwelling and sleepout remain unchanged. The shed visible in the 2010 photo at the northern end of the site has been removed, piles of timber and dry tree trimmings possibly from the removal of the shelterbelt can be seen across the site, a 40ft container is visible in the southern part of the site. Piles of materials/general rubbish continue to be stored across the site next to boundaries and fencing on the site.



## 8 Site Inspection

A site inspection was undertaken on 6 December 2023 to assess the likelihood of soil contamination on the site. Site Inspection Plans detailing the structures on the site and potential sources of contamination are included in **Appendix D**.

The site is accessed via an entrance off Petticoat Lane. Lot 80 DP105 and Lot 79 DP105 at 1426/30 Leeston Road contain a dwelling, porch area, a workshop/garage, a sleepout and gardens. This site was generally untidy with rubbish items deposited in multiple locations. The dwelling is a pre-1940's timber and painted weatherboard structure with an iron roof. The paint on the house is flaking, likely to be lead based given the era of construction and the house is generally poorly maintained. The garage is constructed of timber framing with external painted weatherboard and metal cladding - this area has a dirt floor and oil staining was evident during the inspection. The workshop is also constructed of timber framing with external painted weatherboard and metal cladding with a concrete floor. It is likely this area was originally a dirt floor. The sleepout is constructed from timber and metal cladding with two large windows and is painted on the outside.

Lot 82 DP105 at 4 Petticoat Lane contains three sheds, a chicken house and old domestic produce growing areas. This site was also unkempt with rubbish items stored in multiple locations across the site some were obscured by long grass which covered a lot of the site. The shed closest to the entrance is timber framed with painted corrugated metal cladding and a concrete floor. Piles of rubbish items and treated timber were stored outside of this shed. A larger shed/chicken house nearby of similar construction had large pieces of suspected asbestos containing material (ACM) lining some of the walls and the entrance door. Some broken pieces of this material were found within the structure. It also contained empty plastic containers, drums and old broken furniture. Wooden signage was also found suggesting a small market gardening venture was previously operating at the site.

A smaller iron clad shed with an iron roof and painted window frames is located nearby. A more recently constructed timber framed and iron clad shed lies at the northwest side of the site close to the boundary fence.

There are a number of piles of rubbish items across the site containing treated timber, tree stumps, painted fence panels, rusty metal items, timber posts, pallets, plastic drums, broken painted wooden window frames and paint tins. Photos are shown below:



Photo 1 – Residential Dwelling



Photo 2 – Garage



Photo 3 – Garage floor



Photo 4 - Rear of house



Photo 5 – Sleepout



Photo 6 - Workshop



Photo 7 – Large shed with ACM material



Photo 8 - Shed door with ACM lining.





Photo 9 – Horticultural signage in shed



Photo 10 – Piles of rubbish items



Photo 11 – Piles of rubbish items



Photo 12 – Piles of rubbish items

## 9 Risk Assessment

### 9.1 Potential HAIL Uses Identified

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

#### **A – Chemical manufacture, application and bulk storage**

*10. Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glasshouses or spray sheds*

Aerials indicate horticultural uses occurred on the site from pre 1962 until sometime after 1994, and this is supported by the sale signage found in the shed. There was a large glasshouse on the site as seen on the aerial photographs in 1962. Fertilisers and pesticides are likely to have been used on the site. Contaminants of concern include heavy metals and organochlorine pesticides (OCPs).

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

A dwelling and sheds have been present on the site from at least the 1940's. Based on the era of the buildings present it is highly likely that lead based paint products and asbestos containing materials (ACM) were used and any natural deterioration or intentional removal may have caused contamination of the surrounding soils.

The sleepout was constructed circa late 1980's early 1990's, therefore it is unlikely that asbestos was used in its construction, however the external cladding is painted therefore it may pose a risk from lead-based paint.

Additional sheds were constructed during the 1960s when the use of asbestos containing materials was commonplace. Sheet ACM and broken pieces of ACM were found during the site inspection. There is a possibility that asbestos from the construction of the sheds and its deterioration over time may have contaminated the soils around them.

The workshop/garage area with a dirt floor had oil-like staining from likely vehicle equipment maintenance. There were multiple areas of rubbish items across the site containing treated timber, tree stumps, painted fence panels, rusty metal items, timber posts, pallets, plastic drums, broken painted wooden window frames and paint tins. It is considered likely that contaminants will be present that may pose a risk to human health.

Contaminants of concern include heavy metals, hydrocarbons and asbestos.

## 9.2 NESCS Regulation 6(3) Probability Assessment

In terms of the NESCS, Regulation 5(7) states that land is considered to be covered if an activity or industry described in the HAIL is being undertaken; has been undertaken; or is more likely than not to have been undertaken on it. Regulation 6 describes the methods for determining this. Method 6(3) is to rely on a Preliminary Site Investigation. The NESCS Users Guide indicates the test for 'more likely than not' is that there is more than a 50 percent likelihood of the HAIL having occurred. The table below states the likelihood of each HAIL identified:

**Table 3 – NESCS Probability Assessment**

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
A10 – Persistent pesticide bulk storage or use	-	-	Highly likely
I – Any other - lead paint, asbestos, hydrocarbons, pesticides	Yes	-	Highly likely

Therefore, the NESCS does apply to the site and resource consent may be required for activities controlled by the NESCS.

## 9.3 Conceptual Site Model

The following conceptual site model for the site indicates potentially complete exposure pathways:

**Table 4 – Conceptual Site Model**

<b>Conceptual Site Model</b>				
<b>Source</b>	<b>Pathways</b>		<b>Receptor</b>	<b>Exposure Pathway Status</b>
<ul style="list-style-type: none"> <li>Potential heavy metal, hydrocarbons and asbestos contamination associated with the dwelling, workshop/garage, sleepout and shed.</li> <li>Potential OCP and heavy metal contamination from pesticide storage and use</li> </ul>	<b>Human</b>	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities	Potentially complete
		Infiltration through soils to groundwater	Groundwater is assumed to be 0.7 – 1.9m deep at the site	Potentially complete
	<b>Ecological</b>	Surface runoff to waterways	Adjacent surface water drain	Potentially complete

Based on the conceptual site model, it is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the site.

## 10 Conclusion

This investigation has identified likely Hazardous Activities and Industries List (HAIL) activities on the site and there may be a risk to human health from contaminated soils. The following risks are present:

- Potential heavy metal and OCP contamination associated with market gardening and glass house use (HAIL A10)
- Potential heavy metal, hydrocarbon, OCP and asbestos contamination associated with the dwelling, sleepout, workshop/garage, sheds and storage of treated timber and other items across the site (HAIL I).

It is recommended that a Detailed Site Investigation (DSI) be carried out prior to development. It is recommended that a demolition asbestos survey should be carried out on all structures at the site and all asbestos materials removed prior to demolition. The DSI should occur following the demolition and removal of all rubbish and structures from the site to avoid the need for a two-phase investigation.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on the site. Therefore, the NESCS does apply, and resource consent will be required for future change of use and subdivision.

## 11 Limitations

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

otherwise stated. Momentum Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Momentum Environmental Limited reserves the right to review the report in the context of the additional information.

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

No part of this report may be reproduced, distributed, publicly displayed, or made into a derivative work without the permission of Momentum Environmental Ltd, other than the distribution in its entirety for the purposes it is intended.

## **Appendix A – Historical Certificates of Title**





John Lambie of Douglas, blacksmith, for the part of within section a rectangular block fronting onto the boundary hereinafter and back to the boundary hereinafter, the whole of the land being situated in the parish of Douglas, and the county of Antrim, and the title of the plan is "The Douglas Block".

Transfer No 2002 produced 16<sup>th</sup> June 1875 at 1.55 P.M. John Lambie to James Blackler the younger of part of within hand

Transfer No 2052 produced 29<sup>th</sup> June 1875 at 12.12 P.M. John Lambie to Elizabeth Tobin of Doylestown Widow of part of within hand

Transfer No 2715 produced 26<sup>th</sup> January 1876 at 12.14 P.M. John Lambie to Maria Victoria of part of within hand

Transfer No 3274 produced 9<sup>th</sup> June 1876 at 11.42 a.m. John Lambie to James O'Boyle of plot 77 and 80 on plan 105

Transfer No 3795 Produced 22<sup>nd</sup> September 1876 at 2.31 p.m. John Lambie to James Angus Boyd of Lot 27 28 29 30 31 Plan No 105

Transfer No 3873 produced 4<sup>th</sup> October 1876 at 10 a.m. John Lambie to Edward Frederick Bentley of Lot 54 plan No 105

Transfer No 3974 Produced 1<sup>st</sup> November 1876 at 10.23 a.m. John Lambie to James Angus Boyd of Lot 81 Plan No 105

Transfer No 3992 Produced 6<sup>th</sup> November 1876 at 2.25 p.m. John Lambie to John Richmond Jones of Lot 26 Plan No 105

Transfer No 4068 produced 28<sup>th</sup> November 1876 at 10.34 a.m. John Lambie to James O'Boyle of Lot 71 Plan No 105

Transfer No 4154 Produced 20<sup>th</sup> December 1876 at 12 noon John Lambie to Stephen Woodwards of Lot 35 Plan No 105

Transfer No 4161 Produced 20<sup>th</sup> December 1876 at 2.30 p.m. John Lambie to John Bennett of Lot 33 Plan No 105

Transfer No 4576 Produced 22<sup>nd</sup> March 1877 at 2.25 p.m. John Lambie to Joseph Huddings Boyd of South Western moiety of Lot 74 Plan No 105

Transfer No 4592 Produced 22<sup>nd</sup> March 1877 at 2.42 p.m. John Lambie to Alfred Roberts, William Roberts and Joseph Huddings Boyd of North Eastern moiety of Lot 74 Plan No 105

Transfer No 4927 Produced 22<sup>nd</sup> May 1877 at 12.24 p.m. John Lambie to John Joyce Harvey of Lot 72 and 100 Plan 105

Transfer No 4928 Produced 22<sup>nd</sup> May 1877 at 12.26 p.m. John Lambie to John Blackler of Lot 48 Plan 105

Transfer No 4930 Produced 22<sup>nd</sup> May 1877 at 12.29 p.m. John Lambie to James Blackler Junior of Lot 20 21 22 95 and 96 Plan 105

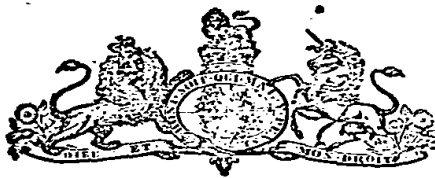
Transfer No 5015 Produced 1<sup>st</sup> June 1877 at 11.2 a.m. John Lambie to John Johnson of Lot 62 and 63 Plan 105

Transfer No 5173 produced 29<sup>th</sup> June 1877 at 11 a.m. John Lambie to Thomas Round of Lot 25 plan 105



# NEW ZEALAND.

(C)



(CERTIFICATE OF TITLE.

Register Book.  
Continuation  
Vol. I Folio 217

Transfer N<sup>o</sup> 5475 produced 7<sup>th</sup> August 1877 at  
11 am John Lambie to David Scott of lot 57 plan 105

Transfer N<sup>o</sup> 5595 produced 2<sup>nd</sup> August 1877 at 11 am  
John Lambie to Thomas Buchanan of lot 52 plan 105

Transfer N<sup>o</sup> 5705 produced 14<sup>th</sup> September 1877 at  
10 am John Lambie to Thomas Lewis of lot 58 plan 105

Transfer N<sup>o</sup> 5707 produced 14<sup>th</sup> September 1877 at 11 am  
John Lambie to Robert McCausland of lot 58 plan 105

Transfer N<sup>o</sup> 5708 produced 14<sup>th</sup> September 1877 at  
10 am John Lambie to Thomas Lewis of lot 58 plan 105

Transfer N<sup>o</sup> 5709 produced 14<sup>th</sup> September 1877 at  
11 am John Lambie to James McKelvie of lot 58 plan 105

Transfer N<sup>o</sup> 5770 produced 14<sup>th</sup> September 1877 at  
11 am John Lambie to James McKelvie of lot 58 plan 105

Transfer N<sup>o</sup> 5863 Produced 29<sup>th</sup> September 1877 at 12.10 pm.  
John Lambie to Robert Woods of lot 12. Plan 105.

Transfer N<sup>o</sup> 5932 Produced 9<sup>th</sup> October 1877 at 2.11 pm John Lambie to Frederick  
Andrew Berg of lot 34 Plan 105

Transfer N<sup>o</sup> 6104 Produced 2<sup>nd</sup> November 1877 at 12.15 pm. John Lambie to George  
Edmonds of lot 3 Plan 105

Transfer N<sup>o</sup> 6305 Produced 1<sup>st</sup> December 1877 at 2.5  
pm John Lambie to John Richmond of lot 34 Plan 105

Transfer N<sup>o</sup> 6276 Produced 5<sup>th</sup> December 1877 at 1.4 pm. John Lambie to William  
James Gifford Bluff of lot 10 Plan 105

Transfer N<sup>o</sup> 6277 Produced 5<sup>th</sup> December 1877 at 1.6 pm. John Lambie to William  
James Gifford Bluff of lot 10 Plan 105.

Transfer N<sup>o</sup> 6539 Produced 22<sup>nd</sup> January 1878 at 2.34 pm John  
Lambie to James Blacklock the  
younger of lot 58 Plan 105.

Transfer N<sup>o</sup> 6550 Produced 28<sup>th</sup> January 1878 at 2 pm  
John Lambie to James Blacklock the younger of lot 58 Plan 105

Transfer N<sup>o</sup> 8778 Produced 12<sup>th</sup> October 1878 at  
11.32 am John Lambie to Frederick Jameson  
of lot 44 and 50 Plan 105

Transfer N<sup>o</sup> 8779 Produced 12<sup>th</sup> October 1878 at  
11.34 am John Lambie to Albert Langdon  
of lot 44 Plan 105

Transfer N<sup>o</sup> 9446 Produced 27<sup>th</sup> November 1878 at 2 pm John Lambie to James McKelvie  
of lot 56 Plan 105

Transfer N<sup>o</sup> 9520 Produced 10<sup>th</sup> January 1879 at 2.38 pm John Lambie to Michael  
Ryan and Stephen Ryan of lot 52 Plan 105

Transfer N<sup>o</sup> 9521 Produced 15<sup>th</sup> June 1878 at 12.15 pm John Lambie to Messrs R. & J. Ryan  
of lot 1 Plan 105

Transfer N<sup>o</sup> 10749 Produced 11 July 1879 at 2.5 pm  
John Lambie to William James Gifford Bluff  
of lot 10 Plan 105

Transfer N<sup>o</sup> 11051 Produced 22<sup>nd</sup> August 1879 at 2.5 pm John Lambie to John Thomas Bluff  
of lot 97, 98 and 99 Plan 105

1/217

Transfer 11250 produced 25 September 1879  
at 12.30 am John Lambie to James Bruce of  
Lot 2 Plan 321

Transfer 11341 produced 9 October 1879  
at 12.30 am John Lambie to William Lambie  
Seymour Bruce of Lot 5 Plan 321

Transfer 11604 produced 24 November  
1879 at 10.2 am John Lambie to Benjamin  
Mullon of Lot 77 and 78 Plan 105

Transfer 11718 produced 17 May 1880 at 11.45 am  
John Lambie to Thomas Donohue of Lot 88  
533 inclusive Plan 105

Transfer 11944 produced 15 June 1880 at 12.10 pm  
John Lambie to William Mullon of Lot 105  
and 95 Plan 105

Transfer 12006 produced 5 July 1880 at 12.05 pm  
John Lambie to Thomas Donohue of Lot 88  
Plan 105

Transfer 27112 produced 25 November 1886 at 2.40 pm  
John Lambie to William Mullon Lot 66 Plan 105

Transfer 27618 produced 22 April 1887 at 11.50 am  
John Lambie to Thomas Donohue Lot 66 Plan 105

Transfer 28095 produced 13 May 1887 at 11.40 am  
John Lambie to William Mullon of Lot 105  
Plan 105

Transfer 28312 produced 20 September 1887 at 2.50 pm  
John Lambie to The New Zealand Loan and  
Merchants Agency Company Limited - land within land

Transfer 27860 produced 16 June 1887 at 2.40 pm  
The New Zealand Loan and Merchants Agency  
Company Limited to James Marshall - land in  
Transfer 28312

Transfer 28705 produced 10 January 1888 at 12.50 pm  
John Lambie to John McEachlan and others  
North East half Lot 75 Plan 105

Transfer 44594 produced 12 May 1897  
at 10.50 am John Lambie to John O'Donnell  
of Lots 51, 52 and 53 Plan 105

Transfer 79120 produced 22 May 1908 at 2.26 pm  
John Lambie to David Scott of Lot 119  
Plan 105

Transfer 13105 produced 15 February  
1912 at 3.10 pm John Lambie  
Richard Henry Trevellick of Lots 4  
42, and 43 Plan 105

Transmission 10221 to James  
Lambie of Kyle and James Bruce of  
Napier both Farmers Administrators  
of the estate of John Lambie entered  
May 1916 at 11.05 am (balance)

Queen Street shown on Plan  
105 (part of within land)  
recognized as a Public St.  
(The 67 Streets Ruled 67)

Transfer 110436 produced 8 May 1916  
at 2.50 pm James Lambie and another to  
William Boyle of Lot 73 Plan 105

Transfer 128316 produced 25 February  
1920 at 11.10 am James Lambie and  
another to Michael Gordon of Lots 4  
5, 6, 7, 8, 9, 16, 17, 18 and 19 Plan 105

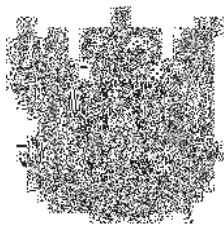
That Lots on 105 also recognized  
Plan 105 p. 292

Cancelled

Cancelled except as to streets:  
duplicate settings 18/1/16

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** **CB11K/807**

**Land Registration District** **Canterbury**

**Date Issued** 11 May 1972

**Prior References**

CB475/30

---

<b>Estate</b>	Fee Simple
<b>Area</b>	1973 square metres more or less
<b>Legal Description</b>	Lot 82 Deposited Plan 105

**Original Registered Owners**

Kenneth Durant Staite

---

**Interests**

Fencing Provision in Transfer 866519 - 11.5.1972

A399977.4 Mortgage to Westpac Banking Corporation - 15.4.1999 at 11.50 am

A399977.5 Mortgage to Patricia Helen Staite - 15.4.1999 at 11.50 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage A399977.4 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

8201394.1 CAVEAT BY SELWYN DISTRICT COUNCIL - 24.6.2009 at 12:39 pm

11603078.1 Discharge of Mortgage A399977.5 - 6.12.2019 at 2:58 pm

11620760.1 Withdrawal of Caveat 8201394.1 - 9.12.2019 at 8:28 am

11620760.2 Discharge of Mortgage A399977.4 - 9.12.2019 at 8:28 am

11620760.3 Transfer to Shayden Christopher Allen Monk - 9.12.2019 at 8:28 am

11620760.4 Mortgage to Westpac New Zealand Limited - 9.12.2019 at 8:28 am

## References

Prior C/T 475/30

Transfer No. 866519

N/C. Order No.

Land and Deeds 69



REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 11th day of MAY one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that DALE MAURICE MOON of Lincoln, Student and PAULA MOON his wife

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, that is to say: All that parcel of land containing 1 rood 38 perches or thereabouts, situated in Block XIV of the Leeston Survey District, being Lot 82 on Deposited Plan 105 part of Rural Section 5950



Assistant Land Registrar

Fencing Provision in Transfer 866519

Mortgage 866520 to George Henry Hawkins and Marion Cecilia Hawkins - 11/5/1972 at 9.40 a.m.

DISCHARGED  
Mortgage 30934/2 to Anne Hauschka to Mabel Elizabeth Collins and to Frances Australia England in shares - 9.4.1975 at 10.34 a.m.

Transfer 30934/1 to Maurice Charles Gillard of Christchurch, Freezing Worker and Derryl Ann Gillard his wife - 9.4.1975 at 10.34 a.m.

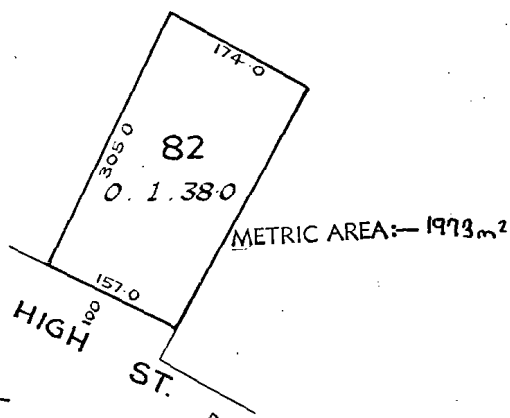
Mortgage 30934/3 to Dale Maurice Moon and Paula Moon in shares - 9.4.1975 at 10.34 a.m.

No.39962/1 Settled under the Joint Family Homes Act 1964 on Maurice Charles Gillard and Derryl Ann Gillard both abovenamed - 25.6.1975 at 9.02 a.m.

No.39962/2 Family Benefit Charge to The Housing Corporation of New Zealand - 25.6.1975 at 9.02 a.m.

Variation of Mortgage 30934/2 - 4-9-1978 at 10.41a.m.

Mortgage 195034/2 to Her Majesty the Queen - 22.9.1978 at 9.06 a.m.



Scale: 1 inch = 150 links

- OVER -

Register copy for L. &amp; D. 69, 71, 72

CT 11K/807

Transmission 216751/1 of the share of Mabel  
Elizabeth Collins in Mortgage 30934/2 to  
Norris Arthur Collins and Ernest George  
Collins as Executors - 7.3.1979 at 11.17 a.m.

*[Signature]*  
for A.L.R.

Transmission 249178/1 of the share of Annie  
Hauschild in Mortgage 30934/2 to William Fussell  
as Executor - 25.10.1979 at 9.58 am.

*[Signature]*  
for A.L.R.

Transfer 479651/1 to Derryl Ann Gillard  
of Oamaru, Femme Sole - 16.3.1984 at 9.53 am.

*[Signature]*

Transfer 546119/2 to Kenneth Durant  
Staite of Christchurch, Bus Driver  
- 15.5.1985 at 9.37a.m.

*[Signature]*

Mortgage 546119/3 to Michael Dean,  
and to Harold Parnwell Smith and  
Frederick Spencer Allott in shares  
- 15.5.1985 at 9.37a.m.

*[Signature]*  
for A.L.R.

Mortgage 686698/2 to Lesley Martin  
and Theresa Mary Martin and to Nancy  
Myra Stewart in shares - 17.6.1987  
at 10.18am

*[Signature]*  
for A.L.R.

Mortgage 806706/2 to Metropolitan Life  
Assurance Company of New Zealand Limited - 26.5.1989  
at 11.25am

*[Signature]*  
for A.L.R.

No. A124219/1 Change of Name of the  
mortgagee in mortgage 806706/2 to FAI  
Metropolitan Life Assurance Company of N.Z.  
Limited - 19.7.1994 at 11.25am

*[Signature]*  
for A.L.R.

Transfer A124219/2 of Mortgage 806706/2 to  
Kiwi Home Loans No. One Limited - 19.7.1994  
at 11.25am

*[Signature]*  
for A.L.R.

A367082.1 NOTICE TO CLAIM OF INTEREST UNDER  
SECTION 42(1) OF THE PROPERTY ACT 1976  
BY PATRICIA HELEN STAITE - 3.9.1998 at 11.40

*[Signature]*  
for A.L.R.

*[Signature]*  
for DLR

A399977.4 Mortgage to Westpac Banking  
Corporation

A399977.5 Mortgage to Patricia Helen Staite

all 15.4.1999 at 11.50

*[Signature]*  
for RGL



Image Quality due  
to Condition  
of Original

(C)  
L. 217

NEW ZEALAND



CANCELLED

CANCELLED

CERTIFICATE OF TITLE.

Register Book

Vol. XIX Folio 95

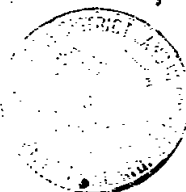
19 095

PURSUANT to Memorandum of Transfer No 3274 from John Lumbie James O'Boyle of Doyleston Labourer is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or indorsed hereon in that piece of land situated in the District of Hesse containing two woods twenty perches or thereabouts bounded as appears in the plan hereon and therein coloured green and comprising the Lots marked 79 and 80 on the plan deposited in the Land Registry Office as Plan No 105 which said piece of land is part of the Rural Section marked 5950 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor which said section was originally granted the third day of April 1865 under the lease of the colony and land of Sir George Grey then Governor of New Zealand to Cecil William Buckley

On this 9th day of June 1896 I have hereunto signed my name and affixed my seal this Ninth day of June one thousand eight hundred and seventy six.

Signed in the presence of

*J. Lumbie*  
the 9th day of June 1896



*J. Lumbie*

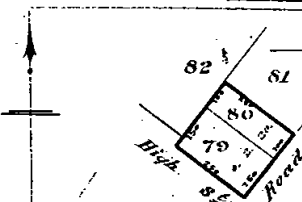
District Registrar  
of the District of Canterbury

Mortgage No 11746 produced 11th July 1896 at 2.15 pm James O'Boyle to the Canterbury Building Society Permanent

DISCHARGED

Mortgage No 11746 produced 11th July 1896 at 2.15 pm James O'Boyle to the Canterbury Building Society Permanent

DISCHARGED



Transfer of Mortgage 11746 produced 6th June 1896 at 2.15 pm to the Canterbury Building Society (Permanent) to the Mutual Benefit Building and Investment Society of Canterbury (Permanent)

Mortgage 72542 produced 11th July 1896 at 11.20 am James O'Boyle to the Government Advances to Settlers Office

DISCHARGED

Transfer 1947 produced 19 May 1900 at 2.45 pm James O'Boyle to Rose O'Boyle of Doyleston spinster left 4009 Evidence of Marriage of Rose O'Boyle with Frederick Heslop of Invercargill carpenter (now deceased) Entered 17 October 1945 at 2 pm

METRIC AREA = 2529 m<sup>2</sup>

Transfer 275181 produced 21st February 1947 at 11.36 Rose Heslop to Stanley Douglas Ridden of Doyleston Farmer

*Stanley Douglas Ridden*  
A.L.R.

Mortgage 228264 produced 21<sup>st</sup> February 1947  
at 11.57 am. Stanley Douglas Riddin to  
Bernard Alexander Main  
A.L.R.

Increase of the principal sum of Mortgage 228264  
produced 2 July 1947 at 11.40 a.m.  
Amesbury

Variation of the terms of Mortgage 228264  
produced 15 October 1953 at 11.59 am  
Amesbury

Variation of the terms of Mortgage 228264 produced  
the 17 day of August, 1953, at 11.47 am  
Amesbury

Variation of the terms of Mortgage 228264  
Produced 5/5/1958 at 9.38 am  
Amesbury

Transfer 991634 Stanley Douglas Riddin to John  
Edward Blain Scott of Christchurch Farmer  
Produced 26/11/1958 at 12.30 pm  
Amesbury

Mortgage 497575 to the New Zealand  
Building Society produced 16.3.1959 at 12.23 pm  
Amesbury

Mortgage 629048 to Australia and New  
Zealand Bank produced 25.1.1960 at 1.57 pm  
Amesbury

Transfer 702429 to Neville Henry Hawkins  
of Lyttelton, Farmer, and Marion Cecilia  
Hawkins his wife produced 25.1.1961 at 11.45 am  
Amesbury

Mortgage 702430 to Neville Henry Hawkins  
and Marion Cecilia Hawkins produced 25.1.1961 at 11.45 am  
Amesbury

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.

Mortgage 846935 to The State Advances  
Corporation - 27.10.1977 at 10.55 a.m.  
Amesbury

Discharge of Mortgage 702430 as to the  
share of Kura Lowe - 11/5/1972 at 9.40 a.m.  
Amesbury

Transfer 866519 to Dale Maurice Moon  
of Lincoln, Student and Paula Moon  
his wife - 11/5/1972 at 9.40 a.m.  
Amesbury

Mortgage 866520 to Neville Henry Hawkins  
and Marion Cecilia Hawkins in shares  
- 11/5/1972 at 9.40 a.m.  
Amesbury

Transfer 30934/1 to Maurice Charles  
Gillard of Christchurch, Freezing  
Worker and Derryl Ann Gillard his  
wife - 9.4.1975 at 10.34 a.m.  
Amesbury

Mortgage 30934/2 to Annie Hauschild,  
to Mabel Elizabeth Collins, and to  
Fanny Australia England in shares -  
9.4.1975 at 10.34 a.m.  
Amesbury

Mortgage 30934/3 to Dale Maurice Moon and  
Paula Moon in shares - 9.4.1975 at 10.34 a.m.  
Amesbury

No.39962/1 Settled under the Joint  
Family Homes Act 1964 on Maurice  
Charles Gillard, and Derryl Ann  
Gillard, both abovenamed  
25.6.1975 at 9.01 a.m.  
Amesbury

No.39962/2 Family Benefit Charge  
to the Housing Corporation of  
New Zealand - 25.6.1975 at 9.01 a.m.  
Amesbury

Variation of Mortgage 30934/2 - 4-9-1978  
at 10.41 a.m.  
Amesbury

Mortgage 195034/2 to Her Majesty the Queen  
- 22.9.1978 at 9.06 a.m.  
Amesbury

Transmission 216751/1 of the share of Mabel  
Elizabeth Collins in Mortgage 30934/2 to  
Norris Arthur Collins and Ernest George  
Collins as Executors - 7.3.1979 at 11.17 a.m.  
Amesbury

Transmission 249178/1 of the share of Annie  
Hauschild in Mortgage 30934/2 to William  
Fussell as Executor - 25.10.1979 at 9.58 am.  
Amesbury

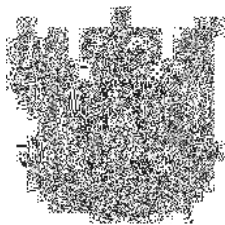
Transfer 479651/1 to Derryl Ann Gillard  
of Oamaru, Femme Sole - 16.3.1984 at  
9.53 am.  
Amesbury

O.C.T. 480564/1 - Cancelled and new  
22.3.1984 C.T. 25K/1044 issued  
Amesbury

CANCELLED

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**                      **CB25K/1044**

**Land Registration District**   **Canterbury**

**Date Issued**                      22 March 1984

**Prior References**

CB19/95

---

<b>Estate</b>	Fee Simple
<b>Area</b>	2528 square metres more or less
<b>Legal Description</b>	Lot 79-80 Deposited Plan 105

**Original Registered Owners**

Kenneth Durant Staite

---

**Interests**

A399977.4 Mortgage to Westpac Banking Corporation - 15.4.1999 at 11.50 am

A399977.5 Mortgage to Patricia Helen Staite - 15.4.1999 at 11.50 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage A399977.4 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

8201394.1 CAVEAT BY SELWYN DISTRICT COUNCIL - 24.6.2009 at 12:39 pm

11603078.1 Discharge of Mortgage A399977.5 - 6.12.2019 at 2:58 pm

11620760.1 Withdrawal of Caveat 8201394.1 - 9.12.2019 at 8:28 am

11620760.2 Discharge of Mortgage A399977.4 - 9.12.2019 at 8:28 am

11620760.3 Transfer to Shayden Christopher Allen Monk - 9.12.2019 at 8:28 am

11620760.4 Mortgage to Westpac New Zealand Limited - 9.12.2019 at 8:28 am

## References

Prior C/T 19/95

Transfer No.

N/C. Order No. 480564/1

Land and Deeds 69



## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of March one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that DERRYL ANN GILLARD of Oamaru, Femme Sole —

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, that is to say: All that parcel of land containing 2528 square metres or thereabouts being Lots 79 and 80 Deposited Plan 105 —



for Assistant Land Registrar

## Subject to:

Family Benefit Charge 39962/2 to The Housing Corporation of New Zealand - 25.6.1975 at 9.01 a.m.

15/5/85  
Davelle  
for A.L.R.

Ellesmere County

Transfer 546119/2 to Kenneth Durant Staite of Christchurch, Bus Driver - 15.5.1985 at 9.37a.m.

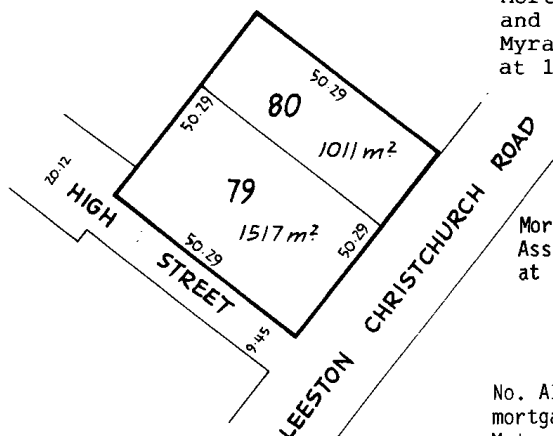
Mortgage 546119/3 to Michael Dean, and to Harold Parnwell Smith and Frederick Spencer Allot - 15.5.1985 at 9.37a.m.

Mortgage 686698/2 to Leslie Martin and Theresa Mary Martin and to Nancy Myra Stewart - 17.6.1987 at 10.18am

Mortgage 806706/2 to Metropolitan Life Assurance Company Limited - 26.5.1989 at 11.25am

No. A124219/1 Change of Name of the mortgagee in mortgage 806706/2 to FAI Metropolitan Life Assurance Company of N.Z. Limited - 19.7.1994 at 11.25am

over...



Total Area = 2528 m²

Measurements are Metric

No. 25K / 1044

No. 25K / 1044

## /1044

C. J. G. G. G.

A367082.2 NOTICE OF CLAIM OF INTEREST UNDER  
SECTION 42 OF THE REAL PROPERTY ACT 1976  
BY PATRICIA HEUEN ~~3.9.1998~~ 3.9.1998 at 11.40

Kone.

A399977.4 Mortgage to Westpac Banking Corporation

all 15.4.1999 at 11.50

*L. J. J. J. J.*

for RGL

88382A-50,000/9/82MK



38/230

NEW ZEALAND

CANCELLED

(C)  
1.27



(CERTIFICATE OF TITLE.

Register Book.

Vol. XXXVIII Folio 230

32

~~Cancelled~~

Pursuant to Memorandum of Transfer H-9520 from John Lambie.  
 Michall Ryan of Islands Track Farmer is now seized as tenant in  
 common of An undivided moiety or equal half part of an Estate in fee  
 Simple Subject nevertheless to such encumbrances liens and interests as  
 are notified by Memorial under written or indorsed hereon in that piece  
 of land situated in the District of Ellesmere containing Three acres three roods  
 and three perches or thereabouts bounded as appears in the plan in the margin  
 hereof and therein coloured green being the Lots marked 82.83.84.85.86 and 87  
 on the plan deposited in the Land Registry office at Christchurch as N:105.  
 Which said piece of land is part of the Rural Section marked 5950 delineated  
 in the Public Map of the said District deposited in the office of the Chief Surveyor  
 originally granted the third day of April 1865 under the seal of the colony and hand  
 of Sir George Grey the then Governor of New Zealand to Cecil William Buckley.  
 In Witness whereof I have hereunto signed my name and affixed my seal this  
 twelfth day of February one thousand eight hundred and seventy  
 nine.

Signed in the presence of  
 J. A. Ambrose  
 the 12<sup>th</sup> day of February 1879



*Edw. J. [Signature]*  
 District Land Registrar  
 of the District of Canterbury

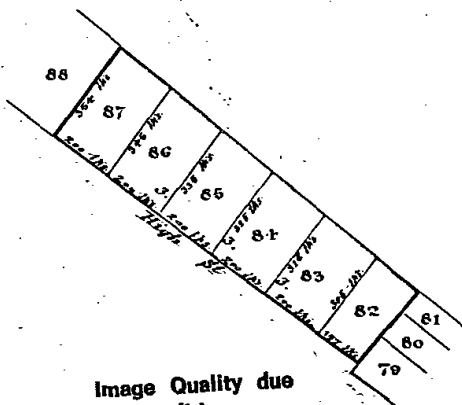


Image Quality due  
 to Condition  
 of Original

\* ~~Cancelled and New L.T. issued~~  
 Volume 475 folio 30. The only  
 having been lost  
 (See H-10071)  
 Transmission 34264 to Patrick Francis Ryan of  
 W. cedons former entered 1 May 1942 at 2.37pm  
 (No entry of this memorial has been made on the  
 Duplicate heretof.)  
 Transfer 24454 produced 1 May 1942 at 2.52pm.  
 Patrick Francis Ryan to Patrick Rodmond of  
 Christchurch retired and Sarah Moore  
 wife of David Moore of Auckland retired  
 railway servant as tenants in common in  
 equal shares. (No entry of this memorial  
 has been made on the duplicate heretof.)

~~Cancelled~~

38/230

38/230

CANCELLED

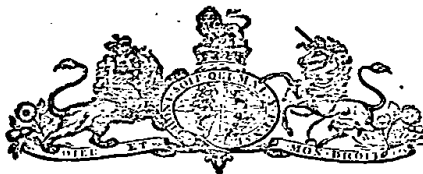


38/230

# NEW ZEALAND.

CANCELLED

(C)  
I 217



(CERTIFICATE OF TITLE.

Register Book.

Vol. XXXVIII Folio 231

Pursuant to Memorandum of Transfer No 9520 from John Lambie, Stephen Ryan of Hands Track Farmer is now seized as Tenant in Common of an undivided moiety or equal half part of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or indorsed hereon in that piece of land situated in the district of Blenheim containing three acres three roods and three furlongs or thereabouts bounded as appears in the plan in the margin hereof and therein coloured green being the lots marked 82.83.84.85.86 and 87 on the plan deposited in the Land Registry office at Christchurch as A.105 which said piece of land is part of the Rural Section marked 5950 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the third day of April 1865 under the seal of the colony and hand of Sir George Grey the then Governor of New Zealand to George William Buckley.

In Witness whereof I have hereunto signed my name and affixed my seal this twelfth day of February one thousand eight hundred and seventy nine.

Signed in the presence of  
J. A. Ambrose  
the 12<sup>th</sup> day of February 1879



*W. D. P.*  
District Land Registrar  
of the district of Blenheim

K 14114 Order of the Court produced 1 May 1942  
2.33 p.m. Vesting the above described land in  
Patrick Redmond of Christchurch retired and  
Sarah Moore wife of David Moore of Auckland  
retired railway servant as tenants in common  
in equal shares (No entry of this memorial  
has been made on the duplicate hercop)

Cancelled and New C.T. issued Volume 413 P. R.  
folio 30 the the Original having been lost  
(see K 14091)

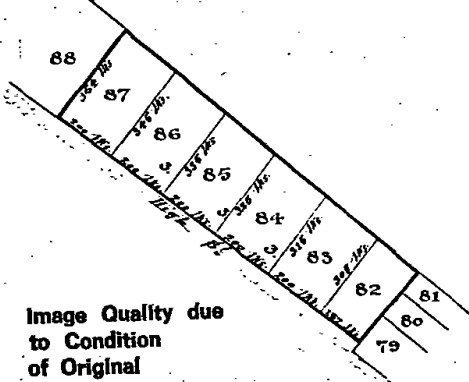


Image Quality due  
to Condition  
of Original

CANCELLED





CANCELLED

[Land and Deeds-4.

# NEW ZEALAND.

Form B.

Reference: 38  
Vol. 38, Folio 231  
Transfer No.  
Application No. K.14071  
Order for N/C No. K.14051



Register-book,  
Vol. 475, folio 30

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the First day of May, one thousand nine hundred and Twenty-two under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that PATRICK REDMOND of Christchurch Retired and SARAH MOORE wife of David Moore of Auckland Retired Railway Servant are seised of an estate in fee simple as tenants in common in equal shares

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THREE ACRES THREE RODS AND THREE PERCHES or thereabouts situated in Block XIV of the Leeston Survey District being Lots 82, 83, 84, 85, 86 and 87 on plan deposited in the Land Registry Office at Christchurch as No. 105 part of Rural Section 5950.

*A. B. Bloss*  
District Land Registrar.

Transfer 244860 produced 29 May 1902 at 12.35pm.  
Patrick Redmond and Sarah Moore to  
Ernest Desmond Johnson of Otago  
farmer.

Mortgage 218839 produced 14 September  
1904 at 2.53pm to Ernest Desmond  
Johnson to the Otago  
Corporation  
DISCHARGED  
Amhuweath a.c.

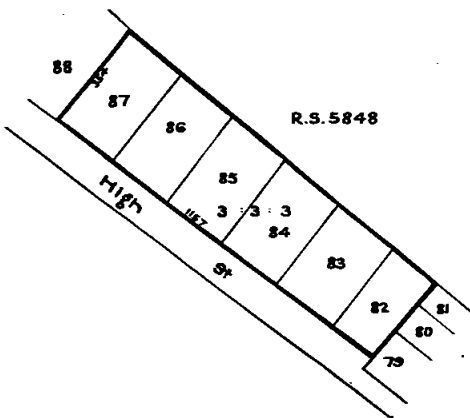
404039 Transfer to Ernest Desmond  
Johnson to Basil Joseph Jackson  
of Auckland by Deed produced  
2 September 1954 at 11.36am  
Amhuweath a.c.

404040 mortgage to Basil Joseph  
Jackson to the Guinness Longman  
& Lyall Bank Ltd. Capital Bank  
built on by the bank  
Longman Longman 2 September  
1954 at 11.38am.  
Amhuweath a.c.

404041 mortgage to Basil Joseph  
Jackson to the Guinness Longman  
Bank Ltd. Capital Bank  
built on by the bank  
Longman Longman 2 September  
1954 at 11.40am.  
Amhuweath a.c.

404042 Transfer Basil Joseph Jackson to John  
Blifford of Otago by Deed produced  
1 December 1955 at 2.46pm  
Amhuweath a.c.

Image Quality due  
to Condition  
of Original



Scale: 2 Chains to an Inch

- Over

476/30

Transfer 481994 John Clifford Ingold to Stanley Douglas Ridden of Doyleston Farmer produced at 6/1/972 at 10.2 am

*H. Monat*

Transfer 791654 Stanley Douglas Ridden to John Edward Blain Scott of 6 Huntchurch Farmer produced 26/11/972 at 12.30 pm

*H. Monat*

Mortgage 197575 John Edward Blain Scott to The Northland Corporation Terminating Building 1835-1959 at 12.30 pm

**DISCHARGE**

Mortgage 629025 to 7.9.1964 at 1.37 pm

**DISCHARGE**

Transfer 702429 to Neville Henry Hawkins of Doyleston, Farmer and Marion Cecilia Hawkins his wife 25.1.1961 at 11.45 am

*H. Monat*

Mortgage 702430 to Helma Margaret Helma Hapson, and to Kura Lowe in shares 25.1.1967 at 11.45 am

*H. Monat*

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.

*H. Monat* A.L.R.

Mortgage 846935 to The State Advances Corporation - 27.10.1971 at 10.55 a.m.

*H. Monat* A.L.R.

Discharge of Mortgage 846935 as to Lot 82 DP 105 - 11/5/1972 at 9.40 a.m.

*H. Monat* A.L.R.

Discharge of Mortgage 702430 as to the share of Kura Lowe - 11/5/1972 at 9.40 a.m.

*H. Monat* A.L.R.

Discharge of Mortgage 702430 as to lot 82 DP 105 - 11/5/1972 at 9.40 a.m.

*H. Monat* A.L.R.

Transfer 866519 of Lot 82 DP 105 to Dale Maurice Moon and Paula Moon - 11/5/1972 at 9.40 a.m. 11K/807

*H. Monat* A.L.R.

Transfer 866519 Cancelled and new 11/5/1972 CT 11K/808 issued for lots 83-87 DP 105 inclusive

*H. Monat* A.L.R.

CANCELLED  
DUPLICATE DESTROYED



## **Appendix B – LLUR Statement**

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ361998

**Date generated:** 01 December 2023  
**Land parcels:** Lot 80 DP 105  
Lot 82 DP 105  
Lot 79 DP 105



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

## Sites at a glance

 **Sites within enquiry area**

There are no sites associated with the area of enquiry.

 **Nearby sites**

There are no sites associated with the area of enquiry.

## More detail about the sites

There are no sites associated with the area of enquiry.

 **Nearby investigations of interest**

There are no investigations associated with the area of enquiry.

## Disclaimer

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

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

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

## **Appendix C – Historical Aerial Photographs**





1942 aerial

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:54 PM







1962 aerial

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0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:55 PM







1975 aerial

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0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:56 PM







1984 aerial

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0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:56 PM







1994 aerial

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0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:56 PM







2000 aerial

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0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:57 PM







2010 aerial

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.01 0.01 0.02 0.03 Kilometres

Scale: 1:500 @A3

Map Created by Canterbury Maps on 1/12/2023 at 1:57 PM









## **Appendix D – Site Inspection Plan**



## LEGEND

- text Potential HAIL activity / source of contamination
- text Description of structures/areas not considered to pose a risk
- Approx. extent of risk area.
- Specific area of risk
- Existing piles of treated timber and general rubbish

Graphic scale is approximate only



Date: 6 December 2023

Drawing No: 821/1

## 1426 & 1430 Leeston Road, Canterbury Site Inspection & Risk Area Plan

### Notes:

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