



Soil Contamination Risk Preliminary Site Investigation Report

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

December 2023



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Specialist soil contamination experts, keeping your project moving.

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

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 625m² to 965m².

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 (NESCS) 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 NESCS 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.

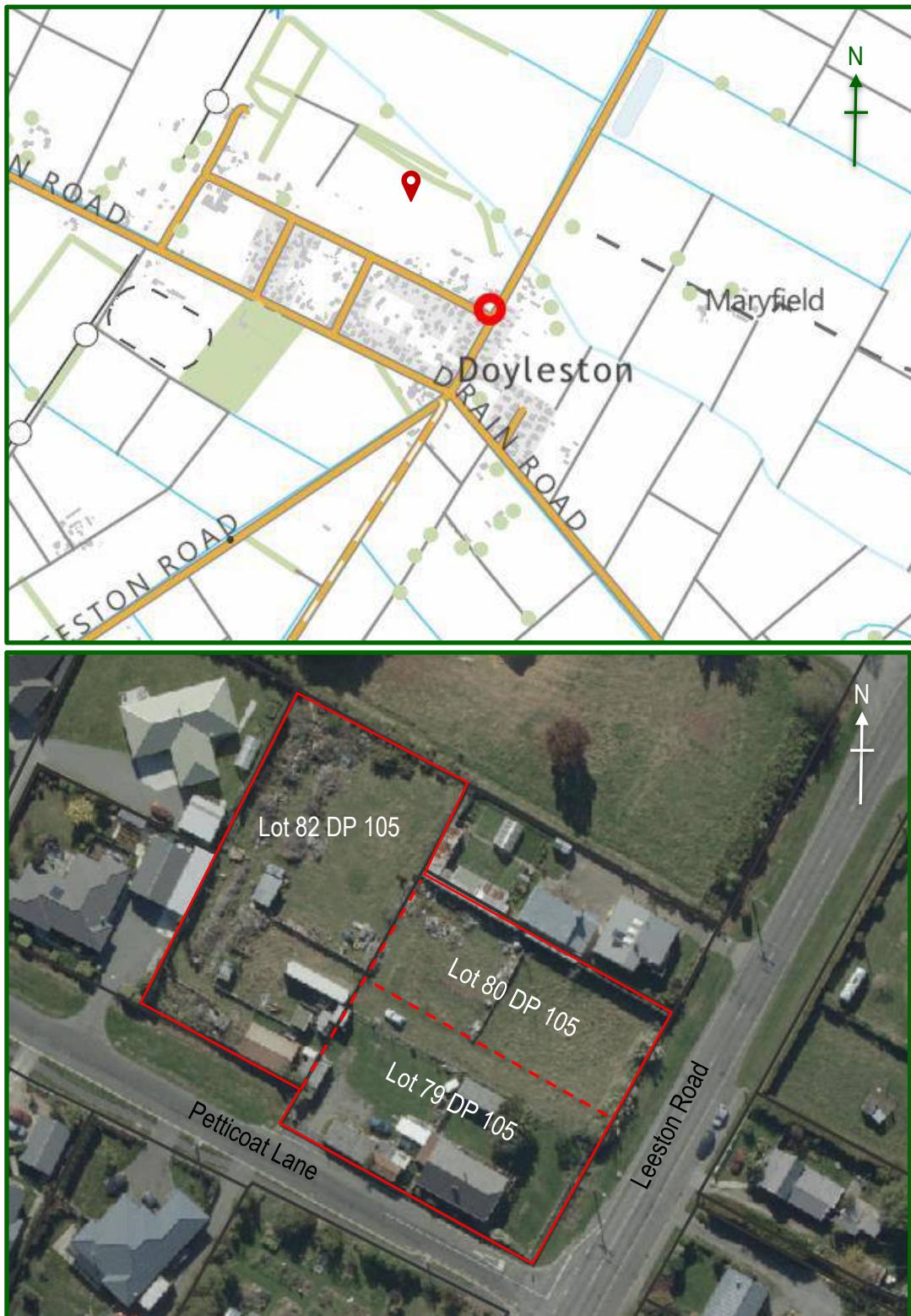


Figure 1 – Location Plan

5 Proposed Site Use

It is proposed to subdivide the site into 6 residential lots varying in area from 625m² to 965m².

6 Site Description

6.1 Environmental Setting

Table 2 – Environmental Setting

Topography	The site is generally flat land.
Geology	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.
Soil Trace Elements	According to the ECan GIS database, natural concentrations of trace elements for the site are those of the 'Regional, Gley'.
Groundwater	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.
Surface Water	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

Conceptual Site Model				
Source	Pathways		Receptor	Exposure Pathway Status
<ul style="list-style-type: none"> Potential heavy metal, hydrocarbons and asbestos contamination associated with the dwelling, workshop/garage, sleepout and shed. Potential OCP and heavy metal contamination from pesticide storage and use 	Human	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
	Ecological	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

Image Quality due to Condition of Original

a. 348(c)



4 SHEETS.

[CERTIFICATE OF TITLE.]

CANCELLED

Register Book,

Fol. 7 Polio 217

Graceland

Cancelled

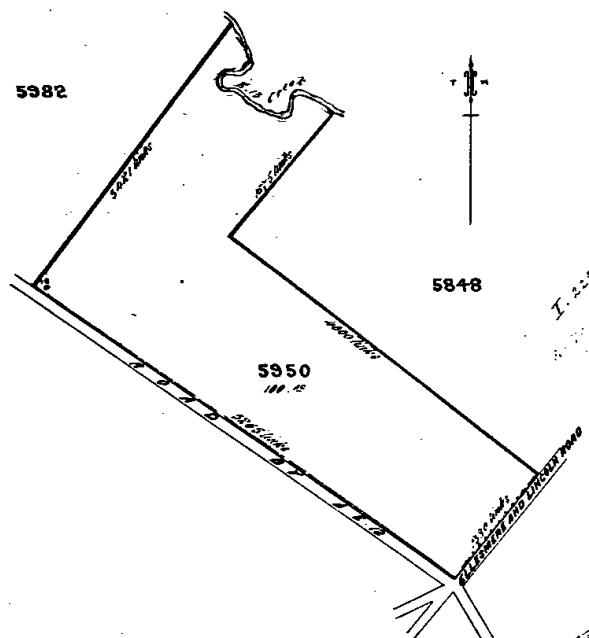
John Smith's of Boston, Mass., is owner of one lot in the village, subject to an interest in some
exchanges him and interest as an original subscriber underwritten in several lots in that piece
of land situated in the District of Roxbury containing the 41 hundred acres of land now known as appears
in the plan in the margin being and herein called green land measuring on the North Easting and from
the road in the south Westing one thousand and one hundred and forty five acres in the first section
with three thousand four hundred and forty one acres and in the tenth section with one thousand six hundred
and forty five acres and in the eleventh section with eighty acres which said piece of land is the same
described marked 5950 situated in the village of Roxbury District aforesaid in the office of the City
Surveyor which said district was originally granted the first day of April 1803 under the seal of the City
and hence of the Surveyor being the true specimen of the original record of William Buckley.

In witness whereof I have hereunto signed my name and affixed my seal this
- Society date 20th January 1872

John Mulligan.
District Court Clerk
of the District of Columbia.

John Mulligan
District Court Clerk
of the District of Columbia.





Deces for £22, dated the 26th day of January 1822
produced the 27th day of January 1822 at 12th m^o p^m w.
from John Smith to Ann between her & herself —
Witnesses of the Recd party were John, John
Smith East running his chains and such Smith & John
in a rectangular box were buried and fifty links —
the death ring being from John's distance from death
comes of his hand, his intention £20, buried the

29th day of January 1888 at 2¹³ P.M.
After the hours of
This certificate is presented to be held sufficient in
order that you may have sufficient time to
get it.

Grant for No. 79, dated the 26th day of April, published
the 8th day of May 1872 at 5 p. m. from the Library of Congress.

Item 1/11. Part of a chain blacksmith's tools part of within which a rectangular block containing both two banding bars and nail heads. Weight one pound. Price 10/- November 10th 1875 at 10/-

Transfer No. 20 Transfer 1/11. Part of a chain blacksmith's tools part of within which a rectangular block containing both two banding bars and nail heads. Weight one pound. Price 10/- November 10th 1875 at 10/-

This article is cancellled as to land mentioned in Transfer 79. 80 and part of lot 40 is included in Vol II folios 40 - 41. The transfer is 1/11.

Transfer No. 2002 produced 16th June 1875 at 1.55 P.M. John Lambie to James Blackler the younger of part of within land.

Transfer No. 2052 produced 29th June 1875 at 12.12 P.M. John Lambie to Elizabeth Tolson of Dingleston Widow of part of within land.

Transfer No. 2715 produced 26th January 1876 at 12.12 P.M. John Lambie to Her Majesty Queen Victoria of part of within land.

Transfer No. 3279 produced 4th June 1876 at 10.42 a.m. John Lambie to James O'Boyle of lot 77 and 80, ex-Plan 105.

Transfer No. 3795 Produced 22nd September 1876 at 2.31 p.m. John Lambie to James English Boyd of lots 27, 28, 29, 30, 31, Plan No. 105.

Transfer No. 3843 produced 4th October 1876 at 10.42 a.m. John Lambie to Edward Frederick Bentley of lot 59, Plan No. 105.

Transfer No. 3974 Produced 1st November 1876 at 10.33 a.m. John Lambie to James English Boyd of lot 81, Plan No. 105.

Transfer No. 3992. Produced 6th November 1876 at 2.25 p.m. John Lambie to John Richmond Jones of lot 26, Plan No. 105.

Transfer No. 4068 produced 26th November 1876 at 10.34 a.m. John Lambie to James O'Boyle of lot 71, Plan No. 105.

Transfer No. 4154 produced 20th December 1876 at 12. noon John Lambie to Stephen Woodward of lot 35 Plan No. 105.

Transfer No. 4161 produced 20th December 1876 at 2.30 p.m. John Lambie to John Burroughs of lot 33, Plan No. 105.

Transfer No. 4576 produced 22nd March 1877 at 2.25 p.m. John Lambie to Joseph Hastings Boyd of South Western moiety of lot 44, Plan No. 105.

Transfer No. 4578 produced 22nd March 1877 at 2.42 p.m. John Lambie to Alfred Roberts, William Roberts and Joseph Hastings Boyd of North Eastern moiety of lot 44, Plan No. 105.

Transfer No. 4927 produced 22nd May 1877 at 12.24 p.m. John Lambie to John George Harvey of lots 72 and 100, Plan 105.

Transfer No. 4928 produced 22nd May 1877 at 12.26 p.m. John Lambie to John Blackler of lot 48, Plan 105.

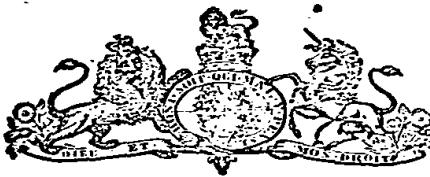
Transfer No. 4930 produced 22nd May 1877 at 12.29 p.m. John Lambie to James Blackler junior of lots 20, 21, 22, 95 and 96, Plan 105.

Transfer No. 5015 produced 4th June 1877 at 10.42 a.m. John Lambie to John Johnson Lee of lots 62 and 63, Plan 105.

Transfer No. 5173 produced 29th June 1877 at 10.42 a.m. John Lambie to Thomas Round of lots 25, Plan 105.

NEW ZEALAND.

(C)



(CERTIFICATE OF TITLE.

Register Book.
Continuation
Vol. I Edin. 2. 17

Transfer No 5475 produced 9th August 1879 at
10am John Lambie to Ward Scott of lot 57 Plan 105

Transfer No 5595 produced 25th August 1879 at 11.15
John Lambie to Thomas Giffard Blackett of lot 66 Plan
105

Transfer No 5705 produced 14th September 1879 at
10am John Lambie to Thomas Blacker Edmundson Farmer
105 Plan 105

Transfer No 5707 produced 14th September 1879 at 1.45pm
John Lambie to Robert Lee Gaskell of Weston Labour
105 Plan 105 and 20 Plan 105

Transfer No 5708 produced 14th September 1879 at
10am John Lambie to Thomas Lee of Weston Labour
105 Plan 105

Transfer No 5709 produced 14th September 1879
1.45pm John Lambie to James Blacker of Weston Labour
105 Plan 105

Transfer No 5710 produced 14th September
1.45pm John Lambie to James Blacker of Weston Labour
105 Plan 105

Transfer No 5863 Produced 29th
September 1879 at 12.10pm
John Lambie to W. Woods of lot
12 Plan 105

Transfer No 5932 Produced 9th October
1879 at 2.11pm John Lambie to
Andrew Berg of lot 54 Plan 105

Transfer No 6104 Produced 2nd November
1879 at 12.15pm John Lambie to George
Edmonds of lot 3 Plan 105

Transfer No 6305 Produced 7th December 1879 at 2.25
pm John Lambie to Tom Edmunds of lot 54 Plan
105 Plan 105

Transfer No 6276 Produced 5th December
1879 at 1.4pm John Lambie to William
James Giffard Blackett of lot 10 Plan 105

Transfer No 6277 Produced 5th December
1879 at 1.6pm John Lambie to William
James Giffard Blackett of lot 66 Plan
105

Transfer No 6309 Produced 2nd October
1879 at 2.34pm John
Lambie to James Blacker the
younger of lot 58 Plan 105

Transfer No 6354 Produced 20th February 1880
John Lambie to James Blacker the younger of lot 22 and 24
Plan 105

Transfer No 6378 Produced 12th October 1879 at
11.34am John Lambie to Frederick Jameson
of lots 49 and 50 Plan 105

Transfer No 6399 Produced 12th October 1879 at
11.34am John Lambie to Albert Langdon
of lot 11 Plan 105

Transfer No 6466 Produced 21st December
1879 at 2.30pm John Lambie to James Blacker
of lot 56 Plan 105

Transfer No 6530 Produced 10th January
1879 at 2.28pm John Lambie to Michael
Ryan and Stephen Ryan of lots 52 to 57
inclusive Plan 105

Transfer No 6704 Produced 15th June 1878
John Lambie to John Lambie to William Nixon
Boring Company Limited of lot 1 Plan 105

Transfer No 6710 Produced 11th July 1878 at 2.30pm
John Lambie to William James Giffard Blackett
of lot 66 Plan 105

Transfer No 6841 Produced 22nd August 1879
John Lambie to John Lambie to John James Bell
of lots 97, 98 and 99 Plan 105

1/217

1892 Van der W. 11253 produced 25 September 5-9
an 11.50 km from Lambie to same as of
for c. Plan 321 Red

Transfer C-3105 (now) 15 Feb
1912 at 3:10 p.m. John Lambie
Richard Henry Lovell of lot 50
42, an 42 of lot 105 ex-empt
Feb 15

transmission 10221 to James
Zembit of Hale and James Bruce,
Seafield both Farmers Administrators
of the estate of John Zembit entered,
May 1916 at 11:05 and balance) S. L. R.

Queen Street shown on plan
105 (front of within land)
recognized as a Public St.
(no 67 Streets Runn.).

Transfet 110436 produced 8c May 1916
at 2.20 pm James Lambie and another to
William G Boyle of lot 73, plan 105.

Transf 188316 produced 25 February
1920 at 11.10 am James Lambe and
another to Michael Gordon offots &
5.6.7.8.9.16.17.18 and 19 plan 105
L.A. D.R.P.

That starts on SP 105 also recognized
Saw this 2.298.

Cancelled.

Cancelled except as to Streets
duplicate returns 18/1/66.

~~CANCELLED~~

January 28, 1936 received from Dr. H. C. C. Smith
from Tombigbee River in the vicinity of
Lure, AL-35-33. Item 26. *Endemis* sp. sp.

Transfer 27112 produced 25 November 1896 at 240 pm
John Lambie to William Fabbria Esq by telegraph

93 Transfer 27618 produced 20 April 1887 for 1150 acres
John Lambie to Thomas Denoue lot 61 platers

93 Stauffer 27618 produced 26 April 1887, at 11:50 a.m.
John Lambe to Thomas Donohue lot 64 plates

Employed by S. B. G. & Son, 13 May 1887 at 10 a.m.
John Starkie, b. William, calling of 5000. £1000
125

Transfer 28312 produced 20 September 1927 at 2.50
p.m. John Robbie to The New Zealand Room and

Mercurial Agency Company Limited - part within law
Mercurial Agency Company Limited - part within law

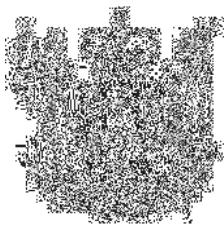
Transfer 27860 produced 16 June 1887 at 240pm
The New Zealand Swan and Mercantile Agency
Company limited to James Marshall - and in
Transfer 28312 — *Mr. W. G. Smith*

Transfer 28705 proceeded 10 January 1888 C. u. 1258 fm.
John Lambie to John McFiehan and others,
North East Galt lot 75 plan 105

Franklin Park

transfer 44 594 produced 12 May 1897
at 10:50 a.m. from Lambie to John S. Donnelly

Feb 51, 52 and 53 him too. *Glendale*



**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

Estate Fee Simple

Area 1973 square metres more or less

Legal Description 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



Fencing Provision in Transfer 866519

A.L.R. Assistant Land Registrar

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

A.L.R.

DISCHARGED

Mortgage 30934/2 to ~~Anne Hauschke~~
Mabel Elizabeth Collins and no Family
Australia England in shares - 9.4.1975
at 10.34 a.m.

A.L.R.

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.

A.L.R.

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

A.L.R.

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.

A.L.R.

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

A.L.R.

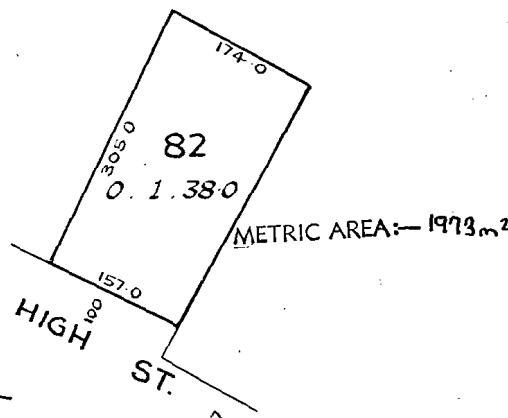
Variation of Mortgage 30934/2 - 4-9-1978 at
10.41 a.m.

DISCHARGED.

A.L.R.

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

A.L.R.



Scale: 1 inch = 150 links

- OVER -

Register copy for L. & 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.

J. Mason
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.

J. Mason
for A.L.R.

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

J. Mason

for A.L.R.

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

J. Mason

for A.L.R.

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

J. Mason

for A.L.R.

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

J. Mason

for A.L.R.

Mortgage 806706/2 to Metropolitan Life
Assurance Company of N.Z. Limited - 26.5.1989
at 11.25am

J. Mason

for A.L.R.

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

J. Mason

for A.L.R.

A367082.1 NOTICE OF CLAIM OF INTEREST UNDER
SECTION 42(3) METROPOLITAN PROPERTY ACT 1976
BY PATRICIA HELEN STAITE - 3.9.1998 at 11.40

J. Mason

for DLR

A399977.4 Mortgage to Westpac Banking
Corporation

A399977.5 Mortgage to Patricia Helen Staite

all 15.4.1999 at 11.50

J. Mason

for RGL



Image Quality due
to Condition
of Original

NEW ZEALAND.

CANCELLED

CANCELLED

61
960

(C)
I. 217



CERTIFICATE OF TITLE.

Register Book

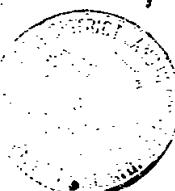
Vol. ~~XIX~~ 9
Folio. 95

Will want to remandum of Survey No 3279 from John Lambie
James O'Boyle of Duxleyton Labourer is now seized of an estate in
feeling subject nevertheless to such encumbrances lands and interests
as are avified by Memorial under written or enclosed herewi in that
piece of land situated in the District of Blenheim containing thereon
Twenty fourches or acres bounded adspicere in the plan herewi
and therein enclosed green and comprising the Lots marked 79 and 80
on the plan deposited in the Land Registry office as Plan No 105 Which on
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 seal of the Colony and land of Sir George Grey then Governor of New
Zealand to Lieut. William Buckley

In witness whereof 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. J. Duxleyton



for and

District Land Registrar
of the District of Canterbury

Mortgage No 114749 produced 11th April 1896 at 2.15 pm from James O'Boyle to the Canterbury Building Society Permanent.

Mortgage No 114683 produced 25th February 1897 at 2.15 pm from James O'Boyle to Canterbury Building Society Permanent.

DISCHARGED

DISCHARGED

25. 2. 1897. DLR

Transfer of Mortgage 114683 produced 25th June 1897 at 2.15 pm
to Canterbury Building Society (Permanent) to the Mutual
Benefit Building and Investment Society of Canterbury
(Permanent)

Mortgage 114749 produced 11th April 1896 at 2.15 pm
from James O'Boyle to the Canterbury Building Society Permanent
discharged to Canterbury Building Society Permanent

Transfer 114683 produced 25th February 1897 at 2.15 pm
from James O'Boyle to Rose O'Boyle of Duxleyton spinster
of £14,000 Evidence of marriage of Rose O'Boyle
with Frederick Sealof of Duxley carpenter (now
deceased) Entered 17 October 1945 at 2 pm

Transfer 275181 produced 21st February 1947 at 11.30
from Rose Sealof to Stanley Douglas Riddell of Duxley
farmer.

METRIC AREA = 2529 m²

1995
061

R.P.

over

G. M. O'Boyle
H. L. O'Boyle
G. M. O'Boyle
H. L. O'Boyle

Mortgage 228264 produced 21st February 1967
at 11.57 a.m. Stanley Douglas Riddon to
Bernard Alexander Main ^{ALD} *McLaren*

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

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

Variation of the terms of Mortgage 228264
produced 15 October 1967 at 11.59 a.m.

Announcement

Variation of the terms of Mortgage 228264 produced
the 17 day of August, 1953, at 11.47 a.m.

Variation of the terms of Mortgage 228264
Produced 6/6/1958 at 9.38 a.m.

Transfer 991654 Stanley Douglas Riddon ^{ALD} to John
Edward Blain Scott of Christchurch *Thames*
Produced 26/11/1958 at 12.30 p.m. *Wisehaven*

Mortgage 497575 ^{DISCHARGED} Edward Blain Scott
to The New Zealand Housing Corporation Terminating
Building Society produced 16/3/1959 at 12.23 p.m.
Wisehaven ^{ALD}

Mortgage 629048 ^{DISCHARGED} Australia and New
Zealand ¹⁹⁶⁰ at 1.57 p.m. 25/1/1960
at 1.57 p.m. ¹⁹⁶⁰ *Wisehaven* ^{ALD}

Transfer 702429 to Neville Henry Hawkins
of Easterton, Farmer, and Marion Cecilia
Hawkins his wife ^{shares} - 25.1.1961 ^{ALD}
at 11.45 a.m. *Wisehaven*

Mortgage 702430 to Neville Henry Hawkins
and Marion Cecilia Hawkins and to their
children ^{shares} - 25.1.1967 at 9.40 a.m.
Wisehaven

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.

Simson ^{A.L.R.}

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

Simson ^{A.L.R.}

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

Simson ^{A.L.R.}

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

Simson ^{A.L.R.}

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

Simson ^{A.L.R.}

~~DISCHARGED~~ ^{A.L.R.}
Mortgage 30934/2 to Annie Hauschild,
to Mabel Elizabeth Collins and to
Fanny Australia England ^{shares} -
9.4.1975 at 10.34 a.m.

~~DISCHARGED~~ ^{A.L.R.}
Mortgage 30934/3 to Dale Maurice Moon and
Paula Moon ^{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 Darryl Ann
Gillard, both abovenamed
25.6.1975 at 9.01 a.m.

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

Simson ^{A.L.R.}
Variation of Mortgage 30934/2 - 4-9-1978
at 10.41 a.m.

R.D. Murphy ^{for A.L.R.}
Mortgage 195034/2 to Her Majesty the Queen
- 22.9.1978 at 9.06 a.m.

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.

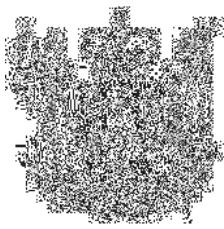
Simson ^{for A.L.R.}
Transmission 249178/1 of the share of Annie
Hauschild in Mortgage 30934/2 to William
Fussell as Executor - 25.10.1979 at 9.58 a.m.

Transfer 479651/1 to Darryl Ann Gillard
of Oamaru, Femme Sole - 16.3.1984 at
9.53 a.m.

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

Simson ^{A.L.R.}
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

Estate Fee Simple

Area 2528 square metres more or less

Legal Description 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



No. 25K / 1044

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 seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan heron, 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.

1515/2
Davelle
FCP.A.L.
for A.L.R.

Ellesmere County

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

Davelle
DISCHARGE for A.L.R.

Mortgage 546119/3 to Michael Dean, and to Harold Parnwell Smith and Frederick Spencer Allot 1/2 shares - 15.5.1985 at 9.37a.m.

Davelle
for A.L.R.

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

for A.L.R.

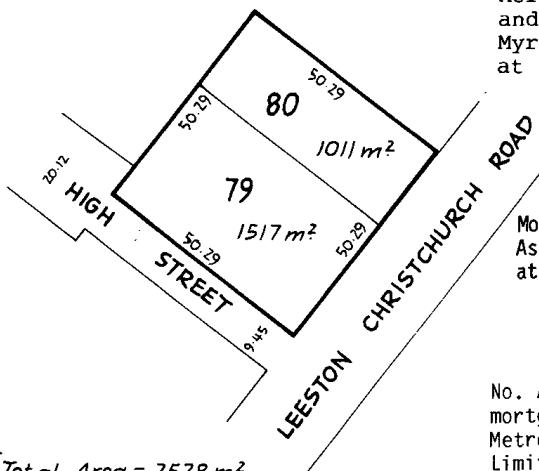
Mortgage 806706/2 to Metropolitan Life Assurance Company Limited - 26.5.1989 at 11.25am

DISCHARGED
15 APR 1990
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

for A.L.R.

over...

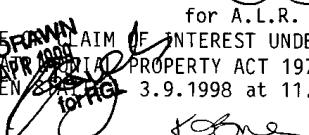


CERTIFICATE OF TITLE No. 25K /1044

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


for A.L.R.

A367082.2 NOTICE OF INTEREST UNDER
SECTION 42 OF THE PROPERTY ACT 1976
BY PATRICIA HELEN STAITE 3.9.1998 at 11.40


for DLR

A399977.4 Mortgage to Westpac Banking
Corporation

A399977.5 Mortgage to Patricia Helen Staite

all 15.4.1999 at 11.50


for RGL

NEW ZEALAND

CANCELLED

(C)
1.27



CERTIFICATE OF TITLE.

Register Book.

Vol. XXXVIII Folio. 230

38

Canceled

Wish to Mencandum of Transfer No. 9526 from John Lambie.
 Michael Ryan of Shands Creek Farmer is now desired 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 indored hereow in that piece
 of land situated in the District of Blenheim containing three acres three rods
 and three perches or there abouts 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 No. 105.
 Which said piece of land is part of the Rural Section marked 3450 delineated
 in the Public Land 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.
 M. W. M. whereof I have herunto 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 12th day of February 1879


 District Land Registrar
 of the District of Canterbury

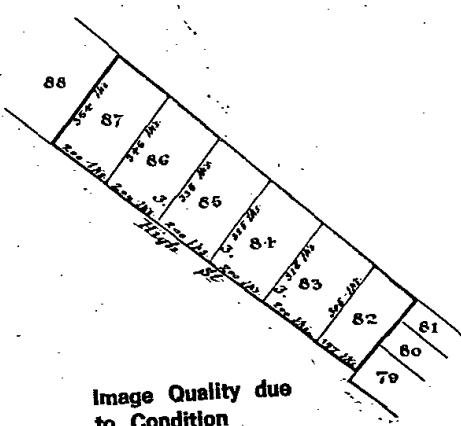


Image Quality due
 to Condition
 of Original

* Canceled and New L.R. issued
 Volume 475 folio 30 the 25th
 having been lost
 (See K. 44071)

Transmission 34264 to Patrick Francis Ryan of
 W. Cedons former entered 1 May 1942 at 2.30pm
 (No entry of this memorial has been made on the
 duplicate hereof.)

Transfer 24454 produced 1 May 1942 at 2.30pm.
 Patrick Francis Ryan to 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 hereof.)


Canceled

38/230

CANCELLED



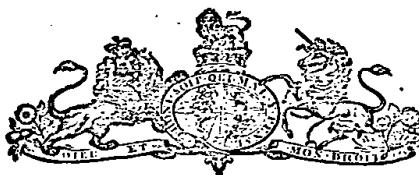
38/230

NEW ZEALAND.

CANCELLED

38/221

(C)
1217



CERTIFICATE OF TITLE.

Register Book

Vol. XXXVIII Folio 231

11/1
I WISUANT to Memorial of Transfer No. 9520 from John Lambie.
Stephen Ryan of Shands 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 verified by Memorial under written or indorsed below in that piece
of land situated in the district of Ellersmere containing three acres three rods
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 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 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 and to
Genl 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 day of February 1879

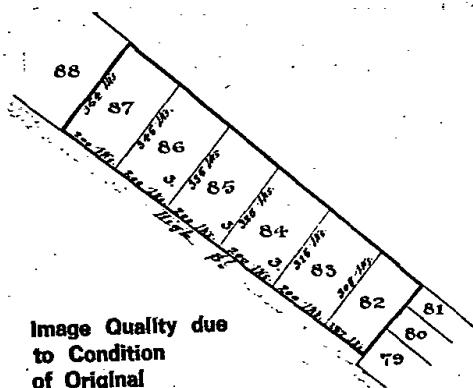
John Ambrose
District Land Registrar
of the District of Canterbury

K14114 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 record.)

Cancelled and New C.T. issued Volume 475 p. R.
folio 30 the the original having been lost
(see K14091.)

John Ambrose
D.L.R.

Image Quality due
to Condition
of Original



38/231

CANCELLED



38/231

CANCELLED

[Land and Deeds]

NEW ZEALAND.

Form B.

38 230
Vol. 38 Folio 231
Transfer No.
Application No.
Order for N/C No. K. 14071
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 Forty-two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesses 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

as 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 BOODS 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. J. B. Ross
District Land Registrar.

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

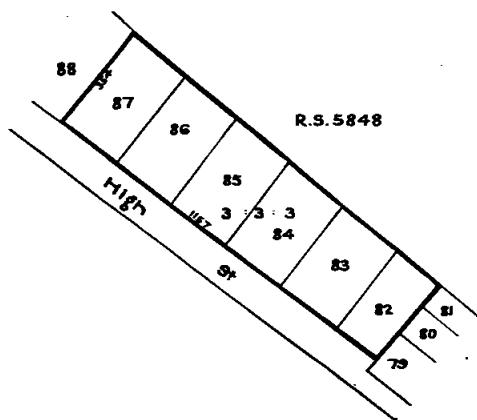
Mortgage 218839 produced 14 September 1902 at 2.55pm. Ernest Desmond Johnson to the State Advances Corporation *DISCHARGED* *over* *over*

404039 Transfer to Ernest Desmond Johnson to Basil Joseph Jackson of a house and big bay farm and a garden 1954 at 11.30am *over*

404040 mortgage Basil Joseph Jackson to Basil Joseph Jackson & Elizabeth Jackson, original single house and garden 1954 at 11.30am *over*

404041 mortgage Basil Joseph Jackson to Basil Joseph Jackson & Elizabeth Jackson, original single house and garden 1954 at 11.30am *over*

430214 Transfer Basil Joseph Jackson to John Clifford of the Leeston Dairy Farm produced 7 December 1955 at 2.46pm *over*



Scale: 2 Chains to an Inch

- over -

475/30

Transfer 481994 : John Clifford Engold to Stanley Douglas Riddon of Dogleton Farmer produced 24/6/1958 at 10.2 a.m. *Amoral*

Transfer 77154 Stanley Douglas Riddon to John Edward Blain Scott of Blenheim Farmer produced 24/6/1958 at 12.30 p.m. *Amoral*

Mortgage 197575 John Edward Blain Scott to The Northern Federation Termination Building ~~Discharge~~ ²⁵ produced 12/3/1959 at 12.30 p.m. *Amoral*

Mortgage 702430 to Kure Lowe in shares of Dogleton, Farmer and Marion Beulah Hawkins his wife ex joint tenants - 25.1.1961 at 11.45 a.m. *Amoral*

Mortgage 702430 to Helen Margaret Helena Mayson, and to Kura Lowe in shares - 25.1.1961 at 11.45 a.m. *Amoral*

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.

Amoral A.L.R.

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

Amoral A.L.R.

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

Amoral A.L.R.

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

Amoral A.L.R.

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

Amoral A.L.R.

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

11K/807

Amoral A.L.R.

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

Amoral A.L.R.

CANCELLED
DUPLICATE DESTROYED



Appendix B – LLUR Statement

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at 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.

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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







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









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







canterbury
maps

2019 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



Appendix D – Site Inspection Plan



Specialist soil contamination experts,
keeping your project moving.

www.momentumenviro.co.nz

LEGEND

text Potential HAIL activity / source of contamination

text Description of structures/areas not considered to pose a risk

text Approx. extent of risk area.

text Specific area of risk

text 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