



**Soil Contamination Risk
Preliminary Site Investigation Report**

**126 Lehmans Road, Rangiora,
Canterbury**

July 2023



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Specialist soil contamination experts, keeping your project moving.

QUALITY CONTROL AND CERTIFICATION SHEET

Client: Miranda Hales

Date of issue: 21 July 2023

Report written by:

Hollie Griffith, Senior Environmental Scientist, BEMP, CEnvP
(7 years contaminated land experience)

Signed:



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

Nicola Peacock, Principal Environmental Engineer, NZCE, CEnvP
(14 years contaminated land experience within 30 years environmental experience)

Signed:



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Phone: 021 132 0321

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1 Executive Summary

The site is located at 126 Lehmans Road in Rangiora, Canterbury. A plan change application is proposed for the site. A development plan has not been provided for the site but is likely to involve higher density residential development. As such, 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 has shown that the site has been used for pastoral farming activities for its known history until becoming a rural residential lifestyle lot in the early 1990's. The normal use of fertilisers and pastoral weed controls associated with this use is unlikely to have caused soil contamination that would pose a risk to human health.

A dwelling, garage and shed were constructed at the site in the early 1990's therefore the risk of soil contamination from lead-based paint products and asbestos containing materials is very low. A burn area is visible in the latest aerial photograph. The site inspection and XRF screening confirmed the burn area has been used for green waste only and therefore does not constitute an intentional or accidental release of hazardous substances in sufficient quantity to pose a risk to human health.

This Preliminary Site Investigation has found no evidence of any activities or industries as listed in the Hazardous Activities and Industries List (HAIL) having occurred on the site, now or in the past. The site is considered suitable for its proposed future use with no further investigations required.

In terms of planning status at the time of writing of this report, the NESCS does not apply to the site.

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 Waimakariri District Council (WDC) property files.
- Site inspection and XRF screening.
- Preparation of this report in accordance with MfE guidelines.

4 Site Identification

The subject of this investigation is located at 126 Lehmans Road in Rangiora, Canterbury, from herein referred to as 'the site'. The site is legally described as Part RS 1275 and Part RS 937 and is 5.57ha, as shown in **Figure 1** below.



Figure 1 – Location Plan

5 Proposed Site Use

This Preliminary Site Investigation (PSI) has been prepared to support a plan change application. The future development of the site is currently unknown but is likely to involve higher density residential development.

6 Site Description

6.1 Environmental Setting

Table 1 – Environmental Setting

Topography	The topography of the site is generally flat.
Geology	The ECan GIS database describes the soils at the site as a combination of the Temuka deep silt over clay and the Pahau deep silt. Information obtained from surrounding bore logs describe surrounding soils as topsoils underlain by yellow/brown clays, followed by gravels.
Soil trace elements	According to the ECan GIS database, natural concentrations of trace elements for the site are a combination of those of the 'Regional, Gley' and the 'Regional, Yellow Grey Earth' soil group.
Groundwater	The site lies over the unconfined and semiconfined gravel aquifer system. Groundwater levels recorded on nearby bore logs are between 1.68-5.72m deep. The direction of groundwater flow is generally in a south-easterly direction.
Surface Water	An unnamed drain runs parallel with the western boundary of the site. South Brook is located approximately 380m south of the site.

6.2 Site Layout and Current Site Uses

The site is rural residential land and currently contains a dwelling, sheds and paddocks used for pastoral purposes.

6.3 Surrounding Land Uses

The surrounding land is used for similar rural residential and rural purposes. The Rangiora One School Global campus is located to the south-west of the site.

6.4 Geotechnical Investigations

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

7 Historical Site Use Assessment

7.1 Previous Site Ownership and Use

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

17 October 1893	James Bevan, a Rangiora farmer
25 July 1909	Diedrich Schluter, a Rangiora farmer
27 August 1965	Norman Lester Schluter, a Rangiora farmer
13 November 1980	Richard Herbert Schluter and Michael Patrick Schluter, Rangiora farmers
02 February 1988	Keith George Hales, solicitor and Miranda Louise Hales, his wife

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 currently zoned Rural in the operative Waimakariri District Plan and Rural Lifestyle in the proposed Waimakariri District Plan.

The property files were requested from Waimakariri District Council and reviewed on 20 July 2023, with the following relevant information summarised below:

- A building permit application for a dwelling and garage, dated July 1990. The construction material is noted as being timber and concrete block.
- A development programme noting use of the land for deer farming, including the construction of deer yards.
- A building permit application to erect deer yards and a hay barn, dated June 1990.
- A compliance monitoring report for the discharge of contaminants to land associated with domestic wastewater.

7.3 Regional Council Records

The ECan GIS database shows the site is not listed on the Listed Land Use Register (LLUR) as per the Hazardous Activities and Industries List (HAIL). There are no properties within a 100m radius of the site listed on the ECan LLUR.

A PSI is available for the Rangiora One School Global campus (255 Johns Road) which is located directly south-west of the site. The investigation did not identify any potentially contaminating activities at 255 Johns Road.

A full copy of the LLUR Statement is attached in **Appendix B**.

The ECan GIS database shows one active bore (M35/6080) located at the site. The bore is used for irrigation purposes. There are multiple surrounding bores, used for a combination of irrigation, stock water and domestic water supply.

The ECan GIS database show one active resource consent for the site, which permits the discharge of wastewater onto land. There are no resource consents for land located within a 100m radius of the site.

7.4 LINZ Records

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

7.5 Review of Historical Aerial Photographs

A total of eight 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 site and surrounding area is vacant pastoral land.
- The next available aerial photograph is from **1963** and shows no significant changes to the site or surrounding area.

- The **1973** aerial photograph shows no significant changes to the site or surrounding area.
- The **1980** aerial photograph shows no significant changes to the site or surrounding area.
- The **1994** aerial photograph shows a dwelling, garage and shed now present at the site. The surrounding land remains vacant and in pasture.
- The **2000** aerial photograph shows no significant changes to the site. A dwelling is now present on land to the west of the site.
- The **2013** aerial photograph shows a dense shelterbelt now surrounds the dwelling and driveway at the site. Some vegetation is also present north-west corner of the site. There are no significant changes to the surrounding area.
- The **2021** aerial photograph shows a domestic vegetable garden present to the south of the shed. Some patches of limited grass coverage are present along the western boundary of the site, these appear to be related to stock movement. A potential burn area is present in the northern paddock of the site. There are no significant changes to the surrounding area.

8 Site Inspection

An inspection was undertaken on 19 July 2023 to assess the likelihood of soil contamination on the site. A Site Inspection Plan is included in **Appendix D**.

The site contains a two-storey concrete block dwelling with attached garage. A patio entertainment area is present on the north side of the dwelling. The surrounding curtilage area is a grassed lawn and landscaped area. A timber and corrugated iron shed is present to the south-east of the dwelling. The shed has a concrete base and is used for firewood storage and storage of a lawn mower and quad bike.

The paddocks are currently used for cow grazing. The client who was present at the time of the site inspection stated that since the 1990's the site was used for deer grazing. Deer yards and a haybarn are present in the paddock to the south of the dwelling. The deer yards and haybarn are a timber structure. A small domestic vegetable garden and water tank are present in a small, fenced pen to the south of the deer yards.

The burn area, identified in the 2021 aerial photograph, present in the paddock to the north of the dwelling was visible during the site inspection. The burn area contained green waste only. As the portable XRF was available at the time of the site inspection, it was used as a screening tool to test the soils at the base of the burn area. The XRF readings show arsenic and lead concentrations below the device limit of detection. The XRF readings are shown in **Table 2** below.

Table 2 – XRF Screening Readings of Burn Area

Reading Number	Time	Duration	Units	As	As Error	Pb	Pb Error
661	19/07/2023 12:19	30.07	ppm	<LOD	3.37	<LOD	4.88
662	19/07/2023 12:20	30.07	ppm	<LOD	3.09	<LOD	4.61
663	19/07/2023 12:20	31.36	ppm	<LOD	3.26	<LOD	4.75
664	19/07/2023 12:22	30.07	ppm	<LOD	2.75	<LOD	4.16



Photos 1 & 2 – Dwelling and curtilage area



Photo 3 – Shed



Photo 4 – Deer yards and haybarn



Photo 5 – Domestic vegetable garden and water tank



Photo 6 – Burn area

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

For its known history, the site has been used for pastoral farming activities. The normal use of fertilisers and pastoral weed controls associated with these farming activities is unlikely to have caused soil contamination that would pose a risk to human health.

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

The site remained vacant of structures until the early 1990's therefore the risk of soil contamination from lead-based paint products and asbestos containing materials is very low.

A burn area is visible in the latest aerial photograph. The site inspection and XRF screening confirmed the burn area has been used for green waste only and therefore does not constitute an intentional or accidental release of hazardous substances in sufficient quantity to pose a risk to human health.

9.2 NESCS Regulation 6(3) Probability Assessment

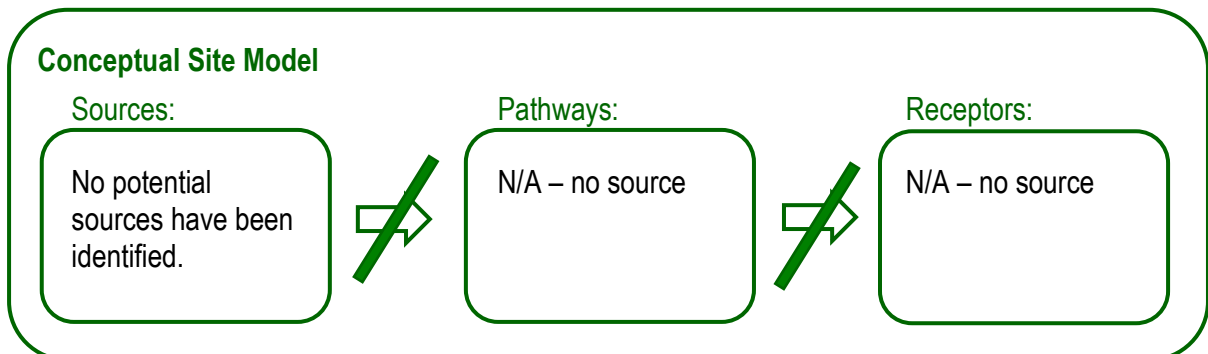
In terms of the NESCS, Regulation 5(7) states that land is considered to be covered if an activity or industry described in the HAIL is being undertaken; has been undertaken; or is more likely than not to have been undertaken on it. Regulation 6 describes the methods for determining this. Method 6(3) 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)
HAIL A10 – persistent pesticide bulk storage or use	-	-	Highly unlikely
HAIL Class I – any other land	-	-	Highly unlikely

9.3 Conceptual Site Model

The following conceptual site model indicates an incomplete exposure pathway, therefore, there is a very low risk to human health and no further investigations are required.



10 Conclusion

This Preliminary Site Investigation has shown that the site has been used for pastoral farming activities for its known history. The normal use of fertilisers and pastoral weed controls associated with this use is unlikely to have caused soil contamination that would pose a risk to human health.

A dwelling, garage and shed were constructed at the site in the early 1990's therefore the risk of soil contamination from lead-based paint products and asbestos containing materials is very low. A burn area is visible in the latest aerial photograph. The site inspection and XRF screening confirmed the burn area has been used for green waste only.

There is no evidence of HAIL activities or industries having occurred on the site, now or in the past. The site is considered suitable for future residential use with no further investigations required.

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



**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 CB5A/1025

Land Registration District Canterbury

Date Issued 27 August 1965

Prior References

CB252/51

Estate Fee Simple
Area 5.5745 hectares more or less
Legal Description Part Rural Section 937 and Part Rural
Section 1275

Original Registered Owners

Keith George Hales and Miranda Louise Hales

Interests

766141.4 Mortgage to Countrywide Banking Corporation Limited - 27.9.1988 at 11:37 am

6392851.1 Discharge of Mortgage 766141.4 - 21.4.2005 at 9:27 am

6392851.2 Mortgage to ANZ National Bank Limited - 21.4.2005 at 9:27 am

6392915.1 Mortgage to Keith George Hales, Miranda Louise Hales and John Louis Woodward - 21.4.2005 at 9:54 am

7620396.1 Transfer to Keith George Hales (1/2 share) and Miranda Louise Hales (1/2 share) - 11.12.2007 at 3:10 pm

8185624.1 Departmental Dealing correcting the data supporting Instrument Number 6392915.1 - 4.6.2009 at 2:25 pm

10250049.2 Transfer of Mortgage 6392915.1 to Miranda Louise Hales, John Louis Woodward and Dorothy Mary Stewart -
19.11.2015 at 4:24 pm

10333110.1 Discharge of Mortgage 6392851.2 - 17.2.2016 at 2:51 pm

10333110.3 Transmission of a 1/2 share/interest Keith George Hales to Miranda Louise Hales as Executor, Dorothy Mary
Stewart as Executor and John Louis Woodward as Executor - 17.2.2016 at 2:51 pm

References
Prior C/T. 252/51

Land and Deeds Office

Transfer No.
N/C. Order No. 661680



REGISTER

5A/1025

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

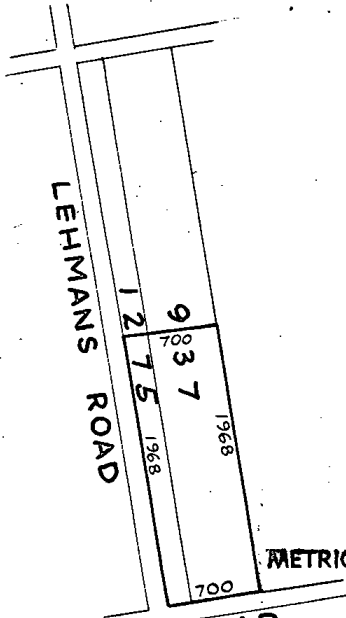
This Certificate dated the 27th day of August one thousand nine hundred and sixty five under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that NORMAN LESTER SCHLUTER of Rangiora Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 13 acres 3 roods 4 perches or thereabouts situated in Block VI of the Rangiora Survey District being part of Rural Sections 937 and 1275



Assistant Land Registrar



METRIC AREA: -5.5745ha

Total Area: 13-3-04

Scale: 1 inch = 10 chains

Mortgage 656692 to Thomas Frederick May and William Ronald Thomas Jones, to Mary Ellen Ruby Trenggs, to Evelyn Amelia Duthie, to Stanley Charles Brown, to Catherine Emma Jean O'Neil, to Cyril Butters and to Agnes Jane Robinson in shares - 1/7/1965 at 3 p.m.

Robinson
A.L.R.

Transfer 680210 of her share in Mortgage 656692 Catherine Emma Jean O'Neil to Mabel Jane Wood and Agnes Jane Banks - 29.4.1965 at 12.25p.m.

Robinson
A.L.R.

Variation of Mortgage 656692 - 24/9/1970 at 10.25 a.m.

Mortgage 809483 of The State Advances Corporation - 24/9/1970 at 10.25 a.m.

Robinson
A.L.R.

=OVER=

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

No. 5A/1025

Transmission 904483 of the share of Cyril Butters of Mortgage 656692 to Lester Butters as Executor - 30/3/1973 at 2.59 p.m.

DISCHARGED

[Signature]
A.L.R.

Variation of Mortgage 65662/2 - 31.5.1978 at 11.02 am.

DISCHARGED

[Signature]
for A.L.R.

Transfer 904452 of his share in Mortgage 656692 Lester Butters to Elizabeth Willetts - 30/3/1973 at 2.59 p.m.

[Signature]
A.L.R.

Variation of Mortgage 809483 - 31.5.1978 at 11.02 am.

DISCHARGED

[Signature]
for A.L.R.

Variation of Mortgage 656692 - 16.5.1974 at 11.40 a.m.

DISCHARGED

[Signature]
A.L.R.

Transmission 300741/1 of the two shares of Raymond William Alex Reed and Mary Wilson in Mortgage 179067/2 to Raymond William Alex Reed as Survivor - 13.11.1980 at 11.01 a.m.

DISCHARGED

for A.L.R.

Transfer 958557 of the share of Elizabeth Willetts in Mortgage 656692 to Edgar Herbert Oscar Gillman - 16.5.1974 at 11.40 a.m.

[Signature]
A.L.R.

Transfer 300741/3 to Richard Herbert Schluter and Michael Patrick Schluter both of Rangiora Farmers as tenants in common in equal shares - 13.11.1980 at 11.01 a.m.

[Signature]
for A.L.R.

Mortgage 65662/2 to The Rural Banking and Finance Corporation of New Zealand - 23.1.1976 at 11.02 a.m.

DISCHARGED

[Signature]
D.L.R.

Mortgage 300741/5 to The Rural Banking and Finance Corporation - 13.11.1980 at 11.02 a.m.

DISCHARGED

for A.L.R.

Transmission 84395/4 of the share of Mabel Jane Wood and Lorna Jane Banks to Lorna Jane Banks - 16.6.1976 at 11.05 a.m.

DISCHARGED

[Signature]
A.L.R.

Variation of Mortgage 809483 - 13.11.1980 at 11.02 a.m.

DISCHARGED

for A.L.R.

Transmission 84395/5 of the share of Mabel Jane Wood and Lorna Jane Banks in Mortgage 656692 to Lorna Jane Banks as Survivor - 16.6.1976 at 11.05 a.m.

Mortgage 309943/1 to Norman Lester Schluter - 30.1.1981 at 11.02 a.m.

DISCHARGED

for A.L.R.

Mortgage 84395/5 to Helmore Smith Van Asch & Bowron Nominees Limited - 24/6/1976 at 11.17 a.m.

DISCHARGED

[Signature]
A.L.R.

Variation of Mortgage 300741/5 - 26.2.1982 at 11.30 am.

DISCHARGED

for A.L.R.

No. 85773/1 Memorandum of Priority making Mortgage 84395/5 first, Mortgage 809483 second and Mortgage 65662/2 third mortgage - 24/6/1976 at 11.28 a.m.

[Signature]
A.L.R.

Certificate No. 47285614 that the within Mortgage No. 300741/5 is void in the Rural Banking and Finance Corporation of New Zealand - 12/1/84 at 11.30 am.

DISCHARGED

Mortgage 85773/2 to Richard Hugo Bowron - 24/6/1976 at 11.28 a.m.

DISCHARGED

[Signature]
A.L.R.

Variation of Mortgage 300741/5 - 7-3-1984 at 11.25a.m.

DISCHARGED

for A.L.R.

Variation of Mortgage 84395/5 - 8.7.1977 at 9.55 a.m.

DISCHARGED

[Signature]
A.L.R.

Mortgage 532573/1 to Bank of New Zealand - 25.2.1983 at 2.00p.m.

DISCHARGED

Mortgage 179067/2 to Elsie Ruth Horner and Richard Hugo Bowron; to Raymond William Alex Reed and Mary Wilson, to William Robert Thomas James and Thomas Frederick May; to Raymond William Alex Reed and Mary Wilson and to Helmore Smith Van Asch & Bowron Nominees Limited in shares - 31.5.1978 at 11.02 am.

[Signature]
for A.L.R.

Mortgage 588104/6 to Helmore Smith Van Asch & Bowron Nominees Limited - 13.2.1986 at 9.00a.m.

DISCHARGED

for A.L.R.

No. 179067/3 Memorandum of Priority making Mortgage 84395/5 first mortgage, Mortgage 809483 second mortgage and Mortgage 65662/2 third mortgage - 31.5.1978 at 11.02 am.

[Signature]
for A.L.R.

No. 588104/7 Memorandum of Priority making Mortgages 588104/6, 309943/1 and 532573/1 third, fourth and fifth mortgages respectively - 13.2.1986 at 9.00a.m.

[Signature]
for A.L.R.

5A/1025

SHEET TWO

REGISTER

Transfer 723805/5 to Keith George Hales,
Solicitor and Miranda Louise Hales, Married
Woman both of Rangiora - Produced 2.2.1988
at 10.56am and Entered 23.3.1988 at 9.50am

Mortgage 735852/1 to ^{for A.L.R.} ~~Countrywide Banking and Finance Corporation of New Zealand~~ 13.4.1988
at 11.22am

763012/1
DISCONTINUED
Chapman
for A.L.R.
Mortgage 766141/4 to Countrywide Banking Corporation Limited - 27.9.1988 at 11.37am
for A.L.R.

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



NEW ZEALAND.

Form B.

153/206

Reference: Vol. Application No 7309
Transfer No.



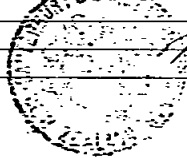
Register-book,
Vol. 153, folio 206.

CERTIFICATE OF TITLE UNDER LAND TRANSFER

CANCELLED

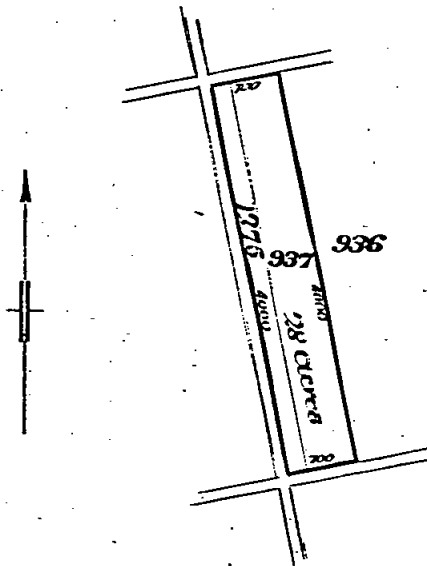
This Certificate, dated the seventeenth day of October, one thousand eight hundred and ninety three, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that James Nevan of Rangiora Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, Eas, and interests as are notified by memorial underwritten or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under 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 Twenty eight acres more or less situated in Block W Rangiora Survey District and comprising Rural Sections 937 and 936.



W. W. G. G. G.
District Land Registrar

Image Quality due to Condition of Original



Deed 31852 produced 23 October 1893
159255 25 9m. James Nevan to the
Trustees of the Rangiora Land
of 1893
Deed 3147 produced 11 June 1897
at 12 James Nevan to Benjamin G. G.
Transmission 5964 to John Dawson
of Rangiora, Stephen and Benjamin
Morrall of Christchurch Market Garden
entered 16 February 1897 at 25 1/2 pm
Transfer 83190 produced 25 July 1899 at
2 27 pm John Dawson and Benjamin Morrall
to George Andrew Tracy of part.
Transfer 83191 produced 25 July 1899 at
2 27 pm John Dawson and Benjamin Morrall
to Dietrich Schluter of balance.
Cancelled

Scale 10 Chains to an Inch.

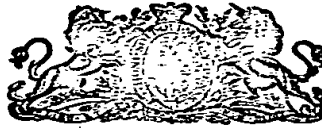
153/206



NEW ZEALAND.

[Form B.]

Reference: { Vol. 153, folio 206
Transfer No. 83191



Register-book,
Vol. 252, folio 51

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
CANCELLED

This Certificate, dated the fourteenth day of July, one thousand nine hundred and twelve, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland attests that Friedrich Schuster of Rangiora

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under 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 thirteen acres three roods and four perches or thereabouts situated in Block VI of the Rangiora Survey District comprising parts of R.M. Sections 927 and 1275

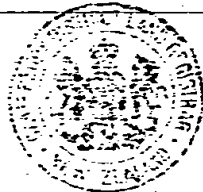
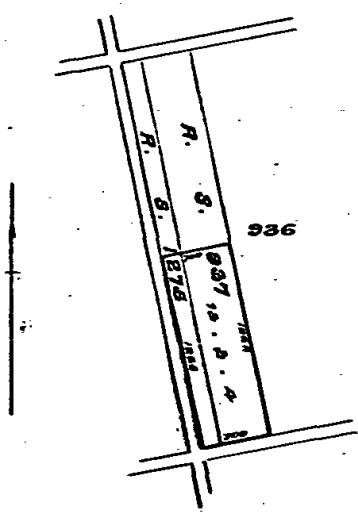


Image Quality due to Condition of Original



Scale: 10 Chains to an inch.

bb. 1/2/12
District Land Registrar
Mortgage 72216 produced 28 July 1909
at 2.27 pm Friedrich Schuster to Helen
Schuster, his wife, George and George Henry
Wells
Mortgage 94106 produced 20 May 1914
at 2.30 pm Friedrich Schuster to
Friedrich Philipp Fendall and Samuel
Robinson and family
Transmission of 15 shares in the name of
Friedrich and Frederick William Fendall Fendall
of the same name executors of the will of
Friedrich Fendall in 1877
X caveat 6916 entered 21 December 1925 at
2.30 pm
X caveat 6917 entered 21st December 1925 at
2.30 pm
X caveat 6918 entered 21st December 1925 at
2.30 pm
Transmission 2189 of the mortgage 94106 of the
estate of Friedrich Philipp Fendall deceased
to Helen Florence Fendall and Harold
George Fendall dated 13 January 1930 at
2.30 pm

OVER

252/51

Transfer 192959 of mortgage 94106 from
15th January 1928 at 2.30 pm Emma Florence
Fendall and Harold York of their interest to
the said Emma Florence Fendall
J. J. [Signature]

Charge No. 1292 Under Section 11 of the "Land Act"
DISCHARGED
192959 entered 21st [Signature]

Variation of the terms of mortgage
94106 produced 20th April 1928 at
11 am with consent of borrower
under Section 6916 and 6917
J. J. [Signature]

Transmission 29565 to the executor of James
Robinson of his part interest with James
Fitzgibbon in mortgage 94106 entered 1st April
1928 at 12.20 pm
J. J. [Signature]

Transfer 223001 produced 8th April 1928 at 12.24 pm
James Robinson of his interest in mortgage
94106 to Miss Miss George Bradley and Miss
James Robinson
J. J. [Signature]

Transmission 2372 of the interest of Emma
Florence Fendall deceased in mortgage
2102 & Harold York entered 19 September
1942 at 11.35 am
J. J. [Signature]

307762 transfer to the executor of the estate
to Herbert Henry Schiller and Norman
Leah Schiller both of Rangiora farmers
as tenants in common in equal
shares produced 5th June 1953 at 11.30 am
J. J. [Signature]

307763 mortgage to the executor of the estate
to Beatrice Beatrice Bellamy Mary
Blanche and George Murray Water
and Catherine Opina as tenants in
equal shares produced 24 June 1953
at 11.30 am
J. J. [Signature]

351904 Transmission of the interest
of Miss Blanche Jones in mortgage
307763 to Cecil Rhodes and Charles
Henry Jones as executors entered
7 December 1951 at 11.5 am
J. J. [Signature]

351905 Transfer of the interest of
Cecil Rhodes and Charles Henry
Jones in mortgage 307763
to the said Cecil Rhodes
J. J. [Signature]

35000 transfer of the interest of the
from James 13 July 1953 at 2.30 pm
J. J. [Signature]

340477 Transfer of the interest
to Grace Mary nee Williams and Cyril
Dobley Waters as executors entered
22 December 1953 at 2.15 pm
J. J. [Signature]

340478 Transfer of their interest under
mortgage 307763 Grace Mary nee
and Cyril Dobley Waters to Lillian
Frances Richard produced 22 December
1953 at 2.15 pm
J. J. [Signature]

398520 Transfer of the interest in mortgage 307763
Lillian Frances Richard & Herbert George Nelson
produced 3 June 1954 at 10.39 am
J. J. [Signature]

Variation of the terms of mortgage 307763 produced
the 7th June 1954 at 11.30 am
J. J. [Signature]

Variation of the terms of mortgage 307763 produced
the 15th July 1954 at 2.16 pm
J. J. [Signature]

Transfer 223009 Herbert Henry Schiller
and Norman Leah Schiller to the
said Emma Fendall Schiller produced
11/8/1960 at 10.13 am
J. J. [Signature]

Mortgage 531510 to Miss Ellen Schiller
Annie Schiller Sylvia Schiller
to Catherine Schiller Jean Schiller and to
Cecil Rhodes as executors produced 11/8/1960 at 10.13 am
J. J. [Signature]

Mortgage 531511 to Miss Ellen Schiller
Annie Schiller Sylvia Schiller
to Catherine Schiller Jean Schiller and to
Cecil Rhodes as executors produced 11/8/1960 at 10.13 am
J. J. [Signature]

Mortgage 531512 to Miss Ellen Schiller
Annie Schiller Sylvia Schiller
to Catherine Schiller Jean Schiller and to
Cecil Rhodes as executors produced 11/8/1960 at 10.13 am
J. J. [Signature]

Mortgage 531513 to Miss Ellen Schiller
Annie Schiller Sylvia Schiller
to Catherine Schiller Jean Schiller and to
Cecil Rhodes as executors produced 11/8/1960 at 10.13 am
J. J. [Signature]

Variation of the terms of mortgage 583186 produced
29-7-1963 at 10.10 pm
J. J. [Signature]

Transmission 630970 to the executor of the estate
Charles Jones & Elizabeth Jones produced 30-7-1964 at 2.40 pm
ALR

Mortgage 657807 of mortgage 531511 to Henry Robert
Taylor 22/10/1964 at 11.30 am
J. J. [Signature]

Transmission 656690 of mortgage 531512 to Thomas
Frederick May as executor 1-7-1965 at 2.43 pm
J. J. [Signature]

Discharge of mortgage 531510 to the share of Evelyn
Annie Duthie - 15-7-1965 at 2 pm
J. J. [Signature]



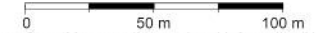
Appendix B – LLUR Statement

Appendix C – Historical Aerial Photographs



Legend

 Site Boundary



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Produced by Datanest.earth

Title: 1942 Historical Aerial Photograph

Client: Miranda Hales

Project:
126 Lehmans
Road

Drawn: HG

Appendix: C
Size: A4

Date: 13-07-2023

Checked: NP

Proj No.: 779

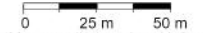
Scale:
1:2926

Version:
Final



Legend

 Site Boundary



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Produced by Datanest.earth

Title: 1963 Historical Aerial Photograph

Client: Miranda Hales

Project:
126 Lehmans
Road

Drawn: HG

Appendix: C
Size: A4

Date: 13-07-2023

Checked: NP

Proj No.: 779

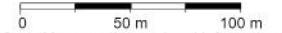
Scale:
1:2566

Version:
Final



Legend

 Site Boundary



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Produced by Datanest.earth

Title: 1973 Historical Aerial Photograph

Client: Miranda Hales

Project:
126 Lehmans
Road

Drawn: HG

Appendix: C
Size: A4

Date: 13-07-2023

Checked: NP

Proj No.: 779

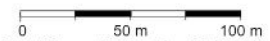
Scale:
1:3425

Version:
Final



Legend

 Site Boundary



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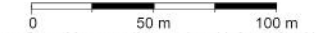
Produced by Datanest.earth

Title: 1980 Historical Aerial Photograph		
Client: Miranda Hales		
Project: 126 Lehmans Road	Drawn: HG	Appendix: C Size: A4
Date: 13-07-2023	Checked: NP	
Proj No.: 779	Scale: 1:3425	Version: Final



Legend

 Site Boundary



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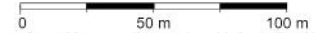
Produced by Datanest.earth

Title: 1994 Historical Aerial Photograph		
Client: Miranda Hales		
Project: 126 Lehmans Road	Drawn: HG	Appendix: C Size: A4
Date: 13-07-2023	Checked: NP	
Proj No.: 779	Scale: 1:3076	Version: Final



Legend

 Site Boundary



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Produced by Datanest.earth

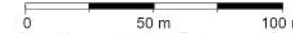
Title: 2000 Historical Aerial Photograph

Client: Miranda Hales		
Project: 126 Lehmans Road	Drawn: HG	Appendix: C Size: A4
Date: 13-07-2023	Checked: NP	
Proj No.: 779	Scale: 1:2833	Version: Final



Legend

□ Site Boundary



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Produced by Datanest.earth

Title: 2013 Historical Aerial Photograph

Client: Miranda Hales

Project:
126 Lehmans
Road

Drawn: HG

Appendix: C
Size: A4

Date: 13-07-2023

Checked: NP

Proj No.: 779

Scale:
1:2940

Version:
Final



Legend

□ Site Boundary

0 50 m 100 m
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by [Datanest.earth](https://www.datanest.com/)

Title: 2021 Aerial Photograph

Client: Miranda Hales

Project:
126 Lehmans
Road

Drawn: HG

Appendix: C
Size: A4

Date: 13-07-2023

Checked: NP

Proj No.: 779

Scale:
1:2940

Version:
Final

Appendix D – Site Inspection Plan



Green waste only burn area
 – XRF readings support this

Dwelling and garage

Shed

Deer yards and haybarn



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.

Graphic scale is approximate only



126 Lehmans Road, Rangiora, Canterbury
 Site Inspection Plan

Date: 20 July 2023

Drawing No: 779/1

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