



**Invercargill Central City  
Block  
Preliminary Site  
Investigation**

**HWCP Management Ltd**

*May 2018*



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Preliminary Site Investigation**

**Document Status**

Version	Purpose of Document	Prepared By	Reviewer	Review Date
A	Draft for internal review	JH/FR	GD	15 May 2018
B	Draft for client review	JH/FR	GD	16 May 2018
C	FINAL	JH/FR	GD	17 May 2018



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## Executive Summary

HWCP Management Ltd (HWCP) is seeking resource consent for the redevelopment of the central city block in Invercargill bounded by Dee St, Esk St, Kelvin St, and Tay Street (see Figure 1). The proposed redevelopment will require the demolition of all buildings, except for the Kelvin Hotel (20 Kelvin St), the Bank of New South Wales building (1 Dee St), and Reading Cinema (29 Dee St) (see Figure 2).

The proposed demolition and associated earthworks are activities that potentially trigger the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NESCS). To determine the activity status of the proposed redevelopment under the NESCS, HWCP commissioned e3Scientific Limited (e3s) to undertake a Preliminary Site Investigation (PSI) to review the landuse history of the site, identify any hazardous activities and industries that may have occurred on the site and determine the need for any further investigation.

The scope of work completed during the PSI included:

- Review of land use history including historic aerials, property files held by district and regional councils, and historic certificates of title.
- Review of the existing physical environment.
- Completion of a visual site inspection to assess the condition of accessible properties and identify current/historic hazardous activities.

Based on research into the activities undertaken on the site, consideration of the activity status of the proposed re-development under the NESCS and the need for any further assessments of the site.

Based on the information assessed and the scope of work outlined above, e3Scientific concludes the following:

- HWCP Management Ltd (HWCP) is seeking resource consent for the redevelopment of the central city block in Invercargill.
- The PSI has identified several locations within the central city block where hazardous activities have occurred. These include the use of asbestos and lead-containing materials in construction, the storage of coal and fuels for



- heating, the storage and potential mixing of chemicals including paint chemicals, pharmaceuticals, printing inks and solvents and dentistry compounds, and the operation of radiological machinery (x-rays machine);
- Under the NESCS, redevelopment activities are expected to require earthworks that will exceed the permitted activity thresholds for soil disturbance and offsite disposal of soil. Subdivision or landuse change activities are not anticipated under the proposed redevelopment.
  - Underground or above-ground fuel tanks are likely to remain in situ at several locations within the subject site and will be removed and potential contamination investigated as part of any demolition to comply with the requirements of the NESCS;
  - Notwithstanding the presence of several historical HAIL activities within the site boundaries, e3s considers it is highly unlikely that these have the potential to affect human health of future site occupants, maintenance and excavation workers, or site construction workers, provided suitable health and safety measures are implemented, including the appropriate removal and disposal of asbestos-containing material and other contaminated building material prior to and during the demolition process;
  - Site soils are likely to contain contaminants above local background concentrations and may exceed guidelines for landfill disposal;
  - To ensure that site soils are safe for both the protection of on-site workers and for off-site disposal, e3s recommends that a detailed site investigation be carried out in conjunction with the site demolition and redevelopment works. This could be carried out by consent in conjunction with geotechnical and archaeological investigations required prior to the commencement of construction.

Under the NESCS resource consent for earthworks will be required. A detailed site investigation has not been completed at this stage of the project therefore the activity status of the proposed earthworks is discretionary. Given the physical constraints associated with a detailed investigation, e3s recommends detailed investigations are completed at the time of demolition.



# 1 Introduction

## 1.1 Purpose

HWCP Management Ltd (HWCP) is seeking resource consent for the redevelopment of the central city block in Invercargill bounded by Dee St, Esk St, Kelvin St, and Tay Street (see Figure 1). The proposed redevelopment will require the demolition of all buildings, except for the Kelvin Hotel (20 Kelvin St), the Bank of New South Wales building (1 Dee St), and Reading Cinema (29 Dee St) (see Figure 2).

The proposed demolition and associated earthworks are activities that potentially trigger the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NESCS). To determine the activity status of the proposed redevelopment under the NESCS, HWCP commissioned e3Scientific Limited (e3s) to undertake a Preliminary Site Investigation (PSI) to review the landuse history of the site, identify any hazardous activities and industries that may have occurred on the site and determine the need for any further investigation.

e3Scientific's experience in the provision of contaminated land services is provided in Appendix A.

## 1.2 Scope of Work

The scope of work completed during the PSI included:

- Review of land use history including historic aerials, property files held by district and regional councils, and historic certificates of title.
- Review of the existing physical environment.
- Completion of a visual site inspection to assess the condition of accessible properties and identify current/historic hazardous activities.
- Based on research into the activities undertaken on the site, consideration of the activity status of the proposed re-development under the NESCS and the need for any further assessments of the site.
- Preparation of a PSI report in accordance with the requirements of the Contaminated Land Management Guidelines (CLMG) No. 1 (Ministry for the Environment, 2003a).



### 1.3 Limitations

The findings of this report are based on the Scope of Work outlined above. e3Scientific Limited (e3s) performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental science profession. No warranties, express or implied, are made. Subject to the Scope of Work, e3s's assessment is limited strictly to identifying the risk to human health based on the historical activities on the site. The confidence in the findings is limited by the Scope of Work.

The results of this assessment are based upon site inspections conducted by e3s personnel, information from interviews with people who have knowledge of site conditions and information provided in previous reports. All conclusions and recommendations regarding the properties are the professional opinions of e3s personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, e3s assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside e3s, or developments resulting from situations outside the scope of this project.



## 2 Site Location and Description

### 2.1 Site Location

The site location is within the central city of Invercargill, and is bounded by Dee St, Esk St, Kelvin St, and Tay Street (see Figure 1). The site under investigation is approximately 19,250 m<sup>2</sup> and the legal descriptions and street addresses are presented on Figure 2 below.

Three buildings within the Dee Street, Esk Street and Tay Street bounded area will not be demolished and are not included in this investigation unless activities are identified that could result in migration of contaminants onto the project site. These are:

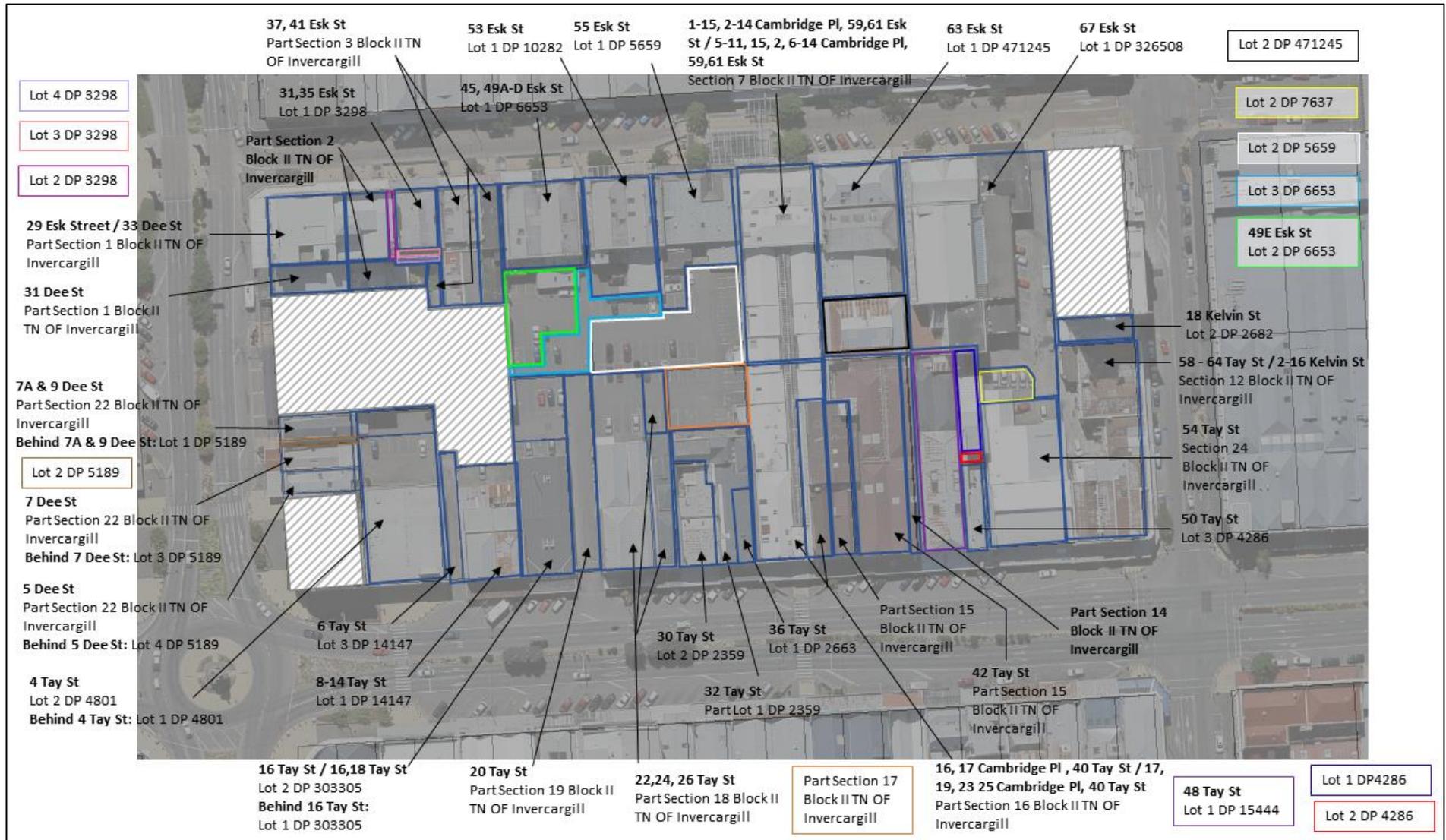
- the Kelvin Hotel located at 20 Kelvin Street;
- the NSW bank building located on the corner of Dee Street and Tay Street; and,
- the Reading Cinema located at 29 Dee Street.



**Figure 1: Site Location Plan.**

Invercargill Central City Block Preliminary Site Investigation  
Document ID: 18011





**Figure 2: Street Address and Legal Description Layout Plan.**



## 2.2 Physical Geographical Setting

### 2.2.1 Topography and Geology

The City Block site is situated on a relatively flat alluvial terrace and is located approximately 25 metres above sea-level.

Based on the 1:250,000 Geological Map of New Zealand, the site is situated on a geology consisting of late Pleistocene river deposits, consisting of sandy gravels in outwash and alluvial terraces (GNS Science, 2017).

### 2.2.2 Hydrogeology and Hydrology

The site investigation did not include a groundwater assessment however based on previous investigations undertaken by e3s depth to groundwater will be approximately 2-3 metres below ground level with the groundwater flow in a south westerly direction toward the Otepunui Creek and the Waihopai River.

The location of groundwater bores within a one-kilometre radius of the site (held by Environment Southland) is provided in Appendix B. A total of 73 bores have been drilled within one kilometre of the site and are summarised below:

- 4 groundwater remediation wells;
- 4 foundation/Investigation wells;
- 46 monitoring wells; and,
- 19 geological research wells.

The nearest natural surface water body is Otepunui Creek, located approximately 100 metres to the south of the site boundary. The larger Waihopai River is situated approximately 900 metres to the west of the site (see Figure 1).



## 2.3 Site History

The following site history has been researched through obtaining and reviewing historic certificates of title for all lots within the City Block, review of a series of aerial photographs dating back to 1936 and a review of council property files. The information obtained from the review provides a sound basis for setting out the hazardous activities and industries that have occurred within the city block.

### 2.3.1 Historic Certificate of Title Review

A review of the historic certificates of title for the investigation was completed noting ownership, occupations and building design. The following provides a summary of the findings of the certificate of title research. A detailed historic description for each lot is provided in Appendix C.

Many of the titles date from the early 1860s. This is when deeds began to be registered within townships, not necessarily when the buildings were built or occupied. There were delays in establishing the deed systems, so in many instances they were issued several years after the property had been occupied and were issued after the fact. The deed and title information provides some insight into the ownership of the lots, but does not provide a full accounting of all activities that occurred.

The first survey map of the area was drawn up very early (circa 1850s), and shows the land as part of Block II, bordered by Esk, Kelvin, Tay, and Dee Streets (SO 215). A subsequent survey circa 1860s (SO 5230) shows that almost the entire block had buildings fronting Esk, Tay, and Dee Streets except for Section 11. The survey plan also shows a small arcade cutting through Section 7 and Section 16. A historic photograph of Invercargill from 1859 (see Figure 3) shows that the original buildings were small timber cottages, which were then rapidly replaced in the commercial area with substantial brick buildings for commercial use by circa 1880s (see Figure 4).





**Figure 3: Photo taken on Tay Street, Invercargill in 1859**



**Figure 4: Photo taken on Esk Street, Invercargill circa 1880**

The general occupation of the late 19<sup>th</sup> century within Block II was light to moderate commercial businesses. Many of these appear to have been white collar type industries, including insurance and banking, as well as the Southland Times office. There were however multiple leases issued across the block to a wide variety of industries, including an iron monger and multiple clothing related trades. Invercargill Central City Block Preliminary Site Investigation Document ID: 18011



Based on the known history of the area, any early industrial activity was kept to a minimum, and undertaken away from the commercial core of the town. However, small scale industry may have been undertaken, usually at the rear of sites. As such, if there were to be a higher concentration of any residues left from activity of this sort, it would be concentrated in a band at the rear of each section where a building was not present. Several of the surveys show small corrugated iron sheds at the rear of these buildings.

Historic contaminants are likely to be the usual materials found where historic buildings are present, including lead piping for drainage, lead paints, and possibly lead roofing. Notwithstanding this point, brick buildings were rarely painted compared to timber structures and it may follow that the lead loading to soils may be comparatively lower than in areas where the buildings are predominantly of a timber construction.

Asbestos enters into building materials from the early 1900s, so there is potential for any materials used from these dates to contain asbestos fibres. Particularly with the larger brick buildings, it is possible that roof coverings or sealants used in the 20<sup>th</sup> century may have contained asbestos fibres. There was always a concern with fire in close packed commercial buildings, and asbestos fibres are naturally fire retardant, so they may have been used more liberally than in a domestic setting.

There would have also been numerous toilets historically behind the main buildings. There were also likely wells initially sunk for a source of water and in some cases may have been covered over rather than filled up. They may have acted as sumps for any run-off of material from the surrounding sites.

### 2.3.2 Historic Aerial Review

The historic photographs presented in Figures 3 and 4 show the rapid change in landuse that occurred between the 1860s and 1880s. By the late 19<sup>th</sup> Century it appears much of the City Block had been developed for predominantly commercial activity with activity during the 20<sup>th</sup> century consisting of renovation work, demolition work and new building activity.

e3Scientific sourced a series of historic aerial photographs to support a review of the change in activity that has occurred on the site. Historic aerials dated from 1938 to 2015 were sourced from the Invercargill City Council (ICC), [retrolens.nz](http://retrolens.nz), Invercargill Central City Block Preliminary Site Investigation Document ID: 18011



vcbrowne.com and google earth. The aerials are presented in Appendix D and have been annotated to show that building and demolition work that has occurred since 1938.

The following provides a summary of the activity visible in the aerial photographs from 1938:

- 1938 – 1956 – no visible changes
- 1962 historic aerial shows one building has been removed from the centre of the investigation site and three buildings have visible construction changes including the Kelvin Hotel (not included in this investigation) and changes within addresses 48 and 54 Tay Street.
- 1967 – visible changes include the completion of the construction of the Kelvin Hotel and 48 Tay Street (as also noted in the 1962 aerial) and building construction at 8 -14 and 42 Tay Street.
- 1967 and 1984 - new constructions visible and one building removed from behind 53 Esk Street and a further two buildings appear to have been removed from 55 Esk Street.
- 1989 - multiple buildings removed from 29 Dee Street.
- 1993 - one building removed from 63 Esk Street and five buildings have visible construction changes (including the construction of the Reading Cinema building).
- 2001 - extensive demolition of buildings which now make up the large parking area in the centre of the site and a building located at 22 Tay Street has had construction changes.
- 2011 – two small buildings appear to the rear of 49 Esk Street and 32 Tay Street.
- 2012 and 2013 –42 Tay Street building appear to have had the roof painted.
- No changes were noted within the 2015 historic aerial.

The key contaminated land issues that can be drawn from the aerial photographic review is that the landuse has largely been in commercial activity and the site has largely been covered in hard stand or buildings since the early part of the 20<sup>th</sup> century. A number of demolition activities may have released contaminants within the demolished buildings to ground including asbestos containing materials and building materials containing heavy metals such as lead. It is also likely lead based paint has been used on some of the buildings which can migrate into surrounding soils.



### 2.3.3 Invercargill City Council Property File Review

A review of the ICC property files for all of the street addresses within the site was completed. This review found a range of typical inner-city commercial activities, including retail and food premises, offices, a hotel, and activities such as apparel and jewellery manufacture. While most of these activities do not constitute HAIL activities in themselves, the following matters were identified and are likely to require more careful investigation during on-site works:

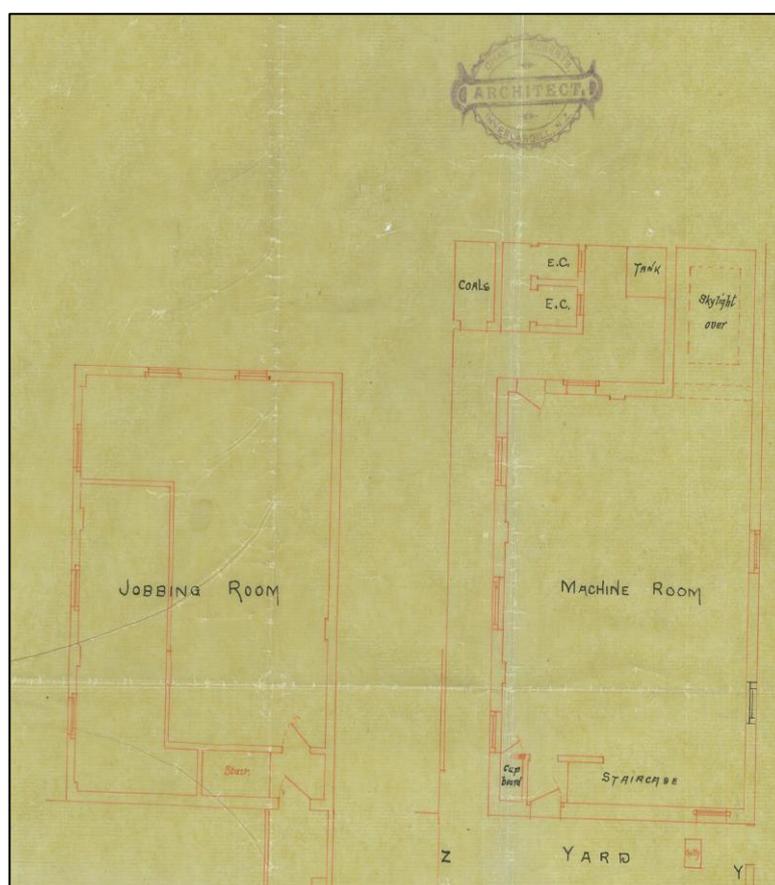
- Asbestos-containing materials are documented or likely to be present throughout all of the individual buildings contained within the precinct. Due to the age and multiple refurbishments of various premises, asbestos-containing materials may be concealed, as in wall coverings, false ceilings and the like. Asbestos cement may also be present in subterranean pipework, for example in water pipes.
- Lead-based paint is likely to be present within all of the site buildings.
- Fuel (coal, oil, diesel) storage in tanks or bunkers, both above and below ground level.
- Operation of printeries at 31-35 Esk Street (Smith Printers) and 67 Esk Street (former Southland Times buildings)
- Minor (small scale) activities which fall within particular HAIL classifications include:
  - Operation of a gunsmith, including storage of gunpowder, operation of gun blueing, cartridge refilling and the like (Status Guns and Allan White Sports);
  - Operation of a doctor's surgery, including an x-ray room (53 Esk Street);
  - Operation of two dental surgeries at 53 Esk Street and Cambridge Buildings;
  - Use of fluorescent lighting and other electrical fittings incorporating PCB cooled capacitors and / or switches.

#### *31-35 Esk Street (Lots 1-4 DP 3298)*

31-35 Esk Street is currently occupied by Bonsai Restaurant and Quest Clothing and is known as the National Mutual Building. Review of the property file found the following information:



- Heritage Building Record 87 (Gray, 1998) notes alterations made to the building in 1909 and names the property as William Smith's premises, "now known as the old Times Office";
- 1973 dangerous goods licenses for Smith Printers at the site list Pegasol and kerosene. Pegasol is a proprietary brand name which encompasses several formulations of industrial solvent-based degreasers and in this case is most likely to consist of an aliphatic hydrocarbon solvent / petroleum spirit used to clean plant and equipment, including metal printing plates; and,
- Coal storage also appears to have occurred at the southern portion of the building (Figure 5).
- File documents refer to the use of fibrous plaster in various alterations; asbestos-containing materials should be considered likely to be present within the site structures.



**Figure 5: William Smith and Co, Printers, Plan Detail (c.1960s)**

37-41 Esk Street (Part Section 3, Block II, Invercargill Township)

37 Esk Street, known as Cargill Chambers and currently occupied by Mevlana Turkish Café, has been historically utilised for a range of retail and commercial activities. Review of the property file found the following information:



- A portion of the building (prior to 1974) was occupied by William Smith & Co, printers; and,
- The site has historical dangerous goods licenses, but no information was available in the file relating to these.

41 Esk Street, currently occupied by Stirling Sports, has been used for sporting goods retail for a number of years, as well as other commercial and retail occupations. Review of the property file found the following information:

- Site plans for alterations for A & W Hamilton dated 1959 show a fuel storage area adjacent to a yard which appears to have been subsequently covered in; and,
- In 1974, Allan White Sports was licensed to store and sell explosives at the site. This was most likely gunpowder for reloading cartridges and would have been in small volumes.

#### *45-49 Esk Street (Lot 1 FP 6653)*

Most recently occupied by Sass Café (now vacant), 2 Degrees Mobile and JayJays Clothing. In the early 1900s the site was occupied by A Cockcroft, carriage painter, followed by Ernest Challis, a motor mechanic, in 1916 (Gray, 2002). Both of these tenancies appear to have been relatively short-lived. Baxter and Neilsen plumbers later occupied part of the ground floor and rear of the property (now 49E Esk Street) from approximately 1940 until the 1990s and also sold oil-fuelled heating products.

#### *51 Esk Street (Lot 2 DP 5659)*

51 Esk Street was formerly occupied by Stevens pharmacy. This premise was demolished in the 1990s and is now occupied by car parking. Contaminating materials such as ACM may be contained within any demolition rubble remaining beneath the site hardstand.

#### *53 Esk Street (Lot 1 DP10282)*

Currently occupied by Pascoes Jewellery and Max Fashions.

A portion of 53 Esk Street was occupied by a doctor's consulting rooms from 1935, including the fitout and operation of an x-ray room and developing facilities for x-ray plates in a former strong room. The 1935 plan also shows coal stores and a stable to the rear (south end of the property); a subsequent (1950) plan shows bicycle storage over the former coal area, and the x-ray and developing rooms



converted into a sterilising room and store. Lead linings may still be present within the former x-ray room space. In 1964 a subsequent fitout took place for a Mr Buist to operate a dental surgery. This appeared to involve a single examination room, which would have included the storage and use of mercury amalgam for fillings. Based on e3s's previous experience, mercury is unlikely to be present at hazardous concentrations in or around site drainage systems.

#### *55 Esk Street (Lot 1 DP 5659)*

Currently occupied by Starbucks and Specsavers. A permit was issued in 1976 for the installation of oil-fired heating (no plans available). In 1983, the previous building was demolished and replaced with the present structure, which also incorporates the Lusty's jeweller site and abuts the Cambridge buildings. Evidence of the previous fuel tank and / or construction materials including ACM may be present beneath the current building foundations.

#### *Cambridge Buildings*

The Cambridge Buildings, also known as Cambridge Arcade and Cambridge Place, extend through a pedestrian arcade between Esk and Tay Streets. For the purposes of this report, the Cambridge Buildings Incorporate Section 7, Block III Township of Invercargill and part Section 16, Block III Township of Invercargill.

The Cambridge Buildings have traditionally been occupied to a mix of retail and professional premises, with little evidence to suggest a HAIL activity history apart from the ubiquitous asbestos-containing materials in roofing and other fixtures, and an apparent cellar-located beneath Mr Frost's dental surgery (1943, exact location unclear, but possibly the current Cambridge dental rooms located upstairs at 25 Cambridge Arcade). Mercury release from the disposal of mercury amalgam filling material into drains is historically possible at the site, but is unlikely to result in volumes of mercury that would present a risk to impact human health at the site.

The 1910 fire insurance scheme plan shows an ironmonger / forge at the rear of the previous buildings at the southern end of Cambridge Place, approximately where Shops 14-16 are today. Accordingly, quantities of slag and localised heavy metal contamination above background levels are likely in this area.

#### *63 Esk Street (Lot 1 DP 471245)*

The current building at the site was constructed as a factory for Nichol Bros. after the demolition of a previous iron and timber building. The 1934 plans show a



manure room within the factory premises, but no other items of note. Nichol Bros. ran a grain store, stock feed company, general merchants and whaling interests and later developed into the current Nichols garden centre chain. The site was later occupied by a mix of commercial and retail premises, including hairdressers, a betting shop and later Trust Bank and ASB banking chambers.

*67 Esk Street (Lot1 DP 326508)*

67 Esk Street is occupied by the former Southland Times building. Operations at the site included printing and the storage of associated inks and solvents. The building may also have incorporated foundry-type activities; a building permit for a metal pot was issued in 1927 and the newspaper may have cast its own lead type at this time. The site also housed a boiler room with associated fuel supply (type unknown).

*18 Kelvin Street (Lot 2 DP 2682)*

1910 insurance plans show the site as Robinson & Swanson's furniture shop. The current building at the site was built and occupied by H Thompson, who operated a "dining room premises". Subsequently the building was occupied by retail premises, before being converted to the current Beauty and Beyond day spa in 2004.

There are no known specific HAIL activities related to the site, however asbestos and heavy metals may be present within construction materials; the 1939 Thompson's plans show fibrous plaster cornicing and wall coverings.

*2-16 Kelvin Street, 58-64 Tay Street (Section 12 Block II Town of Invercargill)*

Currently occupied by predominantly retail premises, these buildings were constructed as the Cecil Hotel in the early 1920s and the site was occupied by a hotel in one form or other from the 1860s (Gray, 1998). Prior to 1925 the site was also occupied by the Fairweathers' boot factory. The ground-floor stores have been occupied by a variety of retail businesses, including a McCallums dry-cleaning depot at 2 Kelvin Street (1995). McCallums would not have carried out dry-cleaning at the site, rather the depot would have operated as a drop off and collection point only. This view is based on McCallums operating two large dry-cleaning sites elsewhere in Invercargill.

G M Baker operated a paint and wallpaper store at the site (possibly number 16 Kelvin Street) in the 1970s. This was unlikely to have resulted in large quantities



of paint storage at the site and is therefore not likely to have a noticeable impact on soil quality.

#### *54 Tay Street (Section 24 Block II Town of Invercargill)*

This section was occupied by the Supreme Court buildings, which were later used as banking and then retail premises (Allott & Eunson, 1950s). The current frontage was constructed in 1987 for Warnocks clothing. e3Scientific was unable to determine whether demolition of the court buildings themselves had occurred in the interim, however the site is now occupied by a modern façade and the Shelley Coutts dance studio and Caroline Eve retail store.

Contract specification documents relating to interior renovations and extensions refer to lead-based paint and asbestos cement sheeting. Asbestos and / or lead containing material may be present within the current premises, depending on the age of construction.

#### *50 Tay Street (Lots 1-3 DP 4286)*

In 1910 this site was occupied by the London Piano company (Lot 3), with a small warehouse located on Lot 1.

The site was occupied by Allot & Eunson drapers, then Tingey's paint shop from approximately 1967 until approximately 1984, when it converted to a food premises. Asbestos containing material and lead paint are likely to be present within site fixtures. The site is now occupied by Zookeepers Café.

#### *48 Tay Street (Lot 1 DP 15444)*

Currently occupied by the Macpac retail store, in 1910 the site was occupied by H & J Smith's drapery business, before becoming the HR McKenzie store and subsequently the Woolworth's variety store (Gray, 1998). H & J Smith left the site in 1922.

The building was altered in 1932 as part of a fitout for J R McKenzie. Contract specifications for these alterations stipulate fibrous plaster and lead paint use, and also mention four coke-fired heaters which would have required coal / coke storage.

The previous site frontage was demolished and replaced in 1992. The presence of ACM and lead within site fixtures is highly likely.



#### *42 Tay Street (Part Section 15 Block II Town of Invercargill)*

Currently occupied by Art Fun Wear and adjoining the Cambridge Buildings arcade, this site was occupied by the H Haynes & Co drapery business in 1910. The current building at the site was constructed in 1923, with art deco frontage alterations carried out in 1935.

In 1970 this site was occupied by the D.I.C department store. Correspondence between the City Council and CH Faul Limited at this time indicates that the site utilised an oil-burning boiler for heating. According to subsequent Council correspondence the 9,092 litre tank was installed prior to 1976 and was still in use in 1996. This tank may still be present at the site and may present a void hazard if it has not been in-filled. There is no council record of the tank having been removed or disabled and no dangerous goods information was available in the documents obtained by e3s.

The site was subsequently occupied by the Farmers Trading Company from approximately 1990 until the current Farmers premises were built in approximately 2002.

#### *32-36 Tay Street (Lot 1 DP 2663, Part Lot 1 DP 2359)*

Currently occupied by the Just Incredible retail store, little information was held by the ICC relating to this site. The property applications enquiry supplied by ICC indicates that a milk bar operated at the site from 1936.

#### *30 Tay Street (Lot 2 DP2359)*

In 1910 this site was occupied by a fruit monger, confectioners, Muir's photographic studio and a portion of the Kingsland boot factory. The ground floor retail space at this site is currently vacant but has supported retail premises in recent times. The street frontage shows a relatively modern façade which may conceal older buildings to the rear. Asbestos and lead-containing materials are likely within the site buildings.

#### *22-26 Tay Street (Part Sections 17-18 Block II Town of Invercargill)*

Currently occupied by Snap Fitness and the D T Carters retail store, this site has historic connections through to the Cambridge Buildings to the east. The site has undergone significant alterations, including partial demolitions, over the past century.



Of note are alterations to the current Snap Fitness site (22 Tay Street) which includes the installation of Fyrestop Gibraltar board over fibrous plaster ceilings. The site also includes a boiler plant, but information relating to the fuel source for this is absent from the file.

Part Section 17 (denoted by orange in our site layout plan) was occupied by the R Pollock Chemist, including a dispensary in 1941. As a dispensing chemist, this site would have stored small quantities of various chemicals, but the scale is unlikely to have resulted in residual contamination over acceptable commercial / industrial landuse thresholds.

26 Tay Street (east Part Section 18 Block II Town of Invercargill) is occupied by the DT Carter retail store. The building at this site appears to have been constructed in 1878 according to 1960 plans held in the ICC property file. In 1961 the former parapet of the building was demolished and the neo-classical façade covered by the current modernist façade. The history of occupation of the site in the 20<sup>th</sup> century does not indicate any particular HAIL activity, however asbestos and lead-containing materials must be assumed within the building fixtures.

*20 Tay Street (Part Section 19 Block II Town of Invercargill)*

No history relating to specific HAIL activities was noted for this site, however asbestos and lead containing materials are considered to be likely to be present. The current building at the site was constructed in 1969 following the demolition of the previous J L Hannon's shop premises.

*16-18 Tay Street (Lots 1-2 DP 303305)*

Lot 1 is now occupied by car parking, with the most recent occupant of a now demolished building on this lot being Status Guns. Status operated a gun smithing business from the site, including the storage of limited quantities of gunpowder for reloading and a small steel blueing operation which was plumbed to the city sewer network. The potential for residual contamination associated with this activity is limited due to the small scale of the activity; council records indicate a maximum of 25 kilograms of gunpowder was held in 1 pound lots, and the blueing rinse chemicals (caustic soda and sodium nitrate) were held in two ten litre tanks.

The Hannahs footwear store occupies Lot 2 at the Tay Street frontage. Council files indicate that asbestos is likely to be present within the built fixtures at the site. The property file also contains records relating to a 300 gallon diesel tank used for



the building heating plant. This was installed in 1969 when the current premises were constructed.

#### *8-14 Tay Street (Lot 1 DP 14147)*

The ICC file for this site was very limited in the information it held prior to 1990. In the 1990s the site building was occupied by a greengrocer, a stationery shop, a shoe shop, a coffee lounge and Munro Matheson jewellers. The first floor appeared to be residential flats.

#### *6 Tay Street (Lot 3 DP 14147)*

6 Tay Street is currently occupied by a right of way access to the rear of the former ANZ banking chambers and the rear of the adjacent Dee Street buildings, ending at the Reading cinema complex. In 1968 Trulay Carpets was identified at the site, operating a business including cutting and sewing carpets.

#### *4 Tay Street (Lots 1-2 DP 4801)*

This site was formerly occupied by the ANZ banking chambers, which were constructed in 1977. The previous site buildings were demolished in 1974. In 2000 the site building was substantially gutted and is now a covered car parking area servicing the adjacent Troopers Memorial Building.

#### *5 Dee Street (Part Section 22 Block II Town of Invercargill, Lot 4 DP 5189)*

Currently Alan Cross Tailors. The late Victorian building at the site was damaged by fire in 1989. Previous occupants include the Fleur Restaurant, Gaslight Restaurant and Pattersons Real Estate. The ICC file did not include any detailed records prior to 1976, however the Brass Brothers retail premises incorporated this site.

Asbestos and lead containing materials are likely within the building fixtures.

#### *7A & 9 Dee Street (Part Section 22 Block II Town of Invercargill, Lots 1 and 2 DP 5189)*

9 Dee Street was most recently occupied by the now-defunct Thai Dee restaurant (formerly a Pizza Express). The site borders the southern side of the Reading Cinema complex. The site's historical occupancy includes a hatters and mercers business, clothing retail and an electrical business, before shifting to predominantly foot premises. From the 1930s the site was occupied by the Brass



Brothers men's outfitters and mercery business, which also occupied 5 Dee Street to the south.

Asbestos and lead containing materials are likely within the building fixtures.

#### *31 Dee Street (Part Section I Block II Town of Invercargill)*

31 Dee Street is the site of the now-closed Frog 'n' Firkin bar, which opened at this location in 1993 before closing in the early 2000s. Shop front alterations to the existing circa late 19<sup>th</sup> century building were carried out in 1924. Occupants prior to the Frog 'n' Firkin bar carried out activities including hairdressing, tobacconists and clothing retail. Due to the limited records available for this site, activities during the early history of this site were unable to be identified.

#### *29 Esk Street / 33 Dee Street (Part Section 1 Block II Town of Invercargill)*

Former Government Civic building / Brown Owl café buildings. Portions of the buildings at the site were constructed in 1928 but incorporate an older late 19<sup>th</sup> century 2-storey structure. Current occupants include the Night and Day store, Sagun Café and Turkish Kebabs. Formerly the site incorporated a variety of office and retail spaces, including the Brown Owl café, Government Tourist Bureau, Thomas Cook Travel, Housing Corporation and the Invercargill Licensing Trust.

Fibrous plaster is documented as present throughout and may still be identifiable above newer suspended ceilings which were installed around 1975. Lead paint is also likely to be present within building fixtures.

The site originally had a coal bunker located in 29 Esk Street, possibly within the basement of Sagun Café. In 1971 the bunker was blocked up to form a tank compound with sand infill and two 1,000 gallon diesel tanks were installed by C H Faul Limited. These were filled by a remote line from Esk Street. The tank fill point was covered by the Esk Street pavement redevelopment in the 2000s, however the diesel tanks are still in situ and do not appear to have been infilled or removed. Localised hydrocarbon contamination may be present in the vicinity of the tanks, their sand bedding, and the fill point and filling line.

### 2.3.4 Contaminants Commonly Associated with the Landuse

Based on the review of historical activities that have occurred within the City Block the key contaminants of concern that may be present in the sites soils include:



- Asbestos containing materials and fibres that may have migrated into soils following the demolition and alteration of buildings;
- Petroleum hydrocarbons associated with the storage of fuel;
- Solvents and dyes associated with the printing press;
- Ammunition chemicals (gunpowder etc.).

We also note that fill material is often imported on site to support ground conditions. The e3s regularly encounters fill material with elevated heavy metal levels and is a matter that that will need to characterised further should offsite disposal of soil be required to support redevelopment activities.

## 2.4 Additional Site Information

The CLMG No 1 requires information associated with fuel storage facilities, spill loss history, recorded discharges and onsite and offsite disposal locations. e3Scientific requested a search of Environment Southlands (ES) records for Landuse and Site Contamination Status, Resource Consents, and Resource Management Act (RMA) incidents for the site. Environment Southland provided the following information:

*'As at 15 December 2017 there are two properties within the block that are registered. Also noted is not all HAIL sites are registered - the Southland times building at 67 Esk St where they printed the newspaper and used inks, dyes and metal type etc, trigger the HAIL and I will register the property in the SLUS register under HAIL category A15. There may also be properties that have had fuel tanks for heating or had previous use history of HAIL. The ICC property files would need to be checked for activities or industries that are on the HAIL list.'*

### **'20 Kelvin St Invercargill – Kelvin Hotel**

I can advise that the property is registered on Environment Southland's Selected Land Use Sites (SLUS) register as registration number SLUS-00000089. The land use history has been verified as one that appears on the Hazardous Activities and Industries List (HAIL) HAIL A17. Storage tanks or drums for fuel, chemicals or liquid waste. The site is classified as 'Verified HAIL - Risk Not Quantified'. This means there is insufficient information to quantify adverse effects or risks to people or the environment from known HAIL activity. The site may not have been investigated, or if it has, sampling may be inadequate to assess risk, or some activities on site



may not have been investigated. Contamination may have occurred, but should not be assumed to have occurred.

The old underground fuel tank in the basement of the Kelvin Hotel building has not been removed. '

### **'16 -18 Tay Street, Invercargill**

I can advise that the property is registered on Environment Southland's Selected Land Use Sites (SLUS) register as registration number SLUS-00000210.

The land use history has been verified as one that appears on the Hazardous Activities and Industries List (HAIL) HAIL A17. Storage tanks or drums for fuel, chemicals or liquid waste. The site is classified as 'Verified HAIL – Acceptable for commercial industrial land use'. This means the site has been investigated. The investigation sample results demonstrate that there are hazardous substances present at the site, but indicate that any adverse effects or risks to people and / or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and post-remediation validation samples confirm this. BP decommissioned and removed a 1,500 litre diesel tank from the site in 2008 (URS). We are not aware of other HAIL activities on the site therefore the site has been classified as 'acceptable' for commercial/industrial landuse.'

The following list provides a summary of additional information that the CLMG No. 1 (Ministry for the Environment, 2003a) indicates should be included in a site investigation report:

- Presence of drums – During the site walkover drums were recorded to be present at 33 Esk Street (Night and Day) which stored frying oil.
- Wastes – No wastes were observed.
- Fill materials – No fill materials are noted on the ICC District Plan. Property manager Trevor Thayer is confident that the large carpark does not contain demolition fill from the demolished buildings which were once on this site. He noted that the demolition was completed in a professional manner.
- Odours – Stairs leading above the print room of the Southland Times building at 67 Esk Street smelt strongly of fish.
- Flood risk – The site is not located in a flood hazard area on the ICC Hazard Map 9.
- Surface water quality – No surface water was observed on site.



- Site boundary condition – The site boundary is boarded by Esk, Kelvin, Tay and Dee Streets.
- Visible signs of contamination – No visible signs of contamination such as fuel or chemical stains were noted during the site inspection.
- Local sensitive environments – The nearest natural surface water body is Otepuni Creek, located approximately 100 metres (m) to the south of the site boundary.

The site has 'Heritage Sites' and 'Archaeological Sites' recorded in the ICC District Planning Map 9. There are no hazard layers identified on site within the ICC Hazard Map 9. There are two archaeological sites within the sites boundary, which are noted in the Operative District Plan as a "Majestic Well" and a 'Historic Well'. In the proposed District Plan, the archaeological sites are both referred to as 'Agricultural/Pastoral'.

There are multiple heritage sites within the City Block, and from a Heritage Building Re-Assessment (Origin Consultants, 2016), a number were built between 1900 and 1933, and had subsequent modifications, additions, extensions, frontages removed, alterations, renovations, and strengthening between the 1930s to 1980s. The building at 63 Esk St was designed in 1929, but replaced an 1860's commercial building. The Arcade (Cambridge Place) that was first constructed in 1905, but burnt down in the 1930s and was rebuilt in 1934 (with the original window arcade).

## 2.5 Site Condition and Surroundings

A site inspection was conducted on the 11<sup>th</sup>, 12<sup>th</sup> and 23<sup>rd</sup> of April to record any features which indicate current or historic hazardous activities. Property manager Trevor Thayer liaised with tenants to give notice of the inspection and organised key access to vacant buildings.

Some purchases of properties by HWCP are still being processed and therefore we could not gain access to all leased buildings. This included 7 and 9 Dee Street and 8 to 14 Tay Street. 31 Dee Street (former frog 'N Firkin pub) is structurally not safe to access and therefore was not inspected. The back buildings to 63 Esk Street were locked and a key was not available to gain entry.

An account of the information recorded at each property (including notes regarding potentially hazardous activities) is provided Appendix E.



Current activities within the buildings include retail, restaurants, hairdressers, cafes, florist, tailor, beautician, dentist, offices, convenience store and gym. Overall, majority of the buildings inspected have in recent history been renovated and hazardous features have been either been removed or covered. Few of the buildings original internal walls could be viewed as most retail stores included false ceiling and walls. Photos of typical interiors which were encountered throughout the inspection are provided in Appendix F.

Hazardous activities recorded during the site inspection are summarised below and photos presented in Appendix G.

#### *8 Kelvin Street*

An Andrews and Beaven Limited diesel generator is present to the rear of the building. A fuel storage system tank would have support the operation of the generator however tank appears to have been decommissioned. It is thought to have been associated with the Kelvin Hotel. There were no signs of spills or staining and the system is situated on a sealed surface.

#### *18 Kelvin Street*

A diesel heating boiler is located to the rear of building on 18 Kelvin Street. The boiler is approximately 15 years old. There were no signs of spills or hydrocarbon staining and it is located on a concrete floor.

#### *Chimney outside 63 Esk Street (east side of building)*

A chimney stack is present between 63 and 67 Esk Street that originates from a basement that could not be accessed. This chimney will be associated with a heating system and there may be storage of fuel within the basement.

#### *67 Esk Street (former Southland Times)*

To power the press room the Southland Times used a large diesel engine located in the 'engine room'. In addition to the diesel engine and fuel storage Class 8 corrosive hazardous goods were also stored in the press room. Class 8 Corrosive Substances include properties which corrode metal, destructs dermal tissue and is corrosive to eyes.

Small quantities (less than 20 litres) of household cleaner product Dri Cleena-Ene remains in the corrosive substances storage room. The Material Safety Data Sheets (MSDS) for product indicates the product contains bentonite, white spirits and



perchloroethylene. The environmental fate in soil is *'the solvent component will evaporate quickly and in water the bentonite will dissipate and sink in water, the solvent component will evaporate from the water surface. Hazardous to fish and marine organisms in significant quality'*.

The premise also included a print room where a MSDS was located for the use of MATRIX INKS. The documents detailed the product ingredient as hydrotreated light naphthenic distillate and described the product as *'Non-Hazardous Substance, Non-Dangerous Good'*. There was no sign of spills or staining and the entire premise is built on a concrete foundation.

#### *16 Tay Street*

An old diesel heating boiler and fuel tank is present. There were no signs of a fuel release and the tank and boiler are situated on a sealed surface.

#### *42 Tay Street*

Near the centre of the building is a former diesel heating boiler and diesel tank. According to the Cambridge Place tenants, this was the heating system for the Cambridge Arcade. The heating system is situated on a concrete floor and there were no signs of spills or hydrocarbon staining.

#### *33 Dee Street (Night and Day)*

A former heating system is present in the basement. The heating system appears to be large and is likely to have been the heating system for the entire building when operated as a hotel. This activity would have included the storage of coal.



## 3 Conceptual Site Model

### 3.1 Possible Contaminants Present

The historical review and inspection of properties across the city block have identified a number hazardous activities with the potential to impact the soil quality of the site. Table 1 sets out these activities, the MfE HAIL classification and possible associated contaminants.

**Table 1: Potential Contaminants**

Activity	HAIL Classification	Possible Contaminants
Use of asbestos in building materials. Release of ACM and asbestos fibres through demolition works and decaying asbestos materials	E1 - Asbestos products including buildings containing asbestos products known to be in a deteriorated condition.	Asbestos fibres in soil and friable ACM
Coal fired boilers and storage for heating of buildings	E5 – Coal or coke yards	Polycyclic aromatic hydrocarbons (PAH), heavy metals
Diesel boilers, generators and diesel storage for power supplies and heating of buildings	A13 - bulk storage of petroleum or petrochemicals above or below ground	Hydrocarbons including BTEX and PAHs
Commercial printing associated with the Southland Times	A15 - Printing including commercial printing using metal type, inks, dyes or solvents.	Solvents, acids, alkalis and metals
Use of building materials containing lead and lead based paint that may have migrated into soils during demolition works and building maintenance activities	I – Lead building materials and lead based paints	Heavy metals, particularly lead
Use of fill material to support building construction	I – Possible uncertified fill material of unknown origin	Typically fill material in Invercargill contains heavy metals above background levels



The extent of the contaminants across the site (if present) is unclear. However, for the purpose of the PSI we make the following comments:

- Asbestos containing material, asbestos fibres and heavy metals (notably lead) may have migrated to soils during site demolition work when the soils were exposed;
- Fill materials are likely to have been used to support construction activities and may be distributed throughout the City Block;
- Diesel storage tanks and coal storage activities have occurred, some of which are known and set out in the PSI. Fuel and coal storage and may have resulted in a number of localised areas impacted with hydrocarbons and/or heavy metals.

In addition to the listed activities found in Table 1, the disposal of waste to land within the site prior to 1900 is likely to have occurred.

### 3.2 Exposure Routes and Receptors

The redevelopment for the site includes demolition of existing buildings and the construction of commercial use buildings. The layout of the redevelopment is yet to be determined however the redeveloped site will continue to have retail, office and general commercial activities similar to the site's current landuse.

Based on the above, we consider the site to have three types of human receptors:

- A) Contractors involved with the demolition of existing buildings and construction of new buildings;
- B) People involved with the continued commercial use of the site such as tenants and maintenance workers; and,
- C) Visitors to the site post development, including consumers and recreational users of public space.

Potential open exposure pathways and environmental receptors are summarised below:

- Future site tenants, their employees and maintenance workers are unlikely to be exposed to contaminants following the site redevelopment, as in many cases contaminants such as ACM will be removed from the site. Exposure of



future site workers to contaminants in soil is limited by the likely levels of impermeable surfaces and built coverage of the site.

- As the site is likely to remain largely covered in impermeable paving and buildings, no pathways exist for exposure of on-site ecological receptors. The nearest aquatic environment is more than 100 metres from the subject site and local groundwater is not in use; the potential for off-site ecological receptors to be affected by the migration of contaminants from the site is therefore also limited. However, e3s recommends the implementations of best practice methods to remove the risk of off-site migration of contaminants in dust or stormwater discharges.
- Pathways for exposure of on-site workers involved in demolition and redevelopment of the site to contaminated dust and ACM remain open without the implementation of appropriate mitigatory measures. Accordingly, e3s recommends the management of these hazards by providing appropriate measures including, but not limited to:
  - Use of relevant personal protective equipment such as (but not limited to) Tyvek suiting, respirators, overalls, hi-visibility clothing, steel-capped boots etc.
  - Identification, removal and disposal of ACM to be carried out by suitably qualified persons in conjunction with an appropriate asbestos management plan.
  - All material to be removed from site to be disposed to a suitably licensed disposal facility.

### 3.3 Summary

In summary, the Preliminary Site Investigation has identified a range of contaminant sources that will require more detailed investigation in order to characterise the presence and concentration of contaminants in soil. Detailed investigations will be used to assess risk to construction workers, people working on the site post development (including maintenance/excavation workers) and determine appropriate offsite disposal routes of soil should this be requirement of the project.



## 4 Summary and Conclusions

Based on the information assessed and the scope of work outlined above, e3Scientific concludes the following:

- HWCP Management Ltd (HWCP) is seeking resource consent for the redevelopment of the central city block in Invercargill.
- The PSI has identified several locations within the central city block where hazardous activities have occurred. These include the use of asbestos and lead-containing materials in construction, the storage of coal and fuels for heating, the storage and potential mixing of chemicals including paint chemicals, pharmaceuticals, printing inks and solvents and dentistry compounds, and the operation of radiological machinery (x-rays machine);
- Under the NESCS, redevelopment activities are expected to require earthworks that will exceed the permitted activity thresholds for soil disturbance and offsite disposal of soil. Subdivision or landuse change activities are not anticipated under the proposed redevelopment.
- Underground or above-ground fuel tanks are likely to remain in situ at several locations within the subject site and will be removed and potential contamination investigated as part of any demolition to comply with the requirements of the NESCS;
- Notwithstanding the presence of several historical HAIL activities within the site boundaries, e3s considers it is highly unlikely that these have the potential to affect human health of future site occupants, maintenance and excavation workers, or site construction workers, provided suitable health and safety measures are implemented, including the appropriate removal and disposal of asbestos-containing material and other contaminated building material prior to and during the demolition process;
- Site soils are likely to contain contaminants above local background concentrations and may exceed guidelines for landfill disposal;
- To ensure that site soils are safe for both the protection of on-site workers and for off-site disposal, e3s recommends that a detailed site investigation be carried out in conjunction with the site demolition and redevelopment works. This could be carried out by consent in conjunction with geotechnical and archaeological investigations required prior to the commencement of construction.



Under the NESCS resource consent for earthworks will be required. A detailed site investigation has not been completed at this stage of the project therefore the activity status of the proposed earthworks is discretionary. Given the physical constraints associated with a detailed investigation, e3s recommends detailed investigations are completed at the time of demolition.



## 5 References

- GNS Science. (2017, July 3). *New Zealand Geology Web Map*. Retrieved from <http://data.gns.cri.nz/geology/>
- Ministry for the Environment. (2003a). *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (revised 2011)*. Wellington: Ministry for the Environment.
- Origin Consultants. (2016). *Invercargill City: Central City Area Heritage Buildings Re-Assessment 2016*. Origin Consultants.



## **Appendices**

**Appendix A:  
e3Scientific Limited Contaminated Land Experience**



## ***Contaminated Land Services***

e3Scientific is a New Zealand owned and operated environmental science consultancy. Our team deliver technical, innovative science; practical solutions; and expert advice to assist our clients in the smart management of the environment.

e3Scientific provides a range contaminated land services, including:

- Due Diligence Investigations.
- Preliminary Site Investigations.
- Detailed Site Investigations.
- Soil and groundwater remedial advice and management.

Our Contaminated Land Team has a sound understanding of New Zealand's regulatory environment with respect to the assessment and management of contaminated land and has been a major supplier of contaminated land services in Otago and Southland since the contaminated land National Environmental Standard (NES) took effect in January 2012.

Glenn Davis is the Technical Director of the e3Scientific Contaminated Land team and has over 20 years post graduate experience working as an Environmental Scientist. Glenn has completed preliminary site investigations, soil and groundwater investigations, detailed site investigations, and remediation projects for the oil and gas industry, transport, agricultural and land development industries and local and national governments in New Zealand, Australia, Asia, the United Kingdom and Ireland. Glenn is responsible for technical oversight of projects and sign off of contaminated land investigations and is supported by Fiona Rowley and Carrie Pritchard (Senior Environmental Scientists, specialising in Contaminated Land Investigation and Remedial Work), Alexandra Badenhop (Principal Hydrogeologist) and Project Environmental Scientists, Duncan Keenan and Dr Tapuwa Marapara.

e3scientific has completed multiple PSIs, DSIs and remedial projects across New Zealand and regularly provides peer review of site investigations for district and regional councils. Projects have involved investigations into the impact on soil quality associated with operational and historic timber treatment plants, fuel storage and distribution facilities, substations, sheep dips and yards, orchards, vineyards, agricultural activities, gasworks, service stations and operational and closed landfills.





The following provides a summary of key contaminated land work e3scientific is involved in or has completed:

- Hundreds of Preliminary Site Investigations and Detailed Site Investigations to support subdivision, landuse change and earthworks consent applications.
- Support Environment Southland's Selected Landuse Register including the identification of Hazardous Activities on properties across Southland and the registration of HAIL sites.
- Review of groundwater contamination associated with the former Invercargill gasworks site including the completion of a groundwater investigations and an environmental risk assessment to support a discharge consent application.
- Large scale remedial works of former timber treatment plants and sheep dips including the completion of detailed investigations to delineate the extent of contaminated soils, design of remedial action plans, project management of remedial works and completion of site validation and council close out reports.
- Investigations into an area of arsenic impacted soils in Frankton including the completion of detailed investigations to delineate the horizontal extent, consideration of the source of the arsenic, liaison with property owners and council.
- Project management of a bioavailability study of arsenic impacted soils in Gibbston Valley to support a Tier 2 risk assessment associated with a residential development.
- Oversight of the removal of multiple underground fuel storage systems for private residences, schools and oil and gas clients.

The e3Scientific team is committed to professional development, and employing new technologies in the prevention, assessment and remediation of contaminated land. e3Scientific is an active member of the Australasian Land & Groundwater Association and WasteMINZ.



**Appendix B:  
Environment Southland Bore**



**Appendix C:  
Historic Certificates of Title and Review Summary**

## **General History**

The first survey map of the area was drawn up very early (circa 1850s), and shows the land as part of Block II, bordered by Esk, Kelvin, Tay, and Dee Streets (SO 215). A subsequent survey (SO 5230) shows that almost the entire block had buildings fronting Esk, Tay, and Dee Streets except for Section 11. A small arcade is shown cutting through Section 7 and Section 16. A historic photograph of Invercargill from 1859 shows that the original buildings were small timber cottages, which were then rapidly replaced in the commercial area with substantial brick buildings for commercial use. The general occupation of Block II has historically been light to moderate commercial businesses. Many of these appear to have been white collar type industries, including insurance and banking, as well as the Southland Times office. There were however multiple leases issued across the block to a wide variety of industries, including an iron monger and multiple clothing related trades. Based on the known history of the area, I suspect any early industrial activity was kept to a minimum, and undertaken away from the commercial core of the town. However, small scale industry may have been undertaken, usually at the rear of sites. As such, if there were to be a higher concentration of any residue left from activity of this sort, it would be concentrated in a band at the rear of each section where a building was not present. Several of the surveys show small corrugated iron sheds at the rear of these buildings.

Historic contaminants are likely to be the usual materials found where historic buildings are present, including lead piping for drainage, lead paints, and possibly lead roofing elements. However, since many of the buildings were built in brick and have not been demolished I would expect the historic contaminants to be lower than at other comparable sites. Brick was rarely painted (it may have had a lime wash applied) so paint residues are likely to be comparatively lower. Asbestos enters into building materials from the early 1900s, so there is potential for any materials used from these dates to contain asbestos fibres. Particularly with the larger brick buildings, there is a chance that roof coverings or sealants used in the 20<sup>th</sup> century may have contained asbestos fibres. There was always a concern with fire in close packed commercial buildings, and asbestos fibres are naturally fire retardant, so they may have been used more liberally than in a domestic setting.

There would have also been numerous latrines historically behind the main buildings. As far as I am aware, due to their age I am not aware of any known health issues. There were also likely wells initially sunk for a source of water and in some cases may have been covered over rather than filled up. They may have acted as sumps for any run-off of material from the surrounding sites.

As you will see from the histories below, many date from the early 1860s. This is when deeds began to be registered within townships, not necessarily when the buildings were built or occupied. There were delays in establishing the deed systems, so in many instances they were issued several years after the property had been occupied, and were issued after the fact. The deed and title information provides some insight into the ownership of the sites, but does not provide a full accounting of all activities that occurred.

They have been sorted based on the historic survey of Block II (SO 5230), which also roughly corresponds to the current commercial address which is how they are titled.

## **29 Esk Street & Pt Sec 2 Blk II**

The first record is for a combined portion of Section 1 and 2 running along Esk Street under John Smith, gentleman (SL10/261) in 1878. The land was leased, and in 1888 it was sold to the Scottish and New Zealand Investment Company Limited due to defaulting on the mortgage. William Lewis bought the land in 1898, and sold it to William Lind in 1900. It was leased again, and then kept by his family after he died in 1908. A new title was issued in 1921 (SL117/169) with a large number of names on the title. The title is rather complicated through until 1953, with several transfers. A new title is issued to the Queen in that year (SL181/232), and the land is sold to T.S. Witte Invercargill Limited in 1989. They change their name to Kushi Investments Limited in 1995. It appears Nigel Ross is involved with the title from 2009, and it was sold to HWCP Management Limited in 2017.

## **31 Dee Street**

The first title is issued to Agnes Lind in 1875 covering Sections 1, 2 & 3 (SL5/235). A survey map (DP 6) from this year shows a building on Section 1 and 2. It also shows a building on Section 2 & 3, and the edge of Section 3. This included parts of Section 1, 2, and 3. Lind leased the land to the Coxhead's in 1876. Several more leases were registered before The Southland Times Company Limited acquired part of the title in 1882 over Section 3, and the rest was retained by Lind. A new title was issued in 1882 (SL25/106) and again multiple leases were recorded on the title. A new title was issued to William Lind (SL77/233) in 1906. A survey map from this year (DP 748) shows a building at the rear of Section 1 & 2, with outbuildings in Section 2 & 3. Again, a large number of leases are recorded on this title. Another title was issued in 1935 to William Lind, a commission agent (SL145/279). He died in 1936, and the Perpetual Trustees Estate and Agency Company acquired it in 1937. This lease was cancelled a new one issued to the MacKay's and the Perpetual trustees Estate and Agency Company for a smaller part of Section 1, 2, and 3 in 1937 (SL147/248). Again, more leases and transfers on the title. Peter Klaver, hairdresser and his wife acquired the land in 1973. Mako Holdings Limited bought the land in 1993. Southern Equities Limited bought it in 1996. It was sold to HWR Property Limited in 2015, and then to HWCP Management Limited in 2017.

## **31 Esk Street**

As with 31 Dee Street

*The first title is issued to Agnes Lind in 1875 covering Sections 1, 2 & 3 (SL5/235). A survey map (DP 6) from this year shows a building on Section 1 and 2. It also shows a building on Section 2 & 3, and the edge of Section 3. This included parts of Section 1, 2, and 3. Lind leased the land to the Coxhead's in 1876. Several more leases were registered before The Southland Times Company Limited acquired part of the title in 1882 over Section 3, and the rest was retained by Lind. A new title was issued in 1882 (SL25/106) and again multiple leases were recorded on the title. A new title was issued to William Lind (SL77/233) in 1906. A survey map from*

*this year (DP 748) shows a building at the rear of Section 1 & 2, with outbuildings in Section 2 & 3. Again, a large number of leases are recorded on this title. Another title was issued in 1935 to William Lind, a commission agent (SL145/279). He died in 1936, and the Perpetual Trustees Estate and Agency Company acquired it in 1937.*

In 1937 a new title was issued to the Commercial Bank of Australia Limited (SL147/247) covering most of Lot 1, with a bit of Lot 2 and 3. In 1953 the National Mutual Life Association of Australasia acquired the title. David Hubber of Invercargill Company Director and his wife Kathleen acquired the title in 1977. In 2003 Global Gold Investments Limited bought the land, before selling to Nigel Ross in 2010. It was bought by HWCP Management Limited in 2017.

### **37 Esk Street**

As with 31 Dee Street

*The first title is issued to Agnes Lind in 1875 (SL5/235). This included parts of Section 1, 2, and 3. She leased the land to the Coxhead's in 1876. Several more leases were registered before The Southland Times Company Limited acquired part of the title in 1882 over Section 3, and the rest was retained by Lind.*

This new title was issued to the Southland Times Company Limited in 1882 (SL25/93). It was sold to Robert Gilmour in 1896. It stayed with the Gilmour's, who leased the property in the early 20<sup>th</sup> century. William Smith, a painter, acquired the property in 1914. Hugh Mason, a salesman bought it in 1923. He sold it to Arthur Butt, a hairdresser in 1924. A new title was issued in 1937 to Butt (SL147/270). He died in 1942, and it was taken over by his executor Thomas Smith who sold it to the Trustees Executors and Agency Company of New Zealand Limited. W.R. Harrington & Company Limited bought the land in 1981. Laycroft Investments Limited bought it in 2002, before selling it to 37 Esk Street Limited in 2003. They sold it in the same year to Map Holdings Limited. It was sold most recently to Adem and Mustafa Tekinkaya in 2011.

### **45 Esk Street**

The first record is from 1880 when a title was issued to the Southland Building and Investment Society and Banking Agency (SL19/96) for Section 4. They sold it in 1881 to Robert Erskine and Edward Whitmore. Somewhat confusingly two titles were issued for the same section in the same year. A new title was issued in the same year to Edward Whitmore (SL21/16) and to Robert Erskine (SL21/17). Robert Erskine bought the property back from Whitmore in 1885 and both titles follow the same trajectory from then. It was leased several times, and William Lewis and others had it in 1912. A survey map from 1914 shows a brick building on Section 4, and one on Section 5, and one on Section 6 (DP 1638). The Macalister's bought it in 1921. A new title was issued in that year to the Macalister's, all solicitors (SL117/58). It was transferred to the Permanent Building Society of Invercargill in 1945. In 1964 a survey for subdivision of Section 4 and part Section 5 was drawn up (DP 6653). This shows a double story brick building facing Esk Street, and behind that a single

story brick building, with a shed at the rear. A new title was issued in 1965 (SLB2/799). This covered an oddly shaped part running back from Esk Street. The company changed their name to Northern United Building Society in 1981. Buckhorp Holdings No. 36 Limited bought it in 1989. Brennan Properties Limited bought it in 1990. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/517). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

A thin sliver of section 4 and 5 was part of a separate deed (B100). It was originally owned by Grieve in 1864. A new title was issued in 1915 to John Grieve of Wallacetown, a storekeeper (SL102/220). The Invercargill Investment Company Limited bought the land in 1916. The Macalister's acquired it in 1921. A new title was issued in that year (SL115/58). The land was incorporated into the larger section in 1965 when the SLB2/799 was issued to the Permanent Building Society of Invercargill (see above).

#### **49 Esk Street**

As with 45 Esk Street

*The first record is from 1880 when a title was issued to the Southland Building and Investment Society and Banking Agency (SL19/96) for Section 4. They sold it in 1881 to Robert Erskine and Edward Whitmore. Somewhat confusingly two titles were issued for the same section in the same year. A new title was issued in the same year to Edward Whitmore (SL21/16) and to Robert Erskine (SL21/17). Robert Erskine bought the property back from Whitmore in 1885 and both titles follow the same trajectory from then. It was leased several times, and William Lewis and others had it in 1912. The Macalister's bought it in 1921. A new title was issued in that year to the Macalister's, all solicitors (SL117/58). It was transferred to the Permanent Building Society of Invercargill in 1945.*

A new title was issued in 1965 (SLB2/798) to Baxter and Neilson Limited. Andorra Properties No. 8 Limited bought the land in 1995. They changed their name to Elborough Properties Limited in 1996. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/521). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

#### **53 Esk Street**

As with 45 Esk Street

*A thin sliver of section 4 and 5 was part of a separate deed (B100). It was originally owned by Grieve in 1864.*

In 1882 Lots 1,2 & 3 of Section 5 were split off under a new deed (F40). This was sold by the Colonial Bank of New Zealand to the South British Insurance Company.

They became a limited company in 1908 and in 1910 it was sold to the New Zealand Insurance Company Limited. A new title was issued in 1927 covering this part of section 5 (SL25/255). Ross Dynes bought the land in 1978. The building was leased in 1983, and sold in 1986 to Leven Properties Limited. A new title was issued for what was now Lot 1 to Leven Properties Limited in 1993 (SL10C/45). Andorra Investments No. 5 Limited bought it in 1994. They changed their name to Hambledon Properties Limited in 1996. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/520). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

### **Lot 3 DP 6653**

As with 45 and 49 Esk Street, and 8 Tay Street

*The first record is from 1880 when a title was issued to the Southland Building and Investment Society and Banking Agency (SL19/96) for Section 4. They sold it in 1881 to Robert Erskine and Edward Whitmore. Somewhat confusingly two titles were issued for the same section in the same year. A new title was issued in the same year to Edward Whitmore (SL21/16) and to Robert Erskine (SL21/17). Robert Erskine bought the property back from Whitmore in 1885 and both titles follow the same trajectory from then. It was leased several times, and William Lewis and others had it in 1912. The Macalisters bought it in 1921. A new title was issued in that year to the Macalister's, all solicitors (SL117/58). It was transferred to the Permanent Building Society of Invercargill in 1945. A new title was issued in 1965 (SLB2/799). This covered an oddly shaped part running back from Esk Street. The company changed their name to Northern United Building Society in 1981. Buckhorn Holdings No. 36 Limited bought it in 1989. Brennan Properties Limited bought it in 1990. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited.*

*A thin sliver of section 4 and 5 was part of a separate deed (B100). It was originally owned by Grieve in 1864. A new title was issued in 1915 to John Grieve of Wallacetown, a storekeeper (SL102/220). The Invercargill Investment Company Limited bought the land in 1916. The Macalisters acquired it in 1921. A new title was issued in that year (SL115/58). The land was incorporated into the larger section in 1965 when the SLB2/799 was issued to the Permanent Building Society of Invercargill (see above).*

Lot 1 and Lot 3 DP 6653 were issued with a new title in 2000 to Matua Investments Limited (SL12B/526). The ICC acquired it in 2002, before Nigel Ross bought it in 2008. It was bought by HWCP Management Limited in 2017.

The thin sliver of Lot 3, which was part of Section 20 follows the 8 Tay Street history

*This section appears to have been historically split in two. The first record for the title is from an early deed (1857) to a man named Stuart (E338 Deeds Index). This was sold to a number of owners, including Watson, Macdonald, Williamson, and*

*Matheson. The first record for the other part of the section is a deed from 1885 as part of a right of way (F201 Deeds Index) to a man named Watson, which ties in with the ownership of the other part of the section. He sold the land to MacDonald in 1889. In 1893 it was sold to Williamson, who sold it to Matheson in 1896. Cuthbertson acquired it in 1913. Bicknell bought it in 1917.*

A new title was issued in 1927 for the thin sliver of pt Section 20 to the Bank of Australasia (SL125/249). This part of the sites history follows 4 Tay Street.

*They changed their name to the Bank of Australia Limited in 1956. The Australia and New Zealand Bank Limited bought it in the same year. They changed their name to ANZ Holdings Limited in 1989, and then ANZ Properties (New Zealand) Limited. In 1994 it was sold to Andorra Investments No 7 limited. They changed their name to Merton Properties Limited in 1996.*

Part of lot was transferred to Amtex Corporation Limited in 2000. A new title was issued in 2000 to Amtex (SL11B/734). In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/525). It appears they still own this land.

## **55 Esk Street**

The first title for 55 Esk Street incorporated Section 6, and part of Section 5 (SL36/162). It was issued to Thomas Watson, a bank manager, Thomas Macdonald, and George Williamson in 1885. There are multiple leases and sub-leases on the title through the next decades, with Matheson and Cuthbertson acquiring the title in 1896. Bicknell gets added to the title in 1903. It stays with these family names until 1927 when Ross and Glendining Limited acquire it. A new title is issued in 1958 to the company (SL199/180). Part of the ground floor is leased in 1958 to Scandrott and Sons Limited. A survey plan from 1959 shows a single story brick building covering most of Section 6, with iron sheds at the rear of Section 5 (DP 5659). In 1960 the Nichols are tenants in common on the title, with the land owned by The Mutual Life and Citizens Assurance Company Limited. A new title is issued in that year (SL217/25). This was sold to Murrex Properties Limited in 1987. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/518). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

## **Lot 2 DP 5659**

As with 55 Esk Street.

*The first title for 55 Esk Street incorporated Section 6, and part of 5 (SL36/162). It was issued to Thomas Watson, a bank manager, Thomas Macdonald, and George Williamson in 1885. There are multiple leases and sub-leases on the title through the next decades, with Matheson and Cuthbertson acquiring the title in 1896. Bicknell gets added to the title in 1903. It stays with these family names until 1927 when Ross and Glendining Limited acquire it. A new title is issued in 1958 to*

*the company (SL199/180). Part of the ground floor is leased in 1958 to Scandrott and Sons Limited. In 1960 the Nichols are tenants in common on the title, with the land owned by The Mutual Life and Citizens Assurance Company Limited.*

The land was subdivided in 1960, and Lot 2 had a new title issued to David and Robin Nichols, farmers (SL217/43). A new title was issued in 1962 to Robin Nichols (SLA1/893). A new title was issued one year later to Cambridge Place (Invercargill) Limited (SLA1/1190). This was transferred to Amtex Corporation Limited in 1999. Another title was issued in 2000 to Amtex (SL12B/460). In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/524). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

#### **40 Tay Street**

It originally contained Section 7 and parts of Section 16, and a title was issued in 1873 to Joseph Stock, a merchant (SL3/98). The title was leased in 1882. It was sold in 1895 to Mary Gakden(?) and Joseph Nichols. They sold it in 1903 to Charles Nichols (sheep farmer) and William Rattray (merchant). A new title was issued in 1905 (SL75/70). A survey plan from 1927 shows a brick building on the edge of Section 16 (DP 2663). The title was leased several times until it was acquired by the Trustees Executors and Agency Company of New Zealand Limited and Arthur Nichols in 1943. David and Robin Nichols (farmer) bought it in 1957. David Nichols sold his share to Cambridge Place (Invercargill) Limited in 1963. A new title was issued in 1962 (SLA1/891). Nigel Ross purchased the property in 2007. HWCP Management Limited bought it in 2017.

#### **59-61 Esk Street**

As with 40 Tay Street

*It originally contained Section 7 and parts of Section 16, and a title was issued in 1873 to Joseph Stock, a merchant (SL3/98). The title was leased in 1882. It was sold in 1895 to Mary Gakden(?) and Joseph Nichols. They sold it in 1903 to Charles Nichols (sheep farmer) and William Rattray (merchant). A new title was issued in 1905 (SL75/70). This title also made reference to SL23/276, an earlier title which incorporated Section 8 (see 63 Esk Street). SL77/70 must have incorporated a sliver of Section 8 on the eastern edge. SL77/70 was leased several times until it was acquired by the Trustees Executors and Agency Company of New Zealand Limited and Arthur Nichols in 1943. David and Robin Nichols (farmer) bought it in 1957. David Nichols sold his share to Cambridge Place (Invercargill) Limited in 1963. A new title was issued in 1963 (SLA1/1188). In 2007 the title was split into four shares, with the Nichols, Tryfiatis and Boivin, Nichols and Throp, and Simmons and Comyn all being added to the title. Nigel Ross purchased the property in 2007. HWCP Management Limited bought it in 2017.*

#### **63 Esk Street**

The first title for 63 Esk Street incorporated Section 8 and part of Section 9 (SL23/276). It was issued to the New Zealand Loan and Mercantile Agency Company in 1882. They leased the land in 1883 and in 1891. The company changed its name in 1895, before selling to the Nichol's in 1898. A new title was issued in 1905 (SL75/73) A survey map from this date (DP 606) shows a building running along Esk Street, with a smaller one in behind on Section 7. It stayed in the Nichol family, who leased it out including to the Herbert, Haynes, and Company Limited. A new title was issued in 1967 to Henry Nichol and Agnes Tait (SLA2/54). Nichol died in 1971, and Wright's were added to the title. In 1980 Keith and Kathleen Hubber bought the land. Kathleen died in 2013, Cameron McCulloch was added to the title, and Pascoe Properties Limited bought Lot 2 in 2014. A new title was therefore issued to the Cameron McCulloch and Keith Hubber (639052). The Hubber family and trust were added to the title in 2015, before it was sold to HWR Property Limited in 2017, and then to HWCP Management Limited in the same year.

### **67 Esk Street**

67 Esk Street now covers two original sections, Section 9 and Section 10. The first reference to Section 9 is from a deed issued in 1862 to Roderick McRae (C280). Two years earlier he had leased the land. He sold it in 1873 to Cameron, who sold it in 1875 to Calder. Two new deeds were issued in 1875 and 1876, one for the western half of the section (D868) and the other for the eastern half (D922). The New Zealand Insurance Company bought the western half in 1878, and sold to Mackenzie in 1899. The Nichols acquired it in 1903. It was subsequently leased to the Southland Times Company Limited, who sub-leased it to another insurance company. Wade bought the eastern half in 1876, and sold it to The New Zealand Insurance Company in 1878. Mackenzie bought it in 1899, before the Nichols acquired it in 1903. It follows the same trajectory as the western half, when both were brought together under a new title (SL126/31). This was issued covering most of Section 9 to Charles Nichols a sheep farmer and Charles Rattray a merchant in 1927. They leased the land to the Southland Times Company Limited in 1929. It appears Rattray died in 1943. The Trustees Executors and Agency Company of New Zealand Limited and Arthur Nichols acquired the title in 1943. The Southland Times acquired the land in 1954. A survey from this year shows a brick building covering most of Section 9, with brick and tin sheds at the rear (DP 4771). The adjacent section (10) is shown as a Police Barracks Reserve, gazetted in 1869. A new title was issued in 1981 to the Southland Times (SL6B/1090). They changed their name to INL Publishing Limited in 2003. A new title was issued in 2003 (107825). Fairfax New Zealand Limited bought the land in 2004. The Invercargill Licensing Trust bought it in 2016. It was transferred to HWCP Management Limited in 2017.

Section 10, as with 54 Tay Street, only goes back to 1970 in the title information. I think this is because both Section 10 and Section 13 were owned by the Crown, and retained for an old Courthouse (see SO 5580) and police station (see 67 Esk Street). This would explain why there are no earlier title references to these two

sections as they were gazetted under different legislation for Crown use. A survey map from 1936 shows a brick building facing Esk Street with tin sheds at the back (DP 3298). The survey map from 1941 shows the old courthouse building on Section 13, along with a brick stable and toilets. Section 10, bordering Esk Street, has a brick garage in this survey. The first title is issued in 1970 to The Southland Times Company Limited for Section 23 (SLB4/125). A survey map from that year (DP 7637) shows a brick building on Lot 1. The title was split into two lots, with Lot 1 issued to Allot Properties Limited. In 1970 a new title is issued for Lot 1 DP7637 to the Southland Times (SLB4/879). They changed their name to INL Publishing Limited in 2003. A new title was issued in 2003 (107825) which incorporated most of what was originally Section 9 and Section 10 (see paragraph above).

### **18 Kelvin Street**

The first title reference for Section 11 is unclear, with a second title issued in 1896 to Isabella Campbell, wife of a shipping agent (SL57/58). Ross and Glendining Limited – a drapery business, acquired the land sometime in the 1910s. In 1927 a new title was issued (SL132/88). Hector Thompson, a fish monger acquired the title in 1927. Hector Thompson and Sons Limited took over in 1962. The Invercargill Licensing Trust bought the land in 1967. In 1983 the Development Group (Southland) Limited acquired the land. Jennifer Hay and Shirley Blick, fashion shop proprietors acquired the title in 1993. The Carter's acquired the land in 2003. It was sold to HWR Property Limited in 2017, and then to HWCP Management Limited.

### **58 Tay Street**

58 Tay Street originally covered Section 12, and the first reference is to a deed (C323). It appears that the Crown sold the land to Mackay in 1866 (B870), but he was leasing the land from 1862. An agreement to lease was registered several times between different leasees from 1862 through 1878 when Mackay died. The South British Insurance Company acquired the land, and leased it. It appears that Matheson acquired the land in 1897 before selling it straight away to Jane Stroud. She died in 1899, and it was taken on by Walter Stroud. A new deed was issued in 1911 (G103). A title was issued in 1927 to Walter Stroud, a painter, as part of the outstanding deed (SL125/194). A survey from 1944 (SO 5610) shows two large brick buildings and one smaller brick building on the site, with a central yard (SO 5610). Another survey (SO 5634) highlights the section in blue, with the owner listed as Stroud. It was taken for a hotel site. The Development Group (Southland) Limited acquired it in 1973. Richard and Janet Myers, and John Boone bought the land in 2006. Nigel Ross bought it in 2007, and HWCP Management Limited in 2017.

### **54 Tay Street**

Unfortunately with Section 13 the title information available only goes back to 1958 due to being previously gazetted under different legislation (see 67 Esk Street). At this time it had been subdivided into Section 23 and Section 24. There is a reference to a P.R. (provisional register), but this material is held in Archives

New Zealand. It was used on land before they were brought under title with the Land Transfer Act. The first title (SL200/81) is to Allott and Eunson Limited in 1958. A new title was issued to Allott Properties Limited in 1970 (SLB4/1194). Ramah Developments Limited bought the land in 1983. In 1993 Longwood Investments Limited bought the land. HWR Property Limited bought it in 2016, and then HWCP Management Limited in 2017.

#### **48 Tay Street**

The first title was issued for Section 14 in 1884 to Bernard Ekensteen, a gentleman (SL34/24). Edward Whitmore bought the eastern part of the section in 1885. A new title was issued to Whitmore in 1885 (SL36/51) showing this eastern part. It was leased before Arthur Drain bought it in 1896. Annie Acheson bought it in 1896, and then sold it in 1915 to the Smith's, drapers. A survey from 1899 shows a brick building on Section 14 and 15, with a W.C. at the rear of the site (LT 350). Alfred Broad bought it in 1915, and he was an ironmonger. It was leased several times. McKenzies (Gore) Limited bought it in 1949. A survey plan was drawn up in 1950 showing a building on what became Lot 3, facing Tay Street (DP 4286). The other larger piece of the section was issued with a new title (SL86/252) to the Ekensteen's, shopkeepers, in 1910 after being added to the earlier title (SL34/24) in 1904. They leased the land, before it was bought by the Broad's in 1917. It then follows the same trajectory as SL36/51. A new title was issued for the combined titles in 1952 to McKenzies (Gore) Limited (SL178/56). They changed their ownership to McKenzies (NZ) Limited in 1978. Ross Dynes bought it in 1986. Gervase and Sally Griffith bought it in 2004. Alan McKenzie bought it in 2016 before selling it to HWR Property Limited, then to HWCP Management Limited.

#### **50 Tay Street**

As with 48 Tay Street up to 1950.

*The first title was issued for Section 14 in 1884 to Bernard Ekensteen, a gentleman (SL34/24). Edward Whitmore bought the eastern part of the section in 1885. A new title was issued to Whitmore in 1885 (SL36/51) showing this eastern part. It was leased before Arthur Drain bought it in 1896. Annie Acheson bought it in 1896, and then sold it in 1915 to the Smith's, drapers. Alfred Broad bought it in 1915, and he was an ironmonger. It was leased several times. McKenzies (Gore) Limited bought it in 1949. The other larger piece of the section was issued with a new title (SL86/252) to the Ekensteen's, shopkeepers, in 1910 after being added to the earlier title (SL34/24) in 1904. They leased the land, before it was bought by the Broad's in 1917. It then follows the same trajectory as SL36/51.*

A new title was issued to Allott & Bunson Limited in 1950 (SL171/237) (check out DP 4334). They sold it to another company in 1959. Unfortunately their name is illegible on the title. Tingey's Limited bought the land in 1980. In 1984 Gary Lloyd a solicitor and Murray Farley a chartered accountant bought the land. In 1986 Peter Kennedy,

an electrician bought it. It was transferred to Peter Donald Kennedy and CP Trustees Limited in 2006. HWCP Management Limited acquired it in 2017.

### **42 Tay Street**

The first title covered most of Section 15, and was first issued in 1881 to Robert Yule, a draper (SL22/212). David Haynes bought it in 1885, and sold it to a company he formed in 1906. It was entered into the Daniel Haynes Trust Limited in 1918. A new title was issued in 1943 (SL157/273) as part of a subdivision of the section (see DP 3713). In 1959 The Drapery and General Importing Company of New Zealand Limited (The D.I.C. Limited) bought the land. A new title was issued in 1981 (SL6B/1376) and the title was transferred to the D.I.C. Properties Limited in 1983. They changed their name to The A.H. Properties Limited in 1990, and sold the land in 1993 to Dakhma Properties Limited. Bridgeway Projects Limited bought it in 1998. Pascoe Properties Limited bought it in 2009. A new title was issued in 2014 (639053). HWCP Management Ltd acquired it in 2017.

### **30 Tay Street**

The original Section 17 was first recorded as a deed in 1864 under a man named Warrington (A767 deed). It then has a very large number of recorded leases and transfers across 7 separate deeds (A767, A814, B390, C549, C804, D10, F606, G70A). There are a considerable number of names involved on these deeds. A survey from 1924 shows Section 17 split into two lots (DP 2359). Lot 1 had one large brick building, with a smaller one in the northeast corner. There were three small sheds on the eastern edge of the section. Lot 2 had a large brick building, with a wooden outbuilding joined on the rear. The first title was issued in 1925 to Annie Ibbotson, a fancy goods dealer (SL129/21). It appears to stay in the Ibbotson family thought until 1987 when it is owned by Bill Coats Limited. De-Brent Investments Limited buys it in the same year. Ian Little and Leslie Wardle acquire it in 1992. Wardle sells his half share to De Brent Investments in 1992. Claire Wilkes buys the land in 1993. Mayvilla Investments Limited buys it in 2003. It is sold to the Beauchamp's in 2004. Raymond Minehan and Warren Perriam buy it in 2008, and then sell to Lynne Jordan and Wendy Fennell in the same year. HWCP Management Limited acquired it in 2018.

### **32 Tay Street**

This was original surveyed as part of the section history under 30 Tay Street.

*The original Section 17 was first recorded as a deed in 1864 under a man named Warrington (A767 deed). It then has a very large number of recorded leases and transfers across 7 separate deeds (A767, A814, B390, C549, C804, D10, F606, G70A). There are a considerable number of names involved on these deeds.*

The first title was issued in 1925 to Frederick Ross Fadget, a cycle agent and mechanic (SL129/20). The property was leased before being sold to Ernest Mills, a tobacconist and Joesph Carter, a draper in 1927. A new title was issued in that

year (SL131/182) just to Ernest Mills. John Reid, an accountant bought it in 1929. It stayed in the Reid family until Norman Carter, a clothier bought it in 1941. It was transferred to a company name, Norman Carter Limited in 1946. It was bought by John and Joanne Ellis as well as Diane Gamble in 2007.

### **36 Tay Street**

As with 30 & 32 Tay Street, it follows the same history until 1925, and with 32 Tay Street until 1927.

*The original Section 17 was first recorded as a deed in 1864 under a man named Warrington (A767 deed). It then has a very large number of recorded leases and transfers across 7 separate deeds (A767, A814, B390, C549, C804, D10, F606, G70A). There are a considerable number of names involved on these deeds. The first title was issued in 1925 to Frederick Ross Fadget, a cycle agent and mechanic (SL129/20). The property was leased before being sold to Ernest Mills, a tobacconist and Joseph Carter, a draper in 1927.*

A new title was issued in 1927 to Joseph Carter, a draper (SL131/181). This was for most of Lot 1 facing Tay Street. In 1946 the Perpetual Trustees Estate and Agency Company acquired the title following Joseph's death. Norrah Carter bought the property back in the same year. It was transferred to a company name, Norman Carter Limited in 1946. It was bought by John and Joanne Ellis as well as Diane Gamble in 2007.

### **Pt Section 17 & 18 Blk II**

Part Sections 17 and 18 were originally covered in a deed from 1862 (C742 DI). This was sold by the Crown to Inverarity. Matthews acquired the deed in 1875, then Mitchell, then Matthews, then Whittaker in 1892. A survey from 1899 shows a series of buildings on Section 18 (LT 348). Whittaker died in 1921.

Pt Section 18 was split off in 1887 to Kingsland, and the deed remained unchanged through to 1924 staying in the Kingsland family (F265 DI). Kingsland also acquired the northern portion of Section 17 when it was split off in 1906 (F797 DI). In 1926 a title was issued for Part Sections 17 and 18 to James Kingsland, a boot manufacturer (SL125/142). This got divided again in 1952, with a new title issued for the northern part of Section 17 to W.B. Boyes Limited (SL179/57). D.I.C. Limited acquired the title in 1971 and a new title was issued for Part Section 17 and 18 (SL2A/572). D.I.C. Properties Limited acquired the title in 1883. Para Rubber Company Limited in 1986, who changed their name to Para Limited in 1993. Eetion Investments Limited bought it in 1993, then Hanford Properties Limited in 1997. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. The title was cancelled and a new one issued in 2000 (SL12B/523). Nigel Ross bought it in 2008, and HWCP Management Limited in 2017.

### **22 Tay Street**

The first record for Section 18 is an early deed from 1862 to Kelly (C565 deed). Kelly leased the land to Clarke in 1864, and it was leased several more times. Peters acquired it in 1877. Kingsland appears to have purchased it in 1887. In 1896 a new title was issued to John Thomson, a grocer (SL57/248). This section was leased until 1920 when it was to Charles Haugh, an engineer. This was sold several more times, but the text on the title is too poor quality to read. DIC Limited acquired the title in 1971. They changed their name to D.I.C. Properties Limited in 1983. The Para Rubber Company Limited bought the land in 1986. A new title was issued in that year (SL7D/997). They changed their name to Para Limited in 1993. Eetion Investments Limited bought the land in 1993. It was sold to Hanford Properties Limited in 1997. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. A new title as issued in 2000 (SL12B/522). Nigel Ross bought the land in 2008. HWCP Management Limited bought it in 2017.

### **16 Tay Street**

16 Tay Street covered three separate titles focusing on Section 19 (see 20 Tay Street). The first record for the smaller sliver of land, pt Section 19, is from 1875 when William Barham acquired the title (SL5/101). He died in 1878 and the land was sold to Margaret Walker. A new title was issued in 1883 (SL28/68A). She appears to have leased this land. Unfortunately the title quality is significantly degraded, so the next readable section shows R. Hannah and Company Limited acquired the section in 1968. The larger part of Section 19 was first bought by Robert Yule, a draper, in 1877 (SL7/102). It appears the Boyd family acquired a lease on it in 1878. John Leckie, a butcher, bought the land in 1881, and a new title was issued in the same year (SL22/136). Leckie died in 1886, and it was sold to Robert Gilmour and James Fleming in 1887. Gilmour died in 1902, so the land was sold to the Leckie family. They sold it to Thomas Baird, a school teacher, in 1918. In 1924 Joseph Hannon, a butcher, acquired it. He sold it to McKensies Limited in 1944. The Australian Mutual Provident Society acquired it in 1953. R. Hannah and Company Limited acquired the section in 1968. In 1986 a new title was issued to the Hill's for both parcels (SL8A/59 & SL8A/60). Lot 1 DP 303305 was sold in 2002 to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. Lot 2 had a new title issued in 2002 to the Hill's (13117). They sold it to the Farquharson's in 2004. Several additional owners were added to the title in 2016.

### **20 Tay Street**

As with 16 Tay street, the wider part of Section 19 was first bought by Robert Yule, a draper, in 1877 (SL7/102). It appears the Boyd family acquired a lease on it in 1878. William Sandison, a grocer, bought the land in 1881 (SL22/135). Robert Meredith bought it in 1888. He died in 1912, and Robert Hannah, a boot manufacturer acquired it in 1923 off of the Meredith family. In 1996 Buckhold Properties Limited acquired the land. In 2000 it was sold to a mix of ICC, Matua Investments Limited, and C & G Investments Limited. A new title was issued in 2000 to the ICC (SL12B/519). Two years later in 2002 Lot 1 had a new title issued (13116)

to ICC. Nigel Ross bought the land in 2008. HWCP Management Limited bought it in 2017.

## **8 Tay Street**

Section 20 appears to have been historically split in two. The first record for the title is from an early deed (1857) to a man named Stuart (E338 Deeds Index). This was sold to a number of owners, including Watson, Macdonald, Williamson, and Matheson. The first record for the other part of the section is a deed from 1885 as part of a right of way (F201 Deeds Index) to a man named Watson, which ties in with the ownership of the other part of the section. He sold the land to MacDonald in 1889. In 1893 it was sold to Williamson, who sold it to Matheson in 1896. Cuthbertson acquired it in 1913. Bicknell bought it in 1917. The land was transferred to a title in 1927, with Bicknell – a bank manager, Gilkison – a merchant, and Boyds – a merchant (SL125/248). Robert Strang is added to the title in 1933 as some of the men died off. In 1950 the title was transferred to the Australian Mutual Provident Society. In 1958 it was sold to Regina Buildings Limited. A survey from this year (DP 5455) shows a brick building facing Tay Street, with an iron shed at the back. A smaller brick building is shown at the rear of the section. In 1959 a new title was issued (SL208/54). In 1981, new owners bought the land as Briscoe, Bayley, Manning, and Burton. Bayley sold her share to Walter Wisdom in 1982. Manning sold hers to Alan Burton in 1982. The Burtons acquired full ownership in 1992, and sold it to ZOC Properties Limited in 1994. Various easements were created on the title. An extensive subdivision plan was produced in 1996-1998 (DP 14147) and then in 1998-1999 (DP 151660). In 2000 a new title was issued (11B/732). In 2004 Queenstown Land Holdings Limited bought the title.

## **4 Tay Street**

The first title is issued to the Corporation of the Bank of New Zealand in 1872 (SL2/23). This was for Section 21, Block II. The title was transferred to the Bank of Australasia in 1880. This land was leased to John Kingsland in 1881. The lease was transferred a couple more times before a new title was issued to the Bank of Australasia in 1897 (SL57/259). A new title was issued in 1954 (SL186/105). A survey from this year shows the brick A.N.Z. Bank Building on part of Section 21 (DP 4801). This new title was for the resurvey of the land, which became Lot 2. The bank at this time was also in voluntary liquidation. The title was transferred to Australia and New Zealand Bank Limited in 1956. They changed their name to ANZ Holdings Limited in 1989. In 1994 it was sold to Andorra Investments No 7 limited. They changed their name to Merton Properties Limited in 1996. The ICC acquired it in 2000.

## **7 Dee Street Rear.**

Same as for 4 Tay Street until 1954.

*First title is issued to the Corporation of the Bank of New Zealand in 1872 (SL2/23). This was for Section 21, Block II. The title was transferred to the Bank of Australasia*

*in 1880. This land was leased to John Kingsland in 1881. The lease was transferred a couple more times before a new title was issued to the Bank of Australasia in 1897 (SL57/259).*

In 1954 a new title was issued for Lot 1 to A.C. Millars Limited (SL186/104). The title was transferred to Cambridge Electrical Limited in 1963. In 1971 Town and Country Supplies Limited acquired the title. In 1981 Robert Dunne and Graeme Kirkland bought the lot. Dunne sold his share in 1982. Zak Holdings Limited bought the section in 2004 and then sold it to Queenstown Land Holdings Limited.

### **5 Dee Street**

The first title was issued to the Bank of New South Wales in 1872 (SL2/22) for Section 22, Block II. This title was cancelled two years later and a new title issued in 1874 (SL4/127). They leased the section to George Ott (tailor and clothier) and Samuel Jacobs, goods dealers in 1875. It looks like it stayed in the Ott family through to 1952 after they acquired it from the bank. A survey drawn in 1927 shows a small brick building facing Dee Street, with another one behind it on Section 21 (DP 2672). It was transferred to Brass Bros Limited in 1952, who then sold it to Russell Hosie Limited in 1963. A map drawn in 1956 shows a subdivision of Section 22, with the N.S.W. building on Lot 5, with the A.N.Z. building next door (DP 5189). A new title was issued in 1968 (SL4/468) to Russell Hosie Limited following the resurvey of the section into Pt Sec 22. This was sold to John Fitzgerald, a land agent in 1971, and then to N. & E.S. Paterson Limited in 1973. The land was sold in 1983 to Govan and Macassey, both solicitors. It was sold again to Edward Cross a tailor, and Maureen Cross a supervisor in 1990. It was sold to HWCP Management Limited in 2017.

### **7 Dee Street**

This has a similar initial history to 5 Dee Street. The first title was issued to the Bank of New South Wales in 1872 (SL2/22) for Section 22, Block II. In the same year a new title was issued (SL2/31) after the bank sold the land to William Barham. He died in 1878, and it looks like it was acquired by Margaret Walker in 1887 as part of a trust. In 1937 a new title was issued (SL147/160) to William Barham a hairdresser but still linked to Walker. In 1945 it was split amongst several widows. It was sold in 1964, and then again in 1968 to Alexander Dynes and his wife Zelma. A new title was issued for the section in 1983 to the Dynes (SL6D/432). It was transferred to Graeme Kirkland and his wife who were farmers in the same year. Zab Enterprises Limited acquired the land in 1993. In 2004 Zak Holdings Limited acquired the property and then sold it to Queenstown Land Holdings Limited in the same year.

### **9 Dee Street**

The first title covering part Section 22 was issued in 1875 to George Lumsden, a watchmaker (SL5/191). Richard Marshall and Robert Cumming took over the title as executors in 1904. Thomas Fleming and Edward Cooper Leary bought the land in 1910. In 1926 they sold the land to the Perpetual Trustees Estate and Agency

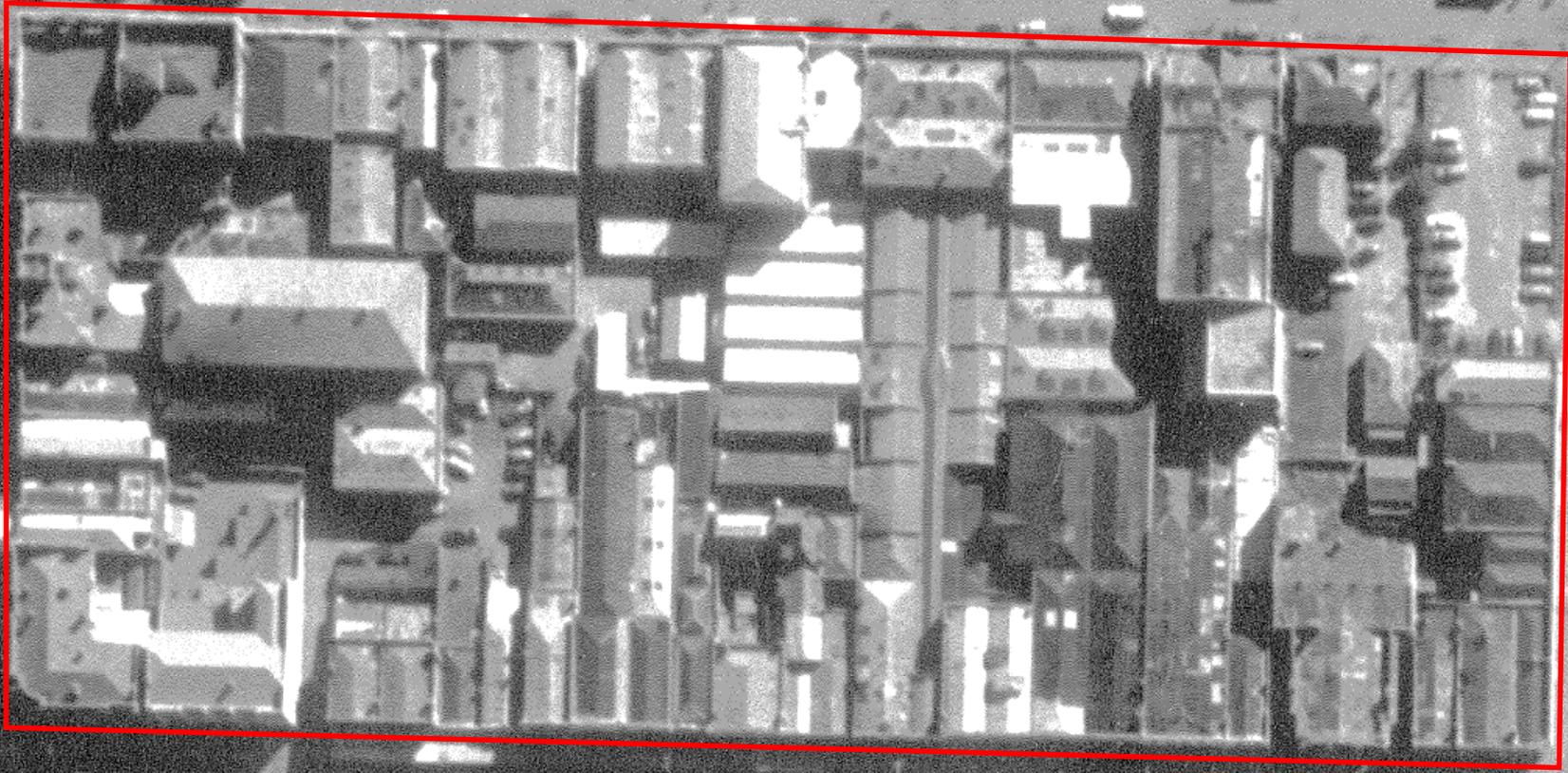
Company. This company leased the land, before selling to Brass Bros Limited in 1941. The Dynes bought the land in 1965. A new title was issued in 1968 (SLA3/653) to Alexander and Zelma Dynes. Alexander died in 1983. It was sold to the Kirkland's in 1983. Zab Enterprises Limited bought the land in 1993. In 2004 Zak Holdings Limited acquired the property and then sold it to Queenstown Land Holdings Limited in the same year.

**Appendix D:  
Historic Aerials**



c1938

No Changes



1956

Building Removed  
Building Construction/Alterations



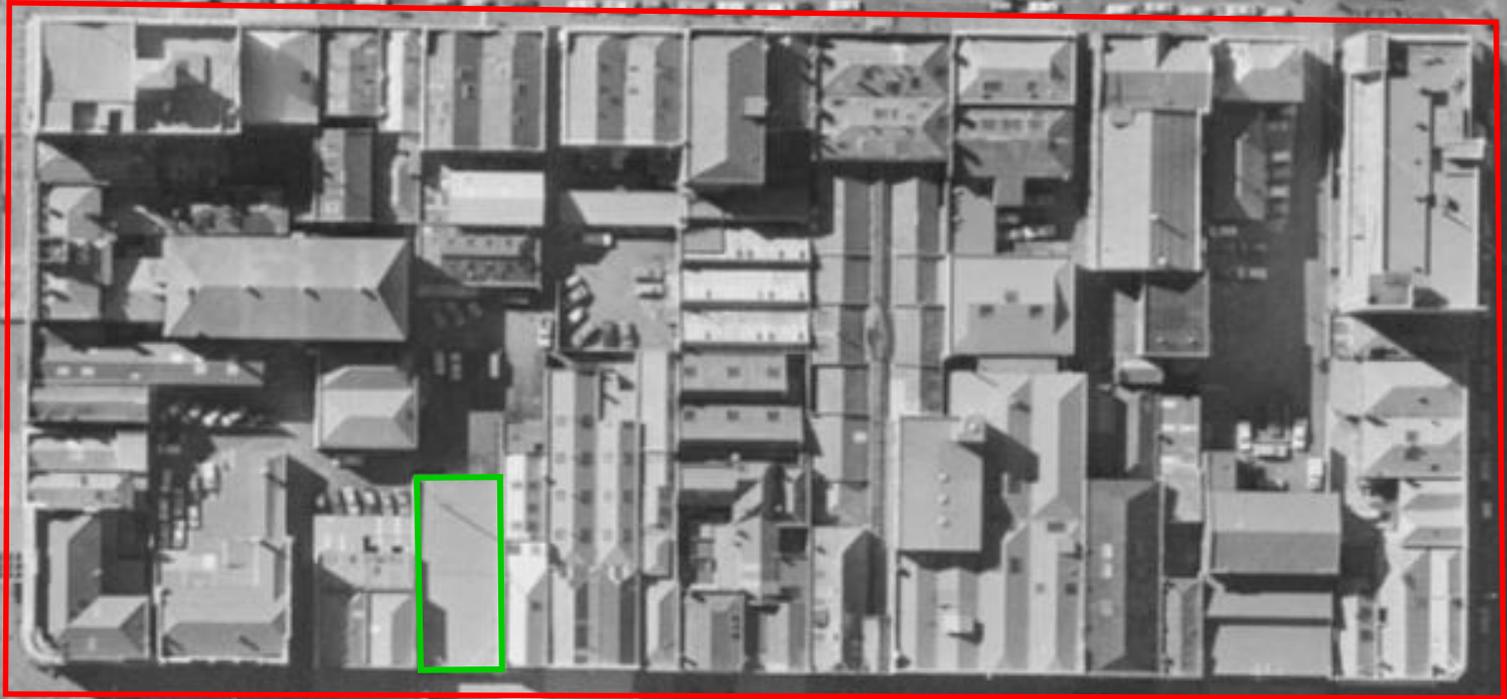
1962

Building Removed  
Building Construction/Alterations



1967

■ Building Removed  
■ Building Construction/Alterations



1972

Building Removed  
Building Construction/Alterations



1974

□ Building Removed  
□ Building Construction/Alterations



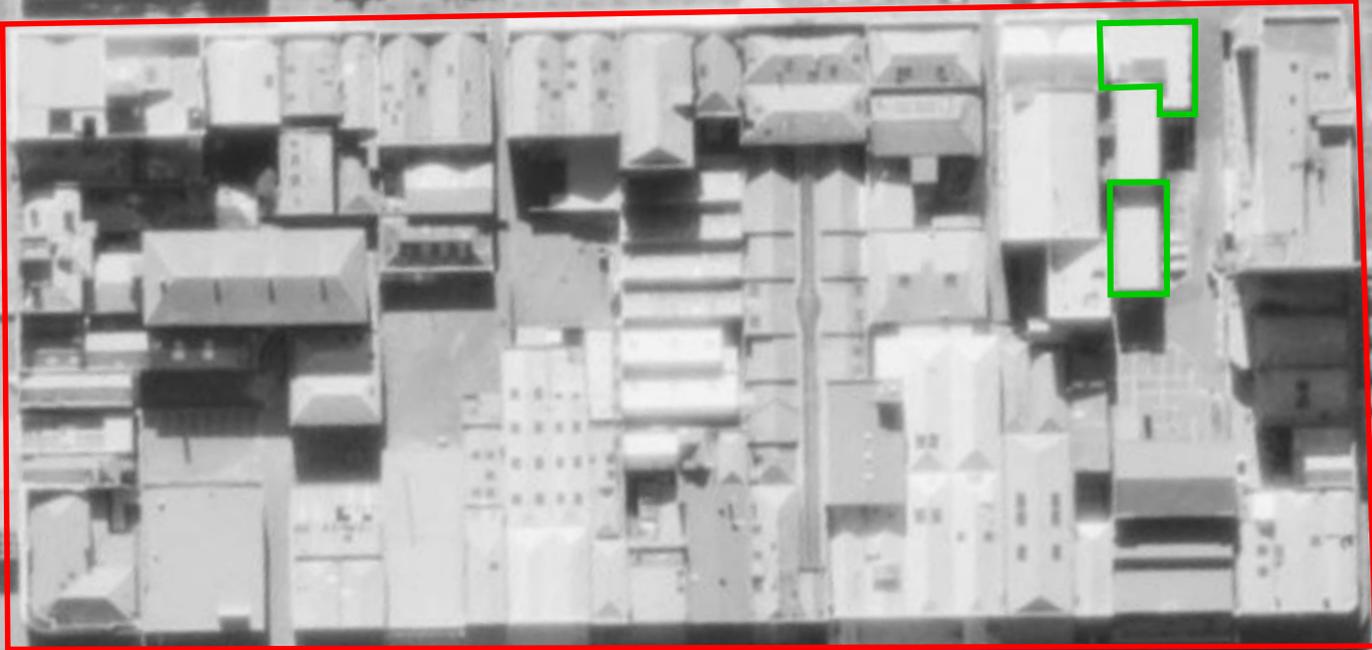
1978

Building Removed  
Building Construction/Alterations



1980

- Building Removed
- Building Construction/Alterations



1983

□ Building Removed  
□ Building Construction/Alterations



1984

No Changes



1985

□ Buildings Removed



1989

Building Removed  
Building Construction/Alterations



1993



No Changes



2004



Building Removed  
Building Construction/Alterations



2012

Building Removed  
Building Construction/Alterations



2013

No Changes



2015

**Appendix E:  
Recorded Property Information**

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
2 Kelvin Street	Former Vodafone Store	Vacant	None	-	-	None	Apparently there is a basement to this building which formally stored kegs
6 Kelvin Street	Locksmith	Key Wee Lock and Repair	None	-	-	None	
8 Kelvin Street	Hairdressers	Les Sheikh	Diesel generator	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel	None	Outside the back entrance is a disused diesel generator thought to be associated with the Kelvin Hotel
10 Kelvin Street	Tearoom	Cargill Tea	None	-	-	None	
12 Kelvin Street	Spice Store	Tastibitz	None	-	-	None	
14 Kelvin Street	Restaurant	Kim's Sunshine Sushi	None	-	-	None	
16 Kelvin Street	Restaurant	SuzieQ	None	-	-	None	
18 Kelvin Street	Beautician	Beauty Beyond	Diesel Heating	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel	Storage of diesel	Modern diesel heater inside building. Approximately 15 years old.
29 Esk Street	Retail	K + K	None	-	-	None	
29 Esk Street	Restaurant	Pinch of Spice	None	-	-	None	
31 Esk Street	Retail	Quest	None	-	-	None	Building includes a basement and backs onto small grassed area.
35 Esk Street	Restaurant	Bonsai	None	-	-	None	
1 MfE Hazardous Activities and Industries List (2011)							
NA Not Applicable							
- Nothing to record							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
37 Esk Street	Restaurant	Turkish Kebabs	None	-	-	None	Building includes a residence at back
41 Esk Street	Retail	Sterling Sports	None	-	-	None	
45 Esk Street	Former Sass Café	Vacant	None	-	-	None	radiator heater found inside building which may have been linked to a diesel heating system on or off site.
49A Esk Street	Retail	2 Degrees	None	-	-	None	
49 Esk Street	Retail	Jay Jays	None	-	-	None	Has access to back alley
53 Esk Street	Retail	Max	None	-	-	None	Includes small sheds at back
53 Esk Street	Retail	Pascoes	None	-	-	None	
55 Esk Street	Optometrist and Retail	Specsavers	None	-	-	None	Newish building
55 Esk Street	Café	Starbucks	None	-	-	None	Newish building
55 Esk Street	Retail	Lusty's Jeweller	None	-	-	None	Newish building and includes small shed at rear
59 Esk Street/5 Cambridge Place	Office and retail	Vodafone	None	-	-	None	Two chimney/fireplace shadows on brick wall
61 Esk Street	Retail	Skelts Jeweller	None	-	-	None	Building is of a newish build
<p>1 MfE Hazardous Activities and Industries List (2011)</p> <p>NA Not Applicable</p> <p>- Nothing to record</p>							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
63 Est Street	Former ASB	Vacant	Chimney Stack	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel, hydrocarbon and arsenic	Unknown	Chimney on side of building down alleyway which leads to a locked basement with potential heating source (diesel/coal). Back buildings could not be accessed, did not have keys.
67 Esk Street	Former Southland Times	Vacant	Printing room	Printing including commercial printing using metal type inks, dyes, or solvents	Solvents, acids, alkalis, and metals	None	Vacant/Furniture Storage, up stairs above print room smelt like fish, MSDS were found in print room
			Diesel engine adjacent press room, Storage of corrosives	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel and corrosives		
4 Tay Street	Carpark	NA	None	-	-	None	
6 Tay Street	park access	NA	None	-	-	None	Access to back street carpark
8-14 Tay Street	No Entry	-	-	-	-	-	Access by current tenants not granted
16 Tay Street	Retail	Hannahs	Former Diesel heating located in back of store	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel	None	
20 Tay Street	park access	-	-	-	-	-	
<p><sup>1</sup> MfE Hazardous Activities and Industries List (2011)</p> <p>NA Not Applicable</p> <p>- Nothing to record</p>							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
22 Tay Street	Gym	Snap Fitness	None	-	-	None	
26 Tay Street	Former D T Carters	Vacant	None	-	-	None	
30 Tay Street	Former Little Fire Music Works	Vacant	None	-	-	None	
32-36 Tay Street	Retail	Ju\$t Incredible	None	-	-	None	Looked out the back at through fire exit, upstairs is a vacant office
40 Tay Street	Restaurant	Thai Thai Restaurant	None	-	-	None	
42 Tay Street	Retail	Art Fun Wear	Disused diesel burner and tank	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel	None	Some storage of oils as part of a renovation workshop
48 Tay Street	Retail	Macpac	None	-	-	None	Small brick building with at back is about to topple. Upstairs is vacant.
50 Tay Street	Café	Zoo Keepers	None	-	-	None	Upstairs included an open fireplace, formerly a paint shop and courthouse
54 Tay Street	Former Canterbury Clothing Store	Vacant	None	-	-	None	
<p>1 MfE Hazardous Activities and Industries List (2011)  NA Not Applicable  - Nothing to record</p>							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
54 Tay Street	Retail	Caroline Eve	None	-	-	None	Upstairs is a dance studio. Premises includes small storage building at back.
58 Tay Street	Former Woosh Store	Vacant	None	-	-	None	
64 Tay Street	Florist	Ambrosia Designer Florist	None	-	-	None	The premises was once a pub and there is a basement at the front which was used for keg storage (didn't get to see this)
6 Cambridge Place	Tailor	Fix and Stitch	None	-	-	None	
Flat in Cambridge Place	Former office and living space	Vacant	None	-	-	None	Two chimney/fireplace shadows on brick wall.
8 Cambridge Place	Barber	The Barber	None	-	-	None	
9 Cambridge Place	Vacant	Vacant	None	-	-	None	
10 Cambridge Place	Retail	Mobile Fun	None	-	-	None	
11 Cambridge Place	Vacant	Vacant	None	-	-	None	
12 Cambridge Place	Nail studio	Fashion Nail Studio	None	-	-	None	
<p>1 MfE Hazardous Activities and Industries List (2011)  NA Not Applicable  - Nothing to record</p>							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
14 Cambridge Place	Retail	Simply Special	None	-	-	None	Tenant said former heating system located in Art to Wear is the former Cambridge heating system
15 Cambridge Place	Former Wild Things	Vacant	None	-	-	None	
17 Cambridge Place	Former Moonshine	Vacant	None	-	-	None	
19 Cambridge Place	Hairdressers	Venom	None	-	-	None	Very new building, prior to hairdressers the premises did have a large oven with a small basement.
23 Cambridge Place	Retail	The Lolly Shop	None	-	-	None	
25 Cambridge Place	Dentist	Cambridge Dental Surgery	None	-	-	None	Site has been a dental surgery for approximately 60 years. Includes storage of small amounts of amalgam for fillings, bio waste and cleaning products.
5 Dee Street	Former Alan Cross Tailor	Vacant	None	-	-	None	
1 MfE Hazardous Activities and Industries List (2011)							
NA Not Applicable							
- Nothing to record							

Property Address	Current Activity	Business Name	Visible Hazardous Features	HAIL activity or industry <sup>1</sup>	Hazardous substances likely to be associated with that activity or industry	Current Hazardous Substances Stored on site	Notes
7 Dee Street	No Entry	-	-	-	-	-	Access by current tenants not granted
9 Dee Street	No Entry	-	-	-	-	-	Access by current tenants not granted
31 Dee Street	Former Frog and Firkin	Condemned building	-	-	-	-	Did not access building
33 Dee Street	Convenience store	Night and Day	Former diesel boiler and potentially coal burner in basement area	Storage tanks or drums for fuel, chemicals or liquid waste	Diesel, hydrocarbon and arsenic	None	Some storage of deep fryer oil in drums
<p>1 MfE Hazardous Activities and Industries List (2011)</p> <p>NA Not Applicable</p> <p>- Nothing to record</p>							

**Appendix F:  
Photos of Typical Interiors**



23.04.2018 12:16

5 Dee Street



23.04.2018 12:42

63 Esk Street



12/04/2018 15:07

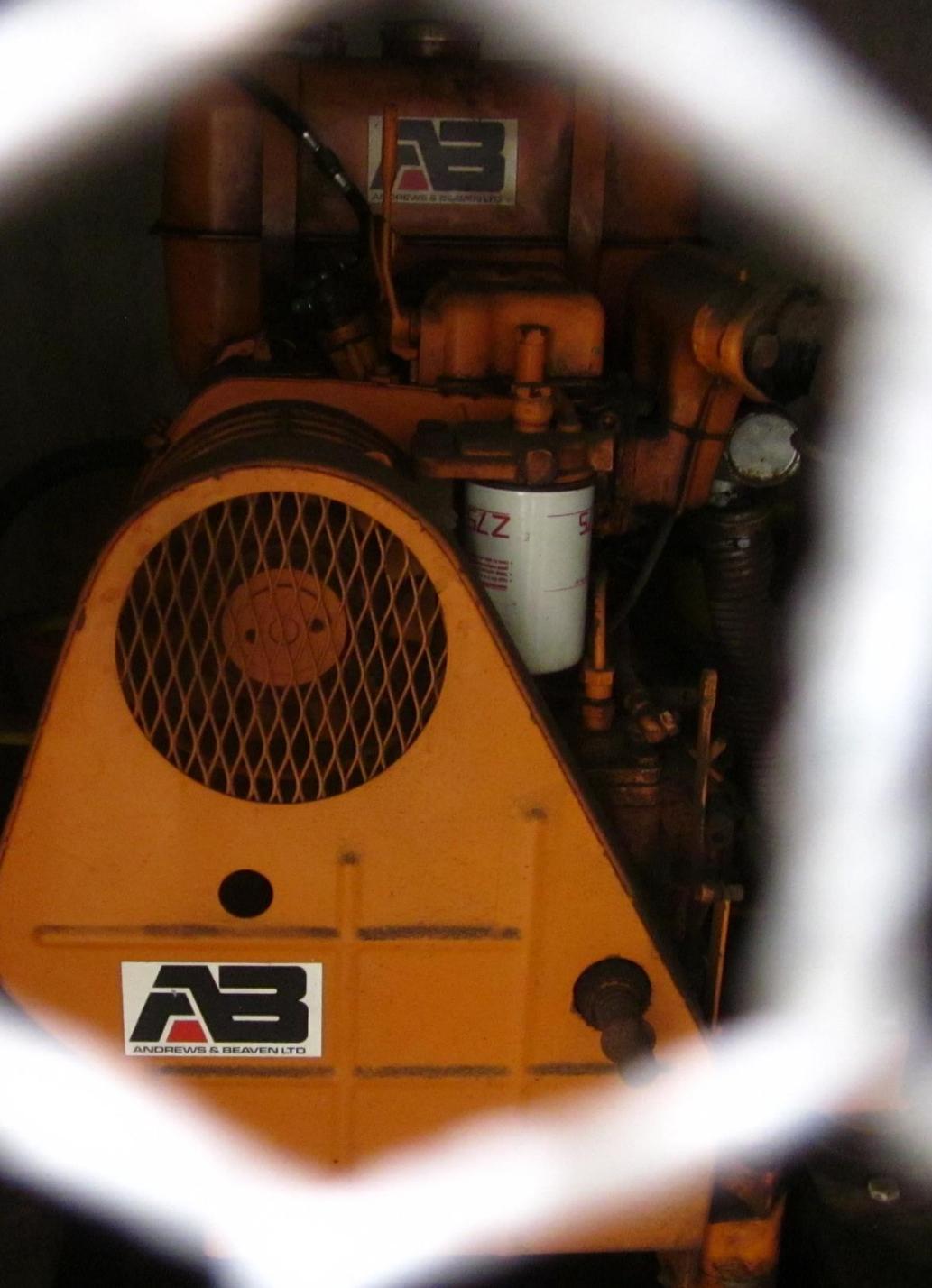
2 Kelvin Street



11/04/2018 12:52

58 Tay Street

**Appendix G:  
Photos of HAIL Activities**



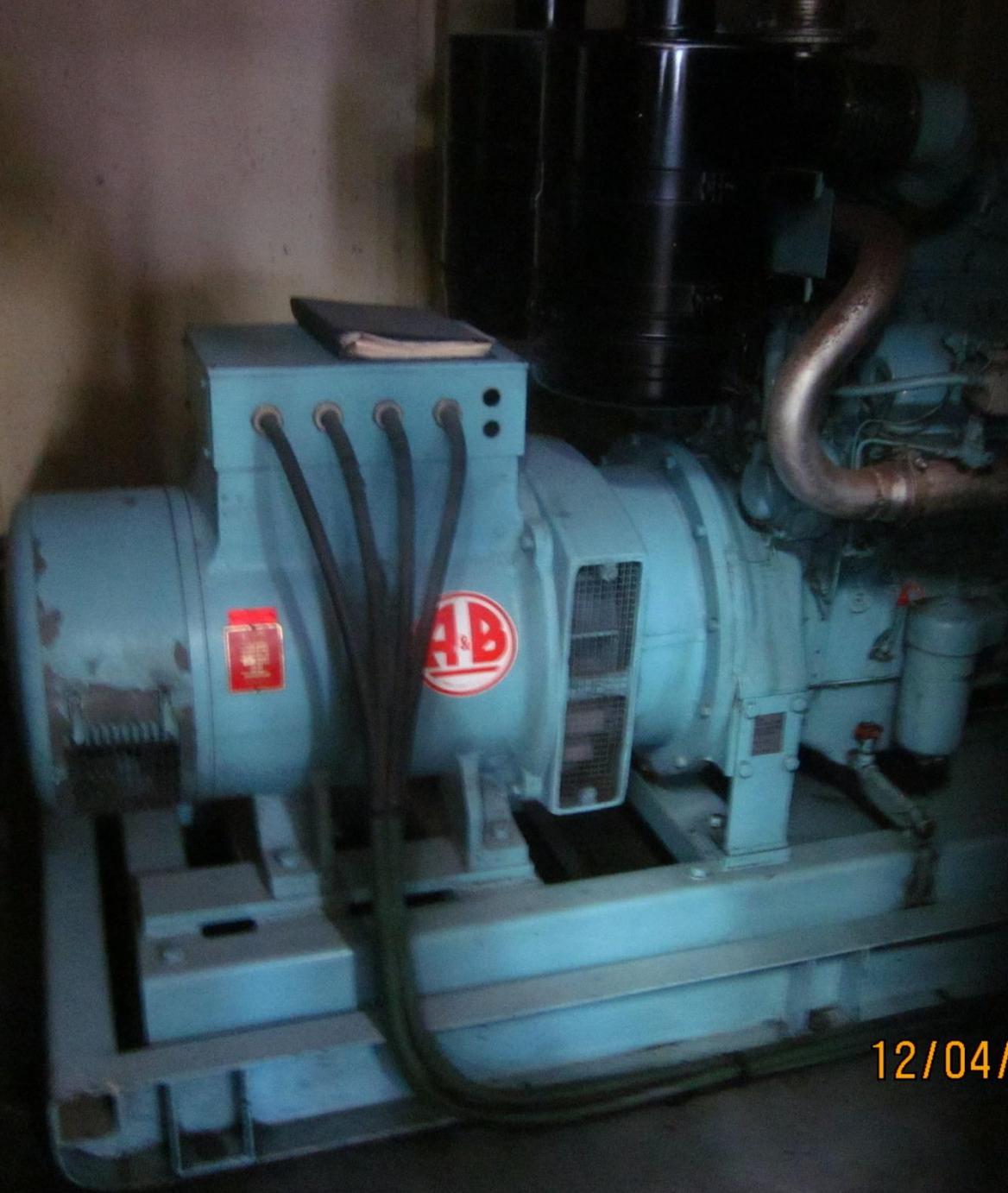
8 Kelvin Street



18 Kelvin Street



59 Esk Street



12/04/2018 12:59

63 Esk Street



12/04/2018 13:03

63 Esk Street



12/04/2018 13:08

63 Esk Street

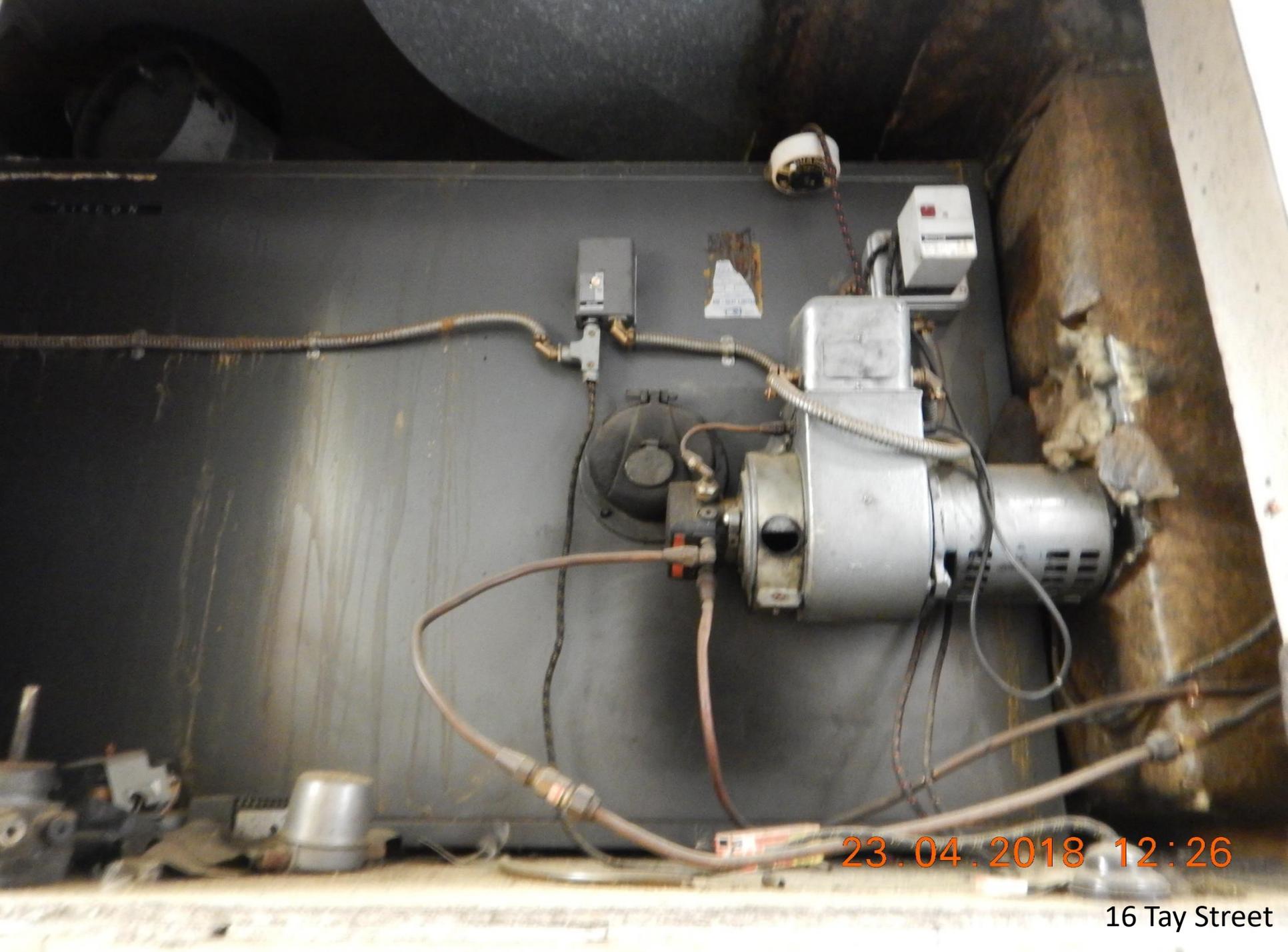


PORTVALL PARK  
HANNAHS 2

Chubb

23.04.2018 12:20

16 Tay Street



23.04.2018 12:26

16 Tay Street



AIRCON

23.04.2018 12:26

16 Tay Street



42 Tay Street



11/04/2018 11:38

42 Tay Street



63 Esk Street

23.04.2018 12:40



23.04.2018 12:40

63 Esk Street



23.04.2018 12:06

33 Dee Street



23.04.2018 12:05

33 Dee Street