Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team
Statement from the Listed Land Use Register

Date: 11 November 2013
Land Parcels: Lot 27 DP 300759
Valuation No(s): 2190900800

Summary of sites:

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site Name</th>
<th>Location</th>
<th>HAIL Activity(s)</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>911</td>
<td>Russley Golf Club Inc</td>
<td>430 Memorial Avenue, Christchurch</td>
<td>A17 - Storage tanks or drums for fuel, chemicals or liquid waste</td>
<td>Not Investigated</td>
</tr>
<tr>
<td>910</td>
<td>Former Brevet Club &amp; Landfill J</td>
<td>Cnr Memorial Avenue and Russley Avenue, Christchurch</td>
<td>A17 - Storage tanks or drums for fuel, chemicals or liquid waste; G3 - Landfill sites</td>
<td>Not Investigated</td>
</tr>
<tr>
<td>962</td>
<td>Ristrom Packaging Ltd</td>
<td>23 Sheffield Crescent, Burnside, Christchurch</td>
<td>A17 - Storage tanks or drums for fuel, chemicals or liquid waste</td>
<td>Contaminated (for industrial/commercial land use)</td>
</tr>
<tr>
<td>1015</td>
<td>EDS (New Zealand) Ltd</td>
<td>10 Sir William Pickering Drive, Burnside, Christchurch</td>
<td>A17 - Storage tanks or drums for fuel, chemicals or liquid waste</td>
<td>Not Investigated</td>
</tr>
<tr>
<td>2381</td>
<td>Cresta Craft</td>
<td>31 Sheffield Cres, Burnside</td>
<td>I - Any other land</td>
<td>Not Investigated</td>
</tr>
<tr>
<td>3557</td>
<td>Airways Corporation of New Zealand</td>
<td>20 Sir William Pickering Drive, Harewood</td>
<td>A17 - Storage tanks or drums for fuel, chemicals or liquid waste</td>
<td>Partially Investigated</td>
</tr>
<tr>
<td>3577</td>
<td>Russley Holiday Park Ltd</td>
<td>656 Wairakei Road, Christchurch</td>
<td>A10 - Persistent pesticide bulk storage or use; A17 - Storage tanks or drums for fuel, chemicals or liquid waste; G3 - Landfill sites</td>
<td>Contaminated (for residential land use)</td>
</tr>
</tbody>
</table>

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 50m buffer.

Information held about the sites on the Listed Land Use Register

Our ref: ENQ 24366
Produced by: CH\SVC_LLURIntegration 11 November 2013
Site 911: Russley Golf Club Inc (Intersects enquiry area.)
Site Address: 430 Memorial Avenue, Christchurch
Legal Description: Lot 27 DP 300759
Site Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>Present</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
</tbody>
</table>

Notes
4 Jul 1999  1993: One 2250 L UST 3(a). Further information from the site owner 22/4/99 suggests that this tank is still on site. There is also a 2250 L 3(c) tank (unsure whether it is an AST or UST).

Investigations
There are no investigations associated with this site.

Site 910: Former Brevet Club & Landfill J (Within 50m of enquiry area.)
Site Address: Cnr Memorial Avenue and Russley Avenue, Christchurch
Legal Description: RS 38310; Pt Section 2 SO 18012; Lot 25 DP 323331
Site Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>1978</td>
<td>Landfill sites</td>
</tr>
<tr>
<td>?</td>
<td>1994</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
</tbody>
</table>

Notes
28 Jan 2009  16/09/1994: Tank Removed, soil contaminated (CCC Webmap) from leaky tank, webmap states tank is 2250 L Diesel. DG licence states both UST and AST present but volumes and contents not stated.

Investigations
1 Jan 2009  INV 3034: Environmental Site Investigation of 'Landfill J', 512 Memorial Avenue, Harewood, Christchurch
Patte Delamore Partners Ltd

Summary of investigation(s)
Report(s) have not yet been audited.

Site 962: Ristrom Packaging Ltd (Within 50m of enquiry area.)
Site Address: 23 Sheffield Crescent, Burnside, Christchurch
Legal Description: RS 40169
Site Category: Contaminated (for industrial/commercial land use)
Definition: Site investigation demonstrates that the land is significantly contaminated.
Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>1996</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
</tbody>
</table>

Notes

4 Dec 1999  1993: Two USTs, one 10,000 L UST 3(a) and one 10,000 L UST 3(c). Information received from the director 28/4/99 stated that the USTs were removed 24 July 1996 by BP Oil NZ Ltd. Information on the UST removal and soil tests were also included with the site information. According to the director, there are no hazardous substances currently stored on the property.

Investigations

BP Oil New Zealand Ltd/Owner

Summary of investigation(s)

Two underground storage tanks (USTs) were removed in July 1996, and five soil samples taken from the tank pit. TPH concentrations in one sample from the base of the pit were likely to exceed the soil acceptance criteria for commercial/industrial land use and may pose a risk to groundwater quality. Based on information supplied to Environment Canterbury it is not possible to quantify the risk posed by hydrocarbon contamination at the site.

Info sought from Sarah Scheiss, BP Oil NZ, 11 May, reply 20 May 1999 (refer file), CRC reply 25 May 1999

Site 1015: EDS (New Zealand) Ltd  (Within 50m of enquiry area.)

Site Address: 10 Sir William Pickering Drive, Burnside, Christchurch
Legal Description: Pt Lot 3 DP 52418
Site Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>1968</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
</tbody>
</table>

Notes

16 Apr 1999  1968: One 9000 L UST 3(a)

Investigations

There are no investigations associated with this site.

Site 2381: Cresta Craft  (Within 50m of enquiry area.)

Site Address: 31 Sheffield Cres, Burnside
Legal Description: Lot 2 DP 41825
Site Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>current</td>
<td>Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment</td>
</tr>
</tbody>
</table>

Notes

1 Feb 2001  Boat builder, engineering, boat dealer.
(source: Environment Canterbury historical information, 1994 yellow pages)
Investigations

There are no investigations associated with this site.

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Site 3557: Airways Corporation of New Zealand  (Within 50m of enquiry area.)

**Site Address:** 20 Sir William Pickering Drive, Harewood

**Legal Description:** Lot 7 DP 54647

**Site Category:** Partially Investigated

**Definition:** Verified HAIL has been partially investigated.

**Land uses (from HAIL):**

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>present</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
</tbody>
</table>

**Notes**

- **2 Dec 2008** RMOG recommended classification be updated to BEG - although correct classification is partial.
- **27 Aug 2009** Site has a current HSNO certificate 83038 for Class 3.1D 2,000L AST location - Andy Herd building generator B

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**Investigations**

- **12 Nov 2007** INV 2382: Site inspection for the removal of an underground petroleum storage system at Airways Corporation of New Zealand, 20 Sir William Pickering Drive
  Pattle Delamore Partners Ltd

**Summary of investigation(s)**

The site is currently used by Airways Corporation of NZ, and contains a centrally located office and administration building. This land use will continue following the UST’s removal, which was used to power a boiler.

One 4,500 L direct filled, single walled steel diesel tank was removed from the site on 23/10/07. No other tanks are referred to in the report but one of the photos shows what appears to be an AST close to the former tank pit. It also appears that a storage area for some other hazardous chemicals is located on the site as well.

9 soil samples were collected from the former tank pit and vent and fill lines and analysed for total petroleum hydrocarbons which was satisfactory to characterise the tank pit, with respect to MfE (1999) guidelines. The tank pit was excavated to a maximum depth of 2.8 m bgl, and no groundwater was encountered.

The sample results were compared to MfE (1999) All Pathways acceptance criteria for commercial industrial land use, and also to the soil acceptance criteria for the protection of groundwater quality. This was appropriate considering the underlying aquifer is defined as being sensitive.

No areas of soil contamination were identified at the site. Only 2 of the samples recorded TPH levels above laboratory detection limits, and both of these were within the relevant MfE (1999) All Pathways acceptance criteria for Commercial/Industrial land use. Sample T1/S3 collected from the southern end of the tank pit at 2.6 m depth recorded concentrations of 35 mg/kg in the C10 - C14 carbon band and 110 mg/kg in the C15 - C36 carbon band. Sample T1/V1 collected from beneath the diesel supply and vent lines recorded concentrations of 437 mg/kg in the C10 - C14 carbon band and 1320 mg/kg in the C15 - C36 carbon band, with the MfE soil acceptance criteria for ‘All Pathways’ being 1500 mg/kg and 20,000 mg/kg respectively. The gas chromatograms for both of the samples were similar to that of diesel.

No material was removed from the site. As there were no samples which exceeded guideline values, groundwater is not considered to be at risk. No further work is required at the site in relation to the diesel tank removal.

Note that this investigation only considered the possibility of soil contamination associated with the former underground diesel storage tank. A photograph of the former tank pit included in the report shows what appear to be an AST and a possible hazardous substance store. Further investigation may be required to confirm what these facilities are, and if there is any potential for contamination associated with them.

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Site 3577: Russley Holiday Park Ltd  (Within 50m of enquiry area.)

**Site Address:** 656 Wairakei Road, Christchurch

**Legal Description:** Lot 1 DP 6411
Site Category: Contaminated (for residential land use)
Definition: Site investigation demonstrates that the land is significantly contaminated.

Land uses (from HAIL):

<table>
<thead>
<tr>
<th>Period From</th>
<th>Period To</th>
<th>HAIL land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>?</td>
<td>?</td>
<td>Storage tanks or drums for fuel, chemicals or liquid waste</td>
</tr>
<tr>
<td>?</td>
<td>?</td>
<td>Landfill sites</td>
</tr>
<tr>
<td>pre 1950</td>
<td>Present</td>
<td>Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds</td>
</tr>
</tbody>
</table>

Notes
25 Jan 2008 Site formerly pastoral farmland and horticultural site (orchards, market gardening and possibly viticulture). Currently being redeveloped as a holiday park, development will consist of small cabins, ablution blocks, larger accommodation units, and open space for camping, recreation and parking. A letter on Christchurch City Council file notes that Amsoil Lubricants were being sold from the property in breach of planning rules (date not known). Northern end of the site was occupied by Castle Commercial, who use the site for a contractors yard (storage of building materials etc). Fill materials present on site, reportedly sourced from around a domestic dwelling on site which was destroyed by fire. Volume of fill is less than 100 m sq. Fill contains soil, ceramics, glass and ash. A stockpile of empty 25 L oil containers, oil drums and plastic containers was located on northern portion of site during time of T&T investigation.

11 Feb 2008 Lead results in samples HA 02, HA 08 and HA 27 are above the relevant residential guideline values of 460 mg/kg (Landcare Research, 2005).

Investigations
1 Aug 2007 INV 2438: Desk Based Ground Contamination Investigation - 656 Wairakei Road
Tonkin and Taylor Ltd

1 Sep 2007 INV 2432: Russley Holiday Park Ltd Ground Contamination Investigation - 656 Wairakei Road
Tonkin and Taylor Ltd

Exceedences of environmental guideline values

<table>
<thead>
<tr>
<th>Document</th>
<th>Contaminant</th>
<th>Pathway</th>
<th>Media</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZ TTG</td>
<td>Chromium VI</td>
<td>Produce consumption pathway</td>
<td>Soil</td>
<td>Residential</td>
</tr>
<tr>
<td>US EPA Federal</td>
<td>Chromium (Total)</td>
<td>Groundwater Dilution Attenuation Factor=20</td>
<td>Soil</td>
<td>Groundwater protection</td>
</tr>
<tr>
<td>Contaminated sites NEPM</td>
<td>Lead</td>
<td>Soil</td>
<td>Parkland/Recreational</td>
<td></td>
</tr>
<tr>
<td>NZ TTG</td>
<td>Arsenic</td>
<td>Adopted value, combined pathways</td>
<td>Soil</td>
<td>Residential</td>
</tr>
</tbody>
</table>
Summary of investigation(s)

The site at 656 Wairakei Road has historically been used for pastoral and horticultural activities, including market gardening. Russley Holiday Park Ltd intends to develop the site into a holiday park. The development will consist of small cabins, ablution blocks, large accommodation units and open space for camping, recreation and parking. The site will be covered in asphalt or grass. The total proposed hardstand area of the site is 18,490 m². 25,043 m² of the site will remain unpaved and will accommodate the stormwater treatment system (swales and infiltration basins), 89 campervan sites and 26 bus and caravan sites.

Tonkin & Taylor (T&T) have undertaken a number of investigations on site prior to the proposed redevelopment including a desk based ground contamination investigation (August, 2007), a field based contamination investigation (September 2007), infiltration testing (September 2007) and an assessment of the effects of stormwater discharge to ground on groundwater quality (November, 2007).

Contamination Investigation (September 2007)

57 hand auger samples from 32 locations were collected. 32 samples were submitted to Hill Laboratories and analysed as follows: 27 samples were analysed for organochlorine pesticides (OCPs), 21 samples for metals (arsenic, cadmium, chromium, copper, nickel, lead, zinc), 5 samples for OCP and organonitrogen and organophosphorous pesticides (ONOPs). 3 samples (samples collected from battery/fuel storage area, truck service area) were tested for total petroleum hydrocarbons (TPH). 2 samples from the soil stockpiles were tested for PAHs. The remaining samples were submitted to laboratory and held cold for further testing if required. The analysis was appropriate for the potential sources of contamination on site.

The results have been compared against residential acceptance values (MIE and MoH (1997), Landcare Research (2005)) , and against parkland/recreational guideline values (NEPC, 1999).

Arsenic was found at concentrations above relevant residential guideline values in 5 samples collected from areas subject to horticultural activities, mainly in the northern portion of the site. Levels of lead exceeding residential guideline values were found in the areas of battery/fuel drum storage, fill and next to the spray shed. An exceedance of Chromium VI was found in one of the areas of fill. This sample result also exceeded the guideline value for the protection of groundwater (USEPA, 2001).

When compared to parkland/recreation values, lead concentrations in samples HA 02 and HA 27 exceed the relevant guideline value (NEPC, 1999).

All but one of the samples analysed was collected from the surface soils therefore the extent of vertical contamination has not been delineated. This is of particular relevance to the areas of fill (fill identified down to at least 0.5 mgbf), and the area receiving runoff from car batteries. Sample HA 18 was collected from a depth of 0.3 mgbf and analysed. This sample location is in the central west of the site in an area seemingly used for horticulture. The report provides no rationale for the analysis of this sample collected from depth.

The report states that as part of the site development, the topsoil from the entire site will be stripped, screened, stockpiled and then re-deposited evenly across the unpaved areas of the Holiday Park, thereby diluting contaminant levels by mixing across the site. Tonkin and Taylor have recommended that:
- some limited validation sampling be conducted to confirm contaminant dilution following the cut and fill of topsoil across the site.
- the area of lead contamination in the north of the site around sample HA 02 be removed prior to redevelopment.
- the swales and infiltration basins be sampled following construction to determine the presence of any contamination within the basins.

Groundwater was not encountered during sampling or during infiltration testing conducted by T&T.

No other activities which have the potential to contaminate soils have been investigated at this site.

<table>
<thead>
<tr>
<th>Date</th>
<th>Report Title</th>
<th>Authors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Nov 2007</td>
<td>INV 2440: Effect of stormwater discharge to ground on groundwater quality - 656 Wairakei Road, Christchurch</td>
<td>Tonkin and Taylor Ltd</td>
</tr>
<tr>
<td>3 Dec 2007</td>
<td>INV 2439: Application for resource consent for disposal of stormwater to ground - 656 Wairakei Road, Christchurch</td>
<td>Harrison Grierson</td>
</tr>
</tbody>
</table>

Summary of investigation(s)

Report(s) have not yet been audited.
For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 24366.

Disclaimer: The enclosed information is derived from Environment Canterbury’s Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury’s Contaminated Land Information Management Strategy (ECan 2009).

This information reflects Environment Canterbury’s current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

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

Following verification of a Hazardous Activities and Industries List (HAIL) site with the property owner, Environment Canterbury assigns the site a category on the Listed Land Use Register.

**If analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

**Not investigated:**
A site whose past or present use has been reported and verified as one that appears on the Hazardous Activities and Industries List (HAIL); and,
The site has not been subjected to investigation including, but not limited to, sampling and analysis of site related soil, water and/or ambient air, and assessment of the associated analytical data.
This category is for sites for which it is known that an activity or use as defined in the HAIL has taken place on the site, but there is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available the site can be registered in one of six ways:**

**At or below background concentrations:**
The site has been investigated or remediated. The investigation or post remediation validation results confirm that there are no hazardous substances above local background concentrations.
Local background concentrations are those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed, in terms of locations sampled and analytes tested, to characterise the site.

**Below guideline values for <land use>:**
The site has been investigated. The investigation sample results show 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 samples taken after remediation confirm this.

**Managed for <land use>:**
The site has been investigated. Investigations show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:
i) the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
ii) the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

**Partially investigated:**
The site has been partially investigated. Investigations have been conducted that:
i) demonstrate that there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
ii) do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

**Significant adverse environmental effects:**
The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:
i) have significant adverse effects on the environment; or
ii) are reasonably likely to have significant adverse effects on the environment.

**Contaminated (for <land use>):**
The site has been investigated. Contaminated land means that has a hazardous substance in or on it that:
(a) has significant adverse effects on the environment; or
(b) is reasonably likely to have significant adverse effects on the environment.

(s2 RMA 1991)

Please contact Environment Canterbury for further information:
(03) 353 9007 or toll free on 0800 EC INFO (32 4636) or email ecinfo@ecan.govt.nz