



12 April 2023



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Dear Mark,

PRELIMINARY SITE INVESTIGATION – CORNER OF MARSHS ROAD AND MAIN SOUTH ROAD (STATE HIGHWAY 1), HORNBY, CHRISTCHURCH

1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by Calder Stewart Development Limited (Calder Stewart) to undertake a Preliminary Site Investigation (PSI; desktop site history review) for the properties located within an approximate 23 ha area of land located at the corner of Marshs Road and Main South Road (State Highway 1), Hornby, Christchurch (i.e., the site).

The objective of the investigation is to identify any potential sources of contamination from past and/or present land use activities at the site, which could be listed on the HAIL¹ (Ministry for the Environment; MfE, 2011). The PSI has been prepared to assist Calder Stewart in relation to the proposed district plan change application from Rural Urban Fringe Zone and Open Space Community Parks Zone to an industrial zone for the approximate 23 ha site. A plan showing the site location is attached as Figure 1.

Due to access constraints and taking into account the objectives of the investigation, the investigation comprised a review of the site history including Christchurch City Council (CCC) property files, interviews with selected landowners and site inspections for the six largest land parcels associated with the proposed plan change area, as well as a review of historical aerial photographs, the Environment Canterbury (ECan) LLUR² and CCC HSNO³ information for the entire approximate 23 ha site.

¹ The *Hazardous Activities and Industries List* (HAIL; MfE, 2011) is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

² Environment Canterbury Listed Land Use Register.

³ HSNO - Hazardous Substances and New Organisms Act.



The PSI has been prepared in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)* (MfE, 2021) and has been certified by a Suitably Qualified and Experienced Practitioner (SQEP) as outlined by the NESCS⁴. A certifying statement to this effect is attached.

2.0 Site Details

The site details and description for the six largest land parcels associated with the proposed plan change are summarised below in Table 1, while an aerial photograph showing the overall current site layout (Figure 1) is attached.

Photographs of the site are also attached.

Table 1: Site Identification	
Address	1. 673A Main South Road, Christchurch 2. 689 Main South Road, Christchurch 3. 27 Marshs Road, Christchurch 4. 29 Marshs Road, Christchurch 5. 41 Marshs Road, Christchurch 6. 53 Marshs Road, Christchurch
Legal Descriptions	1. Res 4707 2. Lot 44 Deposited Plan 16696 3. Lot 1 Deposited Plan 447493 4. Lot 2 Deposited Plan 447493 5. Lot 2 Deposited Plan 74746 6. Lot 1 Deposited Plan 74746
Site Owner	1. No owners detailed 2. John Choong Chet Law 3. John Choong Chet Law and Karen Ann Law 4. Joy Elizabeth Murcott and Michael Ernest Murcott 5. Denis Ivan Powell and Marian Ivy Powell 6. Lynette Faye Stirling, Warren Ian Stirling and Warren Lee Stirling
Grid Reference- Centre of Site	BX23:5896-7783
Land Area	1. 0.4148 ha 2. 4.7227 ha 3. 4.0967 ha 4. 4.0002 ha 5. 4.0230 ha 6. 2.6750 ha Total including all land parcels included in the proposed plan change = approximately 23 ha

⁴ Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011 (referred to as the NESCS).

Table 1: Site Identification

Zoning	Rural Urban Fringe Zone and Open Space Community Parks Zone
Land Use	Excluding Islington Reserve, the remaining five largest properties associated with the proposed plan change are used for rural residential purposes and each contain at least one dwelling and paddocks used for grazing livestock. A horse training track is located across the 27 and 29 Marshs Road properties. The smaller properties around the perimeter of the site are used for residential purposes.
Surrounding Land Use	The overall site is surrounded by paddocks used for agricultural activities immediately east and south of the site. Retail shops are located directly north of the site (north-western corner) and residential and rural residential properties are present west of the site.
<i>Notes:</i> For the purpose of this report only the six largest land parcels have been included in the Site Identification table.	

3.0 Environmental Setting

The geological map for the area (Forsyth, P.J., Barrell, D.J.A., Jongens, R., 2008; 1:250,000) reports that the site is underlain by 'grey river alluvium beneath plains or low-level terraces'.

According to the Canterbury *Land and Water Regional Plan (LWRP)*, the site is located within the Christchurch Groundwater Protection Zone.

Based on the ECan GIS database, the nearest natural surface water body to the site is Dawson Creek, located approximately 4 km to the south-east of the site at its nearest point. An unnamed drain extends along the western site boundary along Marshs Road.

The ECan GIS database indicates that the depth to groundwater in the area is reported to be greater than approximately 10 m bgl. The regional groundwater flow direction is expected to be in a general south-easterly direction within the site vicinity.

According to the ECan GIS database, there are two groundwater bores within the site boundary. Of these, only one (M36/5580) was recorded as being 'active (exist, present)' and is used for a domestic supply for 41 Marshs Road. A bore plot and accompanying spreadsheet of bore details is attached.

A plan showing the location of the bores within the site boundary and accompanying data are attached.

4.0 Desktop Review of Site History

A desktop assessment was undertaken to provide an overview of any potential contaminants of concern that may be present within the site as a result of any documented past and present activities. The following information was sourced in order to establish the history of the site:

- ✧ Historical aerial photographs;
- ✧ Environment Canterbury (ECan) information;
- ✧ Christchurch City Council (CCC) information; and
- ✧ Site inspection and interviews.

Due to access constraints, and the scope of this investigation, CCC property files and site inspections of the residential properties fronting Main South Road and northern portion of Marshs Road were not obtained or undertaken. It is expected that once these properties have been vacated site inspections can be undertaken at this time and any land contaminated issues evaluated. The exclusion of physical site inspections and reviewing of property files for these standard residential properties are not expected to impact the decision making for the proposed district plan change.

4.1 Historical Aerial Photographs

Historical aerial photographs from between 1941 and 2021 have been reviewed for the overall site. These photographs have been sourced from Canterbury Map Partners administered by ECan. Note that the review of the aerial photographs was carried out on the electronic versions, which provides a higher resolution compared with the printed versions attached.

Table 2: Historical Aerial Photography

1941	The 1941 aerial photograph shows majority of the site being largely undeveloped, possibly used for stock grazing and/or pasture. A paleo river channel is situated on the eastern portion of the site. A dwelling is present midway along Marshs Road (27 Marshs Road) along with sheds and other unidentifiable objects/structures. A pile of hay is present in the land parcel located in the southern part of the site (53 Marshs Road) and a structure, potentially a shed/garage, is present halfway along the land fronting Main South Road. Tree plantings are present along the eastern and western boundaries of the site. Marshs Road and Main South Road are present in their current footprint and the site is surrounded by rural residential and rural land, likely used for grazing or pasture.
1955	The 1955 aerial photograph clearly shows a dwelling and eight buildings/sheds located at 27 Marshs Road. Eight additional dwellings or large sheds have been constructed along the land fronting Marshs Road and Main South Road. The remaining land appears to be used for grazing, pasture or cropping purposes. No other notable changes have occurred within the site.
1961	The 1961 aerial photograph does not show imagery over the entire site but shows notable development along Marshs Road and Main South Road with a total of 22 houses and associated sheds/structures present. Three additional sheds have been constructed at 27 Marshs Road, which appear to be configured around a yard, potentially to store equipment and machinery associated with onsite farming activities. The remaining land within the site appears to be used for cropping or grazing. The surrounding land has undergone further development with additional residential properties to the west, residential and commercial to the north, while east and south of the site remains undeveloped.
1965	The 1965 aerial photograph shows additional development along the fringe of the site with a total of 29 residential properties fronting Marshs Road and Main South Road. Commercial buildings, located outside of the site, on the corner of Marshs Road and Main South Road have been constructed. The configuration of sheds at 27 Marshs Road has changed slightly with the removal and addition of two sheds. Trees have been planted along the boundary between the 27 Marshs Road and 689 Main South Road properties. No other notable changes are evident.

Table 2: Historical Aerial Photography

1974	The 1974 aerial photography shows the construction of a dwelling and four sheds within the north-eastern corner of the site, at 689 Main South Road. Two sheds have been constructed along the southern boundary of the 689 Main South Road property and hay bales are present within the 689 Main South Road paddocks, indicating this land is being used to graze livestock. The shed configuration at 27 Marshs Road has undergone minor changes with the removal of one shed and construction of another two sheds. What was referred to as a “yard” in previous aerals appears to be tidied up/removed. There are now 33 houses and various sheds/garages fronting Marshs Road and Main South Road. An irrigation line is present in the southern portion of the site, confirming this land is likely being used for cropping. Commercial development continues directly north-east of the site. No other notable changes have occurred within the site.
1975 and 1984	The paleo river channel sited in previous aerals has gradually been filled or the land reworked and is no longer noticeable in the 1975 and 1984 aerial photography. The 1984 aerial photography shows the removal of two sheds at the 27 Marshs Road property. No other notable changes are evident within the site.
1994	The 1994 aerial photography shows the development of a horse training track across 27 and 29 Marshs Road and the removal of one shed at the 27 Marsh Road property. A dwelling, detached garage and a shed have been constructed within the southernmost part of the site at 53 Marshs Road, while planting around this property has been developed. A shelter belt splitting the land into sections has been planted across 27, 29 and 41 Marshs Road.
1995	There are no significant changes compared with the earlier 1994 aerial image.
2000	The 2000 aerial photography shows two additional dwellings fronting Main South Road, taking the total to 35 residential dwellings with associated sheds and garages fronting Marshs Road and Main South Road. The 2000 aerial photography shows the construction of a house with an attached garage, additional garage, shed and a suspected haybarn at the 41 Marshs Road property, located along the site’s southern boundary.
2004	Small sheds have been constructed within the inside of the horse training track. No other notable changes have occurred within the site.
2011	The 2011 aerial photography shows the construction of a garage next to the dwelling and additional building at 53 Marshs Road. The suspected haybarn at 41 Marshs Road has been subject to an extension and an additional shed within the inside of the horse training track at 29 Marshs Road has been erected.
2018	The 2018 aerial photography shows the construction of a dwelling with an attached garage and an implement shed, likely a haybarn, at 29 Marshs Road, located midway along Marshs Road.
Latest Imagery (2021)	Shows the land in its current layout. No notable changes are evident from the 2018 aerial photography.

4.2 Environment Canterbury Information

4.2.1 Listed Land Use Register

An online search was made via ECan for information from their Listed Land Use Register (LLUR). The ECan LLUR is used to hold information about sites that have used, stored or disposed of hazardous substances, based on activities detailed on the HAIL (MfE, 2011). It should be noted that the LLUR is not complete and new sites are regularly being added as ECan receives information or conduct their own investigations into current and historical land uses.

The entire approximate 23 ha site is not listed on LLUR.

A copy of the LLUR is attached.

4.2.2 Resource Consents

The ECan GIS database was reviewed for recorded resource consents within the site boundary. There were 11 resource consents located within the site boundary, the status of all these consents was 'terminated.' Historically, when these consents were active, they permitted the take of groundwater, the installation of a bore or the discharge of a contaminated into land to water.

A plot showing the resource consents and accompanying spreadsheet of details is attached.

4.3 Christchurch City Council Information

4.3.1 HSNO Information

HSNO information held in the CCC database was also provided to PDP for review of the entire site. The HSNO information includes various documents related to hazardous good storage, which is summarised below.

- ✧ A pit containing waste was located in the backyard of 681 Main South Road during an inspection undertaken by CCC on 8 April 2021. On closer inspection of historical aerials, the correct address of the waste pit is 679 Main South Road. The pit has an approximate diameter of 2-3 m.
- ✧ 693 Main South Road was used to store multiple vehicles for restoration purposes during an inspection by the CCC enforcement team on 10 July 2013.
- ✧ 689 Main South Road contains a pocket of uncontrolled fill related to a swimming pool removal; associated date not provided. The exact location of the fill/historical swimming pool is undetermined.

The email correspondence with CCC is attached.

4.3.2 Landfill Records

The site is not recorded as being located within an area identified on the CCC *Old Landfills Within Christchurch City* (1993) plan. The site is not recorded as being part of a known landfill. The nearest landfills on the map are located approximately 1 km north and 1.4 km east of the centre of the site and are listed as "Landfill (Rubbish)."

4.3.3 Review of Christchurch City Council Property Files Documents

Property files provided by CCC for the six largest land parcels associated with the proposed plan change were reviewed for any specific site history information and/or potential contamination sources. The property files included documents related to the following.

673a Main South Road Property Files:

CCC confirmed that they held no information on this address.

689 Main South Road Property Files:

The property files for 689 Main South Road contained multiple building and resource consents related to a pig sty, bach, extended haybarn, dwelling with garage, fowl house, implement shed, store shed, shed and a hay shed. The property files also note a supply well being onsite but the location is not provided. Of interest, these files included a design plan for the fowl house, which detailed the material used for the wall covering to be polite, given the time period (i.e. 1970s) it is possible that this is asbestos containing material.

27 Marshs Road Property Files:

The property files for 27 Marshs Road include multiple building and resource consents related to the construction of a detached dwelling, single story dwelling with an attached garage, with an amendment to the kitchen windows, a haybarn, the installation of a solid fuel heater (woodfire) and space heater, connection to a sewer lateral and a subdivision from 1989. These files included an historical Certificate of Title, which details the mortgage invoiced to Wattie Industries Limited (Wattie's) on 19 June 1989.

29 Marshs Road Property Files:

The property files for 29 Marshs Road all relate to building consent BCN20182200, which consented the construction of a haybarn.

41 Marshs Road Property Files:

The property files for 41 Marshs Road include multiple building and resource consents related to the construction, renovations or relocation of dwellings, an office/clinic, garages and/or sheds and the change of use from a packing shed to a family flat. The files also contained documents associated with reductions in boundary set back distances, the management of a veterinary clinic and an artificial breeding centre for horses and subdivision of the land. These files included an historical Certificate of Title (reference 330/166), which details the title was transferred to Wattie Industries Limited in 1969.

53 Marshs Road Property Files:

The property files for 53 Marshs Road include multiple building and resource consents related to the relocation and renovation of a building, foundation and alterations to a relocated office/clinic, erection of an implement shed/haybarn, construction of a garage/sleep out, extension of a downstairs bedroom/ensuite, erection of a marquee, two subdivisions, which took place in 1996, boundary setbacks for a dwelling and garage, street number allocation, a consent to establish a veterinary artificial breeding centre for horses in Marshs Road, construction of a dwelling, dwelling alterations and additions to an existing two storey dwelling, including the installation of a fire place as well as the enlargement of a kitchen and dining room, and to alter cladding.

These property files contained a consent for a water connection, which includes a site plan detailing a veterinary office and clinic, outdoor lily bed and a small glasshouse. These files also noted the land was used for grazing up to 15 bobby calves, and contained an historical Certificate of Title detailing a name change of the registered to Wattie Industries Limited on 6 December 1976 and an historical Certificate of Title, which details the mortgagee as Wattie Industries Limited on 19 June 1989. The files also detail a supply well located onsite, but no specific location is detailed.

4.4 Site Inspection

An inspection of the site was carried out by a PDP environmental geologist/scientist on 7 March 2023. During this site inspection the six largest land parcels associated with the proposed plan change were inspected (i.e. 27, 29, 41 and 53 Marshs Road, 673a and 689 Main South Road) and an interview was conducted if the land owner was present during the time of inspection to provide information on the past and present land use activities. The main findings from the site inspection and interviews are summarised below. Photographs taken during the site inspection are attached.

673a Main South Road:

During the time of the inspection, 673a Main South Road was Islington Reserve and was accessed through an alleyway off Main South Road. The reserve contained a grassed area with tree plantings and no structures. No person(s) were present during the time of inspection to undertake an interview.

689 Main South Road:

During the time of the inspection, 689 Main South Road contained a two-storey dwelling with an attached garage and multiple storage sheds, with the remaining land comprised of paddocks used for grazing horses. An implement shed/haybarn was present in a paddock along the southern boundary. The dwelling was separated from the paddocks by tree plantings and a shelter belt was present along the southern boundary. The roof, soffits and gable of the dwelling looked like they may contain asbestos containing material, although this would require testing to confirm. During the inspection it was noted that a neighbouring property fronting Main South Road (693 Main South Road) contained tyres stacked up along the boundary, and multiple storage containers and cars in varying states of condition. No person(s) were present during the time of inspection to undertake an interview.

27 Marshs Road:

During the time of the inspection, 27 Marshs Road contained a dwelling, various storage sheds, derelict stables, a horse yard and half a horse training track, which also extends over 29 Marshs Road. The central portion of the horse training track was used to graze horses and empty sheds were present within the centre of the horse training track and used as shelter for the horses. Shelter belts were present in the central portion of the horse training track and around the perimeter of the property, excluding the southern boundary. There was a residential style glasshouse in the backyard of the property.

Parts of the land was overgrown, and the buildings and sheds showed signs of deterioration. The gable ends, soffits and cladding may contain asbestos given the appearance of the material and the paint on the exterior of the dwelling was in poor condition, given the age it may be lead-based paint, although this would need to be confirmed with analytical testing.

Although a resident who rented the property was present during the time of inspection, Mr Michael Murcott, who currently resides at 29 Marshs road, was interviewed and disclosed he previously resided at 27 Marshs Road. Mr Murcott provided information on 27 Marshs Road including the locations of the redundant supply well and septic tank and confirmed that the dwelling is now connected to the council water and sewer reticulated systems. Mr Murcott noted that imported crusher dust was used for the horse training track and that ash was previously used for the horse yard to prevent the ground becoming muddy.

29 Marshs Road:

During the time of the inspection 29 Marshs Road contained a dwelling with an attached garage, a woodshed, an implement shed/haybarn, paddocks and the southern half of a horse training track. The paddock south-east of the dwelling contained horses and a haybarn, which was used to store hay and a tractor. The central portion of the horse training track was used to graze horses and contained shelter belts and empty sheds that were used as shelter for the horses. Shelter belts were planted around the perimeter of the property, excluding the northern boundary. All building structures were in good condition and showed no obvious sign of deterioration, excluding the sheds in the middle of the horse training track, which showed signs of deterioration.

Mr Murcott, the owner of the land confirmed that Wattie's had previously owned his property and the surrounding land. While owning the land, Wattie's reportedly filled in a paleo stream to enable them to use the land for cropping. The land was reportedly previously used for growing potatoes and for supporting dairy cows. Mr Murcott confirmed the dwelling with attached garage at 29 Marshs Road was constructed approximately nine years ago and is connected to the council reticulated system and therefore does not have a septic tank or supply well on site. Mr Murcott confirmed that imported crusher dust is used for the horse training track.

41 Marshs Road:

During the time of the inspection, 41 Marshs Road contained a dwelling with an attached garage, a detached garage/hobby workshop, a guest house, two storage sheds, a shed used for growing plants and a haybarn. Vegetables were grown in raised planter boxes directly east of the dwelling next to a storage shed. This area also contained a compost heap, small residential style glasshouses and a water tank. The haybarn east of the dwelling on the property boundary contained hay, various storage items and drums used to store synthetic passenger car oil. There were no obvious spills or surficial staining on the surrounding land from these drums during the time of inspection. Due to the small quantity of car oil stored onsite it is considered that this does not constitute a HAIL activity.

A chicken coop was present in front of the haybarn and chickens were present in this south-eastern paddock. A small crop was fenced off in the northern most portion of the site along with a pile of hay under a tarpaulin. West of the crop a pile of garden clippings and a stock loading ramp were present. The two western paddocks, one located adjacent to the driveway, were used to graze sheep or cows. West of the dwelling was a garage used as a small hobby workshop, and attached to the workshop was a guest house and what appeared to be horse stables, which were used for storage. It should be noted that the garage, used as a hobby workshop, had a concrete floor and was maintained in a tidy condition. Based on this, this would not constitute a HAIL activity.

South-east of this workshop was a storage shed and directly in front of the workshop was a small pile of timber poles. A septic tank was located within the circular island of the driveway and a small glasshouse used to grow swan plants was present in the south-western paddock.

Tree plantings lined the driveway and the gardens around the dwelling. All building structures were in good condition and showed no sign of deterioration. The owners of the property, Mr Denis and Mrs Powell gave details on how their property and surrounding land was previously owned by Wattie's in approximately the 1980s. Mrs Powell confirmed the location of the supply well onsite and noted that Wattie's would have had irrigation pipes through the land to irrigate their crops. Mrs Powell also noted that during her time of residing at 41 Marshs Road she noticed that certain plants did not grow in her gardens.

53 Marshs Road:

During the time of the inspection 53 Marshs Road contained a two-storey dwelling with an attached garage, a smaller cottage style building, a garage used for general storage, a shed/barn near one of the paddocks used to store a caravan and various items, and a small garden shed by the main dwelling. A rubbish pile was present in the northernmost paddock at the time of inspection, which contained cardboard, garden clippings and a redundant computer hard drive. The two paddocks adjacent to the driveway were used for grazing sheep and there were also chickens, including a chicken coop, in the southernmost paddock. Vegetable gardens in raised planter boxes and small domestic glasshouses were present by the main dwelling.

Multiple caravans were parked around the property. Trees and gardens separated the dwelling from the surrounding paddocks while tree plantings lined the driveway and the north-western boundary. Shelter belts were also planted along the southern and western boundaries. All building structures were in good condition and showed no obvious sign of deterioration. Mr Warren Stirling, the property owner was unaware of any potentially contaminating activities being undertaken on his land.

5.0 Summary of Site History

The available historical information for the overall site shows that it was in pasture or used for cropping activities from at least 1941 (earliest aerial image). Residential development progressively occurred along the northern site boundary (Main South Road) and along the northern part of Marshs Road.

the six largest properties associated with the proposed plan change (occupying approximately 19.5 ha), predominantly comprised a reserve or paddocks used for grazing livestock (sheep, cows, horses and chickens). Historically a large percentage of this land⁵ was owned by Wattie's. During the time of the inspection there were five dwellings, various storage sheds, a horse training track and a reserve across the six main properties. Dwellings and associated buildings located at 689 Main South Road, 27 and 53 Marshs Road may have been constructed with asbestos containing material and/or lead based paint given the age of the buildings (i.e. pre-2000).

Based on the available information, the potential contamination sources from past and present land use activities are restricted to the following for the overall site:

- ✧ *'Waste disposal to Land (excluding where biosolids have been used as soil conditioners)'* (HAIL Reference G5) - Waste pits/rubbish piles located at 679 Main South Road and 53 Marshs Road, the uncontrolled fill associated with the removal of a swimming pool at 689 Main South Road (i.e. exact location undetermined);
- ✧ *'Waste disposal to Land (excluding where biosolids have been used as soil conditioners)'* (HAIL Reference G5) - Imported fill and ash used for the horse training track and horse yard at 27 and 29 Marshs Road;
- ✧ *'Scrap yards including automotive dismantling, wrecking or scrap metal yards'* (HAIL Reference G4) - Tyres, multiple storage containers and cars in varying states of condition at 693 Main South Road; and

⁵ Including at least 27, 41 and 53 Marshs Road.

- ∴ *‘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’ (HAIL Reference I)* - Associated with asbestos containing materials or lead-based paint potentially used in the construction of dwellings, garages, sheds or other structures on the site. Asbestos containing material and lead based paint would be determined by a pre-demolition survey for any buildings/structures constructed prior to 2000.

The site history information has shown that a large percentage of the site was in the ownership of Wattie’s and used for general cropping purposes. It is important to note that general cropping is not classified as a HAIL activity (i.e. HAIL reference A10⁶) and there is no evidence to indicate that intensive cropping occurred that required the application of persistent pesticides. Furthermore, previous investigations undertaken by PDP on similar cropping land has shown heavy metals and organochlorine pesticide (OCP) concentrations (i.e. the likely persistent contaminants of concern) at or around the typical background soil concentrations of the local area.

In addition, due to the small ‘residential’ size of the glasshouses (i.e., not larger commercial scale) located at 27, 41 and 53 Marshs Road, these are not considered to constitute a HAIL activity (i.e. HAIL reference A10).

The primary contaminants of concern associated with the identified HAIL activities over the site include (but not necessarily limited to) heavy metals, petroleum hydrocarbons, asbestos and persistent pesticides (e.g. OCP compounds).

A plan showing the identified HAIL areas is attached as Figure 2. HAIL reference I has not been included in Figure 2 as pre-demolition surveys will be undertaken to determine which structures and buildings contain asbestos and/or lead based paint. In addition, HAIL reference A10 has not been included in Figure 2 at this stage based on the currently available information not confirming that intensive cropping/application of persistent pesticides occurred over the site.

6.0 Consideration of the NESCS

6.1 Provisions of the NESCS

The NESCS seeks to control activities on contaminated land so as to protect human health. The regulations apply to land which is described as having, has had or is more likely than not to have had an activity or industry described in the HAIL undertaken on it (i.e. the ‘piece of land’). As discussed in Section 5.0, HAIL activities from past and present land use activities have been identified over parts of the site.

Therefore, under regulation 5(7), the NESCS regulations must be taken into consideration for any future change in land use⁷, subdivision or earthworks that result following any successful plan change application for the site.

It should be noted that a change of land use and/or subdivision are a permitted activity (i.e. no resource consent required under the NESCS) under regulation 8(4) if it can be demonstrated through the review of the site history (i.e. PSI) that it is *highly unlikely* that there will be a risk to human health.

6.2 Applicability of the NESCS

As noted above, based on the identification of HAIL activities over parts of the site, the NESCS regulations need to be taken into consideration for any future change in land use, subdivision or earthworks that

⁶ A10 – Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.

⁷ It is acknowledged that the proposed land change is from residential/agricultural to ‘less sensitive’ commercial/industrial land use, however the NESCS for the change in land use still needs to be considered.

result following any successful plan change application for the site. Based on a review of the available site history information, due to the presence of identified HAIL activities over parts of the site, a potential risk exists to human health (albeit a low risk noting the proposed change in land use to commercial/industrial). As such, resource consent will be required following the completion of the plan change process and for activities covered by the NESCS.

In particular, any land use change, subdivision and soil disturbance (i.e. excavations) in areas of the site where any of the current HAIL activities (i.e., G5, G4 and I) have been identified (i.e. the 'piece of land' where the two waste pits, uncontrolled fill associated with the removal of a swimming pool, imported for the horse training track, ash for the horse yard, bulk car storage and selected buildings built prior to 2000, which could comprise asbestos containing material and/or lead based paint are located), then the NESCS will be applicable and further investigations would be required (i.e. soil sampling as part of a Detailed Site Investigation).

Whilst noting the above, and the requirement to consider the NESCS, there is no reason why the proposed plan change cannot proceed.

7.0 Conclusions

PDP has reviewed site history information for the land associated with the proposed plan change at Hornby, Christchurch, which is proposed to change the zoning from Rural Urban Fringe Zone and Open Space Community Parks Zone to an industrial zone. The objective of the investigation was to identify any potential HAIL activities/sources of contamination from past and/or present land use activities at the site and to assess compliance with the NESCS for the proposed district plan change for the land.

The investigation was limited to a review of the site history including property files, a site inspection and interviews with the selected property owners for the six largest properties (occupying approximately 85% of the overall site) as well as a review of the historical aerial photography, LLUR and HSNO information for all properties, including the residential properties fronting Main South Road and Marshs Road, associated with the proposed plan change.

In summary, the available historical information for the overall site shows that it was in pasture or used for cropping activities from at least 1941 (earliest aerial image). Residential development progressively occurred along the northern site boundary (Main South Road) and along the northern part of Marshs Road. The six largest properties associated with the proposed plan change (occupying approximately 19.5 ha), predominantly comprised paddocks used for grazing livestock, a horse training track, a reserve, and rural residential properties.

Through the process of this review, HAIL activities have been identified to have occurred within parts of the overall site, as follows:

- ✧ HAIL reference G5 - Waste disposal and uncontrolled or imported fill (i.e. located at 679 Main South Road, 53 Marshs Road, 689 Main South Road and 27 Marshs Road).
- ✧ HAIL reference G4 - Tyres, multiple storage containers and cars in varying states of condition at 693 Main South Road.
- ✧ Hail reference I - The potential of asbestos containing building materials and/or lead-based paint used for any structures (i.e. dwellings, garages or sheds) constructed prior to 2000 (i.e. this is to be determined via post demolition surveys).

The site history information has shown that a large percentage of the site was in the ownership of Wattie's and used for general cropping purposes. It is important to note that general cropping is not classified as a HAIL activity (i.e. HAIL reference A10) and there is no evidence to indicate that intensive cropping occurred that required the application of persistent pesticides. Likewise, the presence of 'residential' scale glasshouses identified at some of the properties do not constitute a HAIL activity (i.e. HAIL reference A10).

Based on a review of the available site history information, due to the presence of identified HAIL activities over parts of the site, a potential risk exists to human health (albeit a low risk noting the proposed change in land use to commercial/industrial). As such, resource consent will be required following the completion of the plan change process and for activities covered by the NESCS (i.e. land use change, subdivision and/or soil disturbance).

It is important to note that, in particular, if a land use change, subdivision and/or soil disturbance is proposed for the areas of the site where HAIL activities have been identified or likely to occur, then in accordance with the NESCS further investigations would likely be required (i.e. soil sampling forming part of a Detailed Site Investigation).

Whilst noting the above applicability of the NESCS, there is no reason from a site contamination perspective why the proposed plan change from Rural Urban Fringe Zone and Open Space Community Parks Zone to an industrial zone for the approximate 23 ha site cannot proceed.

8.0 References

- Forsyth, P.J., Barrell, D.J.A., Jongens, R., 2008. Geology of the Christchurch Area. Institute of Geological & Nuclear Sciences 1:250,000, geological map 16. Lower Hutt, New Zealand. GNS Science.
- Ministry for the Environment, 2011. *Hazardous Activities and Industries List*. Ministry for the Environment, Wellington.
- Ministry for the Environment, 2021. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Ministry for the Environment, Wellington.
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

9.0 Limitations

This letter has been prepared on the basis of information provided by Calder Stewart Development Limited and others (not directly contracted by PDP for the work), including Environment Canterbury and Christchurch City Council. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This letter has been prepared by PDP on the specific instructions of Calder Stewart Development Limited for the limited purposes described in the letter. PDP accepts no liability to any other person for their use of or reliance on this letter, and any such use or reliance will be solely at their own risk.

Owing to the limited nature of this assessment (as described in Section 1.0), there could be conditions at the site that have not been identified and which have not been considered in this letter. Although the assessment has shown the possible source of soil contamination from the identify HAIL activities, there is a risk that sources of soil contamination could exist that have not been identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

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Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Chanelle Seabrook

Environmental Geologist/Scientist

Reviewed and Approved by



Guy Knoyle

Technical Director - Contaminated Land

Certifying Statements

I, Guy Knoyle of Pattle Delamore Partners Limited, certify that:

1. This preliminary site investigation meets the requirements of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NESCS) because it has been:
 - a. done by a suitably qualified and experienced practitioner, and
 - b. reported on in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand*, and
 - c. the report is certified by a suitably qualified and experienced practitioner.
2. This preliminary site investigation concludes that the NESCS regulations are considered to be applicable for the activities covered by the NESCS following any proposed plan change at the site.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner who has done this investigation and certified this report is provided below.

This certification applies to the date of this report.

Signed



Guy Knoyle

Technical Director – Contaminated Land

Guy Knoyle – Project Director

Guy is an environmental scientist with over 26 years of experience in undertaking environmental and contaminated land assessments. He has a BSc (Joint Honours) in Environmental Science and Zoology, and a MSc in Applied Hydrobiology, both from the University of Wales, College of Cardiff. Guy currently project manages contaminated land assessments and monitoring programmes for a diverse range of sites including commercial/industrial and largescale residential developments, former market gardens, horticultural and timber treatment sites, pesticide storage depots, landfills, the petroleum industry, former gas works sites and illicit methamphetamine laboratories, with experience attained over several hundred sites.

Guy has experience involved in a wide range of environmental issues, across a broad range of media including soil, sediment, surface water, groundwater, and ground gas; and for a wide range of contaminants including heavy metals, petroleum hydrocarbons, and asbestos.

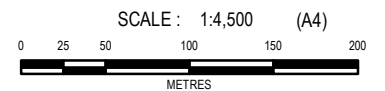
Guy's knowledge has also allowed him to present technical evidence on behalf of various clients, as part of a multi-disciplinary team, at District Court, High Court and Environment Court mediation and at numerous joint territorial and regional authority hearings.

Guy has familiarity with and understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NESCS, and in the consenting of contaminated sites.

Figures



FIGURE 1 : SITE LOCATION AND CURRENT LAYOUT





SOURCE:
1. AERIAL IMAGERY (FLOWN 2021) SOURCED FROM THE CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY.

FIGURE 2 : HAIL CATERGORIES

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



Site Photographs

53 Marshs Road Photographs



Photograph 1: Storage shed near western paddock. Image taken facing west.



Photograph 2: Image of western paddock, image taken in top corner of paddock facing east.



Photograph 3: Rubbish pile at 53 Marshs Road in the middle of the northern paddock.



Photograph 4: Back of garage, used for general storage. Image taken facing south.



Photograph 5: Cottage style building. Image taken facing east.



Photograph 6: Main dwelling, image taken facing south-east.



Photograph 7: Raised vegetable gardens, domestic glasshouses and garden shed north east dwelling.



Photograph 8: Chickens in the southern paddock. Image taken facing south-east.



Photograph 9: Sheep in southern paddock, image taken facing north.



Photograph 10: Front of garage. Image taken facing north-west.

41 Marshs Road Photographs



Photograph 11: location of raised planter boxes with vegetable gardens, a water tank, domestic glasshouse and compost directly east of the dwelling.



Photograph 12: Haybarn east of the dwelling. Image taken facing east.



Photograph 13: Drums located in haybarn containing car motor oil.



Photograph 14: Grass crop located at the top of the northern paddock. Image taken facing south-west.



Photograph 15: Stock loading ramp.



Photograph 16: Pile of garden clippings. Image taken facing south.



Photograph 17: Cattle in western paddock. Image taken facing west.



Photograph 18: Small domestic glasshouse in southern paddock. Image taken facing south-east.



Photograph 19: Guest house and horse stables used for storage. Image taken facing south.



Photograph 20: Image of storage shed next to garage/hobby workshop. Image taken facing south-west.



Photograph 21: Image of dwelling at 41 Marshs Road. Image taken facing south-east.



Photograph 22: Image of garage/hobby workshop. Image taken facing south-west.



Photograph 23: Image inside garage/hobby workshop.

29 Marshs Road Photographs



Photograph 23: Image of dwelling at 29 Marshs Road. Image taken facing south.



Photograph 24: Image of haybarn containing hay and a tractor. Image facing south-east.



Photograph 25: Image of horse training track. Image taken facing east.



Photograph 26: Image of shed in middle of the horse training track. Image taken south-west.

27 Marshs Road Photographs



Photograph 27: Image of dwelling at 27 Marshs Road. Image taken facing south-west.



Photograph 28: Image of storage shed in backyard of 27 Marshs Road. Image taken facing north-east.



Photograph 29: Image of domestic glasshouse in backyard of 27 Marshs Road. Image taken facing north.



Photograph 29: Image of horse training track. Image taken facing south-west.



Photograph 30: Image of storage shed. Image taken facing north-west.



Photograph 31: Image of derelict horse stables. Image taken facing south-west.



Photograph 32: Image of storage shed. Image taken facing south-west.



Photograph 33: Image of horse yard. Image taken facing west.

698 Main South Road Photographs



Photograph 34: Image of dwelling at 689 Main South Road. Image taken facing east.



Photograph 35: Storage shed. Image taken facing north-west.



Photograph 36: Storage shed in south-west corner of residential property. Image taken facing north-west.



Photograph 37: Small storage sheds, image taken facing south.



Photograph 38: Storage shed, image taken facing north-east.



Photograph 39: Haybarn in paddock on southern boundary. Image taken facing south-east.



Photograph 40: Image of paddock used for horse grazing. Image taken in north-eastern corner of paddocks facing south-west.



Photograph 41: Image of the back of 693 Main South Road.

673a Main South Road (Islington Reserve) Photographs



Photograph 42: Image of walkway to Islington Reserve. Image taken facing south-east.



Photograph 43: Image of Islington Reserve. Image taken in the north-eastern corner facing south-west.



Historical Aerial Photographs



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1941) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1941 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

 SITE BOUNDARY

 LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1955) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1955 AERIAL PHOTOGRAPHY

SCALE: 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

 SITE BOUNDARY

 LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1961) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1961 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1965) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1965 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1974) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1974 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
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KEY :

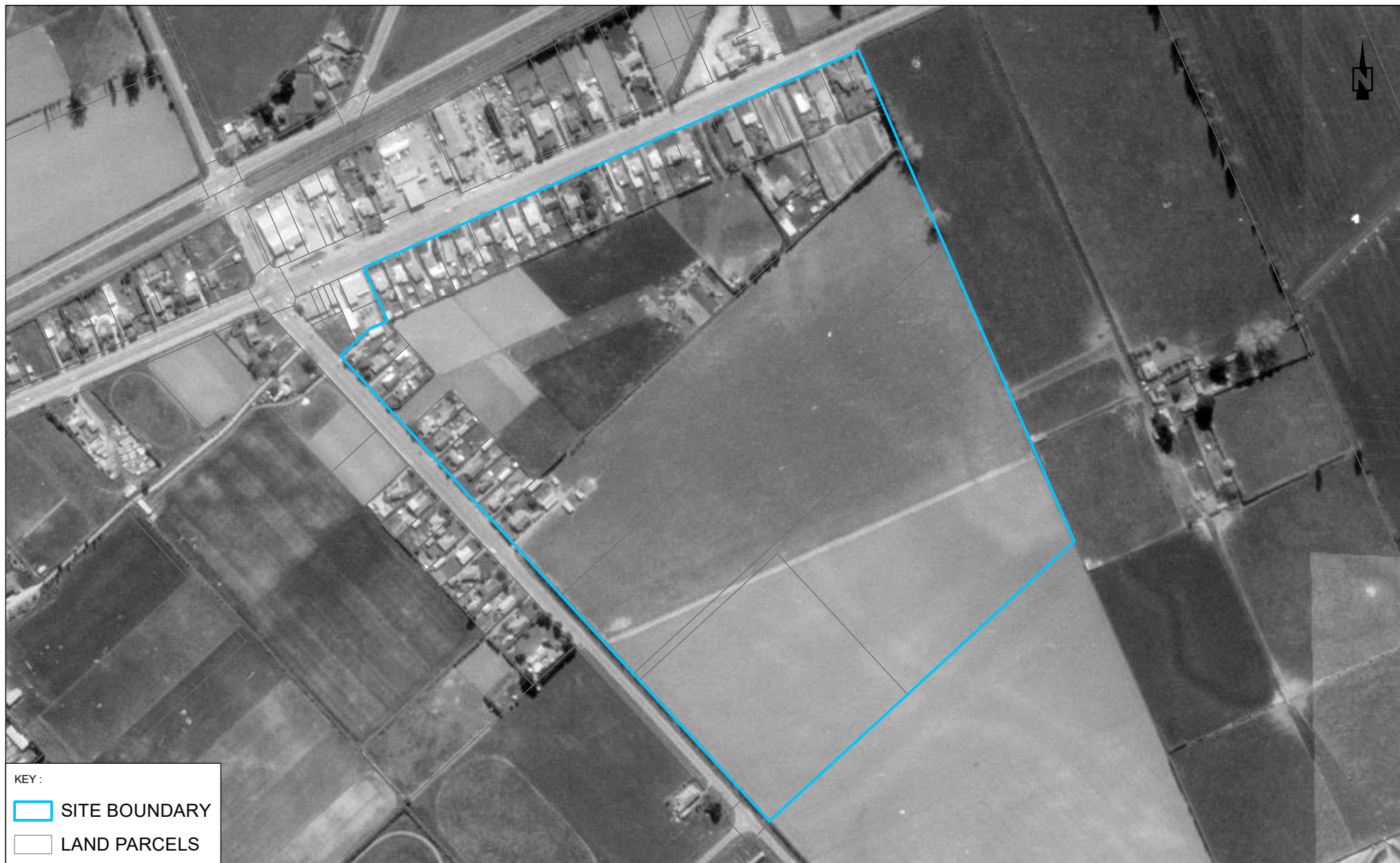
SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1975) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1975 AERIAL PHOTOGRAPHY

SCALE: 1:4,500 (A4)
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METRES



KEY :

 SITE BOUNDARY

 LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1984) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1984 AERIAL PHOTOGRAPHY

SCALE: 1:4,500 (A4)
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METRES



KEY :

 SITE BOUNDARY

 LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1994) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1994 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)





KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 1995) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

1995 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2000) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

2000 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2004) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

2004 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
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METRES



2011 AERIAL PHOTOGRAPHY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2011) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

SCALE: 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2018) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

2018 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
0 25 50 100 150
METRES



KEY :

SITE BOUNDARY

LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2021) SOURCED FROM THE
CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.

2021 AERIAL PHOTOGRAPHY

SCALE : 1:4,500 (A4)
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METRES



Environment Canterbury Information

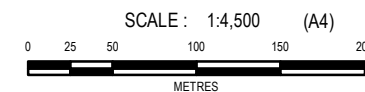


KEY :

-  BORES
-  SITE BOUNDARY
-  LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2019) SOURCED FROM THE CANTERBURY MAP
PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY.

BORES LOCATED WITHIN THE SITE BOUNDARY
(SOURCED FROM ECAN GIS DATABASE APRIL 2023)



Bores located within the Site Boundary (Sourced from Ecan GIS database in April 2023).

	Well No.	Well Status	Depth	Diameter	Use Codes	Grid East	Grid North	Well Owner	Well Type	Well Location	Top Screen	Bottom Screen	Initial SWL	Approx. Distance from centre of Site (m)
1	M36/5580	Active (exist, present)	35.5	150	Domestic Supply	1559104	5177648	COLLINS, GF & J	Bore or Well	41 MARSHS ROAD	33.5	35.5	-16	240
2	M36/0194	Not Used	23.2	152	Irrigation	1558694	5177858	RIDDEN L.R.	Bore or Well	MARSHES ROAD			-14	270



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

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

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered 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 database 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; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

Contaminated Sites Team

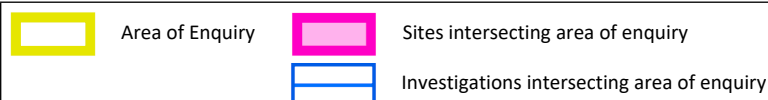
Property Statement from the Listed Land Use Register

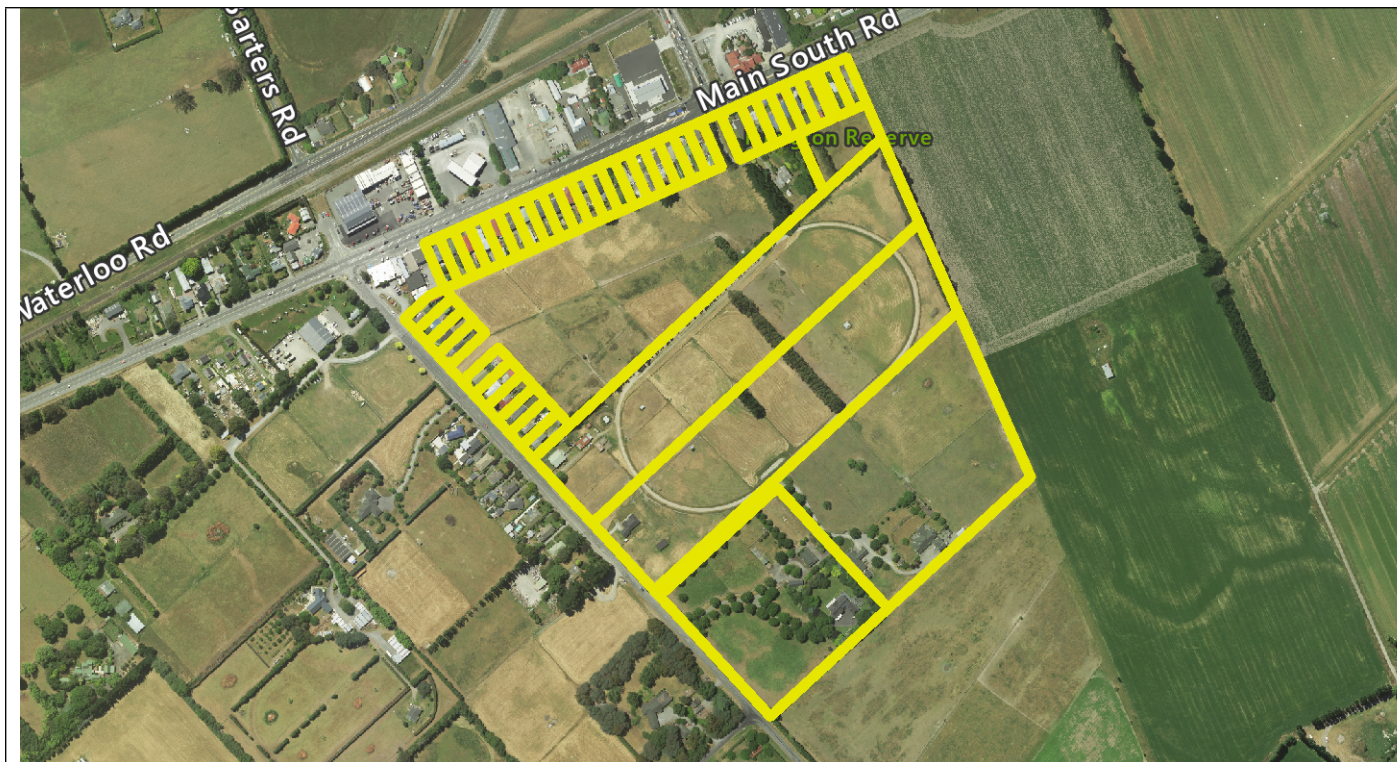
Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ339222

Date generated: 28 February 2023

Land parcels:

- Lot 40 DP 16696
- Lot 27 DP 16696
- Lot 39 DP 16696
- Lot 36 DP 16696
- Lot 22 DP 16696
- Lot 9 DP 16696
- Lot 35 DP 16696
- Lot 23 DP 16696
- Lot 14 DP 16696
- Lot 7 DP 16696
- Lot 20 DP 16696
- Lot 2 DP 16696
- Lot 1 DP 16696
- Lot 12 DP 16696
- Lot 15 DP 16696
- Lot 10 DP 16696
- Lot 21 DP 16696
- Lot 24 DP 16696
- Lot 2 DP 76458
- Lot 1 DP 74746
- Lot 26 DP 16696
- Lot 19 DP 16696
- Lot 2 DP 74746
- Lot 17 DP 16696
- Lot 13 DP 16696
- Lot 41 DP 16696
- RES 4707
- Lot 1 DP 76458
- Lot 38 DP 16696
- Lot 37 DP 16696
- Lot 16 DP 16696
- Lot 2 DP 447493
- Lot 4 DP 76458
- Lot 11 DP 16696
- Lot 33 DP 16696
- Lot 34 DP 16696
- Lot 44 DP 16696
- Lot 1 DP 447493
- Lot 8 DP 16696
- Lot 32 DP 16696
- Lot 25 DP 16696
- Lot 3 DP 76458
- Lot 18 DP 16696





The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance



Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer

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

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

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

Listed Land Use Register

What you need to know



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



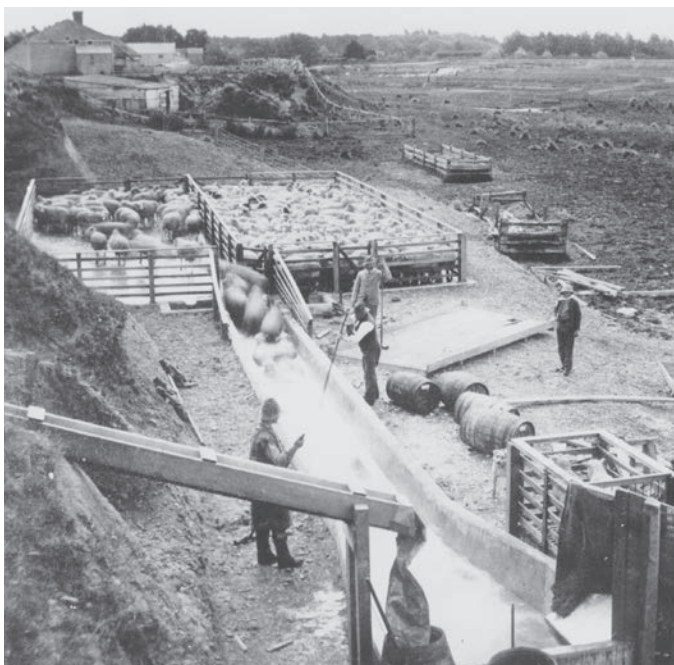
I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but 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 HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- 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 there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. 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:

The site has been investigated. Results 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:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- 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. Results:

- demonstrate 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
- 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:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

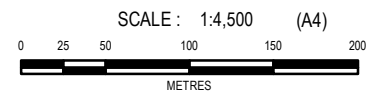


KEY :

- RESOURCE CONSENT
- SITE BOUNDARY
- LAND PARCELS

SOURCE:
1. AERIAL IMAGERY (FLOWN 2019) SOURCED FROM THE CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY.

RESOURCE CONSENTS LOCATED WITHIN THE SITE BOUNDARY
(SOURCED FROM ECAN GIS DATABASE APRIL 2023)



Resource Consents within the Site Boundary (Sourced from Ecan GIS Database in April 2023).

	Consent No.	Consent Type	Consent Status	Feature Type	Activity Text	Activity Text	Holder Name	From Date	To Date
1	CRC981533	Land Use Consent (s9)	Terminated - Expired	Bore Gallery	Install a Bore	Install a Bore	Mr & Mrs G F & J Collins	March 25, 1998	March 24, 2001
2	CRC920604	Water Permit (s14)	Terminated - Replaced	Water Take/Use	Take Groundwater	Take Groundwater	Lawrence Rex Ridden	June 5, 1992	April 12, 2000
3	NCY820178	Water Permit (s14)	Terminated - Expired	Irrigation Area	Take Groundwater	Take Groundwater	Lawrence Rex Ridden	August 1, 1982	April 30, 1992
4	CRC961426.1	Discharge Permit (s15)	Terminated - Annulled	Human Effluent	Discharge Contaminant into Land to Water	Discharge Contaminant into Land to Water	Mr & Mrs B V & K J Clark		January 24, 2031
5	CRC920604.1	Water Permit (s14)	Terminated - Expired	Irrigation Area	Take Groundwater	Take Groundwater	John Choong Chet Law	April 12, 2000	April 30, 2001
6	CRC961426	Discharge Permit (s15)	Terminated - Lapsed	Human Effluent	Discharge Contaminant into Land to Water	Discharge Contaminant into Land to Water	Richard John Irvine	January 31, 1996	January 31, 1998
7	CRC961246	Discharge Permit (s15)	Terminated - Lapsed	Human Effluent	Discharge Contaminant into Land to Water	Discharge Contaminant into Land to Water	Richard John Irvine	January 31, 1996	January 31, 1998
8	CRC961422	Discharge Permit (s15)	Terminated - Lapsed	Human Effluent	Discharge Contaminant into Land to Water	Discharge Contaminant into Land to Water	Richard John Irvine	January 31, 1996	January 31, 1998
9	CRC920604	Water Permit (s14)	Terminated - Replaced	Irrigation Area	Take Groundwater	Take Groundwater	Lawrence Rex Ridden	June 5, 1992	April 12, 2000
10	NCY820178	Water Permit (s14)	Terminated - Expired	Water Take/Use	Take Groundwater	Take Groundwater	Lawrence Rex Ridden	August 1, 1982	April 30, 1992
11	CRC920604.1	Water Permit (s14)	Terminated - Expired	Water Take/Use	Take Groundwater	Take Groundwater	John Choong Chet Law	April 12, 2000	April 30, 2001



Christchurch City Council Information

Chanelle Seabrook

From: van der Erf, Agnes <Agnes.vanderErf@ccc.govt.nz>
Sent: Thursday, 2 March 2023 1:53 pm
To: Chanelle Seabrook
Subject: RE: HSNO database information request
Attachments: TimePhoto_20210408_110639.jpg; TimePhoto_20210408_110901.jpg; TimePhoto_20210408_111048.jpg; CRS91640394 - Enforcement - Completed Working File.PDF

Hi Chanelle

No real HSNO files for these properties and just a couple of notes about the surrounding residential properties which I have attached.

679 Main South Road - Photo of home occupation (container freight) and pit as seen in photos

693 Main South Road – Enforcement file on car storage

689 Main South Road has a small pockets of uncontrolled fill related to a swimming pool removal, in pink shown below.



Thanks
Agnes

From: Chanelle Seabrook <Chanelle.Seabrook@pdp.co.nz>
Sent: Tuesday, 28 February 2023 4:43 pm
To: van der Erf, Agnes <Agnes.vanderErf@ccc.govt.nz>
Subject: HSNO database information request

Good afternoon Agnes,

I am hoping to request any HSNO info CCC has for the properties outline in the attached figure.

Thu, Apr 08 2021, 11:10:48.8
681 Main South Road, Islington, Christchurch 8042, New Zealand



Date: 10/07/2013

Team Leader
Enforcement Team
Christchurch City Council

COMPLETED

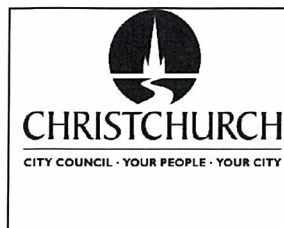
The investigation into this matter has been completed. **PRUPI: 750627**

CSR	91640394	Date Opened	09/07/2013
Address	693 Main South Road: Hornby: Christchurch	Date Closed	10/07/2013

Action Completed	Yes / No	Date
CSR Events Updated	Yes	10/07/2013
CSR Closed	Yes	10/07/2013
Complainant / Informant Advised Outcome	Yes	10/07/2013
Subject/Offender Advised Outcome		/ /
XL Spreadsheets Updated "O" Drive		/ /
Exhibits Disposed of Per Policy		/ /
Witness Expenses Paid		/ /
Copy Documents / Notices to Property File		/ /
Outcome of Investigation		Date
Advice Given		/ /
No Action Required - <u>No Offence</u>		/ /
Referred to another Unit / Team		/ /
Warning Given - Verbal or Written		/ /
Notices: Notice To Fix - OHT Notice - Fire Hazard Notice		/ /
Abatement Notice		/ /
Infringement Notice		/ /
Enforcement Order		/ /
Prosecution		/ /
Other		/ /
Enforcement Officer: R.A. Neale <i>R.A. Neale</i>		Q/A File checked by: <i>[Signature]</i>

09.07.2013	Subject: 693 Main South Road: Hornby : Christchurch
	Receive complaint via CSR91638429 – Illegal Use of Land
	Site Visit: Establish address of 671 Main South Road is not property indicated by complainant. Check area in an attempt to locate property: Contact complainant after some discussion establish he has provided Call centre with wrong address: Establish address where activity is believed to be is now 693 Main South Road.
	Check Trim and Web map: 693 Main South Road is designated Rural 2. Owners are Mark and Shelley Burrows:
10.07.2013	Site Visit: Speak to property owner Mark Burrows: Advises that he owns the property and is a classic vehicle enthusiast: Several vehicles which include a 1970 American muscle car and English Fords on site are collectable but are in various stages of restoration: His son is also an enthusiast and restores mid 1980 Toyota push rod vehicles: There are four adults living in the dwelling: Each person owns a vehicle and also girl friends of his son visit the address and own their own vehicles: He was employed until recently by a scrap metal merchant and at times parked his employers truck out side the address which was carrying a load of crushed vehicles: He is not a car wrecker and does not operate a business from the address: Mr Burrows is starting a new job with Jeff's Vehicle Transport next week. There is on vehicle for sale on the property which is a blue Ford falcon which he owns: He has recently had a clean up and dumped parts used in the restorations; File Note: In the next few weeks EQC are completing repairs at the property: A forty foot container will be placed on the driveway and also a caravan: Mr Burrows will live in the caravan for security of the property while the repairs are underway.
	Small Scale Home Based Business Investigation Check Sheet completed.
	Established not a Small Scale Home Based Business: NFA

COMPLETED



CHRISTCHURCH CITY COUNCIL

ENFORCEMENT TEAM

Small Scale Home Based Employment Investigation Check Sheet

**ENF
34**

Please note there may be different rules for the zone the property is located in e.g. Living 4A, B and C
Not all rules will apply to every business activity. This list is not exhaustive – consult a planner

CSR	91640394	Address	693 Main South Road
Date of attendance:	10.07.2013	Time	11.17am
Desk top enquiry	City Plan Zone: Rural 2	Relevant Bylaws:	
EO in attendance at site	Neale NR1		
Nature or type of business activity	Eg: Brothel ,SOOB, Tiler, Trailer Fabricator Home car enthusiast		
Name of business activity	N/A		
Business owners personal details	Name: Mark Burrows Address: 693 Main South Road Phone No's: 03 344 3475 Email: Business card obtained: [Yes/No]		
If building used for purposes of prostitution: brothel or SOOB	Operators Details: N/A	Working names of employees: N/A	Maximum number of employees on site at any time: Employees living on site: (SOOB one worker must live on site) Employees living off site: (SOOB one worker must live off site)
Brothel Owners Certificate	[Yes/No]	Certificate Number	
Multi Unit Residential Complex	[Yes/No]	Brothels and SOOB can not operate in a multi unit residential complex (Letter to Cease Business Activity or follow up Abatement Notice)	
Size of Area Used for Business Activity	40m2 or 30% gross floor area	Total business activity area measurement: Number of rooms used in activity: N/A (Complete floor plan on back for any business)	
Business hours of operation	Maximum of 50 hours per week (7am-11pm Mon/Fri 8am- 11pm Sat/Sun & Holidays)		N/A
How many hours does each employee work and duration	N/A		
Clients visiting the business	Number per day: N/A Number per week: N/A		
Traffic generation	A maximum of 16-50 vehicle trips per day including trips by people living on site.	Number of trips per day: N/A (a) Business: (b) Service vehicles: (c) Couriers:	
Parking (on site)	Two car parks for dwelling One visitor car park per 25m2 of floor area used as part of business One car park for any worker		Dwelling: 4 Visitors: Workers:

COMPLETED





10/07/2013 11:17

Neale, Richard

From: Mather, Graham
Sent: Tuesday, 9 July 2013 8:55 AM
To: Neale, Richard
Subject: CSR91638429

<ToName: Neale, Richard>
<ToFaxnum: >

CHRISTCHURCH CITY COUNCIL REQUEST FOR SERVICE (RFS).

RFS Number : ~~CSR91638429~~ 91640394

Priority : COMPLEX
:

Location
: Caller knows ppty as 673 Main South Rd
: 671 MAIN SOUTH ROAD, HORNBY, CHRISTCHURCH 8004

Request Type : ENF - Enforcement
: ILLUSE - Illegal use - land or building Request

Details
: Caller states that his neighbour's residential ppty is being used as a wrecking yard.

There are about 30 wrecked cars in back yard, 10 in front yard and 2 trailers. Selling of parts goes on night and day. The ground is being poisoned with oil and hazardous waste. Last straw is that neighbour is now building another "illegal building on his ppty".

He said it was an add on to an add on. Please investigate. Thanks.

Customer1 Details : MATTHEW ➡
:
: CELL # GIVEN ~~021 251 0407~~
GAVE HIS ADDRESS AS 665 MAIN SOUTH RD
HORNBY

Customer Phone(s) Ph(h) :
Ph(w) :
Ph(m) : 021 251 0407

Customer2 Details

Forwarded to : Neale, Richard
Forwarded by : Scanlan, Sara
Forwarded on : 08/07/2013
Received on : 08/07/2013 , 10:26:00

Opposite Irlington Tavern.

~~677~~

~~697~~ ←

~~673~~ & ~~675~~

693 Ruval2

Shelley - Mark Burrows ➡

750627



Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

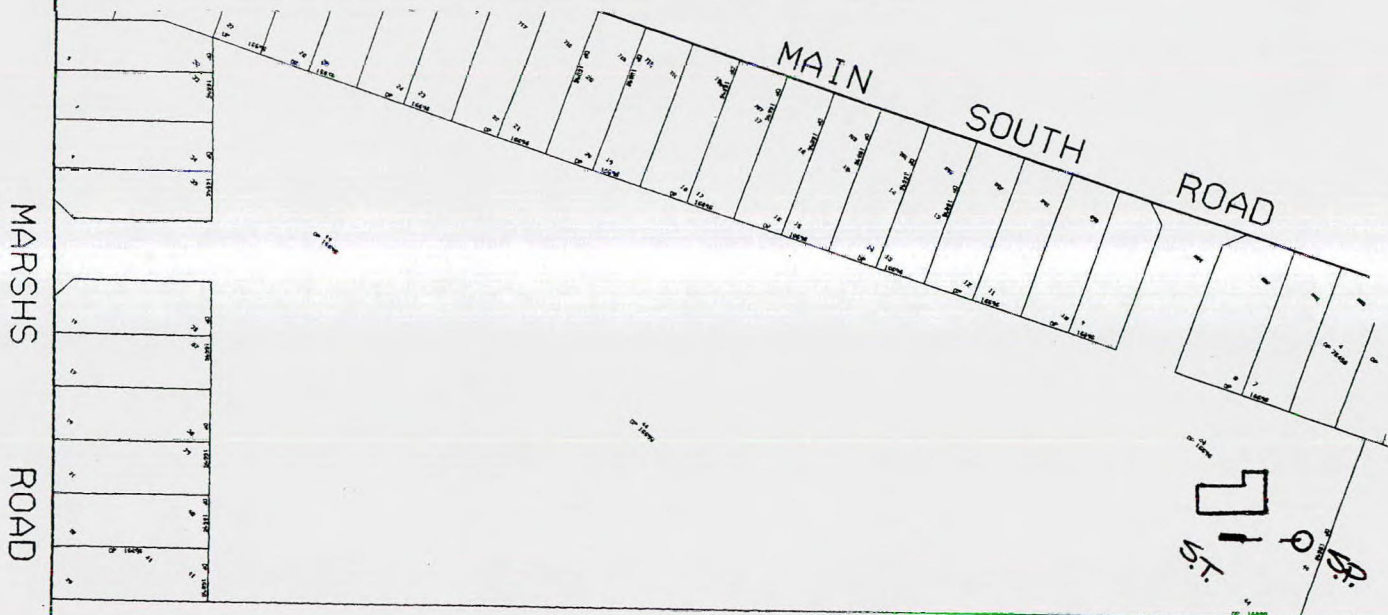
SOCKBURN SERVICE CENTRE

HAZARD DATA INFORMATION
SEPTIC TANKS - SOAK PITSLocation Main South Road Number: 689Legal Description: Lot 44 D.P. 16696 Ward:Date Recorded 8.8.86 Severity 1 Accuracy A by George Marsh Computer Entry 3.12.99

DETAILS:

Septic Tank - Soakpits - Swimming Pool - Well - Waterway SetbackLOCATION OF INFORMATION: SOCKBURN SERVICE CENTRE / 689File No. or Source of Information P.C.C. DRAINAGE # 603Further Details: Site is now/not connected to the sewage systemSystem not available

Hazards referring to septic tanks, catch pits, soak pits, soak holes, grease traps are a warning not to locate structures over these areas without adequate reinforcing or filling and compacting the void. ("Catch pit" refers to a soak hole used for drainage of effluent).



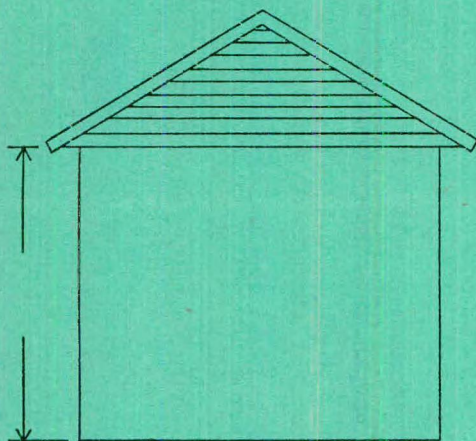
Scale 1 - 2500 - See page 3

KEY Severity ☐ 1 Low ☐ 2 Moderate ☐ 3 Extreme ☐ 4 Unknown

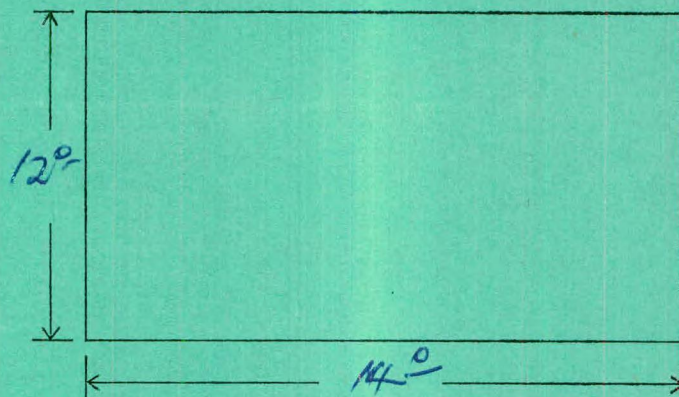
Accuracy ☐ A Confirmed ☐ B Unconfirmed ☐ C Personal Observation

PAPARUA COUNTY COUNCIL

PROPOSED Fowl House for Mr./Mrs. L. Ridden
TO BE ERECTED AT 689 Main South Road.



Front Elevation



Floor Plan

Please show site plan overleaf.

SPECIFICATIONS: Foundation Concrete
Reinforcing _____
(required for concrete block buildings)
Floor Concrete
Studs 3x2 at 2' centres
Rafters 6x2 at 3' centres
Purlins 3x2 at 30" centres
Trimmer _____
Roof Covering Iron
Wall Covering Polite

MINIMUM DISTANCE FROM NEAREST BUILDINGS AND BOUNDARIES FOR GARAGES AND SHEDS

Under 450 Square Feet	10 Feet from any dwelling or garage over 450 square feet (including the neighbours) and two feet from the side boundary.
Over 450 Square Feet	The same as above but with a minimum distance of five feet from the side boundary.

NOTE:

- Garages** can only be erected closer to buildings or boundaries if a Fire-Proof Wall with an 18-inch parapet is erected. Such wall may be erected on boundary with the written consent of the neighbour.
- Any two Buildings under 450 square feet** must be at least **four feet** apart unless a fireproof wall is provided.
- Any building with a **Fireplace** is classed as being over 450 square feet.
- Garages** can only be permitted forward of a house in the following cases:—
 - Corner sections (8 feet back from side boundary).
 - Where the siting of the house makes it impossible to do otherwise.
- The **total Coverage** of outbuildings shall not exceed 600 square feet on any section of 24 perches. This may be increased by 10 square feet for each perch in excess of 24 to a total of 900 square feet.
- Packing or Car Cases** are not permitted.
- Spouting, Downpipes** and **satisfactory stormwater disposal** to be provided.



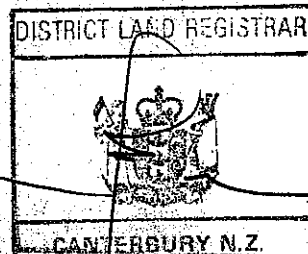
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of June one thousand nine hundred and eighty nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that BRIAN DESMOND WEST of Christchurch, Company Director ---

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 8.0942

hectares or thereabouts being Lot 1 Deposited Plan 54482 ---



ASSISTANT LAND REGISTRAR

Subject to:

Mortgage 809222/2 to Mattle Industries Limited produced 9.6.1989 at 11.41am and entered 19.6.1989 at 12.00 noon

Mortgage 809222/3 to Christopher James Ryder and Nicole Jane Abrams produced 9.6.1989 at 11.41am and entered 19.6.1989 at 12.00 noon

A.L.R.

Transfer 835006/2 to Michael Ernest Murcott of Christchurch, Hydatids Officer and Joy Elizabeth Murcott his wife - 30.10.1989 at 9.32am

for A.L.R.

Pursuant to a resolution under Section 303 of the Local Government Act, 1973, dated this 1st Day of March, 1974, the Pyaw O County Council has approved the plan of subdividing and certifying the lands in accordance with the requirements and provisions of the Operative Council Statute.

The common seal of the Pyaw O County Council was hereunto affixed in the presence

GUTHRIE
ccf

The common seal of the Popocatepec County Council was herewith affixed to the

Principal Officer



Comprised in C.S.T. 9A/791, 9A/107, 130/165, 304, 31K/1090

1. CRANO WINGED THOMSON'S CHESTNUTHATCH

anyway in a strong tendency to do so, and even to make a survey directed by me or under my direction, and both have been

DATED: 10/25/2007 10:10 AM
 BY: [Signature]
 10/25/2007 10:10 AM
 10/25/2007 10:10 AM

Reference: 1999 AP 762.5610 2316 4403 5612 7618 11

Approved as to Survey

Deposited this 12th day of ~~March~~ 1982

0440

DP54482

9 MAR 1969
COPY

NEW ZEALAND



Vol. , Folio
Transfer No.
Reference: Application No. 12817
Order for NJO No.

Register-book,
Vol. 330, folio 166

330/166

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-first day of January, one thousand nine hundred and twenty-one
under the hand and seal of the District Land Registrar of the Land Registration District of Wairarapa William that
Edward William Wright & John Churchman James

is sold of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing Sixty acres, three roods, and thirteen
perches more or less situated in B. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 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1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 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1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 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239/166

Transfer 160508 of Mortgage 120000 produced
in September 1920 at 11.00 am Alexander
Lawley to James Smith as to £2300 and
Agnes Dickson to William as to £400

Variation of the terms of Mortgage 120000
produced in February 1921 at 10.12 am

Transmission of Mortgage 120000 to Thomas
Davidson as executor of the will of James
Smith 1921 at 11.35 am

Shortage made 20 March 1921
at 10.06 am Frederick Joseph
Murray to James Barrie
Mortgage 120000 produced 12 April 1921 at 10.07 am
at 11.40 am Frederick Joseph Murray to
James Barrie and Lawrence
Robertson both of Springfield
farmers in common in equal shares

Consent of 200.00 of Mortgage 120000
of the interest of Robert Robertson
to David Davidson 17 October 1921 at 10.00 am

Variation of the terms of Mortgage 120000
produced 15 April 1922 at 2.32 pm

Mortgage 120000 produced 15 November 1922 at 10.00 am
Robert Davidson to Helen Gibson
Thompson, David Thomas Smith and
John Baillie Rose

Withdrawn 9.10.1922
Mortgage 120000

Transfer 22078 of Mortgage 120000 produced
21st October 1927 at 11.00 am Helen Gibson
Anderson, David Thomas Smith, and John
Baillie Rose to Stanley Francis Anderson
and Edward Joseph Anderson as tenants
in common in equal shares

Variation of the terms of Mortgage 120000
produced 21st October 1927 at 11.40 am

Transfer 22078 of Mortgage 120000 produced
at 11.00 am Helen Gibson Anderson of the
interest in Mortgage 120000 to David
Anderson

Transmission of the interest of Robert
Davidson to Mortgage 120000 to the
benefit of James Barrie and David
Robertson 12th March 1921 at 11.00 am

Transfer 120000 produced the 21st day of
February 1929 at 2 pm
of Mortgage 120000 and Mortgage 120000 and
Mortgage 120000 and Mortgage 120000
Mortgage 120000

Transfer 233675 produced 12 April 1929 at 10.07 am
Stanley Francis Anderson of the interest
in Mortgage 120000 to Robert Davidson
Mortgage 120000 and Mortgage 120000

Transfer 233675 produced 12 April 1929 at 10.07 am
at 11.50 am Frederick Joseph Murray to
David Thomas Smith and Lawrence
Robertson both of Springfield
farmers in common in equal shares

Transfer 233675 produced 12 April 1929 at 10.07 am
of the interest in the above named
Mortgage to Robert Davidson

15 March 1921 at 2.20 pm

35757.0 Transmission of Mortgage 120000
to Mortgages 120000 and 120000
Bridges 9th March 1921 at 11.00 am

30007 Transfer of the interest in Mortgage 120000 assigned
by Mortgage 120000 to the
said Mortgage 120000 produced 30th May 1922 at
11.50 am

30007 Transfer of the interest in Mortgage 120000 assigned
by Mortgage 120000 to the
said Mortgage 120000 produced 30th May 1922 at
11.50 am

Transfer 772482 to J. Walter Cameron Limited
at Hastings - 5/8/1969 at 1.45 pm

851240 Change of name of the
registered proprietor to Watthe
Industries Limited - 6.12.1971 at 12.05 p.m.

Mortgage 851240
Zealand Insurance
Limited - 6.12.1971 at 12.05 p.m.

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 25A LAND TRANSFER ACT 1952.
J. Simon



CHRISTCHURCH CITY COUNCIL

APPLICATION FOR BUILDING CONSENT

FORM: BA3

PROJECT NO:

97008929

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project?

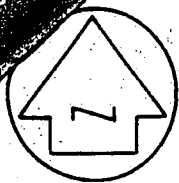
☐ Yes ☒ No

If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

APPLICATION DETAILS	PROJECT
OWNER (as defined by the Building Act 1991) Name: <u>G F O'J COLLINS</u> Mailing Address: <u>P.O. Box 23 024 CHCH</u> Street Address: <u>54 Rydoun Dr CHCH</u> Phone: <u>3494 743</u> Fax: <u>3494 743</u>	LOCATION Street Address: <u>41 MARSHES ROAD</u> <u>CHRISTCHURCH</u> Lot: <u>2</u> DP: <u>74 746</u> Other: _____
APPLICANT (Must be authorised by the owner to make this application) Name: _____ Company: _____ Mailing Address: _____ Street Address: _____ Phone: _____ Fax: _____	DESCRIPTION OF WORK: _____ <u>Water Connection</u> INTENDED USE: _____
Estimated Value of proposed work (inclusive of GST) \$ _____ Building Consent to be uplifted from: ☐ _____ Service Centre ☐ If prepaid post to Owner / Applicant (delete one)	Will the building undergo a change of use? ☐ Yes ☐ No Intended Life if less than 50 years: _____ years Being stage _____ of an intended _____ stages
Water Supply Is a new supply required? ☐ Yes ☐ No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? ☐ Yes ☐ No Distance from LAIR boundary (looking from street) <u>0.2</u> metres <u>of R.O.W.</u> Nominate street if a corner site: _____	FLOOR AREA Ground Floor: Existing _____ m ² Add _____ m ² Other Floor: Existing _____ m ² Add _____ m ² Accessory Building Area: Existing _____ m ² Add _____ m ²
Road Opening / Footpath Opening Is an opening required? ☐ Yes ☐ No Type of service: _____ Sewer / Stormwater (DELETE AS NECESSARY)	Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing _____ m ² Proposed _____ m ²
Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? ☐ Yes ☐ No New / Extension / Residential / Commercial (DELETE AS NECESSARY)	FOR COUNCIL USE ONLY
Invalid Owner Recorded: ☐ Date Received: <u>28.10.97</u> Prepaid Fee: \$ <u>240.00</u> Receipt No: <u>2291166</u> Receiving Officer's Name: <u>[Signature]</u>	DRAINAGE INFORMATION Not Required ☐ Block Plan Only ☐ Full PIM ☐ Date Requested ____/____/____ Hazard ☐ Yes ☐ No

SECTION 1

in conjunction with Plan on telephone



COPY FOR YOUR
INFORMATION

R.S. 2095

1
D.P. 54482

Grazing

Grazing

2

Horse Exercise
Area

House &
Curtilage

Shed
Yards

Greenhouse

Outdoor Lily
Beds

Stables

Veterinary
Clinic

Veterinary
Office

Existing
Dwelling

sealed
driveway

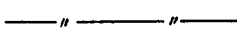
3
D.P. 54482

MARSHES

ROAD

MEADOWLANDS
ROAD

LEGEND

 shelter belt
 wire fence

Total Area: ~6.6972 ha.

SITE PLAN

P. J. GILLESPIE, J.M. TRENGROVE &
G.F. & J. COLLINS

with the owners grazing bobby calves on the site. The vet clinic buildings have been used by the current owners for a study/office and storage. This application seeks to allow the dwelling to remain on the undersized site.

When considering an application for a resource consent the consent authority shall have regard to Section 104 (1) of the Resource Management Act 1991.

What are the actual and potential effects on the environment of allowing the activity?

I consider that the actual and potential effects of the proposal on the environment relate to loss of potential rural land use and rural character. These effects are discussed below.

Loss of potential for rural land use and rural character

The application site is 2.675ha, which falls short of the permitted standard for a dwelling of 40ha under the Transitional District Plan and 4ha under the Proposed City Plan.

As the dwelling has been located on this site since approximately 1990, and was provided for again in 1996 at the time of subdivision, it is my opinion that the only effects to consider are the loss of potential for rural land use and rural character resulting from the discontinuation of the vet clinic operation. I consider that as the dwelling and other buildings have been located on the site for over 10 years, and no new buildings are proposed in this application, there is no further loss of rural land that would potentially be used for primary production or intensive farming. I also consider that the potential for intensive farming is limited by the size of the site. The applicants state that they have grazed up to 15 bobby calves on the site which is the maximum that the site can handle in terms of grazing and feed availability.

The site has been extensively landscaped with a number of trees along the driveway and amongst the buildings. Several shelter belts also exist along the boundary of the site. The dwelling and buildings on the site are in keeping with the character of the surrounding area.

For the reasons discussed above, I consider the effects on the potential for rural land use and rural character to be insignificant. In any event, the applicant has obtained the written consent of the owners/occupiers of the properties at 27, 41 and 55 Marshs Road and two properties located on the south side of Marshs Road on the corner of Marshs Road and Meadowlands Road (located in the Selwyn District). Therefore, pursuant to section 104(3)(b) of the Act, the effects on these properties cannot be taken into account.

Other effects

As the proposal is a non-complying activity, the Council can give consideration to any other actual or potential effects as a result of the proposal. I do not consider there to be any other effects arising from this application.

How do any relevant objectives, policies, rules or other provisions of the Transitional or Proposed Plan relate to the proposal?

The relevant objectives and policies of the Transitional District Plan essentially seek to protect land having a high actual or potential value for the production of food, and to prevent sporadic and unnecessary urban development in rural areas while providing for rural-residential and other dwellers who seek to locate in rural areas. For the reasons discussed above, I consider that the proposal is not contrary to the relevant objectives and policies of the Transitional District Plan.

The relevant objectives and policies of the Proposed City Plan essentially seeks to maintain future potential for rural productivity and to maintain or enhance rural amenity values (Policy 13.1.6 and Objective 13.4). For the reasons discussed above, I consider that the proposal is not contrary to the relevant objectives and policies of the Proposed City Plan.

Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?

9 MAR 1969
COPY

NEW ZEALAND.



Vol. Folio
Transfer No.
Reference: Application No. 12817
Order for NJO No.

Register-book,
Vol. 330, folio 166

330/166

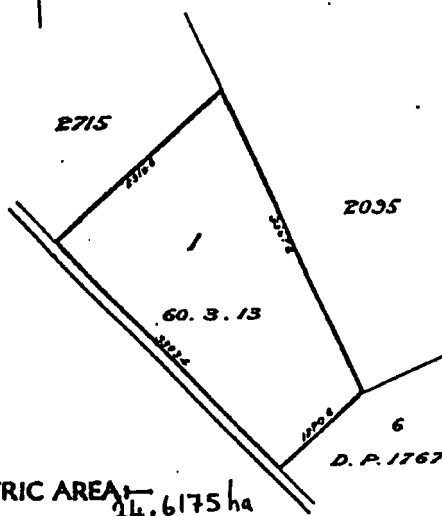
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-first day of January, one thousand nine hundred and twenty-one
under the hand and seal of the District Land Registrar of the Land Registration District of Wellington William that
Edward William Wright & John Churchman James

is sold of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing Sixty acres, three roods, and thirteen
perches more or less situated in B. 34, 35, & 36 of the Christchurch
District being 3.1 am plan deposited in the Land Registry
office on the 5th day of January 1913.



Edward
District Land Registrar.



METRIC AREA: 24.6175 ha

Scale: 10 Chains to an Inch

Mortgage 120004 produced 26 January
1921 at 10.2 am by Edward Wright
to Alexander & Co. Ltd. Magnum

Mortgage 120005 produced of
Mortgage 120004 produced a
general receipt 10.10 am of Alexander
to Joseph & Co. Ltd. Magnum

Transfer 14786 produced 1 June 1922 at 2.40
pm by William Wright & Co.
Joseph & Co. Ltd. Magnum

Mortgage 12726 produced 1 June 1922 at
2.40 pm by Joseph & Co. Ltd. to Edwards
Edwards Magnum

Transfer 14782 produced 1 September 1922 at
2.10 pm by Edwards to Edwards
Edwards Magnum

Mortgage 128451 produced 1 September 1922
at 2.10 pm by Edwards to Edwards
Edwards Magnum

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239/166

Transfer 160508 of Mortgage 120000 produced
in September 1920 at 11.00 am Alexander
Lawley to James Smith as to £2300 and
Agnes Dickson to William as to £400

Variation of the terms of Mortgage 120000
produced in February 1921 at 10.12 am

Transmission of Mortgage 120000 to Thomas
Davidson as executor of the will of James
Smith 1921 at 11.35 am

Shortage made 20 March 1921
at 10.06 am Frederick Joseph
Wright to James Jane Barrett

allotment 164400 of the above land
1921 at 10.40 am Frederick Joseph
Wright to James Jane Barrett

Consent to the variation of Mortgage 120000
of the interest of the above land
17 October 1921 at 10.00 am

Variation of the terms of Mortgage 120000
produced in February 1922 at 2.32 pm

Mortgage 123652 of the above land
15 November 1921 at 10.00 am
Robert James Smith to Helen Graham
Thompson, David Thomas Smith and
John Baillie Rose

Withdrawn 9.10.1921
Produced in 1921 at 10.00 am

Transfer 22078 of Mortgage 123652 produced
21st October 1927 at 11.00 am Helen Graham
Thompson, David Thomas Smith, and John
Baillie Rose to Stanley Francis Anderson
and Edward Joseph Anderson as tenants in
common in equal shares

Variation of the terms of Mortgage 123652
produced 21st October 1927 at 11.40 am

Transfer 22078 of Mortgage 123652 produced
at 11.40 am Helen Graham Thompson and
Edward Joseph Anderson as tenants in
common in equal shares

Transmission of the interest of Mortgage
123652 to Stanley Francis Anderson and David
Heron, Executors of the will of James
Smith 1921 at 11.00 am

123652 of the above land produced the 21st
February 1929 at 2 pm
of the interest of the above land and
Mortgage 120000 and discharging
Mortgage 164400

Transfer 233675 produced 12 April 1929 at 10.00 am
Stanley Francis Anderson of the interest
of Mortgage 123652 to Richard James
Wright and David Heron as tenants in
common

Transfer 245675 produced 12 April 1929 at 10.00 am
at 11.55 am Stanley Francis Anderson to
Richard James Wright and Lawrence
John Riddon both of Springfield
as tenants in common in equal shares

336866 Transfer of the interest of the above land
of his interest to the above named
Lawrence John Riddon and Richard
James Wright 15 March 1931 at 2.20 pm

357570 Transmission of Mortgage 123652
to Stanley Francis Anderson as executor
of the will of James Smith 1921 at 11.00 am

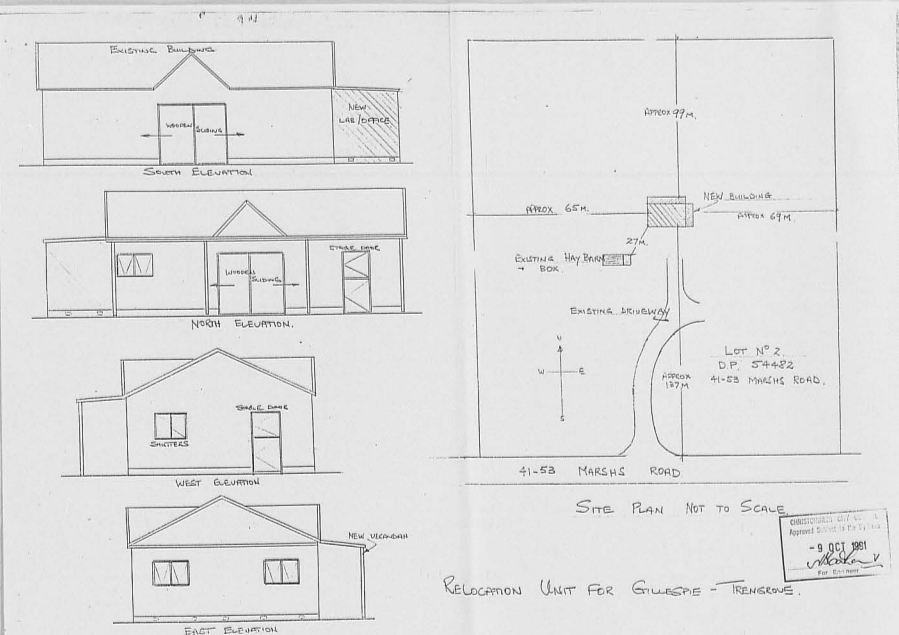
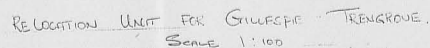
36007 Transfer of the interest of Mortgage 120000 assigned
by Stanley Francis Anderson to the
said Stanley Francis Anderson 30th May 1932 at 11.50 am

Transfer 772482 to J. Walter Cameron Limited
at Hastings - 5/8/1969 at 1.45 pm

851240 Change of name of the
registered proprietor to Watthe
Industries Limited - 6.12.1971 at 12.05 pm

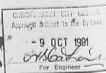
Mortgage 851240 of the above land
limited - 6.12.1971 at 12.05 pm

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 25A LAND TRANSFER ACT 1952.
J. Simon

[illegible]

RELOCATION UNIT FOR GILLESPIE - TRENGROVE

GILLESPIE - TRENGROVE.
591 2965/2/2



APPLICATION FOR DISPENSATION

Date 27/4/81

County Engineer,
Paparua County Council,
P.O. Box 11011,
SOCKBURN.

Dispensation No. 395

Dear Sir,

I wish to apply for a dispensation from the provisions of the Paparua County Council District Planning Scheme.

Address of Proposed Work 57 Marsh's Road
Legal Description Lot 1 D.P. 14409
Name of Applicant Gavin Newell
Address of Applicant 5/0 743 Main South Road
Telephone Number 497 592

The Dispensation is required for Future Proposed Garage To
Be Sited 7.5 metres from Road Boundary

Reasons why dispensation is necessary (i.e. Why the requirements of the District Planning Scheme cannot be complied with)

Position of Existing Deep well & Pump just allows enough room to put Garage
and be 7.5 Metres back from the Road Frontage. The Deep well & Pump
Prevents The house from being brought Forward To Allow Garage
at Rear. IF The Garage was Placed at the Rear of Section IT would
block out The morning Sun and IF Placed on The North Side would
Block out Sun and View. We consider The layout on The Site Plan
Ideal for The Section which Fits in well with The Deep well & Pump House
and Septic Tank and drainage at The Rear.

Names and addresses of adjoining owners who may be affected NIL

Bare land on all Boundries.

(The Council will require the written consent of the owner of any property who might be affected by the granting of the dispensation)

In support of my application I submit a detailed site plan showing all buildings on my property and a cross section of the proposed structure clearly dimensioned.

Yours faithfully,

G J Newell