

ELECTRICAL SAFETY CERTIFICATE



REFERENCE/CERTIFICATE ID NO:

148150

This Electrical Safety Certificate provides a legally recognisable statement that the connected installation or part installation, or any fitting that supplies an installation or a part of an installation, is safe to use following prescribed electrical work.

Location Details:

940 Mowens Rd

Contact Details:
(Name and address)

Robert Connor

Details of work: ☐ The whole installation☒ Part of the installation

Description of work:

Connected 2 - sockets
✓ pendant
lights.

Date of
connection:

24/9/20

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Gary Lee

Registration/Practising
licence number:

EW18970

Certifier's
signature:

Certificate Issue Date:

24/9/20

Email:

garyleeelectrical@xtra.co.nz

Organisation/
Company:Gary Lee Electrical
Phone: 03 366 7686

TAX INVOICE/STATEMENT

Gary Lee Electrical Ltd

7 ELMDALE LANE
CHRISTCHURCH 8011
TELEPHONE (03) 366 7686
FAX (03) 377 3727
EMAIL garyleeelectrical@xtra.co.nz

fastpower

GST Reg. No. 49-103-204

Robert Condon
94a Aldwins Rd
Phillipstown
Christchurch 8062

6/10/2020

INVOICE NO. 00148150

ORDER NO.

DESCRIPTION

AMOUNT

21 & 23/9
Travelled to site.
Carried out required disconnections.
Altered circuits to suit new locations of sockets and switches.
Fitted off kitchen and wall.
Fitted pendant lights.
Fitted autuo light at back door. (supplied)
Tested, all ok.

28/9
Travelled to site.
Fitted kitchen switch back to the wall.
Tested, ok.

Materials:

\$264.20

Labour:

\$576.00

Vehicle:

\$22.00

SUBTOTAL.: \$862.20

GST: \$129.33

TOTAL INC
GST \$991.53

TERMS NETT 21 DAYS.
NO CLAIM ACCEPTED UNLESS NOTIFIED WITHIN
7 DAYS OF INVOICE DATE.
OWNERSHIP OF THE SAID MATERIALS REMAIN
THE PROPERTY OF GARY LEE ELECTRICAL LTD
UNTIL SUCH TIME AS PAYMENT IS MADE IN FULL.
THIS INVOICE IS COVERED BY THE CONTRACTS ACT 2002.

PLEASE DETACH HERE AND SEND WITH YOUR REMITTANCE TO:

NETT.

\$991.53

Gary Lee Electrical Ltd

INVOICE NO.

00148150

6/10/2020

7 ELMDALE LANE
CHRISTCHURCH 8011

Robert Condon

CONDON01

Direct Credit (BNZ) 02-0863-0093468-00

We reserve the right to refer any unpaid accounts and dishonoured cheques to our Debt Collection Agency. Once the matter is referred to them, you will be liable for any and all collection fees including agency fees and commission we would have to pay for this service.

TAX INVOICE/STATEMENT

Gary Lee Electrical Ltd

7 ELMDALE LANE
CHRISTCHURCH 8011
TELEPHONE (03) 366 7686
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Woods Plumbing Ltd
21 hemingway place
Spencerville

Robert Condon
94A Aldwins rd

Tax Invoice No	615
GST Number	127-246-238
Date	20/04/2021
Prepared By	Barry
94a Aldwins rd	

Job Description

Replace complete flush valve on wc.
I replaced the under water washer at first, didnt help the toilet running, im assuming there was a crack in the original flush valve and that was where the water was escaping into the bowl.

Code	Item	Unit	Amount	Quantity	Line Total
679435	HYD FLUIDMASTER DUAL FLUSH VALVE	EA	52.16	1.000	52.16
Travel	travel2020	each	20.00	1.000	20.00
BL	labour	hr	70.00	1.500	105.00
Subtotal					\$177.16
GST					\$26.57
Total					\$203.73

Terms & Conditions

Payment due in cleared funds to our account by the 7th day following invoice date.
Progress invoices: jobs carrying beyond the end of month may be part charged for works completed during the month.
Ownership of materials does not transfer to the customer until payment is received in full

Please use your invoice number and billing name as reference. Direct credit to Bank account 12-3149-0113197-00

Accounts not paid within normal payment time frames may be handed to baycorp or our solicitor for collection. costs associated with collection will be added to the account. Woods Plumbing LTD reserves the right to charge interest on overdue accounts.

Please advise immediately if your billing name/contact/address/any other details on the invoice are incorrect.
info@woodsplumbers.co.nz 0275333201



Woods Plumbing Ltd
21 hemingway place
Spencerville

Robert Condon
94A Aldwins rd

Tax Invoice No	1362
GST Number	127-246-238
Date	13/09/2022
Prepared By	Barry
94A Aldwins rd	

Job Description

Disconnect kitchen, pre pipe for new kitchen, disconnect dishwasher water supply and connect up new kitchen.
26/8/22 Layton 1 hour Disconnect kitchen
27/8/22 Layton 1 hour, drop water feeds to new location
6/9/22 Barry 1 hour, Disconnect dishwasher supply
13/9/22 Layton 3 hours Fit off Kitchen

Code	Item	Unit	Amount	Quantity	Line Total
510605	SECURAGOLD STR POTABLE WATER PIPE 15 MM X 5 M CRIMP PB-1 GREY	LN	17.46	0.200	3.49
510662	SECURAGOLD BLANK PLUG 15 MM CRIMP DR BRASS	EA	2.46	1.000	2.46
500897	SPIGOT VALVE PRES UPVC 817.15	EA	2.78	1.000	2.78
510659	SECURAGOLD ADAPTOR 15 MM X 1/2 IN CRIMP X MALE BSPT	EA	6.90	1.000	6.90
510659	SECURAGOLD ADAPTOR 15 MM X 1/2 IN CRIMP X MALE BSPT	EA	6.90	1.000	6.90
509158	CROX COUPLING NUT 15 MM FEMALE THREADED DR BRASS	EA	2.14	1.000	2.14
584420	SECURAGOLD DOUBLE FIX FEMALE WINGBACK OUTLET 15 X 15MM	EA	13.76	2.000	27.52
508986	NIPPLE BARREL BRASS BBN 15MMX80MM	EA	7.28	2.000	14.56
554153	COMB S&P TELESCOPIC DISHWASHER TRAP 40MM POLY WHITE	EA	30.03	1.000	30.03
559111	ADAPTOR TRAP M&F 4040ADP AQUA 40X40MM	EA	11.65	1.000	11.65
513622	WASHING MACHINE & DISHWASHER INLET HOSE 2000MM 10 BAR	EA	35.74	1.000	35.74
513880	EXTENDABLE WASHING MACHINE HOSE 700- 1900MM RIBBED	EA	26.06	1.000	26.06
509239	SPARTAN HEX CROX NIPPLE 20 MM THREADED DR BRASS	EA	4.48	1.000	4.48
527048	S/S HOSE CLIP GSS12 14-32 WIDE BAND	EA	4.12	3.000	12.36
730067	PLASTEC TRI TEC VALVE 15F UNI 821278	EA	28.84	1.000	28.84
520566	COUPLER SCJ DWV 110.40	EA	4.88	1.000	4.88
sundries	glue graphite hemp strapping fixings etc	ea	20.00	0.500	10.00
Travel	transport	Trip	30.00	4.000	120.00

RETRO

Fit

Double Glazing

www.retrodg.co.nz

RetroFit your existing windows with Metro double glazing for a warmer, drier & healthier home.

RetroFit is a service of



METRO

PERFORMANCE GLASS



Retrofitted timber
new double glazing

Retrofitting new double glazing into your existing single glazed windows & doors will make a difference to the comfort of your home and your energy bills.



Aluminium retrofit
windows



RETROFIT YOUR EXISTING SINGLE GLAZING FOR A HEALTHIER HOME ALL YEAR ROUND.

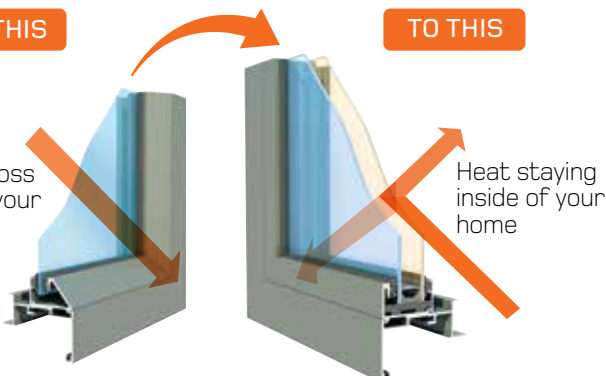
ALUMINIUM RETROFIT

FROM THIS

Heat loss
from your
home

TO THIS

Heat staying
inside of your
home



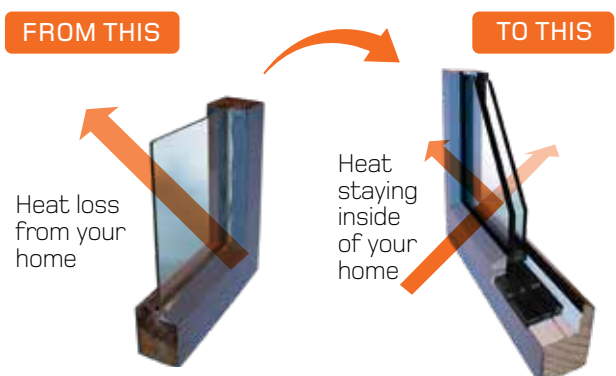
TIMBER RETROFIT

FROM THIS

Heat loss
from your
home

TO THIS

Heat staying
inside of your
home



These diagrams show old single glazing with heat escaping from your home, but with Retrofit's new Low E double glazing the heat gets deflected back into your home.



RetroFit by Metro is a great way of changing your existing single glazed windows to double glazing without having to replace your window frames and joinery.

WE TAILOR SOLUTIONS TO MEET YOUR NEEDS

KEEPING YOUR HOME WARM



Using Low E double glazing can help keep the heat in your home, meaning less need for heating systems, so you'll be reducing energy consumption, which saves on your power bills.

KEEPING YOUR HOME COOL AND REDUCE FADING:



By reducing solar heat gain with Low E or tints you get a cooler house in summer. It also helps to reduce the amount of rays coming through protecting your furnishings too.

PRIVACY



We all love privacy and, depending on the level of privacy you require, we have various options of patterned, obscured/frosted, tinted and reflective glass to suit your style.

REDUCE NOISE



The addition of laminate in the double glazing can help reduce outside noise, making it a great investment if you live by a busy road. Talk to us about your needs.

SAFETY AND SECURITY



With double glazing, it is more difficult for intruders to break in, particularly if you include laminate. The use of safety glass will also upgrade your existing single glazed windows to comply with the new NZ standard changes.

KEEP YOUR HOME DRIER



In humid New Zealand conditions, at lower internal temperatures there is a greater chance of condensation forming on the inside of the windows. This can be a serious problem, as it causes mould, mildew, and, in some cases, can also rot timber window frames. With a warmer home the chance of condensation forming on the windows reduces.



“Low E (Low Emissivity) glass has a unique virtually invisible coating designed to let light in and reflect heat back into your home, reducing heat loss. The same technology can apply in the reduction of solar heat gain.”

Why Choose RetroFit Double Glazing?

By choosing the RetroFit service by Metro, you gain the confidence of dealing with New Zealand's largest glass and glazing company.

Windows are a key design feature of your home. They help insulate against temperature extremes and can reduce power bills while filling your home with natural light but reducing glare. They can also reduce noise from the outside in.

Retrofit double glazing can help achieve a more comfortable and quieter home all year around with the added benefits of reducing the likelihood of condensation. Talk to our team to discuss your priorities.

THE METRO PERFORMANCE SELECTION TOOL

Classic Double Glazing

Non-Low E Glass



Low E Plus Double Glazing

Low haze Low E Glass



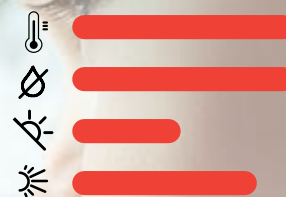
Low E Max Double Glazing

Low haze Low E Glass,
includes Argon gas and
Thermal Spacer



Low E Xcel Double Glazing

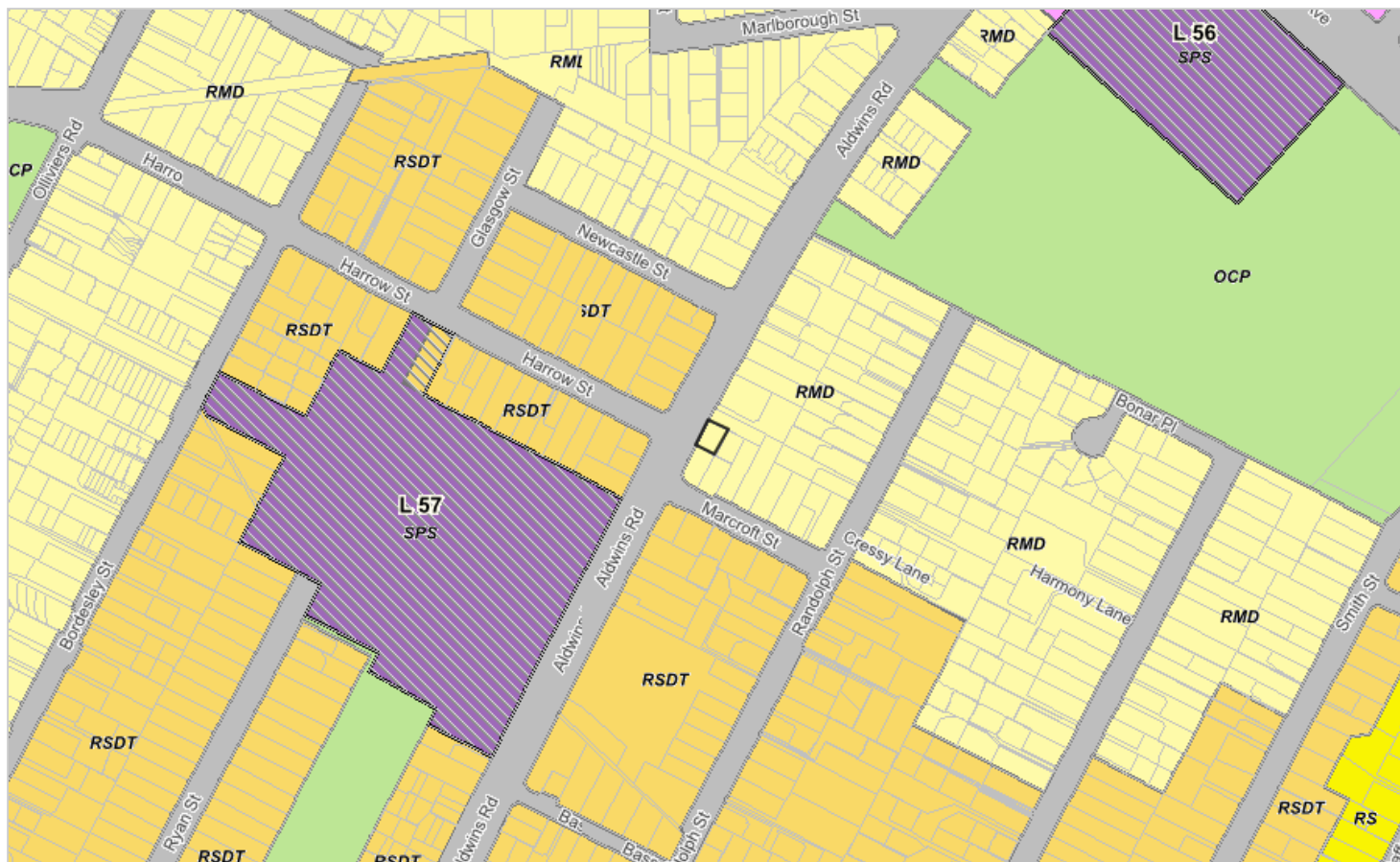
High clarity, low haze
Low E Glass, includes Argon
gas and Thermal Spacer



- HEAT RETENTION** - keeping the warmth in and the cold out
- CONDENSATION AVOIDANCE** - reducing the chance of internal condensation and crying windows
- REDUCTION IN SOLAR GAIN** - keeping your home cool and comfortable in hot weather
- VISIBLE LIGHT TRANSMISSION** - maintaining natural light levels inside your home

For an obligation-free measure and quote
www.retrodg.co.nz
or CALL 0800 658 658

RETRO
Double Glazing



Map Legend

Land Use Zones

Labels

Zone Labels

Zone

- CC** Commercial Core Zone
- CL** Commercial Local Zone
- IG** Industrial General Zone
- OCP** Open Space Community Parks Zone
- OWM** Open Space Water and Margins Zone
- RMD** Residential Medium Density Zone
- RS** Residential Suburban Zone
- RSDT** Residential Suburban Density Transition Zone
- SPS** Specific Purpose (School) Zone
- Transport Zone**

Designations and Heritage Orders

Designation

Designation

1/94 Aldwins Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones

Zone

RMD Residential Medium Density Zone

This property is on the following planning maps: [39](#)

This property appears on the following Plan Change 5F maps: [39](#)

EQC Claims

ClaimNumber
CLM/2011/244490

DamageAddress
1/94 Aldwins Road, Phillipstown, Christchurch
8062

ClaimNumber
CLM/2011/136281

DamageAddress
1/94 Aldwins Road, Phillipstown, Christchurch
8062

Accepted EQC claim(s) related to drainage and/or building damage from the Canterbury Earthquake sequence (Sep 2010 to Dec 2011). Please contact the property owner, their representative, or you can make an Official Information Act request to EQC for any further information on this property.

EQC does not make any representation, warranty or undertaking, express or implied, as to the accuracy or completeness of the information provided and neither EQC nor any of its respective commissioners, officers, directors, employees, or agents will have any liability to any person resulting from the use of the information on this website.

LAND ZONING

**Foundation Technical
Category (TC2)**

Technical Category 2 (TC2)

Land that was classified Technical Category 2 (TC2) was suitable for homes to be repaired or rebuilt after the 2010/11 Canterbury earthquakes.

TC2 land may have experienced liquefaction-related land damage and settlement during the 2010/11 Canterbury earthquakes. Land damage from liquefaction is possible on TC2 land in future significant earthquakes. While TC2 land is considered suitable for residential construction, stronger foundations are required for house repairs and rebuilds. This may include standard timber piled foundations for houses with lightweight cladding and roofing and suspended timber floors or enhanced concrete foundations.

In 2019 Christchurch City Council completed a liquefaction hazard study, encompassing the Christchurch urban area, which uses the extensive information about ground conditions gathered since the 2010/11 Canterbury earthquakes and follows the most recent national liquefaction



1925 - 1929

Historical imagery

Availability in visible map:

● available

● unavailable



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 ENQ342399

Date generated: 13 April 2023
Land parcels: Lot 3 DP 46855



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.



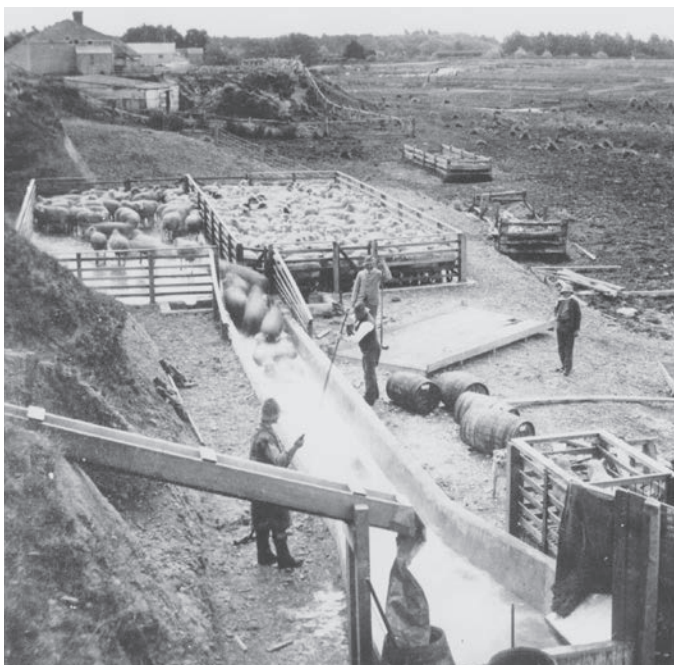
I think my site category is incorrect – how can I change it?

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



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

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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 ENQ342399

Date generated: 13 April 2023
Land parcels: Lot 3 DP 46855



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



Everything is connected

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.



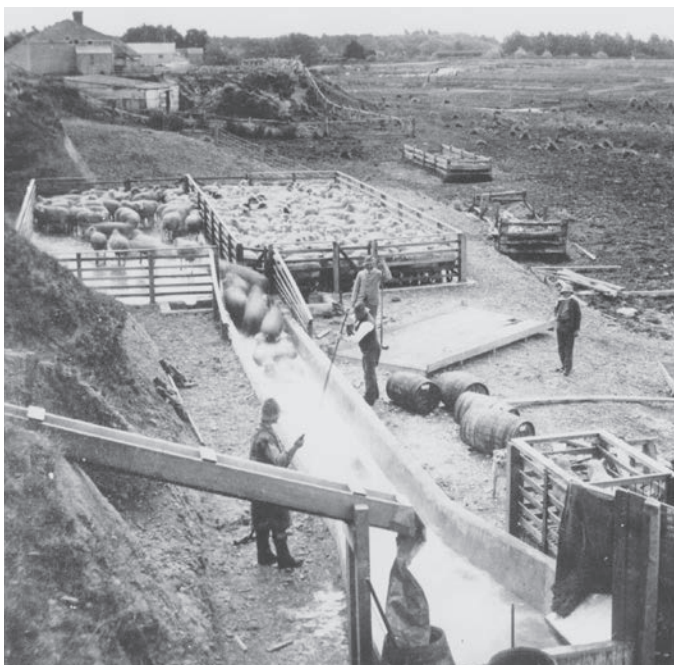
I think my site category is incorrect – how can I change it?

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)



Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz

E13/101

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

The Property Search function is a tool to assist with navigating to particular properties or areas. The data used in the Property Search tool has been derived from the planning maps. All due care has been taken by the Christchurch City Council to ensure the information is accurate and reflects the information on the planning maps. However, the information and maps shown through the Property Search function are not the planning maps themselves. Users are recommended to refer also to the planning maps. The Property Search function page provides a direct link to the planning maps at the bottom of the information relevant to the property.

Christchurch City Council accepts no liability for any error, omission, or inaccuracy of the information or from any use of or reliance on the information provided through the Property Search function.