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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.

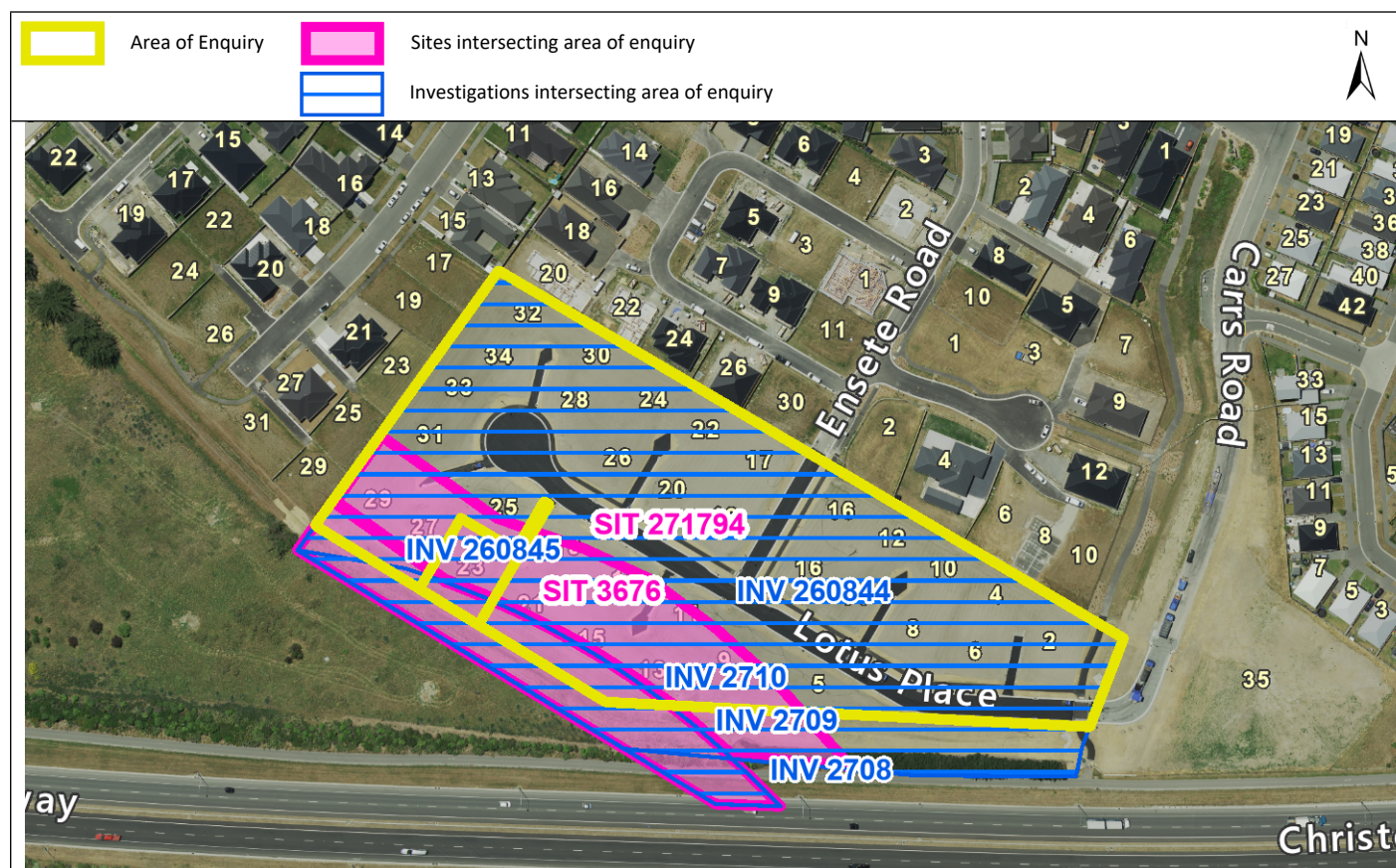
Yours sincerely

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 ENQ465699

Date generated: 06 July 2026
Land parcels: Lot 10 DP 556537
Lot 1 DP 551980



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

Site number	Name	Location	HAIL activity(s)	Category
3676	Former McTeigue Road Landfill EAST	44 Carrs Road, Hornby	G3 - Landfill sites;	Contaminated
271794	44 Carrs Road, Wigram	44 Carrs Road, Wigram	H - Adjacent sites;	Partially Investigated

More detail about the sites

Site 3676: Former McTeigue Road Landfill EAST (Intersects enquiry area.)

Category: Contaminated

Definition: A site at which hazardous substances occur at concentrations above background levels and where assessment indicate it poses, or is likely to pose, an immediate or long term hazard to human health or the environment.

Location: 44 Cars Road, Hornby
Legal description(s): Section 1 SO 492403, Section 4 SO 454959

HAIL activity(s):	Period from	Period to	HAIL activity
	1960's	Current	Landfill sites

Notes:

3 Feb 2009

This site is in the path or surrounds of the proposed Christchurch Southern Motorway. The site was once part of the former McTeigue Road Landfill. The site is built up between 2-3 m higher than the road with moderately sloping batter adjacent to the road boundary. Type A (concrete, paper, tree branches, piece size up to 0.1 cubic metre with no matrix) and Type B (concrete slabs, brick, metal pipe with piece size up to 0.8 cubic metre and small amounts of gravelly sand matrix) demolition and construction waste have been excavated to depths between 1.7 and 5.1 m at this site. Slight odour was noted during excavation. (PDP 2008)

The PDP 2002 report indicated domestic and industrial refuse and building rubble to depths between 3.4 and 5.2 m. gas monitoring during excavation indicated emissions of explosive gasses.



Investigations:

INV 2708 **Christchurch Southern Motorway Extension: Environmental Assessment of Six Landfill Sites**
Pattle Delamore Partners Ltd - Detailed Site Investigation
7 Mar 2002

Summary of investigation(s):

Landfill Site E1

INV 2709 **Christchurch Southern Motorway Project: Additional Investigation for Specimen Design**
Pattle Delamore Partners Ltd - Detailed Site Investigation
1 Feb 2008

Summary of investigation(s):

Landfill Site E1

INV 2710 **Landfill Gas Monitoring Plan**
OPUS - Detailed Site Investigation
2 Jul 2008

Summary of investigation(s):

Landfill Site E1

INV 260844 **Combined Preliminary and Detailed Site Investigation 44 Carrs Road Wigram Christchurch**
ENGEO - Detailed Site Investigation
29 Nov 2019

INV 260845 **Site Management Plan 44 Carrs Road Wigram Christchurch**
ENGEO - Site Management Plan
13 Jul 2020

Summary of investigation(s):

INV260844 – Combined Preliminary and Detailed Site Investigation, 44 Carrs Road, Wigram, Christchurch (ENGEO, 2019)

Objective: Land investigated as per requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, 2011) for subdividing land. This investigation was undertaken for a proposed redevelopment to residential sections and was focused on the characterisation of waste material in the former McTeigue Road landfill present along the southern site boundary.

PSI Summary: Prior to redevelopment of the site, a Preliminary Site Investigation (PSI) was required to determine if activities on the MfE Hazardous Activities and Industries List (HAIL) have occurred at the site, if there are implications regarding human health and environmental risks, and consenting requirements. The PSI identified activities on the MfE HAIL including category 'G3' (landfill sites) and 'I' (any other land subject to intentional or accidental release of a hazardous substance resulting in a potential risk to human health or the environment). Landfilling activities were associated with the former McTeigue Road Landfill which intersects the site along the southern boundary. The other activities were associated with a burn pit, empty chemical containers, an offal pit, and buildings potentially constructed with asbestos containing material (ACM) or lead paints. A review of existing ground gas data was undertaken as part of the PSI and concluded that the potential existed for landfill waste material to generate ground gas.

DSI Summary: Ten test pits were excavated across the proposed redevelopment area to depths up to 5 m. Seven test pits were advanced within the assumed former landfill footprint along the southern boundary of the site to characterise the waste material. The remaining 3 were excavated to delineate the landfill boundary to the north. A total of 10 soil samples were collected from the test pits. 10 soil samples were analysed for trace metals (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), 7 soil samples were analysed for total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs), and semi-volatile compounds (SVOCs), 3 samples were analysed for polychlorinated biphenyls (PCBs), phenols, creosote, and organochlorine pesticides (OCPs), and 5 soil samples were analysed for asbestos.

Areas identified in the PSI as HAIL activity 'I', including burn pits, offal pits, empty chemical containers, and potential ACM and lead associated with building on site were not investigated as part of this DSI. An additional 12 test pit logs (test pits TP11 through TP22) were included in Appendix 2. Test pits TP13 through TP18 were noted as 'additional delineation test pits' excavated to the east of the assumed former landfill boundary and did not encounter waste material. Test pit TP17 was noted as being a geotechnical test pit which found evidence of an offal pit. The locations of TP13 through TP18 were not included in this report. The purpose and locations of the remaining test pits (TP11, TP12, and TP19 through TP22) were not discussed within this report.

Three ground gas wells (BH201, BH202, and BH203) were installed 5 - 10 m north of the landfill boundary. Each well was constructed to a depth of 7 m with a 6 m long perforated screen section between 1 to 7 m. Ground gas monitoring was completed on 6 occasions using a calibrated GA5000 landfill gas meter to measure methane, carbon dioxide, oxygen, hydrogen sulphide, carbon monoxide, and flow rate.

DSI Results: Concentrations of TPHs, PAHs, and OCPs either complied with the residential land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011) or were below the laboratory limit of reporting. Concentrations of PCBs did not comply with residential NESCS standards. Arsenic and lead concentrations did not comply with residential, recreational, or commercial/industrial NESCS standards. Lead concentrations did not comply with the construction phase storm water guidelines as defined in the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2018). Asbestos was present in 5 of the 10 test pits (TP1 to TP3, TP6, and TP7). Asbestos concentrations in 4 of the 5 test pits were above the residential guidelines for friable asbestos (0.001% by weight) defined in the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ 2017).

The calculated gas screening value (GSV) for ground gas was below the characteristic situation (CS) 1 screening criteria. However, carbon dioxide was present above 5% v/v in 2 of the ground gas wells during the sampling events. This condition required consideration of an increase in characteristic situation from CS1 (very low risk) to CS2 (low risk). Methane was not detected in surface emissions during the site workover or flux box measurements.

Conclusion: It was recommended that contaminants present at the site be managed in situ and capped. It was also recommended that an asbestos demolition survey of all site buildings be undertaken prior to demolition, and that the offal pit be excavated and removed. ENGEO noted that a Site Management Plan would be required as part of the resource consent submission to Christchurch City Council and a Long-Term Site Management Plan would be required should contaminants be left in situ at the site.

INV260845 – Site Management Plan, 44 Carrs Road, Wigram, Christchurch (ENGEO, 2020)

Objective: The Site Management Plan (SMP) was produced to support the subdivision and redevelopment of the site for residential land use and for stormwater infrastructure.

Summary: The SMP recommended that the potential offal pit, household waste, burn piles, and empty chemical containers be removed prior to earthworks, as they were not considered significant sources of potential contamination.

Based on the ground gas assessment, it was considered unlikely that significant ground gas generation would occur beyond 25 m from the southern site boundary at a rate and concentration that would pose a significant risk to residential properties. A conservative approach was recommended where properties within 25 m of the southern site boundary would be considered as Characteristic Situation (CS) 2 "Low Risk" and properties beyond as CS1 "Very Low Risk". Based on this description, this buffer would be in the general area of the ground gas wells installed during the DSI (ENGEO, 2019) which, as a conservative approach, would be considered as CS2 (see 'justification' below). The SMP notes that the ground gas wells used during the assessment were installed to a depth of 1.0 m whilst the Detailed Site Investigation (DSI) referenced a well depth of 7 m. Both ground gas well design concepts would intercept waste material throughout the length of the screen and were considered appropriate for the assessment of ground gas.

Landfill waste and contaminated soils were encountered within the former landfill footprint between 0.1 to 5.0 m depth. Concentrations of arsenic, lead, and PCBs did not comply with the NESCS standards for residential land use and asbestos concentrations exceeded the BRANZ residential land use guidelines. It was recommended that landfill waste material be managed in situ and capped. However, specific capping requirements were not recommended (see 'justification' below).

The SMP also notes that no residential properties were planned within the landfill footprint, therefore, no ground gas risks existed for the residential development. However, the subdivision development plan showed residential lots extending to the edge of the property boundary (see 'justification' below).

Conclusion:

SIT3676 (former landfill area) on the Listed Land Use Register (LLUR) has been categorised as 'Contaminated'.

SIT271794 (LFG risk area) on the Listed Land Use Register (LLUR) has been categorised as 'Partially Investigated'.

Justification:

SIT3676 - Capping can be used as an effective management option for landfilling waste and asbestos contaminated soils left in situ if the capping thickness is suitable for managing potential risks. Further evidence and validation that appropriate measures have been taken to manage the risk of

residual contamination at the site (i.e., Remedial Action Plan, Site Validation Report, Long-Term Site Management Plan) would allow for the site category to be re-assessed.

SIT271794 - Results of the ground gas investigation determined that the conservative approach would be to increase to situation CS2. A 25 m buffer from the southern site boundary assumes that ground gas concentrations north of the ground gas wells installed during the DSI would fall under CS1. However, there was no ground gas data to support the assumption that this buffer will be suitable to manage risks associated with potential ground gas migration beneath residential dwellings. Further evidence to confirm the ground gas concentrations at and beyond the 25 m buffer can conservatively be categorised as situation CS1, or evidence that appropriate ground gas mitigation measures were implemented and documented, would allow for the site category to be re-assessed.

Site 271794: 44 Carrs Road, Wigram (Intersects enquiry area.)

Category: Partially Investigated
Definition: Verified HAIL has been partially investigated.

Location: 44 Carrs Road, Wigram
Legal description(s): Lot 1 DP 551980, Lot 1 DP 556537, Lot 10 DP 556537, Lot 11 DP 556537, Lot 12 DP 556537, Lot 13 DP 556537, Lot 14 DP 556537, Lot 2 DP 551980, Lot 2 DP 556537, Lot 202 DP 556537, Lot 203 DP 556537, Lot 204 DP 556537, Lot 3 DP 556537, Lot 4 DP 556537, Lot 5 DP 556537, Lot 6 DP 556537, Lot 7 DP 556537, Lot 8 DP 556537, Lot 9 DP 556537

HAIL activity(s):	Period from	Period to	HAIL activity
	1970's	Present	Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

Notes:



Investigations:

There are no investigations associated with this site.

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.



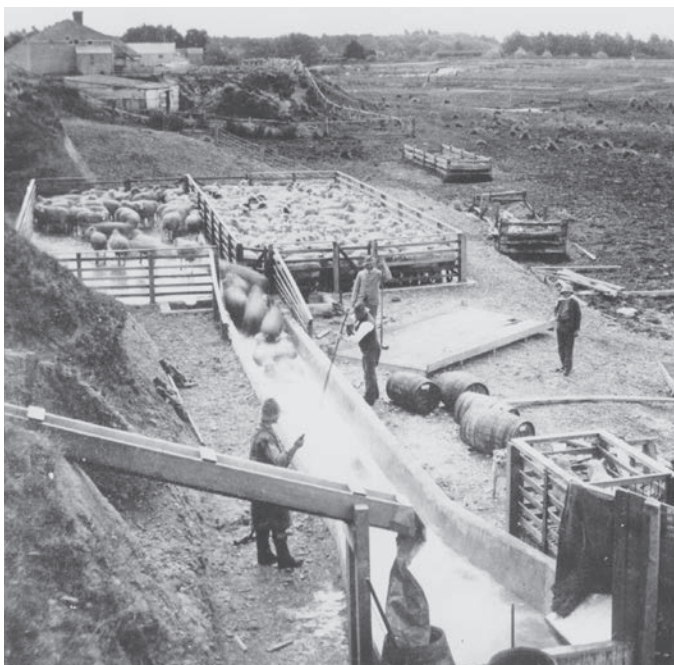
I think my site category is incorrect – how can I change it?

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)

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