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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 ENQ464641

Date generated: 25 June 2026
Land parcels: Lot 103 DP 359861



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
170371	Holly Place, Hawthorn Mews, Cedar Place, Oakwood Drive, Cork Lane, Sycamore Close, Ashview Place (former Forestry Nursery)	Holly Place, Hawthorn Mews, Cedar Place, Oakwood Drive, Cork Lane, Sycamore Close, Ashview Place, Rangiora		Verified Non-HAIL

More detail about the sites

Site 170371: Holly Place, Hawthorn Mews, Cedar Place, Oakwood Drive, Cork Lane, Sycamore Close, Ashview Place (former Forestry Nursery) (Intersects enquiry area.)

Category: Verified Non-HAIL

Definition: Site entered on register based on information found to be incorrect.

Location: Holly Place, Hawthorn Mews, Cedar Place, Oakwood Drive, Cork Lane, Sycamore Close, Ashview Place, Rangiora

Legal description(s): Lot 100 DP 359861, Lot 1000 DP 352920, Lot 1000 DP 359861, Lot 1001 DP 352920, Lot 1002 DP 359861, Lot 1004 DP 363648, Lot 1006 DP 374954, Lot 1006 DP 389711, Lot 1008 DP 430530, Lot 1009 DP 352920, Lot 1009 DP 430530, Lot 101 DP 359861, Lot 102 DP 359861, Lot 103 DP 359861, Lot 104 DP 359861, Lot 105 DP 363648, Lot 106 DP 363648, Lot 107 DP 363648, Lot 108 DP 363648, Lot 109 DP 363648, Lot 110 DP 363648, Lot 111 DP 363648, Lot 112 DP 363648, Lot 113 DP 379236, Lot 114 DP 379236, Lot 115 DP 379236, Lot 116 DP 379236, Lot 117 DP 363648, Lot 118 DP 363648, Lot 119 DP 379236, Lot 120 DP 363648, Lot 121 DP 363648, Lot 122 DP 363648, Lot 123 DP 363648, Lot 124 DP 363648, Lot 125 DP 363648, Lot 126 DP 363648, Lot 127 DP 363648, Lot 128 DP 374954, Lot 129 DP 374954, Lot 130 DP 374954, Lot 131 DP 374954, Lot 132 DP 374954, Lot 133 DP 374954, Lot 134 DP 374954, Lot 135 DP 374954, Lot 136 DP 374954, Lot 137 DP 374954, Lot 138 DP 374954, Lot 139 DP 374954, Lot 140 DP 374954, Lot 141 DP 374954, Lot 142 DP 374954, Lot 143 DP 374954, Lot 144 DP 374954, Lot 145 DP 374954, Lot 15 DP 352920, Lot 154 DP 374954, Lot 155 DP 363648, Lot 156 DP 363648, Lot 157 DP 363648, Lot 158 DP 363648, Lot 159 DP 363648, Lot 16 DP 352920, Lot 160 DP 363648, Lot 161 DP 363648, Lot 162 DP 363648, Lot 163 DP 363648, Lot 164 DP 363648, Lot 165 DP 363648, Lot 166 DP 363648, Lot 167 DP 363648, Lot 168 DP 379236, Lot 169 DP 379236, Lot 17 DP 352920, Lot 170 DP 389711, Lot 171 DP 389711, Lot 172 DP 389711, Lot 173 DP 389711, Lot 174 DP 389711, Lot 175 DP 389711, Lot 176 DP 389711, Lot 177 DP 389711, Lot 178 DP 396385, Lot 179 DP 396385, Lot 18 DP 352920, Lot 180 DP 396385, Lot 181 DP 396385, Lot 182 DP 396385, Lot 183 DP 396385, Lot 184 DP 396385, Lot 185 DP 396385, Lot 186 DP 396385, Lot 187 DP 374954, Lot 188 DP 396385, Lot 189 DP 389711, Lot 19 DP 352920, Lot 190 DP 389711, Lot 191 DP 389711, Lot 192 DP 389711, Lot 193 DP 389711, Lot 194 DP 389711, Lot 195 DP 389711, Lot 196 DP 389711, Lot 197 DP 389711, Lot 198 DP 389711, Lot 199 DP 389711, Lot 20 DP 352920, Lot 200 DP 389711, Lot 201 DP 389711, Lot 202 DP 389711, Lot 203 DP 389711, Lot 209 DP 430530, Lot 21 DP 352920, Lot 210 DP 430530, Lot 211 DP 430530, Lot 212 DP 430530, Lot 213 DP 430530, Lot 214 DP 430530, Lot 215 DP 430530, Lot 216 DP 430530, Lot 217 DP 430530, Lot 218 DP 430530, Lot 219 DP 430530, Lot 22 DP 352920, Lot 23 DP 352920, Lot 230 DP 430530, Lot 231 DP 430530, Lot 232 DP 430530, Lot 233 DP 430530, Lot 238 DP 379236, Lot 24 DP 352920, Lot 25 DP 352920, Lot 26 DP 352920, Lot 27 DP 352920, Lot 28 DP 352920, Lot 29 DP 352920, Lot 30 DP 352920, Lot 31 DP 352920, Lot 32 DP 352920, Lot 33 DP 352920, Lot 34 DP 352920, Lot 35 DP 352920, Lot 36 DP 352920, Lot 37 DP 352920, Lot 38 DP 352920, Lot 39 DP 352920, Lot 42 DP 352920, Lot 43 DP 352920, Lot 44 DP 352920, Lot 45 DP 352920, Lot 46 DP 352920, Lot 47 DP 352920, Lot 48 DP 352920, Lot 49 DP 352920, Lot 50 DP 352920, Lot 501 DP 374954, Lot 501 DP 389711, Lot 502 DP 363648, Lot 51 DP 352920, Lot 52 DP 352920, Lot 53 DP 352920, Lot 63 DP 359861, Lot 64 DP 359861, Lot 65 DP 359861, Lot 66 DP 359861, Lot 67 DP 359861, Lot 68 DP 359861, Lot 69 DP 359861, Lot 70 DP 359861, Lot 71 DP 359861, Lot 72 DP 359861, Lot 73 DP 359861, Lot 74 DP 359861, Lot 75 DP 359861, Lot 76 DP 359861, Lot 77 DP 359861, Lot 78 DP 359861, Lot 79 DP 359861, Lot 80 DP 359861, Lot 81 DP 359861, Lot 82 DP 359861, Lot 83 DP 359861, Lot 84 DP 359861, Lot 85 DP 359861, Lot 86 DP 359861, Lot 87 DP 359861, Lot 88 DP 359861, Lot 89 DP 359861, Lot 90 DP 359861, Lot 91 DP 359861, Lot 99 DP 359861

HAIL activity(s):

Period from	Period to	HAIL activity
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Notes:

- 9 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1969 to 1973 aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.
- 8 Sep 2017** Site category changed to verified non-HAIL after Environment Canterbury received information from the Waimakariri District Council, that stated that the land was used as a forestry nursery from the 1960s through to the 1980s. Forestry nurseries are not considered to be HAIL activities as the trees are not intensively sprayed.



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.



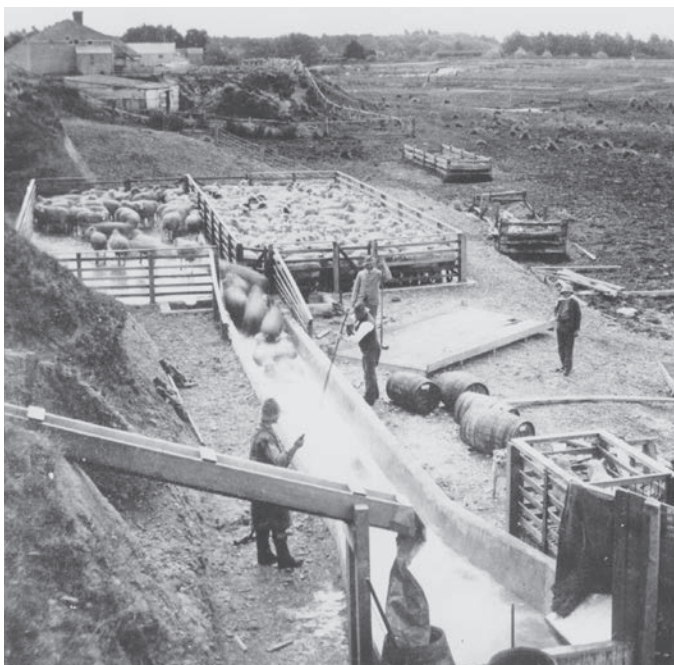
I think my site category is incorrect – how can I change it?

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