

## Appendix 1 – Record of Titles and Title Instruments



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **378659**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 January 2008

**Prior References**  
289263

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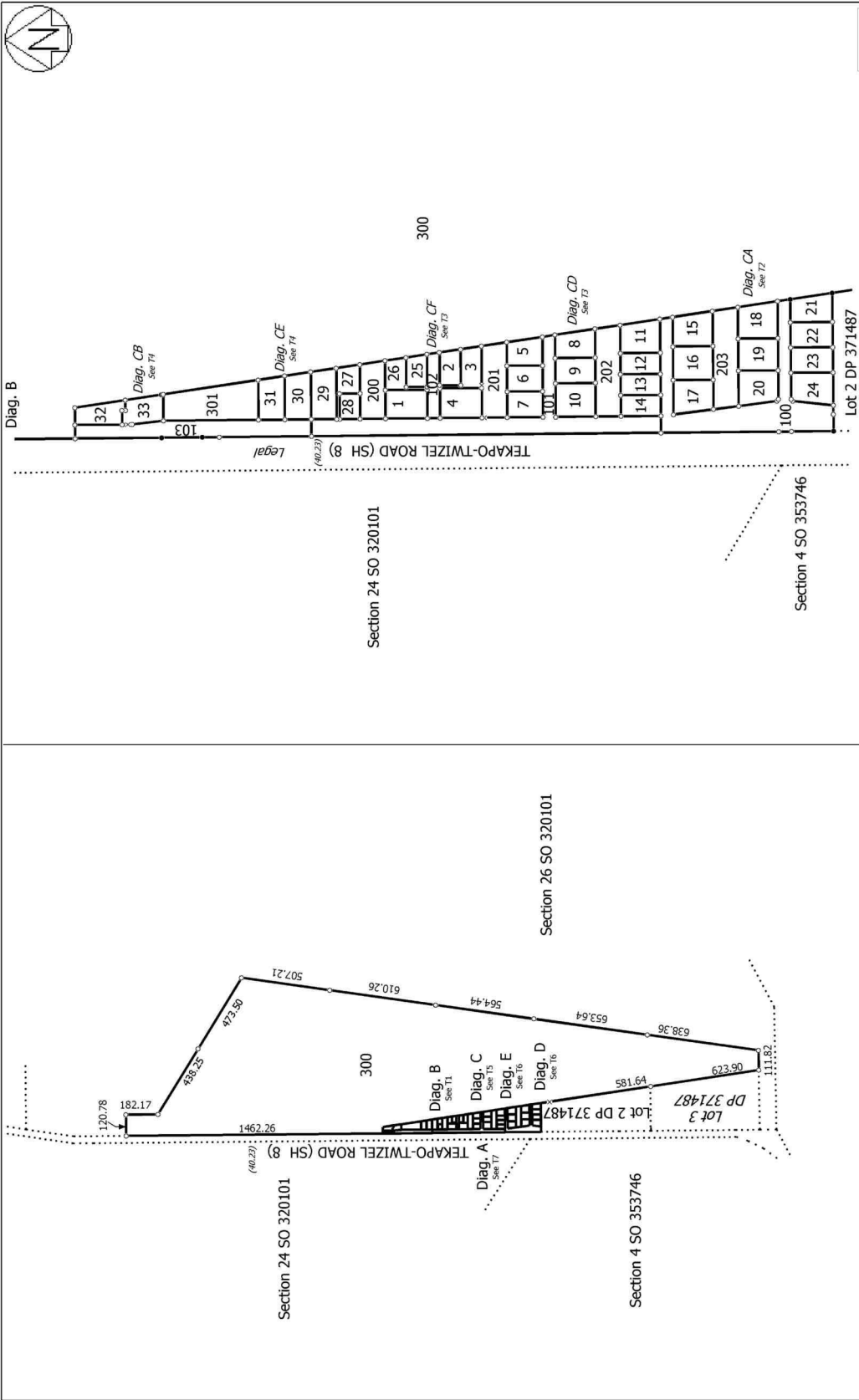
**Estate** Fee Simple  
**Area** 1694 square metres more or less  
**Legal Description** Lot 30 Deposited Plan 386968  
**Registered Owners**  
Heliventures Hoildings Limited

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**Interests**

Subject to Part IVA Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
6987638.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2006 at 9:00 am  
7671529.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.1.2008 at 9:00 am  
Land Covenant in Easement Instrument 7671529.9 - 3.1.2008 at 9:00 am  
Land Covenant in Easement Instrument 7671529.10 - 3.1.2008 at 9:00 am  
Fencing Covenant in Transfer 7705540.1 - 11.2.2008 at 9:06 am  
11721262.1 Mortgage to ANZ Bank New Zealand Limited - 25.3.2020 at 10:21 am





Subject to Part IV A Conservation Act 1987

Land District: Canterbury

Digitally Generated Plan

Generated on: 30/01/2008 2:24pm Page 6 of 14

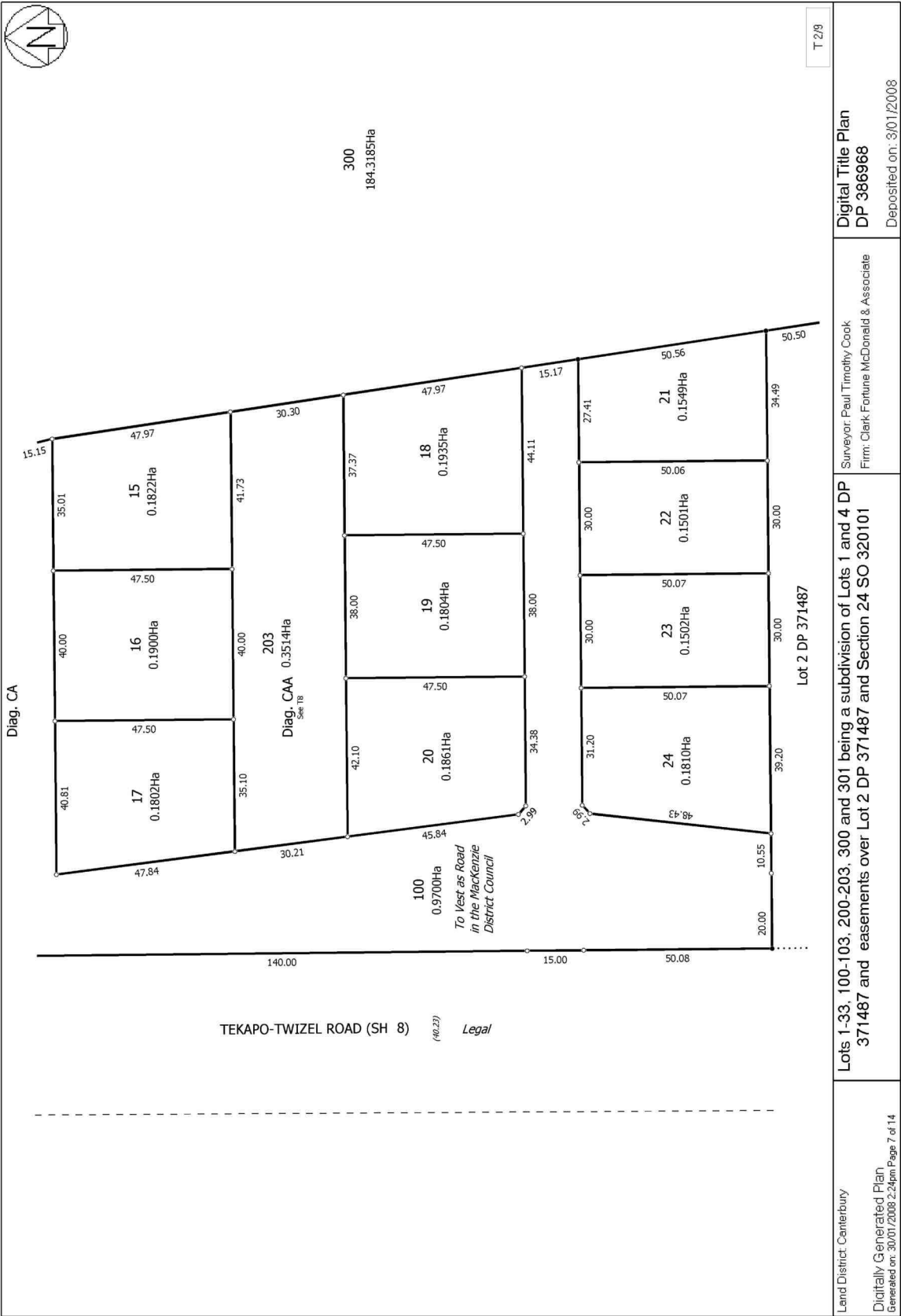
Lots 1-33, 100-103, 200-203, 300 and 301 being a subdivision of Lots 1 and 4 DP 371487 and easements over Lot 2 DP 371487 and Section 24 SO 320101

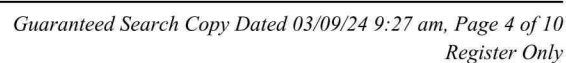
Surveyor: Paul Timothy Cook  
Firm: Clark Fortune McDonald & Associate

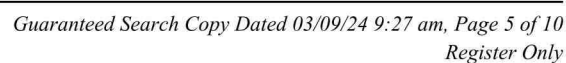
Digital Title Plan  
DP 386968

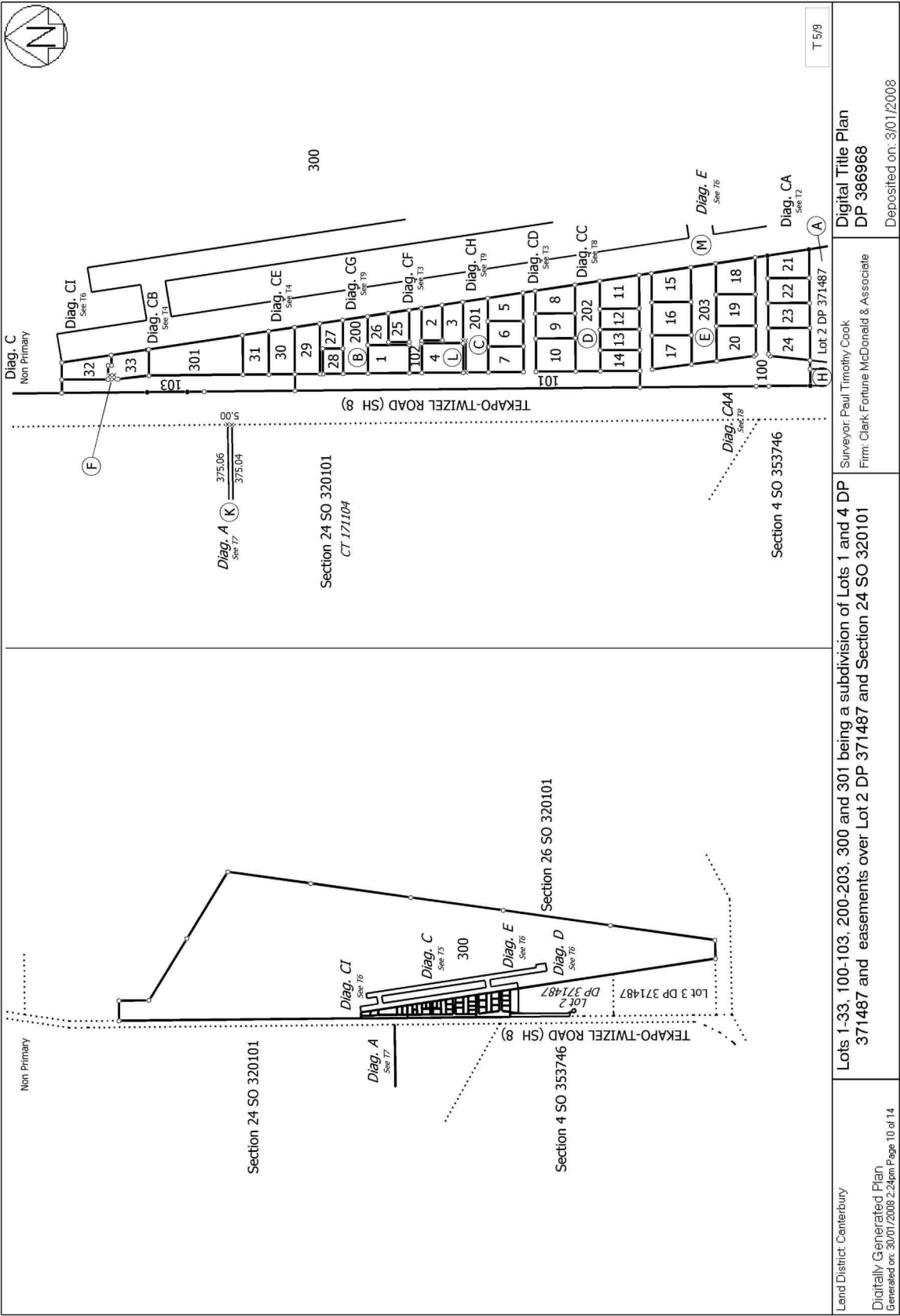
Deposited on: 3/01/2008

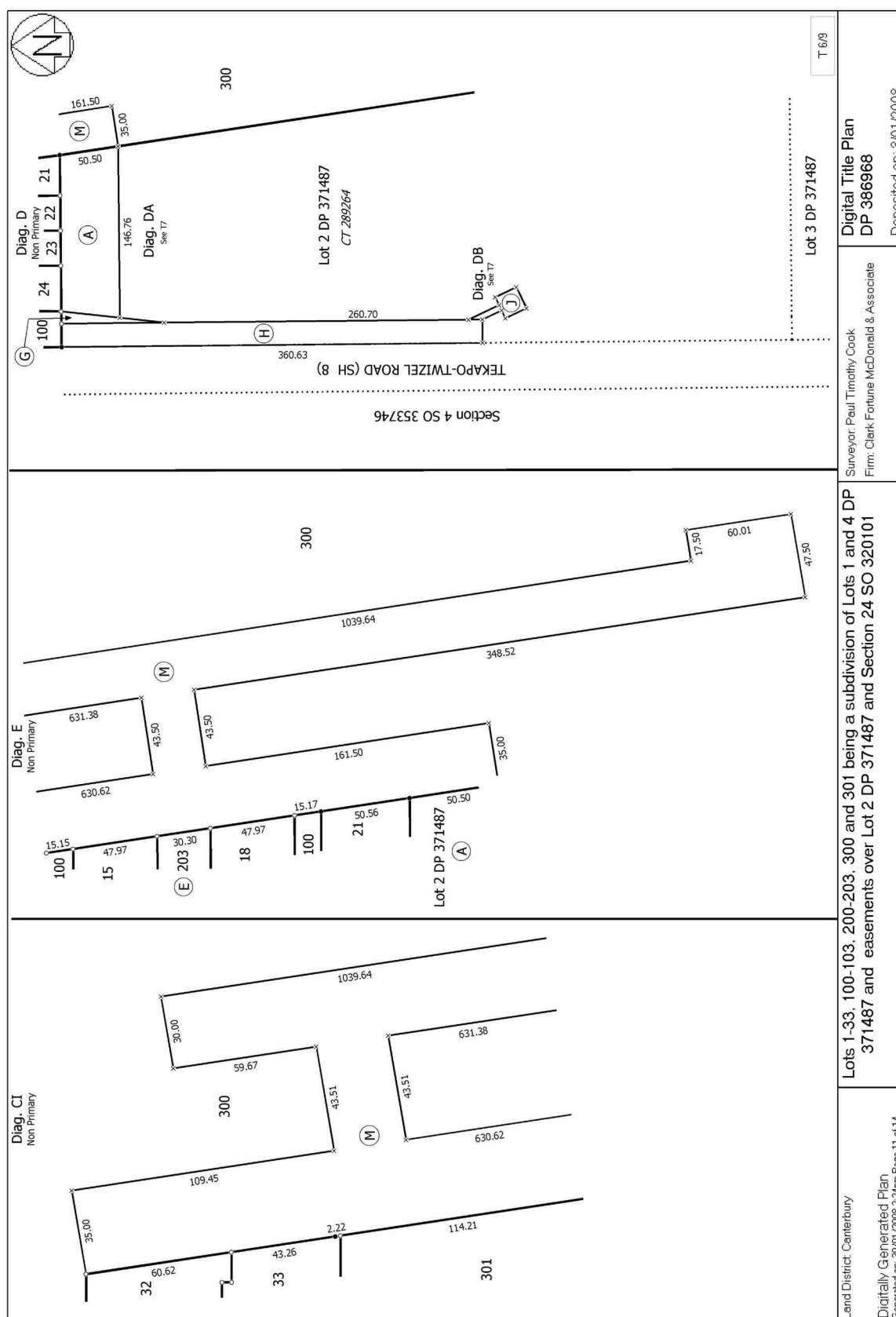
T 1/9

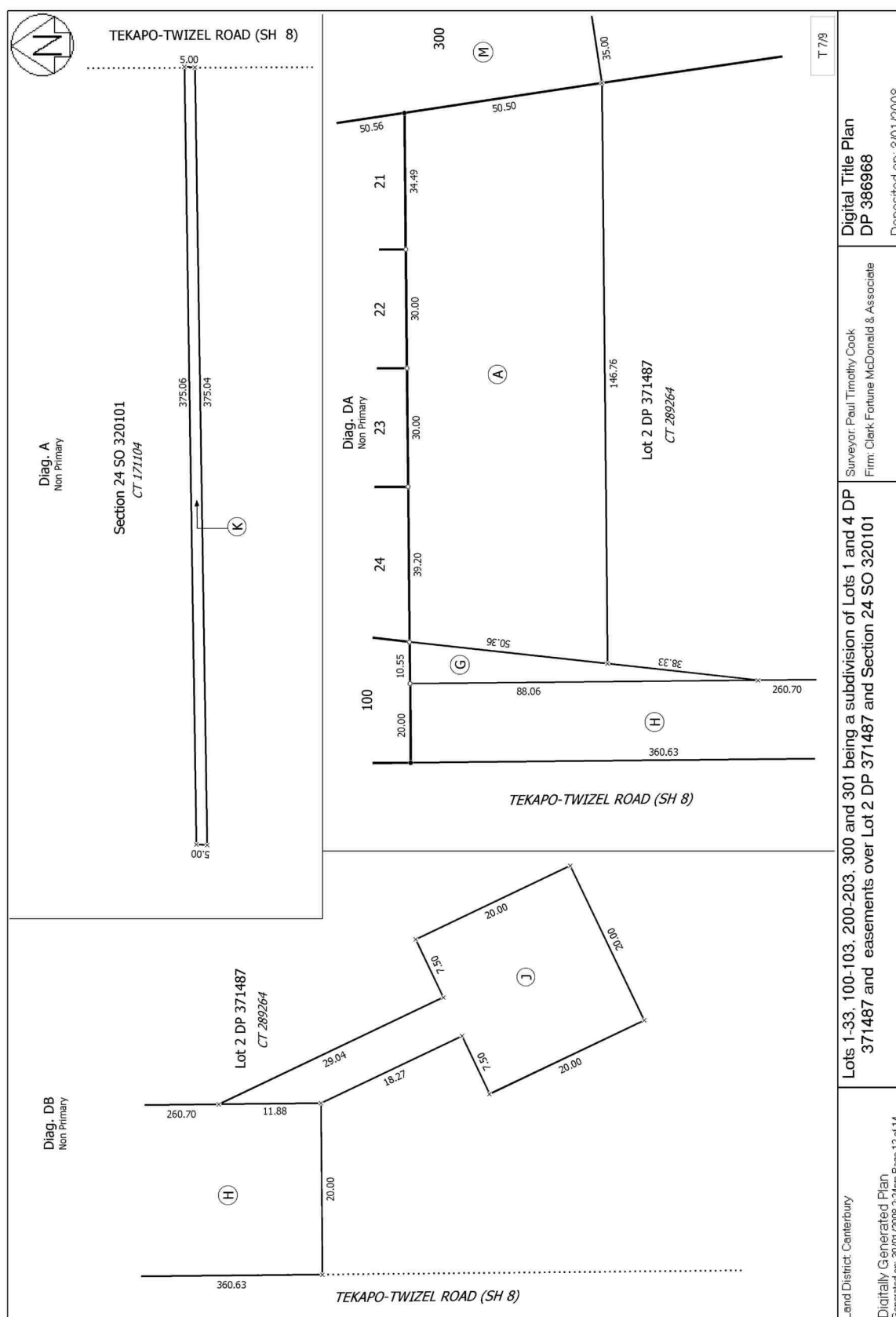


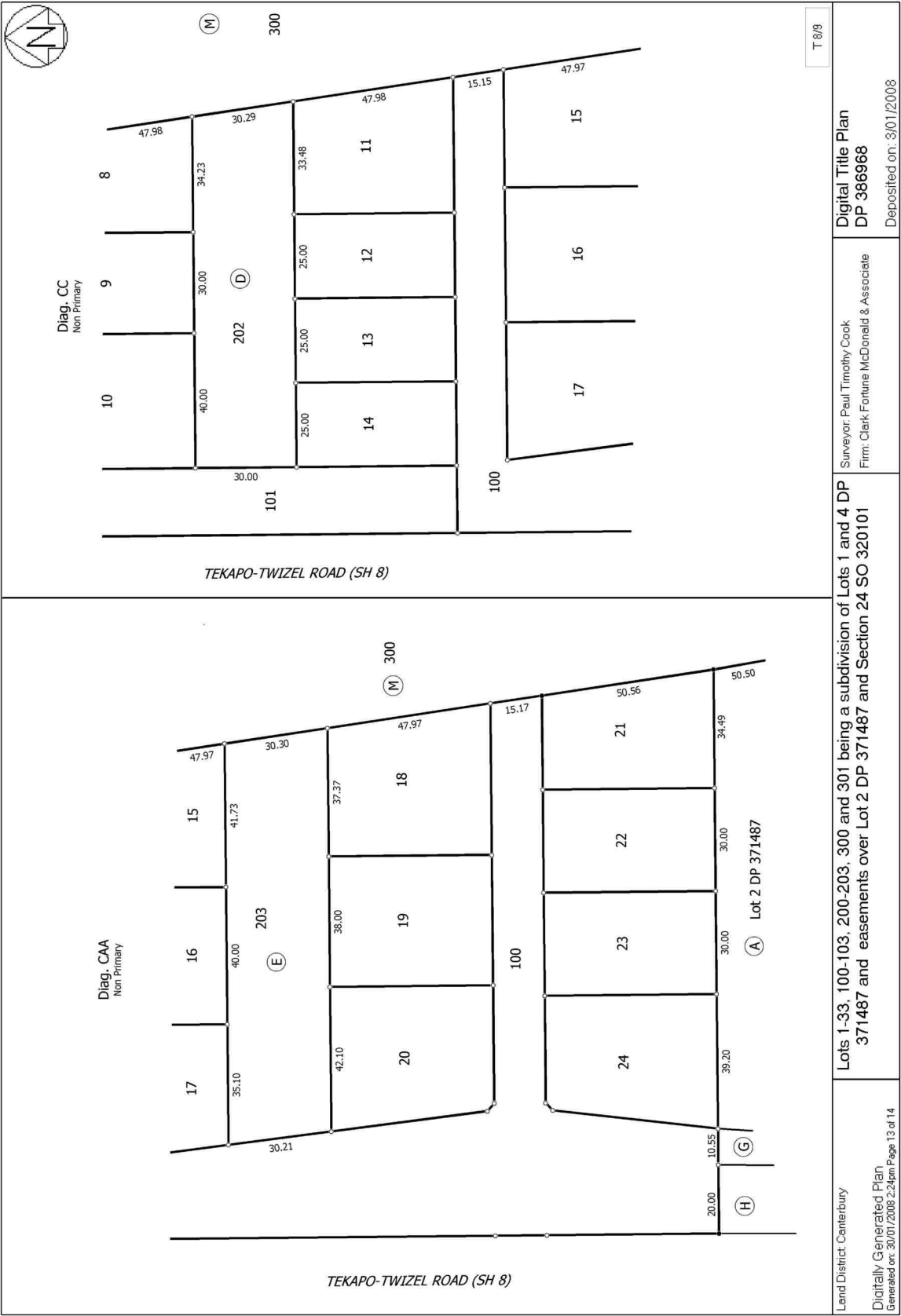




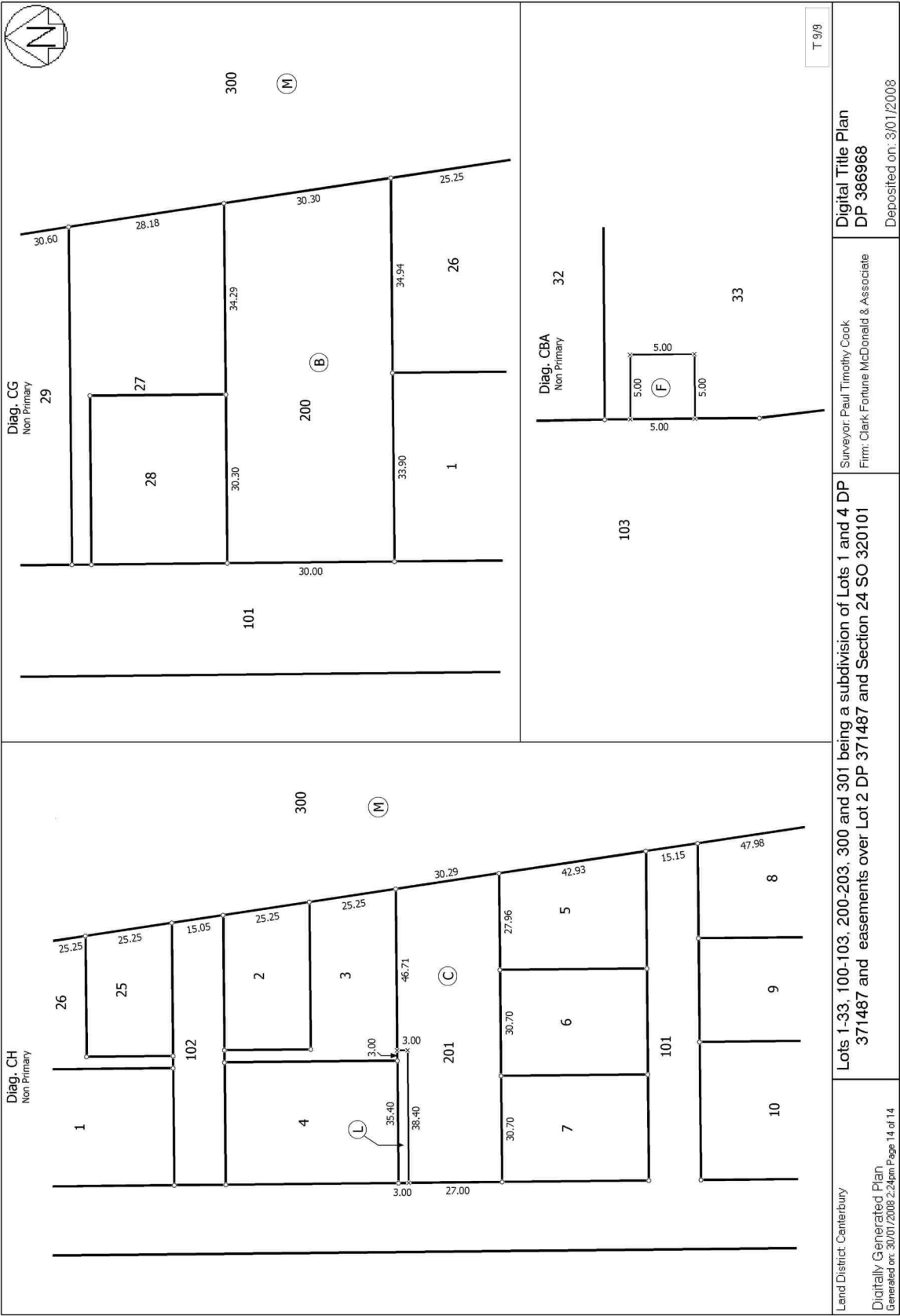














**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **378660**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 January 2008

**Prior References**  
289263

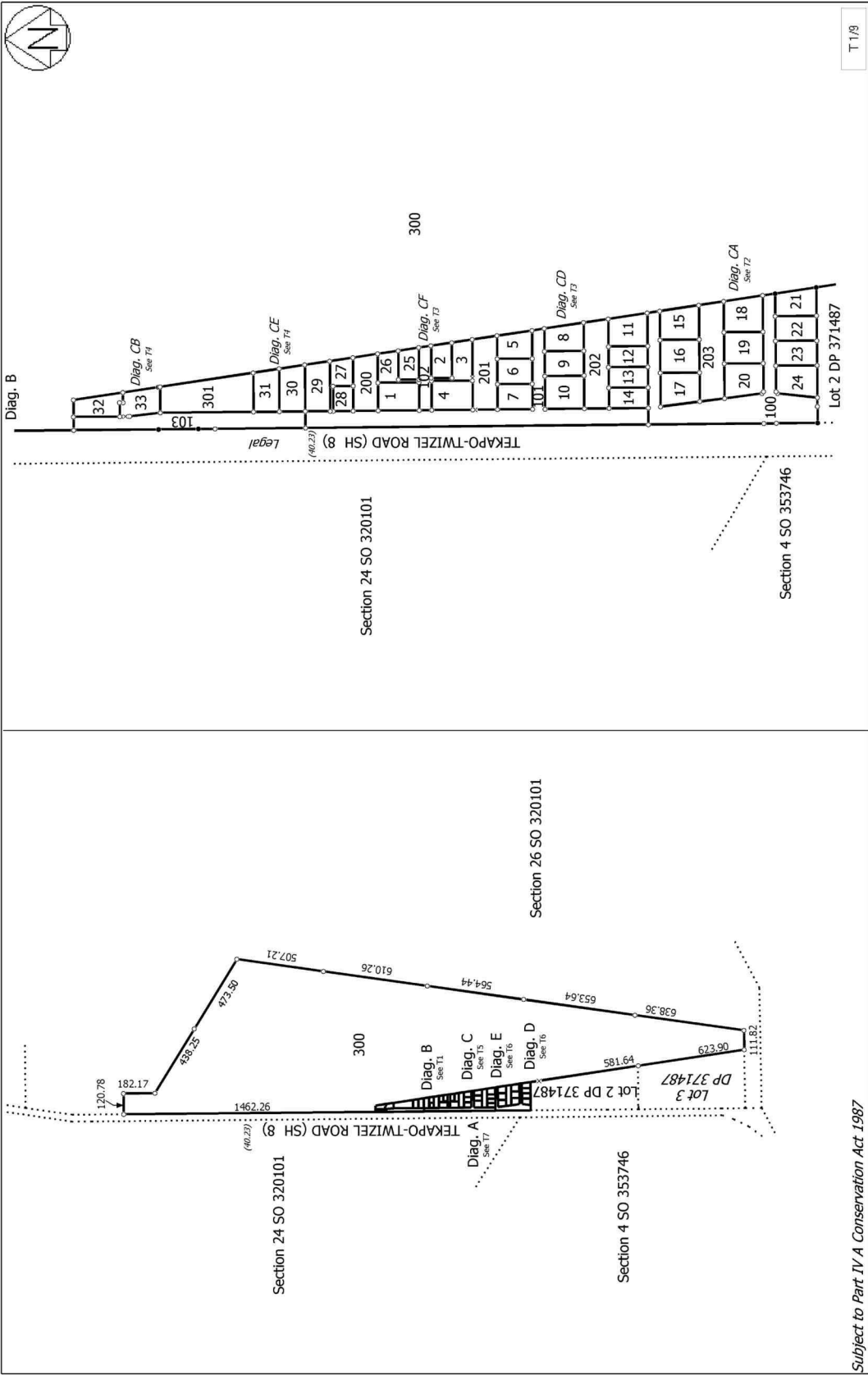
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**Estate** Fee Simple  
**Area** 1555 square metres more or less  
**Legal Description** Lot 31 Deposited Plan 386968  
**Registered Owners**  
Heliventures Holdings Limited

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**Interests**

Subject to Part IVA Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
6987638.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2006 at 9:00 am  
7671529.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.1.2008 at 9:00 am  
Land Covenant in Easement Instrument 7671529.9 - 3.1.2008 at 9:00 am  
Land Covenant in Easement Instrument 7671529.10 - 3.1.2008 at 9:00 am  
Fencing Covenant in Transfer 7703770.1 - 7.2.2008 at 3:46 pm  
11592261.3 Mortgage to ANZ Bank New Zealand Limited - 31.10.2019 at 3:28 pm



Subject to Part IV A Conservation Act 1987

Land District Canterbury

Digitally Generated Plan

Generated on: 30/01/2008 2:24pm Page 6 of 14

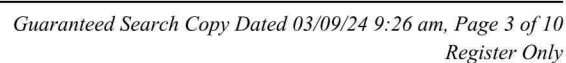
Lots 1-33, 100-103, 200-203, 300 and 301 being a subdivision of Lots 1 and 4 DP 371487 and easements over Lot 2 DP 371487 and Section 24 SO 320101

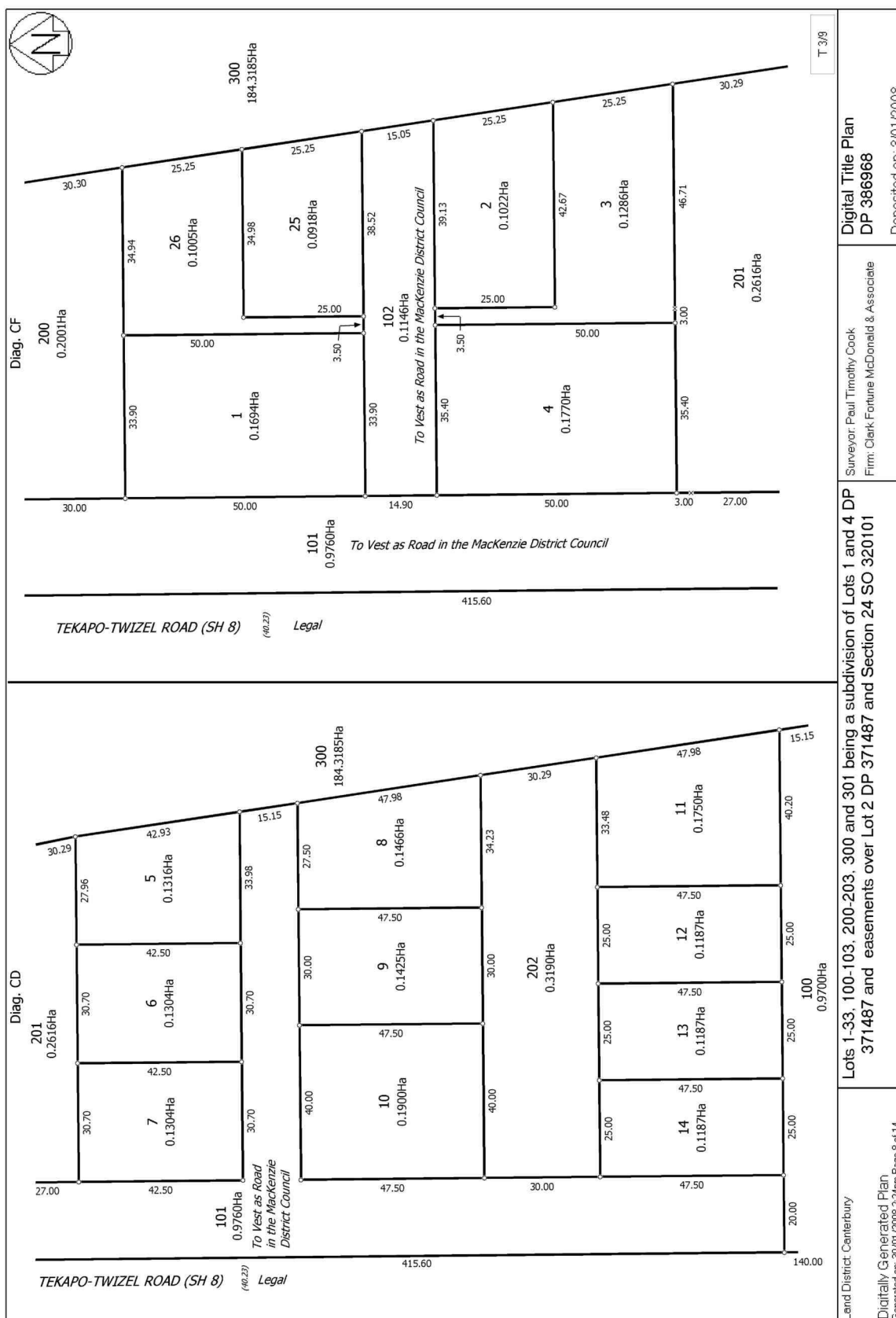
Surveyor: Paul Timothy Cook  
Firm: Clark Fortune McDonald & Associate

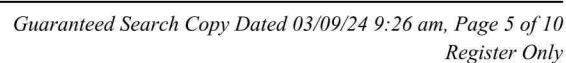
Digital Title Plan  
DP 386968

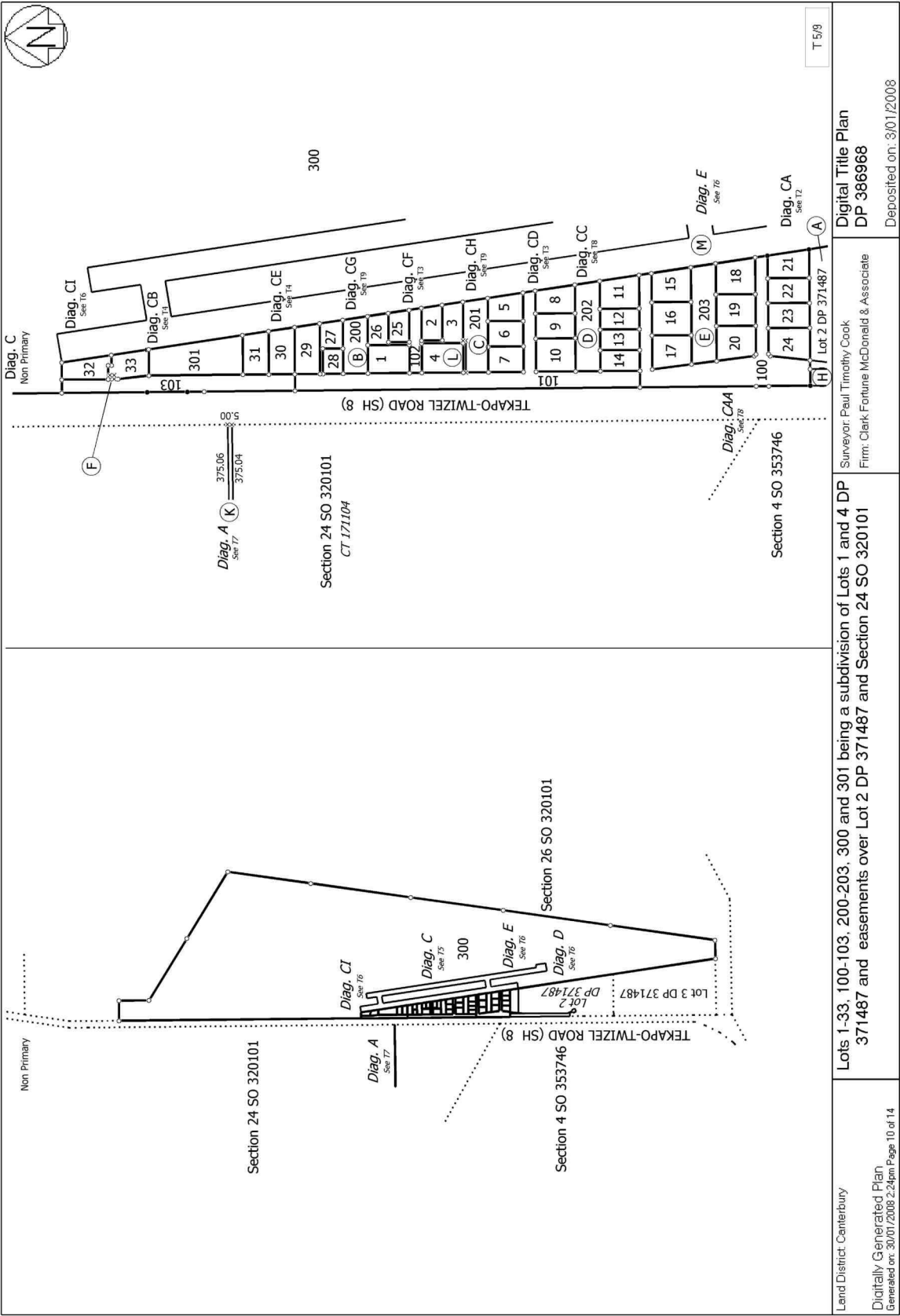
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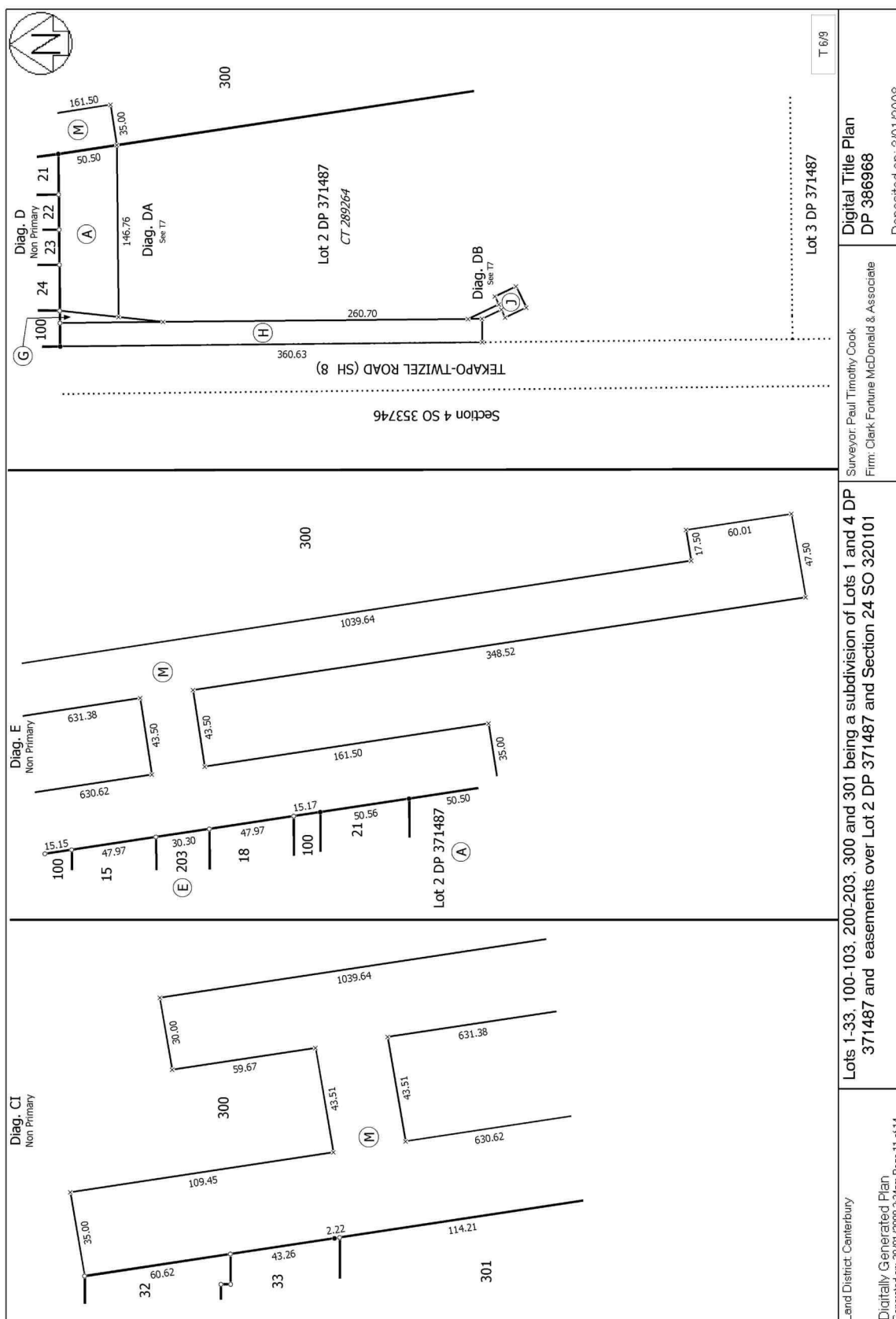
T 1/9



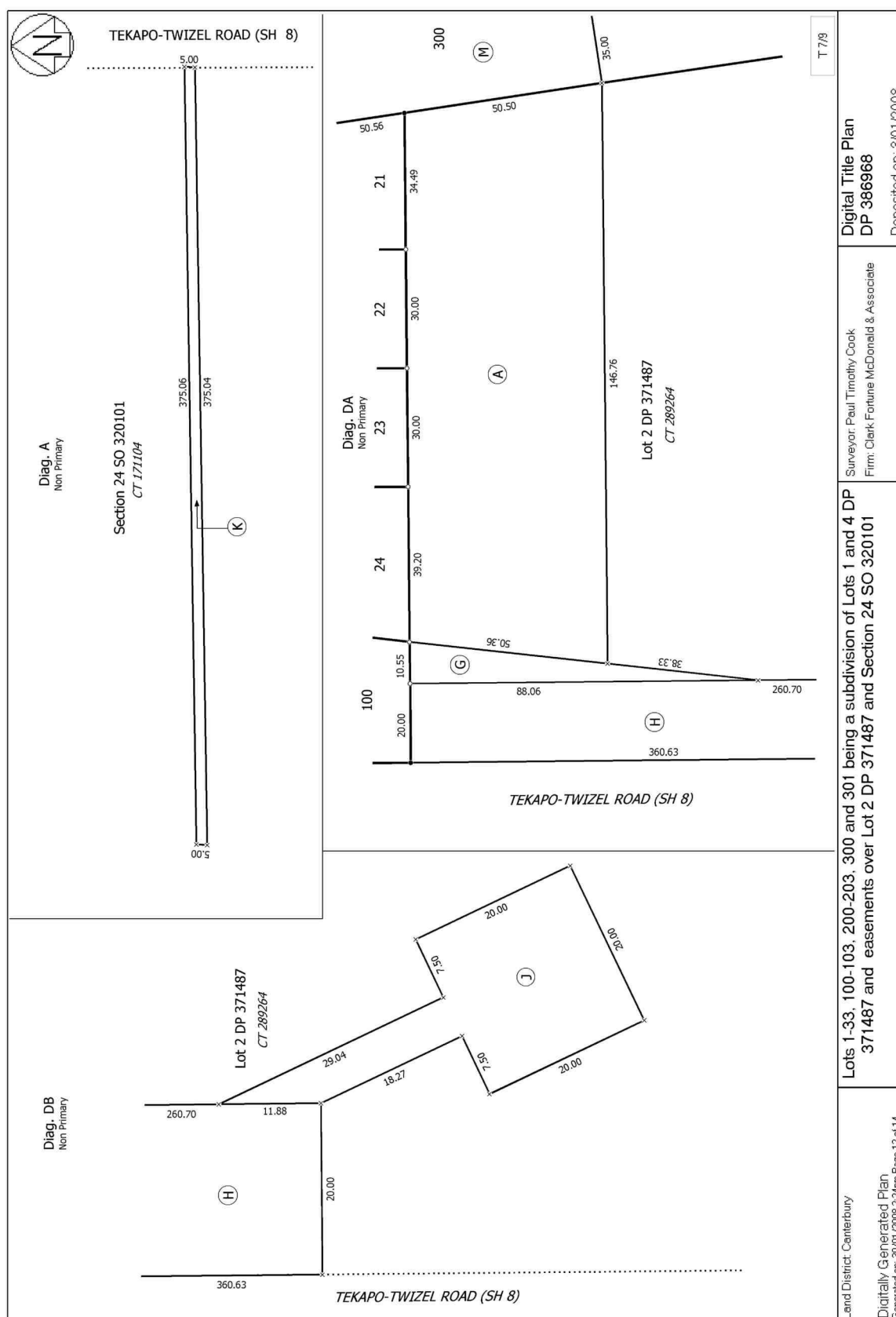


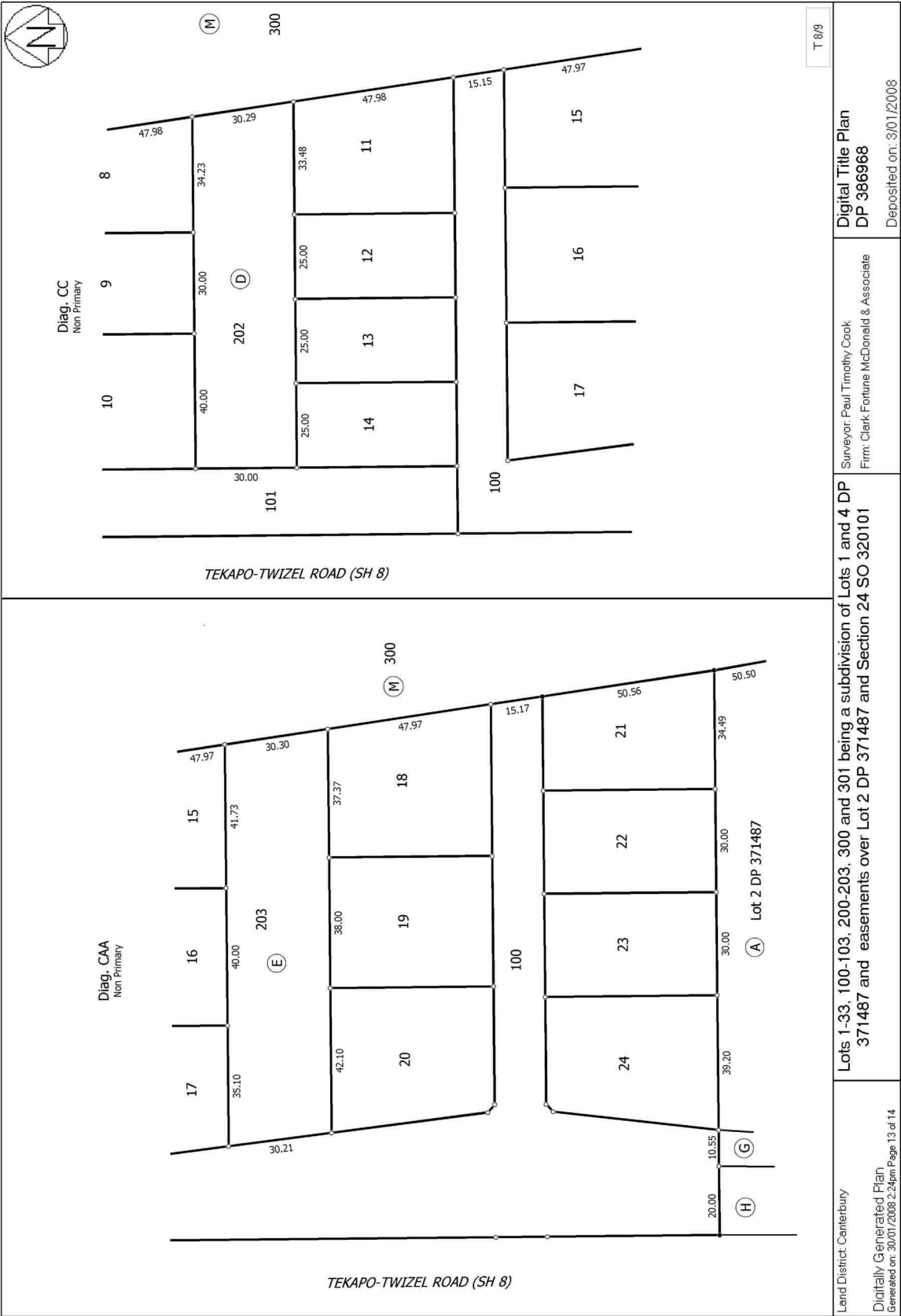














C224 6987638.1 Certificate

Copy - 01/03, Pgs - 006, 14/08/06, 08:12



DocID: 211834460

IN THE MATTER of Section 224(c) of the  
Resource Management  
Act 1991.

AND

IN THE MATTER of an Application for  
Subdivision Consent by  
the Mackenzie District  
Council.

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**CONSENT NOTICE**

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IN THE MATTER of Section 224(c) of the  
Resource Management  
Act 1991

AND

IN THE MATTER of an Application for  
Subdivision Consent by  
the Mackenzie District  
Council.

CONSENT NOTICE

BACKGROUND

- A. Mackenzie District Council have applied to the Mackenzie District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificates of Title 113375, CB41C/173 and CB33K/803 (Sec 25 SO320101 and Sec 1 SO19504).
- B. Council has granted consent to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land being those conditions specified in the Operative Part hereof.



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## OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:-

(a) Lots 1-4 LT 371487

### **CONDITIONS**

1. The access point of Lots 1, 2, 3 and 4 shall be located in the position indicated on the subdivision consent plan as "Crossing Place 14" and shall be upgraded or formed to meet Transit New Zealand's Diagram D (Moderate Use Access) standard, prior to the issue of a building consent for any new building on Lots 1, 2, 3 or 4.
2. The existing access point to Lot 1, indicated on the subdivision consent plan as "Crossing Place 12" shall be physically and permanently closed at a time when the new access known as "Crossing Place 14" is fully formed and operational.
3. The internal right of way shall be formed with a minimum carriageway width to 4.0 metres and to comply with all relevant standards in the Transportation section of the District Plan to the satisfaction of the Asset Manager, prior to the issue of a building consent for any new building on Lots 1, 2, 3 or 4. Any internal intersection shall be setback a minimum of 30 metres from the boundary of State Highway 8.
4. A landscaped bund with a minimum height of 1.5 metres shall be established along the frontage of the subdivision between the State Highway 8 boundary and the parallel internal road for the full length of the internal road. This bund must be established to the satisfaction of Transit New Zealand prior to any use of the internal road.

### ***Water Supply***

5. Any building requiring the provision of essential services on Lots 1-4 shall require proof that a safe and sanitary and adequate water supply is available, to be supplied to the Mackenzie District Council prior to issue of a building consent for such a building.

### ***Effluent Disposal***

6. Any building requiring the provision of essential services on Lots 1-4 shall be provided with a package treatment plant and outfall system or an engineered site specific design for the treatment of domestic sewage which meets the



requirements of both the District Council and Environment Canterbury. Such a system is to be maintained and operated on an ongoing basis from the time of installation.

7. The consent holder shall provide the Mackenzie District Council with a copy of a resource consent or certificate of compliance for discharge of domestic effluent from Lots 1-4 obtained from Environment Canterbury, prior to the issue of a building consent for that building.

***Stormwater***

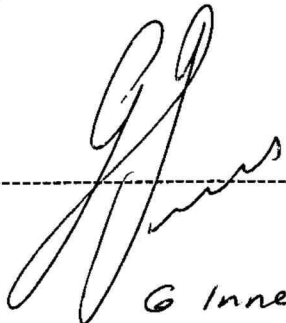
8. Stormwater from each individual lot's roof and hard standing areas shall be discharged to ground via soakage pits or infiltration areas such as that the discharge of stormwater onto neighbouring property is avoided.
9. The consent holder shall provide the Mackenzie District Council with a copy of a resource consent or certificate of compliance for discharge of stormwater from Lots 1-4 obtained from Environment Canterbury, prior to the issue of a building consent.

***Electricity and Telecommunications***

10. Lots 1-4 shall be provided with the ability to connect to a reticulated electrical supply network at the boundary of the new area of the allotment.
11. Conditions (1) to (11) inclusive shall be the subject of consent notices on the titles of Lots 1-4, pursuant to Section 221 of the Resource Management Act 1991.

Dated this 26<sup>th</sup> day of May 2006

SIGNED for and on behalf  
Of the MACKENZIE DISTRICT COUNCIL by its  
Principal Administrative Officer



G Innes

Landonline User ID: anthonyhich

LODGING FIRM: Anthony Harper Lawyers

Address: P O Box 2646

CHRISTCHURCH

Uplifting Box Number: 50

ASSOCIATED FIRM:

Client Code / Ref: 028144/223 - sla

Dealing / SUD Number:  
(LINZ Use only)

Priority Barcode/Date Stamp  
(LINZ use only)

Plan Number Pre-Allocated or  
to be Deposited

Rejected Dealing Number

6939054

**C224 6987638.1 Certificate**

Copy - 02/03, Pgs - 006, 14/08/06, 08:12

**Copies**  
(inc. original)

DocID: 211834460

| Priority Order | CT Ref                            | Type of Instrument | Names of Parties  | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NEW TITLES | OTHER | RE-SUBMISSION & PRIORITY FEE | FEES \$ GST INCLUSIVE |
|----------------|-----------------------------------|--------------------|---|-------------------------|------------------|------------|-------|------------------------------|-----------------------|
| 1              | 113375<br>CB41C/173               | C224               | Mackenzie District Council                              | 50.00                   |                  |            |       |                              | \$50.00               |
| 2              | 289263, 289264,<br>289265, 289266 | OCT                | Mackenzie District Council                              |                         |                  |            |       |                              | \$424.00              |
| 3              | 289263, 289264,<br>289265, 289266 | EI                 | Mackenzie District Council - Mackenzie District Council | 50.00                   | 3                |            |       |                              | \$56.00               |
| 4              |                                   |                    |   |                         |                  |            |       |                              |                       |
| 5              |                                   |                    |   |                         |                  |            |       |                              |                       |
| 6              |                                   |                    |   |                         |                  |            |       |                              |                       |

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022 895

LINZ Form P005

LINZ Form P005 - PDF

Annotations (LINZ use only)

*Two letters as Sud*

Original Signatures? \_\_\_\_\_

Less Fees paid on Dealing # 6939054

Cash/Cheque enclosed for

Subtotal (for this page)

Total for this dealing

\$530.00  
\$530.00  
~~\$530.00~~  
\$0.00





IN THE MATTER of Section 221 of the Resource Management Act 1991.

AND

IN THE MATTER of resource consent RM050089 granted by the MacKenzie District Council to subdivide Lots 1 & 4 DP 371487

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## CONSENT NOTICE

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CLARK FORTUNE MCDONALD & ASSOCIATES  
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS  
21 REECE CRESCENT  
WANAKA

## BACKGROUND

- A. MacKenzie Holdings Limited has applied to the MacKenzie District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificates of Title 289236 & 289266
- B. Council has granted consent to the proposed subdivision subject to certain conditions that are required to be complied with on a continuing basis by the owner of the land being those conditions specified in the Operative Part hereof.

## OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the title of the following allotment:

- (a) Lots 1 – 33 DP 388196

## **CONDITIONS**

- a) At the time a building is erected on any of the lots, drinking water and fire fighting storage is to be provided. A minimum of 14,000 litres shall be maintained at all times as a static fire fighting reserve within a 25,000 litre tank. A fire fighting connection in accordance with Appendix B – SNZ PAS 4509:2003 is to be located within 90 meters of any proposed building on the site. Where pressure at the connection point / coupling is less than 100 kPa (a suction source – see Appendix B SNZ PAS 4509:2003 section B2), a 100mm suction coupling (female) complying with NZS 4505, is to be provided. Where pressure at the connection point / coupling is greater than 100 kPa (a flooded source - see Appendix B SNZ PAS 4509:2003 section B3), a 70mm instantaneous coupling (female) complying with NZS 4505, is to be provided. Flooded and suction couplings must be capable of providing a flow rate of 25 liters / sec at the connection point / coupling. The fire service connection point / coupling must be located so that it is not compromised in the event of a fire. The connection point / coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5m. The roadway shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of up

to 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area. Underground tanks or tanks that are partially buried (provided that the top of the tank is no more than 1m above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above. Fire fighting water may be provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method. The fire fighting water supply tank shall be installed prior to the occupation of the building. If bulk fuel or hazardous materials (other than those contained within the tanks of vehicles and aircraft) are to be stored within buildings a specific assessment is required by an appropriate expert.

- b) All liquid waste shall be discharged into a communal holding tank approved by the Council's Building Inspector, until the commencement of works on the tenth building requiring connection to the sewage disposal network, or two years from the date of issue of a condition completion certificate pursuant to Section 224 of the Resource Management Act 1991, whichever is sooner, at which time the communal tank system shall be dismantled and a pumped reticulated sewage system shall be installed to connect the development to the Council's Twizel sewage network. The cost of the connecting works, pipes and pumps shall be worn by the Pukaki Airport Board.
- c) Stormwater from each individual lot's roof and hardstand areas shall be discharged to ground via soakage pits or infiltration areas in accordance with the applicable regional council requirements.
- d) The site owner shall provide the MacKenzie District Council with a copy of a resource consent or certificate of compliance for discharge of stormwater from roofs and hardstand areas obtained from Environment Canterbury, prior to the issue of a building consent.
- e) All electricity and telephone lines servicing buildings within the subdivision shall be underground.



The following condition pertaining to this Consent Notice is to be registered against the title of the following allotment:

(a) Lot 301 DP 388196


**CONDITIONS**

- f) Prior to the construction of any structures (including but not limited to structures associated with refuelling of aircraft) on Lot 301, the landowner for the time being shall obtain all necessary Regional Council consents for containment, disposal and discharge of stormwater and any contaminated material.

Dated this 18<sup>th</sup> day of December 2007

SIGNED for and on behalf of the MACKENZIE DISTRICT COUNCIL by its

Chief Executive Officer

  
-----

Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or *profit à prendre*, or create land cover**

Sections 90A and 90F, Land Transfer Act 1952

Land registration district

CANTERBURY



Grantor

Surname(s) must

MACKENZIE DISTRICT COUNCIL

Grantee

Surname(s) must be underlined or in CAPITALS.

MACKENZIE DISTRICT COUNCIL

**Grant\* of easement or *profit à prendre* or creation or covenant**

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this

25<sup>th</sup>

day of

November 2007

**Attestation**

THE  
COMMON SEAL  
OF  
THE MACKENZIE DISTRICT  
COUNCIL

Signature [common seal] of Grantor

**Signed in my presence by the Grantor**

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

THE  
COMMON SEAL  
OF  
THE MACKENZIE DISTRICT  
COUNCIL

Signature [common seal] of Grantee

**Signed in my presence by the Grantee**

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

**Certified correct** for the purposes of the Land Transfer Act 1952.

[Signature]  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Ref Code: 722249/11 4 7003 /1

**Annexure Schedule 1**

Easement instrument

Dated

25 November 2007

Page

1

of

4

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

| Purpose (nature and extent) of easement, profit, or covenant | Shown (plan reference) | Servient tenement (Identifier/CT)  | Dominant tenement (Identifier/CT or in gross)  |
|--|------------------------|--|--|
| <b>Land Covenants</b>  |                        | <b>Lots 1 to 32 (inclusive) DP 386968 CT 348133 to 348144 (inclusive) and 378642 to 378661 (inclusive)</b> | <b>Lots 1 to 33 (inclusive) DP 386968 CT 348133 to 348144 (inclusive) and 378642 to 378661 (inclusive) Lots 200 to 203 (inclusive) 300 and 301 DP 386968 CT 378663 and Lot 2 DP 371487 CT 289264</b> |

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 25 November 2007

Page 2 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

**ANNEXURE SCHEDULE 2**

1. The Grantor hereby covenants and agrees with the Grantee in the manner set out below so that such covenants shall:
  - 1.1 Burden and run with each of the lots comprised in the servient tenements referred to in Schedule A, and
  - 1.2 Be for the benefit of and appurtenant to each of the lots comprised in the dominant tenements referred to in Schedule A.
- 2 The registered proprietors from time to time of any lot comprised in the servient tenements ("the registered proprietor") referred to in Schedule A shall not:
  - 2.1 Place or build on the land or cause or allow to be placed or built on the land:
    - 2.1.1 any building or part of a building relocated from any other land without the consent in writing of Mackenzie District Council. For the purpose of this clause a building shall include any structure, dwelling, garage, shed or other ancillary building other than:
      - (a) a shed temporarily located on the site for use by the registered proprietor or the registered proprietors' servants, agents or contractors solely for the purpose of use during the course of construction of any other building on the land;
      - (b) new prefabricated buildings acquired for construction on the land.
  - 2.2 Construct any building or any part of a building using material taken from any previously constructed building without the consent in writing of Mackenzie District Council unless the part or parts are used internally.
  - 2.3 Further subdivide the land without the consent in writing of Mackenzie District Council.
  - 2.4 Submit in opposition nor counsel any agent or servants or any other representative howsoever to submit in opposition nor support any submissions in opposition to any future application for any resource consent made by Mackenzie District Council or made on Mackenzie District Council's behalf to subdivide or develop any of Mackenzie District Council's retained land. Such retained land being any of the Lots in DP 386968 or any land acquired by the Mackenzie District Council, or its successors, for the development of the Pukaki Airport.
  - 2.5 Erect any signage on the land without first obtaining the consent in writing of Mackenzie District Council to such signage, provided that, if the signage meets the requirements as are hereinafter set out, then Mackenzie District Council will not unreasonably withhold such consent.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 25 November 2007

Page 3 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

2.6 Build any building on the land unless such buildings conform to the following requirements: -

- (a) all buildings and improvements must comply with all relevant provisions of the Mackenzie District Plan (including those relating to any airport zone within the plan) for the time being.
- (b) Where consent is necessary for any activity to be carried out by the Registered Proprietor then the Registered Proprietor shall obtain such consent including, but without limitation, any consent required under the Building Act 2004, the Health and Safety in Employment Act 1992 and the Sale of Liquor Act 1989.
- (c) Building heights:
  - (i) All building heights must conform with Civil Aviation Authority Runway Side Slope Airspace Clearance requirements for the time being.
  - (ii) The maximum height of any building, structure, plant, tree or shrub whatsoever, constructed, placed or planted on Lot 32 DP 386968 shall be five (5) metres above the ground level within the area 4 metres from and parallel to the western boundary and 7 metres above ground level for the balance of the lot excluding the set back areas as contained in Schedule B.
- (d) Any building colour (including roof colour) shall be generally in conformity with the "Twizel colour palette Airport version" (amended) as specified in the Mackenzie Council District Plan and in any event shall be approved by Mackenzie District Council.
- (e) Set backs – See attached Schedule "B" for required building setbacks from the boundaries of each lot.
- (f) The Registered Proprietor must install (at the Registered Proprietor's cost in all things) a water tank (manufactured in conformity with the industry norms) of a minimum capacity of 25000 litres storage designed to receive a restricter governed water supply of 1500 litres per day. The colour of any tank must match, as near as possible, the colour of buildings situated on the land.
- (g) The Registered Proprietor shall at all times comply with the Fire Service Code of Practice for Fire Fighting Water Supplies for the time being.
- (h) Where any of the land bounds in the Aviation Operational Area the Registered Proprietor shall be responsible for, at the Registered Proprietor's cost in all things, the installation and erection of security fencing to the approved Civil Aviation Authority standard at the time being.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



**Annexure Schedule**



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated 25 November 2007

Page 4 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

- (i) The Registered Proprietor shall at all times comply with the rules as they relate to permitted signage on the land as specified in the Mackenzie District Council plans for the time being and/or (as may be required by Mackenzie District Council) with such

signage rules as may be, from time to time, promulgated by Mackenzie District Council.

- 3 The Registered Proprietor from time to time of any lot comprised in the servient tenement ("the Registered Proprietor") referred to in Schedule A will:

- 3.1 occupy and use the buildings existing or hereafter created upon the land at the Registered Proprietor's risk in all respect as to the potential for disturbance and annoyance from lawful airport effects;

- 3.2 permit Mackenzie District Council to carry on the lawful activities of an airport (as defined in 3.3 below) on Mackenzie District Council's land known as the Pukaki Airport, Pukaki ("the airport") without interference, restraint or complaint from the Registered Proprietor and to consent to further developments of the airport by Mackenzie District Council and to any designation or resource consent for airport and residential related activities which are applied for by Mackenzie District Council (including but not limited to) the establishment of new buildings or renovation or extension of existing buildings on the airport, the extension of the airport runways, apron or taxi ways, the establishment of infrastructure associated with aviation activity, temporary road closure near the airport in connection with aviation activities and events, establishment of a Special Use Airspace within 5 km of the airport, the designation of Flight Paths, Outer Control Zones and Air Noise Boundaries for the airport and any change in the District Plan or Airport Designations to allow night flights;

- 3.3 so long as the activities of an airport and associated use of the land are carried out lawfully, the Registered Proprietor will not bring against the Mackenzie District Council or the registered proprietors from time to time of any of the Lots comprised in the dominant tenements referred to in Schedule A, any proceedings for damages, negligence, nuisance, trespass or interference in relation to any activities of the airport or in respect of the future effects of any aviation activity including (but not limited to) the effect of noise or vibration, visual effect, safety concerns and the effects of visitors (including traffic effects) to the airport. The exclusion against liability created by this clause:

- (a) shall only apply when aircraft are operating in accordance with aviation regulations; and
- (b) shall not apply with respect to any damage to the land, buildings and other property of the Registered Proprietor.

- 3.4 Not allow any open-air assembly of persons, which might interfere with aviation events activities.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

**Annexure Schedule**

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc



Easement

Dated

25 November 2007

Page

1

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

**Schedule B – Building Setbacks**

| Lots | Northern Boundary   | Southern Boundary   | Eastern Boundary   | Western Boundary |
|------|---|---|--|------------------|
| 1.   | 10 metres   | 3 metres  | 3 metres   | 7 metres         |
| 2.   | 3 metres  | 3 metres  | 5 metres   | 3 metres         |
| 3.   | 3 metres  | 5 metres  | 3 metres   | 7 metres         |
| 4.   | 3 metres  | 10 metres   | 3 metres   | 7 metres         |
| 5.   | 7 metres  | 7 metres  | 3 metres   | 3 metres         |
| 6.   | 10 metres   | 7 metres  | 3 metres   | 3 metres         |
| 7.   | 10 metres   | 3 metres  | 3 metres   | 7 metres         |
| 8.   | 7 metres  | 10 metres where the Southern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 10 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 3 metres         |
| 9.   | 7 metres  | 10 metres   | 3 metres   | 3 metres         |
| 10.  | 3 metres  | 10 metres   | 3 metres   | 7 metres         |
| 11.  | 10 metres where the Northern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 7 metres  | 10 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 3 metres         |
| 12.  | 10 metres   | 7 metres  | 3 metres   | 3 metres         |
| 13.  | 10 metres   | 7 metres  | 3 metres   | 3 metres         |
| 14.  | 10 metres   | 3 metres  | 3 metres   | 7 metres         |
| 15.  | 7 metres  | 10 metres where the Southern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 10 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 3 metres         |

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

**Annexure Schedule**

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

25 November 2007

Page

2

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

| Lots | Northern Boundary   | Southern Boundary   | Eastern Boundary   | Western Boundary |
|------|---|---|--|------------------|
| 16.  | 7 metres  | 10 metres   | 3 metres   | 3 metres         |
| 17.  | 3 metres  | 10 metres   | 3 metres   | 7 metres         |
| 18.  | 10 metres where the Northern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 7 metres  | 10 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 3 metres         |
| 19.  | 10 metres   | 7 metres  | 3 metres   | 3 metres         |
| 20.  | 10 metres   | 3 metres  | 3 metres   | 7 metres         |
| 21.  | 7 metres  | 10 metres where the Southern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 10 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres | 3 metres         |
| 22.  | 7 metres  | 10 metres   | 3 metres   | 3 metres         |
| 23.  | 7 metres  | 10 metres   | 3 metres   | 3 metres         |
| 24.  | 3 metres  | 10 metres   | 3 metres   | 7 metres         |
| 25.  | 3 metres  | 3 metres  | 5 metres   | 3 metres         |
| 26.  | 5 metres where the Northern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres  | 7 metres  | 5 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres  | 3 metres         |
| 27.  | 3 metres  | 5 metres where the Southern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres  | 5 metres where the Eastern Boundary is principally used for aircraft access to the taxiways, otherwise 3 metres  | 7 metres         |
| 28.  | 3 metres  | 5 metres  | 3 metres   | 7 metres         |
| 29.  | 3 metres  | 3 metres  | 10 metres  | 7 metres         |

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

25 November 2007

Page

3

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

| Lots | Northern Boundary | Southern Boundary | Eastern Boundary | Western Boundary |
|------|-------------------|-------------------|------------------|------------------|
| 30.  | 3 metres          | 3 metres          | 10 metres        | 7 metres         |
| 31.  | 3 metres          | 3 metres          | 10 metres        | 7 metres         |
| 32.  | 3 metres          | Nil               | 2.5 metres       | Nil              |

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or profit à prendre, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

**EI 7671529.10 Easeme**

Cpy - 01/01, Pgs - 003, 25/01/08, 09:58

Land registration district

CANTERBURY



DocID: 212119682

Grantor

Surname(s) must be underlined or in CAPITALS.

MACKENZIE DISTRICT COUNCIL

Grantee

Surname(s) must be underlined or in CAPITALS.

MACKENZIE DISTRICT COUNCIL

**Grant\* of easement or profit à prendre or creation or covenant**

**The Grantor**, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 25<sup>th</sup> day of November 2001

**Attestation**

THE  
COMMON SEAL  
OF  
THE MACKENZIE DISTRICT  
COUNCIL

Signature [common seal] of Grantor

**Signed in my presence by the Grantor**

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

THE  
COMMON SEAL  
OF  
THE MACKENZIE DISTRICT  
COUNCIL

Signature [common seal] of Grantee

**Signed in my presence by the Grantee**

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

**Certified correct** for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

**Annexure Schedule 1**

Easement instrument

Dated

25 November 2007

Page

1

of

2

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

| Purpose (nature and extent) of easement, profit, or covenant | Shown (plan reference) | Servient tenement (Identifier/CT)                         | Dominant tenement (Identifier/CT or in gross)   |
|--|------------------------|---|---|
| Land Covenant  | A & M on DP 386968     | Lot 2 DP 371487 CT 289264 and Lot 300 DP 386968 CT 378663 | Lots 1 to 33 (inclusive) DP 386968 CT 348133 to 348144 (inclusive) and 378642 to 378662 (inclusive) and Lot 301 DP 386968 CT 378663 |

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952.~~

~~the provisions set out in Annexure Schedule 2.~~

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952.~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

**Annexure Schedule**



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

25 November 2007

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

**ANNEXURE SCHEDULE 2**

- 1 The Grantor hereby covenants and agrees with the Grantee in the manner set out below so that such covenants shall:
  - 1.1 Burden and run with each of the lots comprised in the servient tenements referred to in Schedule A; and
  - 1.2 Be for the benefit of and appurtenant to each of the lots comprised in the dominant tenements referred to in Schedule A.
- 2 The registered proprietor from time to time of any lot comprised in the dominant tenement referred to in Schedule A, together with the agents, employees, contractors, tenants, licencees and other invitees of the registered proprietor, shall have access to and use of the Pukaki Airport runway, taxiway and facilities contained in the areas marked A & M on DP 386968 at no cost other than industry standard usage fees (or such other charges as may be agreed between the parties from time to time) for an equivalent airport.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

## Appendix 2 – Plans and Renders



An artist's impression of a modern two-story building with a dark brown facade and a flat roof. The word "HELIVENTURES" is displayed in large white letters on the upper level. A white helicopter is parked on a paved helipad in front of the building. The building has large windows and a balcony on the upper floor. The surrounding area includes a grassy lawn, a gravel path, and a body of water in the background.

# Heliventures Development

AN ARTIST IMPRESSION BY THOMPSON





AN ARTIST IMPRESSION BY THOMPSON





AN ARTIST IMPRESSION BY THOMPSON



AN ARTIST IMPRESSION BY THOMPSON





AN ARTIST IMPRESSION BY THOMPSON





AN ARTIST IMPRESSION BY THOMPSON

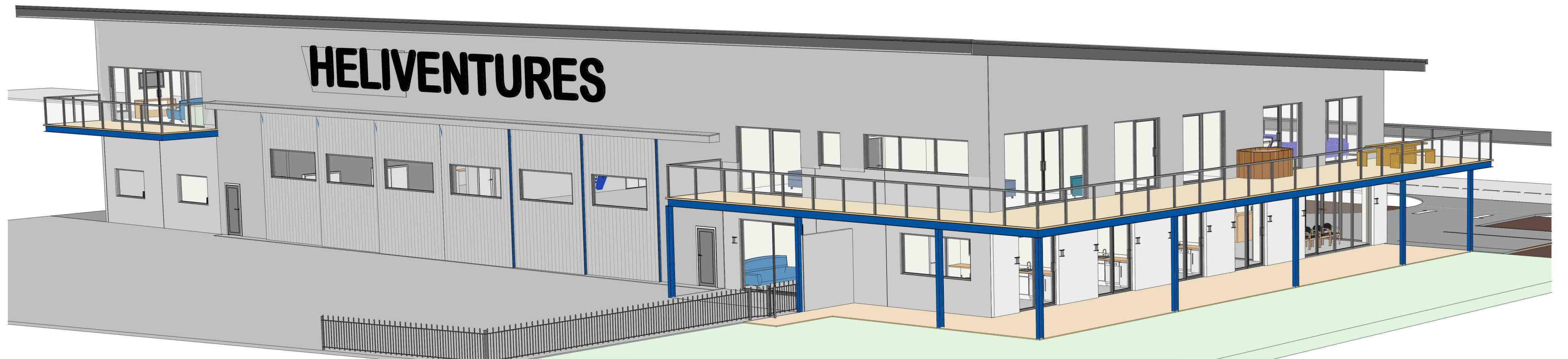




AN ARTIST IMPRESSION BY THOMPSON







Heliventures  
Hangar and Accommodation Roofline 2  
Pukaki Airport

**PRELIMINARY**  
NOT FOR CONSTRUCTION

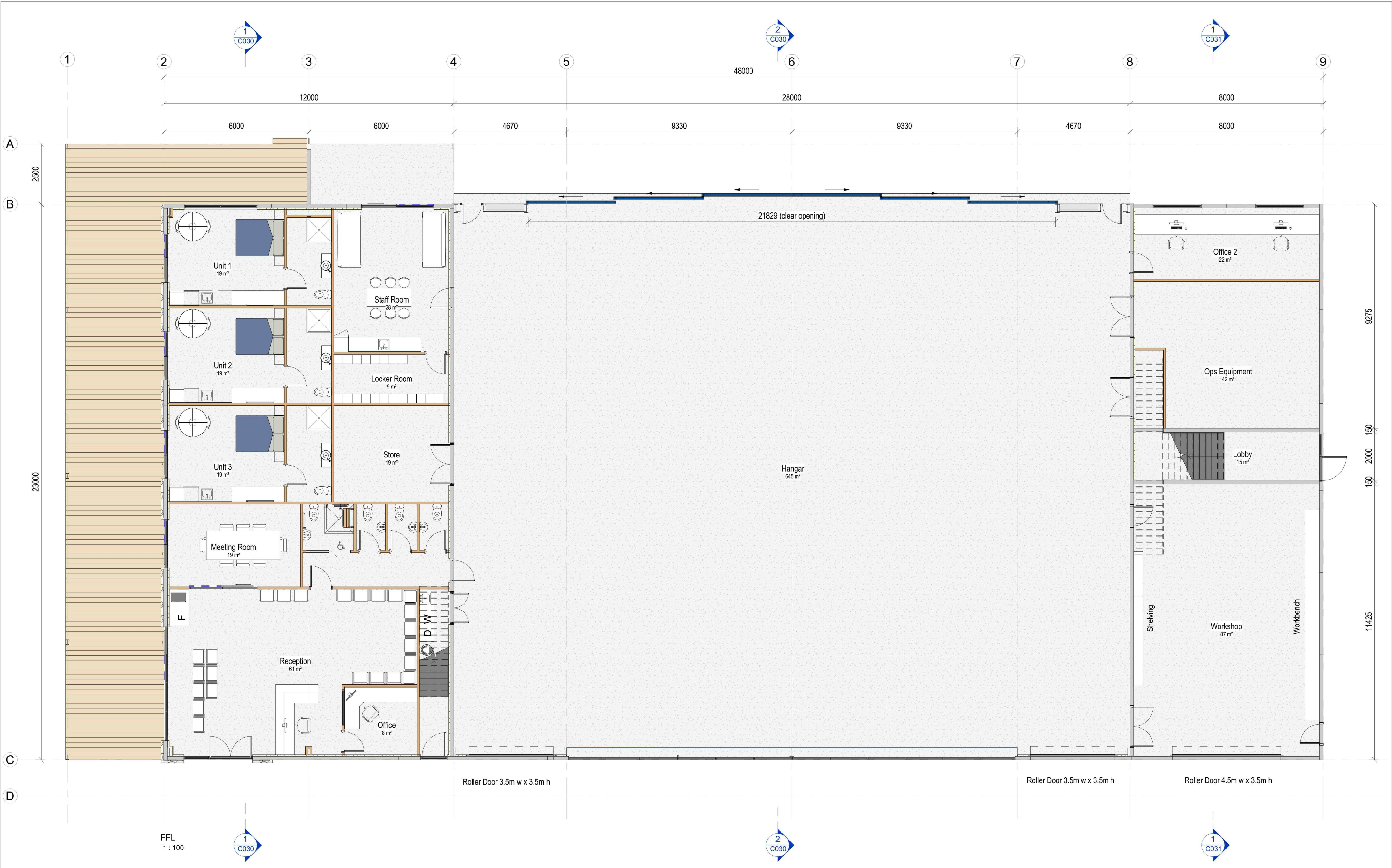
|       |          |
|-------|----------|
| JOB # | 20691    |
| DATE: | 12/09/24 |



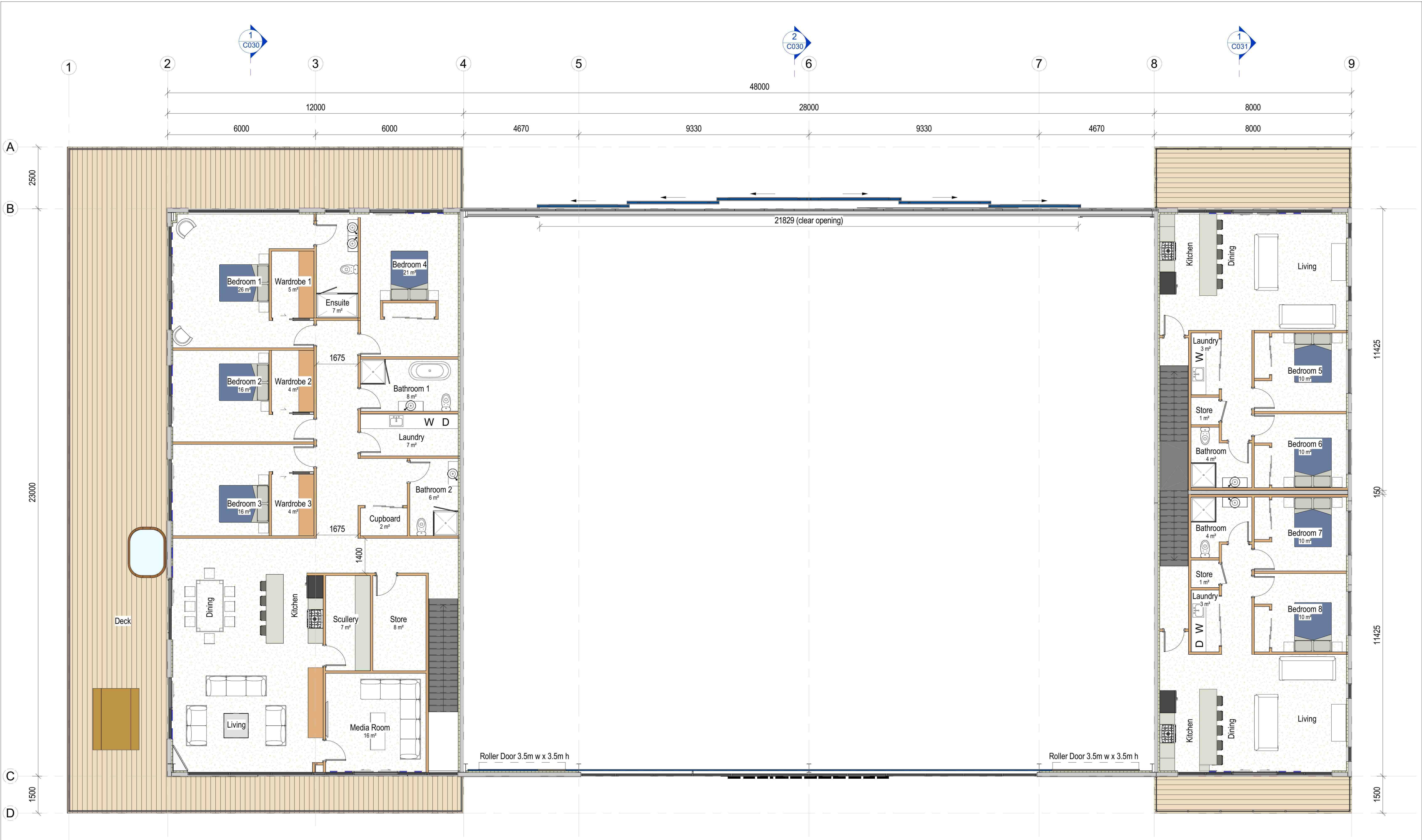


Site Plan  
1 : 250









First Floor  
1 : 100

Thompson Engineering 2002 Ltd | PO Box 2081, Washdyke - Timaru | 9b Meadows Road - Timaru  
PH 0800 688 716 | F (03) 688 7168 | www.thompsonengineering.co.nz | design@thompsonengineering.co.nz

PROJECT

Concept

Heliventures

Hangar and Accommodation Roofline 2

Pukaki Airport

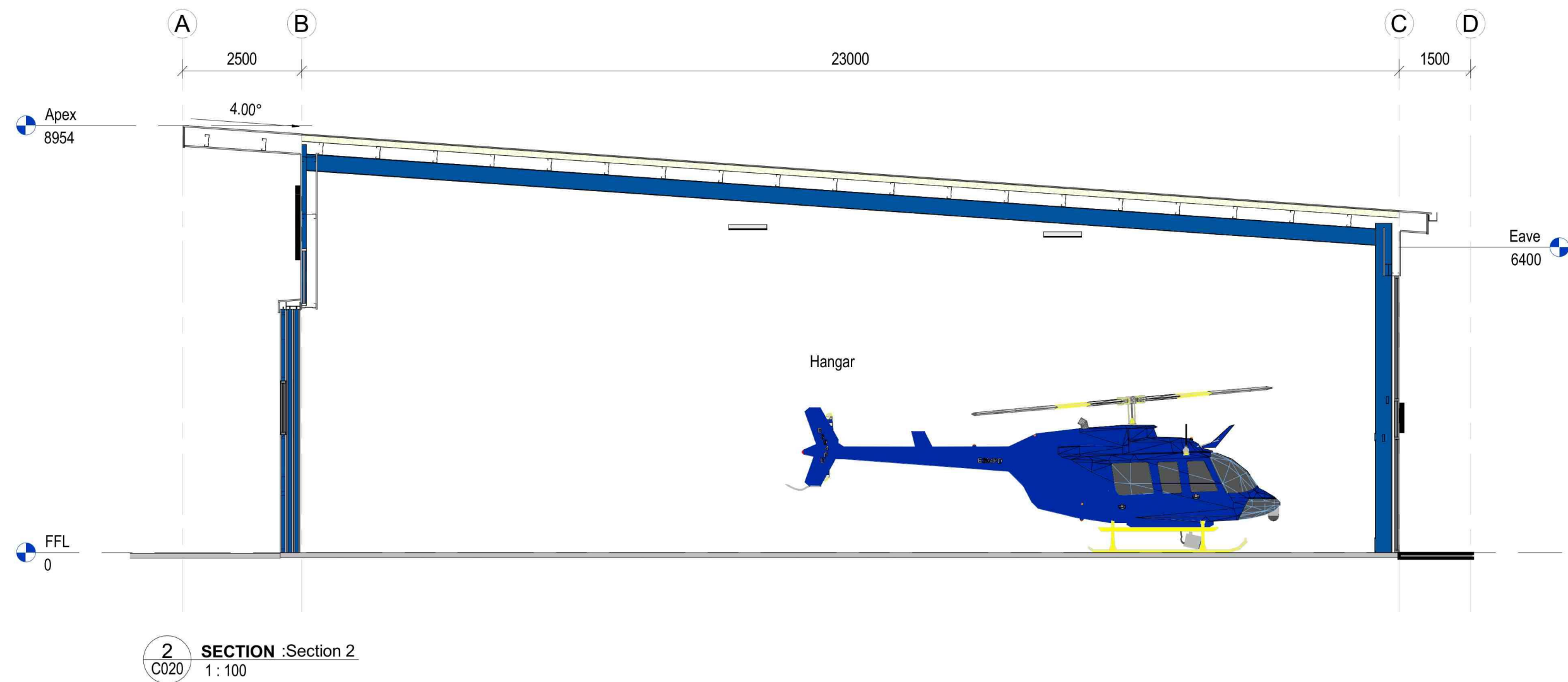
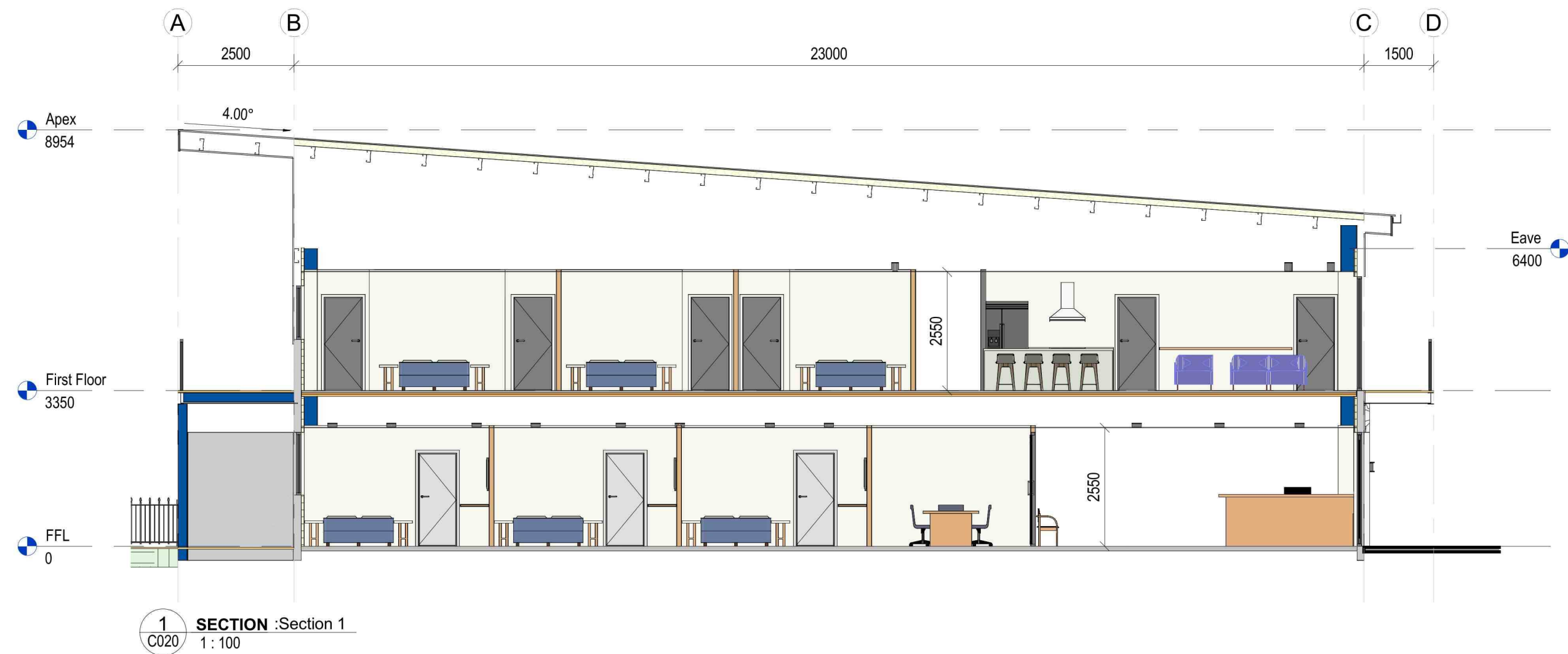
PRELIMINARY

NOT FOR CONSTRUCTION

All Drawings property of Thompson Engineering 2002 Ltd

| Rev# | Amendments | Date | SCALE<br>1 : 100 @ A2                              | JOB #<br>20691   |
|------|------------|------|--|------------------|
|      |            |      | DRAWN BY<br>M. Laursen                             | DATE<br>12/09/24 |
|      |            |      | CHECKED BY   | REV              |
|      |            |      | First Floor Plan                                   | C021             |
|      |            |      | Please note: All dimensions to be verified on site |                  |
|      |            |      | Paper size: A2                                     |                  |

PRINTED: 12/09/2024 9:35:54 AM



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PROJECT  
Concept

Heliventures  
Hangar and Accommodation Roofline 2  
Pukaki Airport

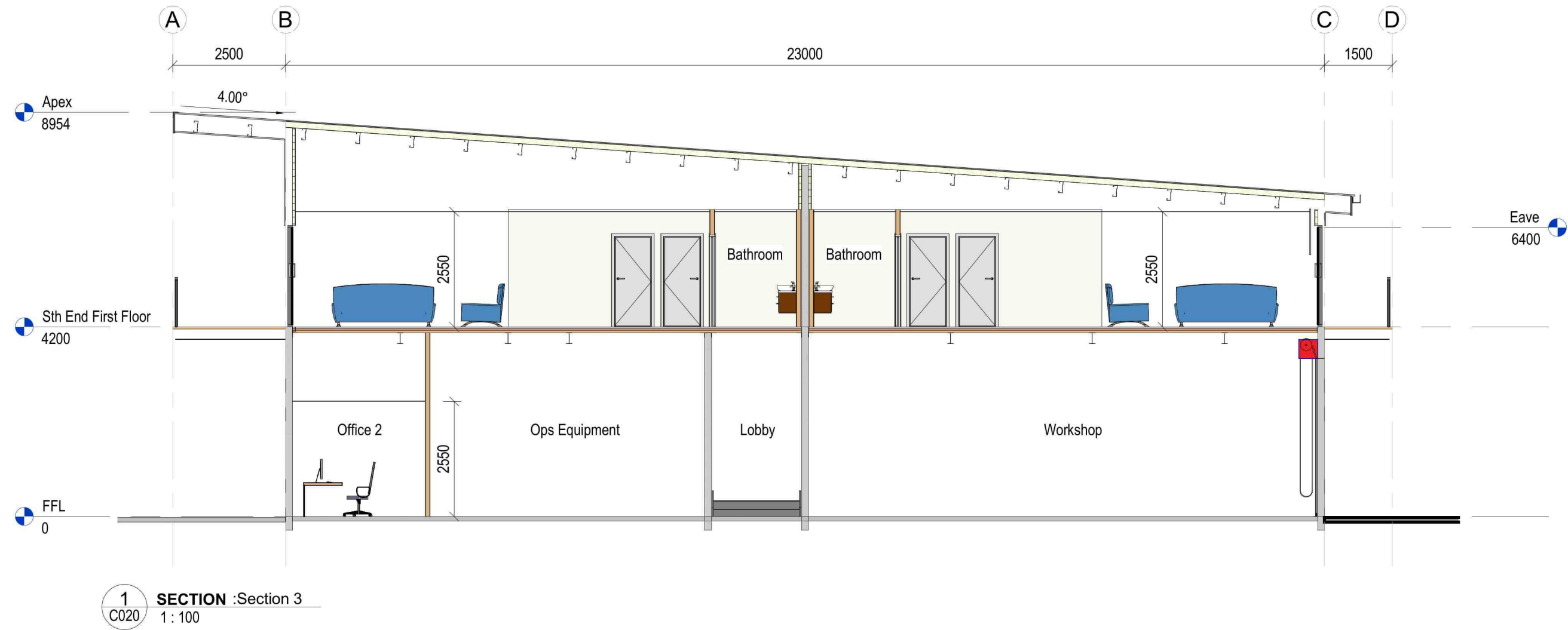
**PRELIMINARY**  
NOT FOR CONSTRUCTION

All Drawings property of Thompson Engineering 2002 Ltd

| Rev# | Amendments | Date | SCALE 1 : 100 @ A2                                 | JOB # 20691   |
|------|------------|------|--|---------------|
|      |            |      | DRAWN BY M. Laursen                                | DATE 12/09/24 |
|      |            |      | CHECKED BY   | REV           |
|      |            |      | Sections   | C030          |
|      |            |      | Please note: All dimensions to be verified on site |               |
|      |            |      | Paper size: A2                                     |               |

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Thompson Engineering 2002 Ltd | PO Box 2081, Washdyke - Timaru | 9b Meadows Road - Timaru  
PH 0800 688 716 | F (03) 688 7168 | www.thompsonengineering.co.nz | design@thompsonengineering.co.nz

PROJECT

Concept

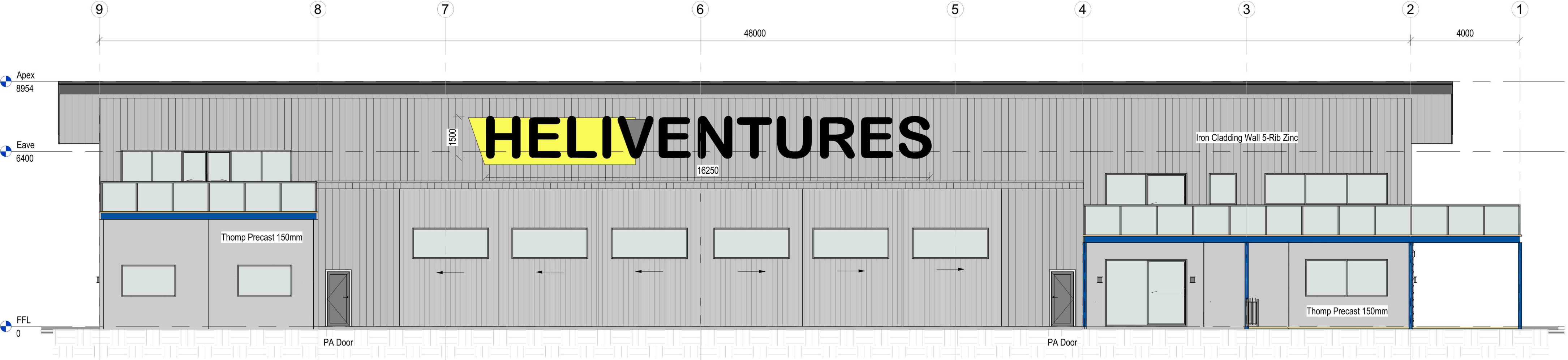
Heliventures  
Hangar and Accommodation Roofline 2  
Pukaki Airport

**PRELIMINARY**  
NOT FOR CONSTRUCTION

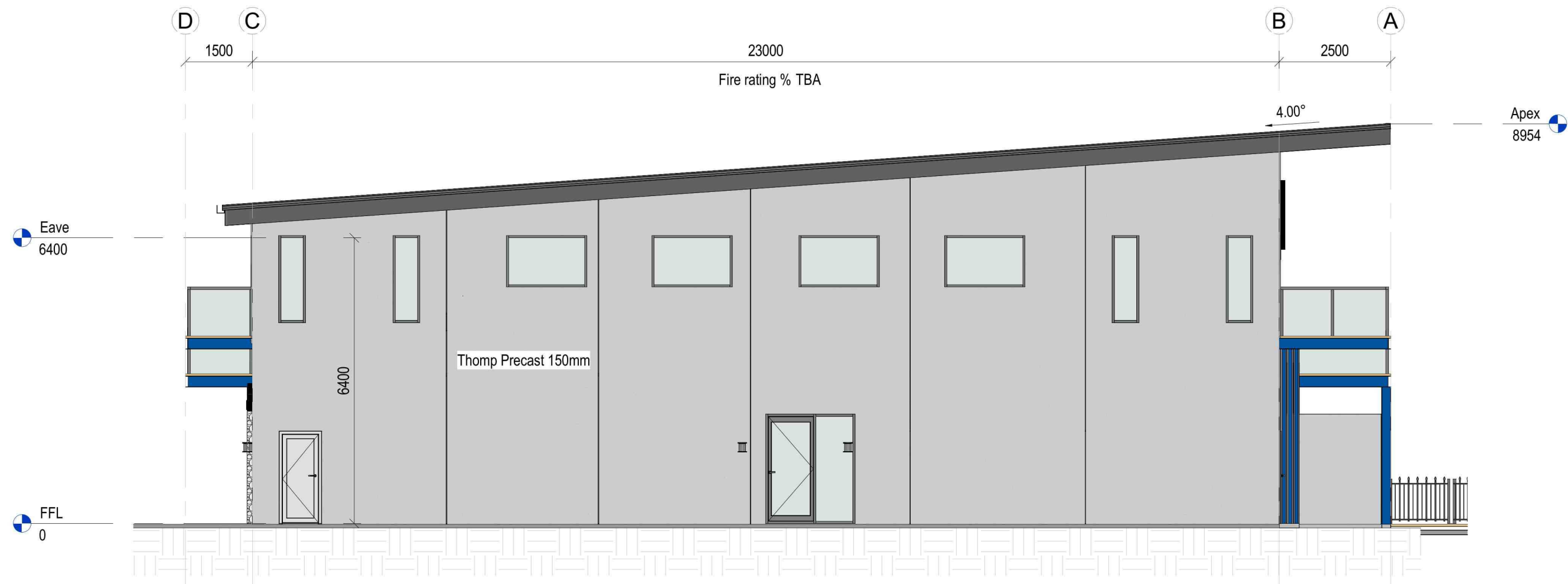
All Drawings property of Thompson Engineering 2002 Ltd

| Rev#   | Amendments | Date | SCALE<br>1 : 100 @ A2  | JOB #<br>20691   |
|--|------------|------|------------------------|------------------|
|  |            |      | DRAWN BY<br>M. Laursen | DATE<br>12/09/24 |
|  |            |      | CHECKED BY             | REV              |
|  |            |      | Sections               | C031             |
| Please note: All dimensions to be verified on site |            |      |                        | Paper size: A2   |

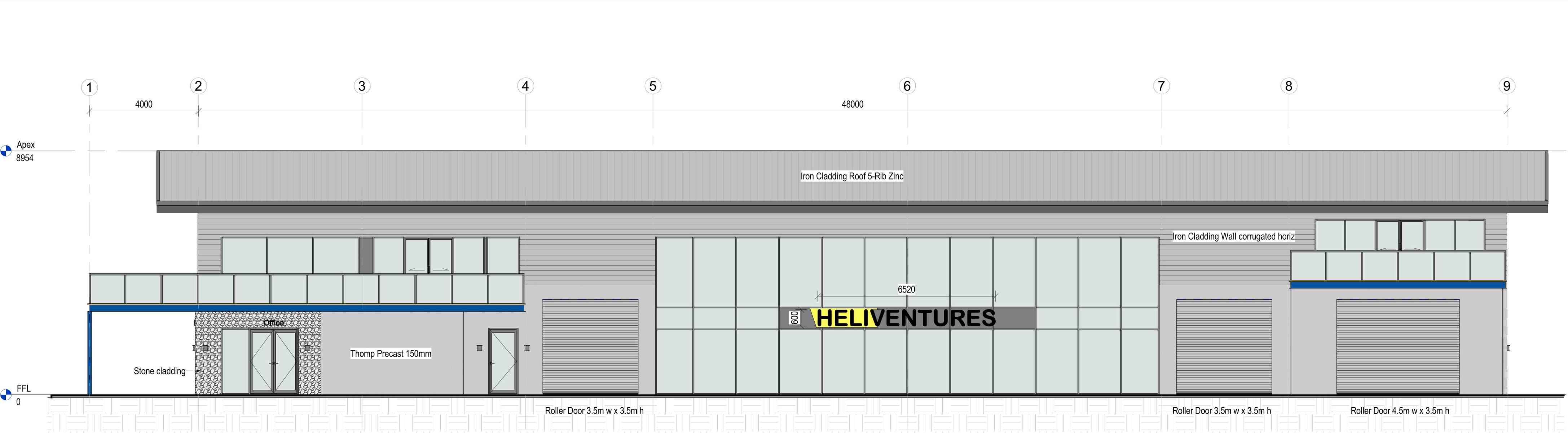
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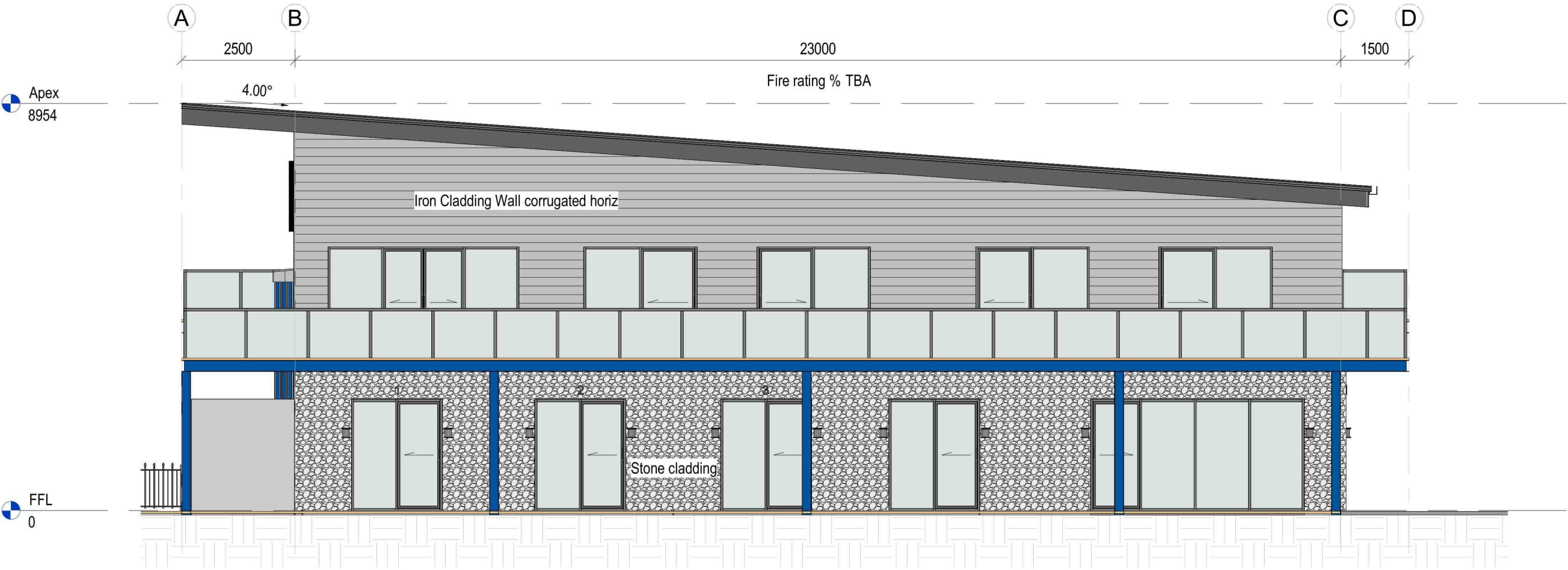
Elevation A (East)  
1 : 100



Elevation B (South)  
1 : 100



Elevation C (West)  
1 : 100



Elevation D (North)  
1 : 100

## Appendix 3 – Listed Land Use Register Property Inquiry Reports





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](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://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](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ389314

**Date generated:** 03 September 2024  
**Land parcels:** Lot 31 DP 386968



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)<sup>1</sup>. 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.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://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](http://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](http://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](http://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](http://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](mailto: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](mailto:ecinfo@ecan.govt.nz)

## Appendix 4 - Assessment of District Plan Rules

| Rule   | Rule Description  | Aspect of the Proposed Development   |
|--------|---|--|
| 3.3.1  | Permitted<br>The take-off and landing of rotary winged and fixed wing aircraft.   | Complies. This rule permits the helicopter take off and landings   |
| 3.3.2  | Permitted<br>Aircraft parking aprons  | Complies. This rule permits the helipad.   |
| 3.3.3  | Permitted<br><br>Terminal buildings and facilities for aircraft arrivals and departures including waiting rooms, booking facilities together with baggage and freight and including facilities for management and maintenance of the airport  | This rule would permit the reception area. However, the proposal does not comply with this rule due to the non-compliance with the road boundary setback.                          |
| 3.3.5  | Permitted<br>Commercial and general aviation including buildings and facilities for aircraft maintenance, servicing and testing   | This rule would permit the workshop area. However, the proposal does not comply with this rule due to the non-compliance with the road boundary setback.                           |
| 3.3.7  | Permitted<br>Maintenance and service facilities   |  |
| 3.3.8  | Permitted<br>Storage, bulk storage of aviation parts and accessories and fuels for the purpose of airport operation;  | This rule would permit the hanger and operational storage area. However, the proposal does not comply with this rule due to the non-compliance with the road boundary setback.     |
| 3.3.9  | Permitted<br>Terminal support and airport accessory uses, such as car parking, conference rooms, restaurants, shops, recreation facilities, rental car storage and maintenance, service stations, bus and taxi terminals and other commercial activities which directly serve development and personnel at the airport; | This rule would permit the carpark, meeting room and function room. However, the proposal does not comply with this rule due to the non-compliance with the road boundary setback. |
| 3.3.11 | Permitted<br>Building and activities accessory to buildings and activities aforementioned excluding residential buildings, except as permitted by 3.3.13 or 3.3.14 below  | Complies   |
| 3.3.13 | Permitted   | Complies   |



|          |  |   |
|----------|--|---|
|          | Residential units in the zone, limited to occupiers who are principally employees of commercial companies who either operate, maintain or use the airport.   |   |
| 3.3.16.a | <p>Condition</p> <p>i Activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit in the adjoining zone:</p> <ul style="list-style-type: none"> <li>• during daytime 55dBA L10</li> <li>• during night time 40dBA L10, 70 dBA Lmax</li> </ul> <p>ii Noise levels in (i) above shall not apply to the operation or maintenance of aircraft engine generally.</p> | Complies  |
| 3.3.16.b | <p>Condition</p> <p>All land shall be rehabilitated and local indigenous vegetation restored after completion of any development involving earthworks or disturbance of vegetation.</p>  | Complies by condition   |
| 3.3.16.c | <p>Condition</p> <p>Maximum height of buildings shall be:</p> <ul style="list-style-type: none"> <li>• Hangars and Control Towers 15m</li> <li>• All other Buildings 9m</li> </ul>   | Complies  |
| 3.3.16.d | <p>Condition</p> <p>Minimum setback from road boundaries shall be:</p> <ul style="list-style-type: none"> <li>• Buildings on sites fronting State Highways 8, 79 and 80 - 50m.</li> <li>• All other buildings greater than 5m<sup>2</sup> - 20m</li> </ul>   | Non-compliance. The building is setback approximately 10 m from Harry Wigley Drive. |
| 3.3.16.e | <p>Condition</p> <p>Minimum setback of buildings from the zone boundary shall be 6m.</p>   | Complies  |
| 3.3.16.f | <p>Condition</p> <ul style="list-style-type: none"> <li>• No building, structure, mast, pole, tree or other object shall penetrate any of the flight paths or transitional side slopes from the main or subsidiary runways.- Refer Planning Maps 54 and 55 and Appendix M.</li> <li>• No activity shall expel a gas liquid or solid such that it enters any height restriction</li> </ul>  | Complies  |

|                     |  |  |
|---------------------|--|--|
|                     | slopes or surfaces at a vertical velocity greater than 4 metres per second.  |  |
| 3.3.16.g            | Condition<br>All buildings shall comply with the Lake Tekapo or Twizel Colour Palette (MDC 1995) as appropriate  | Complies by condition.                                       |
| 3.3.16.h            | Condition<br>All outdoor storage of goods (excluding vehicles) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height. • No outdoor storage shall be located within the minimum setback from road boundaries.   | Complies.  |
| 3.4.2               | Discretionary<br>Any aviation activity which does not comply with any one or more of the following conditions on Permitted Aviation Activity:<br>• 3.3.16 a Noise<br>• 3.3.16 b Landscaping<br>• 3.3.16 c Height of Buildings<br>• 3.3.16 d Setback from Roads<br>• 3.3.16 e Setback from Neighbours<br>• 3.3.16 g Design and Appearance<br>• 3.3.16 h Outdoor Storage | Consent required in relation to non-compliance with 3.3.16d. |
| 3.5.1               | Non-Complying<br>Any activity which is not provided for as a Permitted, Controlled or Discretionary Activity in the Airport Zone.  | Consent required for visitor accommodation                   |
| TRAN-R6             | Parking must comply with the standards.  | Consent required due to non-compliance with TRAN-S1          |
| LIGHT-R1            | Restricted Discretionary<br>Outdoor Lighting Not Specified in LIGHT-R2, LIGHT-R3 or LIGHT-R4   | Consent required for windsock.                               |
| EW-R2               | Permitted<br>The earthworks and land disturbance subject to a building consent;  | Complies   |
| 9.c<br>Chapter<br>9 | Signs within the Pukaki Airport Zone shall have the following maximum areas:<br>Greater than 15m: 9m <sup>2</sup>  | Consent required.  |



**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](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://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](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ389315

**Date generated:** 03 September 2024  
**Land parcels:** Lot 30 DP 386968



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)<sup>1</sup>. 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.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://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](http://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](http://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](http://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](http://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](mailto: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:

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on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

## Appendix 5 – Proposed Consent Conditions

The following conditions of consent are proposed.

#### General

1. The development shall be carried out in general accordance with the application dated *[date to be inserted by MDC]* attached and stamped as approved and submitted under reference *[reference number to be inserted by MDC]* with the exception of the amendments required by the following conditions of consent.
2. The consent holder shall comply with all other provisions of the District Plan unless stated otherwise in this consent.

#### Accidental discovery Protocol

3. In the event of the discovery of sensitive archaeological material, the accidental discovery protocol in Standard EW-S4 of the Mackenzie District Plan Earthworks Chapter must be compiled with.

#### Lighting

4. All exterior lighting at the site must comply with the standards of the Mackenzie District Plan Light chapter, except for the windsock and any lighting of the helipad area required for helicopter navigation and health and safety.

#### Landscaping

5. Prior to development commencing, a landscape plan must be submitted to Mackenzie District Council's Planning Manager for certification that the plan will soften the visual effects of the carpark and building and use eco-sourced indigenous plant species.
6. The landscape plan must be fully implemented within the first planting season of the development commencing.
7. All plants must be irrigated and maintained and if any plants die or become diseased, they must be replaced.

#### Fencing

8. A security fence must be erected and maintained on the site to prevent unauthorised personnel from entering the operational areas of the site or airport.

#### No Complaints

9. Prior to development commencing, the consent holder shall register a legal instrument against the title of site(s) to ensure that the owner(s) or occupier(s) of the site cannot make formal complaints about, object to, or submit against, any adverse effects from aviation activities at the Pukaki-Twizel Airport permitted by the Mackenzie District Plan or its successor.

#### Lapse Period

10. This resource consent will lapse 15 years after the decision date, unless the consent is given effect to or an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension.

#### Functions

11. Functions at the site that are not related to the aviation activities must not occur more than once per week.
12. The proposed hours of operation of the functions must be between 8:00am to Midnight.
13. The functions must be managed so that guests cannot physically enter the airport operational area.

#### Noise

11. Prior to development commencing, a certificate must be obtained from a qualified acoustic consultant and be submitted to Mackenzie District Council certifying that the proposed residential/customer/visitor accommodation units must be designed and constructed to achieve a minimum external to internal noise reduction of not less than  $35 \text{ dB } D_{tr,2m,nT,w} + C_{tr}$ .

12. All construction noise shall be carried out in accordance with the provisions of the New Zealand Standard NZS 6803P:1991 in accordance with Section 14, Rule 2.3.1 of the Operative Mackenzie District Plan 2004.

#### Infrastructure

13. All electricity and telecommunication services are to be provided underground, except satellite, mobile or radio services.
14. A water storage tank of a minimum of 25,000-litre must be located in the site's south-western corner and be:
- a. Designed to receive a restrictor governed water supply of 1500 litres per day
  - b. Be a colour that matches as near as possible, the colour of proposed building
  - c. Be designed to meet the requirements of point (a) of the consent notice 7671529.
15. The site must connect to the reticulated wastewater and water services in Harry Wigley Drive.

Advice Note: A service application must be applied for to connect to these services.

#### Building Colours

16. Prior to construction commencing, the consent holder shall submit to Mackenzie District Council the exterior colours of the proposed building for confirmation that the exterior building materials are either naturally occurring or finished in a colour generally consistent with the airport version of the Mackenzie District Plan colour palette. All external materials and colours must not have a reflectivity value exceeding 40%.

#### Monitoring Costs

17. The consent holder shall pay any actual and reasonable costs incurred by Mackenzie District Council in monitoring this resource consent.

#### Financial Contribution

18. The consent holder shall pay Mackenzie District Council a sanitary sewage and a water supply financial contribution for six additional units prior to the issue of building consent. The amount of the financial contribution payable is the amount specified for Twizel sewer in the Council's schedule of charges for the financial year that building consent is sought and granted.

#### Construction Effects

19. All construction activities must comply with the site management plan attached as Appendix 6 of the application.

#### Review

20. In accordance with Section 129 of the Resource Management Act 1991, the consent authority may review any of the conditions of this consents by serving notice on the Consent Holder within a period of 60 working days, commencing on each anniversary of the date of commencement of this consents for any of the following purposes:
- a. To deal with any unanticipated adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.
  - b. If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.



## Appendix 6 – Site Management Plan

## Site Management Plan

The following sections presents protocols to be implemented at the site during earthworks activities. The relevance and effectiveness of these protocols should be reviewed daily during the works programme.

### Works Notification

Mackenzie District Council will be notified in writing 10 days prior to earthworks commencing on-site.

### Site Set-up

Prior to commencing excavation work, the Contractor shall ensure that the earthwork area(s) are set up to aid in the management aspects of health, safety and environmental compliance.

These requirements include the following:

- Signage, including work information, and health and safety requirements.
- Security fencing preventing unauthorised access to the site.
- Establishment of health and safety facilities such as first aid points.
- Establishment of erosion, sediment and dust control measures as described below.

### Health and Safety

The primary contractor shall prepare a health and safety plan that includes procedures and equipment for minimising risks associated with site hazards. The health and safety plan shall include, but not be limited to, the procedures and equipment outlined in this section.

### *Personal Protective Equipment*

In accordance with standard construction requirements, hard hats, steel capped boots and high visibility jackets shall be worn by all workers during all site works.

### *Worker Site Induction*

Before controlled activities commence, all site personnel are to be briefed regarding the potential exposure at the site to health and safety hazards.

### Disposal of Surplus Excavated Material

Surplus excavated material will be disposed of within the site for the landscaping or spread across the site.



#### Environmental Control (Air, Land and Water)

To minimise the potential for adverse effects to human health or the environment resulting from the site works, a series of protective measures shall be put in place during any soil disturbance activities:

#### Dust and Odours

Site works shall be carried out so that they do not result in any odours or airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive. Generation of dusts shall be appropriately managed by employing standard dust suppression techniques:

- dampening down using water sprays;
- where stockpiling is necessary, the material will be kept damp to avoid dust generation and covered if left overnight;
- any additional relevant dust mitigation measures such as those described in the Ministry for the Environment (2001) *Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions*.

Offensive odours are not expected to be of concern during the project.

#### Sediment and Erosion

Earthworks shall be undertaken in accordance with the Environment Canterbury Erosion and Sediment Control Toolbox for Canterbury. Compliance with the procedures set out in this toolbox should be sufficient to manage the risks from sediment and erosion during the excavation works. As a minimum the following control measures will be undertaken:

- effort shall be made to undertake the excavation works in a period of dry weather to minimise the risks of stormwater entering the excavations or contaminated water escaping from the excavations;
- erosion and sediment controls shall be put in place around the excavations as necessary to inhibit soil/sediment from being transported away from the area;
- trucks used to transport soil offsite must be covered.

#### Hours of Operation

Hours of operation will be from 7am to 6pm Monday to Saturday.

## Noise

Construction noise shall not exceed the recommended limits in and shall be measured and assessed in accordance with the provisions of New Zealand Standard 6803P:1984. The measurement and assessment of noise from construction, maintenance, and demolition work.

## Complaints

Any complaints received in relation to earthworks activities will be keep in a log book and will also be forwarded to Mackenzie District Council. The contractor will take reasonable steps to investigate the complaint and address any regulatory non-compliance.

## Discovery of Unexpected Contamination

In the event that the Contractor or any other site workers encounter any contamination of unknown origin, including but not limited to underground storage tanks, waste fuel or chemical drums, asbestos, buried wastes, or soil containing obvious contamination (odours or staining), the area should be evacuated and secured immediately with no further access allowed to that portion of the site until appropriate response and control measures can be implemented as follows:

- if it appears that there is an immediate risk to workers and/or the environment (for example leaking containers, strong odours or any observed health effects), emergency services should be contacted and a HAZMAT response requested;
- if the contamination does not appear to present an immediate risk to workers and/or the environment, the client should be informed of the discovery so that an appropriate assessment can be undertaken by suitably qualified and experienced practitioner.