

PO Box 52, Main Street  
Fairlie, South Canterbury  
www.mackenzie.govt.nz



Phone (03) 685 9010  
Fax (03) 685 8533  
info@mackenzie.govt.nz

## LAND INFORMATION MEMORANDUM

### APPLICATION

John ten Have  
PO Box 721  
Goulburn  
New South Wales

No.	L20190091
Application date	27/05/19
Issue date	4/06/19
Phone	0061417223230

### PROPERTY

Valuation No	2532001443
Location	4 DAKOTA DRIVE, PUKAKI WARD
Legal Description	LOT 42 DP 417098
Owner	Mackenzie District Council :
Area (hectares)	0.1372

### RATES

#### Government Valuation

Land	\$ 130,000
Improvements	\$ 280,000
Capital Value	\$ 410,000

#### Current Rates Year 2018 to 2019

Annual Rates	\$ 1,737.80
Current Instalment	\$ 434.50
Current Year - Outstanding Rates	\$ 477.95
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/06/19

**Note:** Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

The Council holds a Long Term Plan which indicates future expenditure and rating levels within the District. A copy of that plan is available on request.



## PLANNING/RESOURCE MANAGEMENT

Zone: Airport Zone

The Council's District Plan became operative on 24 May 2004. Detailed information on the Plan is available on request.

The site is located within an Outstanding Natural Landscape and High Visual Vulnerability Area.

The site is located in the vicinity of a Site of Natural Significance (16 – Pukaki Flats).

The site is located in an Outdoor Lighting Restriction Area. All outdoor lighting must comply with the outdoor lighting provisions contained in Section 12 of the District Plan. Please refer to the attached information sheet for lighting requirements.

The site is located within the Pukaki Flight Protection Area.

The site is designated as Pukaki Aerodrome by Mackenzie District Council (Reference #69).

The site is located in the vicinity of land designated as State Highway 8 by the New Zealand Transport Agency.

A search of Environment Canterbury records show that the subject land is not listed on the Listed Land Use Register (LLUR). This indicates that hazardous activities have not occurred on the site and that soil is not contaminated. For further details please refer to the attached statement from the LLUR or contact Environment Canterbury directly.

**UNDERLYING SUBDIVISION**

The site was created by Subdivision Consent RM080034, granted on 17 June 2008. Final certifications were issued under section 223 of the Resource Management Act 1991 on 16 July 2009 and section 224(c) on 23 July 2009. A copy of this resource consent is available on request.

**Consent Notices**

The site has Consent Notices registered on the Certificate of Title that must be complied with on an ongoing basis.

The Consent Notices read:

*a) At the time a building is erected of 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 metres of any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (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 100kPa (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 sources must be capable of providing a flow rate of 25 litres/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 4.5 metres. 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 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 the top of the tank is no more than 1 metre 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 supply 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. The colour of any water tank shall match, as near as possible to the colour of the buildings situated on the lot.*

*b) All electricity and telephone lines servicing the subdivision shall be underground.*

*c) All electricity and telephone lines servicing a dwelling shall be underground.*

*d) The lot shall be kept free of the spread of wilding and weed species.*

*e) The exterior colours of all buildings on the lot shall generally be in accordance with the Twizel Colour Palette (1995) and Colour Palette Report by Tina Batistic (May 2008) and shall be approved by the Manager of Planning & Regulations prior to the commencement of building works on the Lot.*

*f) The owner shall not place or build on the land or cause or allow to be placed or built on the land:*  
*i. Any building or part of the 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 than:*

- 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;*
- New prefabricated buildings acquired for construction on the land.*

*g) The owner shall not 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.*

*h) All building heights must conform to Civil Aviation Authority Runway Side Slope Airspace Clearance requirements for the time being.*

*i) Where any of the land of Lots 34 - 53 DP 417098 bounds in the Aviation Operational Area the Registered Proprietor shall be responsible for, at the Registered Proprietors cost in all things, the installation and erection of security fencing to the approved Civil Aviation Authority standard at the time being.*



*j) The Registered Proprietors of lots 34 - 53 DP 417098 from time to time shall:*

*i. 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;*

*ii. permit Mackenzie District Council to carry on the lawful activities of an airport 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.*
- *Any change in the District Plan or Airport Designations to allow night flights.*

*iii. 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 Lots 34 - 53 DP 417098, 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:*

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

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

#### **RESOURCE CONSENTS**

There are no resource consents granted to the site.

#### **RESOURCE CONSENTS GRANTED TO ADJACENT SITES**

There are no resource consents granted to adjacent sites.

#### **LAND USE ON CONTIGUOUS PROPERTIES**

No information located.





**BUILDING**

- 16/02/12 BUILDING CONSENT 110216 : Convert Office to accommodation : Code Compliance Certificate issued 14/09/15
- 25/05/11 BUILDING CONSENT 110078 : Construct Aircraft Hanger : Code Compliance Certificate issued 14/09/15

If there are plans associated with the above permits/consents then copies can be provided on request. Code Compliance Certificates have not been issued for consents unless specified.

**SEWER AND WATER**Sewer

Property is connected to and rated for the Twizel Sewerage Scheme.

Water

Pukaki Airport water is connected to the Pukaki Airport bore. This bore has no treatment. The connection to the Pukaki Airport water will be a restricted supply of 1 unit (1800 litres) in a 24 hour period.

Council has decided to connect the water supply to Twizel township. As such the water will be treated to NZDWS standards and community targeted water rates will apply.

Stormwater

Council requires that all storm water from roofs and hard standing areas is to be disposed of on-site via discharge to approved soak hole/s.

As referred to in Plan Change 4 to the Canterbury Land and Water Regional Plan "The discharge of storm water onto or into land where contaminants may enter groundwater is a permitted activity, provided the following conditions are met:

1. The discharge is not from, into or onto contaminated or potentially contaminated land
2. The discharge:
  - a) Does not cause storm water from up to and including a 24 hour duration 10% annual Exceedance Probability rainfall event to enter any other property; and
  - b) Does not result in the ponding of storm water on the ground for more than 48 hours, unless the pond is part of the storm water treatment system; and
  - c) Is located at least 1m above the seasonal high water table that can be reasonably inferred for the site at the time the discharge system is constructed; and
  - d) Is only from land used for residential or rural activities; and
  - e) Does not occur where there is an available reticulated stormwater systems; and
  - f) Is not from a system that collects and discharges stormwater from more than five sites

An aerial photograph and services plan for this property is attached.

**LAND AND BUILDING CLASSIFICATIONS**

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.



**COMPLIANCE WITH FENCING OF SWIMMING POOLS ACT 1987**

No pool registered to this property.

**LAND TRANSPORT REQUIREMENTS**

Property owners are responsible for all damage to roads, footpaths, and services etc. caused by vehicles accessing properties; this is particularly relevant during site development when heavy vehicles may be involved. The property owner will be required to repair any damage or the work will be carried out by the Council at the property owner's expense.

Road access can be interrupted by snow falls for several days. It should also be noted that in the event of heavy snow falls, which require the road network to be cleared of snow, it is the property owner/residents responsibility to clear the vehicle entrance way to the cleared section of road. If further information is required about the schedule for this clearance program or if assistance is needed in snow clearance the Council should be contacted.

**SPECIAL LAND FEATURES**

- Wind zone – Extra high – 55m/sec
- Snow load – Sg2.5kPa – 480m

EARTHQUAKE ZONE: B. Council has received an earthquake report for the area, May 1998, compiled by Geotech Consulting Ltd. A copy is available free on request.

No information is held on natural hazards that may affect this site. Please refer to Environment Canterbury for a report on natural hazards.

Please find attached to this LIM report, a sheet from Environment Canterbury detailing how to apply for a Land Information Report (LIR) and the type of information that would be included in such a report. Please contact Environment Canterbury directly to request a LIR on this property.

**LICENCES/ENVIRONMENTAL HEALTH**

No information located.

**NETWORK UTILITY OPERATORS**

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

**HAZARDOUS SUBSTANCES**

Council does not hold any information relating to the use or storage of hazardous substances on this site other than that stated in this document. Investigation and analysis by an appropriately qualified person is advised if such information is required.

**OTHER INFORMATION**

No title search has been done on this property.



## NOTES

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. Council does not express any opinions in this form and in particular does not warrant that the land which is the subject of this form is suitable for any particular purpose.
3. The information in this form has been prepared from records held by Council, however, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or for any cost, damages or expenses incurred in consequence of errors or omissions or reliance on the information.
4.
  - a) Every care has been taken to ensure that the information is correct at the time of issue. Council advises that there may be other information relating to the land which is not normally included in a Land Information Memorandum or which is unknown to Council and which therefore is not referred to in this document.
  - b) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.
  - c) In preparing the information, no inspections of the property have been undertaken.
  - d) Where the information indicates the existence of some requisition or Council interest in the land it is the responsibility of the persons seeking the information to follow up.

It is also recommended that a certificate of title search is undertaken, including any instruments registered on the title, as this will provide further information in relation to the property.

For further explanation of any of the information supplied, please contact the Council.

Name:

Date: 4/06/19



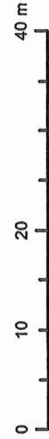
Barbara McGartland  
TEAM LEADER CUSTOMER SERVICES





# Legend

- Water - Points**
  - Toby (blue circle with dot)
  - Valve (blue triangle)
- Water - Lines**
  - Lateral (dashed blue line)
  - Water Pipe (solid blue line)
- SW - Points**
  - Soakhole (green circle with dot)
  - Sump (green rectangle)
- WW - Points**
  - Manhole (red circle with dot)
- WW - Lines**
  - Gravity Main (solid red line)
  - Lateral (dashed red line)
- Roads**



Scale: 1:732



ORIGINAL MAP SIZE: A4  
DATE: 27-05-19  
OFFICER: Maniella

MAP PRODUCED BY:  
Mackenzie District Council  
PO Box 52, Main Street  
FAIRLIE, NZ

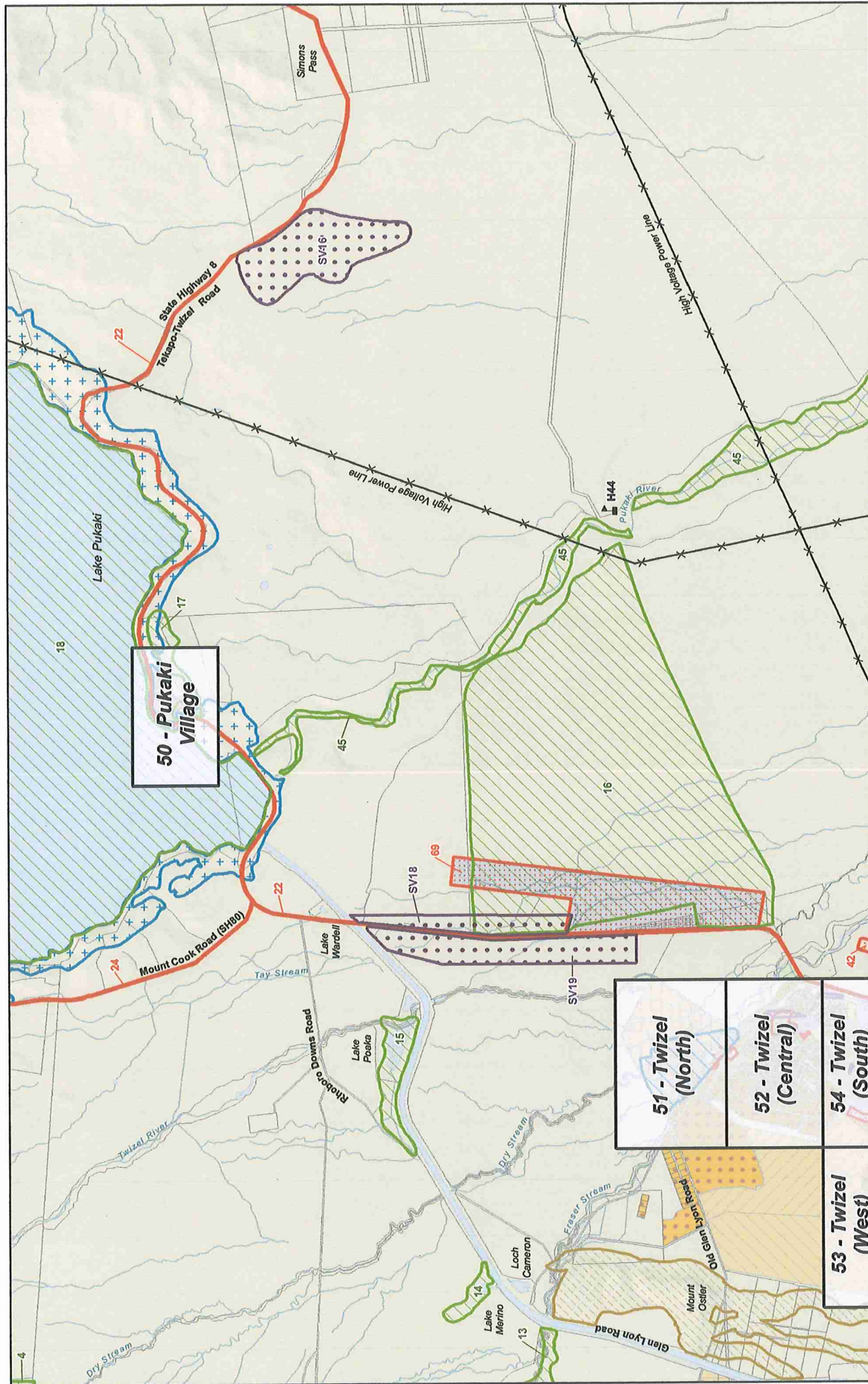
## LIM for 25320 01443 - AERIAL PHOTOGRAPH

### 4 Dakota Drive, Twizel

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.







Map No:

33

Map Updated: 14/04/2016

Map Region:

Twizel / Pukaki Village

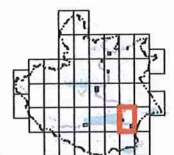


0 0.5 1 2 km

Scale: 1:50,000 @ A3

27	28	29
32	33	34
37	38	39

Location Diagram



51 - Twizel (North)

52 - Twizel (Central)

54 - Twizel (South)

53 - Twizel (West)

Mackenzie District Council  
- District Plan Maps -





## Planning Map 33

### Schedule of Designations (See Appendix A of the Plan)

Designation Number	Description
22	State Highway 8
42	Oxidation Pond
69	Pukaki Aerodrome

### PLEASE NOTE:

The Sites of Natural Significance, Scenic Viewing Areas and Lakeside Protection Areas shown on these Planning Maps have been taken from topographical maps (1:50000) prepared as part of Council's decisions on submissions to the Proposed District Plan. The topographical maps are available for inspection at the Mackenzie District Council offices, Main Street, Fairlie.

### Schedule of Sites of Natural Significance (See Appendix I of the Plan)

Site Number	Name
4	Gladstone
13	Ben Ohau Wetlands
14	Lake Merino
15	Lake Poaka
16	Pukaki Flats
17	Southern Pukaki
18	Lake Pukaki
45	Tekapo/Pukaki Rivers

### Schedule of Scenic Viewing Areas (See Appendix J of the Plan)

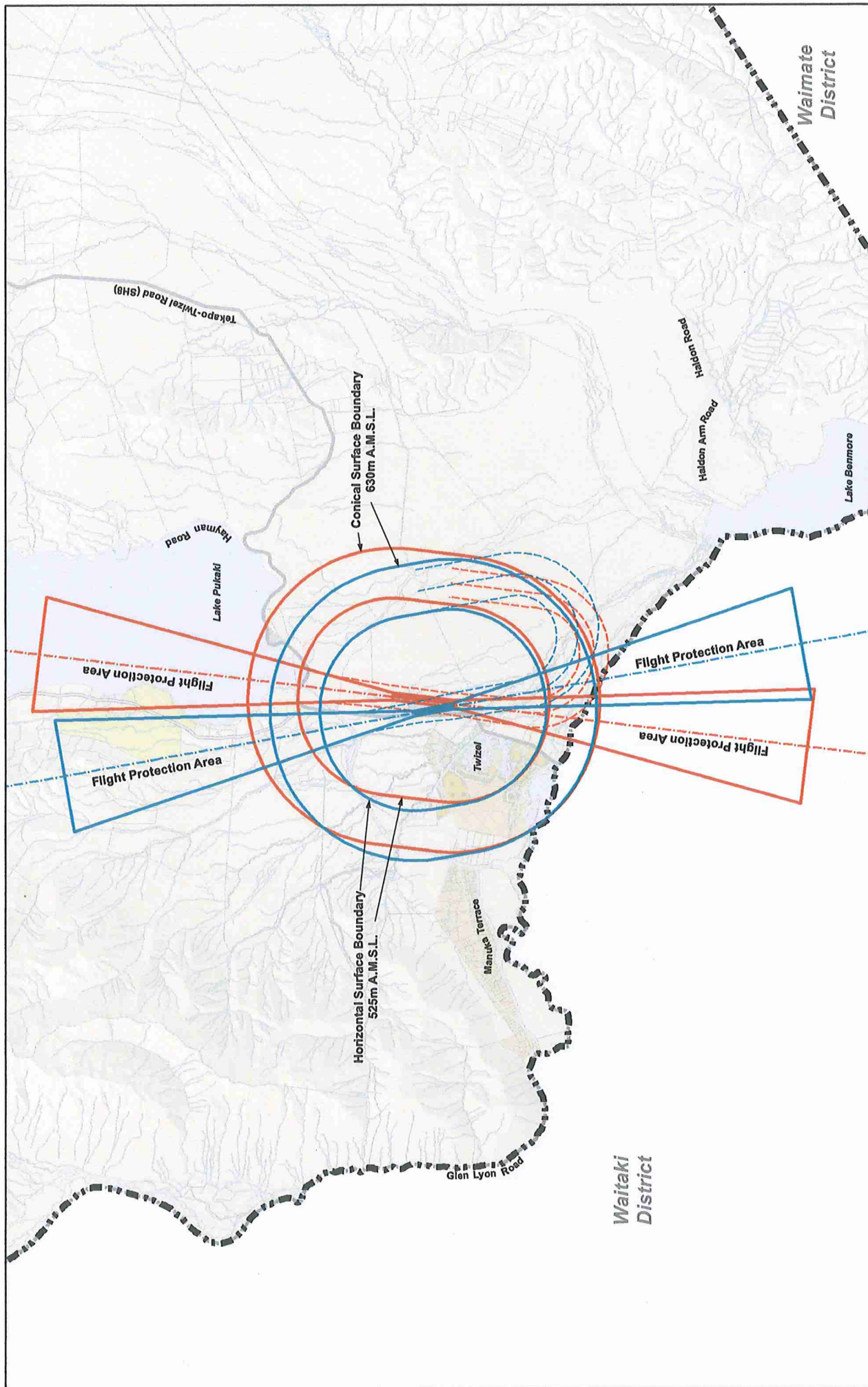
Site Number	Name
SV16	Simons Pass
SV18	Pukaki
SV19	Pukaki

### Schedule of Heritage Items (See Section 10 of the Plan)

Site Number	Name
H44	Pukaki Inn Chimney







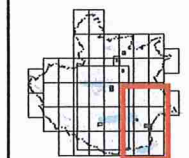
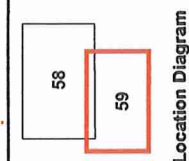
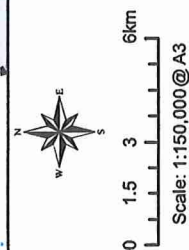
Map No:

**59**

Map Updated: 5/05/2016

Map Region:

## Flight Protection Areas Pukaki



**Mackenzie District Council**  
- District Plan Maps -





# LEGEND FOR MDC PLANNING MAPS

## ZONES

	Village Centre Zone
	Lake Tekapo Village Centre 1
	Lake Tekapo Village Centre 2
	Pukaki Village Zone
	Residential 1 Zone
	Residential 2 Zone
	Residential 3 Zone
	Residential 4 Zone
	Rural Residential 1
	Rural Residential 2
	Hocken Lane Rural Residential Zone
	Manuka Terrace Rural Residential Zone
	Ohau River Rural Residential Zone
	Rural
	Tourist Zone
	Pukaki Downs Tourist Zone
	Travellers Accommodation Zone
	Special Travellers Accommodation Zone (STAZ)
	Industrial Zone
	Industrial (Deferred) Zone
	Service Zone
	Airport Zone
	Opuha Dam Zone
	Ruatihiwha Rowing Zone
	Open Space H (Heritage)
	Open Space G (Glentanner)
	Recreation A (Active)
	Recreation P (Passive)
	Park / Reserve

## SPECIAL AREAS / SITES

	Geopreservation Sites
	Aviation Sites
	Area A (Glentanner)
	Area B (Glentanner)
	Scenic Viewing Areas
	Sites of Natural Significance
	Designations
	Lakeside Protection Areas
	Twizel Water Supply Protection Area
	Tekapo Height Restriction Areas
	Tekapo Landscape Setbacks
	Tekapo No Building Areas
	ORRR - No Building Area

## HAZARD AREAS

	Flood Hazard Canal Berach Area
	Kimbell Environs Flood Risk Area
	Kimbell Hazard Area
	Oster Fault Hazard Area

## HERITAGE

	Protected Trees
	Heritage Items

## FLIGHT PROTECTION AREAS

	Flight Protection Area - Existing
	Flight Protection Area - Proposed

## TOPOGRAPHIC MAP FEATURES

	Pylons
	900 m Contour Line
	Power Lines
	Highways
	Other Roads
	Rivers
	Lakes and Canals
	Property Boundaries
	MDC District Boundary
	Territorial Authority Boundaries







# KEEP OUR NIGHT SKY DARK

and save on power bills

The Mackenzie Country is unique in having the clearest and darkest skies in New Zealand. Many tourists visit the region to see the night sky's natural beauty. Mt John Observatory was sited here in the 1960s after a nation-wide search for the best skies for astronomical research.

What makes our night sky unique is its clarity and the absence of 'light pollution'. Light pollution is wasted light shining upward. It brightens the sky, and hides the stars, the Milky Way, the aurora and the other faint natural lights. In cities one cannot see the Milky Way, only the brightest stars. We do not want this to happen in the Mackenzie Country.

To help protect the sky environment the Mackenzie District Plan includes restrictions on outside lighting. It requires that all outside lights be covered to prevent upward spill of light. All outside lights are required to filter out blue and violet light. Subdivision developers, the Mackenzie District Council and New Zealand Transport Agency have made great efforts to comply with the plan. They have installed low-pressure sodium street lighting that illuminates only the streets. These efforts to protect the night sky will be wasted if homeowners ignore the lighting ordinances.

It is essential that home builders keep outside lights to minimum. This means lighting up only those areas that need to be lit, and only when they need to be lit. Neighbours do not want your lights shining in their eyes. Nor do they like the stars being hidden by light shining into the sky.

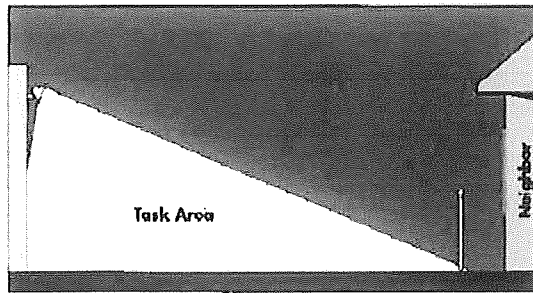
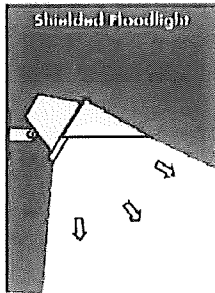
Sky-friendly outside lighting is improving all the time, so it's not easy to recommend specific companies or brands. However all sky-friendly and energy-conserving lights have common features:

- Good lights shine downward, where the light is needed. No light is spilled upward or horizontally.
- Good lights are on only when needed.
- Good lights contain little blue or violet light and no ultra-violet light. These 'short-wavelength' colours scatter in the sky much more than yellow and red. Standard fluorescent lights and high-pressure sodium lights are bad as they make a lot of blue light. Mercury vapour lights are the worst; much of their power goes into ultra-violet light. Even when lights are pointed downward, a sizeable fraction reflects into the sky.

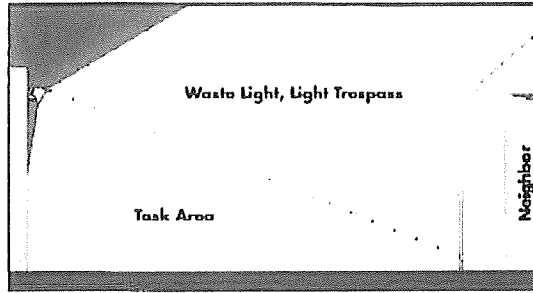
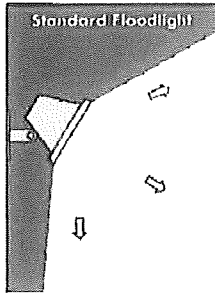
Bad outside lights throw light in all directions. They light up the neighbourhood and the sky. The cheap so-called 'security lights' are an example of really bad lighting. They blast light out from the 'secure' place and dazzle anyone looking into the area. The harsh shadows they make are ideal for crooks to lurk in. Good security lights provide a shadow-free illumination and don't shine in onlookers' eyes.

The recent innovation of garden lighting is most unwelcome in the Mackenzie; not the little solar-powered lights, but the bright mains-fed lights. The worst garden lights illuminate not just the garden but the neighbourhood and the sky. Garden lights that stay on all night waste electricity while adding to light pollution.





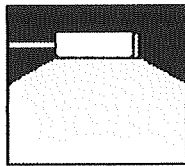
If you need to light an outside area then shield the light so only the 'task area' is illuminated. The lighted area should not extend past your boundary. The light should only be on when needed.



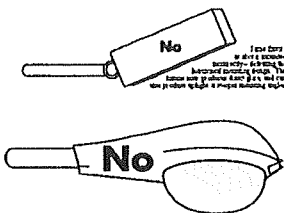
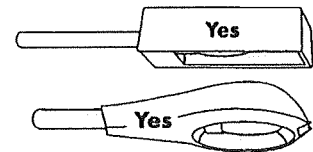
Unshielded lights waste light and power while annoying the neighbours and lighting up the sky.

Diagrams from the RASNZ's Dark Sky webpage, see [www.rasnz.org.nz](http://www.rasnz.org.nz).

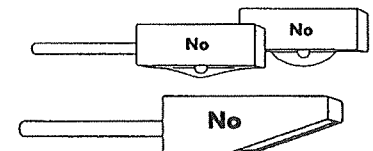
The webpages of the International Dark Sky Association (IDA) and the Royal Astronomical Society of New Zealand (RASNZ) have much good advice on outside lights and light fixtures. The following general advice on wall-mounted lights comes from IDA Information Sheet 143. For more see [www.darksky.org](http://www.darksky.org) and [www.rasnz.org.nz](http://www.rasnz.org.nz).



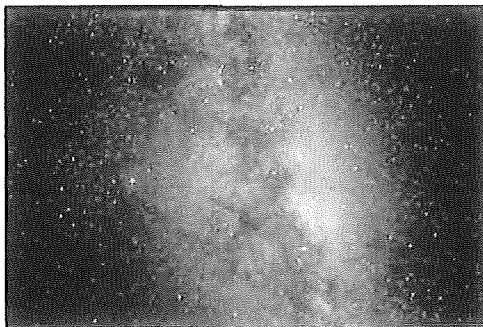
**Good lights** have shades that cover the light from above down to below horizontal. The glass is flat so that it doesn't scatter any light upward.



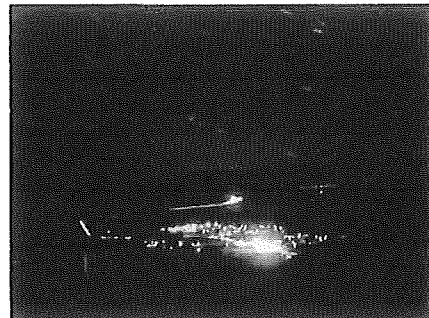
**Bad lights** allow their light to escape horizontally and upward. This happens if the light source protrudes below the shade; the shade is tilted; or the light has a protruding glass cover. The glass cover scatters the light.



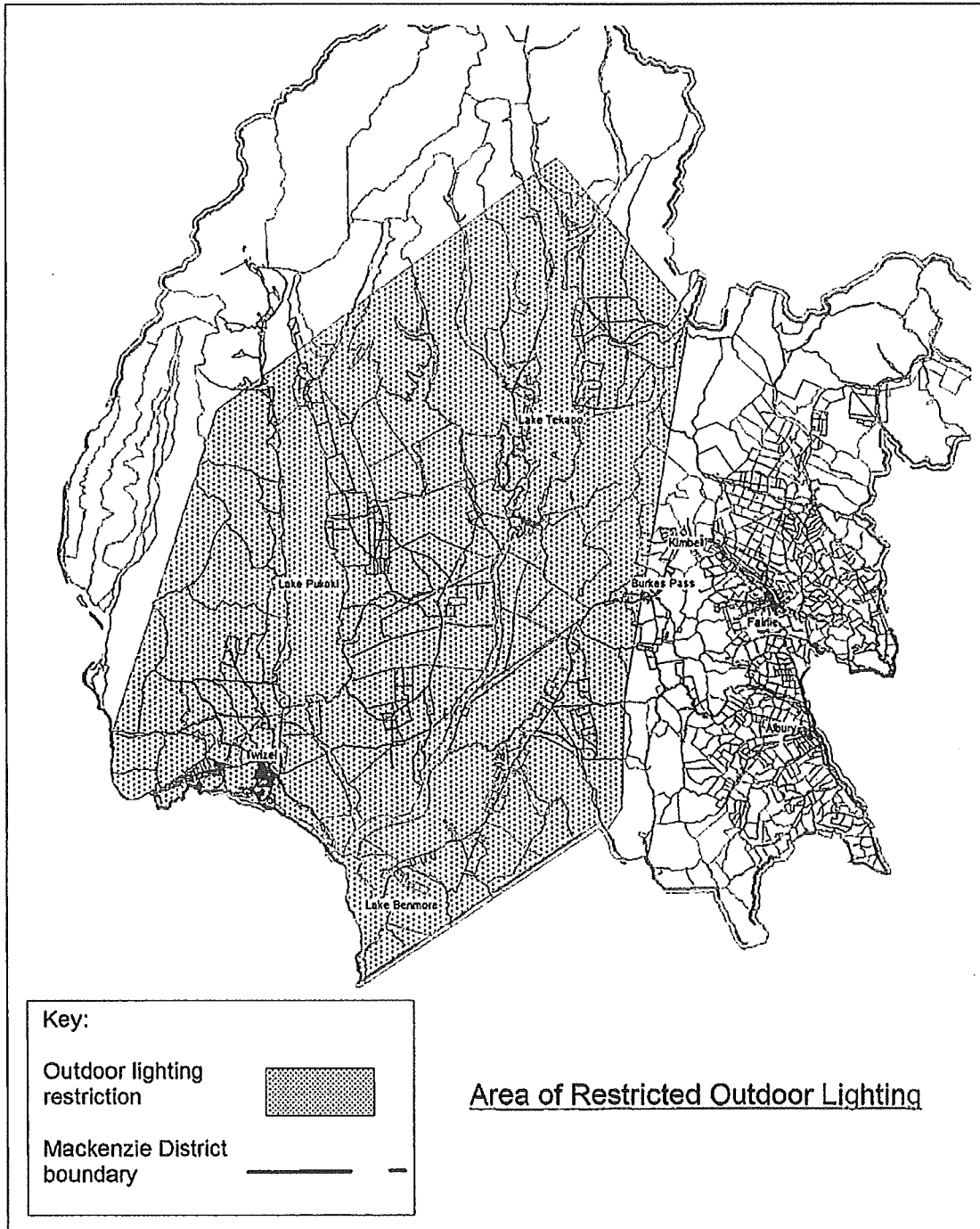
**We want to see more of this...**



**Not this!**









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 in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**





# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



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)

Date:	27 May 2019	
Land Parcels:	Lot 42 DP 417098	Valuation No(s): 2532001443



*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.*

## Summary of sites:

There are no sites associated with the area of enquiry.

## Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

## Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ235149.



**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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).***

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

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



# Listed Land Use Register

What you need to know



Everything is connected

## What is the Listed Land Use Register (LLUR)?

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

## Why do we need the LLUR?

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

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

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

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

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

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<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.

## **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)

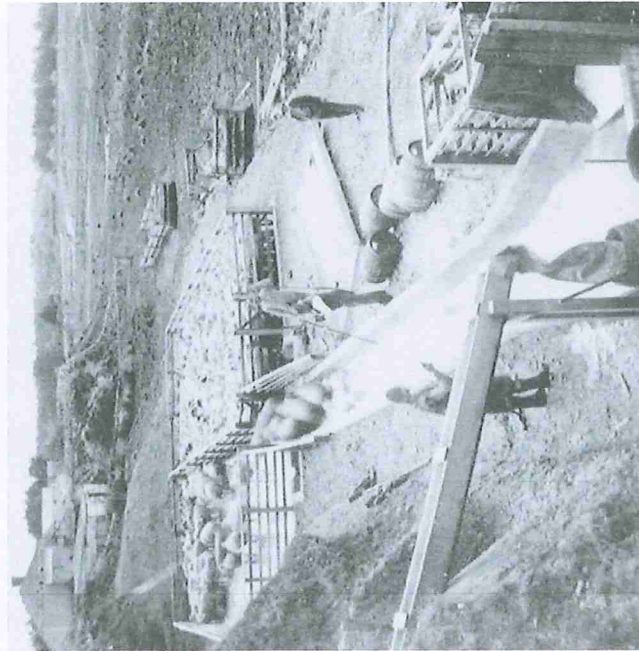


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### **IMPORTANT!**

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.)





# 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)

 **Environment  
Canterbury**  
Regional Council  
*Kaunihera Taiao ki Waitaha*





# All you ever needed to know about land information requests

## Why request a LIR?

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. This information has always been available. However, Environment Canterbury wants to make the information more accessible.

## What information is included?

**Resource Consents/Wells** – resource consent and well details associated with the specific property.

**Groundwater** – general information on wells and groundwater quality in the vicinity of the property. Note, groundwater quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

**Flood Risk** – from various rivers, including some floodplains, previous flood levels and risk categories. For flooding information in the Christchurch residential area, contact the Christchurch City Council.

**Contaminated Site** – information about contaminated sites and sites that have the potential to be contaminated because of the land use activities undertaken on them.

**Earthquake Hazard** – earthquake hazard information for some areas. This includes, where available, information on known active earthquake fault locations, ground shaking hazard, liquefaction potential, earthquake-induced slope stability potential and tsunami hazard. (Note that most of this information is general district-scale information for an area, and may not be specific to individual properties).

**Pest Enforcement** – properties that have been subject to a Notice of Direction or charge under the Biosecurity Act 1993 related to the control of plants or animals specified as pests in the Regional Pest Management Strategy.

**Surface Water** – quantity and quality information for some rivers and streams. Note, surface water quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

**Erosion Risk** – for some areas.

**Land Improvement Agreement** – these are specified on the Certificate of Title. If the certificate of title does not specify a Land Improvement Agreement then a search for this type of information is unnecessary.

**Air Quality** – general information in some urban areas.

## How to request a LIR

By completing a Land Information Request form. These are available:

- on our website, [www.ecan.govt.nz](http://www.ecan.govt.nz) (forms can also be submitted electronically)
- from Customer Services. Contact us by phone, fax, email or visit us (see below for details).

## When to request a LIR

A land information request will be processed within 10 working days of receipt of the request. Therefore it is strongly advised that when a Land Information Memorandum is requested from a Local Territorial Authority that a Land Information Request is applied for – at the same time – from Environment Canterbury.

### **Please contact Customer Services for the current charge**

Payment must be made on application  
Accepted methods of payment are cash, cheque, EFT-POS, credit card

## Contact:

Customer Services  
24 Edward Street, Lincoln  
PO Box 345, CHRISTCHURCH  
Phone 03 353 9007 or 0800 32 4636  
Fax 03 365 3194  
Email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)  
Web [www.ecan.govt.nz](http://www.ecan.govt.nz)

