

Appendix D: Selected certificates of title: Site 2



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

Identifier 355094
Land Registration District Canterbury
Date Issued 25 February 2008

Prior References
CB38B/344

Estate Fee Simple
Area 28.0803 hectares more or less
Legal Description Lot 1 Deposited Plan 388824

Original Proprietors
Broadfield Estates Limited

Interests

6201940.2 Mortgage to Mascot Finance Limited - 3.11.2004 at 9:00 am
6201940.3 Mortgage to Lincoln Grange Orchards Limited - 3.11.2004 at 9:00 am
6232622.1 Mortgage Priority Instrument making Mortgages 6201940.3 and 6201940.2 first and second mortgages respectively - 30.11.2004 at 9:00 am
6760438.1 Mortgage to Adrienne Marina Shadbolt, Trevor Edward Luke, Broadfield Estates Limited and David Bruce Shadbolt - 21.2.2006 at 9:00 am
7814209.1 Discharge of Mortgage 6201940.2 - 15.5.2008 at 9:23 am
7814209.2 Mortgage to Canterbury Finance Limited - 15.5.2008 at 9:23 am
7818497.1 Mortgage Priority Instrument making Mortgages 6201940.3, 7814209.2 and 6760438.1 first, second and third mortgages respectively - 16.5.2008 at 9:00 am



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **CB38B/344**
Land Registration District **Canterbury**
Date Issued 17 February 1994

Cancelled

Prior References
CB28B/1254

Estate	Fee Simple
Area	27.0127 hectares more or less
Legal Description	Part Lot 2 Deposited Plan 1401
Original Proprietors	Lincoln Grange Limited

Interests

5018683.1 Transfer to Lincoln Grange Orchards Limited - 15.1.2001 at 11:36 am
6201940.1 Transfer to Broadfield Estates Limited - 3.11.2004 at 9:00 am
6201940.2 Mortgage to Mascot Finance Limited - 3.11.2004 at 9:00 am
6201940.3 Mortgage to Lincoln Grange Orchards Limited - 3.11.2004 at 9:00 am
6232622.1 Mortgage Priority Instrument making Mortgages 6201940.3 and 6201940.2 first and second mortgages respectively - 30.11.2004 at 9:00 am
6760438.1 Mortgage to Adrienne Marina Shadbolt, Trevor Edward Luke, Broadfield Estates Limited and David Bruce Shadbolt - 21.2.2006 at 9:00 am
7390584.1 Application under section 19 Land Transfer Act 1952 dry creek bed and dry lagoon bed - produced 28.5.2007 at 9:00 am and entered 25.2.2008 at 9:00 am
7390584.1 CT 355094 issued for Lot 1 DP 388824 - produced 28.5.2007 at 9:00 am and entered 25.2.2008 at 9:00 am
CANCELLED

References
Prior C/T 28B/1254

Land and Deeds 69

Transfer No.
N/C. Order No. DL A92041/1 - 20.1.1994



REGISTER

No. 38B/344

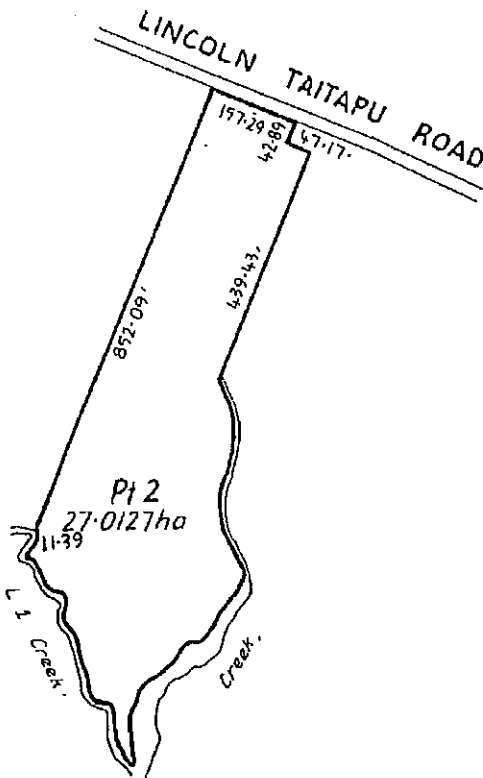
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and ninety four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that LINCOLN GRANGE LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 27.0127 hectares or thereabouts being part Lot 2 Deposited Plan 1401 ---

Ellesmere County



Measurements are Metric



ASSISTANT LAND REGISTRAR

Subject to:

Mortgage 501051/1 to The Bank of New Zealand Banking and Finance Corporation - 13.8.1984 at 11.53am

Mortgage 668852/1 to The Bank of New Zealand Banking and Finance Corporation of New Zealand - 9.3.1987 at 11.13am

Mortgage 672188/1 to The Bank of New Zealand Banking Corporation - 26.3.1987 at 11.03am

DISCHARGED
13/1/94
Palmer
A.L.R.

The discharge memorial has not been endorsed on the outstanding duplicate of Mortgage 501051/1. production of the same having been dispensed with in terms of Section 111 Land Transfer Act 1952 and 668852/1

Mortgage A99149/4 to The Bank of New Zealand Banking Corporation Limited - 1.3.1994 at 11.28am

DISCHARGED
13/1/94
Palmer
A.L.R.

No. 38B/344



CANCELLED

CANCELLED

Land and Deeds 69



REGISTER

No. 288 / 1254

References

Prior C/T 3A/296

Transfer No.

N/C. Order No. 594270/1

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

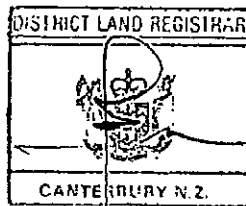
This Certificate dated the 24th day of March one thousand nine hundred and eighty six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that LINCOLN GRANGE LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 27.0127

hectares or thereabouts being part Lot 2 Deposited Plan 1401 ---

Ellesmere County



Assistant Land Registrar

Subject to:

Mortgage 501051/1 to The Rural Banking and Finance Corporation - 3.8.1984 at 11.53a.m.

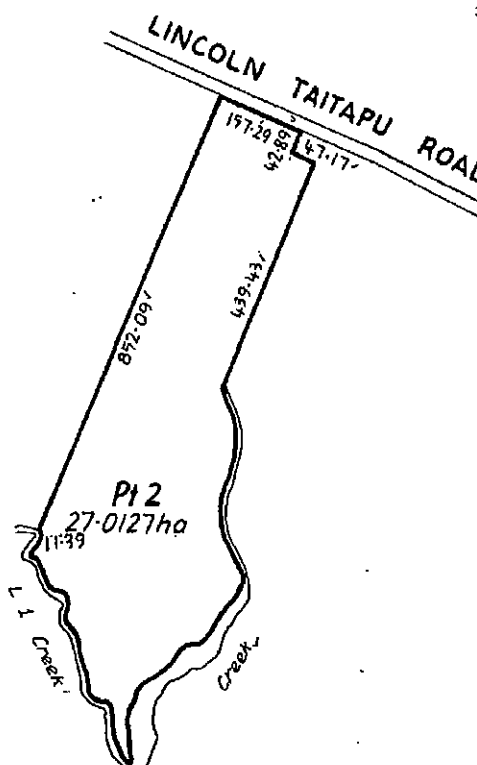
Mortgage 668852/1 to The Rural Banking and Finance Corporation of New Zealand - 9.3.1987 at 11.12a.m.

Mortgage 672188/1 to Westpac Banking Corporation - 26.3.1987 at 11.37a.m.

No. A92041/1 the outstanding duplicate hereof having been declared lost this Certificate of Title is hereby cancelled and a new Certificate of Title 388/344 issued herefor Produced 20.1.1994 and entered 17.2.1994 at 9.00am

CANCELLED

Measurements are Metric



No. 288 / 1254

ATA 12/88

Reference:
Prior G/T. 180/79

Transfer No.
N/G. Order No. 601001



CANCELLED

Land and Deeds 69
REGISTER

No.

3A/296

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of May one thousand nine hundred and sixty-three under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that CHARLES EVELYN WATKINS of Lincoln Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 67 acres or thereabouts situated in Block V of the Halswell Survey District being Lot 1 on Deposited Plan No. 21305 and part Lot 2 on Deposited Plan No. 1401 Rural Section 2774 and part Rural Sections 1548 and 1880



Assistant Land Registrar

Mortgage 489964 to Wingate Weston - 28.10.1958 at 12 noon

Mortgage 823739 to State Advances Corporation - 2/9/1971 at 11.45 a.m.

Variation of Mortgage 489964 - 29/6/1972 at 11 a.m.

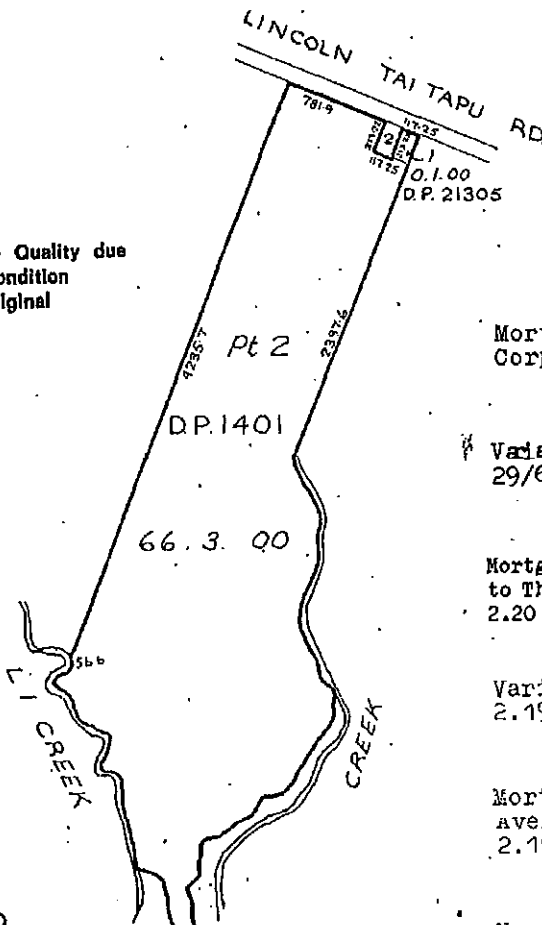
Mortgage 927335 varied the terms of Mortgage 823739 to The State Advances Corporation - 11.9.1973 at 2.20 p.m.

Variation of Mortgage 927335 - 15.10.1976 at 2.19 p.m.

Mortgage 102114/4 to John Mason, Wylie and Averill Nominees - 15.10.1976 at 2.19 p.m.

No. 102114/5 Memorandum of Priority making Mortgage 102114/4 first mortgage, Mortgage 823739 second mortgage and Mortgage 927335 third mortgage - 15.10.1976 at 2.19 p.m.

Image Quality due to Condition of Original



METRIC AREA:-27.1139ha

7.0.0

10 chains.

No. 3A/296

- OVER -

Register copy for L. & D. 69-71, 72
30/04/1976-18318 W

Transmission 260315/1 to Phillip Robert Thorpe Taylor of Christchurch, Solicitor and Kenneth James Jensen of Christchurch, Chartered Accountant as Executors - 29.1.1980 at 10.48 am.

[Signature]
for A.L.R.

Transfer 260315/3 to Ian Charles Watkins and John Oswald Watkins both of Lincoln, Farmers as tenants in common in equal shares - 29.1.1980 at 10.48 am.

[Signature]
for A.L.R.

Variation of Mortgage 927335 - 29.1.1980 at 10.49 am.

[Signature]
for A.L.R.

Mortgage 260315/5 to ~~Christchurch~~ Wylie and Averill Nominees Limited 29.1.1980 at 10.49 am.

[Signature]
for A.L.R.

Variation of Mortgage 102114/4 - 29.1.1980 at 10.49 am.

[Signature]
for A.L.R.

No. 290642/1 Change of Name of the Mortgage under Mortgage 102114/4 to Ronaldson Averill Solicitors Nominee Company Limited 5/9/1980 at 9.21 a.m.

[Signature]
D.L.R.

Variation of Mortgage 927335 - 29.9.1981 at 1.48 p.m.

Mortgage 347395/2 to ~~Christchurch~~ New Zealand - 29.9.1981 at 1.48 p.m.

[Signature]
for A.L.R.

Transfer 456569/1 of Mortgage 102114/4 to Lane Neave Ronaldson Solicitors Nominee Company Limited - 7.10. 1983 at 10.51 a.m.

[Signature]
A.L.R.

Certificate No. L172856/1 that the within Mortgage No. 323739, 927355 is vested in the Rural Banking and Finance Corporation of New Zealand 3/2/1984 at 9.39.

[Signature]
A.L.R.

Transfer 487784/1 of Mortgage 260315/5 to Lane Neave Ronaldson Solicitors Nominee Company Limited - 14.5.1984 at 11.20 a.m.

[Signature]
for A.L.R.

Transfer 491165/1 to Lincoln Grange Limited at Christchurch - 1.6.1984 at 11.15 am.

[Signature]
for A.L.R.

Mortgage 501051/1 to The Rural Banking and Finance Corporation - 3.8.1984 at 11.53 a.m.

[Signature]
for A.L.R.

OCT594270/1 - Cancelled and CstT. 24.3.1986 28B/1253,1254 issued for Lot 1 DP 21305 and part Lot 2 DP 1401

[Signature]
A.L.R.

CANCELLED DUPLICATE DESTROYED

Vertical text on the right edge of the page, possibly a page number or reference code.

Appendix E: ECan LLUR listing Site 2

Attn: Jared Pettersson
Tonkin and Taylor
PO Box 13055
Christchurch

58 Kilmore Street
PO Box 345
Christchurch 8140
P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz
Customer Services
P. 03 353 9007 or 0800 324 636
www.ecan.govt.nz

Dear Jared

Thank you for submitting your property enquiry for land within the Lincoln area. I have searched 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.

There are two LLUR sites located on the land parcels you enquired about, and there is one site located within 100 m that may be of interest to you. Environmental investigations have also been conducted on some of this land and reports have been supplied to Environment Canterbury. Staff at Environment Canterbury have reviewed the reports and determined that the land has not been used for any activities listed on the Hazardous Activities and Industries List and therefore the land has not been listed as a site on the LLUR.

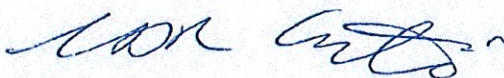
The enclosed LLUR statements indicate the location of the sites and investigations relative to the land you enquired about, and detail the information we currently hold on the register. This information is to be used by Tonkin and Taylor in accordance with the enclosed Memorandum of Understanding.

The LLUR does not contain all the information held by Environment Canterbury about a property, and 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 be aware that many current and past activities undertaken on farms (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 and these may not be listed on the LLUR.

Please contact me if you wish to discuss the contents of this letter, or if you require additional information.

Yours faithfully



Nick Griffiths
Contaminated Sites Officer

Encl:

Statements from Environment Canterbury's Listed Land Use Register

Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

Email: ecinfo@ecan.govt.nz

Customer services: 03 353 9007

or: 0800 EC INFO (0800 324 636)

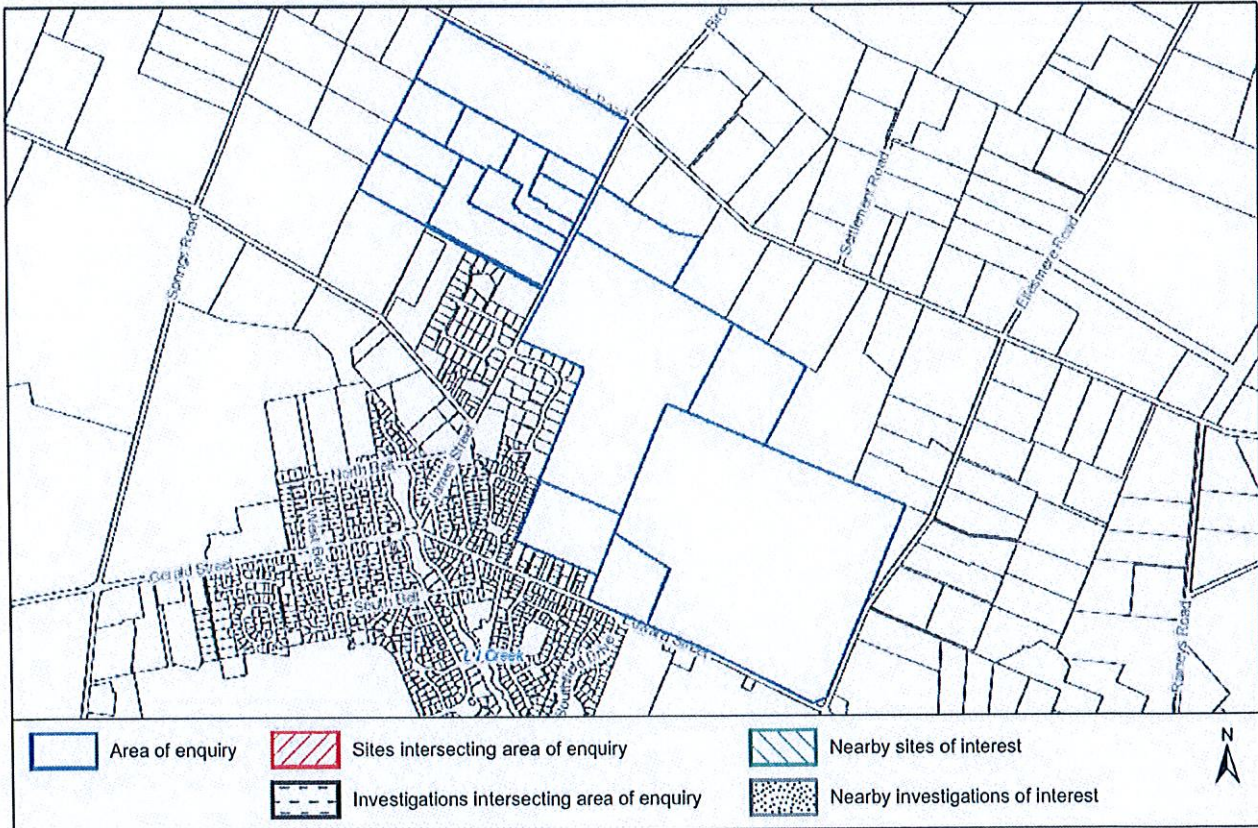
Website: www.ecan.govt.nz

Date:

8 December 2010

Land Parcels:

• Lot 2 DP 56631	Valuation No(s): 2356118800
• Lot 2 DP 33959	Valuation No(s): 2356120700
• RS 1904	Valuation No(s): 2356118701
• Lot 2 DP 33700	Valuation No(s): 2356119800
• Lot 1 DP 56631	Valuation No(s): 2356118801
• Lot 5 DP 26021	Valuation No(s): 2356119800
• Lot 2 DP 65371	Valuation No(s): 2356119900
• Lot 1 DP 364266	Valuation No(s): 2356120001
• Lot 2 DP 364266	Valuation No(s): 2356120000
• Lot 1 DP 372809	Valuation No(s): 2356118600
• Lot 2 DP 372809	Valuation No(s): 2356118602
• Lot 4 DP 374083	Valuation No(s): 2356118604
• Lot 5 DP 374083	Valuation No(s): 2356118605
• Lot 6 DP 374083	Valuation No(s): 2356118606
• Lot 7 DP 374083	Valuation No(s): 2356118607
• Lot 8 DP 374083	Valuation No(s): 2356118608



Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry only.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 6547.

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).

This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

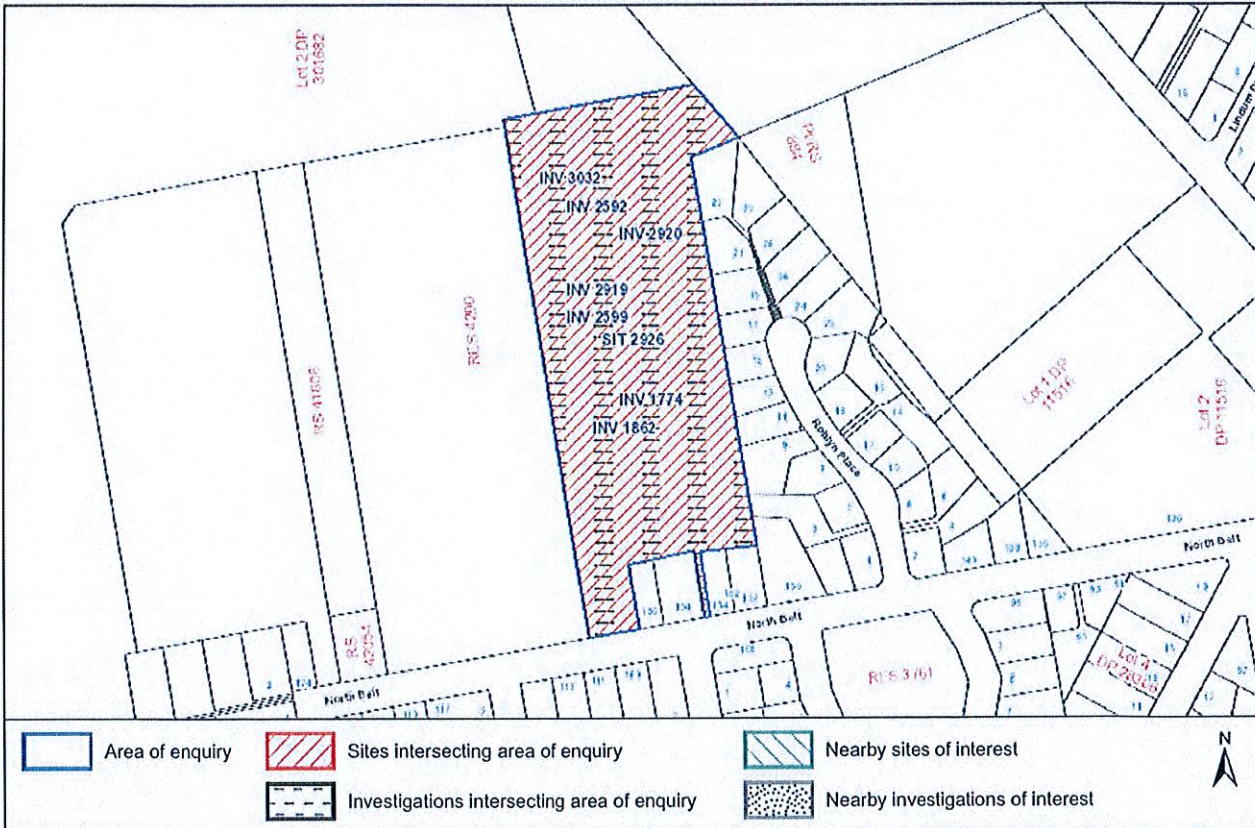
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Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch
 General enquiries: 03 365 3828 Customer services: 03 353 9007
 Fax: 03 365 3194 or: 0800 EC INFO (0800 324 636)
 Email: ecinfo@ecan.govt.nz Website: www.ecan.govt.nz

Date:	8 December 2010	
Land Parcels:	• Lot 1 DP 301682	Valuation No(s): 2404000701



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
2926	Former Crop and Food Research Institute Ltd	0 North Belt, Lincoln	Storage tanks and drum storage for fuel, chemicals and liquid waste; Market gardens, orchards, glass houses	Verified HAIL

Please note that the above table represents a summary of sites intersecting the area of enquiry only.

Information held about the sites on the Listed Land Use Register

Site 2926: Former Crop and Food Research Institute Ltd (Intersects referenced land.)

Site Address:	0 North Belt, Lincoln
Legal Description:	Lot 1 DP 301682
Site Category:	Verified HAIL
Definition:	The land-use / HAIL history has been confirmed.

Land uses (from HAIL):

Period From	Period To	HAIL land use
1950s	1999	Storage tanks and drum storage for fuel, chemicals and liquid waste
1950s	2000	Market gardens, orchards, glass houses or other areas where the use of persistent agricultural chemicals occurred

Notes

22 Sep 2005 A 5000 litre tank was present at the site. This tank was installed in the 1960s, and it was not used since approximately 1993. It was removed in 1999, with two soil samples taken from the tank pit. Samples were analysed for unbanded Total Petroleum Hydrocarbons (TPH). Sampling was carried out prior to release of the MfE (1999) Guideline for Assessing and Managing Petroleum Hydrocarbon Sites in New Zealand, and was not in accordance with the guideline.

However, sample concentrations of total TPHs were below the most conservative TPH band Tier 1 MfE(1999) soil acceptance value for Industrial/Commercial Use.

11 Feb 2009 All of the current site investigation reports held on file for this property have been assessed and the category of 'Contaminated for Residential use' recommended for the site, due to one sample having a cadmium concentration exceeding guideline values, and another having arsenic and lead concentrations exceeding guideline values. These areas of the site (associated with the former glass house and the residence) require further investigation to determine the nature and extent of contamination.

The 2006 Tonkin and Taylor investigation included soil sampling in the paddock area of the site which has previously been used for horticultural activities. This area comprises approximately the northern 80% of the total site. It is considered that this portion of the site has been adequately characterised and has shown to be suitable for future residential use.

The south-western corner of the site was also adequately characterised by sampling conducted during the 2008 Tonkin and Taylor investigation, and this part of the site (approximately 5% of the total site area) is considered to be suitable for the proposed childcare centre/plunket rooms.

The paddock area of the site meets the criteria of 'At or below background concentrations' as all of the sample results were consistent with expected naturally occurring background levels.

The south-western corner of the site meets the criteria of 'Below guideline values residential land use' as this area was adequately characterised with regard to all known HAIL activities, and all sample results were within the relevant residential guideline values but with some above natural background levels.

These two areas are marked on the LLUR layer on the ECan GIS. Although the site has the overall classification of 'Contaminated for Residential use' it is considered that these two areas require no further investigation and have been adequately demonstrated to be suitable for their proposed uses.

18 Sep 2009 A consent application has been lodged for discharge of stormwater from a proposed community centre and residential development (CRC100553). The area around the former boiler which was assessed as being contaminated for residential land use will now be located beneath a sealed car park for the community centre. Due to the change of land use to commercial/industrial, an assessment of the soil contaminant concentrations shows the land to be suitable for this proposed new land use. A small area of contaminated soil above residential guidelines remains around the dwelling on the south-east corner of the site. Remediation has been proposed for this part of the site and detailed in a Remediation Action Plan, which is held on the file. A Site Management Plan and a Construction Management Plan for the entire site is being prepared and will be submitted in response to a Section 92 request as part of the consent application.

Investigations

28 Feb 2001 INV 1774: Tank Removal of only one diesel tank
Petroleum Engineering Services Ltd

2 Jun 2005 INV 1862: Assessment of Soil Contamination at Crop and Food Proving Ground, North Belt, Lincoln
Golder Associates

1 Oct 2006 INV 2599: Ground Contamination Investigation - Crop & Food Research Farms - North Belt
Tonkin and Taylor Ltd

Exceedences of environmental guideline values				
Document	Contaminant	Pathway	Media	Land Use
UK DEFRA	Cadmium	All pathways	Soil	Residential
Contaminated sites NEPM	Lead		Soil	Residential
NZ TTG	Arsenic	Adopted value, combined pathways	Soil	Residential

1 Sep 2008 INV 2592: Ground Contamination Investigation - North Belt, Lincoln
Tonkin and Taylor Ltd

Summary of Investigation(s)

At the time of investigation by Golder Associates (May 2005), the 3.6 hectare site was unoccupied. Buildings and equipment associated with the former use as an agricultural research facility were still present. The site history indicates that the site was farmed and grazed until acquired by the Crown in 1948. The site was used as a research facility from the 1950s until about 2000. The site comprised: a dwelling and garage; a field laboratory; a glasshouse with associated boiler and 5,000L diesel UST (removed); a soil shed (possibly previously housing a boiler); and a number of distinct paddocks for crop testing. Key potential contaminating activities identified were application of pesticides and storage of fuel, lubricants

and other chemicals associated with site operation.

2001 - Petroleum Engineering Services Ltd.

The former diesel storage tank was removed in 1999 and two soil samples taken from the walls of the tank pit. No significant hydrocarbons were detected. No further information was available for the tank removal. Two soil samples does not meet the recommended minimum sampling requirement (MIE 1999), however no further work is considered necessary with regard to the former tank.

2005 - Golder Associates.

A total of seven composite samples were analysed (made up of between 4 and 8 sub-samples). Five of the samples were taken from the paddock areas, one sample from a soil dump and one sample from adjacent to a chemical store in the south of the site. Five samples were analysed for organochlorine pesticides (OCPs), five for heavy metals and one for organo-nitrogen and organo-phosphorous pesticides. All the results were below relevant residential guidelines.

The Golders report concluded that the site is suitable for the proposed residential site use in its current state. The investigation results do provide a good initial indication that only limited contamination is present on site from the historical activities. However, given the size of the site and the sensitive proposed end use, the scope of the investigation is not considered adequate and additional sampling is required to confirm conditions. No hydrocarbon sampling has been undertaken to confirm that no significant contamination remains from the former UST, associated pipework, the boiler(s) or the evident hydrocarbon usage at the soil shed in the north.

An asbestos survey of the site structures should be undertaken and any identified materials handled appropriately during demolition (the Golders report refers to asbestos cement sheeting on some buildings).

2006 - Tonkin and Taylor.

26 samples collected from the site. 22 samples analysed for metals and 12 for OCPs and ONOPs. A grid sampling pattern was used for the paddock area which was appropriate as any contamination was expected to be homogeneous (based on site history).

All of the samples collected from the paddock area of the site were found to have concentrations of OCPs and ONOPs that were within the relevant guideline values, and also below the level of laboratory detection for some compounds. Metals concentrations in the paddock samples were generally at or around background levels and all within guideline values. The relatively low and regular concentrations of contaminants detected in the samples from the paddock area of the site are consistent with its documented historic use, and the sampling is considered sufficient to demonstrate that this area is acceptable for the proposed residential land use.

Targeted sampling was used to assess for potential contamination hotspots associated with the buildings, glasshouse and residential dwelling area of the site. Exceedances of guideline values were recorded for Cadmium in one sample and Arsenic and Lead in another.

2008 - Tonkin and Taylor.

Further sampling conducted with the aim of further characterising the ground contamination and potential health effects in the location of the proposed childcare centre/plunket rooms (south-west corner of the site) and at the former residence (south east corner).

The sampling and analysis conducted in the south-west corner of the site was adequate to characterise this area. All sample results were within the relevant guideline values (but with some above background), and there had been no exceedances from samples collected in the previous investigations. It is considered that this portion of the site has been demonstrated to be appropriate for the proposed development.

20 samples were collected and analysed for metals and OCPs and all results found to be within the relevant guideline values. Further work is required at these areas of the site to delineate the extent of contamination identified in the initial T&T investigation.

13 May 2009 INV 2920: Former Crop and Food site, Northbelt, Lincoln - additional sampling
Tonkin and Taylor Ltd

13 May 2009 INV 3032: Additional Data Letter Report
Tonkin and Taylor Ltd

1 Aug 2009 INV 2919: Remediation Action Plan - Former Crop and Food Site
Tonkin and Taylor Ltd

Summary of investigation(s)

Report(s) have not yet been audited.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 6548.

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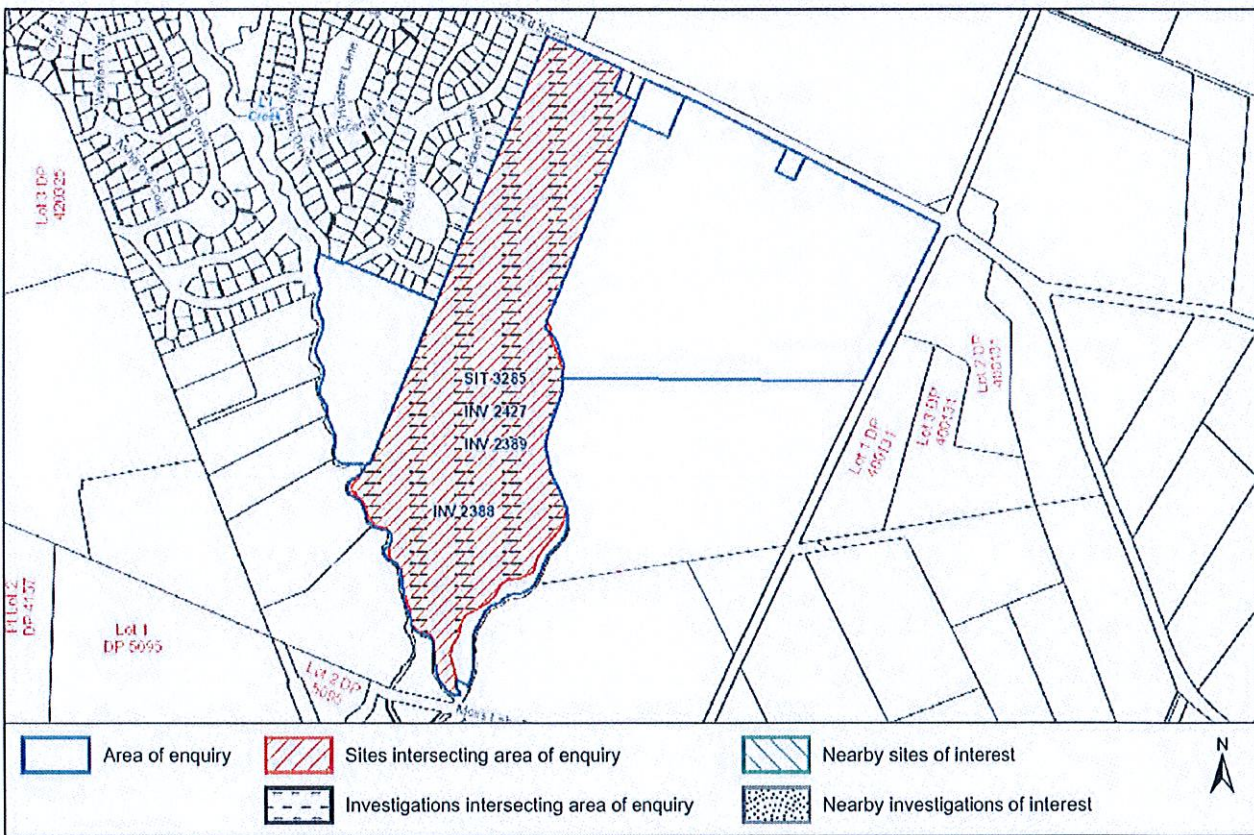
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Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch
 General enquiries: 03 365 3828 Customer services: 03 353 9007
 Fax: 03 365 3194 or: 0800 EC INFO (0800 324 636)
 Email: ecinfo@ecan.govt.nz Website: www.ecan.govt.nz

Date:	8 December 2010	
Land Parcels:	<ul style="list-style-type: none"> • Pt Lot 1 DP 9172 • Lot 1 DP 16901 • Lot 1 DP 63828 • Lot 96 DP 354488 • Lot 1 DP 388824 	Valuation No(s): 2404002800 Valuation No(s): 2404002701 Valuation No(s): 2404002603 Valuation No(s): 2404002500 Valuation No(s): 2404002602



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
3285	Former Lincoln Grange Orchards	Edward Street, Lincoln	Market gardens, orchards, glass houses	Below environmental guidelines (residential)

Please note that the above table represents a summary of sites intersecting the area of enquiry only.

Information held about the sites on the Listed Land Use Register

Site 3285: Former Lincoln Grange Orchards (Intersects referenced land.)

Site Address:	Edward Street, Lincoln
Legal Description:	Lot 1 DP 388824

Site Category:

Below environmental guidelines (residential)

Definition:

Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines. - Residential

Land uses (from HAIL):

Period From	Period To	HAIL land use
?	2004	Market gardens, orchards, glass houses or other areas where the use of persistent agricultural chemicals occurred

Notes

31 Jul 2008 Site History

The site is known to have operated as a commercial orchard between the 1990s and 2006. It is thought that the site was used for agriculture/horticulture prior to the 1990s. Information obtained from Selwyn District Council indicates activity since at least the 1960s with consents for drainage/plumbing, erection of implement/packing sheds, a residential dwelling and a garage.

Investigation Work

Three phases of work have been undertaken. The first comprised a preliminary investigation of soils in June 2007. As a result of the elevated metal concentrations found in the first investigation, further assessment was required. A second investigation in areas of concern was therefore undertaken in September 2007. This revealed one further area of concern and a third phase of investigation was undertaken in December 2007, targeting a specific area of lead contamination.

Sampling Methodology

A mixture of composite and discrete sampling was undertaken during the first investigation. The methodology was used correctly, although for the composite samples, the use of five sub-samples meant that the adjusted guideline values were overly conservative. Several samples exceeded the adjusted guideline values. Discrete samples were used in the subsequent investigations. No duplicate or QA/QC samples were taken during any of the three investigations.

Laboratory Analysis

During the first investigation, samples were tested for a suite of metals, hydrocarbons and pesticides. This suite of analytes appropriately addressed all potential contaminants associated with the identified on-site HAIL activities. The analyte list was then reduced to arsenic, copper and lead during the second investigation, with the third investigation solely focusing on lead.

Evaluation of Results

The initial investigation report identified a number of samples with elevated metal concentrations which required further assessment. However 9 of the 11 samples detailed as impacted were associated with levels of copper in soil in excess of the MFE "protection of plant life" guidance value found in the MFE Treated Timber guidance document (1997), and therefore had no bearing on protection of human health. The second investigation concentrated on the broad areas of lead, arsenic and copper (over protectively in terms of human health) contamination associated with composite sampling conducted in the first investigation. Results of analysis for arsenic in this investigation indicated that the composite samples collected during the first investigation reflected average concentration for the site, and were well below applicable human health risk-based guidelines. Further investigation of the "elevated" copper from discrete sampling in the area of a chemical mixing facility was not undertaken. The second report concluded that reworking and homogenising the affected area with clean soil would dilute the concentrations and that they would then fall below guideline values. Since the results for these samples were very close to the "protection of plant life" guidance value this is likely. However reworking of the area is not necessary since all copper values were below the applicable human health risk-based guidance values for residential land use. The second report indicated the presence of a single lead hot spot which required delineation. The third report found no evidence of elevated lead concentrations. The initial elevated lead in soil concentration is considered to be an anomalous isolated hot spot.

Further Work

No further work is required.

Investigations

1 Jun 2007 INV 2388: Preliminary Contamination Assessment, 86A Edwards Street, Lincoln, Canterbury
Golder Associates

Exceedences of environmental guideline values				
Document	Contaminant	Pathway	Media	Land Use
Contaminated sites NEPM	Lead		Soil	Parkland/Recreational

20 Sep 2007 INV 2389: 86A Edward Street, Lincoln: Additional Contamination Assessment
Golder Associates

Exceedences of environmental guideline values				
Document	Contaminant	Pathway	Media	Land Use
Contaminated sites NEPM	Lead		Soil	Residential

1 Dec 2007 INV 2427: 86A Edward Street, Lincoln: Lead Delineation Investigation
Golder Associates

Summary of Investigation(s)

The site is known to have operated as a commercial orchard between the 1990s and 2006. It is thought that the site was used for agriculture/horticulture prior to the 1990s. Information obtained from Selwyn District Council indicates activity since at least the 1960s with consents for drainage/plumbing, erection of implement/packing sheds, a residential dwelling and a garage.

Three phases of work have been undertaken. The first comprised a preliminary investigation of soils in June 2007. As a result of the elevated metal concentrations found in the first investigation, further assessment was required. A second investigation in areas of concern was therefore undertaken in September 2007. This revealed one further area of concern and a third phase of investigation was undertaken in December 2007, targeting a specific area of lead contamination.

A mixture of composite and discrete sampling was undertaken during the first investigation. The methodology was used correctly, although for the composite samples, the use of five sub-samples meant that the adjusted guideline values were overly conservative. Several samples exceeded the adjusted guideline values. Discrete samples were used in the subsequent investigations. No duplicate or QA/QC samples were taken during any of the three investigations.

During the first investigation, samples were tested for a suite of metals, hydrocarbons and pesticides. This suite of analytes appropriately addressed all potential contaminants associated with the identified on-site HAIL activities. The analyte list was then reduced to arsenic, copper and lead during the second investigation, with the third investigation solely focusing on lead.

The initial investigation report identified a number of samples with elevated metal concentrations which required further assessment. However 9 of the 11 samples detailed as impacted were associated with levels of copper in soil in excess of the MfE "protection of plant life" guidance value found in the MfE Treated Timber guidance document (1997), and therefore had no bearing on protection of human health. The second investigation concentrated on the broad areas of lead, arsenic and copper (over protectively in terms of human health) contamination associated with composite sampling conducted in the first investigation. Results of analysis for arsenic in this investigation indicated that the composite samples collected during the first investigation reflected average concentration for the site, and were well below applicable human health risk-based guidelines. Further investigation of the "elevated" copper from discrete sampling in the area of a chemical mixing facility was not undertaken. The second report concluded that reworking and homogenising the affected area with clean soil would dilute the concentrations and that they would then fall below guideline values. Since the results for these samples were very close to the "protection of plant life" guidance value this is likely. However reworking of the area is not necessary since all copper values were below the applicable human health risk-based guidance values for residential land use. The second report indicated the presence of a single lead hot spot which required delineation. The third report found no evidence of elevated lead concentrations. The initial elevated lead in soil concentration is considered to be an anomalous isolated hot spot.

No further work is required.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 6553.

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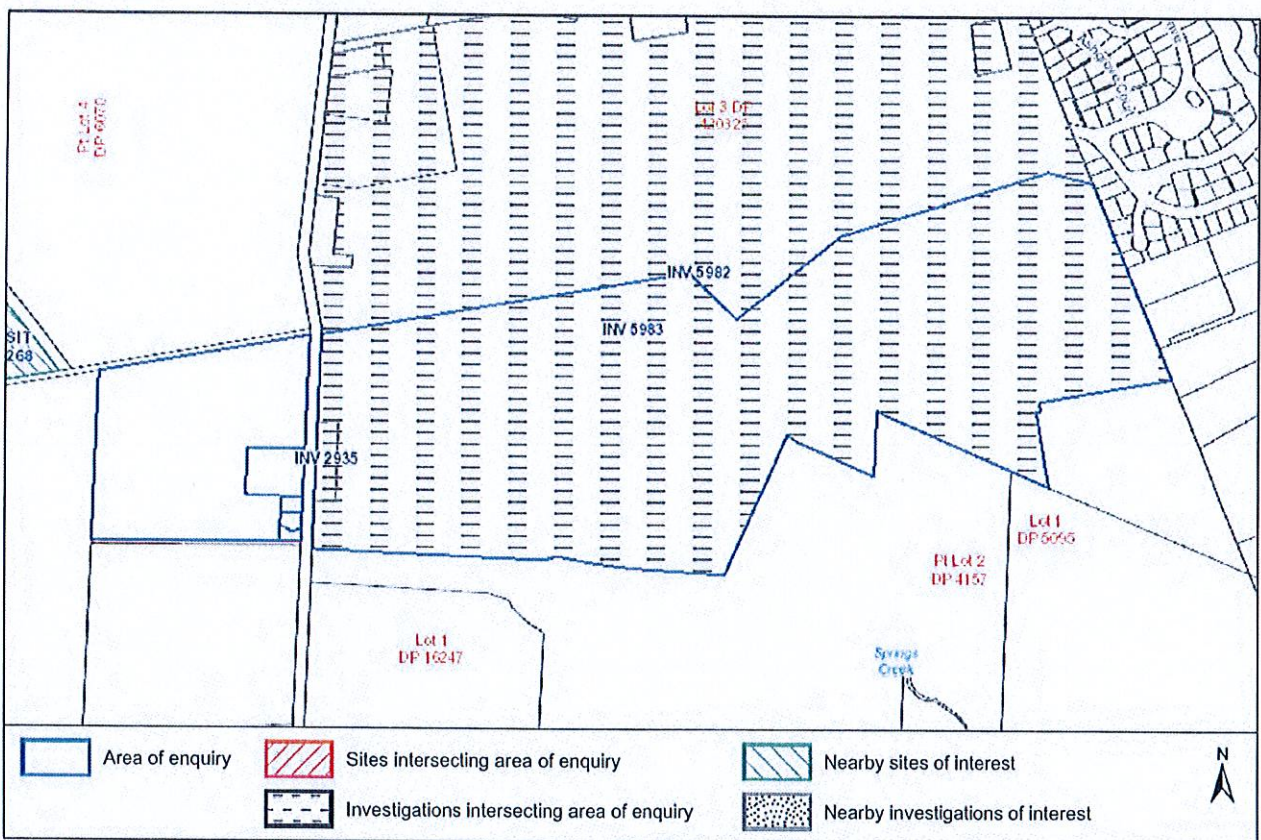
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Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch
 General enquiries: 03 365 3828 Customer services: 03 353 9007
 Fax: 03 365 3194 or: 0800 EC INFO (0800 324 636)
 Email: ecinfo@ecan.govt.nz Website: www.ecan.govt.nz

Date:	8 December 2010	
Land Parcels:	<ul style="list-style-type: none"> • Lot 1 DP 54824 • Lot 1 DP 26815 • Lot 2 DP 22861 • Lot 2 DP 26815 • Lot 2 DP 54824 • Lot 6 DP 374333 	<ul style="list-style-type: none"> Valuation No(s): 2405243800,2405243801 Valuation No(s): 2405244100 Valuation No(s): 2405244200 Valuation No(s): 2405244000 Valuation No(s): 2405243800 Valuation No(s): 2404000107



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
268	Lincoln University Landfill	Sth end of Weedons Ross Road, Lincoln	Landfill sites	Unverified HAIL

Information held about the sites on the Listed Land Use Register

Site 268: Lincoln University Landfill (Within 100m of referenced land.)

Site Address: Sth end of Weedons Ross Road, Lincoln

Legal Description: RS 4947

Site Category: Unverified HAIL

Definition: The relevant land-use / HAIL history has not been confirmed.

Land uses (from HAIL):

Period From	Period To	HAIL land use
?	?	Landfill sites

Notes

- 19 Mar 2007** Lincoln University operated landfill located at the south end of Weedons Road. Approx. 200 squared metres in area. Domestic and university waste disposed at the fill. Information supplied by Selwyn District Council.
- 1 Oct 2009** A passive discharge consent (CRC090606) has been applied for and is on hold awaiting further information. The site will be registered under an appropriate category once the consenting process has been completed.
- 8 Dec 2010**
The consent for discharge of leachate from this site is still on hold awaiting further information. An investigation was conducted by CPG in April 2010 which involved the excavation and logging of 21 test pits. PID readings were taken in all pits with results reportedly indicating no significant volatile compounds were present. Fill material encountered at the site included hardfill, greenwaste and general domestic rubbish. The maximum depth of excavation was 7 m below ground level, and no groundwater was encountered in any of the pits.

Investigations

- 24 Jul 2008** INV 6551: Resource Consent Application and Assessment of Environmental Effects
Duffill Watts
- 25 Jun 2010** INV 6552: Response to Request for Further Information - CRC090606
CPG

Summary of investigation(s)

Report(s) have not yet been audited.

Information held about other investigations on the Listed Land Use Register

- 13 Feb 2009** INV 5982: Stage 2 - Environmental Assessment Report for Lots 5, 6, 8, and 9 DP 374333, Lincoln
Connell Wagner Limited
- 13 Feb 2009** INV 5983: Stage 1 - Environmental Assessment Report for Lots 5, 6, 8, and 9 DP 374333, Lincoln
Connell Wagner Limited

Summary of above Investigations

Connell Wagner was engaged to evaluate the potential for ground contamination at a former agricultural site in Lincoln. The assessment was conducted in support of the intention to develop the 118 ha site for primarily residential use. The reports refer to the site as "Lincoln Land Development" site. The investigative work was conducted in 2008. The investigations were undertaken and reported in accordance with Ministry for Environment contaminated land management guidelines.

The review of land use history, conducted as part of the preliminary site investigation, indicated that the study area had been primarily used for grazing, but with small areas of cropping also evident. The site is bisected by an old railway line, which was decommissioned in mid to late 1960s. Two areas of historical or current sewage treatment ponds were identified adjacent to the study area. The potential contaminants of concern associated with the historical activities were identified as: heavy metals, hydrocarbons, pesticides and/or pathogens. The likelihood of significant

ground contamination arising from the historical land use was considered to be low by the preliminary desktop study. With exception of the former sewage treatment plant, which was located outside of the study area's boundary, none of the identified potential contamination sources are explicitly included on Ministry for Environment's Hazardous Industries and Activities List. However, a detailed site investigation was recommended to confidently quantify the degree of contamination associated with the identified historical activities.

A detailed site investigation was conducted between April and November 2008 and comprised an assessment of soil and groundwater quality. Environment Canterbury staff were consulted in deriving the sampling and analysis programmes. A targeted sampling approach was adopted for the soil investigation. The analyses scheduled for soil samples included: total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, total heavy metals, pesticides (organochlorines and organophosphates), herbicides, and *E. Coli*. Groundwater samples were analysed for routine water quality parameters and *E. Coli*. The detailed site investigation confirmed that the historical and adjacent activities had a minor impact on the contaminant status of the site's soils.

All soil samples complied with the applicable residential land use criteria. Concentrations of heavy metals, sum DDT, polycyclic aromatic hydrocarbons, and total petroleum hydrocarbons were marginally above the anticipated ambient concentrations in a number of samples. Groundwater analysis detected total iron, total manganese, nitrate and *E. coli* levels above the New Zealand Drinking Water Standards. Iron and manganese concentrations were attributed to natural processes, while nutrient and bacterial groundwater loadings were ascribed to the agricultural impacts. The detailed investigation confirmed that historical activities associated with the old railway line, the use of land for grazing, cropping, and horticulture, and the adjacent sewage treatment ponds did not result in significant ground contamination in the study area.

13 Feb 2009 INV 2935: Lead in Soil Investigation - Lincoln Land Development Site, Lincoln. Ngai Tahu and Lincoln University Property Joint Ventures Limited
Connell Wagner Limited

Exceedences of environmental guideline values				
Document	Contaminant	Pathway	Media	Land Use
Contaminated sites NEPM	Lead		Soil	Residential

Summary of above Investigations

Connell Wagner Limited (presently Aurecon) was engaged to undertake a limited soil investigation to determine the presence of lead-based paint impact in soil surrounding painted buildings within the 118 ha 'Lincoln Land Development' site. Structures were present in three areas of the site, referred to by Connell Wagner as Areas D, H, and J by adopting the nomenclature used in the previous investigations. Area D contained a residential dwelling, two garages, and two shed/storage buildings. Because Area D was slated for immediate development, the scope of the investigation was extended to delineate the extent and magnitude of soil lead impact with respect to future residential land use. The development status of areas H and J was not finalised at the time of the investigation and the areas were unlikely to be developed for several years. Residential dwellings in Area H and J are used as rental housing by Lincoln University. The NEPC(1999) health investigation level of 300 mg/kg was selected as the action level for remediation.

The limited study showed that lead concentrations in soil immediately adjacent to all investigated structures were elevated with respect to the expected background soil levels with samples from Area D and Area H exceeding the selected action level. While partially investigated, the limited investigation of Area J indicated that soil lead impact surrounding the existing structures was lower than at other two areas. The detailed survey of lead in soil surrounding structures within Area D confirmed that lead paint was the most likely source of the impact. Lead concentrations above the NEPC (1999) health investigation level were generally confined to shallow soils immediately surrounding the buildings. Subsequent sampling of Area H detected a deeper migration of lead impact, which was attributed to acid washing of exterior walls. Based on the results of the limited soil investigation, remediation of areas D and H was recommended.

While the remedial strategy at both areas was based on excavation of impacted soil and replacement with clean soil, the methodology and the goals of remediation at Area D and Area H differed according to the planned land use. Validation sampling was conducted to verify the remedial goals and to confirm the state of imported material. Remediation was carried out in March 2009.

At Area D, which was slated for immediate residential development, the objective of remediation was to reduce the soil lead concentrations to below the NEPC (1999) health investigation level for residential land use (300 mg/kg). An additional stage of remedial excavation and validation at Area D was conducted in July 2010, after the structures were removed from the site. According to Aurecon, an area which included all the former structures within Area D was cut by stripping topsoil (approximately 400 mm) and the underlying silt horizon (minimum of 100 mm). The described cut and fill work is likely to have adequately removed the lead-impacted soil. Validation sampling at Area D has shown that lead concentrations in soil surrounding the former dwelling, an adjacent shed, and a north-most garage have been successfully reduced below 300 mg/kg, as intended. The area is considered suitable for residential development.

Remediation goals for Area H were devised in accordance with the 2007 Ministry of Health guidance for lead-exposure. Soil lead concentrations between 400 and 1,000 mg/kg were selected as remedial goals for soft-cover management (e.g. clean soil and grass/mulch). Because soil lead

concentrations above 1,000 mg/kg were recorded in validation samples collected from an initial excavation surrounding one of the houses in Area H, and due to the logistical difficulties in extending the depth of excavation, a geotextile fabric was incorporated in remediation strategy at two of the houses in Area H, placed between the exposed surface and imported soil. Tenant notices and a hazard register have been prepared to ensure the integrity of exposure barriers is maintained and to provide advice on minimising contaminated soil exposure and migration.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 6554.

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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 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

www.ecan.govt.nz

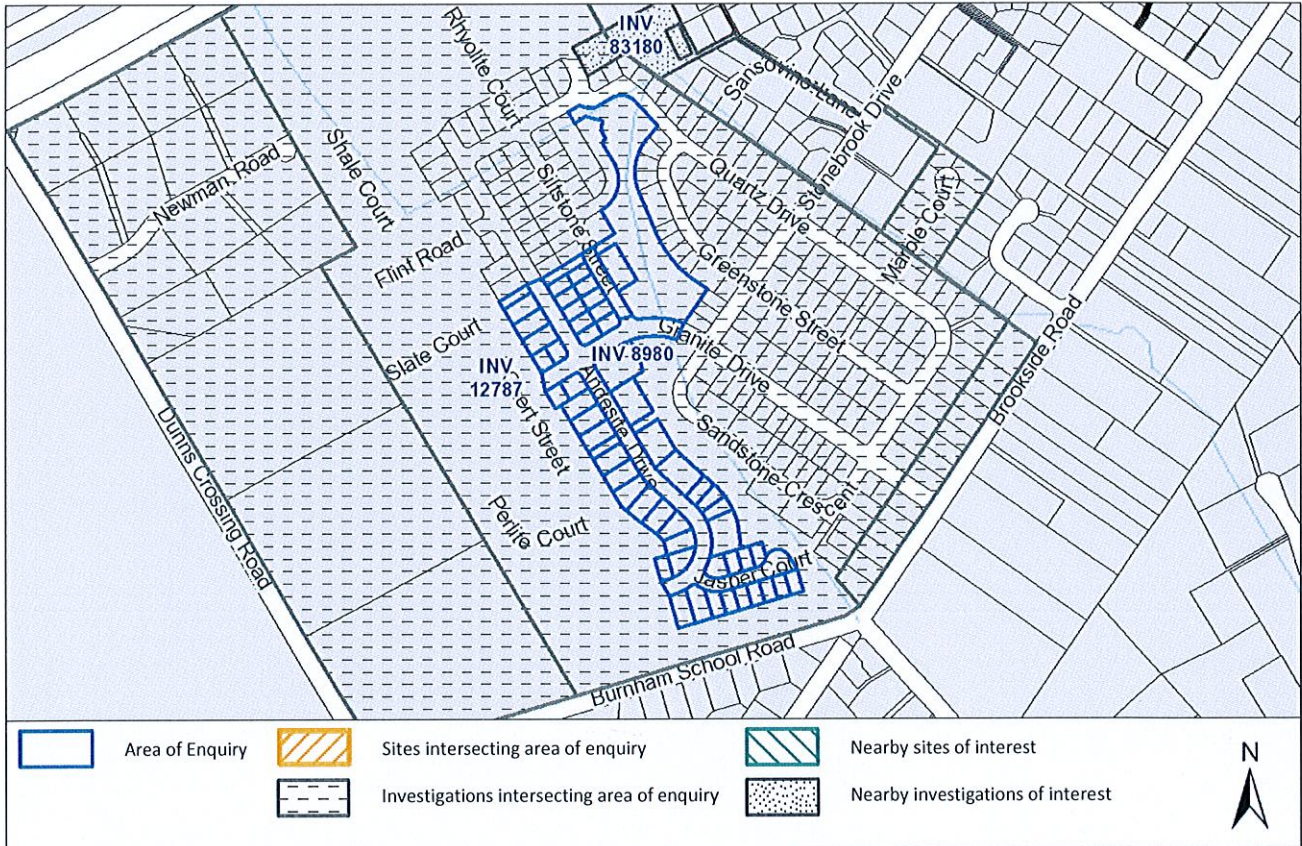
Date:

02 February 2015

Land Parcels:

Lot 514 DP 474306	Valuation No(s): 2405539099
Lot 414 DP 474306	Valuation No(s): 2405539099
Lot 415 DP 474306	Valuation No(s): 2405539099
Lot 416 DP 474306	Valuation No(s): 2405539099
Lot 417 DP 474306	Valuation No(s): 2405539099
Lot 418 DP 474306	Valuation No(s): 2405539099
Lot 419 DP 474306	Valuation No(s): 2405539099
Lot 1002 DP 474306	Valuation No(s): 2405539099
Lot 706 DP 478270	Valuation No(s): 2405539099
Lot 513 DP 478270	Valuation No(s): 2405539099
Lot 371 DP 478270	Valuation No(s): 2405539099
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Lot 413 DP 478270	Valuation No(s): 2405539099
Lot 515 DP 478270	Valuation No(s): 2405539099
Lot 1001 DP 478270	Valuation No(s): 2405539099
Lot 1002 DP 478270	Valuation No(s): 2405539099
Lot 707 DP 478270	Valuation No(s): 2405539099



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius 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

12 Nov 2014 INV 83180: INV#83180 - Preliminary Site Investigation - 50 Sansovino Lane Stage 5 Stonebrook subdivision
(Preliminary Site Investigation)
NZ Geoscience Ltd

Summary of investigation(s):

Environment Canterbury has received a Preliminary Site Investigation report that includes all or part of the property you have selected.
A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This report has not yet been audited.

1 Jan 2011 **INV 12787: Desk-Based Ground Contamination Assessment Plan Change 7 Area (Preliminary Site Investigation)**
Tonkin and Taylor Ltd

Summary of investigation(s):

A consultant was engaged by Selwyn District Council (SDC) to undertake a desk-based ground contamination investigation within the Plan Change 7 area in November 2010. The Plan Change 7 area is located around the townships of Rolleston and Lincoln, Canterbury. The aim of the investigation was to establish the potential for rezoning and how this may affect the zone change from 'Living Z' or 'Deferred Living Z' to standard residential activities.

A review was made of Selwyn District Council records, Environment Canterbury records, historical aerial photographs, historical certificates of title and a site walkover inspection was made. The investigation found that the land was currently used for agricultural purposes and had been since the 1800's. Activities included cropping, stock grazing, orchards, and dairy farming with associated farm buildings, implement sheds, sheep dips, chemical and fuel storage sheds, and residential dwellings. Application and storage of agrichemicals, fuel storage, waste pits, and lead based paint on buildings were all identified as potential sources of contaminants.

All sites were considered to have the potential for contamination. It was recommended that soil sampling should be used at subdivision consent stage to characterise broad acre contamination as well as contamination in the vicinity of discrete features.

Where Hazardous Activities and Industries List (HAIL) sites (Ministry for the Environment, 2012) have been identified, Environment Canterbury have added them to the Listed Land Use Register (LLUR) with a unique Site Number.

20 Jan 2015 **INV 83177: INV#83177 - Detailed Site Investigation- 50 Sansovino Lane, Rolleston, Selwyn (Detailed Site Investigation)**
NZ Geoscience Ltd

10 Oct 2011 **INV 8980: Soil Sampling Investigation - Stonebrook Plan Change, ODP Area 1 Rolleston (CDL Land NZ Ltd owned land) (Detailed Site Investigation)**
Pattle Delamore Partners Ltd

Summary of investigation(s):

Report(s) have not yet been audited.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ84081.

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