



Appendix I

Preliminary Site Investigation



PATTLE DELAMORE PARTNERS LTD

Preliminary Site Investigation – Proposed PAK'n SAVE Papanui, Main North Road, Christchurch

Foodstuffs (South Island) Limited



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• Prepared for

Foodstuffs (South Island) Limited

• July 2018



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Limitations:

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Foodstuffs (South Island) Limited and others not directly contracted by PDP for the work. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

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Owing to the limited nature of this assessment (as described in the Introduction), there could be conditions at the site that have not been identified and which have not been considered in this report. Thus although the assessment has shown knowledge of possible sources of soil contamination, there is a risk that sources of soil contamination could exist which are not identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

Executive Summary

A Preliminary Site Investigation (PSI; site history review) has been conducted for the proposed PAK'nSAVE Papanui site located at 155-171 Main North Road; 3-7 Northcote Road; and 2 Lydia Street Christchurch. The northern part of the site has recently been used for commercial purposes including a Harvest Market retail grocers and a Mad Butcher franchise and a currently operational Oil Changers vehicle workshop. The main portion of the site is occupied by a former manufacturing facility now used mainly for storage, a bottling plant in the west, and associated access roads and car parking. Soft landscaping and dwellings are located in the south.

The objective of the PSI was to identify potential sources of contamination from past and present site activities and to assess compliance with the NESCS¹ for the proposed redevelopment works. The site history review included the inspection of relevant historical records including historical aerial photographs, council documentation, occupancy records and conducting a site walkover.

The historical information suggests that prior to around 1950 the majority of the site comprised fields used for grazing. The north-eastern portion of the site (3-7 Northcote Road) was occupied by residential and retail units before the 1940s. Individual lots were occupied by various retail stores including a garage, post office and butchers.

The main portion of the site was developed by 1950 for use by manufacturing chemists until the mid-late 1970s, when it was taken over for cosmetic manufacture until the mid-1990s. Foodstuffs (South Island) Limited has owned and used the site since.

The western portion of the investigation site is part of a wider industrial parcel of land. The area covered by the site has formed an access road and car parking area since the mid-1980s.

The southern portion of the site has been occupied by dwelling since the 1950s. A swimming pool was located north of the dwellings since the 1970s until it was backfilled in recent years.

Bulk diesel, petrol, waste oil and other chemical storage has occurred within the investigation site in both aboveground and underground tanks. Some of these are still on site, including the waste oil tank in the north-western corner of Oil Changers and the diesel tank located on the roof of the former manufacturing building.

In summary, HAIL² activities have been identified at the site in the form of:

¹ *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.*

² *Hazardous Activities and Industries List (Ministry for the Environment; MfE, 2011).*

- ∴ 'Chemical manufacture, formulation or bulk storage' (HAIL Reference A2);
- ∴ 'Commercial analytical laboratory sites' (HAIL Reference A3);
- ∴ 'Storage tanks or drums for fuel, chemicals or liquid waste' (HAIL Reference A17);
- ∴ 'Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment' (HAIL Reference B2);
- ∴ 'Motor vehicle workshops' (HAIL Reference F4); and
- ∴ 'Landfill sites' (HAIL Reference G3).

As part of the current CCC resource consent application and in accordance with the NESCS, due to the identified presence of HAIL activities over part of the site that have not been investigated, coupled with likely soil disturbance above the permitted volumes, the resource consent under the NESCS for the supermarket development would be a **discretionary activity**. Foodstuffs are proposing to undertake a DSI prior to the demolition of the current buildings at the site.

In accordance with *Health and Safety at Work (Asbestos) Regulations 2016* (Subpart 4), an asbestos survey will need to be undertaken prior to the demolition of the existing buildings at the site.

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1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by Foodstuffs (South Island) Limited (Foodstuffs) to carry out a Preliminary Site Investigation (PSI; site history review) for the properties located at 155-171 Main North Road, 3-7 Northcote Road and 2 Lydia Street, Papanui, Christchurch (i.e. collectively referred to hereafter as the site). The site is currently used for both commercial purposes (northern and central parts) and residential purposes (southern part). However, it is understood that Foodstuffs are proposing to establish, operate and maintain a PAK'nSAVE supermarket and associated fuel facility, retail and commercial tenancies, and provide an emergency coordination facility at the site.

The investigation comprised a review of the site history with the objectives of identifying potential sources of contamination from past and present site activities prior to the redevelopment of the site as the new supermarket. The assessment has been conducted through the inspection of relevant historical records including historical aerial photographs, council documentation, occupancy records and a site walkover.

This assessment has been carried out in general accordance with *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand* (MfE, 2011). The PSI has been certified by suitably qualified and experienced practitioners as outlined by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011* (referred to as the NESCS).

2.0 Site Details

2.1 Site Identification

The details of the site are provided in Table 1, below. A site location map and plan showing the current land parcel configuration are presented as Figures 1 and 2, Appendix A. Photographs of the site are presented in Appendix B.

Table 1: Site Details	
Physical Address	171 Main North Road 3-7 Northcote Road 165 Main North Road (part) 2 Lydia Street (part) 161 Main North Road (part) 159 Main North Road 157 Main North Road (part) 155 Main North Road
Legal Descriptions	Pt Lot 1 DP 21207 – 171 Main North Road Lot 1 DP 76152 – 3-7 Northcote Road

	Lot 1 DP 479583 – 165 Main North Road Lot 2 DP 479583 – 2 Lydia Street Lot 1 DP 14400 – 161 Main North Road Lot 2 DP 14400 – 159 Main North Road Lot 7 DP 14400 – 157 Main North Road Lot 9 DP 14400 – 155 Main North Road
Owner	Foodstuffs (South Island) Properties Limited: 3-7 Northcote Road; 155, 157, 159, 161, 165 and 171 Main North Road Bayview Property Limited – 2 Lydia Street
Grid Reference	NZTM 1568873, 5185215
Development Area	29,650 m ²
Zoning	Industrial Zone – 171 Main North Road, 165 Main North Road, 2 Lydia Street, 155 and 157 Main North Road Commercial Zone – 3-7 Northcote Road Residential Zone – 159 and 161 Main North Road
Current Land Use	Bottling Plant, buildings used mainly for storage, a meeting room and car parking – 171 Main North Road Retail (Oil Changers) – 3-7 Northcote Road Foodstuffs Head Office, access way and car parking – 165 Main North Road Access way leading to an area occupied by Toll Logistics Ltd – 2 Lydia Street Dwellings – 155, 159 and 161 Main North Road Car parking/landscaping – 157 Main North Road
Surrounding Land Use	North – Residential over Northcote Road East – Residential and School over Main North Road South – Industrial, School and Residential beyond North-west – Industrial with Residential beyond

2.2 Site Description

The main portion of the site (171 Main North Road) is occupied by a multi storey brick building now used mainly for storage, a bottling plant in the west, car parking and limited soft landscaping.

The northern portion of the site (3-7 Northcote Road) has most recently been used for retail purposes and is currently occupied by an Oil Changers, and disused retail units formerly occupied by Harvest Market retail grocer and the Mad Butcher. The area outside the buildings is used for car parking.

The western portion of the site (part of 165 Main North Road and 2 Lydia Street) comprises an access road linking Lydia Street to the rest of the site; and limited car parking.

To the south residential properties and associated gardens are present (155, 159 and 161 Main North Road). A grassed area containing a sculpture is adjacent to Main North Road connecting the dwelling area to 171 Main North Road.

An aerial photograph showing the current site layout is presented as Figure 3 in Appendix A, while photographs of the site are presented in Appendix B.

2.3 Proposed Development

Foodstuffs propose to establish, operate and maintain a supermarket and associated fuel canopy, retail and commercial tenancies, and provide an emergency coordination facility at the site. Associated with this development is a proposed signalised crossing on Main North Road, an upgraded head office car park access and layout, site landscaping, piping of a network utility waterway and signage.

Key elements of the proposed development include:

- ∴ Demolition of the vacant former industrial and office buildings associated with Murdoch Manufacturing at 171 Main North Road;
- ∴ A new 6,890 m² PAK'nSAVE supermarket, with the structural integrity of an IL4 building;
- ∴ A new PAK'nSAVE fuel facility;
- ∴ Retention of the existing retail building and automotive servicing facility located at 3-7 Northcote Road. Associated car park and access redesign to integrate this site with the wider site, including the proposed supermarket;
- ∴ Retention of the existing Foodstuffs Head Office (165 Main North Road) but with a car park and access upgrade, and improved integration with the wider site;
- ∴ Demolition of three residential properties (155, 159 and 161 Main North Road) associated with the Foodstuffs Head Office car park upgrade (all Foodstuffs owned);
- ∴ Overall upgrades to the site associated with the development include changes to signage, site access, car parking and landscaping;
- ∴ Establishment of a resilience and emergency response function (emergency coordination facility), using both new and existing facilities including:
 - Use of the supermarket building
 - Waste water and fresh water tanks enabling a 3-day storage supply in times of emergency
 - Permanent on-site generators

- Existing on-site well (M35/1472) to be used for emergency purposes pursuant to a separate resource consent
- ∴ Piping of the Lydia Street Drain following realignment of the right of way for access; and
- ∴ New signalised intersection on Main North road improving all movement access to / from the proposed supermarket, existing retail buildings and Foodstuffs Head Office.

Foodstuffs provided PDP with a draft plan showing the proposed site layout. This is presented in Appendix A.

3.0 Environmental Setting

3.1 General Setting

The site itself is commercial/industrial (northern and central parts) and residential in the south. The surrounding area is largely in a residential land use setting. The site is essentially level and is bounded by residential properties to the north and east with a school to the north-east. The south and west are bounded by commercial/industrial buildings and an undeveloped field in the far west.

3.2 Geology and Hydrogeology

The *Geology of the Christchurch Urban Area* (Brown and Weeber, 1992; 1:25,000 scale) map indicates that the site is underlain by a Yaldhurst Member of the Springston Formation, comprised of 'dominantly alluvial sand and silt overbank deposits'.

According to the Environment Canterbury (ECan) LWRP³, the site is located outside the Christchurch Groundwater Protection Zone, which is located from approximately 250 m west of the site. On this basis, the shallow groundwater beneath site is assessed not considered to be particularly sensitive with regard to potential impacts from surface and near-surface contamination sources.

The ECan online GIS database was searched for any groundwater bores located within a 250 m radius of the site boundary. The results are as follows:

- ∴ A total of 25 bores were noted to be present within a 250 m radius of the site boundary;
- ∴ Of these, two are recorded as being active (one for commercial/industrial use and one for irrigation); seven as not used (any former uses not provided); and sixteen as filled in (drilled as part of a geotechnical/geological investigation);

³ Land and Water Regional Plan.

- ∴ Two of the bores (one active and used for commercial/industrial purposes; and one not used) are located within the site in the main portion of development (171 Main North Road); and one (drilled as part of a geotechnical/geological investigation and now filled in) is located in the southern portion of the site (159 Main North Road); and
- ∴ None of the bores within the search radius, active or otherwise, are recorded as being used for potable/domestic supply.

A plot and table summarising the bores within a 250 m radius of the site are presented in Appendix C.

Groundwater in the area is likely to be present at depths of approximately <1 to 2 m below ground level (bgl) although seasonal fluctuations around this range can occur. Furthermore, groundwater is expected to flow in a general south-easterly direction beneath the site, although localised variations in flow direction can occur due to variable permeability and local drainage effects from underground services.

The ECan GIS database also indicates that the site is underlain by a coastal confined gravel aquifer system.

Apart from an open drain crossing (Lydia Street Drain) through the site (west to east, refer to Figure 3, Appendix A), the nearest mapped surface waterway is a small length watercourse (appears to discharge to ground), located approximately 1.1 km north-east of the site at its nearest point.

4.0 Desktop Review of Site History

A desktop assessment was undertaken to provide an overview of any potential contaminants of concern that may be present at the site as a result of any documented past and present activities. The following information was sourced in order to establish the history of the site:-

- ∴ Historical Aerial Photographs;
- ∴ ECan Listed Land Use Register (LLUR);
- ∴ ECan Resource Consents Database;
- ∴ Christchurch City Council (CCC) Information;
- ∴ Occupancy Records; and
- ∴ Site Inspection.

4.1 Historical Aerial Photographs

Historical aerial photographs for the site have been reviewed. The reviewed aerial photographs are presented in Appendix D.

Note that the review of the aerial photographs was carried out on the electronic versions, which provides a higher resolution compared with the printed versions appended.

Table 2: Historical Aerial Photographs	
1941	<p>Four residential properties with garages and gardens are located in the north-eastern portion of the site (3-7 Northcote Road).</p> <p>The remainder of the site comprises fields which appear to be used for grazing. A small building/shed is located within the southernmost part of the site. The roads later named Main North Road and Northcote Road are already in position with a number of residential properties adjacent to them. The rest of the surrounding area comprises open fields and some dwellings.</p>
1955	<p>Additional buildings have been constructed in the north-eastern portion of the site (3-7 Northcote Road).</p> <p>A large building has been constructed in the centre of the main portion of the site (171 Main North Road). At its west is a circular tower and possible chimneystack (based on the shadows in the image). The area is accessed off Main North Road. Possible ponds/pools are located to the north and east of the building adjacent to the boundary with the residential properties and the eastern site boundary respectively. Aside from the access road and footpaths, the remainder of the main portion is surfaced by landscaping/vegetation. In the south of this area multiple circular features are present along a vegetated strip. These are probably part of the landscaping design.</p> <p>The westernmost portion of the site (2 Lydia Street and Part of 165 Main North Road) remains unchanged from the 1941 image.</p> <p>Four dwellings have been constructed in the southern portion of the site (155, 159, 161 and in the southern part of 165 Main North Road).</p> <p>More residential development has occurred in the surrounding area with a possible commercial/industrial development further to the west.</p>
1961-1965	<p>One more building has been constructed in the north-eastern portion of the site by 1961 (3-7 Northcote Road). The rest of this portion remains unchanged.</p> <p>Development has occurred in the southern portion of the site (165 Main North Road, i.e. the current grassed area containing a sculpture). Multiple vehicles are present within this area indicating a possible sales yard.</p> <p>No significant changes have been identified since the previous aerial</p>

	<p>image across the remainder of the site.</p> <p>Another commercial/industrial building has been constructed west of the site.</p>
1973	<p>A larger building has replaced a smaller one in the north-eastern corner of the site (3-7 Northcote Road). The rest of this portion remains unchanged.</p> <p>The northern pool/pond has been filled and the area appears to be used as part of a new access way from Main North Road. The building has been extended to the north-east, with a rectangular structure leading to a hexagonal structure. A track now connects the parking area west of the building towards the north-west.</p> <p>In the far west (2 Lydia Street) a track crosses the site orientated north to south-east. A second track connects to this within the site boundary and leads off towards the west where a dwelling has been constructed just west of the investigation site boundary.</p> <p>A commercial/industrial development has occurred in the southern portion of the site (165 Main North Road) comprising an access road, parking area and pool (replacing the former dwelling and development noted in the 1955 and 1965 images).</p> <p>An 'L-shaped' building (the current Foodstuffs building) has been constructed to the west. This is located immediately north of the smaller, commercial/industrial development noted in the 1961 image, which has now been removed. Much of the area immediately west/south-west of the site remains undeveloped, however the field boundaries have changed. The possible commercial/industrial development to the south-west has reduced in size.</p>
1976	<p>The site remains unchanged from the 1973 image.</p> <p>A larger commercial/industrial development has replaced the buildings to the south-west of the site. No further changes are evident in the surrounding area.</p>
1984	<p>The building layout in the north-east of the site (3-7 Northcote Road) has been altered slightly.</p> <p>In the main portion of the site (171 Main North Road) the track leading from the parking area to the north-west has been removed and is replaced by vegetation.</p> <p>An area in the central part of the site (immediately south-west of 171 Main North Road) appears to be used for storage by the industrial/commercial site immediately to the south.</p>

	<p>In the far west of the site (2 Lydia Street) the track is no longer shown, replaced by a rectangular building.</p> <p>No other significant changes are evident in the site or surrounding area.</p>
1988	<p>The resolution of the 1988 image is of poor quality.</p> <p>No changes are evident within the main developed portions of the site. The rectangular building in the far west (2 Lydia Street) has been removed and an access road has been constructed through the narrow western area of the site (orientated approximately east to west) and bends down towards the south. This is presumably related to the construction of a large commercial/industrial building immediately west of the site.</p>
1994/ 1995	<p>A new large commercial/industrial building has been constructed to the west of the original building in the main portion of the site (171 Main North Road), replacing the circular tower. A smaller building has also been constructed to the south of this. The original building has also been extended to the south.</p> <p>Much of the soft landscaping has been removed and replaced with car parking areas. The possible small pond adjacent to the eastern site boundary has been infilled.</p> <p>The remainder of the site remains unchanged from the previous 1988 image.</p> <p>A large car park has been constructed to the west of the southern portion of the site.</p>
2000	<p>The buildings in the north-eastern part of the site (3-7 Northcote Road) have been removed and replaced with one commercial building in the north-eastern corner; and car parking across the remainder.</p> <p>The remainder of the site remains unchanged from the previous 1995 image.</p> <p>The commercial development immediately south-west of the site has been extended to the west. No further changes are evident in the surrounding area.</p>
2011	<p>Another commercial/industrial building has been constructed in the north-east of the site (3-7 Northcote Road). Some black staining is evident immediately north of this building on hardstand where there appears to be two vehicle entrances. This indicates it may be being used as a vehicle workshop.</p> <p>The vegetated strip along the centre boundary of the site has been</p>

	<p>removed and earthworks appear to be underway in that area.</p> <p>No further significant changes are evident in the site or surrounding area.</p>
2017	<p>A building and parking area has been constructed adjacent to the north-western site boundary (2 Lydia Street).</p> <p>The swimming pool in the southern portion of the site has been infilled and the area is now surfaced with grass (155, 159 and 161 Main North Road).</p> <p>No further significant changes are evident in the site or surrounding area.</p>
<p><i>Notes:</i></p> <ol style="list-style-type: none"> <i>1. Historical aerial photographs were sourced from Canterbury Map Partners, administered by ECan; and Google Earth Pro.</i> <i>2. It should be noted that some aerial images are at a large scale and therefore of relatively low quality.</i> 	

4.2 Environment Canterbury Information

4.2.1 Listed Land Use Register

The ECan Listed Land Use Register (LLUR) is a database that holds information about sites that have used, stored or disposed of hazardous substances, based on activities and/or industries detailed on MfE’s *Hazardous Activities and Industries List* (HAIL, MfE 2011a). It should be noted that the LLUR is not complete and new sites are regularly being added as ECan receives information and conduct their own investigations. A copy of the LLUR documentation (requested 4 July 2018) is presented in Appendix E.

171 Main North Road

This portion of the site is listed on the LLUR (site ID 2207) due to the presence of ‘storage tanks or drums for fuel, chemicals or liquid waste’ (HAIL Reference A17). It is noted in the LLUR that in December 2000 there were two underground storage tanks (USTs) on site: one 15,000 L volume tank containing methylated spirits, consent for which was granted in 1993; and one of unknown capacity containing diesel.

It is noted in a file note dated 2002, the site owner in January 1997 indicated ‘that tank’ (perhaps the diesel UST) has a capacity of 30,000 litres. ‘The tank’ was removed by Fuelquip Services Ltd in March 1997. There is no further information regarding any soil testing following the removal of this UST.

3-7 Northcote Road

The western third of this portion of the site (7 Northcote Road) is listed on the LLUR (site ID 27533) due to the presence of ‘motor vehicle workshops’ (HAIL Reference F4) since pre-2003. CCC information refers to the storage of waste oil

in tanks and the presence of a workshop specialising in oil changing services. There is also reference to bund failure and oil seepage through the block.

165 Main North Road and 2 Lydia Street

These portions of the site are part of the wider site listed on the LLUR (site ID 1834) due to the presence of 'storage tanks or drums for fuel, chemicals or liquid waste' (HAIL Reference A17). It is noted in the LLUR that three USTs are located within these land parcels, one containing a class 3a product (9,092 L capacity) and two containing class 3c product (combined capacity of 18,184 L). These three USTs were removed by Mobil in 1997 in the presence of a Dangerous Goods Inspector. Soil samples were collected by the Mobil representative, however there is no further information with regard to any soil sampling results. A 5,000 L class 3c aboveground storage tank (AST) was installed by Mobil in 1997.

In November 1993, when the site was occupied by Foodstuffs, a consent was issued for one 15,000 L UST for the storage of methylated spirits. Prior to this, the site was reportedly occupied by Helene Curtis.

During a site visit by ECan's Pollution Prevention Officer in 2006, a 5,000 L diesel tank was noted to be present on site and large forklift batteries stored indoors.

It is noted that the area for which the above information was recorded covers a large area outside the boundary of the investigation site considered in this report. No precise locations of the tanks or battery storage are provided within the LLUR, however, it is most likely that they are located outside of the current investigation site.

155, 157, 159 and 161 Main North Road

155 Main North Road is listed on the LLUR (site ID 1842) as the site was originally identified as having three USTs containing fuel. However this has been found to be incorrect and the site category is 'Verified Non-HAIL'.

157 and 159 Main North Road are not listed on the LLUR.

161 Main North Road is shown as part of a wider site, however no specific information is held for this area.

4.2.2 ECan Resource Consents

The ECan online GIS database was used to review resource consents within a 250 m radius of the site.

A total of nineteen resource consents are recorded as being located within a 250 m radius of the site boundary. Of these, six are reported as being 'Issued – Active': two are water permits and four are discharge permits. The rest are terminated or the application was declined or withdrawn.

Seven resource consents are recorded within the investigation site. Two of these are active: one discharge permit held by Foodstuffs South Island Limited; and one water permit held by Murdoch Manufacturing.

A table and plot showing the resource consents located within a 250 m radius of the site are presented in Appendix F.

4.3 Christchurch City Council Information

The CCC property files for the site were viewed at the Iron Mountain document storage facility and in an electronic form provided to PDP. The files for the western portion of the site (2 Lydia Street and 165 Main North Road) were viewed however nothing relevant to the area included within the investigation site was identified. The files for the southern portion of the site (i.e. 155 to 161 Main North Road) were not reviewed due to the relatively limited potentially contaminating activities identified in this area from the review of previous information, and the proposed development in this area – sealed car parking – which will remove the pathway from any contaminants to future site users. Relevant information from within the files is summarised below:

171 Main North Road

- ∴ A number of 1972 'Alteration and Additions to Factory' plans showed a new alcohol and peroxide store, a hair dye room and a new store in the southern part of the large industrial building, a manufacturing area in the western part of the building, and a swimming pool to the north of the building. Some of the plans also showed various parts of the building made of asbestos containing materials (ACM), including panels, frames and soffits;
- ∴ A number of 1989 'Proposed Development' plans showed the locations of manufacturing areas, chemical storage areas, dry and wet dye rooms, a mixing area, store rooms, a raw materials storage area, boiler and workshop areas within the building. A chemicals depot is located in a separate building in the south-western part of the site and an aerosols depot is located in the eastern part of the site. The plan also showed an existing fuel tank south of the buildings that was proposed for relocation and an 'existing flue to be demolished';
- ∴ A 1997 letter entitled 'Helene Curtis – Ground Assessment for Potential Land Contamination' recorded that according to the Property File a UST was removed from the property on 14 March 1997 and no sign of ground contamination had been observed. The letter also states that according to the Dangerous Goods Inspector there are no records of any ground contamination at the property as all chemicals were stored in a Dangerous Goods storage shed;
- ∴ A 1997 CCC Land Information Memorandum (LIM) recorded no information relating to potential contamination or contamination sources

at the property (e.g. USTs, hazardous substances/chemical use or storage, etc.);

- ∴ A 1997 CCC 'Hazards or Special Site Characteristics' document recorded a number of ground features and dangerous goods storage details at the property. Soft ground comprising peat had been observed underneath the site surface. A fuel oil tank for a boiler was relocated in 1997. A Resource Application Notice was made for a 15,000 L methylated spirits UST to the south-west of the main factory and office building in 1997;
- ∴ Three CCC 'Hazard Data Information' documents recorded the removal of four storage tanks from the property. A 30,000 L UST containing Class 3a product to the south-west of the main factory and office building was removed in 1997. The tank was recorded to be in excellent condition and no soil contamination was observed. Two 15,000 L USTs containing Class 3c product within the same tank pit in the south-western part of the site were removed in 1998. Soil samples were taken but no testing results were recorded. The spoil was reportedly removed and the tank pit backfilled with pit-run gravel. A 9,000 L diesel UST at the property was removed in 1998. A hand-drawn sketch indicates the tank was located to the south-east of the factory buildings, however the exact location is unclear. The spoil was reportedly removed and the tank pit backfilled with pit-run gravel;
- ∴ A 2005 building consent document to erect a bund and associated systems for two 12,000 L liquid sugar tanks recorded soft ground comprising unknown materials present at the property. The document also recorded the presence of a 6,750 L diesel aboveground storage tank (AST) and a 15,000 L methylated spirits UST at the property. The diesel AST is recorded as existing at this time. The status of the methylated spirits UST is not provided;
- ∴ A 2011 'Christchurch Earthquake Rapid Assessment Form' document recorded minor/no damage to the buildings at the property; and
- ∴ An undated underground service plan showed a dangerous goods related structure fronting Main North Road in the eastern part of the site and a flammable liquids related structure to the south-west of the main building. It also labels the drain crossing the site as 'Lydia Street Drain (open)'.

3-7 Northcote Road

- ∴ A 1995 CCC LIM recorded no information relating to potential land contamination activities or dangerous goods storage at the property;
- ∴ A 1997 report entitled 'Geotechnical Investigation, Corner of Main North Road and Northcote Road' recorded a layer of fill material in two boreholes in the eastern part of the property along Main North Road.

The fill materials comprised asphalt, and sandy gravel extending to depths of 0.4 m to 0.6 m bgl;

- ∴ Two CCC LIMs from 1998 and 1999 recorded that consent was granted in 1977 to allow a workshop to be used in the repair of motor vehicles to be extended. The buildings at 5 Northcote Road and at the corner of Main North Road and Northcote Road were demolished in 1997. No information was recorded relating to potential contamination or contamination sources (e.g. USTs, hazardous substances/chemical use or storage, etc.);
- ∴ A number of documents relating to a 2003 building consent to erect the Oil Changers' premises recorded that the proposed business operation would involve the storage and use of new and waste engine oil. A number of 2003 'Proposed Oil Changers – Main North/Northcote Roads' plans showed a proposed waste oil tank potentially located in the north-west corner of the basement of the proposed building;
- ∴ A 2008 CCC LIM recorded that a building consent for a new building/motor servicing was granted in 2003. The LIM also recorded that the property was located in an area known to have been filled. The fill was carried out in an uncontrolled manner and comprised unknown materials at an unknown time;
- ∴ Two 2011 'Christchurch Earthquake Rapid Assessment Form' documents recorded minor/no damage to both the Mad Butcher building and the Oil Changers building at the property;
- ∴ A 2013 CCC LIM recorded that the land had been filled and/or disturbed by excavation; and
- ∴ A 2017 CCC LIM recorded that an area at the property was known to be filled with uncontrolled fill material at an unknown time. A 2,000 L waste oil UST was also recorded on site.

In addition to a review of the property files, the Environmental Health Department at the CCC were contacted for any HSNO⁴ or contaminated land information held on their files. Relevant information is summarised below, and also presented in Appendix G:

171 Main North Road

- ∴ There are records of two tanks: one 30,000 L UST used for the storage of methylated spirits that was removed in 1997; and one 6,750 L aboveground diesel tank that still exists on site; and
- ∴ A letter from the Hazardous Substances Officer dated 6 August 2008 regarding a ChemSafe report. It noted the presence of a disused

⁴ Hazardous Substances and New Organisms.

aboveground diesel tank and recommends its removal. It also refers to the presence of a diesel/kerosene mix on site.

3-7 Northcote Road

- ∴ There is a record of an existing waste oil UST (2,000 L) at 7B Northcote Road.

165 Main North Road

- ∴ A number of documents including a Test Certificate for Hazardous Substances Location dated July 2012 for 280 kg LPG located immediately south of the investigation boundary in the area of 2 Lydia Street. A Test Certificate dated July 2013 for Stationary Container Systems relating to an aboveground diesel tank and ancillary equipment; and an HSNO inspection report referring to rechargeable wet cell batteries associated with forklift trucks and aerosols, as well as flammable liquids and 20 L containers of petrol are included. However these all relate to hazardous substances outside the investigation site boundary.

2 Lydia Street

- ∴ A Land Investigation and Tank Removal Form was submitted by PDP in April 2015 for a soil investigation. Organochlorine pesticides, inorganics, metals and metalloids are noted as potential contaminants.
- ∴ The council holds records of three USTs at 2 Lydia Street that were removed in February 1998. One contained petrol (9,092 L volume) and the others diesel (18,184 L volume). An aboveground diesel tank was established in February 1998, presumably as a replacement. The location is immediately west of the investigation site boundary.

4.4 Occupancy Records

The occupancy records for the site were reviewed using the Wisers Street Directory held by the CCC Libraries. The records for the southern portion of the site were not reviewed for the same reasons as those outlined in Section 4.3. A summary of the findings are as follows:

- ∴ 171 Main North Road:- This parcel is first listed by 1950-51 as 169 North Road, and was occupied by Ovaltine (A Wander Limited). This company then becomes Wander NZ Limited, which is described as a manufacturing chemists up until the mid-1970s (changing to 171 Main North Road by 1972). Following this, the site was taken over by Spencer L Ayrey (manufacturer of cosmetic products) and Helene Curtis (manufacturer of personal care products such as shampoos and conditioners). Foodstuffs (South Island) Limited took over ownership of the site by 1997 and a subsidiary, Murdoch Manufacturing Limited occupied it.

- ∴ 3-7 Northcote Road:- This site was originally divided up into multiple lots, some with addresses between 177 to 187 Main North Road; and some with addresses 3-7 Northcote Road. In summary, the directories reported that properties within the site were occupied by a combination of residential properties, butchers, grocers, a post office, retail and garage(s).
- ∴ 165 Main North Road:- This parcel is first listed by 1950-51 as 165 North Road, and was occupied by a Mrs Wray. From the mid-1950s to early-1970s the site was occupied by an engineer (Leck Jno H). By 1972 the site is occupied by Foodstuffs (South Island) Limited, with some changes to the company name over time.
- ∴ 2 Lydia Street:- The directories do not report any occupancy records for this address.

Table A (Appendix H) presents the detailed occupancy information from the Wisers Street Directory.

4.5 Other Information

The *Old Landfills Within Christchurch City* (CCC, 1993) was reviewed and there are no current or former landfill sites noted as being within, or within 250 m of, the investigation site.

4.6 Site Inspection

PDP environmental scientists visited the site on 18 June 2018 with the objective of identifying any potential sources of land contamination. An aerial photograph showing the current site layout is attached as Figure 3 in Appendix A, while photographs of the site are attached in Appendix B.

171 Main North Road

- ∴ Most of the buildings are now only used for storage. Formerly the majority were used for the processing and packaging of food products including sugar. A small disused laboratory is located on an upper floor;
- ∴ A water and soft drink bottling plant is still in use by Murdoch Manufacturing Limited in the western-most building at the site;
- ∴ A drain, orientated approximately east to west is present along the northern border of 171 Main North Road;
- ∴ A power transformer is located east of the buildings;
- ∴ A diesel tank is located on the roof of a central building. This feeds fuel to the boiler below;
- ∴ No servicing or refuelling of vehicles has occurred on site whilst it has been owned by Foodstuffs;

- ∴ A tank containing liquid carbon dioxide is located south of the buildings on a concrete slab;
- ∴ Two unlabelled tanks are located in a bunded area adjacent to the liquid carbon dioxide tank. These could be the two 12,000 L liquid sugar tanks referred to in Property Files dated 2005;
- ∴ A bunded area presumed to formerly contain a tank is located south of the buildings; and
- ∴ A container in the south-west of the site contains flammable liquid. This is understood to be related to food colouring and other such chemicals.

3-7 Northcote Road

- ∴ A 2,000 L waste oil tank is located in the north-western corner of the Oil Changers in the north of the site. This tank is double bunded and is within the basement/vehicle inspection chamber; and
- ∴ The retail buildings in the east of this area are disused.

165 Main North Road

- ∴ A transformer is located in the west of this area.

2 Lydia Street

- ∴ This area of the site is now occupied by Toll Logistics (NZ) Limited.

5.0 Summary of Site History and Potential Sources of Contamination

The historical information suggests that prior to around 1950 the majority of the site comprised fields used for grazing. The north-eastern portion of the site (3-7 Northcote Road) was occupied by residential and retail units before the 1940s. Individual lots were occupied by various retail stores including a garage, post office and butchers. Currently the site is occupied by an Oil Changers and empty retail units.

The main portion of the site was developed by 1950 for use by manufacturing chemists until the mid-late 1970s, when it was taken over for cosmetic manufacture until the mid-1990s. Foodstuffs (South Island) Limited has owned and used the site since, formerly for the manufacture and packaging of food; and for storage since the 2011 earthquakes.

The western portion of the investigation site is part of a wider industrial parcel of land. The area covered by the site has formed an access road and car parking area since the mid-1980s.

The southern portion of the site has been occupied by dwellings since the 1950s, with a possible vehicle sales yard north of these in the 1960s. A swimming pool

was located north of the dwellings since the 1970s until it was backfilled post-2016.

The CCC and/or ECan records indicate that bulk diesel, petrol, waste oil and methylated spirits storage has occurred within the investigation site in both aboveground and underground tanks. Some of these are still on site, including the waste oil tank in the north-western corner of Oil Changers; the diesel tank located on the roof of the former manufacturing building; and the liquid carbon dioxide tank located south of the buildings.

Based on the site history information it has been determined that HAIL activities have been identified at the site in the form of:

- ∴ 'Chemical manufacture, formulation or bulk storage' (HAIL Reference A2) in relation to the identified Helene Curtis bulk cosmetic chemical storage at 171 Main North Road;
- ∴ 'Commercial analytical laboratory sites' (HAIL Reference A3) in relation to the former laboratory located at 171 Main North Road;
- ∴ 'Storage tanks or drums for fuel, chemicals or liquid waste' (HAIL Reference A17) in relation to the identified former and existing below and aboveground fuel and chemical storage at 171 Main North Road and 7 Northcote Road;
- ∴ 'Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment' (HAIL Reference B2) in relation to two electrical transformers at 165 and 171 Main North Road;
- ∴ 'Motor vehicle workshops' (HAIL Reference F4) in relation to the former garage and existing Oil Changers in the north-east of the investigation site at 7 Northcote Road; and
- ∴ 'Landfill sites' (HAIL Reference G3) in relation to the reported filled ground/uncontrolled fill materials within 3-7 Northcote Road.

The identified HAIL activities are shown on Figure 4, Appendix A. Note that not all HAIL activities could be identified on Figure 4 due to their unknown location over the site (i.e. USTs and/or ASTs).

6.0 Conceptual Site Model

A risk to human health can only exist if there is a *hazard* (i.e. source; contaminated soil, dust or water), a *receptor* (i.e. people) and an exposure *pathway* between the hazard and the receptor. An absence of any one of these components means no risk can exist. A conceptual site model (CSM) is designed to identify the hazards, receptors and possible links between these.

Table 3: Conceptual Site Model	
SOURCE INFORMATION	
HAIL land use (contaminant source)	<ul style="list-style-type: none"> ∴ Underground and aboveground fuel storage, former chemical storage and laboratory ∴ Electrical transformers ∴ Vehicle workshop/Oil Changers (to be retained) ∴ Filled ground beneath 3-7 Northcote Road
Identified contaminants of concern	<ul style="list-style-type: none"> ∴ Petroleum hydrocarbons, especially diesel, petrol, waste oil ∴ Methylated Spirits ∴ Polychlorinated biphenyls (PCBs), hydrocarbons, and heavy metals associated with the electrical transformers ∴ Chemicals associated with former laboratory activities and former Helena Curtis operation ∴ Heavy metals and other chemicals for workshop activities ∴ Any contaminants associated with uncontrolled filled ground (3-7 Northcote Road)
Potential mechanism of soil contamination	<ul style="list-style-type: none"> ∴ Spills or leaks from storage tanks and delivery systems ∴ Spills and disposal of chemicals from the mechanic's workshop ∴ Spills and disposal of chemicals from former laboratory activities and former Helena Curtis operation ∴ Filled ground contaminants impacting native soils
RECEPTORS	
Identified receptors	<ul style="list-style-type: none"> ∴ PAK'nSAVE staff post-development ∴ PAK'nSAVE customers and other site visitors ∴ Construction workers during site development works (short term)
PATHWAYS	
Identified pathways	<ul style="list-style-type: none"> ∴ For construction workers: dermal contact and/or incidental ingestion of impacted soils (directly or fugitive dust) ∴ Inhalation pathway (within buildings) for volatile contaminants, post-development
Potentially complete exposure pathways identified	<ul style="list-style-type: none"> ∴ Dermal contact and ingestion of potentially contaminated soils by construction workers during site development works ∴ Inhalation pathway for volatile contaminants migrating

	into buildings from the ground, post-construction
--	---

7.0 Provisions of the NESCS

The NESCS, which came into effect on 1 January 2012, seeks to control activities on contaminated land so as to protect human health. The regulations apply to land which is described as *having, has had or is more likely than not to have had an activity or industry described in the HAIL undertaken on it*. As discussed in Section 5.0 of this report, the site's past and current use classifies it as a HAIL site. Therefore under regulation 5(7), the NESCS regulations must be taken into consideration in the event that future site development works include one or more of the activities outlined below.

The NESCS sets out regulations for the following activities as described in sub-clauses (2) – (6) of regulation 5:

- (2) *An activity is removing a fuel storage system from the piece of land or replacing a fuel storage system in or on the piece of land.*
- (3) *An activity is sampling the soil of the piece of land, which means sampling it to determine whether or not it is contaminated and, if it is, the amount and kind of contamination.*
- (4) *An activity is disturbing the soil of the piece of land.*
- (5) *An activity is subdividing land.*
- (6) *An activity is changing the use of a piece of land which, means changing it to a use that, because the land is as described in sub clause (7), is reasonably likely to harm human health.*

For the proposed redevelopment activities on this site, the NESCS may apply for any future soil disturbance activity (sub-clause 4, above) and possibly for the removal of any USTs or underground fuel infrastructure that may still be present at the site (sub-clause 2, above). Taking into consideration the previously identified land uses over the site, coupled with the conceptual site model, the change in land use for commercial purposes is not considered to provide a greater risk to future site users and has therefore not been considered further in this assessment.

Removing or replacing a fuel storage system (or underground part) at the site is a permitted activity provided a number of requirements are met. These requirements include the works being undertaken in accordance with the appropriate MfE guidelines, notifying the local territorial authority of the removal works, limiting the removal of impacted natural soils to less than 30 m³ per UST and appropriate disposal of this material to an approved facility. In addition, the duration of the activity must be less than two months and a copy of the investigation is to be provided to the territorial authority within three months of the completion of the removal works.

Soil disturbance at the site is a permitted activity under regulation 8(3) provided that controls are put in place to minimise contact with soil during the disturbance, that the soil be reinstated to an erosion-resistant state within one month of completion of the works and that disposal of removed soil is at a facility authorised to receive such waste. The NESCS also sets limits on the volume of soil disturbance (no more than 25 m³ per 500 m² is disturbed), soil removal (no more than 5 m³ per 500 m² is removed from the site per year) and duration of works (no longer than two months).

Soil disturbance is a permitted activity (i.e. no consent required) on this HAIL identified site, provided all of the permitted activity regulations are met. If the permitted activity regulations for soil disturbance are not met, the soil disturbance activity would become either a controlled, restricted discretionary or discretionary activity (i.e. requiring resource consent). Given the extent of the proposed redevelopment works, the soil disturbance activities would exceed the permitted activity regulations.

Foodstuffs have requested that a soil sampling investigation (i.e. Detailed Site Investigation) is undertaken. The DSI would include investigation of the identified HAIL activities over the site. In addition, sampling of soils over the general site area would be carried out with the principal purpose of determining a suitable offsite disposal facility for surplus soils generated as part of the site development works.

As such, as part of the CCC resource consent application and in accordance with the NESCS, due to the identified presence of HAIL activities over part of the site that have not been investigated, coupled with potential soil disturbance above the permitted volumes, the resource consent under the NESCS for the development would be a **discretionary activity**.

8.0 Asbestos Survey at Remaining Buildings

Building plans indicate asbestos containing materials (ACM) were used in the construction of the buildings on site. However, it should be noted that asbestos is only considered a HAIL activity if it is in a deteriorated state. Asbestos in a deteriorated state was not noted during the site inspection and as such, for the purposes of this report, asbestos is not considered a contaminant of concern.

In accordance with *Health and Safety at Work (Asbestos) Regulations 2016* (Subpart 4) an asbestos survey will be required prior to the demolition of these buildings.

9.0 Conclusions

A PSI (i.e. site history review) has been conducted for the site located at 155-171 Main North Road; 3-7 Northcote Road; and 2 Lydia Street Christchurch. The northern part of the site has recently been used/currently used for commercial purposes including a Harvest Market retail grocers and Oil Changers vehicle

workshop. The main portion of the site is occupied by a former manufacturing facility now used mainly for storage, a bottling plant in the west, and associated access roads and car parking. Soft landscaping and dwellings are located in the south. It is proposed that the site will be redeveloped, including the removal of existing buildings and the construction of a PAK'nSAVE supermarket with a fuel facility, underground and aboveground parking and associated infrastructure.

The objective of the PSI was to identify potential sources of contamination from past and present site activities and to assess compliance with the NESCS for the proposed redevelopment works. The site history review included the inspection of relevant historical records including historical aerial photographs, council documentation, occupancy records and conducting a site walkover.

The historical information suggests that prior to around 1950 the majority of the site comprised fields used for grazing. The north-eastern portion of the site (3-7 Northcote Road) was occupied by residential and retail units before the 1940s. Individual lots were occupied by various retail stores including a garage, post office and butchers. Currently the site is occupied by an Oil Changers and empty retail units.

The main portion of the site was developed by 1950 for use by manufacturing chemists until the mid-late 1970s, when it was taken over for cosmetic manufacture until the mid-1990s. Foodstuffs (South Island) Limited has owned and used the site since.

The western portion of the investigation site is part of a wider industrial parcel of land. The area covered by the site has formed an access road and car parking area since the mid-1980s.

The southern portion of the site has been occupied by a number of dwellings since the 1950s. A swimming pool was located north of the dwellings since the 1970s until it was backfilled in recent years.

Bulk diesel, petrol, waste oil and other chemical storage has occurred within the investigation site in both aboveground and underground tanks. Some of these are still on site, including the waste oil tank in the north-western corner of Oil Changers and the diesel tank located on the roof of the former manufacturing building.

In summary, HAIL activities have been identified at the site in the form of:

- ∴ 'Chemical manufacture, formulation or bulk storage' (HAIL Reference A2);
- ∴ 'Commercial analytical laboratory sites' (HAIL Reference A3);
- ∴ 'Storage tanks or drums for fuel, chemicals or liquid waste' (HAIL Reference A17);

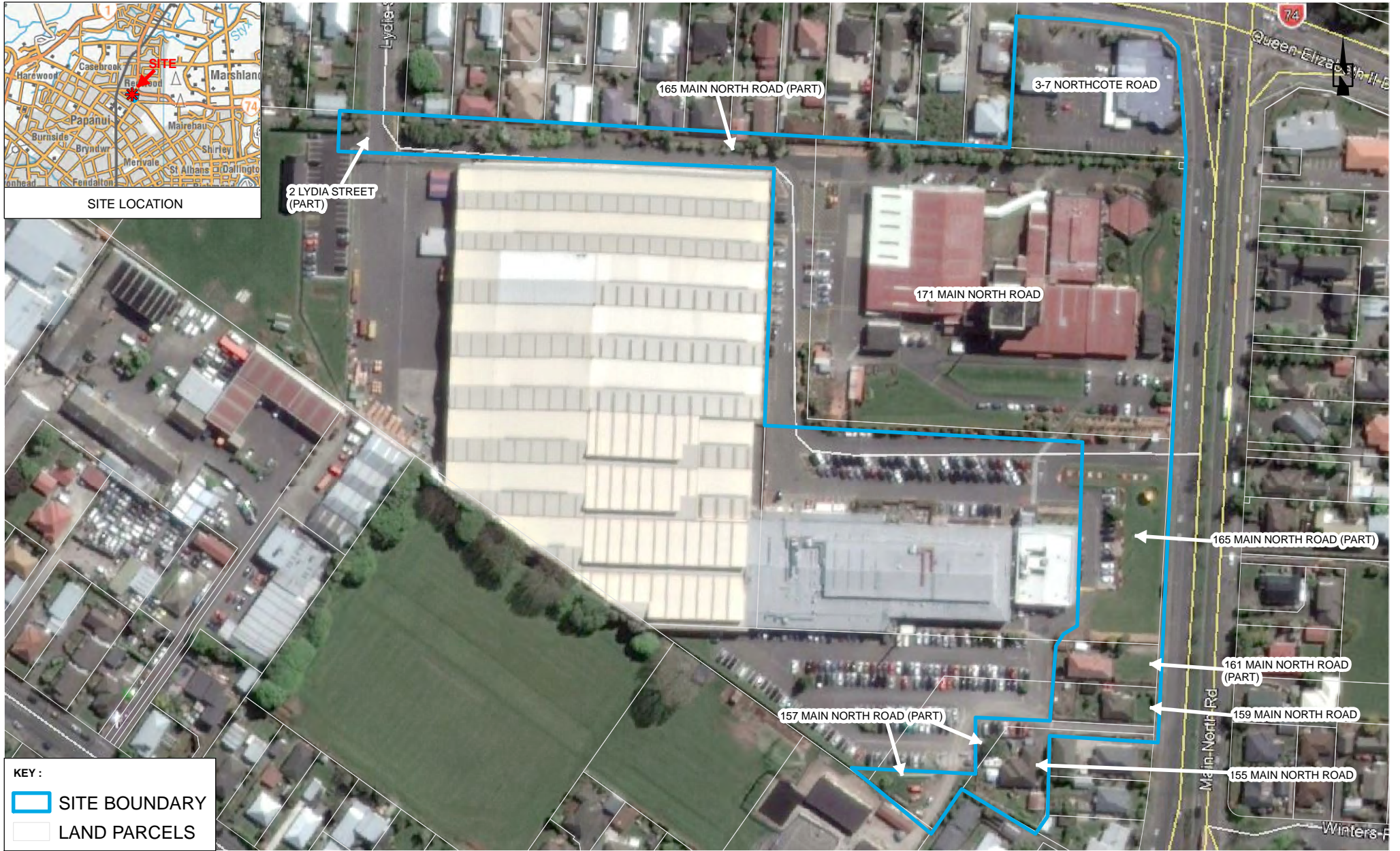
- ∴ 'Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment' (HAIL Reference B2);
- ∴ 'Motor vehicle workshops' (HAIL Reference F4); and
- ∴ 'Landfill sites' (HAIL Reference G3).

As part of the current CCC resource consent application and in accordance with the NESCS, due to the identified presence of HAIL activities over part of the site that have not been investigated, coupled with likely soil disturbance above the permitted volumes, the resource consent under the NESCS for the supermarket development would be a **discretionary activity**. Foodstuffs are proposing to undertake a DSI prior to the demolition of the current buildings at the site.

In accordance with *Health and Safety at Work (Asbestos) Regulations 2016* (Subpart 4), an asbestos survey will need to be undertaken prior to the demolition of the existing buildings at the site.

10.0 References

- Brown, L.J. and Weeber, J.H., 1992. *Geology of the Christchurch Urban Area*. Institute of Geological and Nuclear Sciences 1:25,000 Geological Map 1. Lower Hutt, New Zealand.
- Christchurch City Council, 1993. *Old Landfills Within Christchurch City*.
- Environment Canterbury 2015. *Canterbury Land & Water Regional Plan (Partly Operative), New Zealand*.
- Health and Safety at Work (Asbestos) Regulations 2016*.
- Ministry for the Environment, 2011. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Site in New Zealand (Revised 2011)*. Ministry for the Environment, Wellington.
- Ministry for the Environment, 2011a. *Hazardous Activities and Industries List*. Ministry for the Environment, Wellington.
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011*.



KEY :

- SITE BOUNDARY
- LAND PARCELS

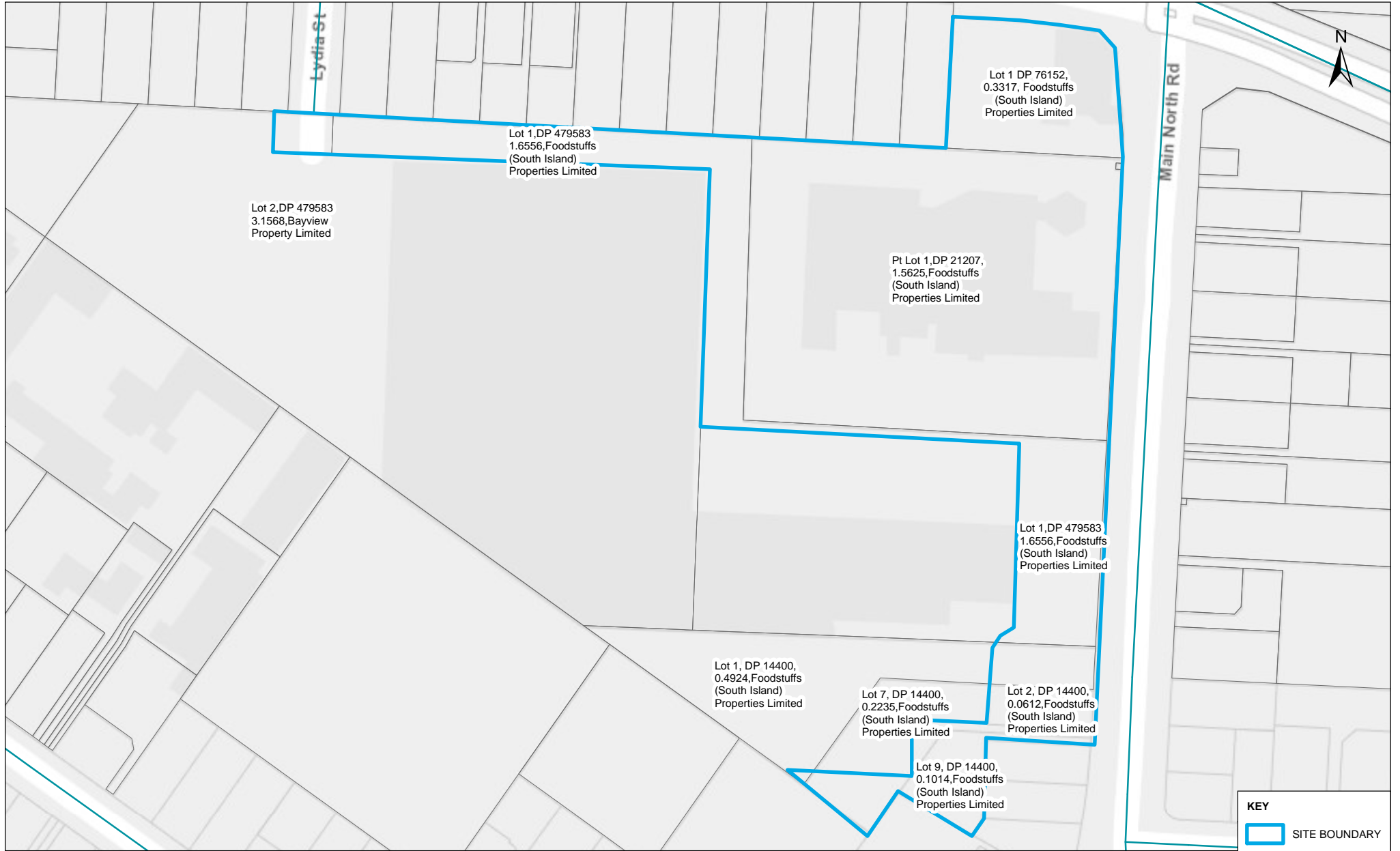
SOURCE:
 1. AERIAL IMAGERY (FLOWN 2017), SOURCED FROM GOOGLE EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL INFORMATION DERIVED FROM LINZ DATA.

FIGURE 1 : SITE LOCATION

SCALE : 1:2,000 (A4)

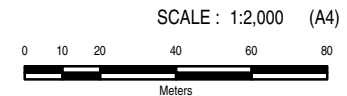
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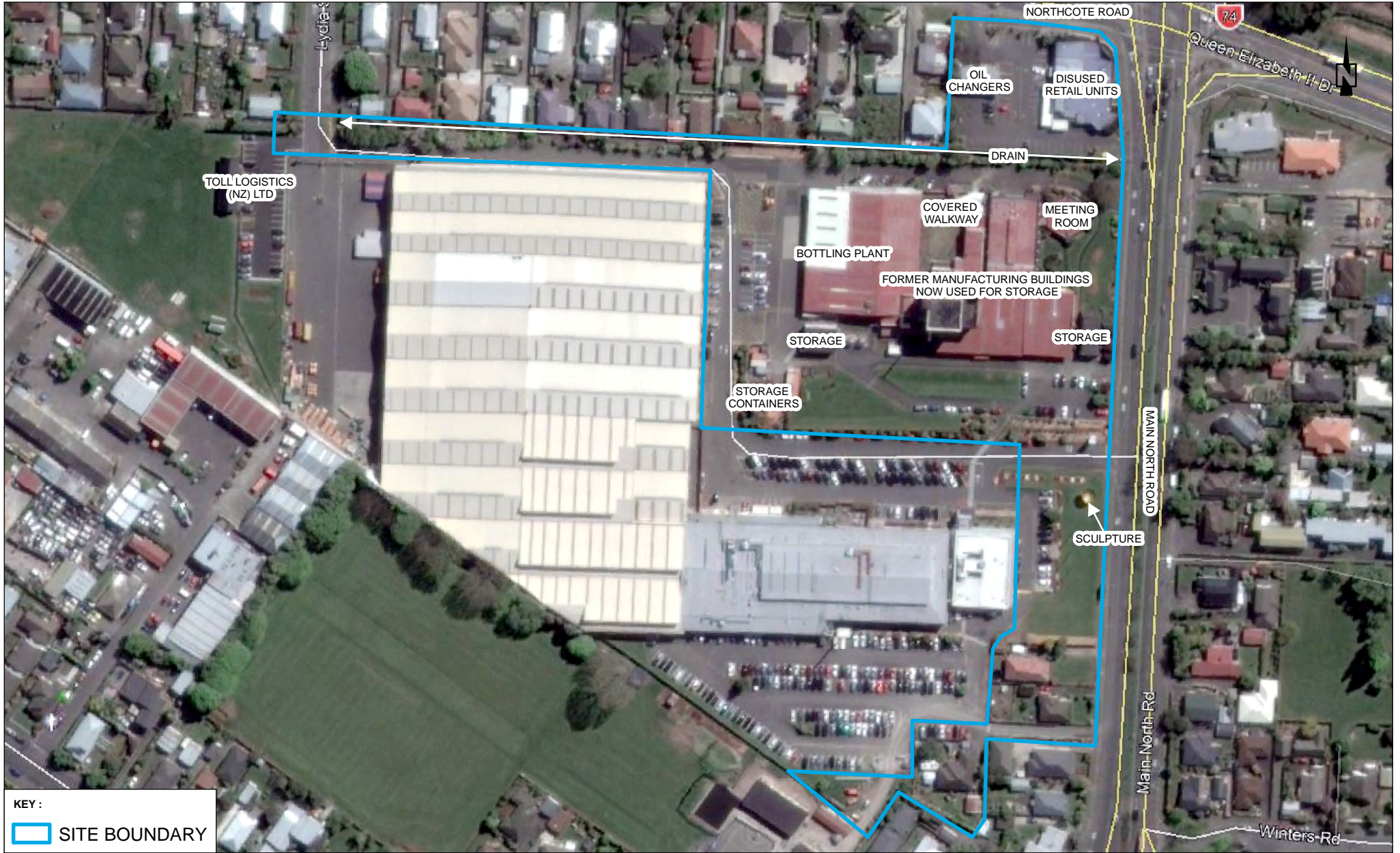
Meters



SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).
2. CADASTRAL INFORMATION DERIVED FROM LAND INFORMATION NEW ZEALAND DATA.

FIGURE 2: LAND PARCEL LAYOUT



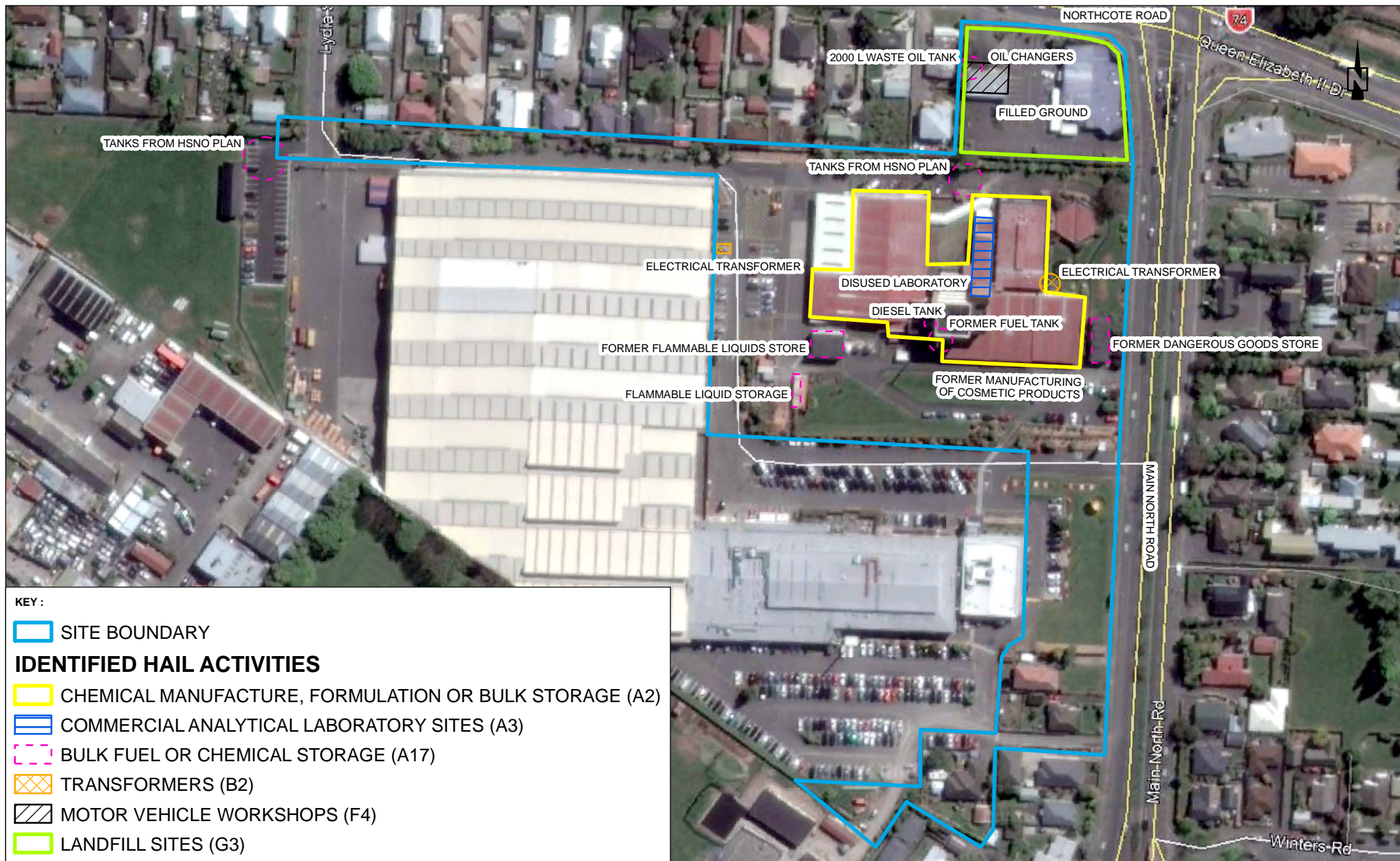


KEY :
[Blue outline] SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2017), SOURCED FROM GOOGLE EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).
2. CADASTRAL INFORMATION DERIVED FROM LINZ DATA.

FIGURE 3 : SITE LAYOUT PLAN

SCALE : 1:2,000 (A4)
0 5 10 20 30 40 50
Meters

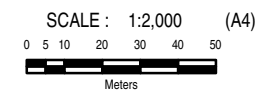


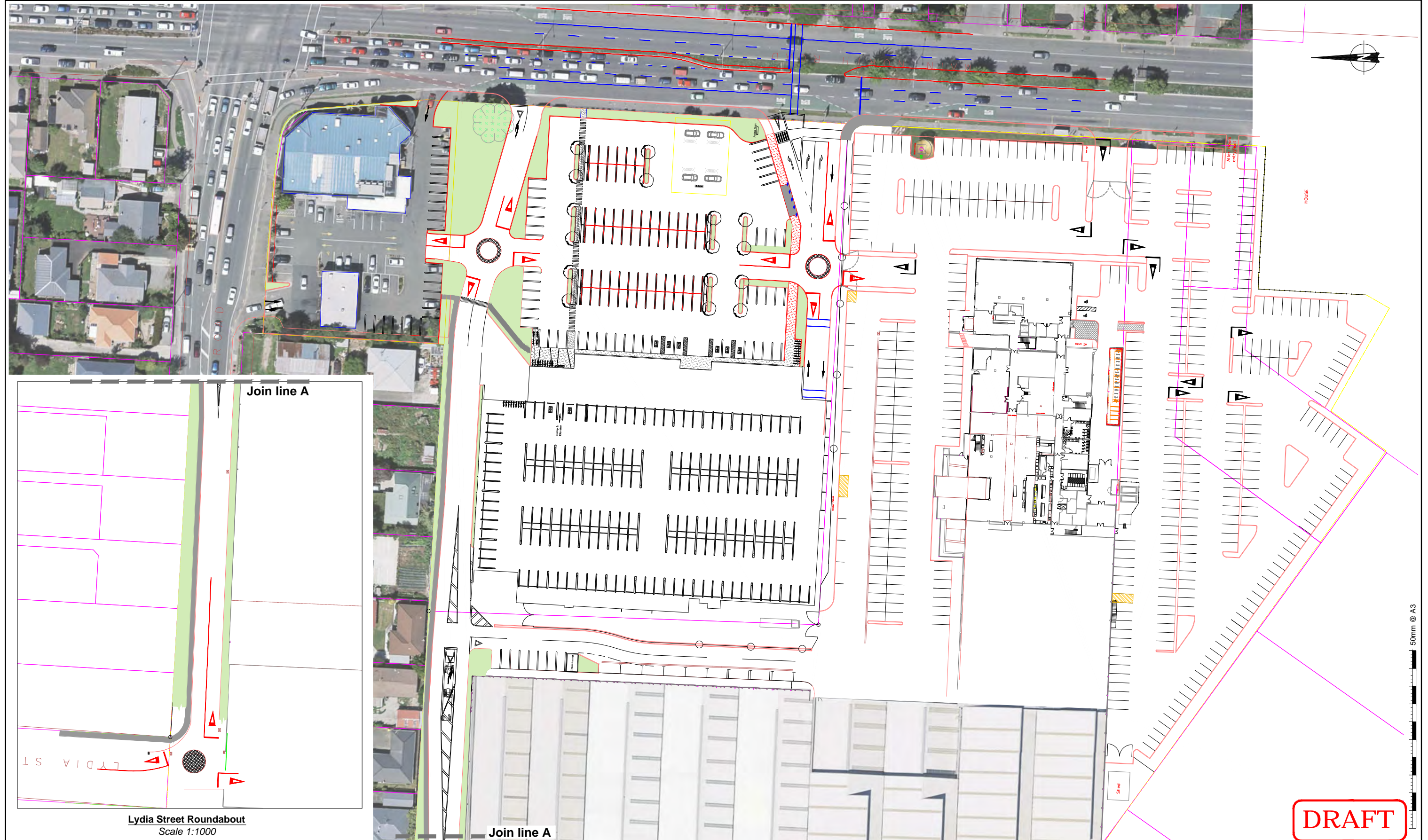
KEY :

- SITE BOUNDARY
- IDENTIFIED HAIL ACTIVITIES**
- CHEMICAL MANUFACTURE, FORMULATION OR BULK STORAGE (A2)
- COMMERCIAL ANALYTICAL LABORATORY SITES (A3)
- BULK FUEL OR CHEMICAL STORAGE (A17)
- TRANSFORMERS (B2)
- MOTOR VEHICLE WORKSHOPS (F4)
- LANDFILL SITES (G3)

SOURCE:
 1. AERIAL IMAGERY (FLOWN 2016), SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL INFORMATION DERIVED FROM LINZ DATA.

FIGURE 4 : HAIL ACTIVITIES WITHIN THE SITE BOUNDARY





Rev	Date	By	Chk	Description
F	01/06/2018	AW	JB	Realigned aisles and roundabout configuration
G	12/06/2018	AW	JB	Added FSIL Car park layout as provided
C	11/04/2018	AW	AMH	Edits as per client comment
D	21/05/2018	AW	JB	Added access to FSIL HQ car park, northern site edits
E	28/05/2018	AW	JB	Modified Car Park and Access



Design	AW/JB
Drawn	AW
Checked	JB/AMH
Issued	20/03/2018
Scale	1:1000 @ A3

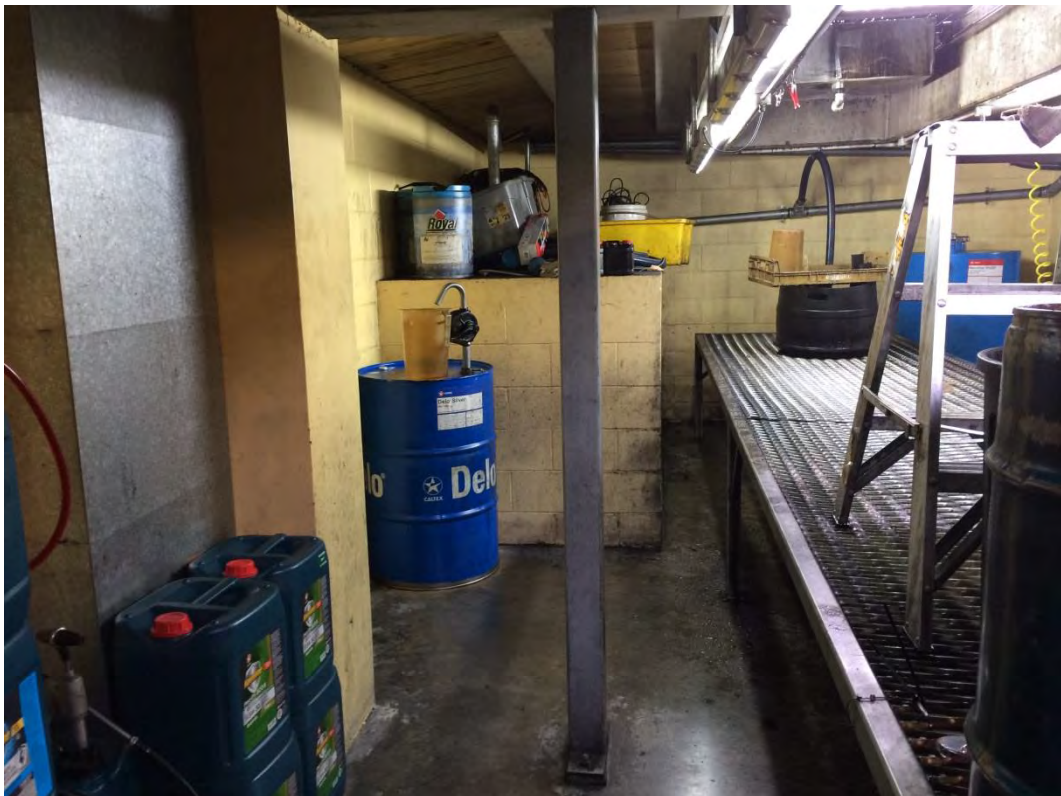
FSIL PAK N SAVE Papanui	
Proposed Site Layout	
Project No.	FSIL-J047
Dwg #	ATC10131
Sheet	--
Revision	G

Appendix B

Site Photographs



Photograph 1: View looking south towards Oil Changers.



Photograph 2: Double bunded 2,000 L waste oil tank in Oil Changers.



Photograph 3: View looking south east across 3-7 Northcote Road.



Photograph 4: View looking east along the drain crossing the site (along northern boundary of 171 Main North Road).



Photograph 5: Transformer located in the east of the site (171 Main North Road).



Photograph 6: View looking south over covered walkway towards diesel tank (171 Main North Road).



Photograph 7: View looking west towards 2 Lydia Street.



Photograph 8: View of concrete slab between the drain and the access road in the west of the site.



Photograph 9: View looking south-east towards the active bottling plant at 171 Main North Road.



Photograph 10: Transformer located in the west of the site (west of 171 Main North Road at 165 Main North Road).



Photograph 11: Container storing flammable liquids in the south-west of the site (171 Main North Road).



Photograph 12: Tank containing liquid carbon dioxide adjacent to two unlabelled tanks (171 Main North Road).



Photograph 13: Disused bunded area in the south of the site (171 Main North Road).



Photograph 14: Disused raised chemical storage area in the south of the site (171 Main North Road).



Photograph 15: View looking north-east towards the buildings at 171 Main North Road.

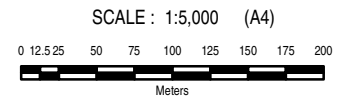
Appendix C

ECan Bore Information



SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

**BORES WITHIN A 250 M RADIUS OF THE SITE BOUNDARY
- SOURCED FROM ECAN DATABASE JUNE 2018**



Bores located within a 250 m radius of the site boundary.

Well No.	Well Status	Depth (m)	Diameter (mm)	Use Codes	Initial Water Level (m)	Grid East	Grid North	Approx. Distance from centre of Site (m)
M35/1348	Not Used	24.4	203		2	1568850	5185166	0
M35/1472	Active (exist, present)	18.3	200	Commercial / Industrial		1568851	5185207	0
M35/15271	Filled in	1.2		Geotechnical / Geological Investigation		1568906	5185030	0
M35/12641	Filled in	1.52		Geotechnical / Geological Investigation	-0.91	1569018	5185256	160
M35/16825	Filled in	1.2		Geotechnical / Geological Investigation	-1.1	1568913	5185375	210
M35/12640	Filled in	2.59		Geotechnical / Geological Investigation		1569041	5184971	240
M35/15771	Filled in	3.3		Geotechnical / Geological Investigation		1568649	5185127	240
M35/3611	Not Used	36.5	76			1568700	5184986	260
M35/3612	Not Used	36.5	76			1568700	5184986	260
M35/6807	Not Used		25			1568620	5185256	280
M35/3636	Not Used	20.1	25		-0.3	1569096	5184979	280
M35/12736	Filled in	2.13		Geotechnical / Geological Investigation	-0.78	1568988	5185422	280
M35/15772	Filled in	1.3		Geotechnical / Geological Investigation		1568609	5185106	290
M35/3480	Active (exist, present)	91.5	51	Irrigation		1569076	5185399	300
M35/12500	Filled in	2.13		Geotechnical / Geological Investigation	-1.37	1568724	5185426	310
M35/17386	Filled in	3.3		Geotechnical / Geological Investigation		1569043	5184897	310
M35/4231	Not Used	20.7	83			1569100	5184886	350
M35/4232	Not Used	19.8	83			1569100	5184886	350
M35/15325	Filled in	3.5		Geotechnical / Geological Investigation	-1.5	1568889	5184809	350
M35/15324	Filled in	2.8		Geotechnical / Geological Investigation	-1.5	1568915	5184792	370
M35/15326	Filled in	2.5		Geotechnical / Geological Investigation		1568882	5184797	370
M35/15322	Filled in	3.2		Geotechnical / Geological Investigation	-1.5	1568911	5184778	380
M35/15323	Filled in	4		Geotechnical / Geological Investigation		1568905	5184781	380
M35/12501	Filled in	1.52		Geotechnical / Geological Investigation	-0.91	1568859	5185546	390
M35/12503	Filled in	2.59		Geotechnical / Geological Investigation		1568980	5185540	390

Note: A record showing '0 m' approximate distance from the centre of the site indicates that the bore is located within the site boundary.

Appendix D

Historical Aerial Photographs

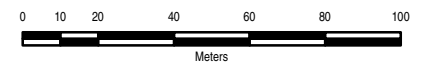


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1941 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



PATTLE DELAMORE PARTNERS LTD

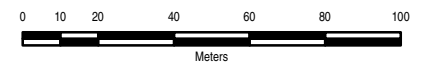


KEY
 SITE BOUNDARY

SOURCE:
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1955 AERIAL PHOTOGRAPH

SCALE : 1:2,000 (A4)



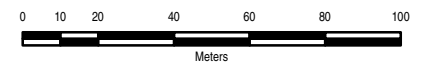


SOURCE:
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1961 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)





KEY
[Blue outline] SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1965 AERIAL PHOTOGRAPH

SCALE : 1:2,000 (A4)
0 10 20 40 60 80 100
Meters

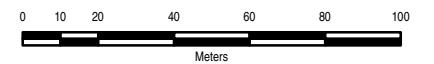


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP
PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1973 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



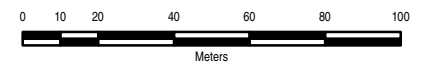


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1976 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



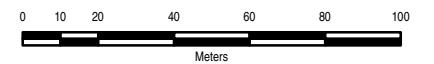


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP
PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1984 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



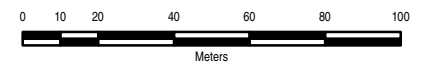


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1988 AERIAL PHOTOGRAPH

KEY
 SITE BOUNDARY

SCALE : 1:2,000 (A4)



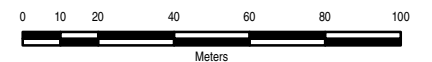


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1994 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



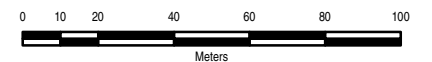


KEY
SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

1995 AERIAL PHOTOGRAPH

SCALE : 1:2,000 (A4)



PATTLE DELAMORE PARTNERS LTD

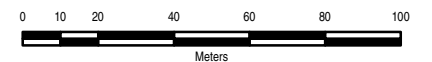


SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

2000 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)

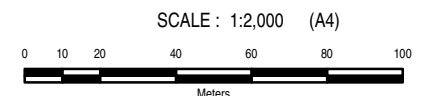




KEY
SITE BOUNDARY

SOURCE:
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2011 AERIAL PHOTOGRAPH



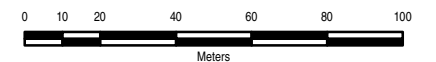


SOURCE:
1. AERIAL IMAGERY SOURCED FROM GOOGLE
EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).

2017 AERIAL PHOTOGRAPH

KEY
SITE BOUNDARY

SCALE : 1:2,000 (A4)



PATTE DELAMORE PARTNERS LTD

Appendix E

Ecan Listed Land Use Register

Can Listed Land Use Register

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.

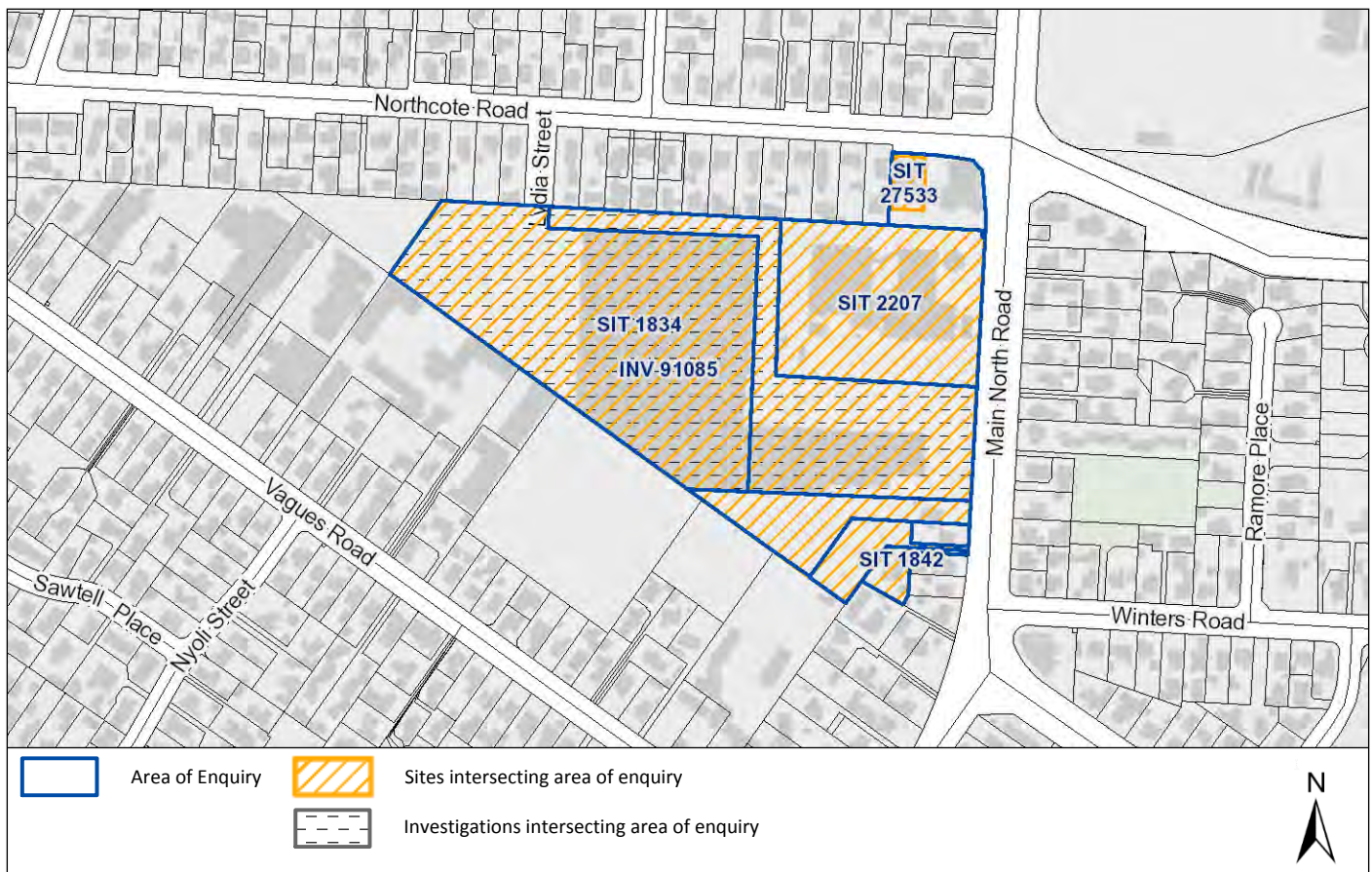
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	04 July 2018	
Land Parcels:	Lot 9 DP 14400	Valuation No(s): 2217037300
	Lot 1 DP 14400	Valuation No(s): 2217037300
	Lot 1 DP 76152	Valuation No(s): 2217036800
	Part Lot 1 DP 21207	Valuation No(s): 2217037200
	Lot 2 DP 14400	Valuation No(s): 2217037500
	Lot 7 DP 14400	Valuation No(s): 2217037300
	Lot 2 DP 479583	Valuation No(s): Not Available
	Lot 1 DP 479583	Valuation No(s): Not Available



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:

Site ID	Site Name	Location	HAIL Activity(s)	Category
1834	Foodstuffs (South Island) Ltd.	167 Main North Road, Papanui, Christchurch	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;	Not Investigated
1842	Best Motors and B X Traders	65 Manchester St., Christchurch		Verified Non-HAIL

2207	Murdoch Trent Ltd	171 Main North Road, Redwood	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;	Not Investigated
27533	Oil Changers	7 Northcote Road, Casebrook-Redwood	F4 - Motor vehicle workshops;	Not Investigated

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

Information held about the sites on the Listed Land Use Register

Site 1834: Foodstuffs (South Island) Ltd. (Intersects enquiry area.)

Site Address:	167 Main North Road, Papanui, Christchurch
Legal Description(s):	Lot 1 DP 14400; Lot 7 DP 14400; Lot 9 DP 14400; Lot 1 DP 70348

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	?	present	Storage tanks or drums for fuel, chemicals or liquid waste

Notes:

- 1 Oct 1999** 1993 DG Licence: 3 underground storage tanks (USTs), the first containing class 3a product with a capacity of 9,092 L, and the second and third containing class 3c product with a combined capacity of 18,184 L.
1994 CCC Information: As above.
- 11 Oct 1999** 7/10/99 Owner replied: "3 USTs removed by Mobil in September 1997. Dangerous goods inspector present during removal. Soil samples taken by oil company representative. Owner does not have a copy. 5,000 L class 3c AST installed by Mobil in September 1997."
- 20 Nov 2002** Former Helene Curtis Site, no longer present, now occupied by Foodstuffs. Land use consent for one UST with total capacity of 15,000 litres was issued 19-3-93 to store methylated spirits. Consent CRC930196.
- 20 Jul 2007** Site was visited in May 2006 by Environment Canterbury's Pollution Prevention Officer. A 5,000L diesel tank is present at the site, and large forklift batteries are stored indoors.

Investigations:

- 15 Apr 2015** INV 91085: ***INV#91085 - 2 Lydia Street Northcote, Christchurch*** (Notice of Site Investigation)
PDP

Summary of investigation(s):

Environment Canterbury requires prior notification of the intention to investigate a site for potential contamination. The investigation report has not yet been received by Environment Canterbury.

Site 1842: Best Motors and B X Traders (Intersects enquiry area.)

Site Address:	65 Manchester St., Christchurch
Legal Description(s):	Lot 1 DP 44375

Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
------------------------	-------------	-----------	---------------

Notes:

- 30 Aug 2011** Site was originally identified as having three underground fuel storage tanks. However, this was found to be incorrect. No hazardous activities are known to have occurred at this site.

Investigations:

There are no investigations associated with this site.

Site 2207: Murdoch Trent Ltd (Intersects enquiry area.)

Site Address:	171 Main North Road, Redwood
Legal Description(s):	Pt Lot 1 DP 21207

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	?	?	Storage tanks or drums for fuel, chemicals or liquid waste

Notes:

- 19 Dec 2000** USTs on site:
1 x 15,000 L UST containing methylated spirits.
1 x unknown capacity UST containing diesel.
- 15 Apr 2002** A CRC land use consent, CRC930196, to install and use an underground storage tank system for methylated spirits, comprising of one tank with a total capacity of 15,000 litres, granted 19 March 1993.
Compliance monitoring visit undertaken in September 1996.
- 15 Apr 2002** Information provided by site owner January 1997 indicates that tank has a capacity of 30,000 litres and that the tank and consent is no longer required due to site closure.
The tank was removed by Fuelquip Services Ltd in March 1997 and the consent was surrendered 17 March 1997.

Investigations:

There are no investigations associated with this site.

Site 27533: Oil Changers (Intersects enquiry area.)

Site Address:	7 Northcote Road, Casebrook-Redwood
Legal Description(s):	Lot 1 DP 76152

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	Pre-2003	Unknown	Motor vehicle workshops

Notes:

- 24 Oct 2013** Area defined from: CCC file 13-151952 documentation of waste oil tanks and oil changing and Google Street View 2012 image.
CCC file documentation reviewed describes land use that includes storage of waste oil in tanks and Google Street View shows a motor vehicle workshop specializing in oil changing services. Reference to a bund failing and oil seeping through block was also noted at this site.

Investigations:

There are no investigations associated with this site.

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 ENQ207637.

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



What is the Listed Land Use Register (LLUR)?

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

Why do we need the LLUR?

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

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

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

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

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

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



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

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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www.ecan.govt.nz

E13/101

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

Appendix F

ECan Resource Consents

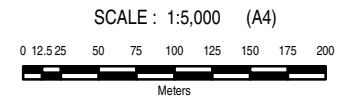


KEY

- RESOURCE CONSENTS
- SITE BOUNDARY

SOURCE:
 1. AERIAL IMAGERY SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY (MAY NOT BE SPATIALLY ACCURATE).

**RESOURCE CONSENTS WITHIN A 250 M RADIUS OF THE SITE BOUNDARY
 - SOURCED FROM ECAN DATABASE JUNE 2018**



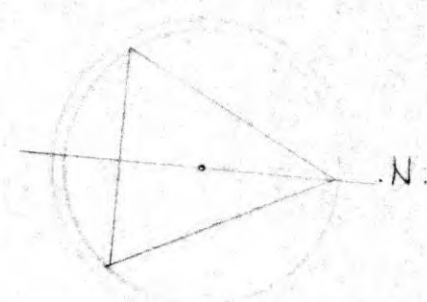
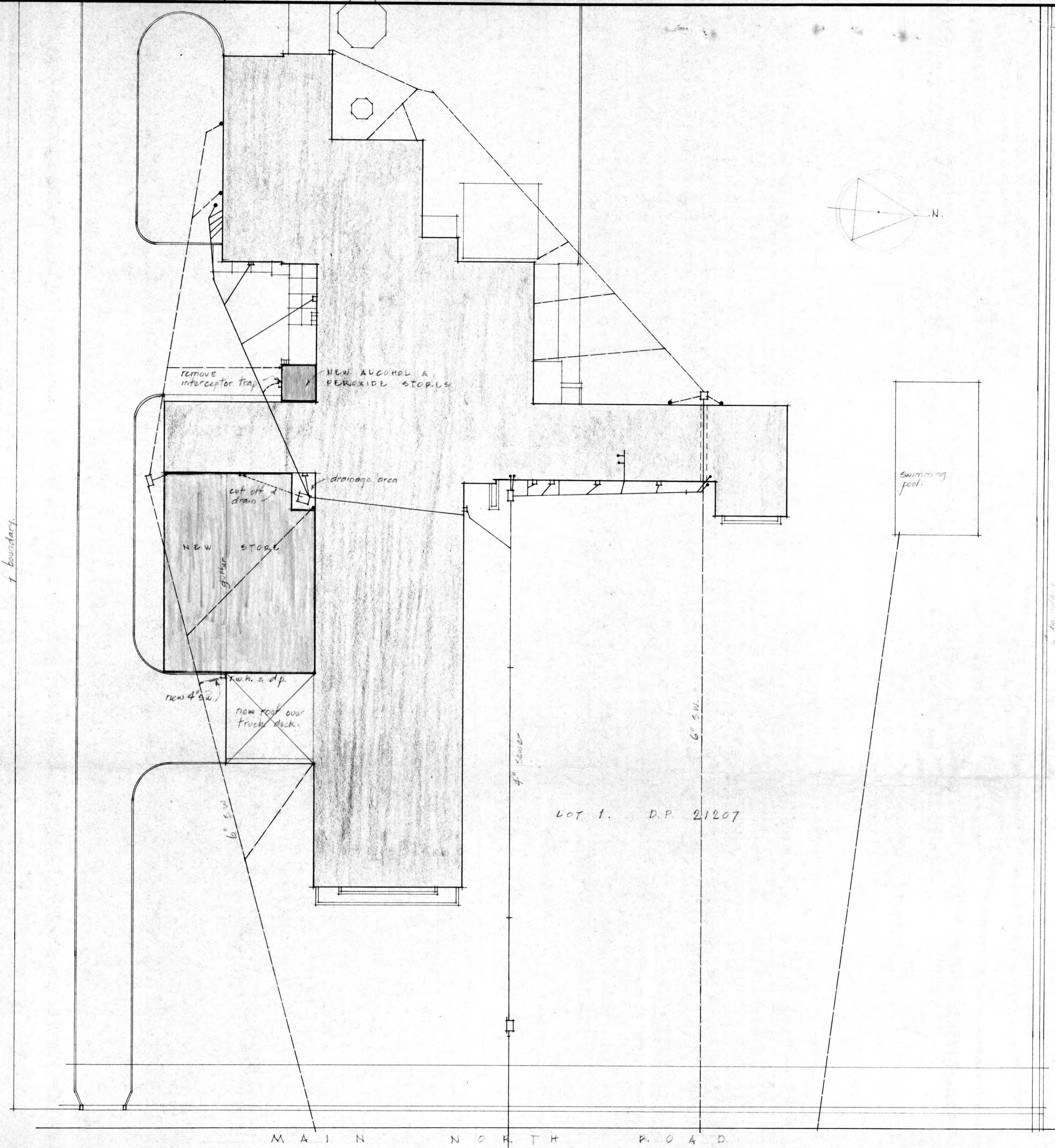
Resource Consents located within a 250 m radius of the Site Boundary. (Sourced from Ecan GIS Database in June 2018)

	Consent No.	Consent Description	Consent Status	Consent Holder	Grid East	Grid North	Approx. Distance from centre of Site (m)
1	CRC930196	Land Use Consent (s9)	Terminated - Surrendered	ECL Group Fuel Systems Limited	1568900	5185186	0
2	CRC962290	Discharge Permit (s15)	Terminated - Surrendered	Helene Curtis NZ Limited	1568900	5185186	0
3	NCY800693	Water Permit (s14)	Terminated - Replaced	Spencer L Ayrey Limited	1568851	5185207	0
	NCY800693.1	Water Permit (s14)	Terminated - Expired	Foodstuffs South Island Limited	1568851	5185207	0
4	CRC012055	Water Permit (s14)	Issued - Active	Murdoch Manufacturing Limited	1568851	5185207	0
5	CRC980136	Discharge Permit (s15)	Issued - Active	Foodstuffs South Island Limited	1568800	5185186	0
6	NCY800667	Discharge Permit (s15)	Terminated - Surrendered	Vagues Road Development Limited	1568900	5185286	0
	CRC001337	Discharge Permit (s15)	Terminated - Replaced	Foodstuffs South Island Limited	1568810	5185066	120
7	CRC001337.1	Discharge Permit (s15)	Issued - Active	Foodstuffs South Island Limited	1568810	5185066	120
8	CRC980343	Land Use Consent (s9)	Terminated - Surrendered	Mobil Oil New Zealand Limited	1568820	5185046	130
9	NCY800668	Water Permit (s14)	Terminated - Surrendered	Vagues Road Development Limited	1568700	5184986	260
10	CRC970235	Discharge Permit (s15)	Terminated - Replaced	Barry John Fleming	1568600	5185066	300
	CRC970235.1	Discharge Permit (s15)	Terminated - Surrendered	Barry John Fleming	1568600	5185066	300
11	CRC900268B	Water Permit (s14)	Terminated - Expired	St Bedes College	1569076	5185399	300
12	CRC000403	Discharge Permit (s15)	Issued - Active	Dean Andre Langridge	1568560	5185106	330
13	CRC090997	Certif of Compliance (s15)	Application Declined	VR 2007 Limited	1568740	5184826	370
14	CRC000062	Discharge Permit (s15)	Terminated - Surrendered	John Grant Fitzgerald	1568530	5185086	370
15	CRC930376	Discharge Permit (s15)	Application Withdrawn	J B Joinery Limited	1568900	5184786	380
16	CRC992095	Discharge Permit (s15)	Issued - Active	Christchurch City Council, Greenspace Unit	1568800	5184786	390
17	CRC992094	Water Permit (s14)	Issued - Active	Christchurch City Council, Greenspace Unit	1568800	5184786	390
18	CRC992093	Land Use Consent (s13)	Terminated - Expired	Christchurch City Council, Greenspace Unit	1568800	5184786	390
19	CRC960672	Discharge Permit (s15)	Terminated - Replaced	A Verkerk Limited	1568397	5185247	500

Note: A record showing '0 m' approximate distance from the centre of the site indicates that the consent is located within the site boundary.

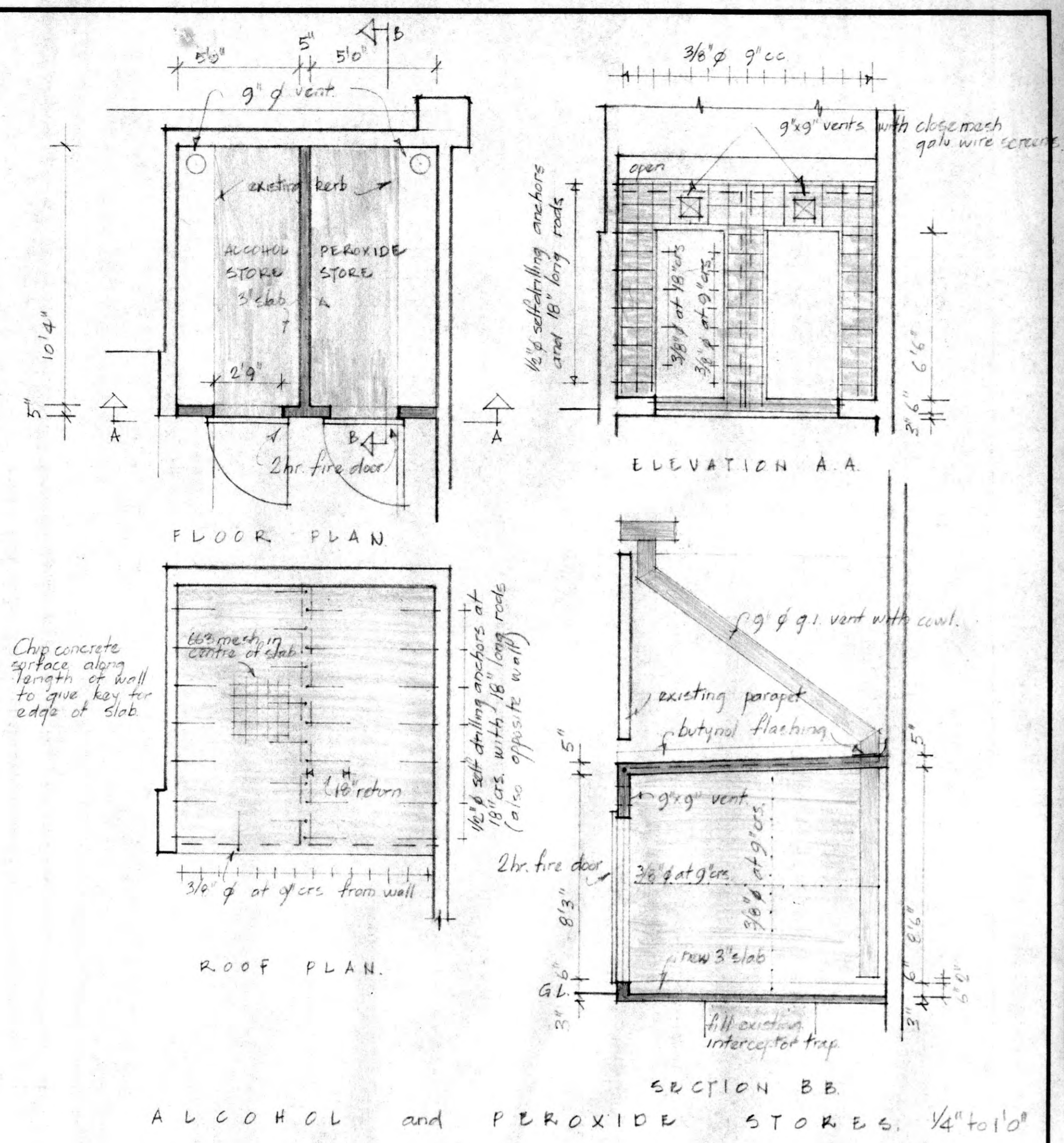
Appendix G

CCC Property File Information



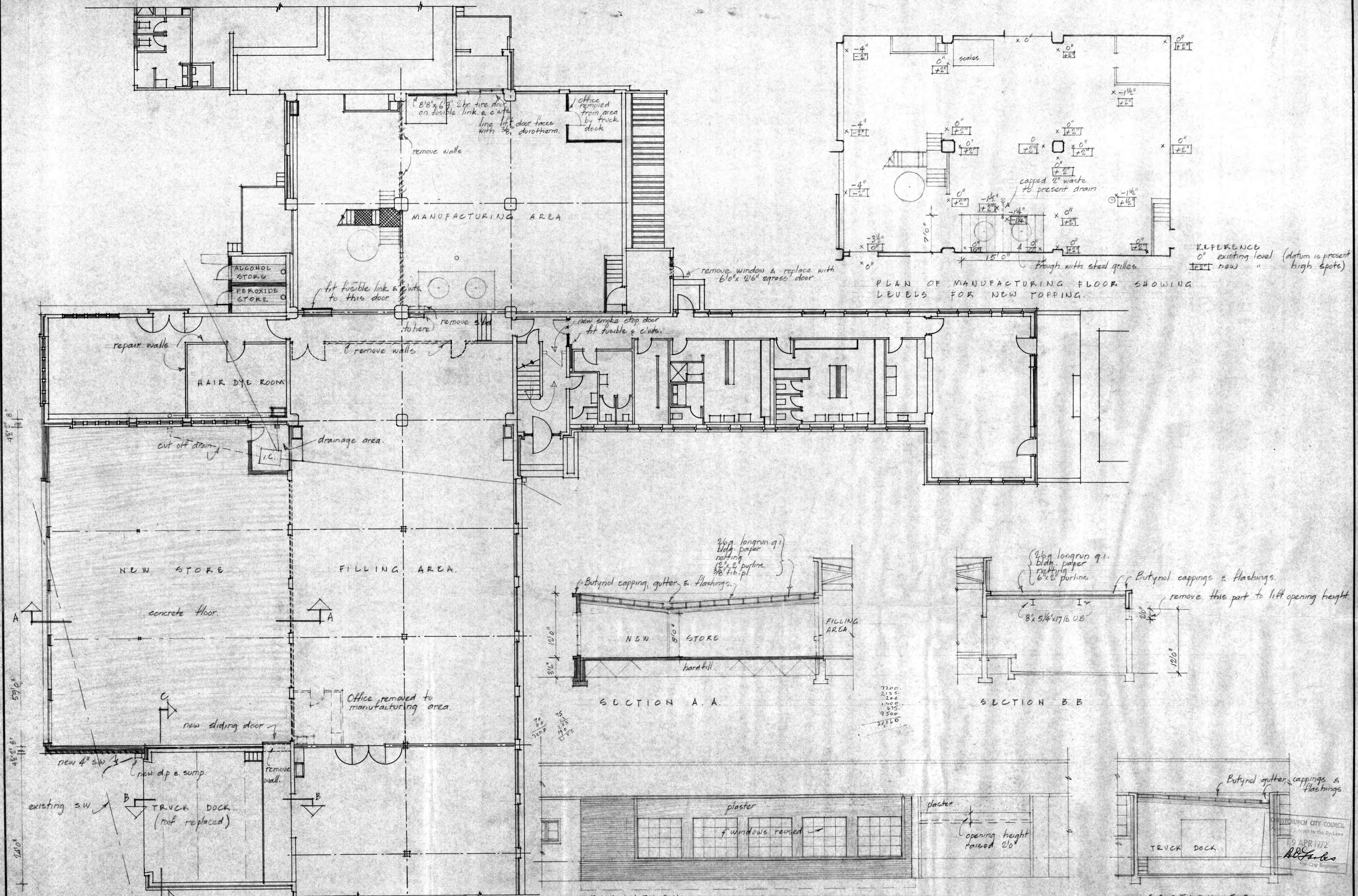
LOT 1. D.P. 21207

MAIN NORTH ROAD



ALCOHOL and PEROXIDE STORES. 1/4" to 10"

CHRISTCHURCH CITY COUNCIL
 Approved Subject to the By-Laws
 19 APR 1972
B.D. Forbes
 For City Engineer



REFERENCE
 0" existing level (datum is present high spots)
 +2" new "

PLAN OF MANUFACTURING FLOOR SHOWING LEVELS FOR NEW TOPPING.

SECTION A.A.

SECTION B.B.

ELEVATION.

SECTION C.C.

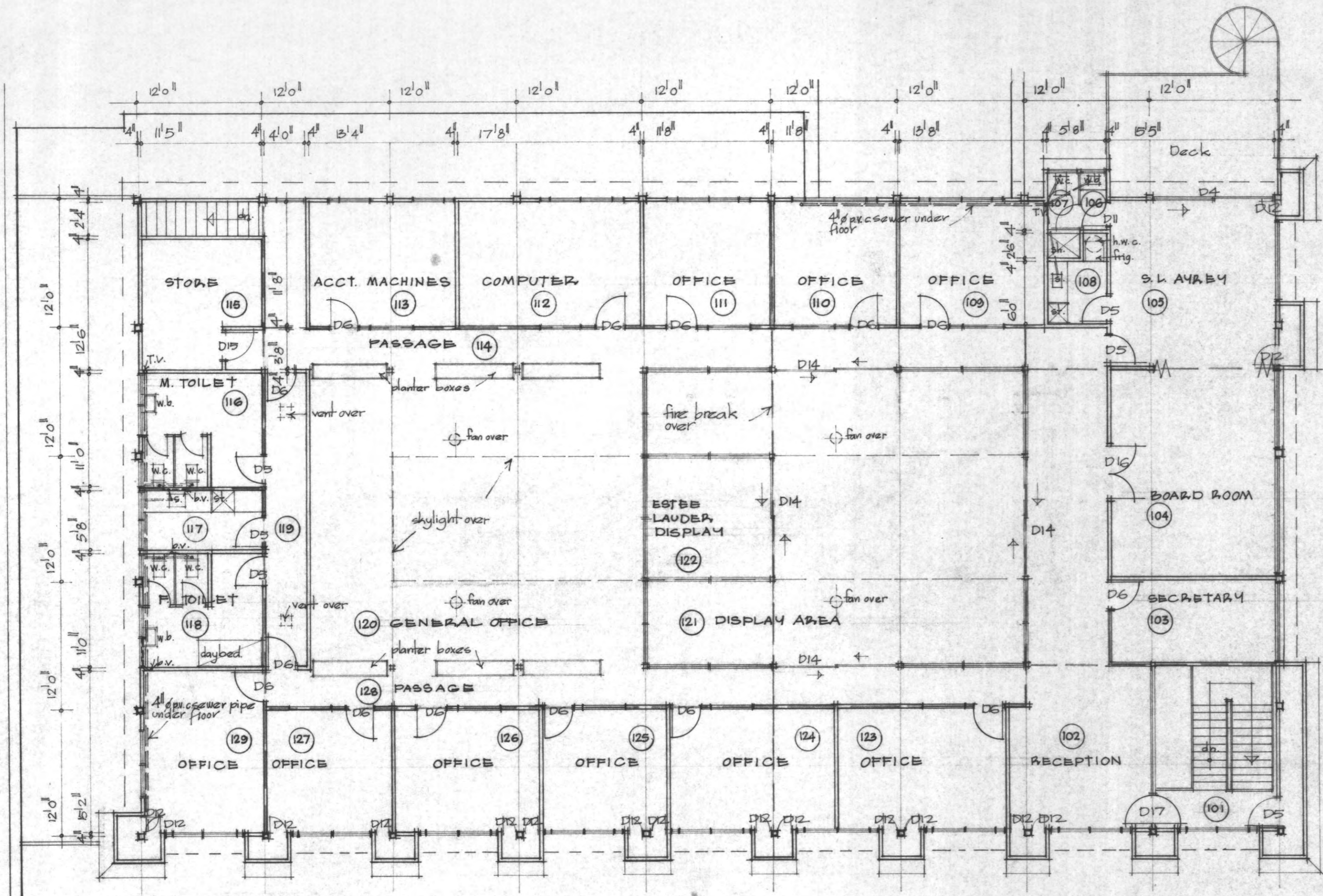
7200.
2185.
200.
1400.
675.
9500.
21150.

ALTERATIONS and ADDITIONS to FACTORY, MAIN NORTH ROAD, for McNAB & SONS LTD
 (BUILDING TO BE OCCUPIED BY SPENCER L. AYREY LTD.)

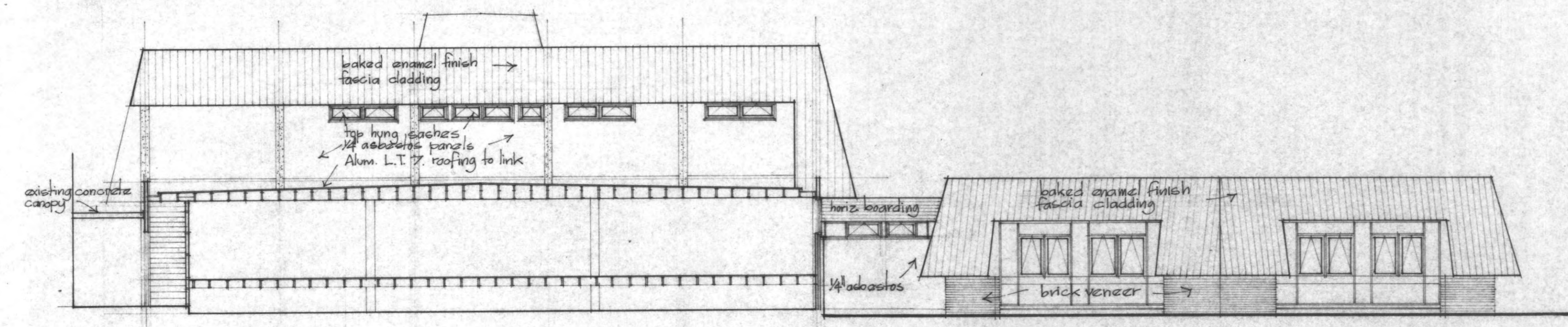
ARCHITECTS: G. D. GRIFFITHS M. J. MOFFAT
 AND J. A. MARTIN K. R. ANDERSON
 ENGINEERS: G. I. H. DREWETT

SCALE	DATE	FILE	SHEET	OF
1/8" to 1/4"	Mar 12 1972 M.J.M.	685/1	2	3

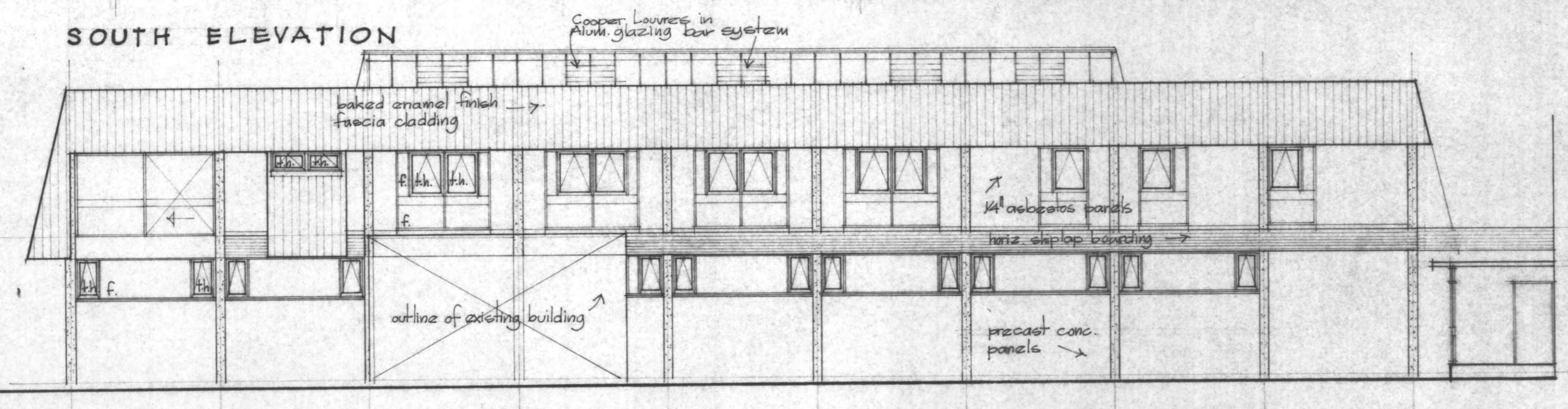
CHRISTCHURCH CITY COUNCIL
 Approved Subject to the By-Laws
 19 APR 1972
 R.C. Forster
 for City Engineer



FIRST FLOOR PLAN



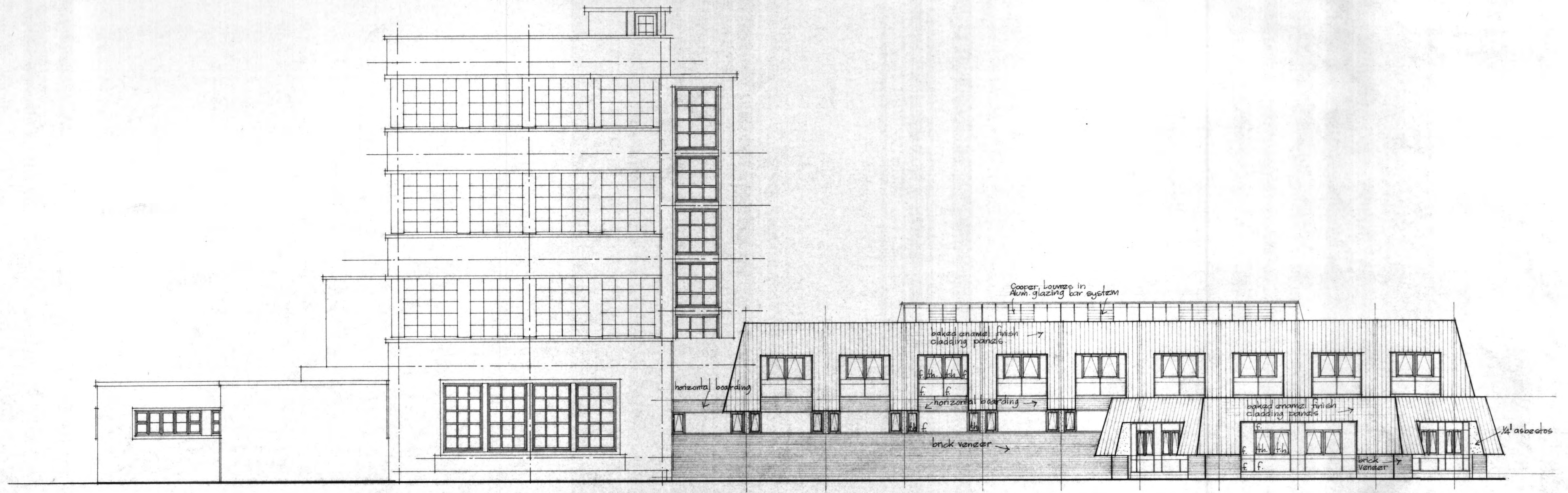
SOUTH ELEVATION



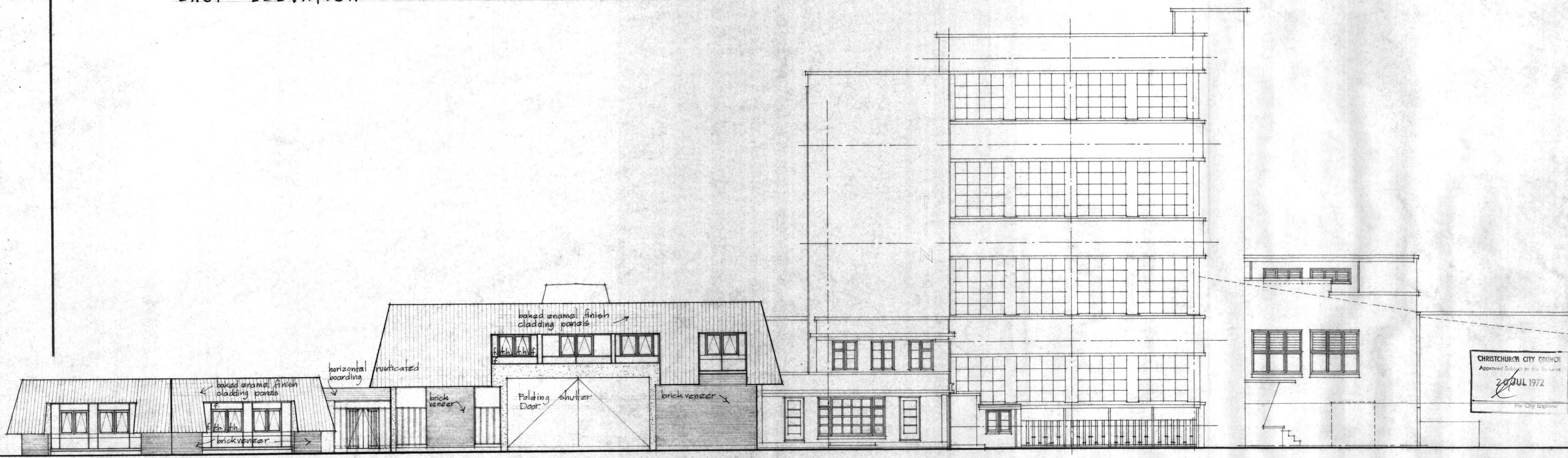
WEST ELEVATION

CHRISTCHURCH CITY COUNCIL
 Approved Subject to the By-Laws
 20 JUL 1972
 For City Engineer

ALTERATIONS and ADDITIONS to FACTORY - STAGE 2 - for Mc NAB & SONS LTD. (BUILDING TO BE OCCUPIED BY SPENCER L. AUREY LTD.)		SCALE 1/8" to 1" = 1'	DATE MAY 1972	FILE 685/2	SHEET 3	OF 7
ARCHITECTS: G. D. GRIFFITHS M. J. MOFFAT AND J. A. MARTIN K. R. ANDERSON ENGINEERS: G. I. H. DREWETT						



EAST ELEVATION



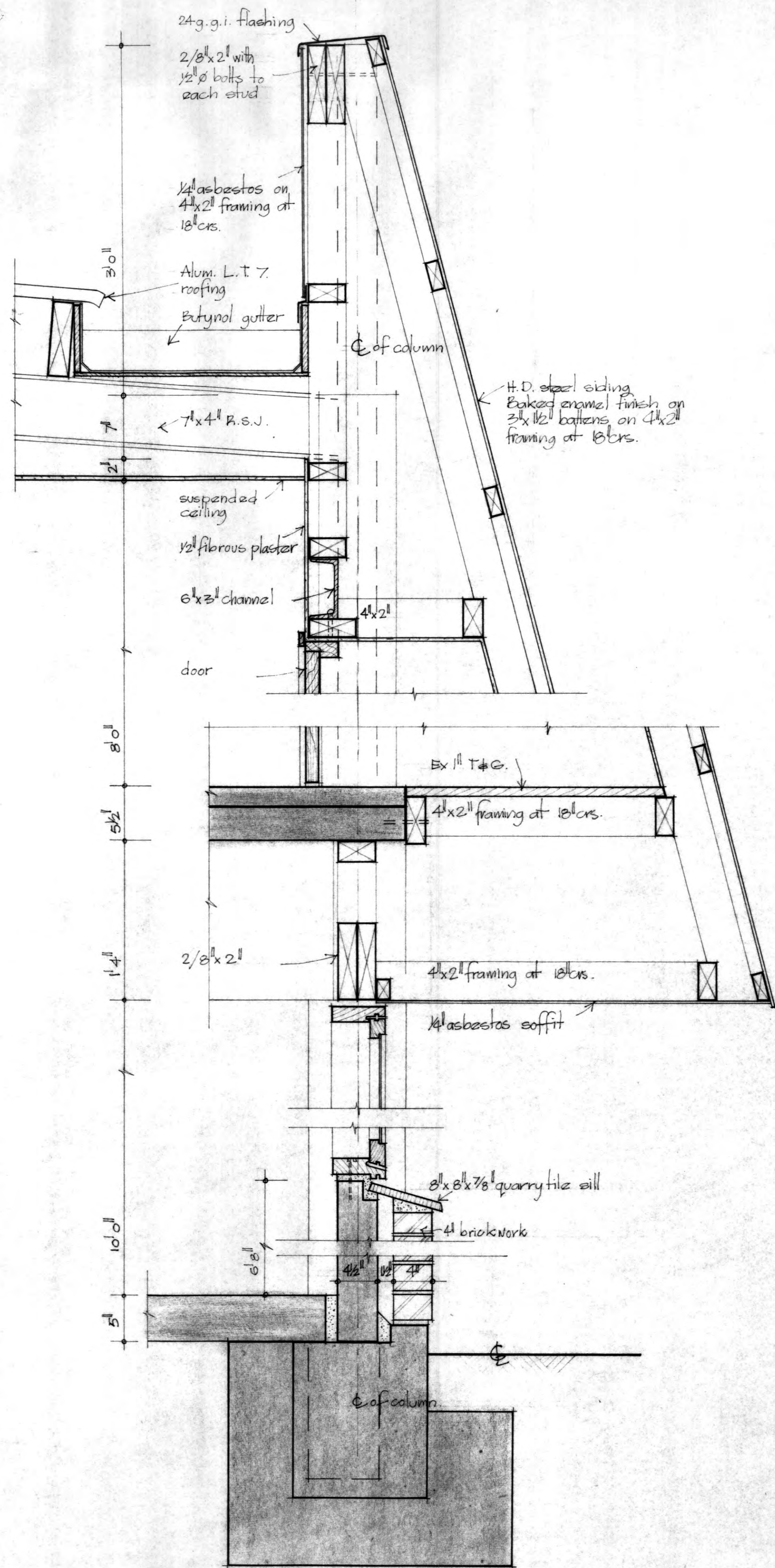
NORTH ELEVATION

CHRISTCHURCH CITY COUNCIL
 Approved Subject to the By-Laws
 20 JUL 1972
 For City Engineer

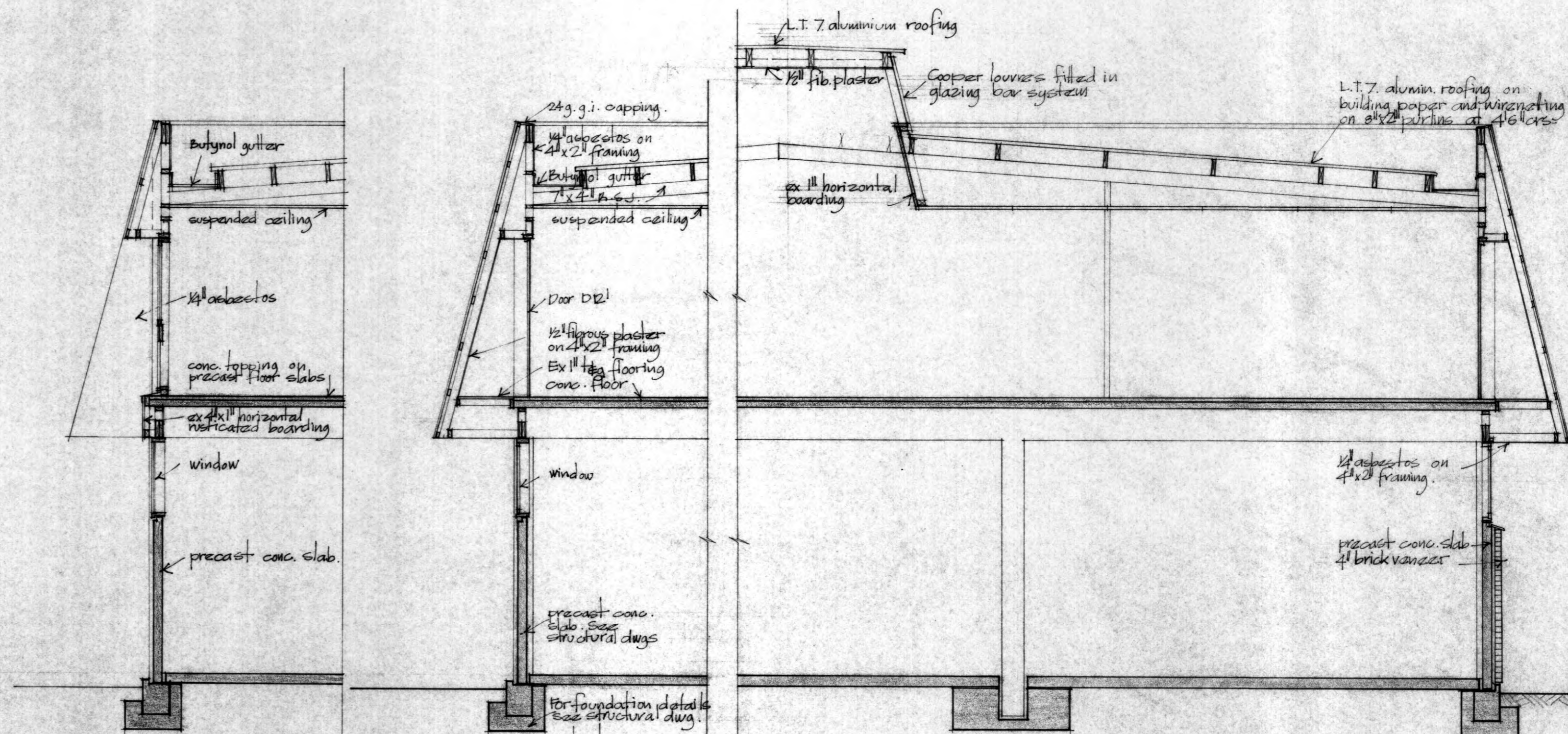
ALTERATIONS and ADDITIONS to FACTORY - STAGE 2 - for Mc NAB & SONS LTD.
 (BUILDING TO BE OCCUPIED BY SPENCER L. AUREY LTD.)

GRIFFITHS MOFFAT & PARTNERS
 ARCHITECTS: G. D. GRIFFITHS M. J. MOFFAT
 AND J. A. MARTIN K. R. ANDERSON
 ENGINEERS: G. I. H. DREWETT

SCALE	DATE	FILE	SHEET	OF
1/8" to 1" = 1'	MAY 1972	085/2	4	7

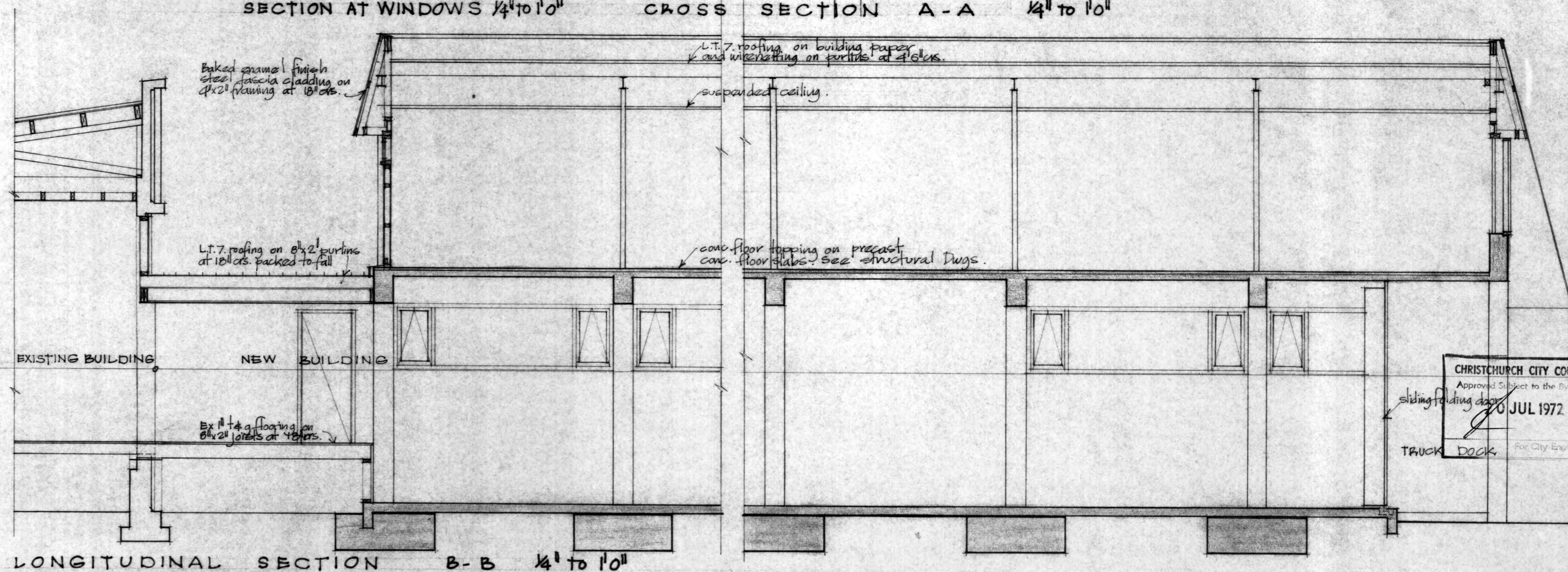


TYPICAL WALL SECTION 1/8 F.S.



SECTION AT WINDOWS 1/4" to 1'0"

CROSS SECTION A-A 1/4" to 1'0"



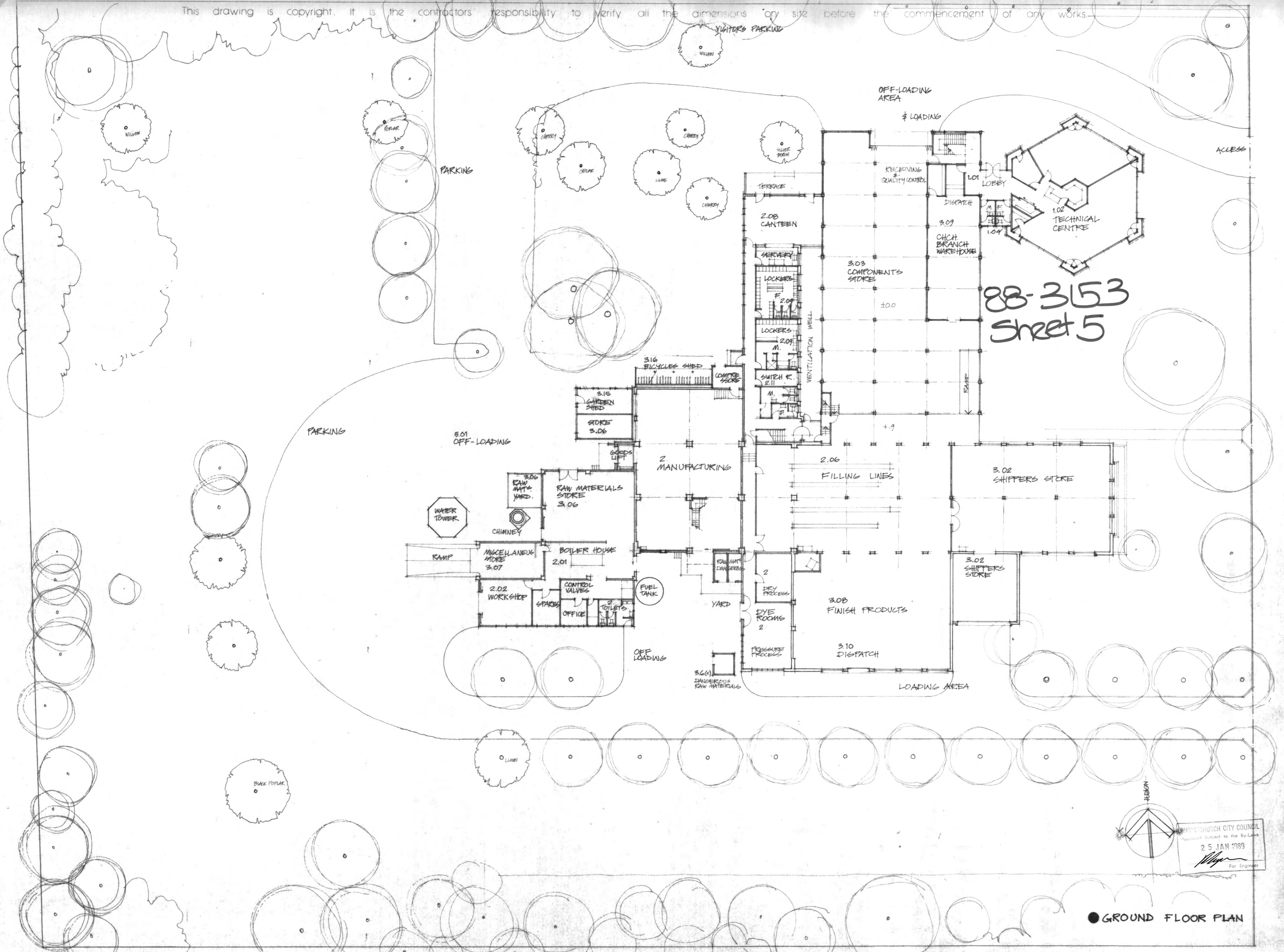
LONGITUDINAL SECTION B-B 1/4" to 1'0"

CHRISTCHURCH CITY COUNCIL
 Approved Subject to the By-Laws
 JUL 1972
 TRUCK DOCK

ALTERATIONS and ADDITIONS to FACTORY - STAGE 2 - for Mc NAB & SONS LTD.
 (BUILDING TO BE OCCUPIED BY SPENCER L. AUREY LTD.)

ARCHITECTS: G. D. GRIFFITHS AND J. A. MARTIN	ENGINEERS: M. J. MOFFAT K. R. ANDERSON G. I. H. DREWETT	SCALE 1/4" to 1'0" 1/8" P.S.	DATE MAY '72	FILE 685/1	SHEET 5	OF 7
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This drawing is copyright. It is the contractors responsibility to verify all the dimensions on site before the commencement of any works.



88-3153
Sheet 5

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
25 JAN 1989
[Signature]
For Engineer

● GROUND FLOOR PLAN

HELLENE CURTIS

MAIN NORTH ROAD - CHRISTCHURCH

Skews Hey and Archer
Architects and Landscape Architects
Christchurch NZ
P.O. Box 492
Arlborough Office
Telephone 88 092

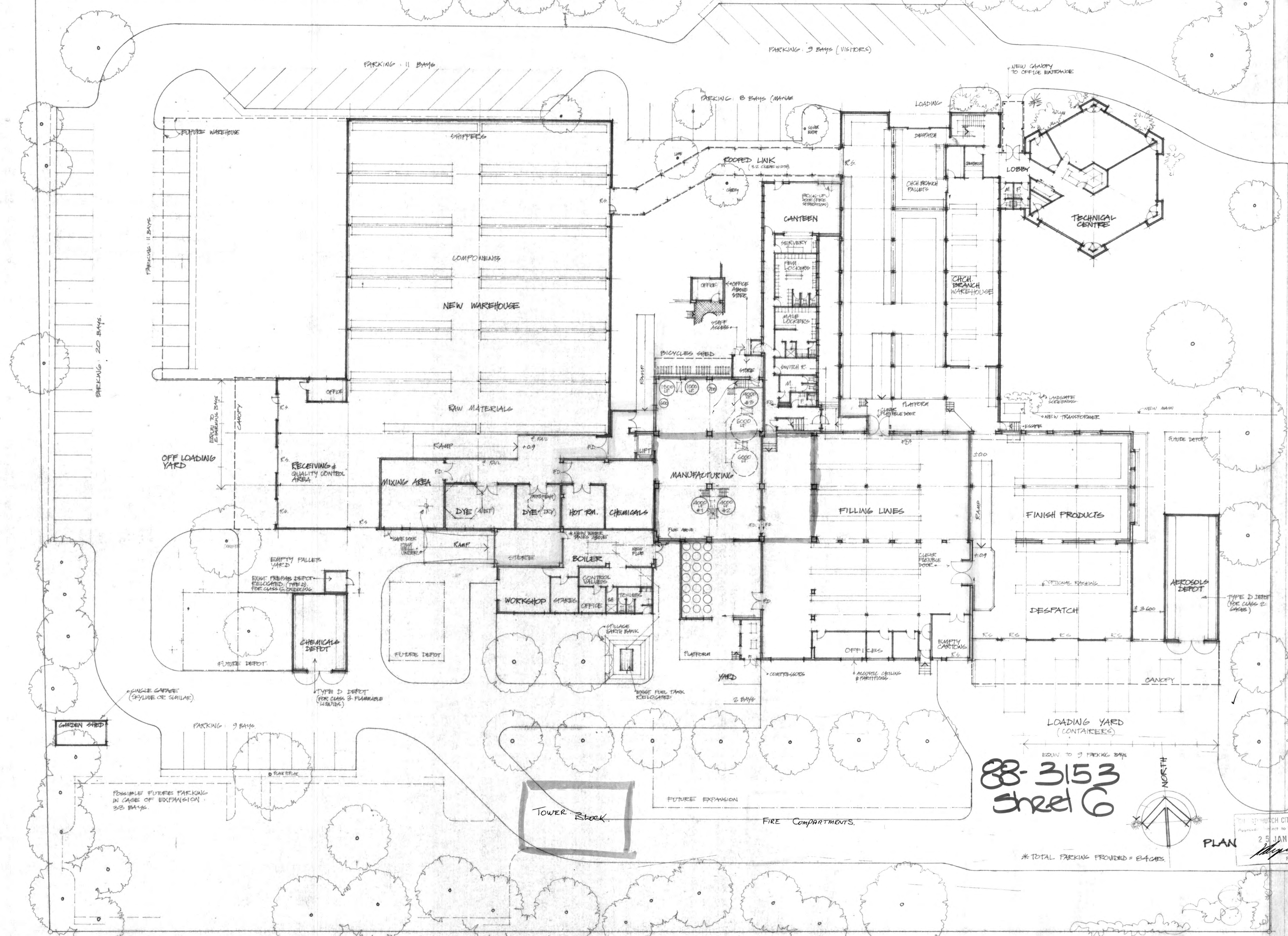
Content
EXISTING BUILDINGS

Scale 1:200
File 1075
Drawing
Date AUG 87

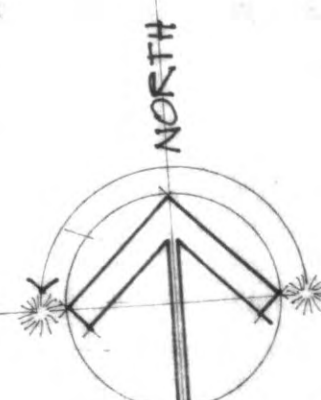
1 of 1

EXISTING OPEN DRAIN This drawing is copyright, it is the contractors responsibility to verify the dimensions on site before the commencement of any works

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



88-3153
Sheet 6



CHURCH CITY COUNCIL
 Approved in accordance with the By-Laws
 25 JAN 1989
 PLAN
 For Engineer

* TOTAL PARKING PROVIDED = 84 CARS

HELLENE CURTIS

Skews Hay and Archer
 Architects and Landscape Architects
 Christchurch NZ
 82 Oxford Terrace
 P.O. Box 456
 Ashburton Office

Content
 PROPOSED DEVELOPMENT
 MASTER PLAN

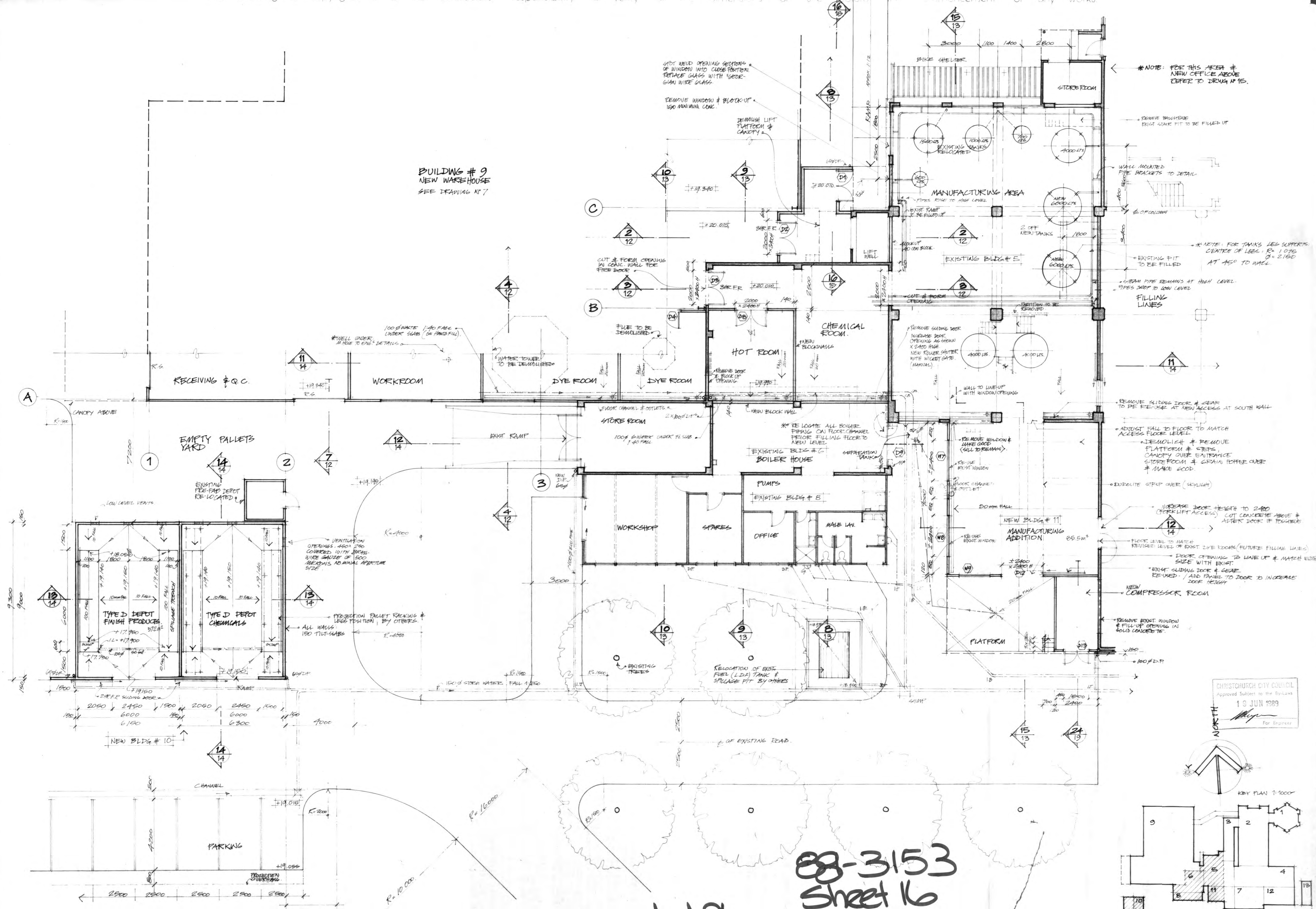
Scale
 1:200

File 1075
 Drawing of
 Date SEP 88

REV. 3

MAIN NORTH ROAD

BUILDING # 9
NEW WAREHOUSE
SEE DRAWING N° 7



REV. C: 30.5.89. SWP DETAIL ADDED. SPILLAGE TRENCHES & TRUCK ACCESS TO DETAIL.
REV. B: 10 FEB 89. DOOR & WINDOW HEIGHTS TO BLDG # 11, 109 TO EXISTING STRIKE, WITH BLDG # 11.
REV. A: 10 FEB 89. DOOR & WINDOW HEIGHTS TO BLDG # 11, 109 TO EXISTING STRIKE, WITH BLDG # 11.
* NEW BLDG # 11, 109 TO EXISTING STRIKE, WITH BLDG # 11.
* NEW BLDG # 11, 109 TO EXISTING STRIKE, WITH BLDG # 11.
* NEW BLDG # 11, 109 TO EXISTING STRIKE, WITH BLDG # 11.

88-3153
Sheet 16

Amended Plan.

HELENE CURTIS

Skews Hey and Archer
Architects and Landscape Architects
82 Oxford Terrace
P.O. Box 495
Ashburton Office

Content
GR.FL. PLAN
(SOUTH-WEST ZONE)

Scale 1:100
File 1075
Drawing of
Date Nov 88
REV. E.

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
19 JUN 1989
For Engineer

10 April 1997

Kingston Morrison
321 Manchester Street
P O Box 8298
CHRISTCHURCH

Att: Mrs Judy Williamson

Dear Mrs Williamson

**HELENE CURTIS - GROUND ASSESSMENT FOR POTENTIAL LAND
CONTAMINATION**

In reply to your letter of 2 April 1997 regarding potential land contamination at Helene Curtis Ltd, 171 Main North Road.

A search of the Property File for 171 Main North Road revealed no records of any site contamination.

There were records of an underground fuel tank which can give rise to potential ground contamination. This tank was removed on 14 March 1997 and revealed no sign of ground contamination.

I have spoken to Don Cawthorn, Dangerous Goods Inspector, who has no records of any ground contamination on this site, as all chemicals etc were stored in a Dangerous Good storage shed.

Yours faithfully

Leo O'Loughlin
BUILDING INFORMATION OFFICER

LOL:RMC

Faxed Friday 16th May.
 Block Plan posted Monday 19th.

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 1
	LAND INFORMATION MEMORANDUM	0009705928

Please Supply To : CAUDWELLS (CHRISTCHURCH) P.O. BOX 1686 CHRISTCHURCH Charge Code : 000020100 Client Ref: FOODSTUFFS Phone No: 379-3717 Fax No: 379-7244	Property Address: 171 MAIN NORTH ROAD Legal Description: PT LOT 1 DP 21207 Existing Owner: ADRIENNE A MCNAB Existing Use:
For official Use: Pages Sent: <u>14</u> Date Received: 12-May-97	

This Information was Processed at: **FENDALTON SERVICE CENTRE** Telephone: **(03) 351-7109**

Note:
 The information provided on this form is based on existing Christchurch City Council records which may not be complete. No inspections of the property have been undertaken. Every care has been taken to ensure that the information is correct at the time of issue.

A search of records held by the council has revealed the following information:

1. Characteristic details of the land or building

Records Held

Yes No

2. Details of Land Drainage and Sewerage Systems

Yes / No

3. Annual rates: 1996 1997

\$ 14,984-95

Rates owing: As At 3/5/97

\$ 2,573-10

4. Excess water charges:

\$

5. Final water meter reading may be required

Yes No

This Information was Processed at: FENDALTON SERVICE CENTRE

Telephone: (03) 351-7109

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 2
	LAND INFORMATION MEMORANDUM	0009705928

Property Address: 171 MAIN NORTH ROAD

Records Held

6. Consents certificate, notices, orders, or requisitions affecting the land or any building on the land
- | | | |
|-------|--|-----|
| (i) | Building Permits
ALTERATIONS
27-JAN-89 ADDITIONS
5-MAY-75 ALTERATIONS & ADDITIONS
1-AUG-72 FACTORY ADDITIONS
18-MAY-72 STORE
7-DEC-65 HARDLING COM
..... | Yes |
| (ii) | Pims without any Consents applied for yet
..... | No |
| (iii) | Building Consents
23-MAY-94 CONSERVATORY Code Comp. Cert. Issued - 15-Jul-94
(CANCELLED : 7-NOV-96) CLOSING IN EXISTING LOADING DOCK Code Comp. Cert. not issued
..... | Yes |

This Information was Processed at: FENDALTON SERVICE CENTRE Telephone: (03) 351-7109

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 3
	LAND INFORMATION MEMORANDUM	0009705928

Property Address: 171 MAIN NORTH ROAD

Records Held

- (iv) Compliance Schedule : ~~Yes~~ / ~~No~~
- (v) Current Warrant of Fitness : Expiry Date : 11/6/97 ~~Yes~~ / ~~No~~
- (vi) Registered Premises : ~~Yes~~ / No
- (vii) Outstanding requirements: ~~Yes~~ / No
- (viii) Current Certificate of Registration/Licence: ~~Yes~~ / No
 - Type : Food..... ~~Yes~~ / No Hairdressers..... ~~Yes~~ / No
 - Funeral Director Yes / No Dangerous Goods... Yes / No
 - Camping Grounds.... Yes / No Liquor Yes / No
 - Other
- (iv) Notification received of a Swimming Pool No
- (x) Complying fence for a Swimming Pool No
- (xi) Others ~~Yes~~ / No

This Information was Processed at: FENDALTON SERVICE CENTRE

Telephone: (03) 351-7109

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 4
	LAND INFORMATION MEMORANDUM	0009705928

Property Address: 171 MAIN NORTH ROAD

Records Held

7. Planning Information:

(A) Operative Plan

(Prior to 24th June 1995)

Zoning: I/2

Plan Section City

Designations on Site ~~Yes~~ / No

Road Widening Designations ~~Yes~~ / No

(C) Historic or Protected Bldg ~~Yes~~ / No

Heritage/Notable Trees ~~Yes~~ / No

Other Heritage Protection Items ~~Yes~~ / No

(B) Proposed Plan

(Notified on 24th June 1995)

Zoning: B/H

Special Amenity Area ~~Yes~~ / No
(SAM /)

Special Character Site ~~Yes~~ / No

Community Footprint ~~Yes~~ / No

Designations on Site ~~Yes~~ / No

Road Widening Designations ~~Yes~~ / No

Uplifted - only No's 179-185 Northcote Rd corner.

Historic or Protected Bldg ~~Yes~~ / No

Heritage/Notable Trees ~~Yes~~ / No

Other Heritage Protection Items ~~Yes~~ / No

(D) Land Use Resource Consents

Yes

(GRANTED : 7-DEC-88) DISPENSATION TO REMOVE THREE NOTABLE TREES (MANNA GUM TREES) PROTECTED AS NOTABLE TREES. NO. 114, APPENDIX K.

This Information was Processed at: FENDALTON SERVICE CENTRE

Telephone: (03) 351-7109

	CHRISTCHURCH CITY COUNCIL TELEPHONE - 3711 825 FAX - 3711 792 P.O. BOX 237	Page 5
	LAND INFORMATION MEMORANDUM	0009705928

Property Address: 171 MAIN NORTH ROAD

Records Held

8. Information notified to council by any statutory organisation having the power to classify land or buildings for any purpose: ~~Yes~~ / No

9. Information notified to council by any network utility operator pursuant to the Building Act 1991: ... ~~Yes~~ / No

10. Refuse Collection Day

The 52 bags which the Council delivers each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.


The collection day for this property is Tuesday. Please have your bags out for collection by 7.30 am. If you have any queries about the city's refuse collection service, please contact the Service Centre listed below.

To enable Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect.

Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: FENDALTON SERVICE CENTRE

Telephone: (03) 351-7109

	CHRISTCHURCH CITY COUNCIL Supplementary Land Information Memorandum Details of Land Drainage and Sewerage System	6
		9705928

- * Attached is a copy of the Council's drainage plan records. If this plan is not sufficiently legible, a second copy may be obtained on request from the appropriate Service Centre.
- * The dwelling/building is shown to be served by a sewer drain and a stormwater drain.
- * The Council's records show a private stormwater pipeline passing through the site.
- * The Draft City Plan proposes a 5 metre setback for any filling, excavation or development within this distance from the Lydia Street Drain. For further information contact the Water Services Unit.
- * Under the Water Services Related Bylaw, no person shall undertake any development activities within 3 metres of the bank of the waterway.
- * Any proposed building on the site will be required to meet a minimum floor level. This may require the land to be raised to a specific level.
- * A form of consent must be obtained prior to any discharge of Trade Wastes to the Council's foulwater sewer system. Any consent to discharge will be issued in accordance with the Council's Trade Wastes Bylaw. Since a Trade Waste Consent is not transferable, a new Consent and discharge rate will need to be negotiated on change of ownership. Note the enclosed correspondence for 18 March 1997.
- * The records held by the Water Services and Waste Management Units of the Christchurch City Council do not show any history of flooding or drainage problems on this property.
- * The drainage component of this LIM has been compiled from records held by the Water Services and Waste Management Units of the Christchurch City Council and was researched by Jill Leith, ph 3711-323.


HELENE CURTIS (NEW ZEALAND) LIMITED

171 Main North Road
 PO Box 2098 DX WP20098
 CHRISTCHURCH 5, New Zealand
 Telephone (03) 352-9059
 Fax (03) 352-2044

18 March 1997

The Manager
 Waste Management Unit
 Christchurch City Council
 PO BOX 237
 CHRISTCHURCH

FILE REF: G66-1171			
DOCUMENT No.		171885	
21 MAR 1997		ACTION	INFO
B. Browley		DISCUSS	REPORT

Dear Sir

171 Main North Road, Christchurch

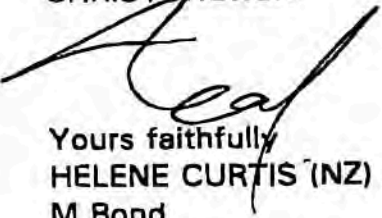
Currently we have consents for trade waste discharges from

1. Boiler blow down
2. Tank wash

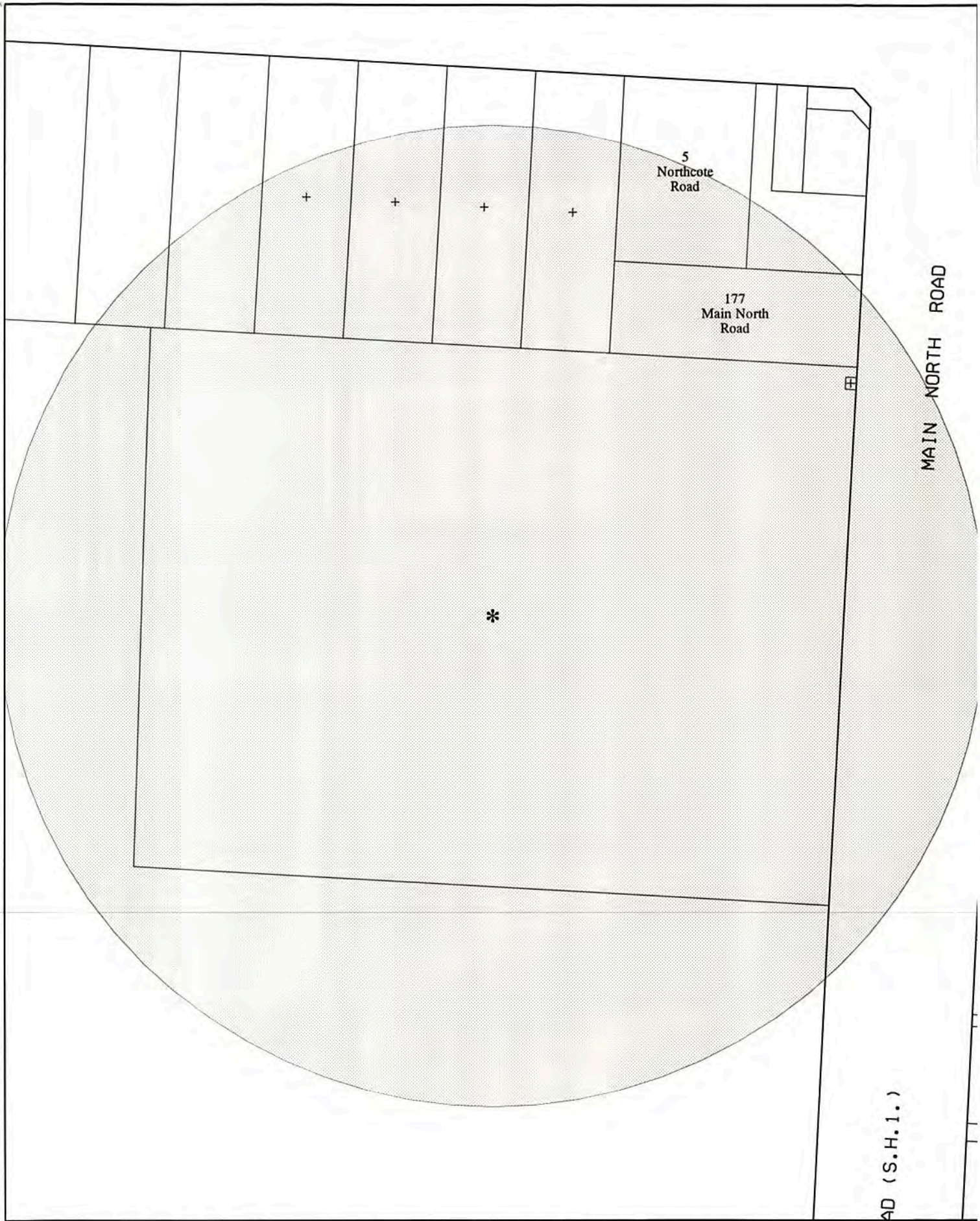
As Helene Curtis (NZ) Ltd have ceased operations we no longer require these permits.

After 14 April please contact

Paul Lynskey
 Coopers & Lybrand
 PO BOX 13-244
 CHRISTCHURCH


 Yours faithfully
 HELENE CURTIS (NZ) LTD
 M Bond
 Operations Director

Copy Mark McMahon, Lever Rexona, Sydney
 Paul Lynskey, Coopers & Lybrand, Christchurch



LIM 9705928 - Resource Consents within 100m of 171 Main North Road
Scale 1:1000

177 Main North Road

421/78/SD

Consent Type: Specified Departure S74

Non-Notified

Date of Decision: 21 June 1978

Declined

Applicant:

Description:

Specified Departure To Use A Concrete Block Building For The Storage And Packing Of Dry Opposum Skins. 7 Objections.

177 Main North Road

391/77/SD

Consent Type: Specified Departure S74

Non-Notified

Date of Decision: 23 June 1977

Granted

Applicant:

Description:

Specified Departure To Allow A Workshop To Be Used In The Repair Of Motor Vehicles To Be Extended. 2 Objections.

5 Northcote Road

181/93/NCA

Consent Type: Non Complying Activity

Notified

Date of Decision: 23 September 1993

Granted

Applicant: A.r. Donnithorne

Description:

Consent To Redevelop Site In Residential 1 Zone For Commercial Purposes

5 Northcote Road

RC970583

Consent Type: Non Complying Activity

Non-Notified

Date of Decision: 11 April 1997

Granted

Applicant: Andrew Donnithorne

Description:

To Erect Of A Single Storey Restaurant With A Liquor Licence And Associated Carparking.

5 Northcote Road

RC963031

Consent Type: Non Complying Activity

Non-Notified

Date of Application: 26 November 1996

Withdrawn

Applicant: Netheravon Holdings Ltd

Description:

Single Storey Restaurant With Liquor Licence And Associated Carparking.

End of Data

Data Quality Statement

All resource consents are shown for sites that have been labelled with an address.

For sites that have been labelled with a cross (+) no resource consents have been found.

Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be, displayed, either on the map or in the list.

Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for.

Resource consents that are listed as Non-notified and have a status of applied, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please contact your nearest Service Centre for clarification.

End of Report