



October 2015

PRELIMINARY SITE INVESTIGATION

Hydro Hotel, Timaru

Submitted to:
Starwood Limited
52-54 Racecourse Road
Timaru 7910

REPORT



Report Number: 1540086-002-Rev0-PSI





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1.0 INTRODUCTION

1.1 Background

Starwood Limited (Starwood) has commissioned Golder Associates (NZ) Limited (Golder) to undertake a Preliminary Site Investigation (PSI)¹ for a proposed land use change at 10 and 16-26 The Bay Hill, Timaru, Canterbury (the site). Golder understands that Starwood proposes to demolish a derelict hotel on the property and construct a new commercial, residential and hotel development with underground parking.

A search of the Canterbury Regional Council (CRC) Listed Land Use Register (LLUR) has identified that 10 The Bay Hill historically contained a diesel storage tank. Fuel storage tanks are listed on the Hazardous Activities and Industries List (HAIL) (MfE 2011a) under Category A17 - 'Storage tanks or drums for fuel, chemicals or liquid waste'. The HAIL is reproduced in Appendix B.

The occurrence of a HAIL activity on the site in conjunction with the proposed land use change, trigger use of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NES).

1.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The NES came into effect on 1 January 2012 and is implemented by territorial authorities (district and city councils) in this instance Timaru District Council (TDC). The NES regulations apply to land that meets particular 'land activity' and 'land use' criteria.

The land activity criteria are established by regulation 5(2) to (6) which cover the following activities:

- Removing or replacing all, or part of, a fuel storage system
- Sampling the soil
- Disturbing the soil
- Subdividing the land
- Changing the land use

The land use criterion is established by regulation 5(7) of the NES which states that the '*NES applies to any "piece of land" on which an activity or industry described in the current edition of the HAIL is being undertaken, has been undertaken or is more likely than not to have been undertaken*'.

Under the NES regulation 8(4), a change of land use is a permitted activity where it can be demonstrated that it is highly unlikely that there will be a risk to human health from the intended land use. In order to assess the potential risk to human health from the intended land use change, the regulation requires that a PSI is produced. If the PSI cannot demonstrate that it is highly unlikely that there will be a risk to human health, a DSI will be required under regulation 9(3) of the NES.

¹ Your attention is drawn to the document, "Report Limitations", as attached in Appendix A. The statements presented in that document are intended to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks to which this report relates which are associated with this project. The document is not intended to exclude or otherwise limit the obligations necessarily imposed by law on Golder Associates (NZ) Limited, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.



1.3 Objectives

The objectives of this PSI are as follows:

- To assess if the proposed land use change can be undertaken as a permitted activity by identifying whether or not it is highly unlikely that there will be a risk to human health from the intended change of land use.
- If the land use change cannot be undertaken as permitted activity, to provide recommendations for further work to characterise any potential contamination.

This PSI report is prepared in general accordance with the NES and the MfE (2011) Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand.

This report complies with regulation 3 of the NES and has been written and reviewed by suitably qualified and experienced practitioners (SQEP). See record of review in Appendix C.

1.4 Scope of Work

The following scope of work was undertaken to achieve the above objectives:

- Review of the previous investigation undertaken by URS.
- Review of information held by Canterbury Regional Council (CRC), including the LLUR.
- Review of property file information held by TDC.
- A review of historical aerial photographs.
- A site visit.
- Documenting the findings of the review completed.
- Production of this PSI report.

2.0 SITE DESCRIPTION

The site is located across at 10 and 16-26 The Bay Hill, Timaru, Canterbury (see Figure 1). The area of interest is approximately 2,600m² and consists of 4 Lots (Lot 3 DP 11427, Lot 2 DP 3530, Part Lot 3 DP 3530, and Part Lot 1 DP 3530).

The site lies at the intersection of The Bay Hill and Sefton Street East and is occupied by the derelict Hydro Hotel and a used car sales yard. The area surrounding the site is under mixed commercial and residential use; bars, cafes and apartments to the west; Caroline Bay Park and beach to the north and east; and car dealers and servicing to the south.

3.0 INFORMATION REVIEW




3.1 Geology and Hydrogeology

Geological and hydrogeological information was obtained from CRC's online Geographical Information System (GIS) (<http://canterburymaps.co.nz>). Detailed description of the geology will be reported as part of the parallel Golder geotechnical investigation being undertaken at the site.

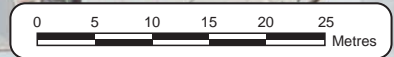
Information contained in this drawing is the copyright of Golder Associates (NZ) Limited. Unauthorised use or reproduction of this plan either wholly or in part without written permission infringes copyright. © Golder Associates (NZ) Limited.



Legend

-  Site boundary
-  Car sales yard
-  Hydro hotel

1. Test locations are approximate only.
2. Parcel boundaries from LINZ, Crown Copyright Reserved.
3. Schematic only, not to be interpreted as an engineering design or construction drawing.
4. Drawn by JAR, Reviewed by SG.





The CRC GIS records indicate that the site is located within the Taitarakihi Creek catchment, and that there are no identified water courses which bisect the site. The closest body of water is Caroline Bay, located approximately 440 m east of the site. Regional and shallow groundwater flow is expected to be in a north-easterly direction towards the coast.

The CRC GIS indicates that there are three recorded borehole wells within the assessment area. There were no active groundwater wells within 250 m of the site, a summary of information contained within the CRC GIS is summarised in Table 1 below.

The bore logs identified the presence of fill (sand and gravel) to approximately 1.5m below ground level (bgl), underlain by silts and clay to 12 m bgl and basalt to 24.5m bgl.

Table 1: Summary of groundwater monitoring wells within the vicinity of the assessment area

CRC well no.	Well status	Distance from site (m)	Well owner	Well depth (m)	Use
K39/0295	Active	76 m east	Toll NZ consolidated Ltd	11	Geotechnical
K39/0290	Active	76 m east	Toll NZ consolidated Ltd	45.5	Geotechnical
K36/0155	Backfilled	83 m north	Toll NZ consolidated Ltd	5.55	Geotechnical

3.2 Aerial Photograph Review

Aerial photographs obtained from the VC Browne collection were reviewed to assess land uses on the site that could be indicative of HAIL activities. Selected aerial photographs have been reproduced in Appendix D.

Aerial photographs from the following years were examined as part of the PSI:

- 1939, 1949 and 1964 (VC Browne).
- 2012 and 2013 (Google Earth, 2014).

The findings are summarised in Table 2:

Table 2: Summary of aerial photograph review.

Photograph	Observations
1939 VC Browne Black and white	A large building is present on the site, presumed to be the Hydro Hotel. A smaller building (presumed to be the Seaview Hotel – see Section 3.4) lies immediately adjacent to the north-west. The site appears to be surrounded by a mixture of commercial and residential land use, with Caroline Bay Park to the north and east.
1949 VC Browne Black and white	The Hydro and Seaview hotels are still present. The area to the west of the Hydro Hotel is being used to park vehicles, particularly buses. The surrounding area appears similar (i.e., minor changes) to 1939.
1964 VC Browne Black and white	The site and surrounding areas appear similar to (i.e., minor changes) to 1949.
1 December 2010 Google Earth, colour	The Seaview Hotel located to the north-west of the Hydro Hotel has been removed, with the empty section be used for car parking/storage. The area formerly used for bus parking contains three temporary structures or vehicles. The remainder of the site and surrounding area are similar (i.e., minor changes only) to 1964.
31 August 2013 Google Earth, colour	The site and surrounding area are similar (i.e., minor changes only) to 2010.



3.3 Council Information

The CRC online LLUR (<http://llur.ecan.govt.nz/>) is a database of land that is or has been associated with HAIL use. The LLUR can be searched to identify land parcels, within a 50 m radius of an area of interest, that have the potential to be contaminated as a consequence of their current or historical land use. The LLUR contains information which is synonymous with the HAIL.

The search of the LLUR identified the following HAIL activities on the site:

- A piece of land referred to as Site ID 432 (10 Bay Hill) has been identified to have or to have contained storage tanks or drums for fuel, chemicals or liquid waste (HAIL category A17). CRC has classified this property on their LLUR as 'not investigated'.

Notes contained on the LLUR statement are as follows:

13 May 1998: "Neither the occupier or the owner are sure if the tank is there. However, the TDC Dangerous Goods says that they used to have a licence for approximately 1000 litres of diesel. The DGI thinks that the tank may have been filled with slurry"

A copy of the LLUR has been reproduced and included in Appendix E.

Public information held on the CRC GIS (<http://canterburymaps.co.nz/>) was reviewed on 16 September 2015; no salient information was obtained from the review.

3.4 Property File

The property files for 16- 26 and 10 The Bay Hill were viewed at the TDC offices on 2 October 2015 by a SQEP. The property file was reviewed for salient information indicating the presence of historical HAIL activities on site.

The following information was deemed pertinent to the PSI:

- The Seaview hotel located at 16-26 The Bay Hill, was the subject of an application to demolish the hotel in 1993.
- Various documents in relation to the Hydro Hotel indicate that a 1,000 L oil storage tank was used to fuel a boiler, though the location of the tank was not shown on any plans. It is possible that reference to a 1000 L diesel tank on the LLUR statement may be referring to the oil storage tank.

3.5 Site Walkover

A site walkover was undertaken by a SQEP on 2 October 2015 to look for evidence of potential contamination from HAIL activities. The site was occupied by the derelict Hydro Hotel and parked cars associated with a used car sales business. The site surface appeared to be mainly unsealed and covered with gravel chips, though isolated areas of concrete were observed.

The gravel chips appeared to be clean (free from staining) and there was no obvious evidence for contamination of the site surface.

The Hydro Hotel was not accessible but observations through ground floor windows revealed evidence of building decay (broken floors, holes in walls and ceilings, and loose wiring). An uncovered annex (a likely location for an oil storage tank) on the north-west face of the hotel was inspected. The ground surface contained general rubbish but there was no obvious evidence of an oil storage tank.



4.0 CONCEPTUAL SITE MODEL

Based on a review of the information obtained from the TDC files, CRC resources, historical aerial photographs and the site walkover, a conceptual site model was developed for the site, see Figure 2 and Table 3.

Potential contaminants of concern, namely asbestos and petroleum hydrocarbons, have been developed in consideration of the HAIL contaminants list, which identifies the hazardous substances associated with various activities or land uses. The likelihood of the contaminants of concern posing a risk to human health is discussed below.

Asbestos is a common term describing a variety of naturally occurring silicate minerals. It was a popular building material up until the 1990s because of its exceptional insulating, fire-resistant and reinforcing properties. Given the widespread use of asbestos in building materials, there is potential for asbestos containing material (ACM) to have been used in the existing (Hydro Hotel) and former (Seaview Hotel) buildings on site.

The review of historical aerial photographs identified the presence of a building (assumed to be the Seaview Hotel) to the northwest of the Hydro Hotel. This building is believed to have been demolished around 1993. There is no evidence in the property files that an asbestos survey or asbestos removal was undertaken in the building prior to demolition. If the building contained ACM, then its' uncontrolled demolition could have liberated asbestos fibres which may now be present in site soils. However, during the site walkover, the site surface was covered with gravel chips and consequently the original site surface (present during demolition of the Seaview Hotel) could not be observed. Asbestos must therefore be considered as a contaminant of concern.

The presence of asbestos fibres in site soils could pose a risk to human health (via inhalation) if the soils were disturbed during redevelopment of the site, as summarised in Table 3.

The LLUR statement indicated that a 1,000 L diesel storage tank was registered on the site, though its location is unknown. The LLUR statement also mentioned that the tank may have been filled with slurry, though there was no confirmation of this. A review of the property file indicated the presence of an oil storage tank (for a heating system) associated with the Hydro Hotel. It is possible that the diesel storage tank referred to on the LLUR statement the oil storage tank referenced on the property file are one and the same. Evidence for a fuel storage tank was not observed during the site walkover. However, this does not mean that a tank is not, or was not present at the site.

The contaminant exposure pathway associated with diesel or heating oil would be ingestion and dermal contact, as summarised in Table 3.

The Hydro Hotel is to be demolished and (as for the Seaview Hotel) there is potential for ACM to be present within the building. Uncontrolled demolition could result in liberation of asbestos fibres. An asbestos survey of the Hydro Hotel is planned (as part of this commission) prior to demolition. This survey would allow assessment of the risk to human health from demolition of the hotel.




Table 3: Potential source pathway receptor linkage.

Source	Contaminants of Concern	Pathway	Receptor
Soils in the footprint of the former Seaview Hotel	Asbestos (fibres from uncontrolled demolition).	Inhalation	Site workers
Soils impacted with leaks/spills from diesel/oil storage tank	Petroleum hydrocarbons	Ingestion and dermal contact	Site workers

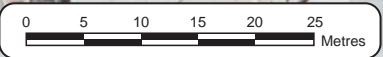
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Legend

-  Site boundary
-  Former location of Seaview hotel.
Potential ACM and fibres in shallow soil
-  Hydro hotel possible location of oil storage tank

1. Test locations are approximate only.
2. Parcel boundaries from LINZ. Crown Copyright Reserved.
3. Schematic only, not to be interpreted as an engineering design or construction drawing.
4. Drawn by JAR. Reviewed by SG.





5.0 CONCLUSIONS AND RECOMMENDATIONS

This PSI for the proposed land use change at the site was undertaken to assess if it is “highly unlikely that there will be a risk to human health from the change of use”.

The investigation comprised a review of historical aerial photographs, TDC property files and CRC information, and a site walkover to identify whether HAIL activities had occurred on the site.

Two HAIL activities have been identified on the site in relation to the following:

- A 1,000 L diesel/oil storage tank (HAIL category A17 - Storage tanks or drums for fuel, chemicals or liquid waste). The presence or absence of the storage tank has not been confirmed during the PSI.
- The footprint of the former Seaview Hotel potentially impacted by asbestos (HAIL category I - any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health). The presence or absence of asbestos impacted soils has not been confirmed during the PSI.

In addition, the Hydro Hotel, which is proposed to be demolished, may contain ACM (HAIL category E1 – buildings containing asbestos products known to be in a deteriorated condition). The planned asbestos survey will confirm if asbestos is in a deteriorated condition.

The PSI cannot demonstrate that it is “highly unlikely that there will be a risk to human health from the proposed land use change”. This is largely a consequence of the lack of access to the areas of interest. However, it is likely that sufficient access to the areas of interest can be achieved during the planned asbestos survey of the Hydro Hotel and the proposed geotechnical investigation at the site.

The asbestos survey of the Hydro Hotel and adjoining areas in conjunction with the geotechnical investigation should allow the uncertainties around the HAIL activities to be resolved. It is therefore recommended that:

- Soil samples are collected during the geotechnical investigations and assessed (visually) for the presence of ACM. If ACM is not observed then there is no cause to suspect that asbestos fibres would be present in site soils.
- During the survey of the Hydro Hotel, the likely presence or absence of the storage tank is confirmed. This would be achieved via detailed inspection of the annex area and any other areas considered to be a likely location for a storage tank. If necessary, the inspection could be complemented by use of Ground Penetrating Radar.

If it can be established on the balance of probabilities that ACM is not present in site soils and there are no likely residual human health risks associated with the storage tank, then a DSI would not be required and this PSI can be revised to state that the proposed land use change can take place as a permitted activity under regulation 8(4) of the NES.

6.0 REFERENCES

Canterbury Regional Council August 2013: <http://llur.ecan.govt.nz/>

Google Earth August 2013.

MfE 2011a. Hazardous Activities and Industries List (HAIL). Ministry for the Environment, Wellington.

MfE 2011b. Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand. Ministry for the Environment, Wellington, New Zealand.

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



APPENDIX A

Limitations



Report Limitations

This Report/Document has been provided by Golder Associates (NZ) Limited (“Golder”) subject to the following limitations:

- i) This Report/Document has been prepared for the particular purpose outlined in Golder’s proposal and no responsibility is accepted for the use of this Report/Document, in whole or in part, in other contexts or for any other purpose.
- ii) The scope and the period of Golder’s Services are as described in Golder’s proposal, and are subject to restrictions and limitations. Golder did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Report/Document. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Golder in regards to it.
- iii) Conditions may exist which were undetectable given the limited nature of the enquiry Golder was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Report/Document. Accordingly, if information in addition to that contained in this report is sought, additional studies and actions may be required.
- iv) The passage of time affects the information and assessment provided in this Report/Document. Golder’s opinions are based upon information that existed at the time of the production of the Report/Document. The Services provided allowed Golder to form no more than an opinion of the actual conditions of the site at the time the site was visited and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.
- v) Any assessments, designs and advice made in this Report/Document are based on the conditions indicated from published sources and the investigation described. No warranty is included, either express or implied, that the actual conditions will conform exactly to the assessments contained in this Report/Document.
- vi) Where data supplied by the client or other external sources, including previous site investigation data, have been used, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Golder for incomplete or inaccurate data supplied by others.
- vii) The Client acknowledges that Golder may have retained subconsultants affiliated with Golder to provide Services for the benefit of Golder. Golder will be fully responsible to the Client for the Services and work done by all of its subconsultants and subcontractors. The Client agrees that it will only assert claims against and seek to recover losses, damages or other liabilities from Golder and not Golder’s affiliated companies. To the maximum extent allowed by law, the Client acknowledges and agrees it will not have any legal recourse, and waives any expense, loss, claim, demand, or cause of action, against Golder’s affiliated companies, and their employees, officers and directors.
- viii) This Report/Document is provided for sole use by the Client and is confidential to it. No responsibility whatsoever for the contents of this Report/Document will be accepted to any person other than the Client. Any use which a third party makes of this Report/Document, or any reliance on or decisions to be made based on it, is the responsibility of such third parties. Golder accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this Report/Document.

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APPENDIX B

Hazardous Activities and Industries List



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment




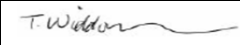
APPENDIX C

Record of Review



NES¹ - Record of Review²

Client Name:	Starwood Limited
Project Number:	1540086
Project:	Preliminary Site Investigation
Project Manager:	Jeff Fraser

	Role	Qualifications	Years of contaminated land experience	Signature	Date
Tom Davies	PSI Author	BSc (Hons)	8		9-Oct-15
Terry Widdowson	Technical Reviewer	BSc (Hons), MSc	23		9-Oct-15

Notes:

- 1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- 2 Record of review demonstrating that the persons preparing and certifying this report are suitably qualified and experienced practitioners.



APPENDIX D

Historical Aerial Photographs









APPENDIX E

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:	23 September 2015	
Land Parcels:	Part Lot 2 DP 3530	Valuation No(s): 2495042000
	Part Lot 3 DP 3530	Valuation No(s): 2495042000



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
432	Hydro Grand Hotel	10 The Bay Hill, Timaru	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;	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 432: Hydro Grand Hotel (Intersects enquiry area.)

Site Address: 10 The Bay Hill, Timaru

Legal Description(s):	Pt Lot 3 DP 3530		
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:

13 May 1998 Neither the occupier or the owner are sure if the tank is there. However, the TDC Dangerous Goods says that they used to have a licence for approximately 1000 litres of diesel. The DGI thinks that the tank may have been filled in with slurry.

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 ENQ109768.

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.



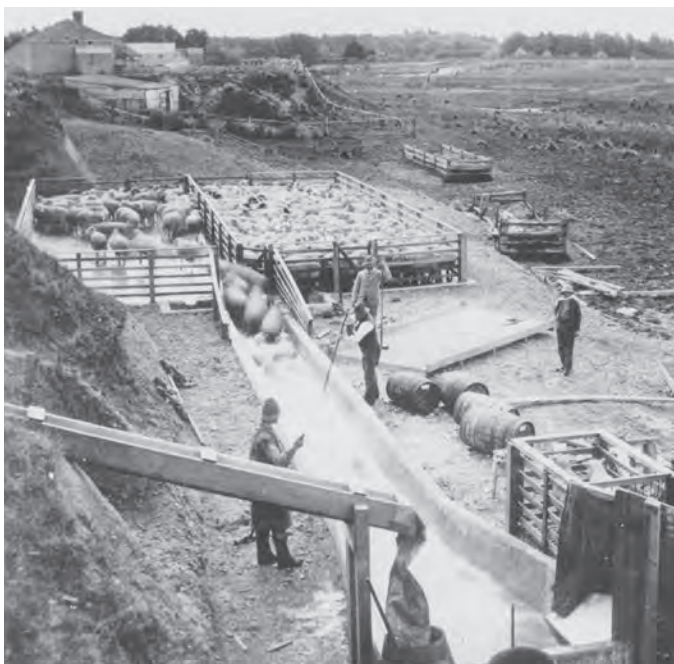
I think my site category is incorrect – how can I change it?

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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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

At Golder Associates we strive to be the most respected global company providing consulting, design, and construction services in earth, environment, and related areas of energy. Employee owned since our formation in 1960, our focus, unique culture and operating environment offer opportunities and the freedom to excel, which attracts the leading specialists in our fields. Golder professionals take the time to build an understanding of client needs and of the specific environments in which they operate. We continue to expand our technical capabilities and have experienced steady growth with employees who operate from offices located throughout Africa, Asia, Australasia, Europe, North America, and South America.

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