

Appendix 7: Preliminary Site Investigation

***Soil Contamination Risk
Stage 1 - Preliminary Site Investigation Report***

***Proposed Plan Change
Leeston Dunsandel Road, Harmans Road and
High Street, Leeston***

July 2017



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Asbestos Surveys • Soil Contamination Investigations • Environmental Planning

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1 Executive Summary

The subject site involves seven adjacent rural lots in western Leeston, totalling approximately 79ha, mostly bounded by Leeston Dunsandel Road, Harmans Road and High St, Leeston, Canterbury. It is proposed to apply for a plan change that will eventually allow residential development of the area. This will ultimately result in a change of use following subsequent subdivision and disturbance of soils. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NЕСS) require an assessment of the likelihood of soil contamination being present. It is noted also that Malloch Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

The vast majority of the plan change area has been used for pastoral uses all its known history and it is highly unlikely that there would be a risk to human health if these areas were to be developed for an eventual residential use.

However, a variety of current and historic HAIL uses have been confirmed on a number of smaller areas within the proposed plan change area. The uses on these areas include a commercial agrichemical applicators yard, contractor's yards, a possible farm pit and a number of locations with pre 1940's buildings, which pose a significant lead risk. All of these uses have the potential to have caused contamination of soil that may pose a risk to human health, and further detailed investigations would be required for these areas at subdivision stage. It is expected that even if contamination is present, the logistical and financial costs to remediate any contamination would not be so onerous to preclude eventual residential development and use.

In terms of the proposed plan change the site does not have any significant risks that could not be worked through during the subsequent subdivision and development stages.

In terms of planning status at the time of writing of this report, the NESCS does apply to the site and resource consent is required if any of the activities outlined in the NESCS are proposed that involve the identified risk areas.

2 Objectives of the Investigation

This report has been prepared in accordance with the Ministry for the Environment's "Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand". This report includes all requirements for a Stage 1 preliminary site investigation report. This is one of the methods described in Section 6(3) of the NESCS to establish whether the regulations apply. The objective is to determine whether there is any risk of potential contamination that would warrant further investigation.

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Review of Selwyn District Council property files
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Search of LINZ NZ orchard database
- Review of historic aerial photos
- Review of historic titles
- Site visit
- Interviews with former and current owners
- Preparation of report in accordance with MfE guidelines

4 Site Identification

The site is located to the west of the township of Leeston, generally in the area bounded by Leeston Dunsandel Road, Harmans Road and High St, Leeston, Canterbury, as shown on the plan in **Figure 1** below. The site is legally described as Lots 1 - 4 DP 82846, Lot 2 DP 365379, Lot 1 DP 9138, Pt RS 5482 and Pt RS 5483 and has a total area of approximately 79 ha.

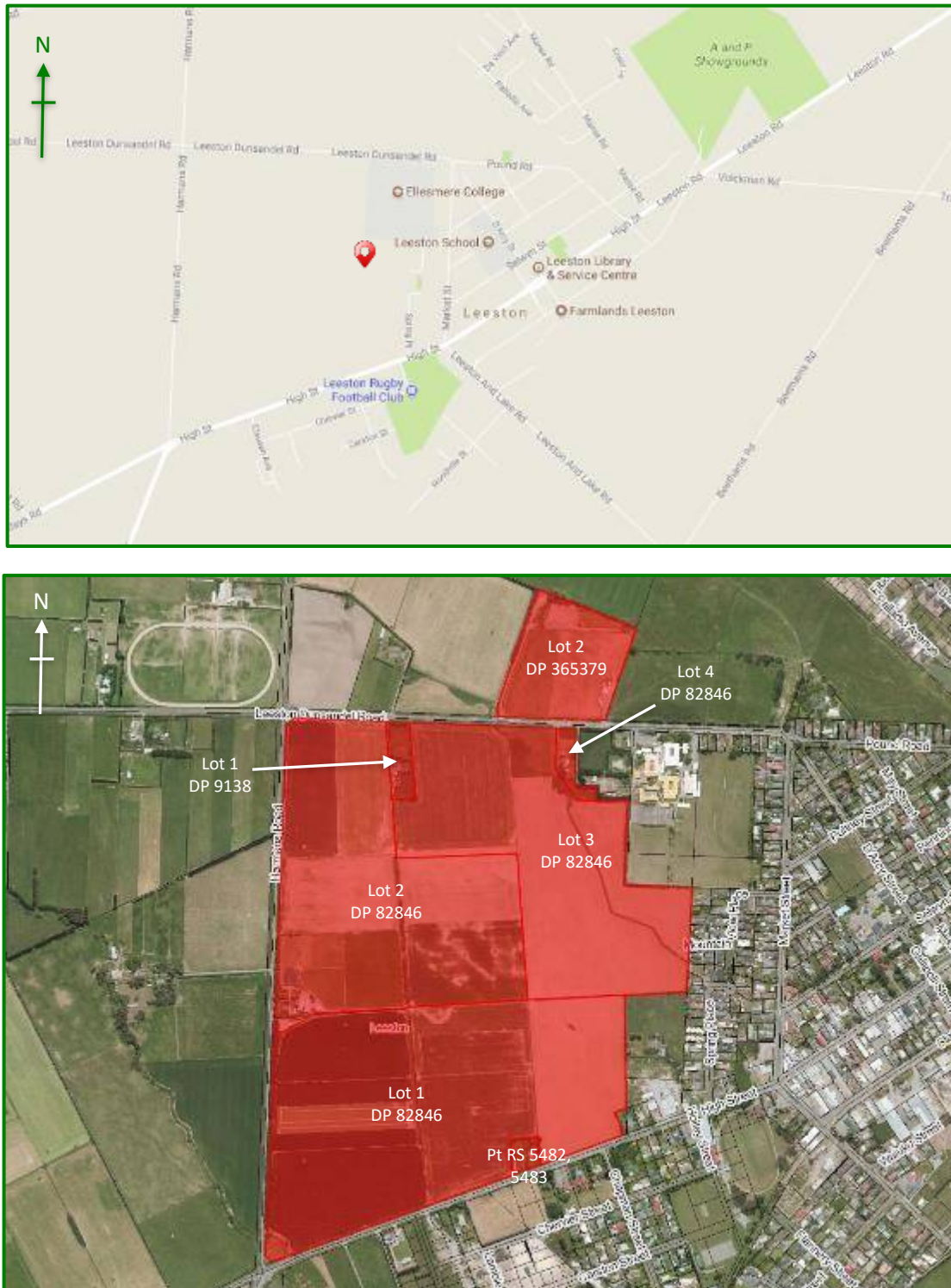


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The subject site is flat rural land on the outskirts of the township of Leeston. There are dwellings and associated outbuildings on Lot 4 DP 82846, Lot 1 DP 9138, Lot 2 DP 82846 and Pt RS 5482/3. Lot 2 DP 365379 has a number of sheds on it, including a large commercial type shed. The remaining lots have no buildings or structures on them and are in pasture. Leeston Creek runs through the eastern part of Lot 3 DP 82846. The subject site is clearly defined by existing hedges and fences. The surrounding area is residential to the east and south, with Ellesmere College to the north-east of the subject site. There is similar rural farmland to the north and west. The main street of Leeston lies approximately 300m to the east.

6 Geology and Hydrology

The ECan GIS describes the soils and soil trace elements as shown below:

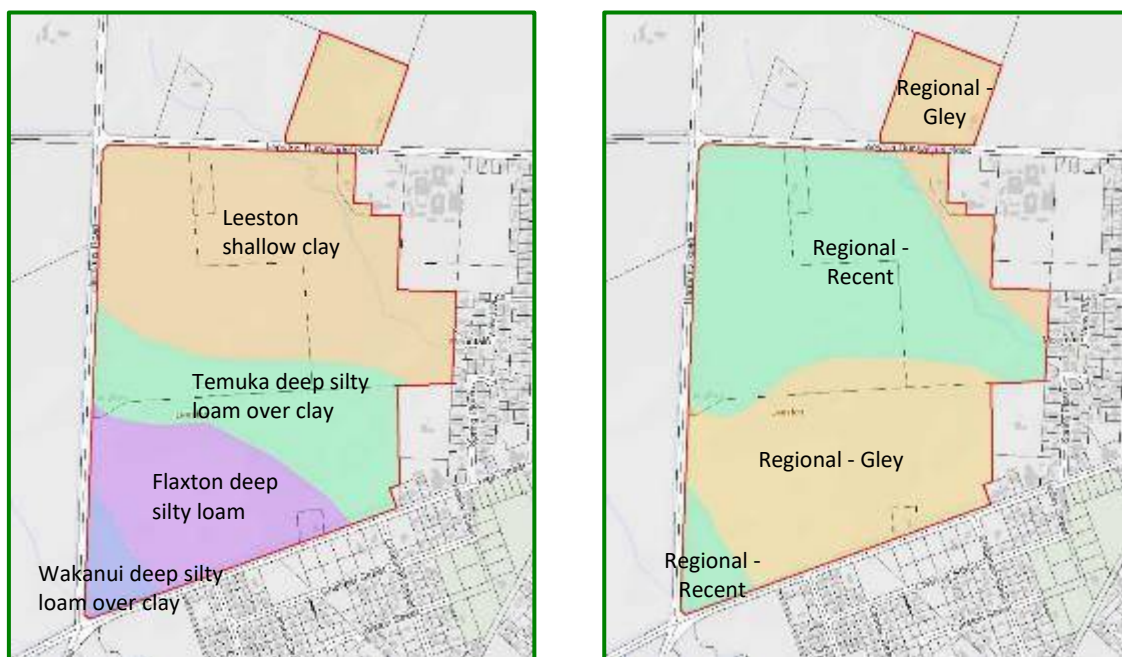


Figure 2 – Soils Plan

Wells in the area indicate that topsoils are underlain by a one metre layer of clay and then sandy gravels. The site lies over the unconfined/semi-confined gravel aquifer system. Ground water levels recorded on nearby bore logs are between 0.8m and 2.8m deep. The direction of ground water flow is generally in a south-easterly direction. There are a number of active domestic supply wells within close proximity of the subject site, including one on the subject site. The nearest active downgradient community supply well is approximately 400m to the south-east. Leeston Creek runs through Lot 3 DP 82846. There are open drains which run down the northern side of Leeston Dunsandel Rd, the western side of Harmans Rd and the northern side of High St. Birdlings Brook also passes through the south-western corner of Lot 1 DP 82846. There are various farm drains across the property.

7 Site History

7.1 Previous Site Ownership and Use

Historic Certificates of Title were searched for each lot on the subject site. Due to the complexity and number of titles, reproducing a summary for each lot in this report would involve multiple pages and does not add value to the reader. Accordingly, a brief summary only is provided. Full

details of the ownership history can be provided by request to Malloch Environmental Ltd if required.

The lots have been owned mostly by farming families since the early 1900s. The occupations listed have almost exclusively been farming related for all of the lots.

A summary of the Historic Titles viewed is included in **Appendix A**.

7.2 District Council Records

The Selwyn District Council property file was searched and no references directly related to soil contamination risk were found. Building permits/consents included:

Lot 2 DP 365379

1973 – Erect a haybarn

Lot 2 DP 82846

1971 – Install septic tank
1978 – House extension additional bedrooms
1988 – House repairs
1989 – Solid fuel heater
1990 – Cover over stockyards
1991 – 128m² car shed
1992 – Hayshed
1996 – Upgrade garage to sleepout

Lot 4 DP 82846

1980 – House extension – washhouse and toilet
1985 – Garage
2001 – Solid fuel heater
2002 – Double garage

Lot 1 DP 9138

1963 – House extension – washhouse and bathroom
1965 – Polite storage shed
1966 – Garage
1967 – Implement shed
1974 – House extension
1975 – Tanker room
1977 – Septic tank and drainage
1982 – Solid fuel heater
1987 – Reclad dwelling in stucco
1992 – Double garage
2011 – Solid fuel heater

Pt RS 5482 & 5483

1966 – Machinery shed
1968 – Septic tank
1996 – Solid fuel heater
1998 – House extension – additional bedrooms

7.3 Regional Council Records

The ECan Listed Land Use Register Statement lists Lot 2 DP 82846, 56 Harmans Rd, on the subject site for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted in the 2003 to present day aerial photographs. The site is listed as 'not investigated'.

There are also adjacent sites listed on the LLUR. Ellesmere College at 21 Leeston Dunsandel Rd is listed for 'A10 - Persistent pesticide bulk storage or use' with sports fields noted in the 1984 to present day aerial photographs. Holley House at 125A High St is listed for 'G3 - Landfill sites' with a pit noted. WH Cochrane and Sons Ltd, also at 125A High St, is listed for 'A17 - Storage tanks or drums for fuel, chemicals or liquid waste' with a diesel storage tank noted in the 1950s/1960s. All of these adjacent sites are listed as 'not investigated'. See LLUR Statement in **Appendix C**.

Resource consent information was sourced from the GIS mapping system. There is an active resource consent for Lot 2 DP 82846 on the subject site for bore water take. Adjacent sites have resource consents for earthworks in the Leeston Creek and storm water discharge.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site or adjacent sites as having listed orchards.

7.5 Review of Historic Aerial Photographs

A total of seven aerial photos (see copies in **Appendix B**) have been used to assess the historic use of the site as detailed below:

- The earliest photo is from **1942** and has been sourced from ECan's GIS. The subject site is mostly in farming pasture. There is a dwelling, sheds and what appears to be some animal pens on Lot 4 DP 82846. There is a dwelling, garage and sheds on Lot 1 DP 9138. There are also dwellings and sheds in the south-western corner of Lot 2 DP 82846 and on Pt RS 5482/3. The surrounding land is similar rural farmland. The township of Leeston can be seen to the east. To the east of Lot 4 DP 82846 a larger building can be seen which is the old flax mill being used as a boot manufacturing factory. A shallow depression in the ground can be seen beyond the subject site, below the southern boundary of the dogleg part of Lot 3 DP 82846.
- A photo from **1966** is sourced from ECan's GIS and shows that an additional shed has been built in the southern part of Lot 4 DP 82846. The dwelling on Lot 1 DP 9138 has been replaced and some sheds have been constructed to the south of the dwelling. The shallow depression seen on adjacent land has been excavated further. There are no other significant changes on the subject site or the surrounding area.
- A photo from **1975** is sourced from ECan's GIS and shows that a shed has been built on Lot 2 DP 365379 and a shed built on Pt RS 5482/3. The dwelling has been extended and a garage built on Lot 1 DP 9138. There are no other significant changes on the subject site or the surrounding area.
- A photo from **1984** is sourced from ECan's GIS and shows no changes to the subject site. Ellesmere College has been built to the east of the subject site. The pit below the southern boundary of the dogleg of Lot 3 DP 82846 appears to have been increased in size.

- A photo from **1994** is sourced from ECan's GIS shows that additional sheds have been built to the east and south of the dwelling on Lot 2 DP 82846. There are no other significant changes on the subject site or the surrounding area.
- A photo from **2004** is sourced from ECan's GIS and shows that a tunnel house has been built to the north of the dwelling on Lot 2 DP 82846. An extension has been added to the rear of the dwelling at Lot 4 DP 82846, along with a shed to the south of the dwelling. There are no other significant changes on the subject site or the surrounding area.
- The most recent aerial photo reviewed, dated **2012**, sourced from ECan's GIS shows that the shed on Lot 2 DP 365379 has been replaced by a larger shed along with some smaller sheds. The area around these sheds appears to be used for the storage of building materials or machinery. There is also machinery or building materials stored at the north-western corner of this lot, as well as some sort of market gardening occurring in the northern part of the lot. A garage has been built to the east of the dwelling on Lot 4 DP 82846. More sheds have been built on Lot 2 DP 82846 and there is machinery stored around these sheds, as if it was being used as a contracting yard.

7.6 Local Information

An interview with a former owner of the site, Murray Marshall, was conducted on the 17th July, 2017. The subject site was the location of the family farm where Murray grew up. Murray recalls that the family home was on Harmans Rd, opposite Holly Farm. He remembers that Lot 1 DP 9138 and Pt RS 5482/5483 were always separate lots and not part of the family farm. The farm was one of the first dairy farms in the district and ran a few dozen cows as well as growing crops. He doesn't recall seeing any sheep farming or any sheep yards on the site. There was also no farm pit as the family used the pit at Holly farm on the opposite side of Harmans Rd.

7.7 Site Visit

A site visit was carried out on 18th July 2017. The following points of interest were noted:

- **Pt RS5482/5483, 149 High Street** – An older dwelling and outbuildings exist on this lot. The site appears to be used for a lifestyle rural residential use.
- **Lot 1 DP 9138, 85 Leeston Dunsandel Road** – An older dwelling and outbuildings exist on this lot. The site appears to be used for a lifestyle rural residential use.



- **Lot 4 DP 82846, 45 Leeston Dunsandel Road** - An older dwelling and outbuildings exist on this lot. A number of the outbuildings were in a very deteriorated state. The site appears to be used for a lifestyle rural residential use. A number of the fences included recycled old painted corrugated iron.



- **Lot 2 DP 365379, 60 Leeston Dunsandel Road** – the area containing buildings appears to be the work yard for contractors. The shed was unlocked and open when visited but no-one was present to advise on uses. The site had two above ground fuel tanks. One was a newer looking petrol tank, and the other an older tank likely for diesel. At the north west corner, it appeared to be used as a transport yard of some sort. The gate to access that area was locked so close inspection was not possible.





Petrol tank



Diesel tank appears plumbed into garage



Main shed, mix of concrete and dirt floor



Transport yard??? North western corner

- Lot 2 DP 82846, 56 Harmans Road – This address is the residential and commercial base for Ellesmere Chemical Applicators, and also grows and sells camellias and rhododendrons. The surrounding paddocks are also under the same ownership. The



current owner Brent Harkerss was interviewed. He advised they had been at the site for about 16 years and prior to that the various outbuildings were solely farm related. The site includes the older original dwelling, which has had significant repairs and partial replacement following a fire. An adjacent sleepout is clad in cement board which is likely to contain asbestos. The cladding was in good condition. Various outbuildings exist to house vehicles and machinery. A raised shed contained the hazardous chemical store and adjacent to that was concrete pad used for a chemical mixing and wash down area. These discharged to a large yard sump which drained to an underground store tank. This tank had an overflow pipe running into the adjacent drain. A modern diesel tank sat outside one of the sheds. The paddocks have been used for grazing stock and it is thought there was some sort of small farm pit or old quarry in the north of the south-eastern paddock. Mr Harkerss said the grass grew well in this area due to the claypan having been removed and was visually different to the surrounding paddock.



Camelia and rhododendron nursery



Outbuildings adjacent to nursery



Sleep out clad in cement board



Dwelling



Diesel tank



Chemical store



Chemical mixing and washdown area



Underground washdown tank



Overflow pipe to drain



Portable tank, various storage of containers



Former hay shed, now vehicle store

8 HAIL Uses and Possible Types of Contaminants Associated with Past Use

The Hazardous Activities and Industries List (HAIL) compiled by The Ministry for the Environment include the following categories (*in italics*) that could be associated with the historical uses of the site with a summary of the risk of these activities having been carried out on the site.

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*

- 10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*
17. Storage tanks or drums for fuel, chemicals or liquid waste

The majority of the subject site, currently in paddocks, has been used for pastoral activities for its known history. The normal uses of fertilisers and pastoral weed controls associated with these uses are unlikely to have caused soil contamination which would pose a risk to human health.

However, the area around the dwelling and sheds on Lot 2 DP 82846 has been and is still currently being used as chemical spraying contracting business. There is a chemical storage shed in this yard, as well as a washdown area and washdown water storage tanks. There is a possibility that chemical spillage and leakage could have contaminated the soils in this area. Contaminants of concern include heavy metals, organophosphorus/nitrogen pesticides (ONP), and acidic herbicides.

There is also a small nursery to the north of the dwelling on Lot 2 DP 89846 which is used for the growing of camellias and rhododendrons since at least 2004. Given the recent nature of this activity, it is unlikely that persistent organochlorine pesticides (OCP) have been used. It is likely that modern chemicals have been used in this area that may have caused contamination of the soils. Contaminants of concern include heavy metals and ONP.

There are currently fuel storage tanks on Lot 2 DP 82846 and Lot 2 DP 365379. Leakage and spillage of fuels may have contaminated the soils in these areas. It is likely that fuel tanks have existed in other locations on the site over the years, as is normal for a farm working yard area. Contaminants of concern include heavy metals and hydrocarbons.

G - Cemeteries and waste recycling, treatment and disposal

3. Landfill sites

There is evidence to suggest that there is a former farm pit in the eastern part of Lot 1 DP 82846. It cannot be ruled out that uncontrolled dumping has occurred in the pit. Contaminants of concern include heavy metals, hydrocarbons, asbestos and OCP.

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

There have been dwellings and farm buildings on all of the lots except Lot 2 365379 and Lot 1 DP 82846, from at least the 1940s. There is a high risk that lead paint has been used on those buildings. Any natural deterioration or intentional removal, prior to the modern-day risk mitigating methods, may have caused contamination of the soil. Contaminants of concern are heavy metals.

There have also been multiple buildings constructed during the 1970s and 1980s when the use of asbestos containing materials was commonplace. There is a possibility that asbestos from construction of the buildings and deterioration over time may have contaminated the soils around these buildings.

9 Basis for Soil Guideline Values (SGV)

9.1 Activity Description

This report has been written for the following potential activities:

- Plan change and future subdivision of the site for residential use,
- Soil disturbance associated with the future residential development of the site.

9.2 Zoning

The subject site is currently zoned Rural – Outer Plains in the western part of the site and Residential - Living 2 deferred in the eastern part of the site.

9.3 Soil Guideline Values

Human health soil contaminant standards for a group of 12 priority contaminants were derived under a set of five land-use scenarios, and are legally binding under The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESC). These standards have been applied where applicable. For contaminants, other than the 12 priority contaminants, the hierarchy as set out in the Ministry for the Environment Contaminated Land Management Guidelines No 2 has been followed. For soil, guideline values are predominantly risk based, in that they are typically derived using designated exposure scenarios that relate to different land uses. For each exposure scenario, selected pathways of exposure are used to derive guideline values. These pathways typically include soil ingestion, inhalation and dermal adsorption. The guideline values for the appropriate land use scenario relate to the most critical pathway.

The land-use scenarios applicable for this site would be ‘residential 10% produce’, and ‘outdoor/maintenance workers’ as a proxy for construction workers disturbing soils.

10 Site Characterisation and Recommendation

The investigations undertaken have revealed that the subject site has been used for a variety of sheep, beef, dairy and crop farming for its known history. There is evidence of pre-1940s buildings, chemical storage, fuel storage and a farm working and maintenance yard. All of these uses pose a risk of contamination of the soil that may pose a risk to human health.

It is recommended that a detailed site investigation is carried out on the risk areas outlined in the plan below, at the subdivision stage.

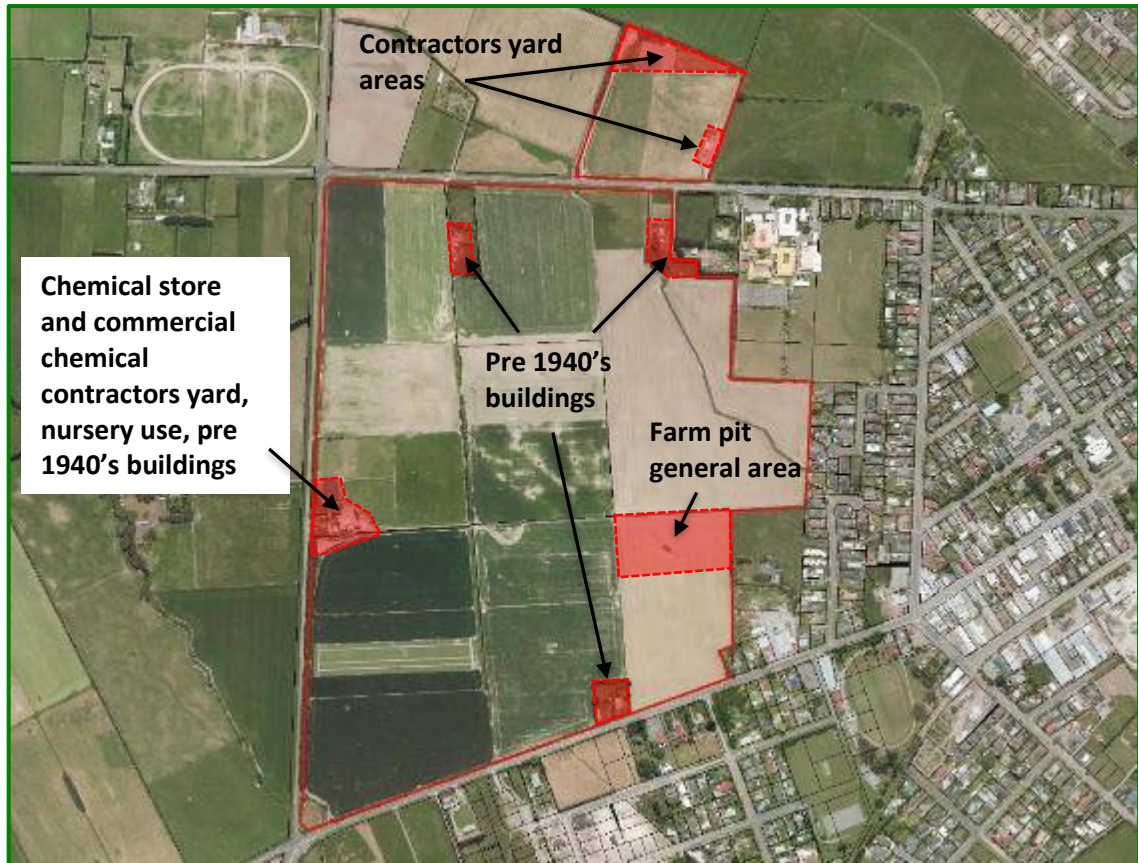


Figure 3 – Risk Area Plan

For the remainder of the subject site there is no evidence of HAIL activities or industries having occurred, now or in the past. The area of the subject site that is not highlighted as a risk area is considered suitable for residential development with no further investigations required.

11 Planning Status

In terms of the NESCS section 5 (7) states that the land is considered to be covered if an activity or industry described in the HAIL is being undertaken on it; or has been undertaken on it; or it is more likely than not that an activity is being or has been undertaken on it. Section 6 describes the methods for determining whether the land is as described in section 7. Method 6 (3) is to rely on a Preliminary Site Investigation.

This Preliminary Site Investigation has found that there is evidence of HAIL activities having occurred on the site and resource consent is required should any of the activities outlined in the NESCS be proposed that involve the identified risk areas.

12 Conclusion

The vast majority of the plan change area has been used for pastoral uses all its known history and it is highly unlikely that there would be a risk to human health if these areas were to be developed for an eventual residential use.

However, a variety of current and historic HAIL uses have been confirmed on a number of smaller areas within the proposed plan change area. The uses on these areas include a commercial agrichemical applicators yard, contractor's yards, a possible farm pit and a number of locations with pre 1940's buildings, which pose a significant lead risk. All of these uses have

the potential to have caused contamination of soil that may pose a risk to human health, and further detailed investigations would be required for these areas at subdivision stage. It is expected that even if contamination is present, the logistical and financial costs to remediate any contamination would not be so onerous to preclude eventual residential development and use.

In terms of the proposed plan change the site does not have any significant risks that could not be worked through during the subsequent subdivision and development stages.

13 Limitations

Malloch Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client's financial and technical brief for the work. Any reliance on this report by other parties shall be at such party's own risk. It does not purport to completely describe all the site characteristics and properties. Where data is supplied by the client or any third party, it has been assumed that the information is correct, unless otherwise stated. Malloch Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Malloch Environmental Limited reserves the right to review the report in the context of the additional information.

Opinions and judgments expressed in this report are based on an understanding and interpretation of regulatory standards at the time of writing and should not be construed as legal opinions. As regulatory standards are constantly changing, conclusions and recommendations considered to be acceptable at the time of writing, may in the future become subject to different regulatory standards which cause them to become unacceptable. This may require further assessment and/or remediation of the site to be suitable for the existing or proposed land use activities. There is no investigation that is thorough enough to preclude the presence of materials at the site that presently or in the future may be considered hazardous.

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Report written by:



Chris Peacock
Environmental Engineer

Report reviewed and certified by a suitably qualified and experienced practitioner as prescribed under the NESCS (soil):



Nicola Peacock, CEnvP
Principal Environmental Engineer



Appendix A – Historic Certificates of Title List

 264986.pdf	 CB322-3.pdf	 CB47D-696.PDF
 CB13F-980.pdf	 CB341-98.pdf	 CB502-34.pdf
 CB15K-422.pdf	 CB34B-33.pdf	 CB521-198.pdf
 CB209-18.pdf	 CB35D-108.pdf	 CB521-200.pdf
 CB26K-792.pdf	 CB368-10.pdf	 CB529-173.pdf
 CB301-174.pdf	 CB409-27.pdf	 CB541-175.pdf
 CB302-149.pdf	 CB40D-900.pdf	 CB541-205.pdf
 CB302-94.pdf	 CB418-133.pdf	
 CB313-121.pdf	 CB47D-693.pdf	
 CB322-139.pdf	 CB47D-694.PDF	
	 CB47D-695.PDF	

Appendix B – Historic Aerials

Information in this map has been derived from various sources including the Kaikoura District, Hurunui District, Waimakariri District, Christchurch District, Environment Canterbury Regional Council, Selwyn District, Ashburton District, Waimate District, Mackenzie District, Timaru District and Waitaki District's databases.

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0 0.1 0.2 0.3 0.4 Kilometres

Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 2:46:51 p.m.



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A horizontal scale bar with tick marks at 0, 0.1, 0.2, 0.3, and 0.4. The word "Kilometres" is written at the right end of the bar.

Scale: 1:7,000 @A4

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Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 3:00:00 p.m.



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0 0.1 0.2 0.3 0.4 Kilometres

Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 3:03:25 p.m.



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0 0.1 0.2 0.3 0.4 Kilometres

Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 3:04:28 p.m.



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0 0.1 0.2 0.3 0.4 Kilometres

Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 3:05:05 p.m.



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0 0.1 0.2 0.3 0.4 Kilometres

Scale: 1:7,000 @A4

Map Created by Malloch Environmental Ltd on 3:07:59 p.m.



Appendix C – LLUR Statement

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



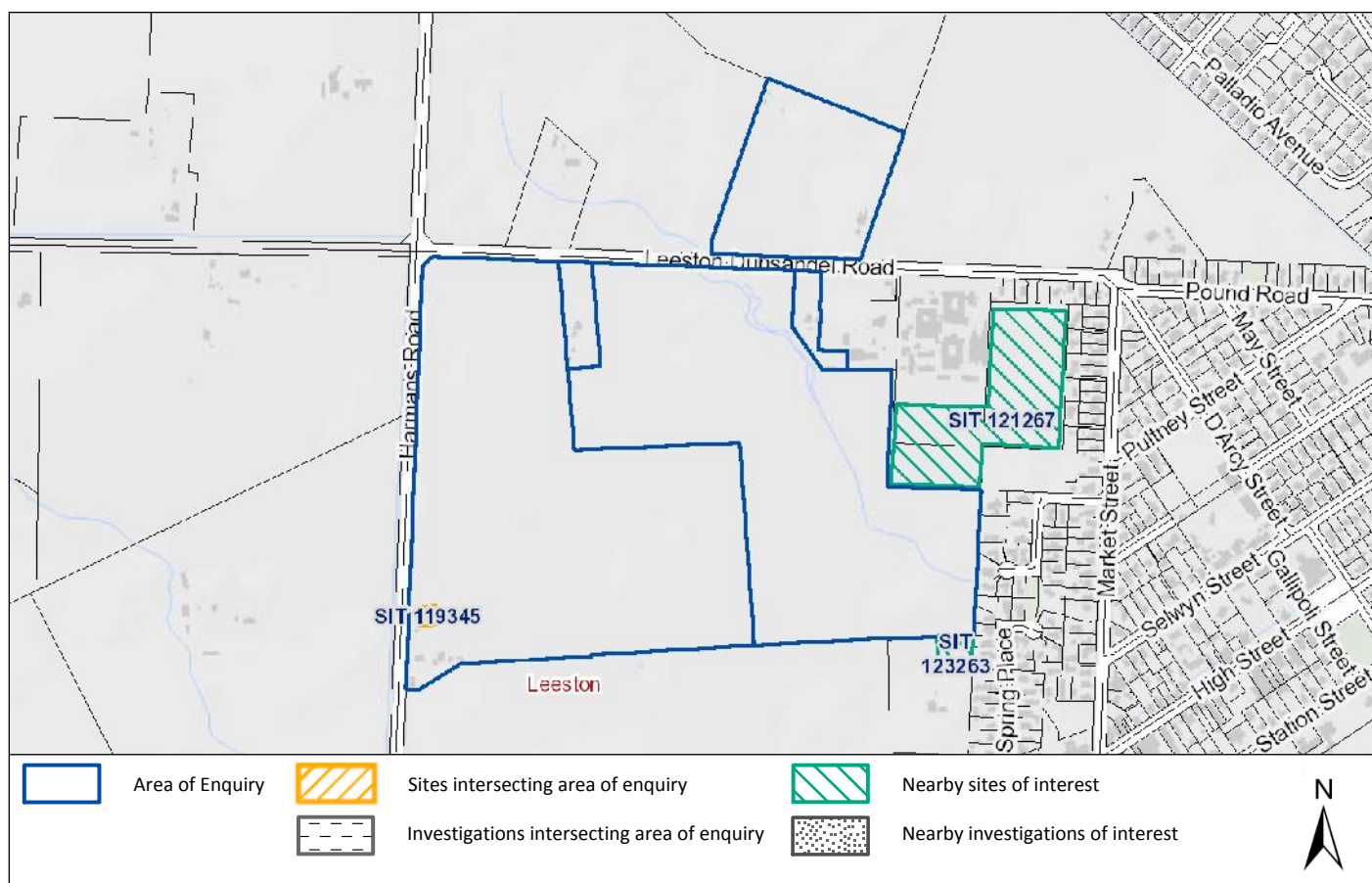
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	17 July 2017	
Land Parcels:	Lot 4 DP 82846	Valuation No(s): 2410011300
	Lot 2 DP 82846	Valuation No(s): 2410011600
	Lot 1 DP 9138	Valuation No(s): 2410011500
	Lot 3 DP 82846	Valuation No(s): 2410011303
	Lot 2 DP 365379	Valuation No(s): 2410010801



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
119345	56 Harmans Road, Leeston	56 Harmans Road, Leeston	A10 - Persistent pesticide bulk storage or use;	Not Investigated
121267	Ellesmere College	Section 2 SO 13993, Leeston Dunsandel Road	A10 - Persistent pesticide bulk storage or use;	Not Investigated
123263	Spring Place, Leeston	Spring Place, Leeston	G3 - Landfill sites;	Not Investigated

Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 119345: 56 Harmans Road, Leeston (Intersects enquiry area.)

Site Address:	56 Harmans Road, Leeston
Legal Description(s):	Lot 2 DP 82846

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	2004	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 11 Nov 2015** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 11 Nov 2015** Area defined from 2003 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 121267: Ellesmere College (Within 100m of enquiry area.)

Site Address:	Section 2 SO 13993, Leeston Dunsandel Road
Legal Description(s):	Section 1 SO 13993,Section 1 SO 16950,Section 2 SO 13993

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1984	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 28 Jan 2016** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 28 Jan 2016** Area defined from 1984 to present aerial photographs. Sports fields (persistent pesticides) were noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 123263: Spring Place, Leeston (Within 100m of enquiry area.)

Site Address:	Spring Place, Leeston
Legal Description(s):	Lot 2 DP 319397

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	?	?	Landfill sites

Notes:

5 Nov 2014

This record was created as part of the Selwyn District Council 2015 HAIL identification project.

5 Nov 2014

Pit (to check)

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 ENQ171189.

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.

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Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



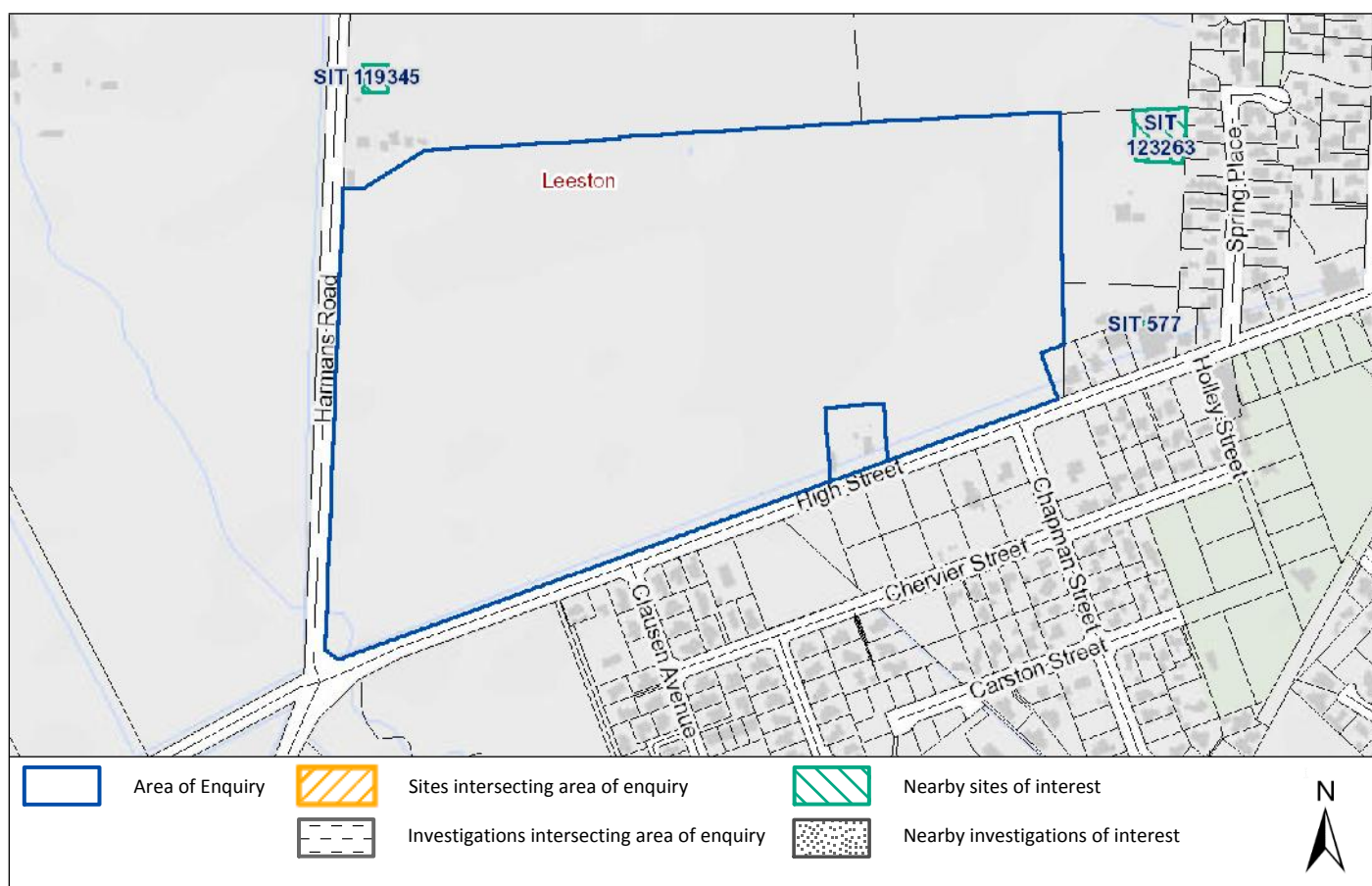
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	17 July 2017		
Land Parcels:	Part RS 5482,5483	Valuation No(s): 2416020600	
	Lot 1 DP 82846	Valuation No(s): 2410011302	



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
577	WH Cochrane and Sons Ltd	High St, Leeston	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;	Not Investigated
119345	56 Harmans Road, Leeston	56 Harmans Road, Leeston	A10 - Persistent pesticide bulk storage or use;	Not Investigated
123263	Spring Place, Leeston	Spring Place, Leeston	G3 - Landfill sites;	Not Investigated

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 577: WH Cochrane and Sons Ltd (Within 100m of enquiry area.)

Site Address:	High St, Leeston
Legal Description(s):	Lot 1 DP 319397

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1950s/60s	Current	Storage tanks or drums for fuel, chemicals or liquid waste

Notes:

25 Mar 1998 One UST in the ground, was installed after the 1950s, probably in the 1960s. It held about 4500 litres of diesel

Investigations:

There are no investigations associated with this site.

Site 119345: 56 Harmans Road, Leeston (Within 100m of enquiry area.)

Site Address:	56 Harmans Road, Leeston
Legal Description(s):	Lot 2 DP 82846

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	2004	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

11 Nov 2015 This record was created as part of the Selwyn District Council 2015 HAIL identification project.

11 Nov 2015 Area defined from 2003 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 123263: Spring Place, Leeston (Within 100m of enquiry area.)

Site Address:	Spring Place, Leeston
Legal Description(s):	Lot 2 DP 319397

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	?	?	Landfill sites

Notes:

5 Nov 2014 This record was created as part of the Selwyn District Council 2015 HAIL identification project.

5 Nov 2014 Pit (to check)

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 ENQ171190.

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