

Annexure 8:

Preliminary Site Investigation

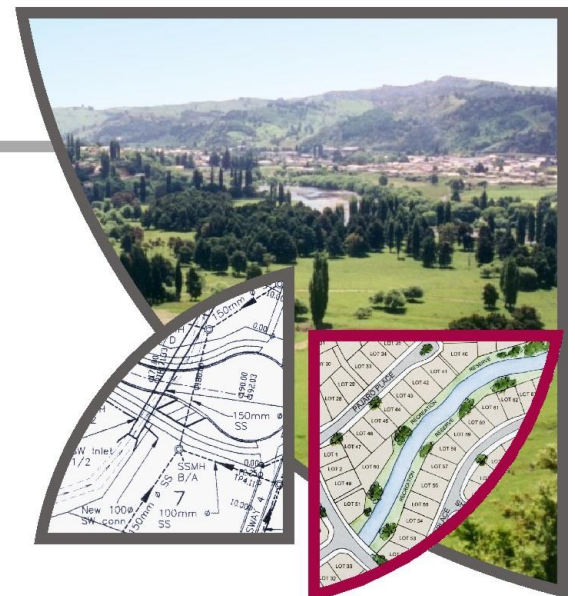
MR MERVYN TODD



Fraser Thomas

ENGINEERS • RESOURCE MANAGERS • SURVEYORS

PROPOSED PLAN CHANGE
DARFIELD PREFERRED
DEVELOPMENT AREA 7
(MALVERN AREA PLAN)



PRELIMINARY SITE
INVESTIGATION-
CONTAMINATION



MR MERVYN TODD

PROPOSED PLAN CHANGE
DARFIELD PREFERRED
DEVELOPMENT AREA 7
(MALVERN AREA PLAN)

PRELIMINARY SITE INVESTIGATION - CONTAMINATION

Project No.	32751	Approved for Issue	
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**PROPOSED PLAN CHANGE
DARFIELD PREFERRED DEVELOPMENT AREA 7 (MALVERN AREA PLAN)
MR MERVYN TODD**

PRELIMINARY SITE INVESTIGATION - CONTAMINATION

EXECUTIVE SUMMARY

In response to instructions from Aston Consultants, Fraser Thomas Limited (FTL) undertook a Preliminary Site Investigation (PSI) of Lot 4 DP 524058, Pt RS 27203 & Lot 24 DP 366007 ('site'). The site is located north of Horndon Street and bounded by Kimberley Road to the west and is approximately 70ha in area.

It is understood that the property owners are in the process of preparing a private plan change, in order to have the subject site rezoned from Rural Outer Plains to Living X zone (or low-density residential zone as reflected in the National Policy Statement). It is understood this rezoning is to allow subdivision that would involve the creation of lots with an average lot size of not smaller than 650 m². The proposal will also include provision for a 2 – 3 ha retirement village and around 10% of the lots to be within the approximate 430-550m² size range.

This investigation involved a desktop study, site walkover, and reporting associated with potential land contamination issues.

The main rationale and objectives for this investigation were:

- To identify the main actual or potential contamination issues due to ongoing and historic use of land within the subject site.
- To confirm that the site is suitable or can be made suitable for the proposed residential use.

This investigation has been managed, reviewed and approved by a Suitably Qualified and Experienced Practitioner (SQEP), as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS).

The NESCSCS governs a number of activities, including soil sampling, soil disturbance, subdivision and changes of land use on potentially contaminated land in New Zealand. In general, the rules of the NESCSCS apply to sites on which it is "more likely than not" that a HAIL (Hazardous Activities and Industries List) activity has occurred or is occurring (Regulation 5(7)).

This investigation has confirmed that the subject site has only been used for tree plantation and pastoral purposes, and has not found any HAIL activities affecting the site. Therefore, under Regulation 5(7), the NESCSCS does not apply to the subject site.

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**PROPOSED PLAN CHANGE
DARFIELD PREFERRED DEVELOPMENT AREA 7 (MALVERN AREA PLAN)
MR MERVYN TODD**

PRELIMINARY SITE INVESTIGATION - CONTAMINATION

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ASTON CONSULTANTS
PRELIMINARY SITE INVESTIGATION - CONTAMINATION
TODD AND REED BLOCKS, DARFIELD, CANTERBURY

1.0 INTRODUCTION

In response to instructions from Aston Consultants, Fraser Thomas Limited (FTL) undertook a Preliminary Site Investigation (PSI) of Lot 4 DP 524058, Pt RS 27203 & Lot 24 DP 366007 ('site'). The site is located north of Horndon Street and bounded by Kimberley Road to the west and is approximately 70ha in area. It is understood that the property owners are in the process of preparing a private plan change, in order to have the subject site rezoned from Rural Outer Plains to Living X zone (or low-density residential zone as reflected in the National Policy Statement).

This investigation involved a desktop study, site walkover and reporting associated with potential land contamination issues.

The format of this report is as follows:

- Rationale, objectives and scope of work.
- Site details.
- Investigation methodology.
- Desktop study and site walkover results.
- Discussion, conclusions and recommendations.
- Site plans, representative photographs and other relevant information in appendix form.

This investigation has been managed, reviewed and approved by a Suitably Qualified and Experienced Practitioner (SQEP), as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

2.0 RATIONALE, OBJECTIVES AND SCOPE OF WORK

The main rationale and objectives for this investigation were:

- To identify the main actual or potential contamination issues due to ongoing and historic use of land within the site.
- To confirm that the site is suitable or can be made suitable for the proposed residential use.

3.0 INVESTIGATION METHODOLOGY

The methodology used for this site assessment is summarised below:

1. Desktop study involving review of existing historical information for the subject site including aerial photographs, certificates of title, Council property files/databases and interviews with relevant people.
2. Site walkover investigation of the subject site, with a visual appraisal to identify any disturbed and potentially contaminated areas. Relevant photographs are set out in Appendix C.

3. Preparation of a Preliminary Site Investigation (PSI) report including the results of the desktop study, site walkover survey, conclusions and recommendations.
4. Provision of site plans, relevant documentation and representative photographs as appendices to this report.

Fraser Thomas Limited Health and Safety Management Plan procedures were followed throughout the duration of the investigation.

4.0 SITE DETAILS

4.1 LOCATION AND ZONING

The subject site (Lot 4 DP 524058, Pt RS 27203 & Lot 24 DP 366007) is located north of Horndon Street and bounded by Kimberley Road to the west (Todd and Reed Blocks) and is approximately 70ha in area. The subject site is zoned 'Outer Plains' under the Selwyn District Plan.

4.2 TOPOGRAPHY, GEOLOGY AND SOILS

In carrying out the appraisal of the site, reference has been made to the Institute of Geological and Nuclear Sciences geological web map (NZ 1:250,000). The map indicates that the site is underlain by mud, sand, gravel and peat of alluvial and colluvial origin.

4.3 PROPOSED DEVELOPMENT

It is understood that the property owners are in the process of preparing a private plan change, in order to have the subject site rezoned from Rural Outer Plains to Living X zone (or low-density residential zone as reflected in the National Policy Statement). It is understood this rezoning is to allow subdivision that would involve the creation of lots with an average lot size of not smaller than 650 m². The proposal will also include provision for a 2 – 3 ha retirement village and around 10% of the lots to be within the approximate 430-550m² size range.

5.0 DESKTOP STUDY AND WALKOVER SURVEY RESULTS

The results of the desktop study and the site walkover survey are summarised in this section and illustrated in the attached site features plan, aerial photographs (Appendix B) and site photographs (Appendix C). Throughout the site walkover survey, a visual assessment was used to classify any foreign materials as particular contaminants, without any formal identification. Hence, reference to a specific contaminant in the survey results should essentially be read as "suspected contaminant", unless otherwise stated.

5.1 SITE IDENTIFICATION AND USE

The site details and ownership history are summarised below.

Table 1: Site Details and Ownership History

Registered Owners		Lot 4 DP 524058 owned by Merf Ag Services Limited, Pt RS 27203 owned by Matthew Alexander Reed and Kerry Mark Glynn and Lot 24 DP 366007 owned by Helen Anne Reed and Kerry Mark Glynn
Street Address		Site located east of Kimberley Road and north of Horndon Street
Legal Description		Lot 4 DP 524058, Pt RS 27203 & Lot 24 DP 366007
Title		835350, CB44A/1000
Total Area (ha)		Approx. 70 ha
Zoning		Outer Plains
Ownership History		
CTs	From	Registered Owner
		Lot 4 DP 524058
CB81/214	June 1882 Oct 2010 March 2014 Oct 2015	Selwyn Plantation Board Limited Transfer to Todd Clan Limited Transfer to Mervyn George Todd Transfer to Merf Ag Services Limited
835350	July 2018	Merf Ag Services Limited
		Pt RS 27203
CB6B/123	June 1966	Roland Karl Reed of Darfield, Farmer
CB9F/1206	May 1970 Aug 1971 Nov 1975 April 1980 Aug 1983 March 1992 Nov 1995	Roland Karl Reed of Darfield, Farmer Transfer 841235 of an individual one-half share to Kenneth Roland Reed of Darfield, Farmer Transfer 59906/1 of a one-quarter share Roland Karl Reed to Kenneth Roland Reed of Darfield, farmer Transfer 271675/1 of his share Roland Karl Reed to Helen Anne Reed of Darfield, Married Woman Transmission 447622/1 of Mortgage 271675/2 to Mary Joan Reed and Pyne Gould Guinness Limited as Executors Transfer 984513/1 of a 1/3 of his share Kenneth Roland and Reed to Helen Anne Reed of Darfield, Married Woman Transmission A207658/1 of Mortgage 271675/2 to (now) PGG Trust Limited as Survivor
CB44A/1000	Feb 1998 July 2007 July 2007 April 2015	Kenneth Roland Reed as to ½ share and Helen Anne Reed as to ½ a share Transmission of the ½ share of Kenneth Roland Reed to Helen Reed as Executor Transfer to Helen Anne Reed Transfer to Matthew Alexander Reed and Kerry Mark Glynn
		Lot 24 DP 366007
CB6B/123	June 1966 May 1970	Roland Karl Reed of Darfield Farmer Transfer 797685 of Lots 1,2 & 3 DP 27860 to Pyne, Gould Guinness Limited and Geoffrey Hubert Reed
CB9K/98	May 1970 Aug 1971	Pyne, Gould Guinness Limited a Company having its registered office at Christchurch and Geoffrey Hubert Reed of Darfield farmer Transfer 841234 to Kenneth Roland Reed of Darfield, Farmer
CB13B/397	Nov 1973	Kenneth Roland Reed of Darfield, Farmer
CB15A/345	March 1975	Kenneth Roland Reed of Darfield, Farmer
CB44A/999	Feb 1998	Kenneth Roland Reed and Helen Anne Reed in equal shares

	May 2000	Transfer to Kenneth Roland Reed, Helen Anne Reed and Kerry Mark Glynn
CB14426	May 2002	Kenneth Roland Reed, Helen Anne Reed and Kerry Mark Glynn
	April 2003	Transmission to Helen Anne Reed and Kerry Mark Glynn as survivors
CB267916	July 2007	Helen Anne Reed and Kerry Mark Glynn

The CT information available indicates that part of the subject site (Pt RS 27203 and Lot 24 DP 366007) was owned by farmers until 1975, and has been privately owned since then. The remaining lot (Lot 4 DP 524058) was owned by the Selwyn Plantation Board from 1882, following which it has been privately owned since 2010.

5.2 INTERVIEWS

Mervyn George Todd (Owner - Lot 4 DP 524058)

According to the information provided by the site owner, before purchasing it in 2014 the western section of the property was previously owned by the Selwyn Plantation Board for growing trees, and they occasionally undertook weed killing spraying using glyphosate ('Roundup'). The site is now used for cattle grazing purposes.

5.3 AERIAL PHOTOGRAPHS

Historical aerial photographs from 1940-1944, 1955-1959, 1965-1969, 1975-1979, 1985-1989, 1995-1999, 2000-2004, 2004-2010, 2010-2015, 2017 were reviewed as part of the desktop study. All photos were accessed from Canterbury Maps.

1940-1944 Aerial

Part of the site (Pt RS 27203 & Lot 24 DP 366007) is covered with grass and appears to be used for pastoral purposes, while many trees can be seen on Lot 4 DP 524058. The surrounding properties have a similar land use. A few residential properties can be seen north of the site.

1955-1965-1975-1985-1995-2010 Aerial

The site appears similar to the previous aerial.

2010-2015 Aerial

The site appears similar to the previous aerial, apart from the trees visible in the previous aerials are no longer present. The surrounding properties to the north and west are residential in use.

2017 Aerial

The site appears similar to the previous aerial.

Overall, the aerial photographs and desktop information show that part of the site (Pt RS 27203 & Lot 24 DP 366007) has only been used for pastoral purposes while Lot 4 DP 524058 was formerly owned by the Selwyn Plantation Board until 2010 following which the trees were

subsequently harvested and the land is now used for grazing purposes. All three lots have remained undeveloped and not undergone any significant change at least since 1940.

5.4 FRASER THOMAS LIMITED- GEOTECHNICAL INVESTIGATION REPORT- SEPTEMBER 2019

A geotechnical investigation report was prepared by FTL titled “Proposed plan change- Darfield Preferred development Area 7 (Malvern Area Plan)”, dated September 2019. 12 machine excavated test pits were put down at the site to depths ranging between approximately 1.7m and 3.1m bgl, in order to determine the nature and consistency of the subsoils underlying the site. Soils generally comprising silts and gravelly silts was encountered beneath the surficial layer of topsoil. No fill was found in any of the 12 test pits.

5.5 COUNCIL RECORDS

5.5.1 Selwyn District Council

Council have advised that there is no property file for the site.

5.5.2 Listed Land Use Register (LLUR)

A contaminated site enquiry was sent to Canterbury Regional Council (‘Environment Canterbury’) on 7th June 2019, for information on the subject site held on their Listed Land Use Register (LLUR). There are no records associated with the site under the Environment Canterbury LLUR. The LLUR statement for this site is included in Appendix D.

5.6 SITE WALKOVER RESULTS

A site walkover of the subject site was undertaken by FTL Engineering Geologist Kelly Twohill on 19th August 2019. Site investigation photographs are provided in Appendix C.

The site was accessed from Kimberley Road. Several trees line the western site boundary. The site is currently vacant and is surrounded by several residential properties. There are remnant sediment control ponds, associated with the neighbouring subdivision (which the same farmer previously developed) on the subject site. They are 1.0 m deep and located along the southern site boundary. There is also a 3.0 m deep “soak hole” on the property, which the farmer dug to dispose of overland stormwater. The approximate locations of these features are shown on Figure 1 below.

Overall, no features of note or areas of potential contamination were identified during the site walkover survey.



Figure 1: Site Layout and Features from Site Walkover

5.7 CHEMICAL RISK ASSESSMENT

According to information received from the client, the only chemical used on site during the last few years is sodium glyphosate ('Roundup'). Glyphosate is not present in the risk assessment prepared for Environment Canterbury ("Sports Turf Scoping Study, Canterbury" (Geoscience NZ Ltd and Renovate Turf Consultants, 2013), to highlight whether the herbicides used on the subject site could potentially be of concern to site users and construction workers during development). However, it is not considered an environmentally persistent herbicide, and is expected to degrade to non-detectable concentrations within a few years of application. Consequently, it is unlikely that the glyphosate application would lead to any soil contamination.

6.0 NESCS CONSENTING REQUIREMENTS

The NESCS governs a number of activities, including soil sampling, soil disturbance, subdivision and changes of land use on potentially contaminated land in New Zealand. In general, the rules of the NESCS apply to sites on which it is "more likely than not" that a HAIL (Hazardous Activities and Industries List) activity has occurred or is occurring (Regulation 5(7)).

Our investigation has not found any evidence of HAIL activities having been carried out on the subject site. Therefore, under Regulation 5(7), the NESCS does not apply to the subject site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This investigation has confirmed that the subject site has only been used for tree plantation and pastoral purposes and has not found any evidence of HAIL activities. Therefore, under Regulation 5(7), the NESCS does not apply to the subject site.

In summary, based on the information presented in this report, there are no potential contamination issues affecting the proposed subdivision of the subject site based on this investigation. There does not appear to be any contamination issues on the subject site that might present a risk to the health of future residents.

8.0 LIMITATIONS

We have performed our services for this project in accordance with current professional standards for an assessment of the nature and extent of any soil contamination on-site, based upon detailed site assessment investigations and current regulatory standards for site contamination. The scope of the site assessment activities was generally in accordance with the Ministry for Environment Contaminated Land Management Guideline's (Parts 1 (2003), 2 (2003) and 5 (2004)) and the NESCS (2011). Conclusions on actual or potential contamination cannot be applied to areas outside of the site investigation.

We do not assume any liability for misrepresentation or items not visible, accessible or present at the subject site during the time of the site inspection.

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Appendix A

Ministry for the Environment Contaminated Site Report Checklist

PROPOSED PLAN CHANGE
DARFIELD PREFERRED DEVELOPMENT AREA 7 (MALVERN AREA PLAN)
MR MERVYN TODD

SUMMARY CONTAMINATED SITES REPORT CHECKLIST

Report sections and information to be presented	PSI	SIR	RAP	SVR	MMP	Notes
Executive summary	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	
Scope of work	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	
Site identification	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	
Site history	R <input checked="" type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	
Site condition and surrounding environment	R <input checked="" type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	
Geology and hydrology	A <input checked="" type="checkbox"/>	R <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	
Sampling and analysis plan and sampling methodology	A <input checked="" type="checkbox"/>	R <input type="checkbox"/>	X	R <input type="checkbox"/>	R <input type="checkbox"/>	
Field quality assurance and quality control (QA/QC)	N <input checked="" type="checkbox"/>	R <input type="checkbox"/>	X	R <input type="checkbox"/>	S <input type="checkbox"/>	
Laboratory QA/QC	N <input checked="" type="checkbox"/>	R <input type="checkbox"/>	X	R <input type="checkbox"/>	X	
QA/QC data evaluation	N <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	X	
Basis for guideline values	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	
Results	A <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	S <input type="checkbox"/>	
Site Characterisation	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	
Remedial actions	X	X	R <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	
Validation	X	X	X	R <input type="checkbox"/>	S <input type="checkbox"/>	
Site management plan	X	X	R <input type="checkbox"/>	S <input type="checkbox"/>	S <input type="checkbox"/>	
Ongoing monitoring	X	X	X	N <input type="checkbox"/>	R <input type="checkbox"/>	
Conclusions and recommendations	R <input checked="" type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	R <input type="checkbox"/>	

KEY:

- PSI = preliminary site inspection report
SIR = detailed site investigation report
RAP = site remedial action plan
SVR = site validation report
MMP = ongoing monitoring and management plan
- R = corresponding details required
A = readily available information should be included;
S = summary of this section's details is adequate if detailed information has been included in an available referenced report;
N = include only if no further site investigation is to be undertaken;
X = not applicable and may be omitted.

Appendix B

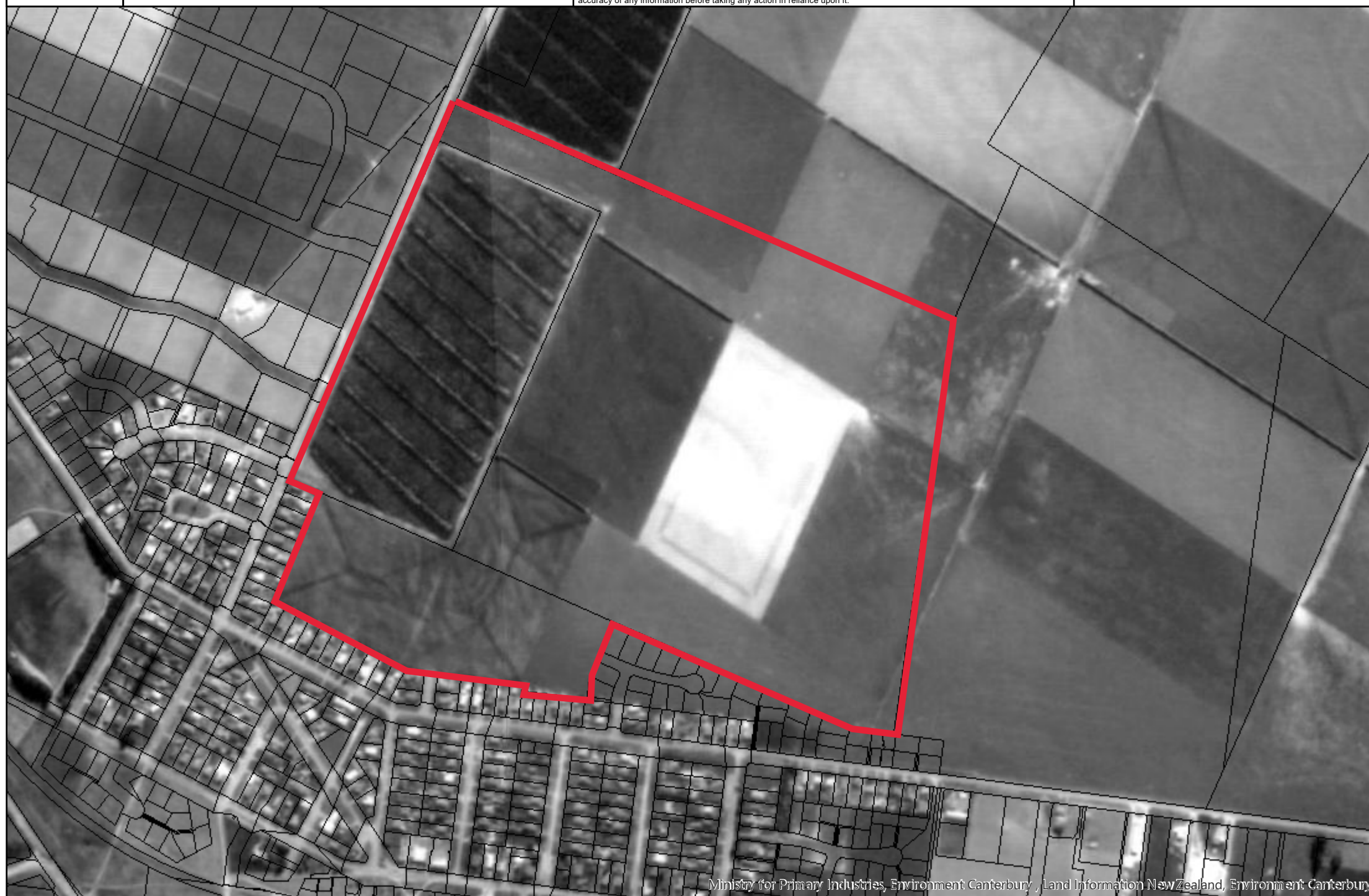
Aerial Photographs



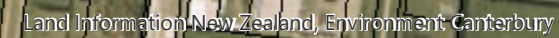
















Appendix C

Site Walkover Photographs

SITE WALKOVER PHOTOS



Photo 1. View of the site looking south-west.



Photo 2. View of the site. Looking south towards Horndon Street



Photo 3. Small test pit (TP3) dug along western portion of the site. No fill noted- only natural silt.



Photo 4. Soak hole located along the western site boundary of Pt RS 27203



Photo 5. View of the site. Looking north



Photo 6. View of the site. Looking south

Appendix D

Listed Land Use Register (LLUR)

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

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.



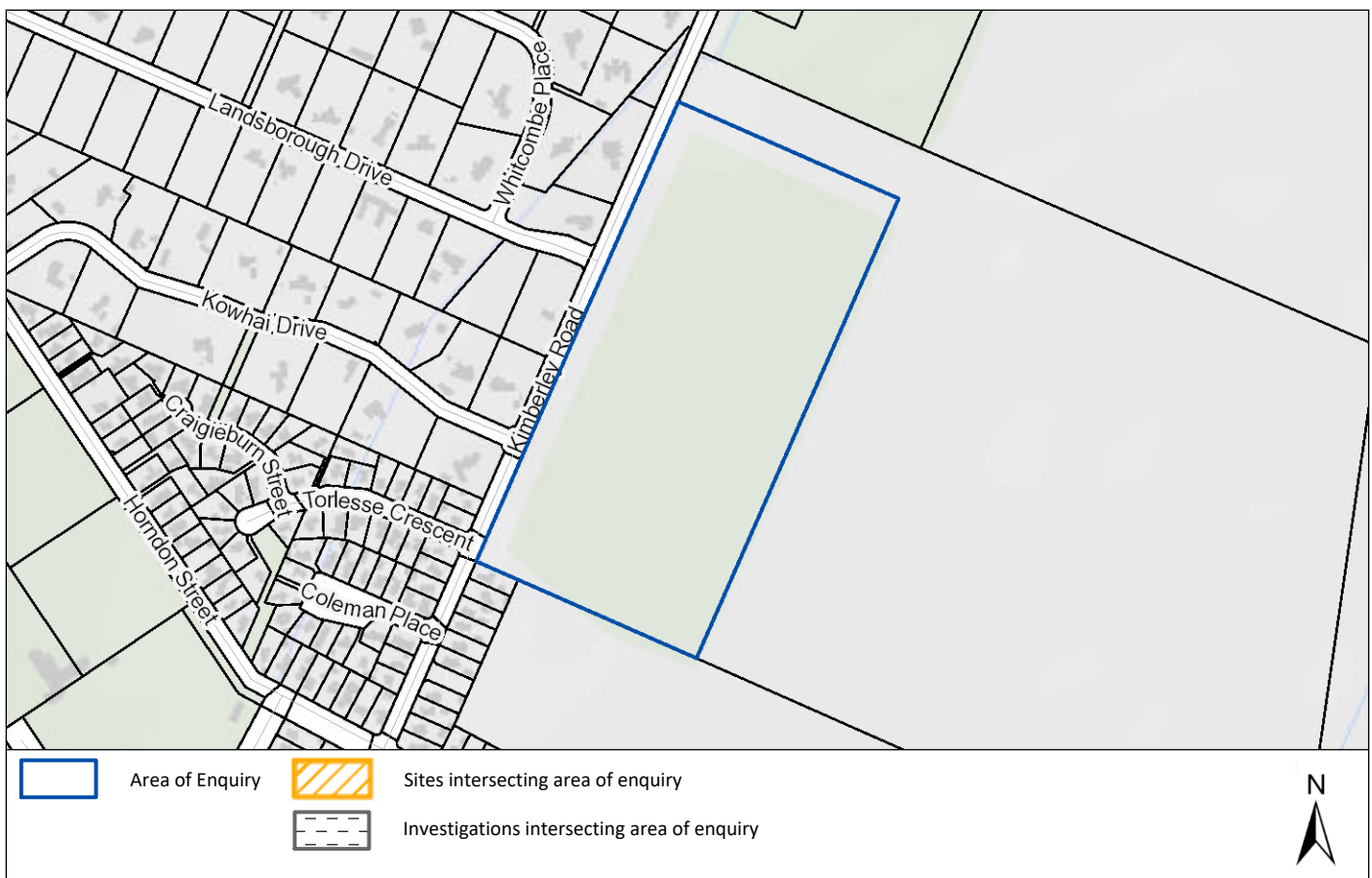
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	07 June 2019	
Land Parcels:	Lot 4 DP 524058	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:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ235803.

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.

¹ The 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.



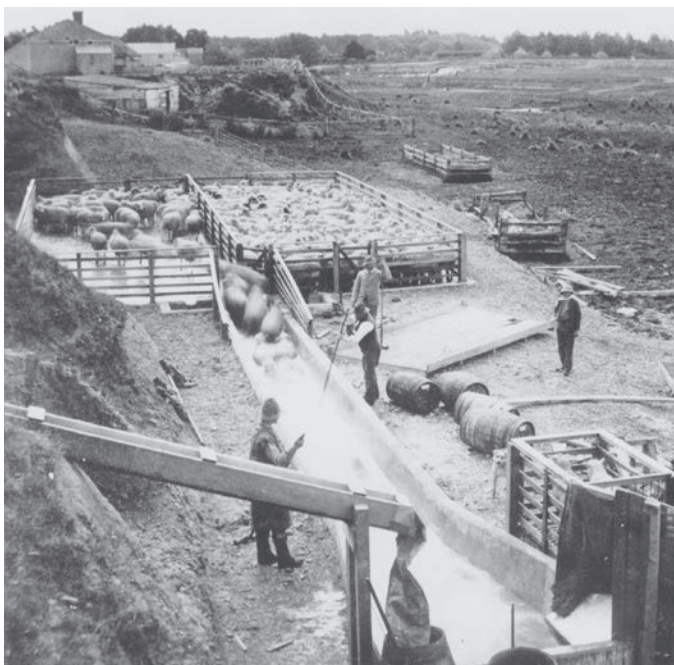
I think my site category is incorrect – how can I change it?

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)

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