

Private Plan Change Request – Urban Estates Limited
Appendix C – Preliminary Site Investigation, Soil Contamination
(Engeo)



ENGEO
Celebrating 10 YEARS IN NZ

Preliminary Environmental Site Investigation

572 to 582 Selwyn Road

Rolleston

Submitted to:

Urban Estates Ltd

Level 2, Building 1

181 High Street

Christchurch

ENGEO Limited

124 Montreal Street, Sydenham, Christchurch 8023

PO Box 373, Christchurch 8140, New Zealand

Tel +64 3 328 9012 Fax +64 3 328 9013

www.engeo.co.nz

09.12.2020

18113.000.001_02



Contents

1	Introduction	1
1.1	Objectives of the Assessment.....	1
1.2	Approach	2
2	Site Description and Setting	2
2.1	Geology and Hydrogeology.....	3
3	Site History.....	4
3.1	Listed Land Use Register	4
3.2	Historical Aerial Photographs.....	5
3.3	Selwyn District Council Property File	6
3.4	Certificate of Title	7
4	Current Site Conditions	7
5	Potential HAIL Activities.....	9
6	Conceptual Site Model.....	10
7	Conclusions and Recommendations	11
8	Recommendations	12
8.1	Assessment of Environmental Effects	12
9	References.....	14
10	Limitations.....	15

Tables

Table 1:	Site Information
Table 2:	Site Setting
Table 3:	Geological and Hydrogeological Information
Table 4:	Historical Aerial Photograph Review
Table 5:	Site Conditions from Walkover
Table 6:	Potential Contamination at the Site
Table 7:	Conceptual Site Model
Table 8:	AEE from Redevelopment Works

Figures

Figure 1:	Showing the investigations sites
-----------	----------------------------------

Appendices

Appendix 1:	LLUR Enquiry
Appendix 2:	Historical Imagery
Appendix 3:	Certificates Of Title
Appendix 4:	Site Photographs
Appendix 5:	Site Plan

ENGEO Document Control:

Report Title	Preliminary Environmental Site Investigation - 572 to 582 Selwyn Road, Rolleston			
Project No.	18113.000.001	Doc ID	02	
Client	Urban Estates Ltd	Client Contact	Justin McDonald	
Distribution (PDF)	Justin McDonald			
Date	Revision Details/Status	WP	Author	Reviewer
09.12.2020	Issued to Client	DF	AB	DR

1 Introduction

ENGEO Ltd was requested by Urban Estates Limited to undertake a Preliminary Site Investigation (PSI) for six sites situated in Rolleston. The sites included in this report include 1/572, 2/572, 4/572, 5/572 & 6/572 and 582 Selwyn Road including the access way contained in Lot 45 DP 547617 as shown in Figure 1 below.

Figure 1: Showing the investigations sites



We understand that the sites are likely to undergo a plan change for residential land use and will subsequently undergo residential subdivision which will involve earthworks and soil disturbance activities.

This PSI was completed in order to satisfy Selwyn District Council (SDC) requirements in relation to the plan change assessment as well as assess potential subdivision requirements in accordance with the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NES).

1.1 Objectives of the Assessment

The objective of this PSI was to evaluate and identify conditions and land-uses indicative of releases and threatened releases of hazardous substances on, at, in or to the subject property and report on the potential risk posed to future site users.

1.2 Approach

To satisfy the objectives, ENGEO sought to gather information regarding the following:

- Current and past property uses and occupancies;
- Current and past uses of hazardous substances;
- Waste management and disposal activities that could have caused a release or threatened release of hazardous substances;
- Current and past corrective actions and response activities to address past and ongoing releases of hazardous substances at the subject property; and
- Properties adjoining or located near the subject property that have environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the subject property.

2 Site Description and Setting

The sites are legally described as Lots 1, 2, 4, 5 & 6 DP 337894 and Lot 45 DP 547617. Except for the accessway, the properties generally comprise 4 ha residential lifestyle blocks. A dwelling is present on each block with the remainder appearing to be used for pastoral purposes for a small number of animals including horses.

A summary of the site information is summarised in Table 2.

Table 2: Site Information

Item	Description
Location (Legal Description)	1/572 Selwyn Road (Lot 2 DP 337894) 2/572 Selwyn Road (Lot 3 DP 337894) 4/572 Selwyn Road (Lot 4 DP 337894) 5/572 Selwyn Road (Lot 5 DP 337894) 6/572 Selwyn Road (Lot 6 DP 337894) 582 Selwyn Road (Lot 1 DP 337894) Access Way (Lot 45 DP 547617)
Current Land Use	Rural residential with minor pastoral use
Proposed Land Use	Residential
Total Site Area	24.9 ha
Territorial Authority	Selwyn District Council
Zoning	IP – Inner Plains

The site setting is summarised in Table 3.

Table 3: Site Setting

Item	Description
Topography	The sites are predominantly flat with minor undulations. They have an elevation of approximately 34-37 meters above sea level.
Local Setting	The surrounding area is a mix of agricultural areas and residential lifestyle blocks with low density residential housing.
Nearest Surface Water & Use	There is one water race approximately 2 m wide and 0.5 m deep that runs through the properties of 5/572 and 6/572 Selwyn Rd which is likely used to supply drinking water to animals.

2.1 Geology and Hydrogeology

The documented geology and hydrogeology of the site and surrounding area is summarised in Table 4 below.

Table 4: Geological and Hydrogeological Information

Item	Description
Geology	According to GNS Science, the geology is described as Late Quaternary alluvium and colluvium; Unconsolidated to poorly consolidated mud, sand, gravel and peat of alluvial and colluvial origin.
Hydrogeology	The site is located over an unconfined / semiconfined gravel aquifer with groundwater estimated to flow in a south easterly direction at depths greater than 10 m bgl.
Groundwater Abstractions	<p>There are six active wells across the sites:</p> <p>M36/3018: Bowden M.L. for irrigation, domestic and stockwater supply (582 Selwyn Rd).</p> <p>M36/8392: A J Lloyd for domestic supply (1/572 Selwyn Rd).</p> <p>M36/8002: Mr & Mrs AT & JM Mulcay for domestic and stockwater supply (2/572 Selwyn Rd).</p> <p>M36/8009: Mr & Mrs GC & PM Morgan for domestic and stockwater supply (4/572 Selwyn Rd).</p> <p>M36/7976: Weatherby Estate Limited for domestic and stockwater supply (5/572 Selwyn Rd).</p> <p>M36/7975: Mr & Ms SH & EL Loeffler & Huismans for domestic supply (6/572 Selwyn Rd).</p> <p>There are multiple other wells within 250 m of the site generally used for domestic, stockwater and irrigation supply.</p>
Discharge Consents	With the exception of 582 Selwyn Rd each property has a discharge consent to discharge domestic sewerage and effluent to ground.

3 Site History

A number of sources were used to investigate the past uses of the site. The findings of these information searches have been summarised in this section.

3.1 Listed Land Use Register

Canterbury Regional Council (CRC) maintains a Listed Land Use Register (LLUR) of past and current land uses within the Canterbury Region. The LLUR documents properties on which potentially hazardous activities have been undertaken. The potentially hazardous activities are defined on the MfE HAIL. Identifying a HAIL activity on the site triggers the requirement for a contaminated land assessment prior to development under the NES.

The CRC LLUR property statement was requested by ENGEO in November 2020 for each of the sites. The LLUR indicates that no information relating to HAIL activities has been noted for the site. All requested property statements are presented in Appendix 1.

3.2 Historical Aerial Photographs

Aerial photographs obtained from Canterbury Maps from 1940 to 2019 have been reviewed. The obtained aerial imagery is attached in Appendix 2.

Table 5: Historical Aerial Photograph Review

Date	Description
1940 - 1944	<p>The site is made up of three large paddocks which appear to be part of a larger agricultural / pastoral operation along Selwyn Rd which is well formed at this time. No permanent structures are present across any of the sites, however, all paddocks appear to have associated perimeter fencing and gates.</p> <p>The surrounding area also appears to be used for similar agricultural uses with the closest structures to the site being two dwellings. One dwelling located approximately 150m south west of the site and the other 180 m to the north east, both along Selwyn Rd.</p>
1960 - 1964	<p>No major changes are apparent to the surrounding area or the investigation site, although, the site now appears to be divided into five separate paddocks which still appear to be used for pastoral purposes.</p>
1970 - 1974	<p>Again, no apparent changes noted to the investigation site.</p> <p>The surrounding area to the north also appears to be unchanged, however, the paddock to the south appears to have undergone some minor development and changes. Several large sheds are now visible on the property with multiple smaller sheds spread across several paddocks likely being animal shelters. A dwelling has also been constructed between the previously mentioned dwelling to the south and the investigation site</p>
1980 – 1984	<p>The site now consists of four large paddocks, all of which still appear to be used for pastoral purposes with some minor cropping in the centre of the site.</p> <p>The property to the south appears to have returned to pastoral use similarly to the surrounding area.</p>
1990 - 1994	<p>Since the 1980 – 1984 image the site has undergone development with what appears to be a large shed immediately off Selwyn Rd and a smaller associated shed located towards the southern boundary. The remainder of the site appears to still be used for pastoral purposes and no changes are noted.</p> <p>Another dwelling has been constructed to the north between the previously mentioned northern dwelling and the investigation site.</p>
1995 - 1999	<p>A new dwelling has now been constructed in association with the larger shed and another smaller shed constructed to the west of the larger shed. Also a horse track has been constructed within the northern most paddock and partially encroaches into the site. The remainder of the property still appears to be generally used for pastoral use</p> <p>With the exception of several new dwellings, the surrounding area is generally unchanged.</p>
2000 - 2004	<p>The site appears mostly consistent with the previous image, however, has now been divided into multiple small paddocks potentially used for holding horses associated with the track.</p> <p>Several new dwellings have also been constructed in the local area to the site but land use appears to generally remain pastoral.</p>

Date	Description
2004 - 2010	<p>The site appears to be generally unchanged. Although, the race track appears in a deteriorated state. There is also a small pile of debris possibly a burn pile within the paddock to the north east of the dwelling.</p> <p>No changes noted to surrounding area.</p>
2010 - 2015	<p>The site has since been subdivided into seven residential lifestyle blocks with an associated dwelling present on each newly created allotment. The original dwelling noted on the site is still present and makes up the first new allotment from Selwyn Rd. The remainder of the properties are located to the rear of the site and accessed via a long drive way that runs along the north eastern and northern boundaries of 582 Selwyn Rd then runs centrally up the site. Several pile of debris are visible.</p> <p>Several properties in the surrounding area have also been subdivided for similar purposes. However, the general use of the land appears to remain pastoral.</p>
2019	<p>No major changes to the site apart from some minor landscaping and vegetation changes. The surrounding area to the north is generally the same, although the properties to the south are currently under development for residential subdivision.</p>

3.3 Selwyn District Council Property File

The property files for the sites that are held by Selwyn District Council were reviewed as part of this investigation. Relevant property file information is listed below for each property:

1/572 Selwyn Road

- BC 070607 – 15 May 2007 – Building Consent for Domestic Garage and Hobby Room.
- BC 070814 – 18 October 2007 – Building Consent New Dwelling

2/572 Selwyn Road

- BC 050500 – 27 July 2005 – Building Consent for New Dwelling.
- BC 100082 – 11 March 2010 – Building Consent to install a Solid Fuel Heater.
- BC 101171 – 29 November 2010 – Building Consent for New Farm Building.

4/572 Selwyn Road

- BC 071948 – 25 January 2008 – Building Consent for New Dwelling.
- BC 150979 – 5 June 2015 – Building Consent for New Farm Shed.

5/572 Selwyn Road

- BC 051694 – 21 February 2006 – Building Consent for New Dwelling.
- BC 101005 – 18 February 2011 – Building Consent for second Dwelling.
- BC 140310 – 25 February 2014 – Building Consent for New Farm Building.

6/572 Selwyn Road

- BC 051800 – 17 March 2006 – Building Consent for New Dwelling.
- BC 130700 – 30 April 2013 – Building Consent to install a Solid Fuel Heater.

582 Selwyn Road

- R 413959 – 30 May 1995 – Building Consent for New Dwelling.
- BC 990751 – 29 November 2000 – Building Consent for Stable Addition.

The property file information did not make mention of asbestos containing materials being used in the construction of the buildings. Although the majority of the buildings were constructed in more recent times, a full asbestos demolition survey is recommended prior to demolition of buildings constructed pre-2000 such as the dwelling and stables at 582 Selwyn Rd; this is to ensure that asbestos materials are identified prior to demolition works so that they can be removed in a safe manner.

3.4 Certificate of Title

A review of the certificate of title was completed for each property with no information related to potential contaminating activities identified. The Certificates of Title are attached in Appendix 3.

4 Current Site Conditions

A site walkover was completed by an ENGEO representative on 3 December 2020. A summary of the walkover is provided in Table 6 below with photographs of the site taken during the site walkover provided in Appendix 4.

Table 6: Site Conditions from Walkover

Site Condition	Comments
Visible or Possible signs of contamination	<p>A small surface concrete holding bunker is present between 1/572 and 582 Selwyn Road which was empty at the time of the walkover and its use is unknown. However, given the use of the property it is likely to have been used for manure or feed holding.</p> <p>Multiple burn pads were observed across the sites of 4/572 and 5/572 Selwyn Road and also potential burn pads on 2/572 and 582 Selwyn Rd. All observed burn pads appear to be predominantly used for burning organics and vegetation.</p> <p>A shed was observed within 6/572 Selwyn Road which had fibre board stored within it.</p>
Surface water appearance	No surface ponding was observed during the time of the walkover. The water race between 5/572 and 6/572 Selwyn Road appeared to be clear and flowing with no sheens or suspended sediment observed.
Surrounding land use	The surrounding land use is agricultural with minor associated residential housing.
Local sensitive environments	A water race runs through the properties of 5/572 and 6/572 Selwyn Road.

Site Condition	Comments
Visible signs of plant stress	There were no visible signs of plant stress observed during the time of the walkover.
Ground cover	With the exception of the existing dwellings and sheds, the sites were predominantly grassed with surrounding landscaping and paved areas.
Building Construction and Use	<p>1/572 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, brick cladding.</p> <p>Sleep Out - Modern concrete foundation, steel and iron cladding.</p> <p>Sheds – Timber and concrete foundations, iron and timber cladding.</p> <p>2/572 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, brick and plaster cladding.</p> <p>Sheds – Timber and concrete foundations, iron cladding.</p> <p>4/572 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, timber framed, brick cladding.</p> <p>Sheds – Timber and concrete foundations and framing, iron and wood cladding.</p> <p>5/572 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, timber framed, brick cladding.</p> <p>Sleep Out - Modern concrete foundation, timber framed, brick cladding.</p> <p>Sheds – Timber pile and concrete foundations and framing, iron cladding.</p> <p>6/572 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, timber framed, brick cladding.</p> <p>Shed – Timber pile foundation and framing, iron cladding.</p> <p>582 Selwyn Road</p> <p>Dwelling – Modern concrete foundation, timber framed, brick cladding.</p> <p>Stable – Modern concrete foundations, timber and steel framing, brick and iron cladding.</p> <p>Sheds – Timber pile and concrete foundations and framing, iron cladding.</p>
Additional Observations (if any)	A stockpile of soil was observed within northern paddock of 2/572 Selwyn Road and another stockpile of mostly organics along the southern boundary of 6/572 Selwyn Road.

5 Potential HAIL Activities

Activities included on the Hazardous Activities and Industries List (HAIL) trigger the requirement for a contaminated land investigation prior to redevelopment. While no activities have been identified on the LLUR for the site, the following observations were noted dependant on location across the sites during the site walk over:

- G5: Waste disposal to land; and
- 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.

Further information regarding the areas of potential concern have been summarised in Table 7 below.

Table 7: Potential Contamination at the Site

Potential source of contamination	Contaminants of potential concern	Possible extent of contamination	HAIL activity as defined by the NES (soil)
Concrete Storage Bunker	Heavy Metals, & Fertiliser/Mature based contaminants including Phosphates & Nitrates	Soils beneath and surrounding bunker	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.
Burn Pads and Soil Piles	Asbestos Heavy metals PAH's	Soils within and directly around burn pads or soil piles	G5: Waste disposal to land
Storage Sheds	Asbestos	Soils within non-floored shed of 6/572 Selwyn Road	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 was no evidence of activities included on the HAIL having been undertaken across the remainder of the site. However, it should be noted that other areas of concern typical of an agricultural and farming operation may be encountered during development.

6 Conceptual Site Model

A conceptual site model has been developed to assess the potential exposure pathways present at the site. A contamination conceptual site model consists of four primary components. For a contaminant to present a risk to human health or an environmental receptor, all four components are required to be present and connected. The four components of a conceptual site model are:

- Source of contamination;
- Pathway(s) in which contamination could potentially mobilise along (e.g. vapour or groundwater migration);
- Sensitive receptor(s) which may be exposed to the contaminants; and
- An exposure route, where the sensitive receptor and contaminants come into contact (e.g. ingestion, inhalation, dermal contact).

The potential source, pathway and receptor linkages at this subject site are provided in Table 8.

Table 8: Conceptual Site Model

Potential Sources	Potential Contaminants of Concern	Exposure Route and Pathways	Receptors	Acceptable Risk?
Concrete Storage Bunkers	Heavy Metals & Fertiliser/Manure based contaminants including Phosphates & Nitrates	Dermal contact with impacted soil, inhalation of dust and incidental ingestion during earthworks and long term use of the site. Groundwater migration.	On-site workers Future subsurface maintenance workers Future site residential users. Surrounding environment	Unknown , exact use has not been confirmed and no sampling undertaken to quantify risks.
Burn Pads and Soil Piles	Asbestos	Inhalation of asbestos fibres during earthworks.	On-site workers Future site residential users Future subsurface maintenance workers	Unknown , No sampling undertaken to confirm absence of asbestos containing materials.

Potential Sources	Potential Contaminants of Concern	Exposure Route and Pathways	Receptors	Acceptable Risk?
	Heavy Metals & PAH	Dermal contact with impacted soil, inhalation of dust and incidental ingestion during earthworks and long term use of the site. Groundwater migration.	On-site workers Future subsurface maintenance workers Future site residential users. Surrounding environment.	Unknown , No sampling undertaken to assess the presence or concentrations including associated risks.
Shed with stored fibre board	Asbestos	Inhalation of asbestos fibres during earthworks.	On-site workers Future site residential users Future subsurface maintenance workers	Unknown , No onsite sampling to confirm stored fibre board is not asbestos containing and that no fibres/fines are present in underlying surface soils.

7 Conclusions and Recommendations

ENGEO were requested by Urban Estates to undertake a Preliminary Site Investigation (PSI) for the properties of 1/572, 2/572, 4/572, 5/572 & 6/572 and 582 Selwyn Road including the accessway contained in Lot 45 DP 547617.

The investigation was conducted to assess previous land-use at the site to assess potential contaminants of concern and provide advice regarding the suitability of the land for a residential subdivision. It consisted of a review of available information including historical aerial imagery, Selwyn District Council property files and certificates of titles.

The PSI information collected, indicated that the site has been used predominantly for agricultural purposes prior to the 1980s and since then has undergone several developments including construction of a dwelling and stable in the mid-1990s then subsequent residential subdivision sometime between 2004 and 2015.

Based on the information reviewed, the site was considered unlikely to have had an activity included on the HAIL undertaken on it and therefore is suitable for proposed residential plan change and end use. However, a number of small areas of concern were identified across the properties. These included a shed with Potential Asbestos Containing Material (PACM) stored within it at 6/572 Selwyn Road, multiple burn pads and stockpiles in various locations namely at 4/572 & 5/572 Selwyn Road and a concrete block storage bunker between 1/572 & 582 Selwyn Road. All areas of concern are shown on the attached Site Plan in Appendix 5.

Due to the noted activities above, it is considered that the following HAIL activities may have impacted the underlying soils:

- G5: Waste disposal to land (excluding where biosolids have been used as soil conditioners); and
- 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.

Due to the noted activities, ENGEO recommend that a Detailed Site Investigation (DSI) with a targeted sampling regime in the areas of concern is carried out prior to development. Depending on the results of the DSI a remedial strategy plan may also be required to manage any identified impacted soil and ensure that appropriate controls are implemented and adhered to. Areas outside of those indicated above are considered suitable for the proposed end use as no activities included on the HAIL were identified.

8 Recommendations

ENGEO recommends that a Detailed Site Investigation is undertaken on the areas of the site outlined above to determine the risk to human health. ENGEO also recommends that a remedial strategy is developed to manage the soil that exceeds the NES for residential land use (if applicable). The remedial strategy should be formulated in conjunction with the final development plans, including soil removal volumes and locations, and with the District and Regional Councils, so that the most appropriate, cost effective and sustainable approach can be implemented.

If a volume of soil exceeding 25 m³ per 500 m² of development area is proposed to be disturbed, or if a volume of soil exceeding 5 m³ per 500 m² of development area per year is proposed to be disposed of off-site, a consent should be obtained according to the requirements of the NES. Whether the work is to be undertaken under a consent or not, a site management plan may be required to manage the risks to the on-site workers, the surrounding population and environment. An additional stormwater discharge consent may be required from Canterbury Regional Council for the duration of the redevelopment works on-site.

Information obtained during the investigation indicated that asbestos may be present within the buildings constructed on-site pre-2000, and an asbestos survey should be carried out on the buildings to assess their condition before any demolition occurs. This will help Urban Estates to meet its obligations under the Health and Safety at Work (Asbestos) 2016 Regulations.

8.1 Assessment of Environmental Effects

Based on the requirement of Section 88 of the Resource Management Act (RMA) and the framework set out in the Fourth Schedule of the RMA, the actual and potential effects associated with the proposed works are summarised in Table 9.

The environmental effects of the proposed plan change from rural residential / agricultural to residential are expected to have a no more than minor effect on the environment. Potentially elevated concentrations of concern are currently present on-site, following remediation, it is considered that the remaining site would have a less than minor impact on the receiving environment. Overall, it is considered that additional investigations and management controls may be required to address land contamination, but that these are able to be managed through the requirements of the NESCS prior to redevelopment works occurring and do not preclude the rezoning of the site as proposed.

Table 9: AEE from Redevelopment Works

Schedule Four Item	Assessment of Environmental Effects
Description of the proposal	The site area consisting of 582, 1/572, 2/572, 4/572, 5/572, 6/572 and 7/572 Selwyn Road is currently zoned as Inner Plains with the proposal designed to increase the residential density of the site.
Where the activity is likely to result in significant adverse effects, a description of the alternatives	Any actual or potential effects on the environment are likely to be less than minor. If any elevated contaminants of concern are identified at the site and not considered to be significant in relation to development works that are anticipated through the rezoning, they can be appropriately managed during redevelopment.
An assessment of the actual potential effects on the environment	<p>Earthworks would be conducted in line with consent conditions in addition to the proposed mitigation measures detailed in a RAP (if required).</p> <p>Potential for removal works to generate minor amounts of dust during the excavation and removal of impacted soil. Mitigation will involve utilising water to suppress dust and covering soil stockpiled on-site as well as all truckloads leaving the site.</p> <p>There is a potential for stormwater run-off to be contaminated if it encounters the impacted soil. This will be managed through controls outlined in an SMP/RAP if impacted soils are identified.</p> <p>Potential for noise generation from excavators. Contribution of site generated noise is unlikely to be significant and will be completed within typical working hours.</p>
<p>Where the activity includes the discharge of any contaminants, a description of:</p> <ul style="list-style-type: none"> - Nature of the discharge - Sensitivity of the receiving environment - Alternative methods of discharge 	<p>No planned discharges.</p> <p>The site redevelopment will involve the removal of the identified contaminants of concern, if any.</p> <p>Groundwater is not considered sensitive and therefore leaching to groundwater is likely to have a no more than minor impact.</p>
Any effects on ecosystems, including plants or animals, physical disturbance of habitats in the vicinity	In accordance with the MfE (1999) Guidelines a Tier 1 ecological risk assessment has been conducted. No significant ecological receptors have been identified within close proximity of the site.
Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual or cultural, or other special values for present or future generation	No effects anticipated.

Schedule Four Item	Assessment of Environmental Effects
Description of the mitigation measures (safeguards and contingency plans) where relevant to be undertaken to help prevent or reduce actual or potential effect	A site management plan or remedial action plan is proposed to be issued and implemented during the redevelopment.
Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom	Monitoring of site conditions and soil volumes is proposed.

9 References

- ECan (2007a). *Background Concentrations of Selected Trace Elements in Canterbury Soils. Addendum 1: Additional Samples and Timaru Specific Background Levels*. Report prepared for Environment Canterbury by Tonkin & Taylor Limited, Christchurch, New Zealand. Report Number R07/1/2. Tonkin & Taylor Reference: 50875.003.
- ECan (2019). *Canterbury Land and Water Regional Plan*.
- Ministry of Health (2008). *Drinking-water Standards for New Zealand 2005*.
- MfE (2002). *A Guide to the Management of Cleanfills*.
- MfE (2011a). *Ministry for the Environment Hazardous Activities and Industries List*.
- MfE (2011b). *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites*.
- MfE (2011c). *Contaminated Land Management Guidelines No.2: Hierarchy and Application in New Zealand of Environmental Guideline Values*.
- MfE (2011d). *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils*.
- MfE (2011e). *Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health*.
- MfE (2011f). *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*.
- MfE (2012). *Users' guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*.
- National Environmental Protection Council (1999). *National Environment Protection Measure Schedule B (1) Guideline on the Investigation Levels for Soil and Groundwater*.

10 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Urban Estates Ltd, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
- iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.
- iv. This Limitation should be read in conjunction with the Engineering NZ/ACENZ Standard Terms of Engagement.
- v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on (03) 328 9012 if you require any further information.

Report prepared by



Andrew Baxter, CEnvP
Environmental Scientist

Report reviewed by



Dave Robotham, CEnvP SC
Principal Environmental Consultant

FIGURES

APPENDIX 1:
LLUR Enquiry

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:	25 November 2020	
Land Parcels:	Lot 4 DP 337894	Valuation No(s): 2405513504



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 ENQ268979.

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.



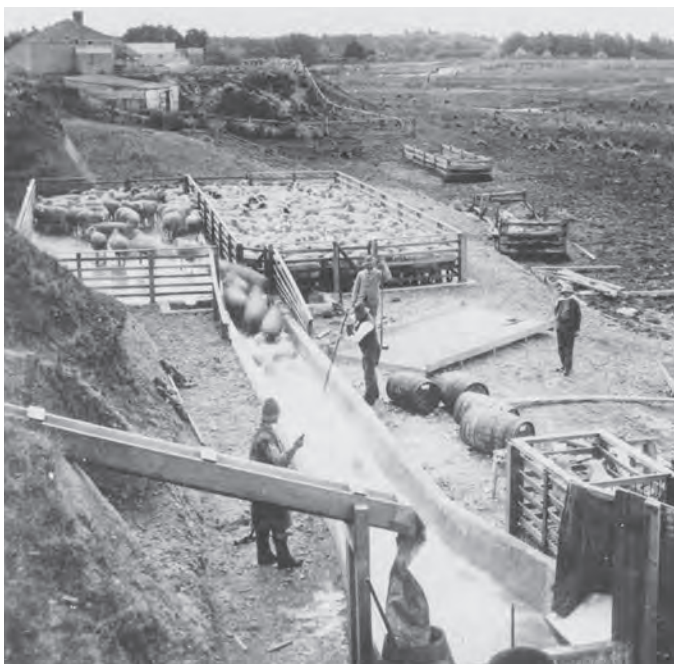
I think my site category is incorrect – how can I change it?

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

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:	25 November 2020	
Land Parcels:	Lot 3 DP 337894	Valuation No(s): 2405513503



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 ENQ268984.

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.



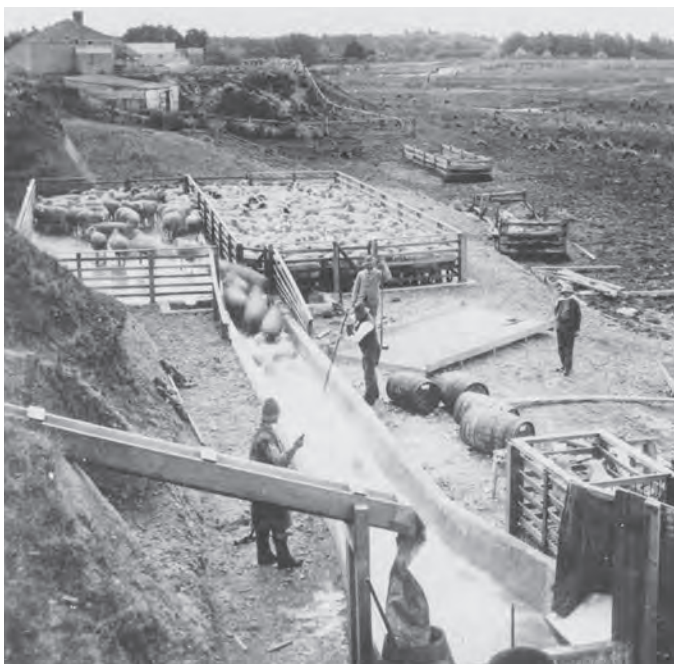
I think my site category is incorrect – how can I change it?

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

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:	25 November 2020	
Land Parcels:	Lot 5 DP 337894	Valuation No(s): 2405513505



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 ENQ268992.

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.



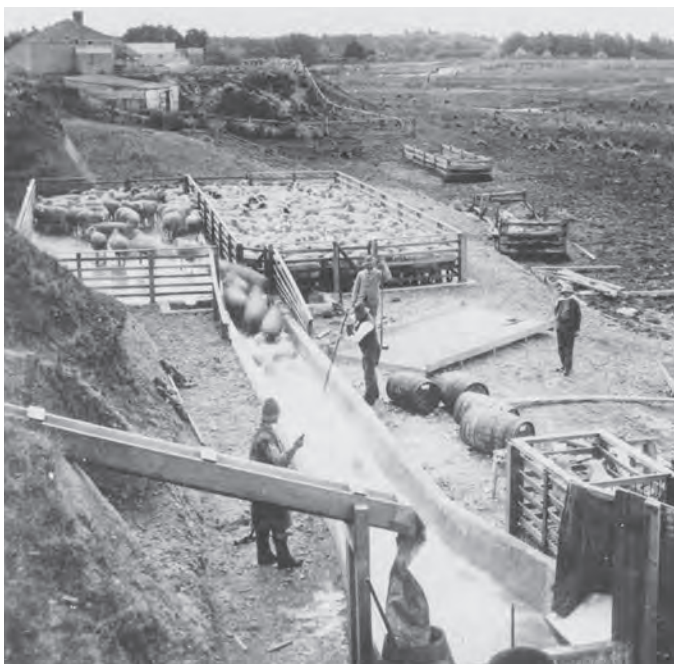
I think my site category is incorrect – how can I change it?

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

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:	25 November 2020	
Land Parcels:	Lot 6 DP 337894	Valuation No(s): 2405513506



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 ENQ268986.

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.



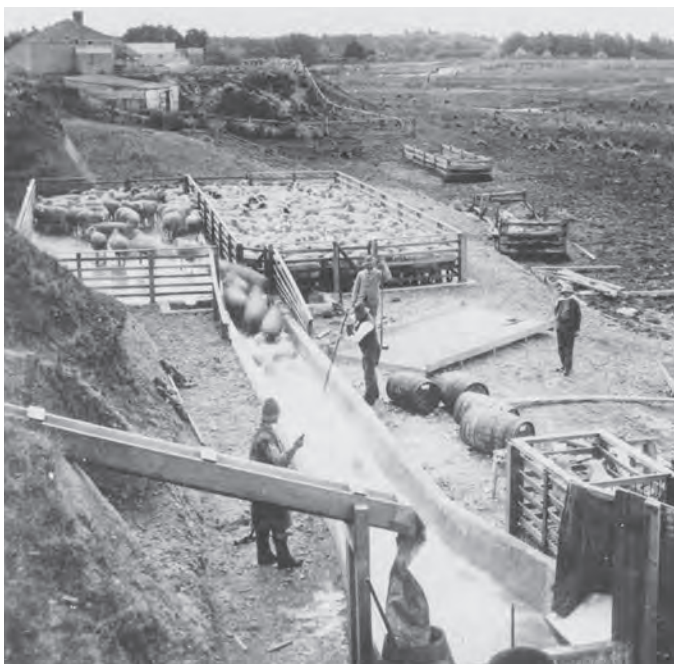
I think my site category is incorrect – how can I change it?

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)



Everything is connected

Promoting quality of life through
balanced resource management.

www.ecan.govt.nz

E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

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:	25 November 2020	
Land Parcels:	Lot 46 DP 547617	Valuation No(s): 2405513508



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

16 Apr 2018	INV 206671: Environmental Site Assessment, Preliminary Site Investigation for proposed subdivision, 7/572 Selwyn Road, Rolleston (Preliminary Site Investigation) Unknown
-------------	--

Summary of investigation(s):

A Preliminary Site Investigation (PSI) was undertaken in April 2017, at 7/572 Selwyn Road, by Landtech Consulting Limited. The report was not authored by a Suitably Qualified and Experienced Practitioner (SQEP), and therefore the site cannot be considered investigated in accordance with the NES. No comment was made in the report about the potential scrap yard/wrecking area to the north of the dwelling, or on the composition of the former horse training track. The report has been categorised as "not investigated" on the LLUR, and it is recommended that the site is investigated by a recognised SQEP before subdivision of the land takes place.

2 Aug 2018 **INV 213081: Detailed Site Investigation - 7/572 Selwyn Road, Rolleston (Detailed Site Investigation)**
Pattle Delamore Partners Ltd

Summary of investigation(s):

Site history: The site was used for general pastoral purposes from the 1940s through to the 1990s. Around 1995, a horse training track was developed over the eastern part of the property, which was present at the property until it was subdivided and a dwelling was built in the south of the site around 2010. The most recently aerial imagery showed that an area in the north of the site had been used for vehicle storage, with the balance of the lot remaining in pasture.

Investigation objective: The investigation was undertaken in preparation for soil disturbance associated with the subdivision of the property. The site was investigated and soil contaminants assessed against the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, 2011).

The investigation noted that the horse training track, vehicle storage area, concrete pad, and paddocks were potential HAIL activities, and recommended that sampling be undertaken in these areas. Soil samples were collected from 23 locations across the site (SS1 - SS23), from the shallow surface between depths of 0.05 - 0.15 m bgl. All samples were analysed for heavy metals arsenic, cadmium, chromium, copper, lead, nickel and zinc. Samples SS16 - SS23, collected from the paddock areas, were analysed for organochlorine pesticides. Samples SS1 - SS6, and SS12 - SS15 collected from the vehicle storage area and concrete pad respectively, were analysed for total petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAHs). Six samples collected from the horse training track (SS4, SS7 - SS11) were analysed for asbestos.

Results: Heavy metals concentrations were all at or below the expected regional background concentrations in all samples. Organochlorine pesticides were detected but at concentrations below the Canterbury ambient background concentrations. Hydrocarbons were detected in low concentrations around the vehicle storage area but at concentrations that complied with the MfE Tier 1 criteria for residential land use. TPHs and PAHs were detected in samples collected from around the vehicle storage area and concrete pad, but at concentrations that complied with soil contaminant standards for residential use. No asbestos was detected in any of the samples collected from the horse training track.

Conclusions: The investigation has been categorised as "below guideline values - residential". No HAIL activities or sites have been added to the LLUR due to the minor nature of the contamination.

Justification for proposed category: All contaminants analysed were below the soil contaminant standards for residential land use. The land was investigated appropriately and is suitable for the proposed subdivision.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ268985.

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.



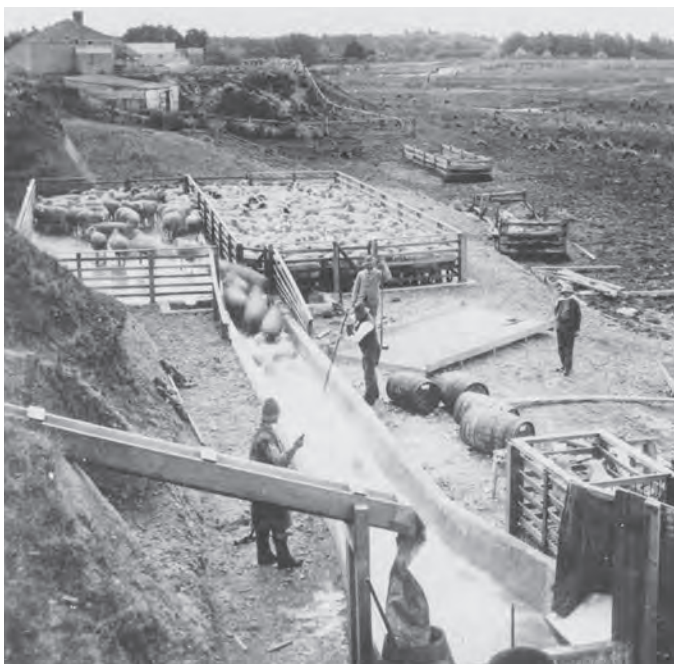
I think my site category is incorrect – how can I change it?

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)



Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz

E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

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:	25 November 2020	
Land Parcels:	Lot 4 DP 337894	Valuation No(s): 2405513504



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 ENQ268983.

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

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:	25 November 2020	
Land Parcels:	Lot 1 DP 337894	Valuation No(s): 2405513501



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 ENQ268993.

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:

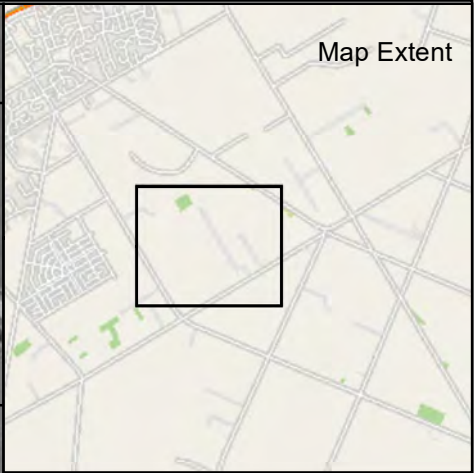
Verified non-HAIL:

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

APPENDIX 2: Historical Imagery



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



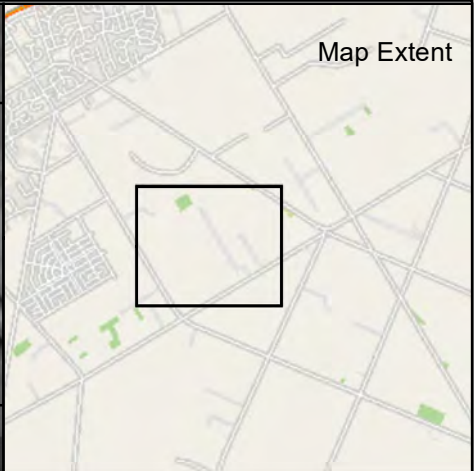
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
1970 - 1974 Historical Aerial Imagery

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	4
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



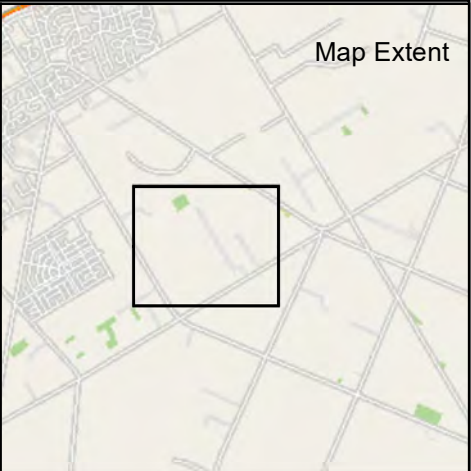
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
1810110 - 18200118113.000.001 - Rolleston MegaSite

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	5
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



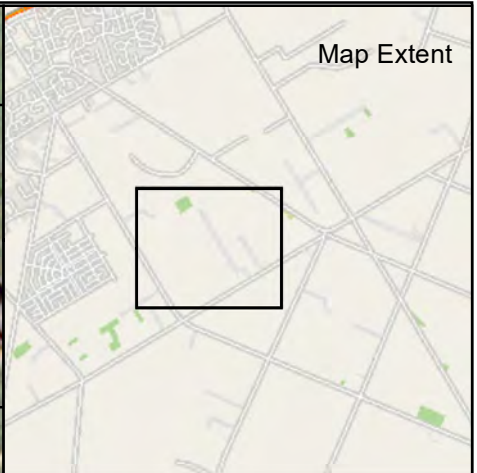
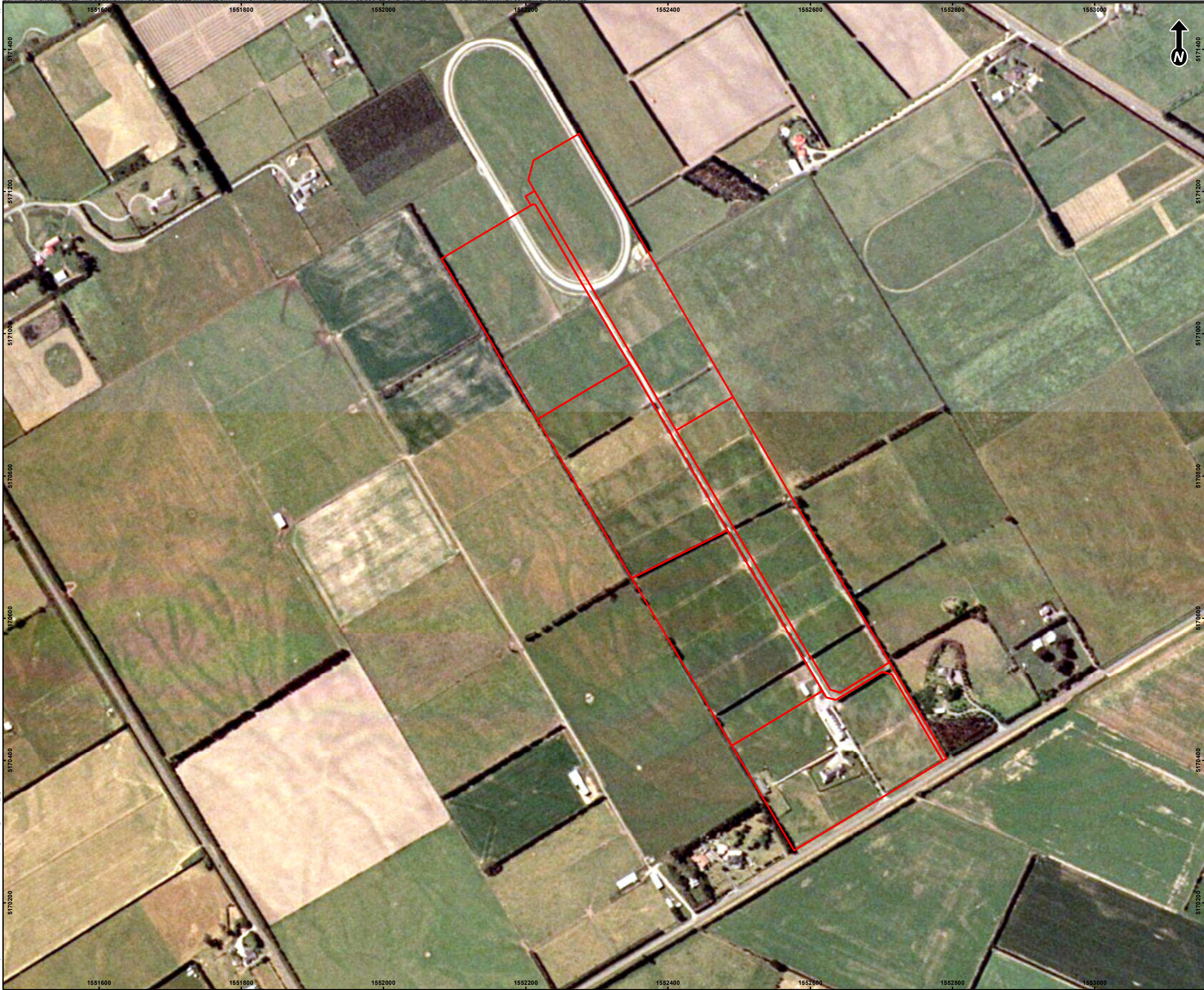
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
1990 - 1994 Historical Aerial Imagery

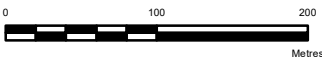
Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	6
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



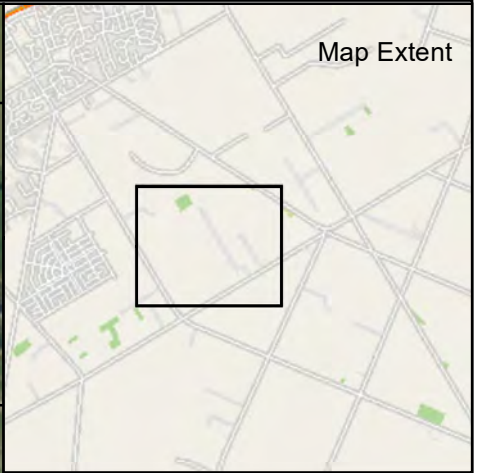
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
2000 - 2004 Historical Aerial Imagery

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	<div>7</div>
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



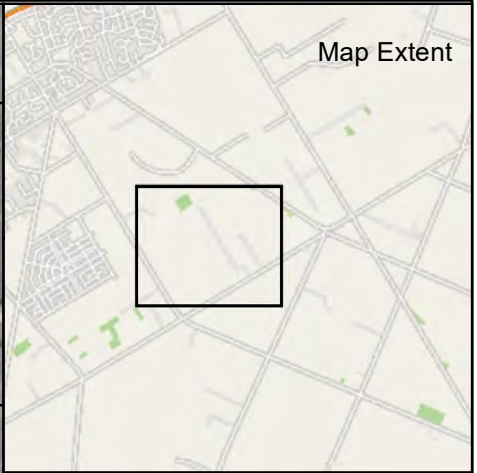
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
2010 - 2015 Historical Aerial Imagery

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	8
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



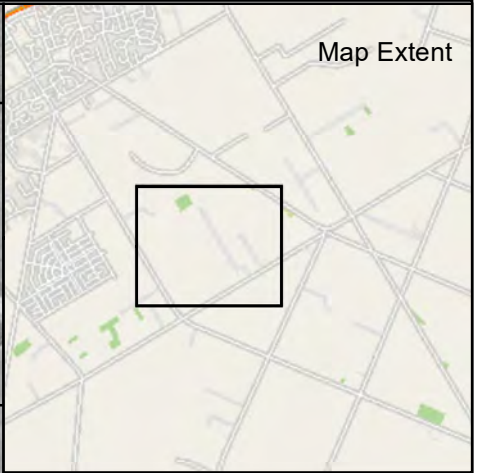
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
1940 - 1944 Historical Aerial Imagery

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	2
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A



Legend

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.



PROJECTION: NZGD 2000 New Zealand Transverse Mercator



Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title:
1960 - 1964 Historical Aerial Imagery

Client: Urban Estates Limited		Figure No:
Project: Site 2 Rolleston	Designed: NF	3
	Drawn: RS	
	Checked: DR	
	Date: Dec 20	
Proj No: 18113.000.001	Scale: 1:5,000	Revision: A

APPENDIX 3:
Certificates Of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 155850

Land Registration District Canterbury

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple
Area 4.0030 hectares more or less
Legal Description Lot 1 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am
6276276.1 Discharge of Mortgage 6139896.3 - 13.1.2005 at 9:00 am
6276276.2 Transfer to Beau David McCracken - 13.1.2005 at 9:00 am
Fencing Covenant in Transfer 6276276.2 - 13.1.2005 at 9:00 am
7992153.1 Transfer to Julian Owen Phillips and Ailene Alexandra McLaren - 3.12.2008 at 2:41 pm
7992153.2 Mortgage to Westpac New Zealand Limited - 3.12.2008 at 2:41 pm
10514586.1 Discharge of Mortgage 7992153.2 - 16.8.2016 at 2:40 pm
10514586.2 Transfer to John Graham Harrison - 16.8.2016 at 2:40 pm



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



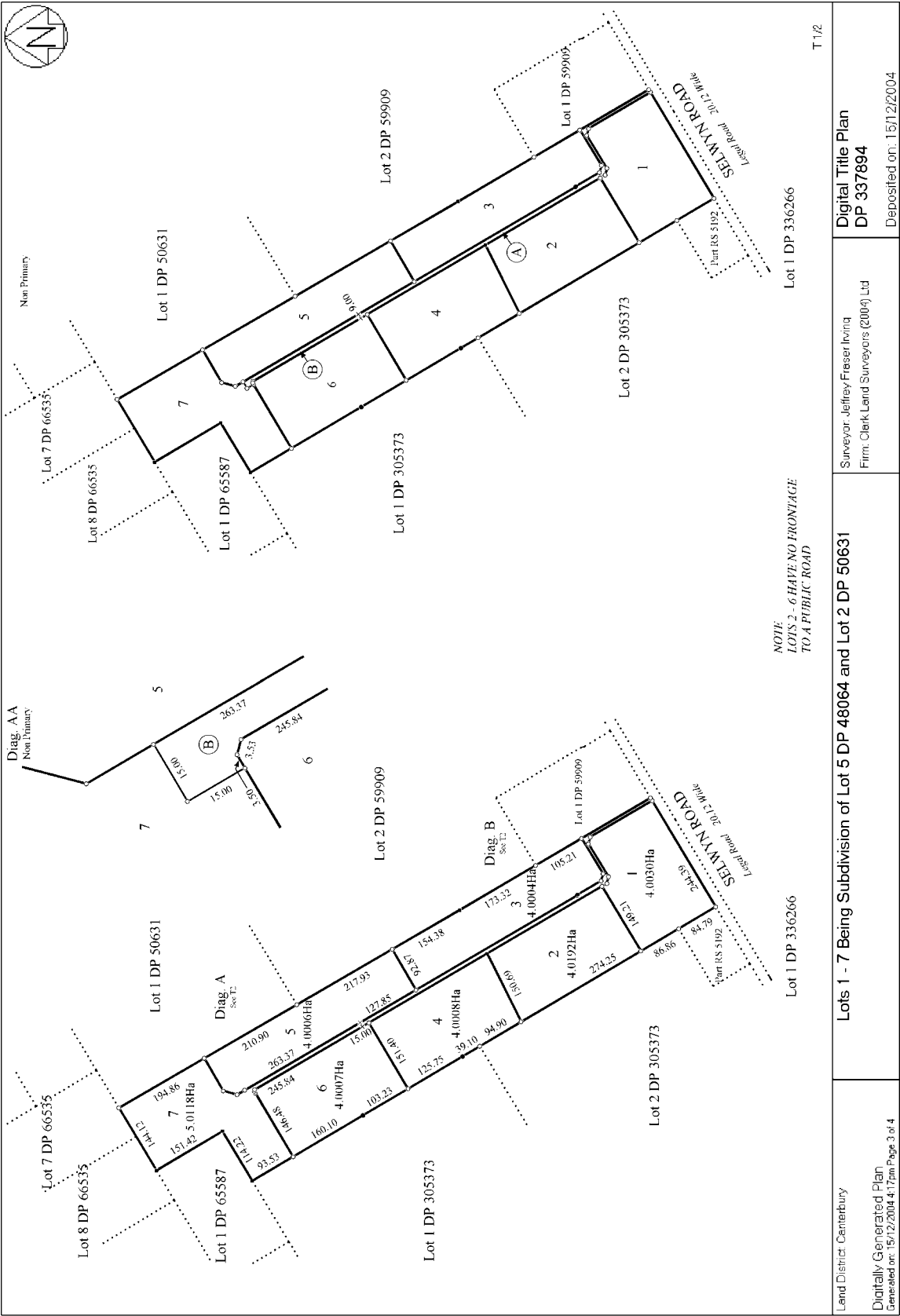

R.W. Muir
Registrar-General
of Land

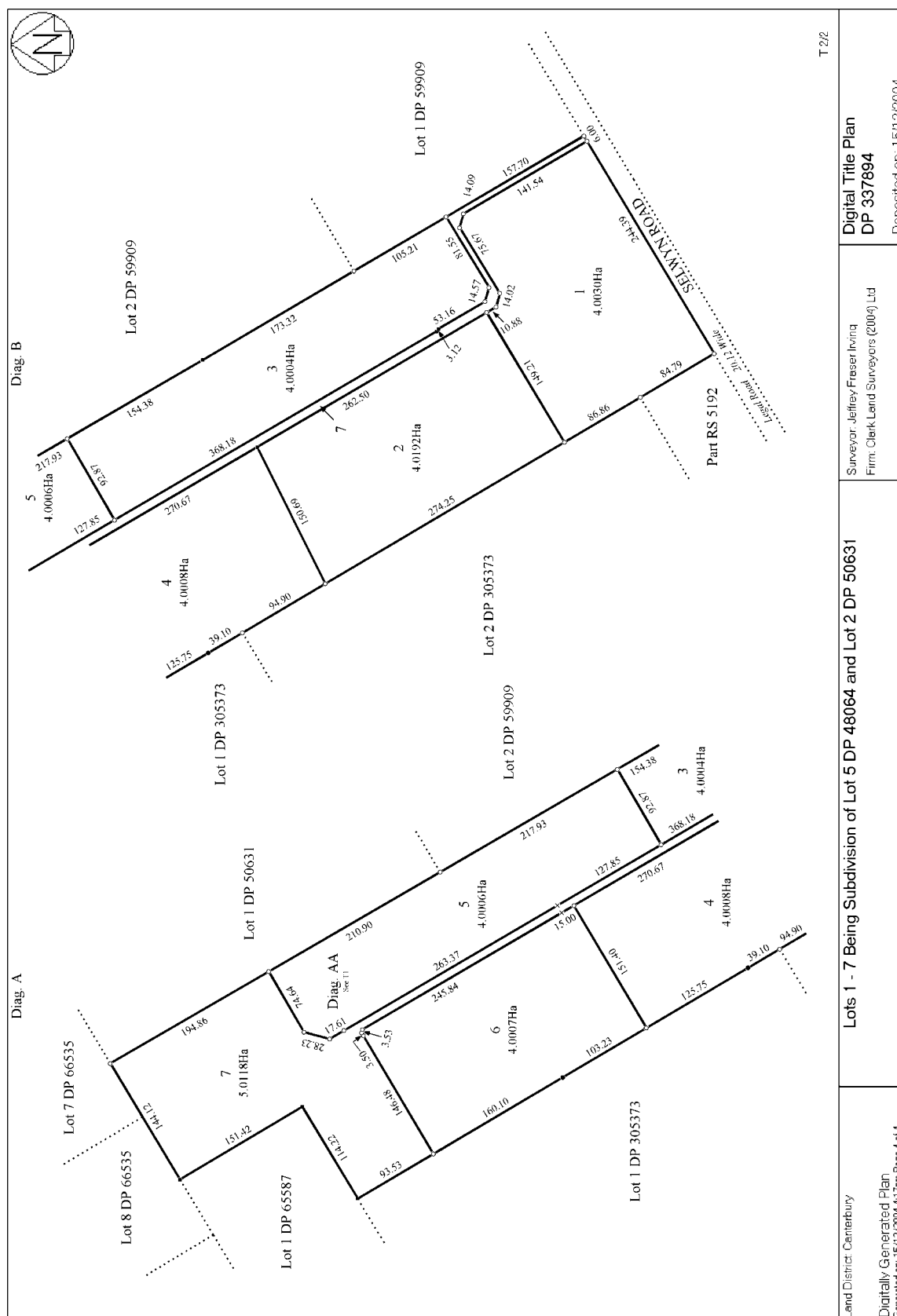
Identifier **155850**
Land Registration District **Canterbury**
Date Issued 08 December 2004

Prior References
CB30A/653

Estate Fee Simple
Area 4.0030 hectares more or less
Legal Description Lot 1 Deposited Plan 337894
Registered Owners
John Graham Harrison

Interests
Fencing Covenant in Transfer 6276276.2 - 13.1.2005 at 9:00 am







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 155851

Land Registration District Canterbury

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple
Area 4.0192 hectares more or less
Legal Description Lot 2 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am

6243609.3 Transfer to Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited
- 8.12.2004 at 9:00 am

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by
Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991

6351747.1 Discharge of Mortgage 6139896.3 - 21.3.2005 at 9:00 am

6351747.2 Transfer to Beau David McCracken - 21.3.2005 at 9:00 am

7332984.1 Transfer to Gareth John Lloyd and Amanda Jayne Lloyd - 1.6.2007 at 12:32 pm

7332984.2 Mortgage to ANZ National Bank Limited - 1.6.2007 at 12:32 pm

8571788.1 Discharge of Mortgage 7332984.2 - 13.9.2010 at 4:25 pm

8571788.2 Transfer to Alexandra Green and David Hugh Freeman Green - 13.9.2010 at 4:25 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 155851
Land Registration District Canterbury
Date Issued 08 December 2004

Prior References
CB30A/653

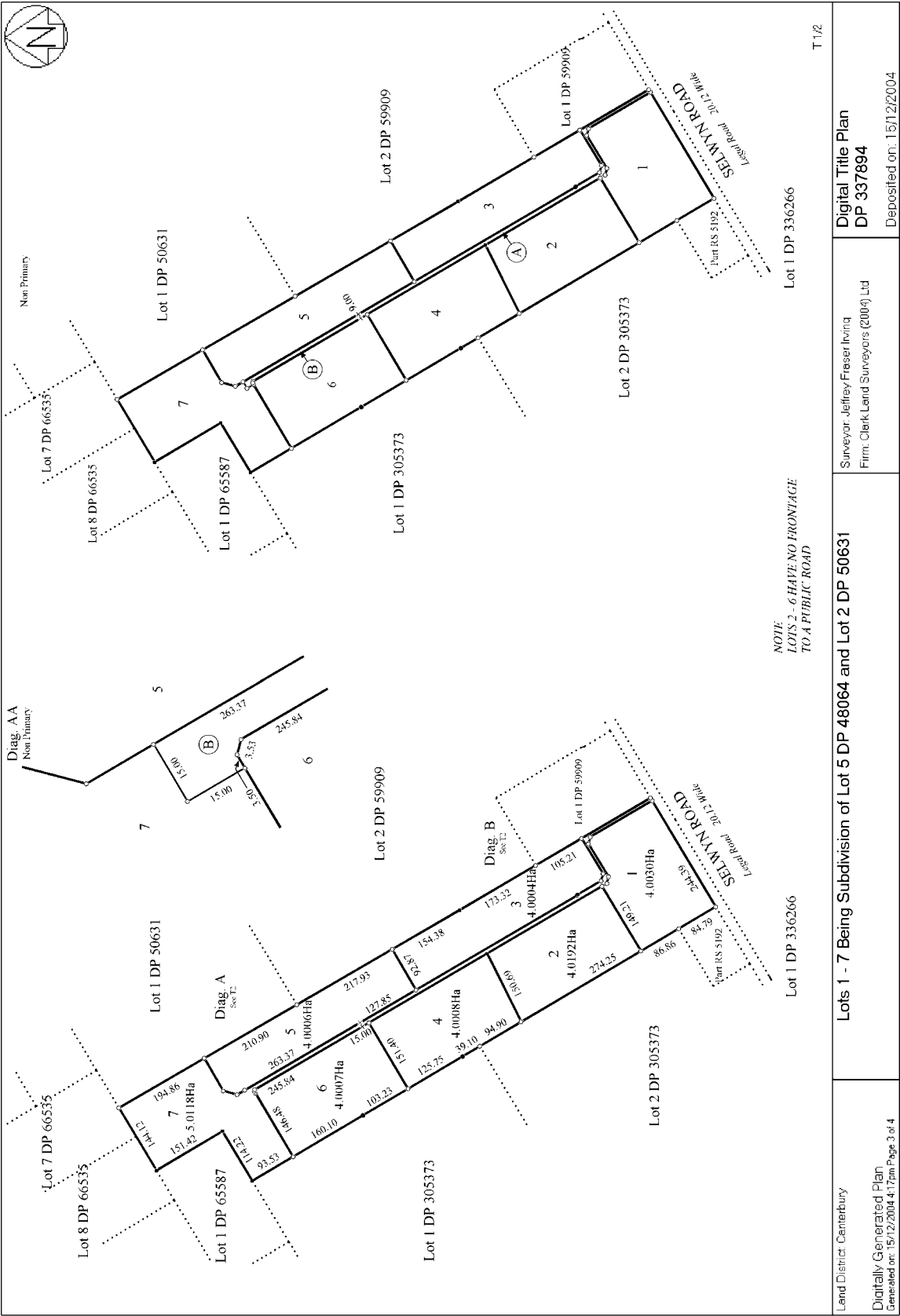
Estate Fee Simple
Area 4.0192 hectares more or less
Legal Description Lot 2 Deposited Plan 337894
Registered Owners
Alexandra Green and David Hugh Freeman Green

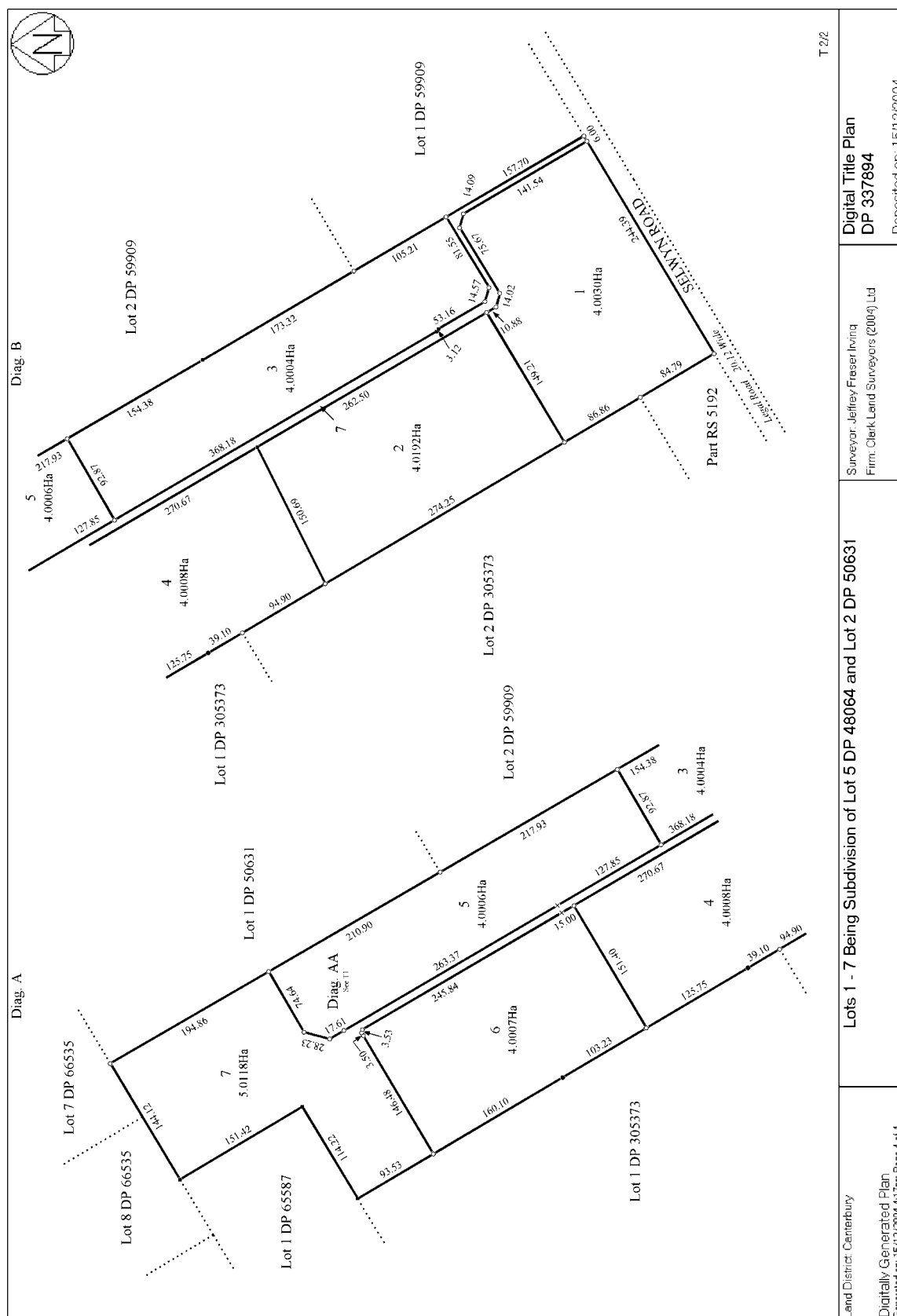
Interests

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 155852

Land Registration District Canterbury

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple
Area 4.0004 hectares more or less
Legal Description Lot 3 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am

6243609.3 Transfer to - 8.12.2004 at 9:00 am

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991

6280951.1 Discharge of Mortgage 6139896.3 - 19.1.2005 at 9:00 am

6280951.2 Transfer to Aaron Terrence Mulcay and Janyne Margaret Mulcay - 19.1.2005 at 9:00 am

6280951.3 Mortgage to Southland Building Society - 19.1.2005 at 9:00 am

6302456.1 Correction of Name of Janyne Margaret Mulcay to Jayne Margaret Mulcay - 7.2.2005 at 9:00 am

7940927.1 Discharge of Mortgage 6280951.3 - 19.9.2008 at 1:28 pm

7940927.2 Transfer to Patrick Remington Millar and Mark Alfred Odlin - 19.9.2008 at 1:28 pm

7940927.3 Mortgage to ANZ National Bank Limited - 19.9.2008 at 1:28 pm

8337972.1 Discharge of Mortgage 7940927.3 - 11.11.2009 at 12:18 pm

8337972.2 Mortgage to Westpac New Zealand Limited - 11.11.2009 at 12:18 pm



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

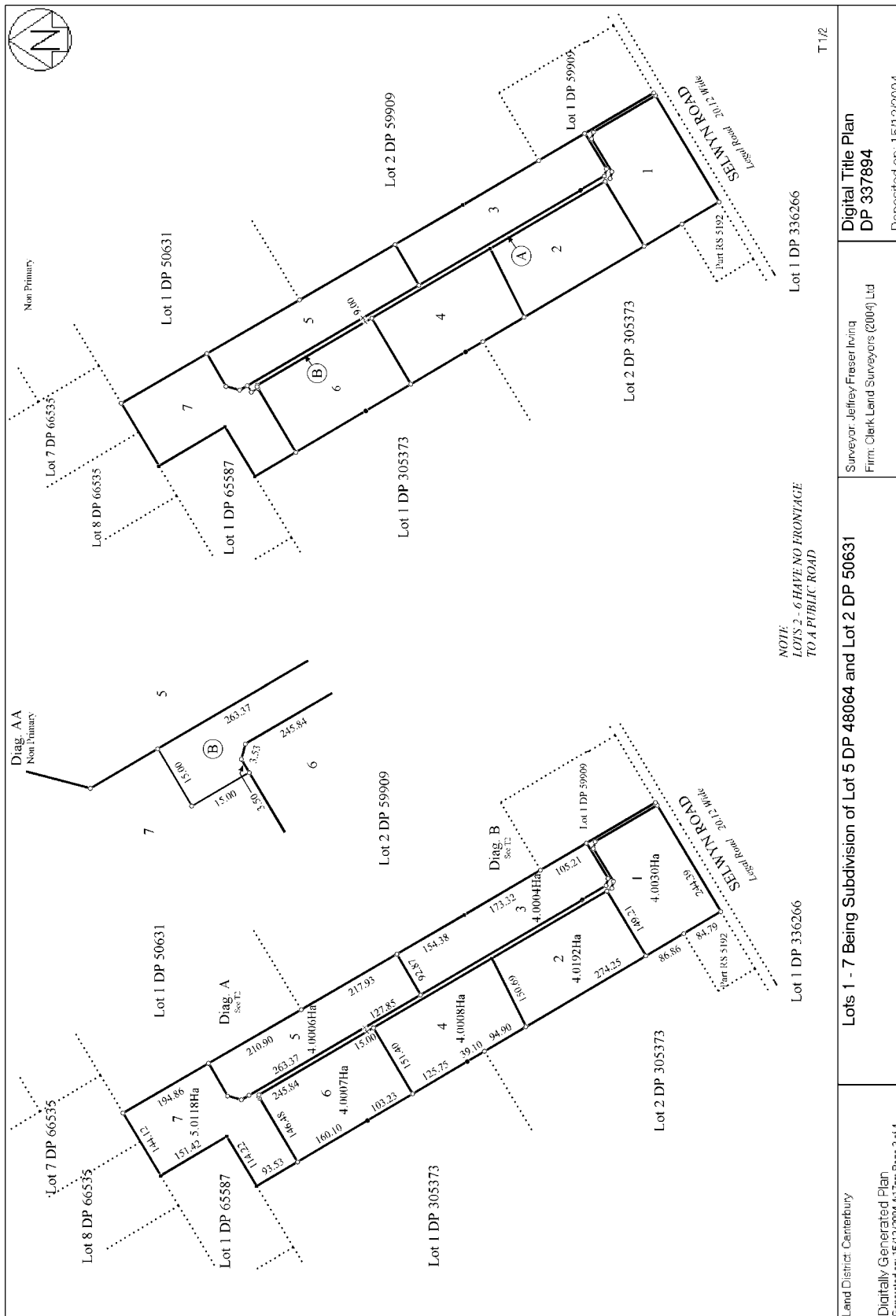
Identifier 155852
Land Registration District Canterbury
Date Issued 08 December 2004

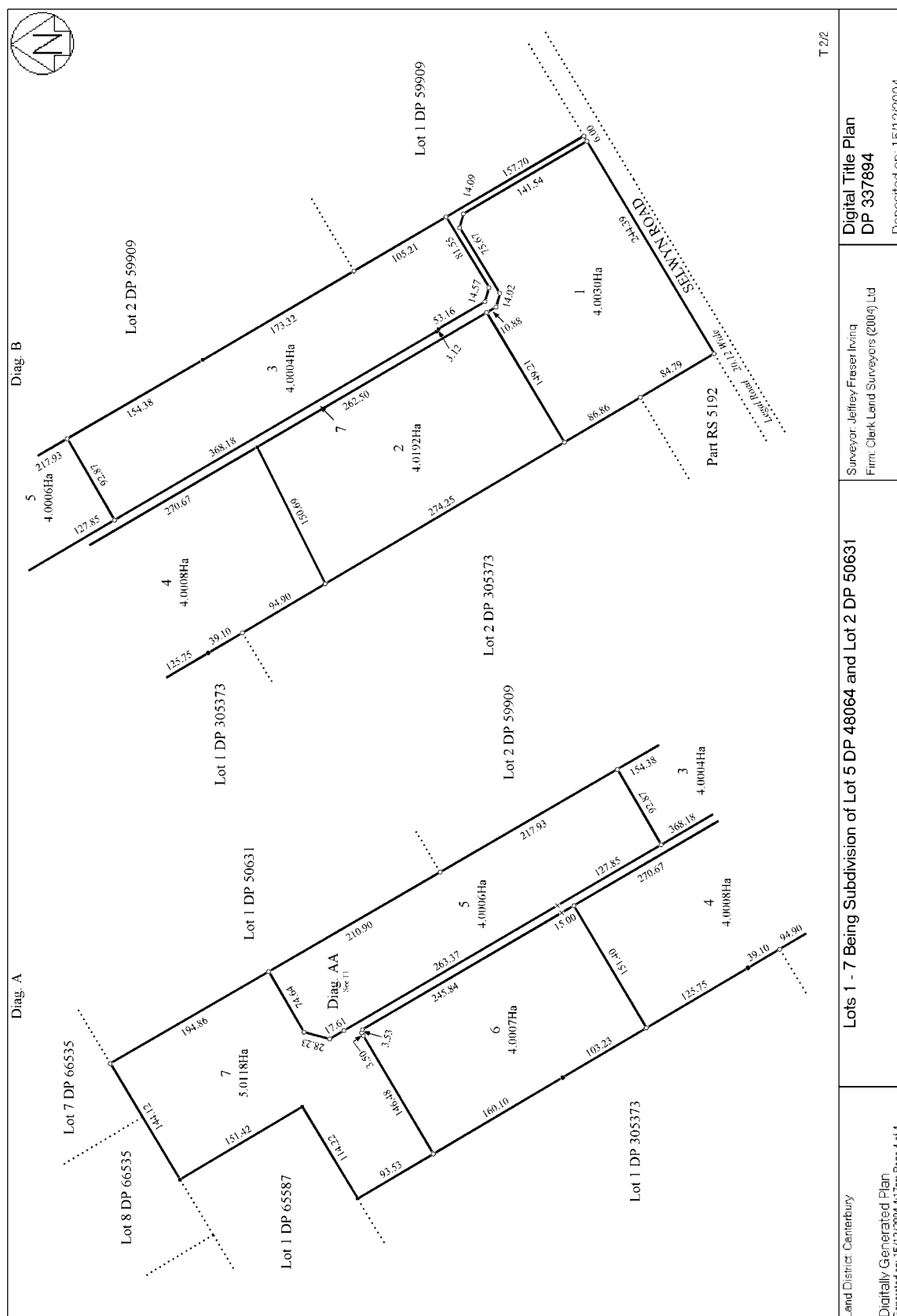
Prior References
CB30A/653

Estate Fee Simple
Area 4.0004 hectares more or less
Legal Description Lot 3 Deposited Plan 337894
Registered Owners
Patrick Remington Millar and Mark Alfred Odlin

Interests

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am
The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991
8337972.2 Mortgage to Westpac New Zealand Limited - 11.11.2009 at 12:18 pm







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **155853**

Land Registration District **Canterbury**

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple
Area 4.0008 hectares more or less
Legal Description Lot 4 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am

6243609.3 Transfer to - 8.12.2004 at 9:00 am

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991

6390742.1 Discharge of Mortgage 6139896.3 - 20.4.2005 at 9:00 am

6390742.2 Transfer to Gavin Claude Morgan and Paula Mary Morgan - 20.4.2005 at 9:00 am

7450521.1 Transfer to Brad Nathan Petrowski (1/2 share) and Rosemary Ann Lawrence (1/2 share) - 7.8.2007 at 12:29 pm

7450521.2 Mortgage to ANZ National Bank Limited - 7.8.2007 at 12:29 pm

11153651.1 Discharge of Mortgage 7450521.2 - 2.7.2018 at 4:26 pm

11153651.2 Change of Name of Rosemary Ann Lawrence to Rosemary Ann Petrowski - 2.7.2018 at 4:26 pm

11153651.3 Mortgage to Westpac New Zealand Limited - 2.7.2018 at 4:26 pm



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **155853**
Land Registration District **Canterbury**
Date Issued 08 December 2004

Prior References
CB30A/653

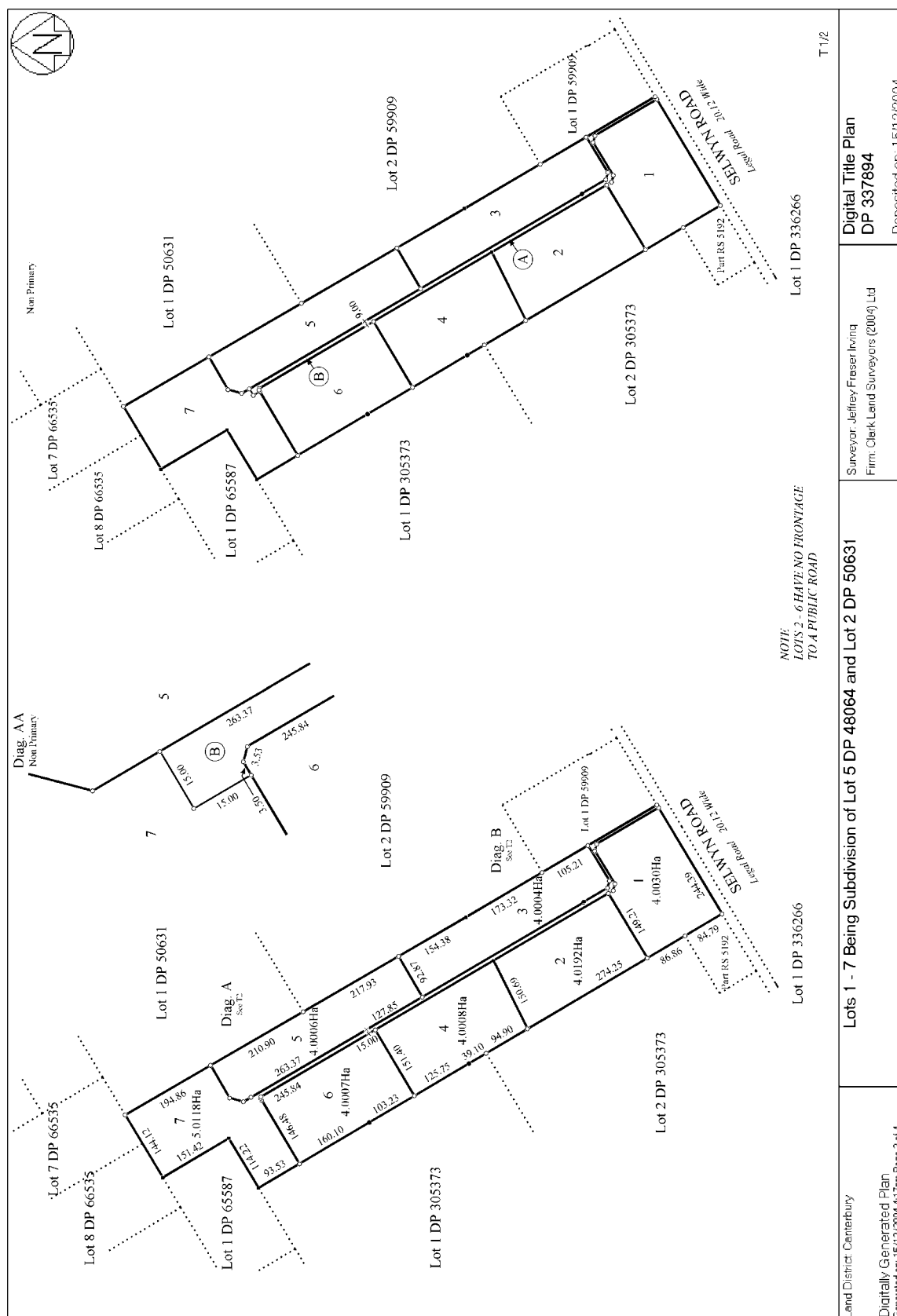
Estate Fee Simple
Area 4.0008 hectares more or less
Legal Description Lot 4 Deposited Plan 337894

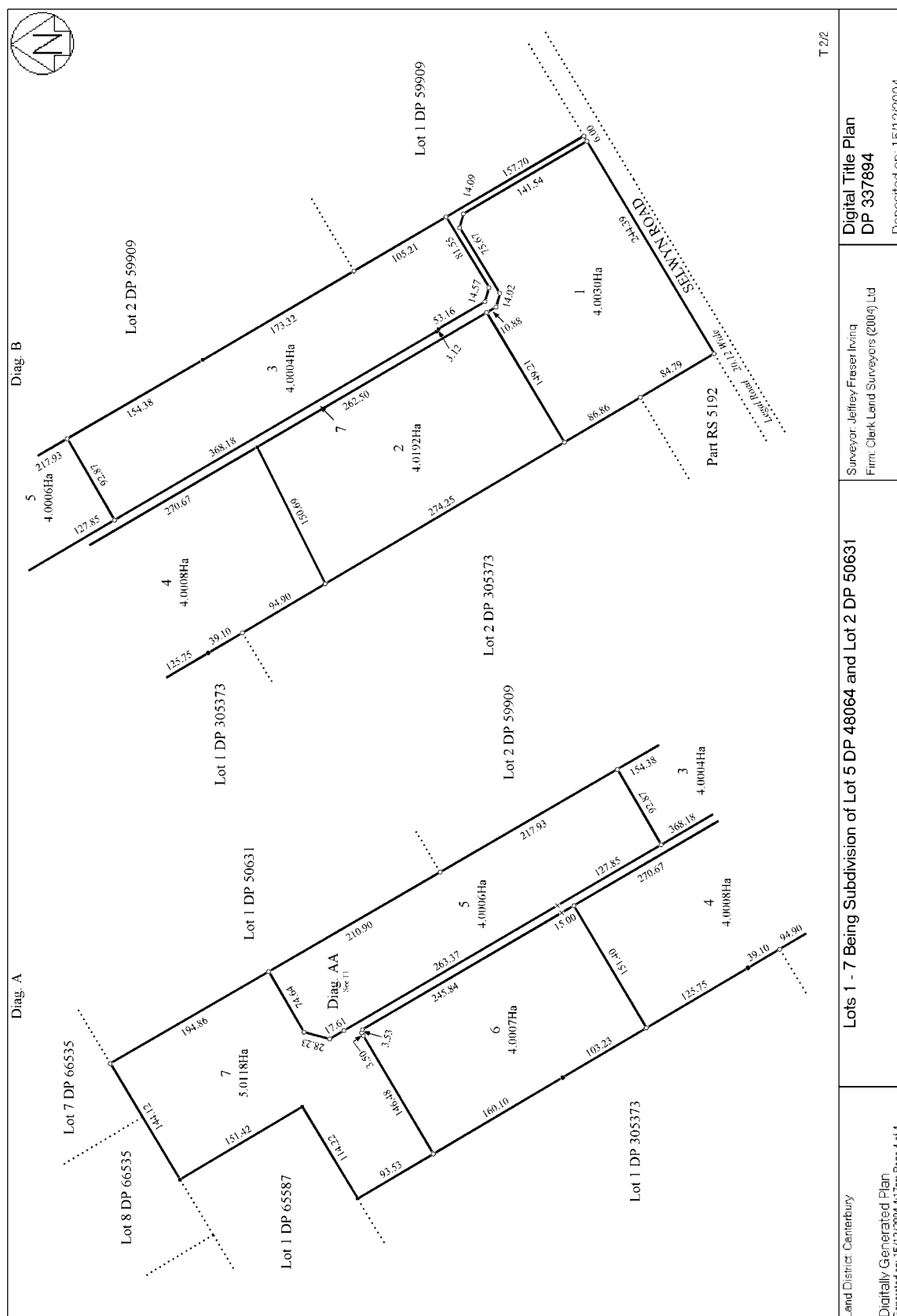
Registered Owners

Brad Nathan Petrowski as to a 1/2 share
Rosemary Ann Petrowski as to a 1/2 share

Interests

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by
Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am
The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991
11153651.3 Mortgage to Westpac New Zealand Limited - 2.7.2018 at 4:26 pm







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 155854

Land Registration District Canterbury

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple

Area 4.0006 hectares more or less

Legal Description Lot 5 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am

6243609.3 Transfer to - 8.12.2004 at 9:00 am

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991

6511351.1 Discharge of Mortgage 6139896.3 - 27.7.2005 at 9:00 am

6511351.2 Transfer to Weatherby Estate Limited - 27.7.2005 at 9:00 am

6511351.3 Mortgage to ANZ National Bank Limited - 27.7.2005 at 9:00 am

9547364.1 Discharge of Mortgage 6511351.3 - 2.12.2013 at 11:37 am



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **155854**
Land Registration District **Canterbury**
Date Issued 08 December 2004

Prior References
CB30A/653

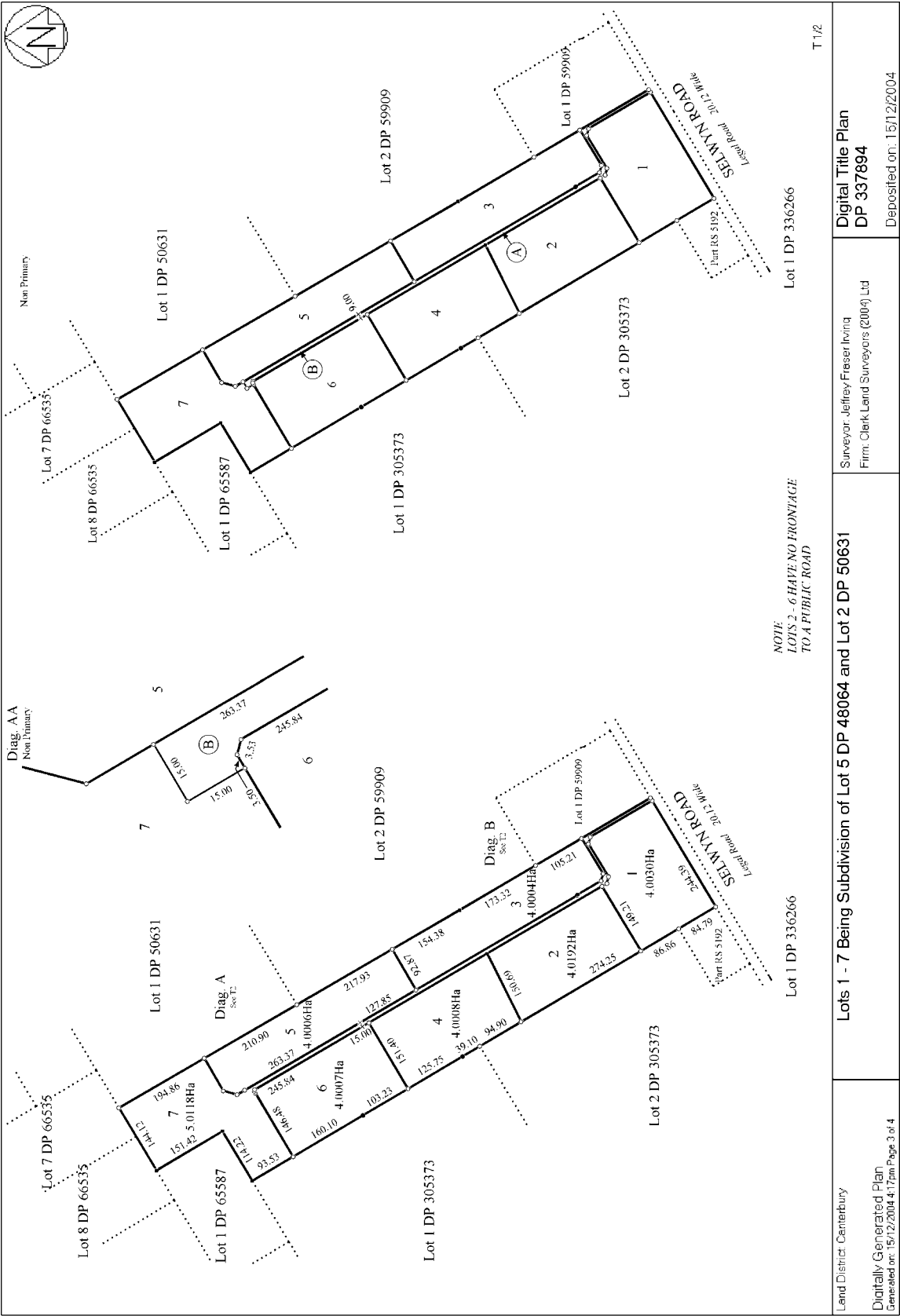
Estate Fee Simple
Area 4.0006 hectares more or less
Legal Description Lot 5 Deposited Plan 337894
Registered Owners
Weatherby Estate Limited

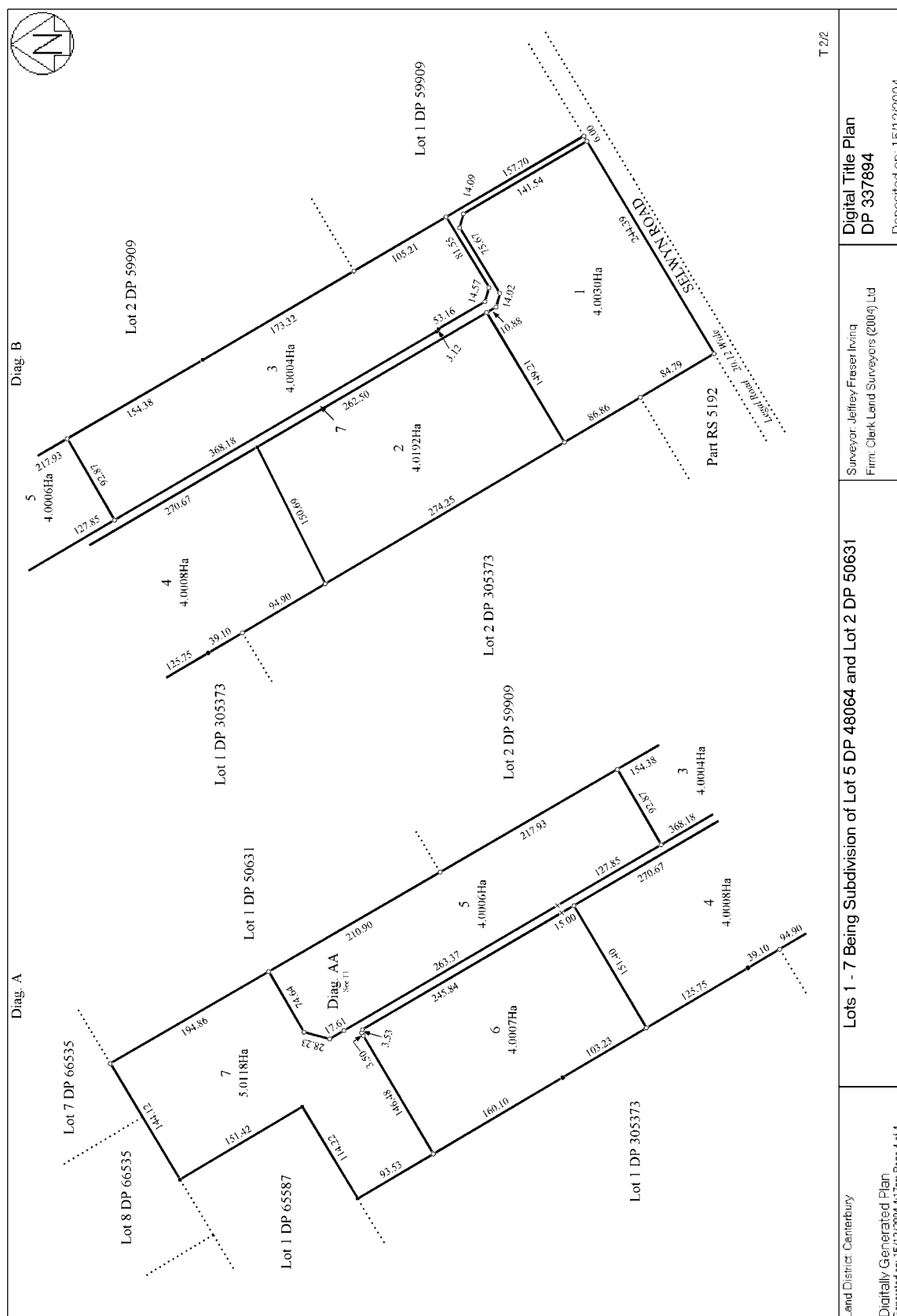
Interests

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991







RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **155855**

Land Registration District **Canterbury**

Date Issued 08 December 2004

Prior References

CB30A/653

Estate Fee Simple
Area 4.0007 hectares more or less
Legal Description Lot 6 Deposited Plan 337894

Original Registered Owners

Brian Anthony O'Meara, Lynette Judith O'Meara and Hubbard Churcher Trust Management Limited

Interests

6139896.3 Mortgage to Canterbury Finance Limited - 7.9.2004 at 9:00 am

6243609.3 Transfer to - 8.12.2004 at 9:00 am

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991

6485394.1 Discharge of Mortgage 6139896.3 - 7.7.2005 at 9:00 am

6485394.2 Transfer to Scott Howard Loeffler, Eva Lidwina Gertrudis Marie Huismans and Paul Anthony Finnigan - 7.7.2005 at 9:00 am

7825111.1 Transmission to Scott Howard Loeffler and Eva Lidwina Gertrudis Marie Huismans - 23.5.2008 at 9:00 am

7825111.2 Transfer to Scott Howard Loeffler, Eva Lidwina Gertrudis Marie Huismans and Hanna Teske Loeffler - 23.5.2008 at 9:00 am

11089105.1 Transfer to Scott Howard Loeffler and Eva Lidwina Gertrudis Marie Huismans - 19.3.2020 at 3:29 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 155855
Land Registration District Canterbury
Date Issued 08 December 2004

Prior References
CB30A/653

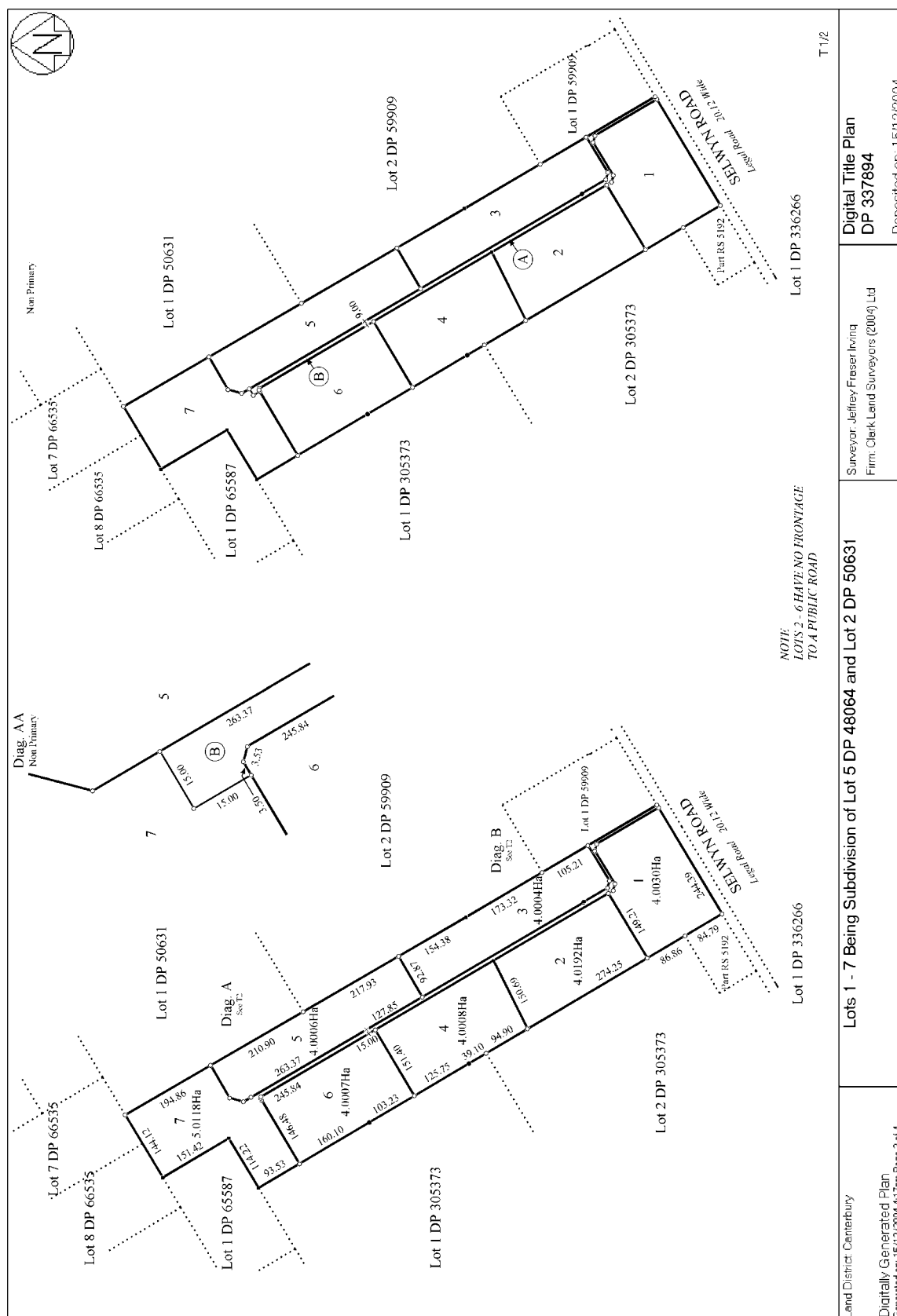
Estate Fee Simple
Area 4.0007 hectares more or less
Legal Description Lot 6 Deposited Plan 337894
Registered Owners
Scott Howard Loeffler and Eva Lidwina Gertrudis Marie Huismans

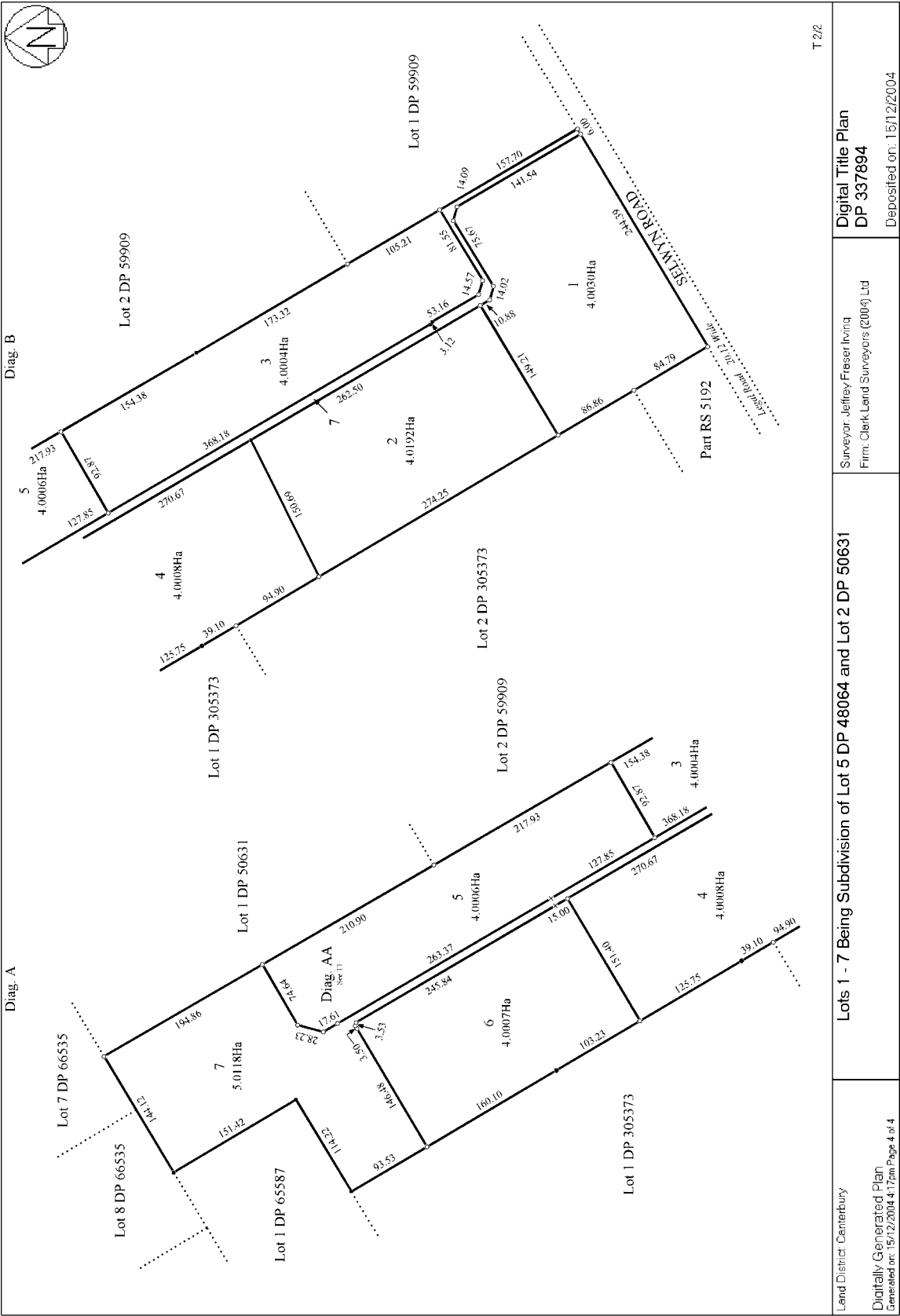
Interests

Land Covenant in Transfer 6243609.3 - 8.12.2004 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6243609.5 - 8.12.2004 at 9:00 am

The easements created by Easement Instrument 6243609.5 are subject to Section 243 (a) Resource Management Act 1991





APPENDIX 4:
Site Photographs



Photo 1: Dwelling at 582 Selwyn Road



Photo 2: Stables at 582 Selwyn Road



Photo 3: Stock loading area and shed at southern boundary



Photo 4: Western paddocks and existing well



Photo 5: Equestrian arena and paddock



Photo 6: Paddocks near the equestrian arena



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	582 Selwyn Road		
Approved by	DR	Description	Site Photographs		
Photo No.	1 to 6	ENGEO Ref.	18113	Appendix Ref.	1a



Photo 7: Sheds at 1/572 Selwyn Road.



Photo 8: Concrete holding bunkers.



Photo 9: Southern paddocks showing grass coverage.



Photo 10: Dwelling at 1/572 Selwyn Rd



Photo 11: Sleep-out at 1/572 Selwyn Rd.



Photo 12: Site coverage along the southern boundary.



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	1/572 Selwyn Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Photo No.	7 to 12	ENGEO Ref.	18113	Appendix Ref.	1b



Photo 13: Dwelling at 4/572 Selwyn Road



Photo 14: Site coverage along the eastern boundary



Photo 15: Burn Pit in centre paddock



Photo 16: Northern paddock with stacked hay bales on the left



Photo 17: Small sheds including water well and tank



Photo 18: Paddocks in the southern portion of the site



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	4/572 Selwyn Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Photo No.	13 to 18	ENGEО Ref.	18113	Appendix Ref.	1c



Photo 19: Dwelling at 6/572 Selwyn Rd



Photo 20: Small shed with stored fibre board



Photo 21: Southern paddocks looking towards the boundary



Photo 22: Looking towards the southern boundary towards Acland Park with piled unbaled hay



Photo 23: Looking north from the southern paddocks



Photo 24: Water race that runs between 5/572 and 6/572 Selwyn Rd



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	6/572 Selwyn Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Photo No.	19 to 24	ENGEO Ref.	18113	Appendix Ref.	1d



Photo 25: Dwelling at 5/572 Selwyn Rd



Photo 26: Storage sheds



Photo 27: Burning area in northern paddock



Photo 28: Northern paddock and animal shelter



Photo 29: Northern paddock and another animal shelter



Photo 30: Looking north from the dwelling towards the creek and northern paddocks



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	5/572 Selwyn Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Photo No.	25 to 30	ENGEO Ref.	18113	Appendix Ref.	1e



Photo 31: Dwelling at 2/572 Selwyn Rd



Photo 32: Sheds south of the dwelling



Photo 33: Tennis courts



Photo 34: Paddock in the south of the site



Photo 35: Pile of organics and possible burn pit



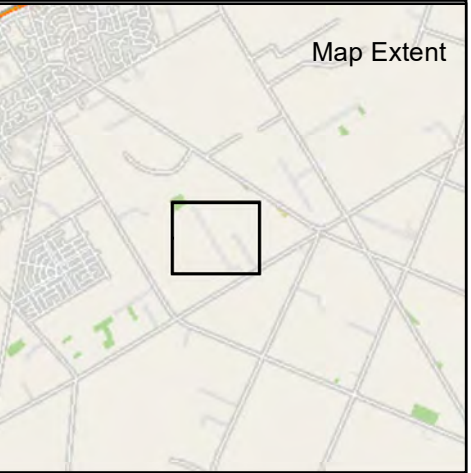
Photo 36: Stockpiled soil near the possible burn pit



Date taken	Dec 2020	Client	Urban Estates		
Taken by	AB	Project	2/572 Selwyn Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Photo No.	31 to 36	ENGEO Ref.	18113	Appendix Ref.	1f

APPENDIX 5:

Site Plan



Legend

Areas of Concern

Site boundary

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.

PROJECTION: NZGD 2000 New Zealand Transverse Mercator

Christchurch Office
124 Montreal Street Sydenham, Christchurch 8023
Tel: 03 328 9012, www.engeo.co.nz

Title: Areas of Concern			
Client: Urban Estates Limited			Figure No: 8 Size: A3
Project: Site 2 Rolleston		Designed: NF	
		Drawn: RS	
		Checked: DR	
		Date: Dec 20	
Proj No: 18113.000.001		Scale: 1:3,000	Revision: A