

## Appendix 8: Preliminary Site Investigation

***Soil Contamination Risk  
Preliminary Site Investigation Report***

***57 Hamptons Road &  
142 - 214B Birchs Road,  
Prebbleton***

*February 2021*



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## **QUALITY CONTROL AND CERTIFICATION SHEET**

**Client:** Birch's Village Ltd

**Date of issue:** 18 February 2021

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## 1 Executive Summary

The subject site involves rural residential lots on the corner of Hamptons and Birchs Roads to the south of Prebbleton. It is proposed to rezone the site to allow residential use. This will involve a change in use, future subdivision and potential disturbance of soils in the future. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NЕСS) require an assessment of the likelihood of soil contamination being present. It is noted also that Malloch Environmental Ltd is obligated to consider the requirements of Section 10 of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

The investigations undertaken have indicated multiple risk areas on the subject site. There is a risk of soil contamination within these areas from current and historical activities including:

- Persistent pesticide use in poultry sheds
- Persistent pesticide use in a glasshouse, tunnel house and polytunnels
- Storage of treated timber on the ground
- Risk of asbestos contamination around a dwelling that has been roofed with decramastic tiles
- Possible asbestos cement board sheds in a deteriorated state. Other buildings constructed in the 1970s that have not yet been inspected may also include asbestos products in a deteriorated state
- A horse training track constructed in the 1970s may have been surfaced with coal ash
- Burn areas and drums with evidence of burning non green waste including one burn area with broken suspected asbestos cement board.
- A historical gravel pit may have been subject to uncontrolled filling
- Old buildings potentially painted with lead based paints

The locations of the risk areas are shown on the Site Inspection and Risk Area Plans in **Appendix D**. These are confirmed or likely Hazardous Activities and Industries List (HAIL) activities and there may be a risk to human health from potentially contaminated soils in this area. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to any change of use or development.

However, the identified HAIL activities/risks are not likely to preclude eventual subdivision of the land. As each stage of the plan change area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

In terms of planning status at the time of writing of this report, the NESCS does apply to the identified risk areas and resource consent under the NESCS would be required for future subdivision and activities controlled by the NESCS.

## 2 Objectives of the Investigation

This report has been prepared in accordance with the Ministry for the Environment's "Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand". This report includes all requirements for a Stage 1 Preliminary Site Investigation report. This is one of the methods described in Section 6(3) of the NESCS to establish whether the regulations apply.

The objective is to determine whether there is any risk of potential contamination that would warrant further investigation.

### **3 Scope of Work Undertaken**

The scope of the work undertaken has included:

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

#### 4 Site Identification

The subject site is situated on the corner of Hamptons Road and Birchs Road to the south of Prebbleton, as shown on the plan in **Figure 1** below. The site consists of ten rural residential lots and has a total area of approximately 42.2996Ha.

The street addresses, legal descriptions and areas of the included lots are:

Street Address	Legal Description	Area (Ha)
57 Hamptons Road	Lot 2 DP 29035 & Lot 2 DP 43993	7 2300
142 Birchs Road	Lot 1 DP 43993	0.5904
160 Birchs Road	Lot 3 DP 29035	2.5798
176 Birchs Road	Lot 1 DP 21433	2 0651
198 Birchs Road	Lot 1 DP 27551	4 0468
212 Birchs Road	Lot 2 DP 27551	4 0468
212A Birchs Road	Lot 1 DP 407808	12 0094
214A Birchs Road	Lot 1 DP 344727	5 7205
214B Birchs Road	Lot 2 DP 344727	4 0108
	<b>Total Area</b>	<b>42.2996</b>

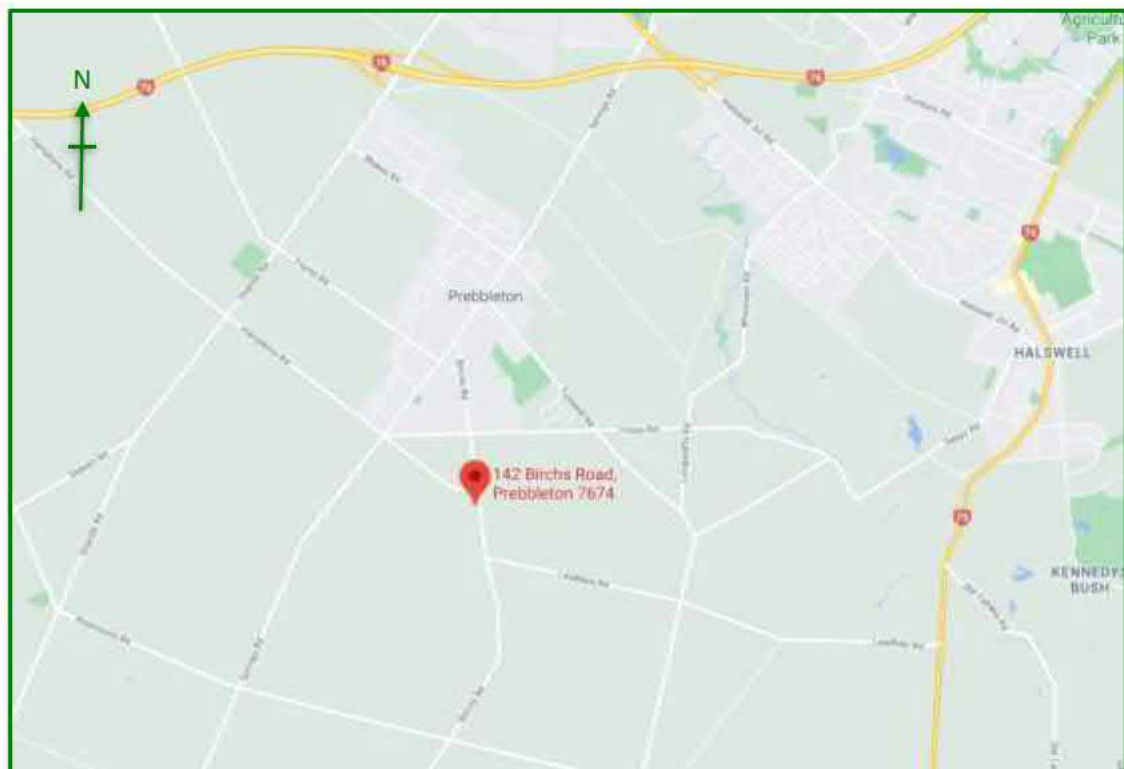






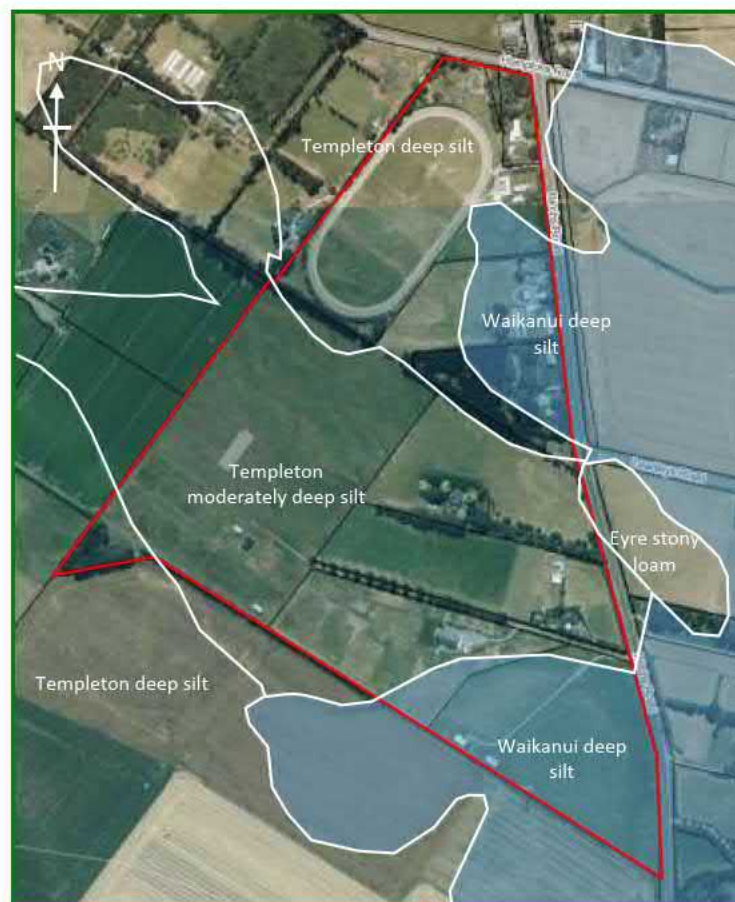
Figure 1 Location Plan

## 5 Site Description and Surrounding Environment

The subject site is mainly flat rural residential land. There are dwellings on each of the properties as well as a variety of sheds, stables and other ancillary structures. The subject site is clearly defined by existing hedges and fences. It is bounded by rural residential land except to the south west where it is bounded by rural land. Prebbleton town centre lies approximately 1.6 km to the north.

## 6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Templeton deep silt, Templeton moderately deep silt, Wakanui deep silt and Eyre stony loam as shown outlined in white on the plan in **Figure 2**. Soil trace elements are mainly 'Regional, Recent' (unshaded on plan) with some 'Regional, Yellow Grey Earth' (blue shading on plan). Wells in the area indicate that topsoils are underlain by layers of clay, clayey gravels, sandy gravels, and gravels.



**Figure 2 Soil Type Plan**

The site lies over the unconfined/semi confined gravel aquifer system. Ground water levels recorded on nearby bore logs are between 4.15m and 5.20m deep. The direction of ground water flow is generally in a south-easterly direction. ECan's GIS shows six active wells on the subject site. The nearest active, downgradient well is approximately 113m south east of the subject site.

An open drain runs along the southern boundary of the subject site. There is a small pond (a converted swimming pool) on 212 Birchs Road. A small stream begins beyond the subject site to the east, on the opposite side of Birchs Road and flows eastwards.



## 7 Site History

### 7.1 Previous Site Ownership and Use

Historic Certificates of Title were searched and the following relevant ownership information was obtained:

#### **57 Hamptons Road & 142-176 Birchs Road (combined ownership until 1961)**

May 1893	Alfred Richard Creyke, Esquire
Jun 1893	Percy John Fryer, gentleman
Apr 1907	John Wesley Topham and William Christopher Topham, farmers
Nov 1911	Sidney Smith, farmer
Mar 1916 -	Samuel Francis Dyer, farmer
Nov 1919	Matthew Forsyth Herring, farmer
Apr 1926	David Campbell Cryer Gebbie, farmer
Oct 1935	John Edward Kennedy, farmer
Feb 1938	Charles Yeatman Dent, farmer
Apr 1941	Reginald John Wilson, farmer
Oct 1950	Gordon Ernest Ravenswood, <b>poultry farmer</b>
May 1952 -	Alexander Null, farmer and Beatrice Hilda Null, his wife
May 1954	Raymond Alexander Gallagher and Leicester James Gallagher, company directors

#### **57 Hamptons Road**

Feb 1961	Jack Brabazon Morris, farmer
Oct 1971	Kevin Lawrence Williams, milk vendor and Bonnie Ann Williams, his wife
Oct 1992	Russell David Cannan, education reviewer and Wendy Margaret Cannan, school principal
Dec 2002	Russell David Cannan, Wendy Margaret Cannan and Robert Frederick Barker Perry
Jan 2006 -	Kenneth Andrew Dixon, Erin Denise Dixon and Kelvin Ashley Moylan
Dec 2007	Kenneth Andrew Dixon and Erin Denise Dixon

#### **142 Birchs Road**

Feb 1961	Jack Brabazon Morris, farmer
Dec 1990 -	Robert John Morris, accounts clerk
Dec 2015	Peter John Cordner and Claire Evelyn Ross
Apr 2016	John Gale Sheaf and Susan Frances Sheaf

#### **160 Birchs Road**

Feb 1961	Jack Brabazon Morris, farmer
Jan 1963	Horace Ernest Wells and Norman Henry Wells, both builders
May 1976	Horace Ernest Wells, builder
Oct 2001	Anthony James Sutton and Nicola Elizabeth Sutton
Jun 2014	Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell

#### **176 Birchs Road**

Sep 1969	Thomas Albert Gillies Smith, cabinetmaker and Joyce Eileen Rose Smith, his wife
Sep 1975	David Ronald Ross, driver and Ngaire Ross, his wife
Sep 1982 -	Douglas Malcolm Muir, auto electrician and Judith Ann Muir, his wife
Aug 1993	Marco Kuchlein, branch manager and Teatske Johanna Kuchlein, administrator
Aug 2005 -	Jason Henry Rademaker and Jacqueline Maree Rademaker

**198 & 212 Birchs Road**

May 1893	Alfred Richard Creyke, Esquire
Jun 1893 -	Percy John Fryer, gentleman
Mar 1913	Peter Dewar Boag, farmer
Sep 1915	John Caygill Clarkson, William Bowes Clarkson, George Wensley Clarkson and Richard Ballantyne, all sheepfarmers
Nov 1919	Ernest James Smith, farmer
May 1920 -	George Hermann Tobeck, farmer
Apr 1928	Ernest James Smith, farmer
Apr 1946 -	Ernest James Smith, farmer and Thomas William Smith, farmer
May 1946	Thomas William Smith, farmer
Feb 1970	Paul Joseph Spicer, agronomist and Richard Allan, clerk
Jul 1971	Thomas John Fraser, technical officer (198 Birchs Road)
Oct 1971	Clifford George Edward Butterfield, sales representative and Gladys Sarah May Butterfield, his wife (212 Birchs Road)
May 1977	Bernard John Breen, farmer and Colleen Mary Breen, his wife (212 Birchs Road)
Mar 1981 -	John James Broadway, butcher and Beverley Joy Broadway, his wife officer (212 Birchs Road)
Apr 1992	Thomas John Fraser and Helen Fraser, his wife officer (198 Birchs Road)

**212A Birchs Road, 214A Birchs Road & 214B Birchs Road**

May 1893 -	Alfred Richard Creyke, Esquire
Jun 1893	Percy John Fryer, gentleman
Mar 1913 -	Peter Dewar Boag, farmer
Sep 1915	John Caygill Clarkson, William Bowes Clarkson, George Wensley Clarkson and Richard Ballantyne, all sheepfarmers
Nov 1919	Ernest James Smith, farmer
May 1920	George Hermann Tobeck, farmer
Apr 1928 -	Ernest James Smith, farmer
Apr 1946	Ernest James Smith, farmer and Thomas William Smith, farmer
May 1946 -	Thomas William Smith, farmer
Dec 1985	Ernest John Smith, farmer, Richard John Sissons, chartered accountant, Gillian Gabrielle Smith, married woman
Nov 2001	E J & G G Smith Ltd
Feb 2005	Trices Holdings Ltd (214A & 214B Birchs Road)
Jun 2006 -	Maurice Patrick McDermott and Carolyn Trudy McDermott (214A & 214B Birchs Road)
Feb 2008 -	Greenway Holdings Ltd (212A Birchs Road)
Mar 2008	Maurice Patrick McDermott and Carolyn Trudy McDermott (212A Birchs Road)
Sep 2015	John James Broadway, Beverley Joy Broadway and Mark Gregory Broadway (214A Birchs Road)
Oct 2015	Sandra Jean Cunningham (214B Birchs Road)
Nov 2016	Ryan Peter Geddes, Jennifer Faye Geddes and Anderson Lloyd Trustee Company (2013) Ltd (212A Birchs Road)

Note that some of the older information was of poor quality and difficult to follow, therefore the accuracy of the spelling of names and dates is not guaranteed

A list of the Historic Titles is included in **Appendix A** and full copies can be provided on request



## 7.2 District Council Records

A list of building consents was requested from Selwyn District Council (SDC). The list was reviewed, and records were requested and reviewed for any consents issued prior to the mid-1990s. The consents included:

### 57 Hamptons Road

- 1972 Erect stables
- 1973 - Erect a dwelling with attached garage. Walls to be Oamaru stone with a corrugated iron roof
- 1976 - Erect stables
- 1978 Erect a hayshed
- 1986 Dwelling addition
- 1993 Erect horse stables
- 1998 Install a solid fuel heater

### 142 Birchs Road

- 1961 - Drainage permit
- 1973 Erect a garage. Plans show cement board cladding to be used which could contain asbestos.
- 1982 Addition to dwelling. Plans show the addition was to have timber walls and iron roof to match the existing building.
- 2018 - Erect a farm building
- 2018 Dwelling alterations
- 2020 - Install a solid fuel heater

### 160 Birchs Road

- 1965 Drainage permit
- 1969 Erect laying shed. Plans show four laying sheds already present. The floor of the proposed shed is shown as earth with a central concrete pathway.
- 1972 Feed room addition to brooder shed, extension to have a concrete floor
- 1978 - Erect metal 'Versatile' garage with concrete floor
- 1980 Erect implement shed with earth floor
- 1986 Alterations to cool room. Plans indicate the store shed, egg room and cool room have concrete floor
- 1986 Extension to growers shed. Plans indicate floor of shed is earth with a central concrete pathway.
- 1987 Install a solid fuel heater
- 1987 - Conservatory addition to dwelling
- 1999 Effluent disposal system
- 2003 Install a solid fuel heater

### 176 Birchs Road

- 1983 Erect garage
- 1984 Bedroom addition to dwelling
- 1993 - Install a solid fuel heater
- 1994 Install a solid fuel heater
- 1994 Erect a tunnelhouse
- 1996 Install a solid fuel heater
- 1996 Erect a cropcover

**198 Birchs Road**

- 1971 Erect dwelling. Records show walls to be '401 Block' veneer and roof to be concrete tile. Soffits and eaves to be lined with fibrolite which may contain asbestos.
- 1972 Erect garage with concrete block walls and iron roof
- 1976 Veranda addition to dwelling
- 1980 Erect metal 'Versatile' sleepout with wooden sub floor
- 2009 Construct swimming pool
- 2009 - Dwelling alterations and additions
- 2013 Erect garage

**212 Birchs Road**

- 1971 Erect tool shed with a concrete floor
- 1971 Erect glasshouse
- 1972 Erect dwelling with attached garage. Roof shows as 'Harvey Tiles' which is a type of decramastic tile that may have included asbestos. The eaves were to be lined with 'Durock' cement board which may also include asbestos
- 1972 - Erect carport
- 1973 Erect haybarn with clay floor
- 1975 Erect stables with concrete floors
- 1979 Extensions to horse stables, concrete and earth floor
- 1982 Erect pump shed with a concrete floor
- 1983 - Install a concrete swimming pool
- 1986 Install solid fuel heater
- 2000 - Erect office/games room
- 2011 Install solid fuel heater

**212A Birchs Road**

- 2013 Install relocated 3 bay farm building
- 2016 - Erect farm building
- 2016 Install transportable 2 bed dwelling

**214A Birchs Road**

- 2016 Erect farm building
- 2016 Erect 1 bed sleepout with attached garage

**214B Birchs Road**

- 2015 Erect farm building
- 2016 - Erect 2-bed dwelling with attached garage and attached farm building

**7.3 Regional Council Records**

The ECan Listed Land Use Register Statement lists four parts of the subject site:

- Part of 160 Birchs Road is listed for 'A10 Persistent pesticide bulk storage or use' after a poultry farm was noted on aerial photographs from 1965 onwards. The site is defined as 'Verified HAIL has not been investigated'. It is noted that the LLUR statement states this site is on **169** Birchs Road but the plan and legal description match **160** Birchs Road.
- Part of 176 Birchs Road is listed for 'A10 Persistent pesticide bulk storage or use' after a tunnel house was noted on aerial photographs from 1994 onwards. The site is defined as 'Verified HAIL has not been investigated'
- Part of 212 Birchs Road is listed for 'A10 Persistent pesticide bulk storage or use' after horticultural activities were noted on aerial photographs from 1974. The site is defined as 'Verified HAIL has not been investigated'



- Part of 214A Birchs Road is listed for 'G3 Landfill sites' after a potential landfill site was noted on aerial photographs from 1955 until 1974. The site is defined as 'Verified HAIL has not been investigated'.

There are two nearby sites listed, both are located on 61 Hamptons Road:

- Site 120649 is listed for 'A10 Persistent pesticide bulk storage or use' after horticultural activities were noted on aerial photographs from 1961 to 1965. The site is defined as 'Verified HAIL has not been investigated'
- Site 120599 is listed for 'A10 Persistent pesticide bulk storage or use' after a poultry farm was noted on aerial photographs from 1962 to 1965. The site is defined as 'Verified HAIL has not been investigated'

The LLUR statement indicates two investigations have been undertaken on properties adjacent to the subject site:

- In January 2019, a Preliminary Site Investigation (PSI) was undertaken at 7/847 Springs Road by Malloch Environmental Limited. The investigation found no evidence of any HAIL activities having occurred at the site. The investigation has been categorised as 'Verified non HAIL'.
- In November 2020, Fraser Thomas Ltd undertook a PSI for eight properties located between Trices Road and Hamptons Road to the north-east of the current subject site. That investigation identified a historic railway line and demolition of buildings potentially containing asbestos material as sources of potential soil contamination on land adjacent to the current subject site. Other more distant potential sources of contamination were also identified but are not considered relevant to the current subject site due to the separation distances.

See the LLUR Statements in **Appendix C**, due to the size of the subject site the statement had to be generated in two halves.

Resource consent information was sourced from ECan's GIS mapping system. There are active resource consents for the subject site to take and use groundwater and to discharge domestic sewage tank effluent into ground. There are active resource consents for adjacent lots to discharge stormwater from an electricity substation, to take and use water, and to discharge combustion products to air from two wood burning fires.

#### 7.4 LINZ Records

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

#### 7.5 Review of Historic Aerial Photographs

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

- The earliest photo is from **1942** and has been sourced from ECan's GIS. There is a dwelling and farm sheds on 176 Birchs Road. One of the farm sheds may be a small cottage. The rest of the subject site is in pasture. A stream appears to run across the northern end of the subject site. A swale loops across the south-east corner of the site. The surrounding area is similar pasture farmland with scattered dwellings and homestead areas. A railway line runs parallel to the opposite side of Birchs Road, beyond the subject site to the east.



- A photo from **1955** is sourced from ECan's GIS and shows an additional shed and two long sheds have been built on 176 Birchs Road. The owner from 1950 until 1952 is listed as a poultry farmer so the long sheds could be poultry sheds. There appears to be a gravel pit on the north-east corner of 214A Birchs Road. The line of the stream on the north of the subject site is less clear than the previous aerial indicating its course has been altered away from the subject site. Potential cropping or horticultural activities are occurring approximately 110m beyond the subject site to the north west
- A photo from **1965** is sourced from ECan's GIS and shows a dwelling and shed have been built on 142 Birchs Road. The area to the north of the dwelling appears to have been planted with trees. A dwelling, sheds and five poultry sheds have been built on 160 Birchs Road. One of the long sheds on 176 Birchs Road has been removed. Beyond the subject site, on adjacent land to the north-west, the northern half of 61 Hamptons Road appears to have a horticultural use. A poultry farm is present on the southern half of 61 Hamptons Road.
- A photo from **1974** is sourced from ECan's GIS and shows a dwelling, stables and horse training track have been added to 57 Hamptons Road. An additional poultry shed has been built on 160 Birchs Road. A dwelling and garage have been built on 198 Birchs Road. A dwelling, car port and sheds have been built on 212 Birchs Road. The property file indicates the larger shed is a glasshouse. There are lines across 212A Birchs Road but, given the continuation across the neighbouring paddocks, these appear to be secondary flow lines not horticultural activities. The pit on 214A Birchs Road is now overgrown. The poultry sheds beyond the subject site to the north-west have been removed. The railway line beyond the subject site to the east has been removed
- A photo from **1984** is sourced from ECan's GIS and shows:
  - 57 Hamptons Road: Two new sheds have been built, according to the property file these are a stable block and haybarn
  - 160 Birchs Road: A garage has been built next to the dwelling. A shed has been built between the dwelling and the poultry sheds.
  - 176 Birchs Road: The long shed to the west of the dwelling appears to be partially removed. Two garages/sheds have been built next to the dwelling. The shed/small cottage to the south of the dwelling has been removed
  - 212 Birchs Road: Sheds in a u shape have been built to the north of the dwelling. To the north of these sheds is a small sheep yard. The glasshouse appears to have been removed.
  - 212A Birchs Road: There are small stockpiles on the south-west corner. These are likely related to the farm track which has recently been constructed on the adjacent land.
  - 214A Birchs Road: The pit is no longer visible. A pylon has been added on the southern boundary.
  - Surrounding area: The horticultural activities on adjacent land to the north-west of the subject site have ceased. New dwellings have been built beyond the subject site to the east.
- A photo from **1995** is sourced from ECan's GIS and shows a new stable block on 57 Hamptons Road. Two of the poultry sheds have been removed from 160 Birchs Road. A large shed has been added to 176 Birchs Road, the property file indicates this is a tunnelhouse. There are no significant changes to the surrounding area
- A photo from **2000** is sourced from ECan's GIS and shows another poultry shed has been removed from 160 Birchs Road. Two polytunnels have been built on 176 Birchs Road. Trees



are growing on the south-west corner of 212A Birchs Road. The adjacent land to the south of the subject site may be planted with crops rather than grass.

- A photo from **2004** is sourced from ECan's GIS and shows the office/games room from the property file has been added to 212 Birchs Road. There are no other significant changes to the subject site or surrounding area
- A photo from **2011/2012** is sourced from ECan's GIS and shows the horse track on 57 Hamptons Road has been widened. There are stockpiles at the north-east end of the track which are likely related to this work. Also on 57 Hamptons Road, there is a potential burn pile to the south of the stables. There are more possible burn piles on 160 Birchs Road. These burn piles are likely related to the recently trimmed hedges around the property. Pine trees have been grown to the west of the tunnelhouses on 176 Birchs Road. The decramastic tiles on 212 Birchs Road appear worn with areas missing sand as shown on the close-up below



- The most recent aerial photo reviewed, dated **2019**, is sourced from ECan's GIS. It shows a new shed has been added to the southern end of 142 Birchs Road. A haybarn, farm building and dwelling have been added to 212A Birchs Road. There is also a rectangular bare area and two rectangular stockpiles. The owner advises that the bare area is the start of a horse arena built from gravels extracted from the stockpile areas, the excess soils form the stockpiles. A dwelling and farm building have been built on 214A Birchs Road. A dwelling/garage/farm building and separate farm building have been built on 214B Birchs Road. There is a circular horse training pen to the south of the larger building. There are no significant changes to the surrounding area.

## 8 Site Inspection

A site inspection was undertaken on the 4<sup>th</sup> February 2021 to assist with characterising the site. 142 Birchs Road and 198 Birchs Road could not be inspected at this time due to access restrictions. The trees on the northern end of 142 Birchs Road were viewed from the road and appeared to be pines and gums. This suggests the trees were planted for firewood and not an orchard. Therefore, it is considered unlikely that persistent pesticides sprays would have been used on this area.

A summary of the structures present and potential sources of contamination seen during the site inspection for each property is given below and shown on the Site Inspection & Risk Area Plans in **Appendix D**. It is noted that all the properties are still in rural residential use with no immediate proposal for development. Therefore, further site inspections may be required as each stage of the plan change area is developed.



**57 Hamptons Road** The dwelling is well maintained with no evidence of deteriorated asbestos materials seen.

The yard area around the stables and sheds appears clean and tidy. The buildings are constructed from concrete block, timber and iron. The floors of the stables and the haybarn are earth. The equipment rooms and horse wash area appear to have concrete floors.



Photo 1: Stables



Photo 2: Stables & tack rooms, mainly concrete floor



Photo 3: Haybarn used for storage

There is a burn area on the paddock to the south of the stables. Pieces of broken cement board were spread over the burn area. Fibres were visible along some of the broken edges indicating some of the cement board is likely to contain asbestos. The owner of the property did not know where this asbestos containing material (ACM) had come from but did state that his son, a builder, had used the burn area.



Photo 4: Burn area

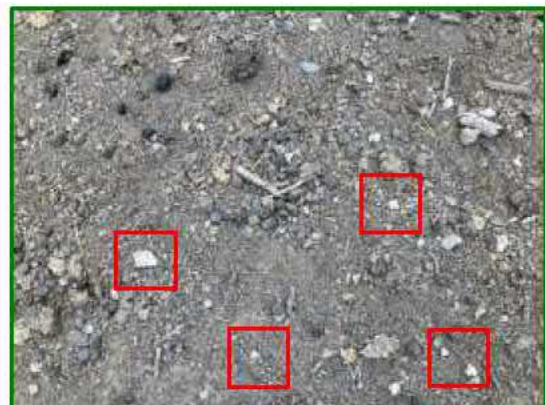


Photo 5: Pieces of suspected ACM (some highlighted)



The horse training track surface was sand and fine gravel. This material appeared clean with no visible ash or demolition debris.



**Photo 6: Horse training track**

#### **160 Birchs Road**

The dwelling has brick veneer walls with an iron roof. The remaining poultry sheds are timber with iron roofs. The implement and store sheds are corrugated iron and timber with concrete floors. No deteriorated asbestos containing materials were seen on the dwelling or any of the buildings currently present on this property.



**Photo 7: Brick dwelling**



**Photo 8: Implement shed**



**Photo 9: Corrugated iron store shed**



**Photo 10: Timber poultry shed**

Scrap metal and pallets are being stored around a domestic greenhouse to the rear of the garage. The greenhouse is being used to store tools, paint and domestic quantities of glyphosate. More timber is stored at the front of the dwelling on the east side of the driveway. At the southern end of the implement shed is a lean-to with treated timber stored on the ground. There is a similar lean to at the western end of the store shed closest to the poultry sheds, this is also used for storing treated timber



Photo 11: Scrap metal & pallets



Photo 12: Timber stored at front of dwelling



Photo 13: Timber stored in lean-to



Photo 14: Timber stored in lean-to

There are three grain silos within the poultry farm area of the property. These are all sited over concrete pads.



Photo 15: Two of three grain silos

A burn drum was noted in front of the north-eastern store shed. Another was seen to the west of the poultry sheds. A third burn drum with a halo of bare soils was present on one of the



paddocks to the west of the homestead area. A burn area with items of household waste is located to the west of the implement shed.



Photo 16: Burn drum in front of store shed



Photo 17: Burn drum west of poultry sheds



Photo 18: Burn drum within paddock



Photo 19: Burn area with household waste items

### 176 Birchs Road

The dwelling has a painted stucco exterior. Next to the dwelling is a garage possibly clad with chipboard. A second garage is clad with cement board in a deteriorated state. More cement board is present on a shed to the north east of the dwelling. No fibres were visible on the broken edges of the cement board but it cannot be ruled out that this material contains asbestos.



Photo 20: Dwelling



Photo 21: Cement board garage





Photo 22: Example of damage to cement board



Photo 23: Metal shed with broken cement board

To north of the dwelling is a tunnel house. It is currently used as an outdoor lounge/games room. Timber, metal and cement board are being stored between the tunnel house and the property boundary.



Photo 24 & 25: Storage of timber and other items between tunnel house and hedge

To the east of the tunnel house is a polytunnel. This is currently being used to store and process firewood. The wood appears to be from the small pine plantation to the west of the polytunnel.



Photo 26: Polytunnel

An iron and timber shed is located south-east of the polytunnel approximately where the long shed was located in the 1955 to 1984 aerials. The shed is used to store scrap items and house chickens.



Photo 27: Shed and chicken run

There is a versatile style metal shed and a wooden shed to the south-west of the dwelling, on the south-west boundary of the subject site. The wooden shed is mainly storing firewood but scrap metal and treated timber were also present in and around the shed.



Photo 28: Metal shed



Photo 29: Wooden shed with firewood

Trees have recently been cut down on the south-east corner of the property. There is a slash pile present but only green waste was visible in this pile.



Photo 30: Slash piles and logs

### 212 Birchs Road

The exterior of the dwelling is brick and appears well-maintained. The sheds to the west of the dwelling are timber with concrete floors. The office/games room is a modern weatherboard building.





Photo 31: Dwelling & car port



Photo 32: Timber sheds, concrete floors

The farm sheds/stables are constructed from corrugated iron and timber. The yard area around the sheds is clean and tidy



Photo 33: Sheds & stables



Photo 34: Haybarn

To the north of the sheds is a small green waste pile. The owner advises only green waste is placed there to partially rot down before being added to the adjacent compost pile or being burnt in winter. To the east of this pile is a small sheep yard with no evidence of a plunge dip



Photo 35: Small green waste pile with compost in metal bins at back



**Photo 36: Sheep yard**

### **212A Birchs Road**

There is a modern weatherboard cottage, metal farm building with a concrete floor and an iron and timber haybarn on 212A Birchs Road. These have all been added recently.

The horse arena is unfinished and overgrown but the shingle appears clean. The stockpiles seen on the latest aerial fit with the owner's explanation that this is excess material taken to generate the shingle for the arena that has not yet compacted to be level.



**Photo 37: Unused horse arena**



**Photo 38: Un-compacted excess soils**

To the north-west of the stockpiles is a pile of tree/hedge trimmings. No other waste items were seen in the pile.





**Photo 39: Tree/hedge trimmings**

Another slash pile is present on the south-west corner of the property. This appears to contain cut trees from the same area. No other waste items were seen in this pile.



**Photo 40: Slash pile amongst trees**

#### **214A Birchs Road**

The structures on this property have all been added recently and include a dwelling with attached garage, a haybarn and a pump shed. A landscaped bank/stockpile is present between the dwelling and haybarn, the soils appear natural and are likely sourced from the building foundations. It is considered unlikely to pose a risk of contamination. Items including treated timber and scrap metal are being stored at the rear of the haybarn.



Photo 41: Treated timber & scrap metal at rear of haybarn



Photo 42: Landscaped bank, unlikely to be imported material

#### **214B Birchs Road**

This property has recently been developed as a horse stables. There is a modern dwelling with attached garage and attached farm building and a separate farm building. Both have concrete floors. Small metal and timber shelters are present in the paddocks. There is a shipping container and horse floats at the western end of the farm building. Items including treated timber and scrap metal are being stored around the farm building.





Photo 43 & 44: Stored treated timber and scrap items

Small stockpiles of stony soils were present in one of the paddocks. These appear to be natural soils and are likely to have been generated when the property was developed. They are not considered likely to pose a risk of soil contamination.



Photo 45: Stockpiles of stony soils

## 9 HAIL Uses and Possible Types of Contaminants Associated with Past Use

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

**A - Chemical manufacture, application and bulk storage****8. Livestock dip or spray race operations**

A small sheep yard was noted on aerials from 1984. The yards were viewed during the site inspection and there was no evidence of a plunge dip. Given the era of the yards and the lifestyle use of the site it is considered unlikely that any significant use of persistent pesticides of concern will have occurred within these yards.

**10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds**

The majority of the subject site has been used for pastoral activities. The normal uses of fertilisers and pastoral weed controls associated with this pastoral use are unlikely to have caused soil contamination that would pose a risk to human health.

Part of 160 Birchs Road is listed on the LLUR for HAIL A10 due to the presence of a poultry farm since the 1960s. Possible poultry sheds were also noted on 176 Birchs Road on the 1955 to 1984 aerials. Poultry feeds could potentially have had Roxarsone added (an arsenic based feed additive), feed grains could have been exposed to DDT or similar sprays and persistent pesticides may have been used within the sheds to control insect pests. Plans for the sheds on 160 Birchs Road show the poultry shed floors were mainly earth. Additionally, regular washing out is typical of poultry sheds and some contaminants may have been washed out onto soils outside the sheds. Contaminants of concern include heavy metals and organochlorine pesticides (OCPs).

Part of 176 Birchs Road is listed for HAIL A10 after a tunnel house was built in 1994. A polytunnel was also added to the site in 1996. Due to the modern era of the potential horticultural activities it is considered unlikely that any OCPs would have been used. However, it is possible that organonitrogen and organophosphorus pesticides (ONOPs) may have been applied. Contaminants of concern include ONOPs.

Part of 212 Birchs Road is also listed for HAIL A10. A glasshouse was built on the property in 1971 but has been removed by the 1984 aerial. Contaminants of concern include heavy metals and OCPs.

**18. Wood treatment or preservation including the commercial use of antisapstain chemicals during milling, or bulk storage of treated timber outside**

Treated timber is being stored in several places on the subject site. Contaminants of concern include arsenic.

**E – Mineral extraction, refining and reprocessing, storage and use****1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition.**

The buildings on 142 Birchs Road and 198 Birchs Road have not yet been inspected for evidence of deteriorated asbestos products. Given the era of construction of the buildings it is possible that building materials containing asbestos have been used on these buildings. If these materials are in a deteriorated state, asbestos contamination of the soils around the buildings may have occurred.



Sheds with deteriorated cement board cladding are present on 176 Birchs Road. If the cement board does contain asbestos, asbestos contamination of the soils around the sheds may have occurred.

The dwelling on 212 Birchs Road has a decramastic roof built in the 1970's. This product is known to sometimes contain asbestos in the glue. The 2011/12 aerial indicates the sand coating is in a deteriorated condition which may indicate it has been cleaned in the past using abrasive methods. These methods are known to pose a risk of asbestos contamination of the soils around buildings.

#### ***G – Cemeteries and waste recycling, treatment and disposal***

##### ***5. Waste disposal to land***

A horse training track has been present on 57 Hamptons Road since the early 1970s. Although the current surface appears to be clean gravel and sand, coal ash has been known to be used to surface older tracks. Contaminants of concern include heavy metals and polycyclic aromatic hydrocarbons (PAHs).

A burn area was noted on 57 Hamptons Road. As well as green waste pieces of suspected ACM were seen among the ashes indicating that building materials have been burnt within this area. Contaminants of concern include heavy metals and asbestos.

Three burn drums and a burn area were noted on 160 Birchs Road during the site inspection. Items of household waste as well as green waste appear to have been burnt. Contaminants of concern include heavy metals.

Part of 214A Birchs Road is listed on the LLUR due to a historical gravel pit. The pit was present on aerial photographs until the early 1980s. There is a risk of contamination if the pit was filled with waste or contaminated material. Contaminants of concern depend on the fill material but could include heavy metals, PAHs and asbestos.

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

The northern half of 61 Hamptons Road is listed for HAIL A10 due to horticultural activities from 1961 until 1965. The aerial photographs indicate a possible market garden use. There is an access track separating the market garden plots from the subject site. It is considered highly unlikely that significant volumes of sprays would have migrated onto the subject site due to the separation distance.

The southern half of 61 Hamptons Road is listed for HAIL A10 due to the presence of a poultry farm in the 1960s. Any contamination from the poultry farm is likely to be localised to the sheds and is unlikely to pose a risk of migration to the subject site.

A railway line was noted on aerial photographs from 1942 until 1974 beyond the subject site to the east. Although railway lines are associated with heavy metal, asbestos and hydrocarbon contamination, the contamination is likely to be relatively localised. The subject site is separated from the railway line by approximately 25m. It is considered unlikely that any contaminants have migrated from the railway in sufficient quantity to pose a risk to human health.



A PSI undertaken by FTL in November 2020 identified a risk of asbestos contamination on 42 Hamptons Road. Any asbestos contamination from the demolition of older buildings on that site is considered likely to be localised to that site and highly unlikely to pose a risk of contamination on the subject site

***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***

The earliest aerial photograph, dated 1942, shows buildings on 176 Birchs Road. Buildings were also added to 142 Birchs Road in the late 1950s/early 1960s. These buildings pose a risk of contamination from the use of lead-based paints. Any natural deterioration or intentional removal may have caused contamination of the soil. Contaminants of concern include lead

## **10 Basis for Soil Guideline Values (SGV)**

### **10.1 Activity Description**

This report has been written for the following potential activities:

- Proposed plan change to residential use,
- Future subdivision,
- Soil disturbance activities associated with the above use and development of the site.

### **10.2 Zoning**

The subject site is currently zoned 'Inner Plains' in the Selwyn District Plan

### **10.3 Soil Guideline Values**

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

The land use scenarios applicable for the proposed use of this site and any associated earth disturbing activities include 'residential 10% produce', and 'commercial/industrial/outdoor workers' as a proxy value to protect the health of construction workers

## **11 Site Characterisation and Conclusion**

The investigations undertaken have indicated multiple risk areas on the subject site. There is a risk of soil contamination within these areas from current and historical activities including:



- Persistent pesticide use in poultry sheds
- Persistent pesticide use in a glasshouse, tunnel house and polytunnels
- Storage of treated timber on the ground
- Risk of asbestos contamination around a dwelling that has been roofed with decramastic tiles
- Possible asbestos cement board sheds in a deteriorated state Other buildings constructed in the 1970s that have not yet been inspected may also include asbestos products in a deteriorated state
- A horse training track constructed in the 1970s may have been surfaced with coal ash
- Burn areas and drums with evidence of burning non-green waste including one burn area with broken suspected asbestos cement board
- A historical gravel pit may have been subject to uncontrolled filling
- Old buildings potentially painted with lead based paints

The locations of the risk areas are shown on the Site Inspection and Risk Area Plans in **Appendix D**. These are confirmed or likely HAIL activities and there may be a risk to human health from potentially contaminated soils in this area. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to any change of use or development.

However, the identified HAIL activities/risks are not likely to preclude eventual subdivision of the land. As each stage of the plan change area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

## 12 Planning Status

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

This Preliminary Site Investigation has found that there is evidence of an activity or industry described in the HAIL occurring on a part of the subject site now or in the past. In terms of planning status at the time of writing of this report, the NESCS does apply to the risk areas identified on the site and resource consent would be required for future subdivision and activities controlled by the NESCS.

## 13 Limitations








































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

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

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## Appendix A – Historic Certificates of Title List

-  CB2B\_1018\_Title\_Historic\_View.pdf
-  CB2B\_1477\_Title\_Historic\_View.pdf
-  CB2C\_1408\_Title\_Historic\_View.pdf
-  CB2D\_566\_Title\_Historic\_View.pdf
-  CB3C\_1084\_Title\_Historic\_View.pdf
-  CB4B\_1272\_Title\_Historic\_View.pdf
-  CB4B\_1273\_Title\_Historic\_View.pdf
-  CB9F\_242\_Title\_Historic\_View.pdf
-  CB9F\_265\_Title\_Historic\_View.pdf
-  CB9F\_266\_Title\_Historic\_View.pdf
-  CB11A\_886\_Title\_Historic\_View.pdf
  
-  183602\_Title\_Historic\_View.pdf
-  183603\_Title\_Historic\_View.pdf
-  183604\_Title\_Historic\_View.pdf
-  248015\_Title\_Historic\_View.pdf
-  393718\_Title\_Historic\_View.pdf
-  393719\_Title\_Historic\_View.pdf
-  427571\_Title\_Historic\_View.pdf
  
-  CB9F\_266\_Title\_Historic\_View.pdf
-  CB11A\_886\_Title\_Historic\_View.pdf
-  CB11A\_887\_Title\_Historic\_View.pdf
-  CB11A\_888\_Title\_Historic\_View.pdf
-  CB23A\_548\_Title\_Historic\_View.pdf
-  CB23A\_549\_Title\_Historic\_View.pdf
-  CB48C\_265\_Title\_Historic\_View.pdf
-  CB153\_98\_Title\_Historic\_View.pdf
-  CB153\_99\_Title\_Historic\_View.pdf
-  CB236\_39\_Title\_Historic\_View.pdf
-  CB236\_40\_Title\_Historic\_View.pdf
-  CB252\_9\_Title\_Historic\_View.pdf
-  CB252\_10\_Title\_Historic\_View.pdf
-  CB300\_251\_Title\_Historic\_View.pdf
-  CB306\_265\_Title\_Historic\_View.pdf
-  CB452\_216\_Title\_Historic\_View.pdf
-  CB452\_217\_Title\_Historic\_View.pdf
-  DP\_350208\_Title\_Plan.pdf
-  INV270950 - Private Plan Change to the ...
-  LLUR-Enquiry-Birchs Rd North.pdf
-  LLUR-Enquiry-Birchs Rd South.pdf

## ***Appendix B – Historic Aerials***



Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:41 PM



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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:42 PM





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Scale: 1:6,000 @A4

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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:44 PM





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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

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Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:47 PM





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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:48 PM





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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 16/02/2021 at 7:16 PM





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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:50 PM





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0 0.09 0.17 0.26 0.34 Kilometres

Scale: 1:6,000 @A4

Map Created by MEL on 11/02/2021 at 8:39 PM





## ***Appendix C – LLUR Statement***

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://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](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	04 February 2021	
<b>Land Parcels:</b>	Lot 3 DP 29035	Valuation No(s): 2356111600
	Lot 1 DP 43993	Valuation No(s): 2356111800
	Lot 1 DP 21433	Valuation No(s): 2356111500
	Lot 2 DP 43993	Valuation No(s): 2356111700
	Lot 2 DP 29035	Valuation No(s): 2356111700



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

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
119289	176 Birchs Rd, Prebbleton	176 Birchs Rd, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
120599	61 Hamptons Road, Prebbleton	61 Hamptons Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
120609	169 Birchs Road, Prebbleton	169 Birchs Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
120649	61 Hamptons Road, Prebbleton	61 Hamptons Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated



## Information held about the sites on the Listed Land Use Register

### Site 119289: 176 Birchs Rd, Prebbleton (Intersects enquiry area.)

<b>Site Address:</b>	176 Birchs Rd, Prebbleton		
<b>Legal Description(s):</b>	Lot 1 DP 21433		
<b>Site Category:</b>	Not Investigated		
<b>Definition:</b>	Verified HAIL has not been investigated		
<b>Land Uses (from HAIL):</b>	<b>Period From</b>	<b>Period To</b>	<b>HAIL land use</b>
	1994	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

<b>5 Nov 2014</b>	This record was created as part of the Selwyn District Council 2015 HAIL identification project.		
<b>5 Nov 2014</b>	Tunnel house		
<b>5 Nov 2014</b>	Area defined from 1994 to present aerial photographs Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.		

#### Investigations:

There are no investigations associated with this site.

### Site 120599: 61 Hamptons Road, Prebbleton (Within 100m of enquiry area.)

<b>Site Address:</b>	61 Hamptons Road, Prebbleton		
<b>Legal Description(s):</b>	Lot 1 DP 18824		
<b>Site Category:</b>	Not Investigated		
<b>Definition:</b>	Verified HAIL has not been investigated		
<b>Land Uses (from HAIL):</b>	<b>Period From</b>	<b>Period To</b>	<b>HAIL land use</b>
	Unknown	1965	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

<b>22 Dec 2015</b>	This record was created as part of the Selwyn District Council 2015 HAIL identification project.		
<b>22 Dec 2015</b>	Area defined from 1962 to 1965 aerial photographs A poultry farm (persistent pesticides) was noted in aerial photographs reviewed.		

#### Investigations:

There are no investigations associated with this site.

### Site 120609: 169 Birchs Road, Prebbleton (Intersects enquiry area.)

<b>Site Address:</b>	169 Birchs Road, Prebbleton		
<b>Legal Description(s):</b>	Lot 3 DP 29035		
<b>Site Category:</b>	Not Investigated		
<b>Definition:</b>	Verified HAIL has not been investigated		
<b>Land Uses (from HAIL):</b>	<b>Period From</b>	<b>Period To</b>	<b>HAIL land use</b>
	1965	Present	Persistent pesticide bulk storage or use including sports turfs, market

		gardens, orchards, glass houses or spray sheds
--	--	--

#### Notes:

7 Jan 2016	This record was created as part of the Selwyn District Council 2015 HAIL identification project
7 Jan 2016	Area defined from 1965 to present aerial photographs. A poultry farm (persistent pesticides) was noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

#### Site 120649: 61 Hamptons Road, Prebbleton (Within 100m of enquiry area.)

Site Address:	61 Hamptons Road, Prebbleton
Legal Description(s):	Lot 1 DP 18824
Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1961	1965	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

7 Jan 2016	This record was created as part of the Selwyn District Council 2015 HAIL identification project
7 Jan 2016	Area defined from 1961 to 1965 aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

#### Information held about other investigations on the Listed Land Use Register

11 Nov 2020	INV 270950: Private Plan Change To The Operative Selwyn District Plan Trices Road, Prebbleton Preliminary Site Investigation - Contamination (Preliminary Site Investigation) Fraser Thomas
-------------	---

#### Summary of investigation(s):

Environment Canterbury has received a Preliminary Site Investigation report that includes all or part of the property you have selected.

A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This investigation has not been summarised.

**For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ273141**

**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.***

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://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

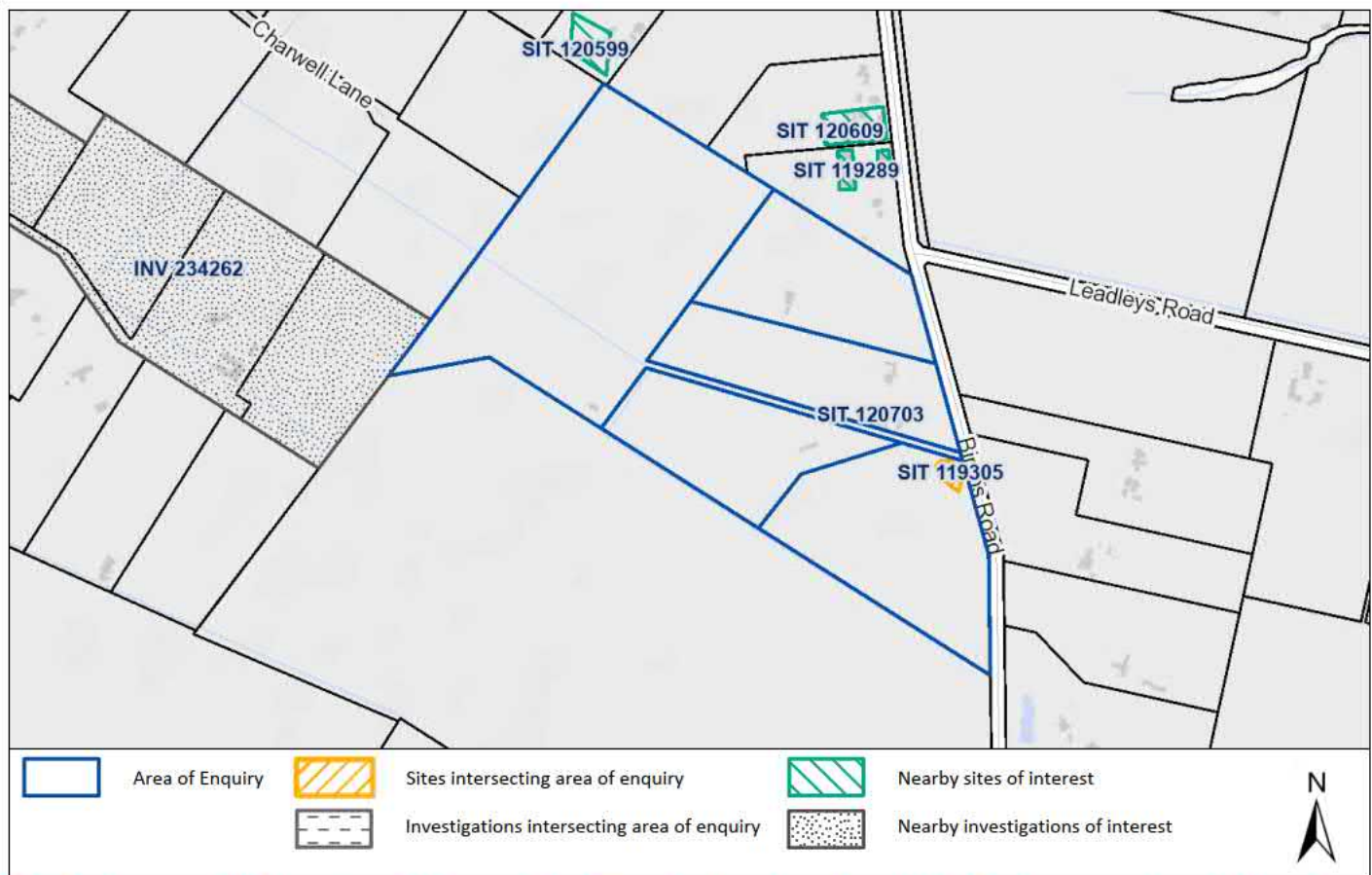
P. 03 365 3828

F. 03 365 3194

E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	04 February 2021	
<b>Land Parcels:</b>	Lot 1 DP 27551	Valuation No(s): 2356111400
	Lot 2 DP 27551	Valuation No(s): 2356111300
	Lot 1 DP 344727	Valuation No(s): 2356111200
	Lot 2 DP 344727	Valuation No(s): 2356111201
	Lot 1 DP 407808	Valuation No(s): 2356112502



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

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
119289	176 Birchs Rd, Prebbleton	176 Birchs Rd, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
119305	Lot 1 DP 344727, Birchs Road	Lot 1 DP 344727, Birchs Road	G3 - Landfill sites;	Not Investigated
120599	61 Hamptons Road, Prebbleton	61 Hamptons Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
120609	169 Birchs Road, Prebbleton	169 Birchs Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated



120703	212 Birchs Road, Prebbleton	212 Birchs Road, Prebbleton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
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Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry within a 100m buffer.

## Information held about the sites on the Listed Land Use Register

### Site 119289: 176 Birchs Rd, Prebbleton (Within 100m of enquiry area.)

Site Address:	176 Birchs Rd, Prebbleton		
Legal Description(s):	Lot 1 DP 21433		
Site Category:	Not Investigated		
Definition:	Verified HAIL has not been investigated.		
Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1994	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

5 Nov 2014	This record was created as part of the Selwyn District Council 2015 HAIL identification project
5 Nov 2014	Tunnel house
5 Nov 2014	Area defined from 1994 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

### Site 119305: Lot 1 DP 344727, Birchs Road (Intersects enquiry area )

Site Address:	Lot 1 DP 344727, Birchs Road		
Legal Description(s):	Lot 1 DP 344727		
Site Category:	Not Investigated		
Definition:	Verified HAIL has not been investigated.		
Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1955	1974	Landfill sites

#### Notes:

5 Nov 2014	This record was created as part of the Selwyn District Council 2015 HAIL identification project
5 Nov 2014	Old pit (to check if used for dumping)
5 Nov 2014	Area defined from 1955 to 1974 aerial photographs. A landfill site was noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

### Site 120599: 61 Hamptons Road, Prebbleton (Within 100m of enquiry area.)

Site Address:	61 Hamptons Road, Prebbleton		
Legal Description(s):	Lot 1 DP 18824		
Site Category:	Not Investigated		
Definition:	Verified HAIL has not been investigated.		
Land Uses (from HAIL):	Period From	Period To	HAIL land use

Unknown	1965	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds
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#### Notes:

- 22 Dec 2015** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 22 Dec 2015** Area defined from 1962 to 1965 aerial photographs. A poultry farm (persistent pesticides) was noted in aerial photographs reviewed

#### Investigations:

There are no investigations associated with this site

### Site 120609: 169 Birchs Road, Prebbleton (Within 100m of enquiry area )

<b>Site Address:</b>	169 Birchs Road, Prebbleton
<b>Legal Description(s):</b>	Lot 3 DP 29035
<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1965	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

- 7 Jan 2016** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 7 Jan 2016** Area defined from 1965 to present aerial photographs. A poultry farm (persistent pesticides) was noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

### Site 120703: 212 Birchs Road, Prebbleton (Intersects enquiry area )

<b>Site Address:</b>	212 Birchs Road, Prebbleton
<b>Legal Description(s):</b>	Lot 2 DP 27551
<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1974	Unknown	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

- 8 Jan 2016** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 8 Jan 2016** Area defined from 1974 aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

## Information held about other investigations on the Listed Land Use Register



**Summary of investigation(s):**

A Preliminary Site Investigation (PSI) was undertaken in January 2019, at 7/847 Springs Road, by Malloch Environmental Limited. The investigation found no evidence of any HAIL activities having occurred at the site. The investigation has been categorised as verified non HAIL. No site or activity has been created on the LLUR.

**For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ273145.**

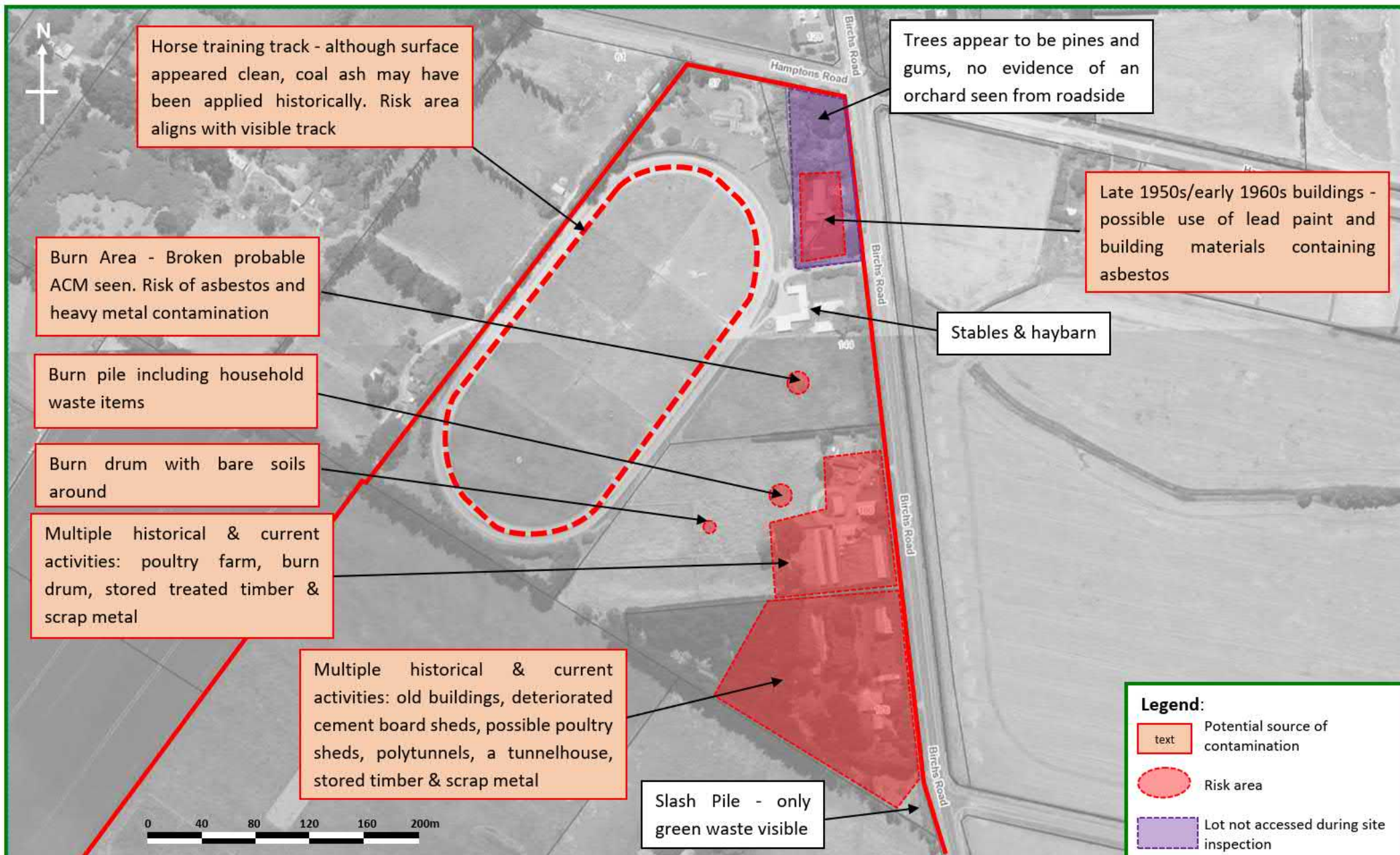
**Disclaimer:**      *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*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.*

## ***Appendix D – Site Inspection & Risk Area Plans***





**Malloch Environmental Ltd**  
 19 Robertsons Road, Kirwee  
 RD1, Christchurch 7671  
 021 132 0321  
 www.mallochenviro.co.nz

## Site Inspection & Risk Area Plan - North

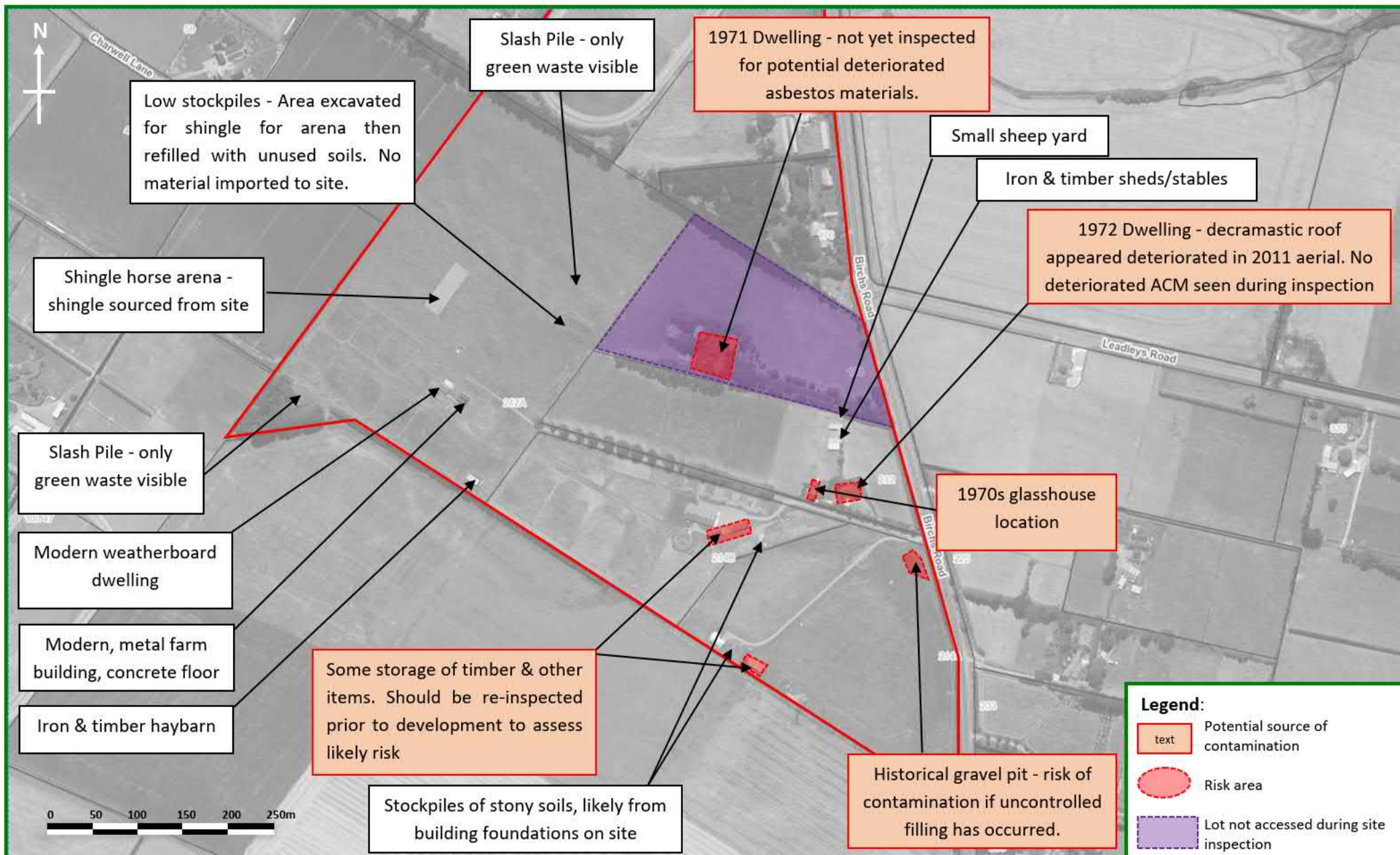
57 Hamptons Road & 142 - 176 Birchs Road,  
 Prebbleton

Scale: NTS

Date: 16 February 2021

Drawing No: 01535/1





**Malloch Environmental Ltd**  
 19 Robertsons Road, Kirwee  
 RD1, Christchurch 7671  
 021 132 0321  
 www.mallochenviro.co.nz

**Site Inspection & Risk Area Plan - South**  
 198, 212, 212A, 214A & 214B Birchs Road,  
 Prebbleton

**Scale: NTS**  
**Date: 16 February 2021**  
**Drawing No: 01535/2**