



5 July 2022

Jocelyn Lewes
Strategy and Policy Planner
Selwyn District Council
PO Box 90
ROLLESTON 7643

Dear Jocelyn

PRELIMINARY SITE INVESTIGATION – LOT 1 DP 82966, 435 SPRINGSTON ROLLESTON ROAD, ROLLESTON, SELWYN DISTRICT

1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by Selwyn District Council (SDC) to undertake a preliminary site investigation (PSI) for the property located at 435 Springston Rolleston Road, Rolleston, specifically, the parcel of land legally described as Lot 1 DP 82966 (i.e., the site). The attached Figure 1 defines the extent of the site subject to this assessment.

The PSI was carried out to gain an understanding of potential ground contamination sources and support the proposed rezoning of the site and wider area within Selwyn District as part of the Future Urban Development Area (FUDA) programme. The PSI is also intended to assist SDC with the variation of the Proposed District Plan, particularly with regards to future compliance assessments relating to land use activities covered by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011* (the NESCS).

The PSI has been undertaken through the review of available site information including review of district and regional council records, property file records and aerial photographs, as well as undertaking a site inspection and interviews to identify areas of the site where HAIL¹ activities may have been undertaken.

This assessment has been carried out in accordance with Ministry for the Environment's (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)* (MfE, 2021). The investigation has been certified by suitably qualified and experienced practitioners (SQEP) as outlined by the NESCS. A certifying statement to this effect is attached.

¹ Hazardous Activities and Industries List (HAIL; MfE 2011). The HAIL is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

2.0 Site Details

The site currently comprises paddocks for grazing purposes.

The site identification and environmental setting are summarised in Tables 1 and 2 below. An aerial photograph of the site is attached as Figure 1.

Table 1: Site Identification

Address	Legal Description	Lot Area (m ²)	Current Land Use	Current Owner
435 Springston Rolleston Road	LOT 1 DP 82966	107,227	Grazing paddocks	Allan Stewart Cartwright, Andrew John Cartwright, Penelope Anne Day, Robert Andrew Day

Table 2: Environmental Setting

Zoning	'Inner Plains' as per the Operative Selwyn District Plan 'General Rural Zone' as per Proposed Selwyn District Plan
Current Land Use	Grazing paddocks
Future Land Use	Potentially residential subdivisions
Immediate Surrounding Land Uses	The site is currently bordered by grazing paddocks to the west, south and north and new residential subdivision development to the east across Springston Rolleston Road. It is understood that the grazing paddocks to the west, south and north are earmarked for residential subdivision development in the near future.
Topography¹	Generally flat and level.
Site Services	The Canterbury Maps GIS database show the site is not connected to the council's reticulated network. The database however also shows the rapidly expanding services network given the completed and ongoing residential subdivision work in the immediate vicinity of the site.
Regional Geology	Brownish-grey river alluvium and grey river alluvium beneath plains or low-level terraces ¹ .
Hydrogeology	Information obtained from Environment Canterbury's (ECan) GIS database indicates that the groundwater level beneath the site and immediate surrounding area to be at least 5 m below ground level (bgl) (based on recorded initial water level measurements of bores in the area) and is expected to flow in a general south-easterly direction.

	<p>The GIS database shows that no bore is registered/spatially located within the site boundary. However, bore M36/6902 which is recorded for irrigation purposes, is located within the adjoining land parcel to the west (i.e., Lot 2 of 435 Springston Rolleston Road). It is understood that this bore also supplies irrigation water for the site subject to this assessment, as well as domestic supply for the residential property in the adjoining land parcel. The GIS database shows this bore is drilled to a depth of 42 m bgl and screened at two intervals: between 26 and 27 m bgl and between 39 and 42 m bgl respectively (note the deeper screened depth is not displayed in the attached table but displayed in the ECan database). The bore is registered under the ownership of Mr A J Cartwright (current landowner of the site and the adjoining land parcel).</p> <p>Within a 1 km radius of the site, the GIS database indicates presence of 60 registered bores of which 44 are currently recorded as being 'active' and used for a range of purposes including domestic, irrigation and/or stockwater supply and water level observation. The remaining 16 bores are recorded as being either not used, not drilled, capped, buried or expired bore consent. A plot and table showing the recorded bores within a 1 km radius of the site is attached.</p>
Ecological Receptors (within 500 m)	<p>There does not appear to be a natural surface water body in the immediate vicinity, although it is noted that due to the rural nature of the general area, several stock water races are present in the immediate vicinity of the site; the nearest of which is located along the north-eastern boundary of the site based on site inspection observations (see Section 4.0). In addition, several stormwater treatment reserve/basin areas are present in the wider vicinity of the site as part of the completed residential subdivision works.</p>
<p><i>Notes:</i></p> <p>1. <i>Geology of the Christchurch Area, GNS, 2008 (1:250,000 scale).</i></p>	

3.0 Desktop Review of Site History

A desktop review of available information has been undertaken to understand past and present land use activities at the site which could potentially result in ground contamination sources. The following information was obtained and reviewed in order to establish the history of the site:

- ✧ Historical aerial photographs;
- ✧ ECan Listed Land Use Register (LLUR);
- ✧ Property file records from Selwyn District Council; and,
- ✧ Site inspection and interview with the current landowner.

3.1 Historical Aerial Photographs

Selected historical aerial photographs from between 1942 and 2021 have been reviewed for the site, and these photographs have been sourced from Canterbury Map Partners administered by ECan.

The historical aerial photographs reviewed are attached. Note that the review of the aerial photographs was carried out on the electronic versions, which provides a higher resolution compared with the printed versions appended.

In summary, the aerial photographs review showed that the site comprised open paddocks since at least 1942. There are no notable structural features (e.g., farm sheds, animal yards, dwelling, etc) or significant changes in land use/configuration observed, apart from small areas with patchy vegetation along internal fence lines evident in the 2004 aerial photograph. The configuration and use of the site (i.e., open paddocks) has remained the same until the present day.

A copy of the reviewed aerial photographs is attached.

3.2 Review of Environment Canterbury Records

3.2.1 Listed Land Use Register (LLUR)

An online search was made via ECan for information from their Listed Land Use Register (LLUR) on 26 April 2022. The Register is used to hold information about sites that have used, stored or disposed of hazardous substances, based on activities detailed on the HAIL (MfE, 2011). It should be noted that the LLUR is not complete and new sites are regularly being added as ECan receives information and conduct their own investigations into current and historical land uses.

In summary, the site is not listed on the LLUR (i.e., no known HAIL activity). A copy of the LLUR is attached.

3.2.2 Resource Consents

A review of resource consents within the ECan GIS database shows the site does not hold any type of resource consent from ECan, active or otherwise. A plot showing resource consents within a 1 km radius of the site is attached.

3.3 Review of Selwyn District Council Property Records

A request was lodged to SDC for property files recorded for the site; however, there were no documents available for review.

4.0 Site Inspection

A site inspection was carried out by a PDP Environmental Scientist on 10 June 2022 to understand the current land use activities within the site. In addition to the site inspection, a discussion was carried out with the current landowner who has owned the site for over 20 years. Photographs taken during the site inspection are attached.

In summary, the findings of the site inspection and discussion showed that:

- ✧ The site currently comprises paddocks used for grazing. Some hay bales were stored along the fence and tree line near the southern boundary. The landowner stated it has always been used for animal grazing during the entire time of their ownership of the property;
- ✧ A water race was present along the north-eastern site boundary along Springston Rolleston Road;
- ✧ A small pit was present near the south-western site boundary. No anthropogenic waste was observed within the pit apart from an irrigation pipe; and,
- ✧ There was no obvious indication of any contamination sources, such as stained/odorous soils, observed on the ground surface cross the site.

5.0 Summary of Site History and Potential Contamination Sources

The reviewed historical information showed that the site comprised undeveloped rural land used as grazing paddocks from at least the 1940s to present. No structural features such as farm sheds, animal yards, houses, etc. or land use changes have been identified across the site.

Recent inspection of the site showed there was no obvious indication of contamination sources, such as stained/odorous soils observed on the ground surface. Similarly, there was no evidence of any waste disposal areas or use and/or bulk storage of hazardous chemicals such as pesticides or petroleum products.

The site is not listed on the ECan LLUR. The site does not hold any resource consent indicative of any potentially contaminating activities or contamination sources. The SDC did not hold any property files for the site.

Therefore, based on the reviewed information, the balance of evidence shows that HAIL activities are **highly unlikely** to have been undertaken within the site.

6.0 Conceptual Site Model (CSM)

For a risk to human health to exist there has to be a hazard (in this case, a source of contaminated soil), a receptor (e.g., people) and an exposure pathway (e.g., ingestion of soil) linking the hazard and the receptor. An absence of any one of these components means that the source to receptor linkage is incomplete and therefore there is unlikely to be a risk to the receptor. A CSM is designed to identify the hazards, receptors and possible links between these.

As previously discussed in Section 5.0, there has been no potentially contaminating activities (i.e., no HAIL activities) or potential contamination sources identified at the site. As such, the linkage between the source-receptor-pathway is incomplete and therefore, there is considered to be no risk to human health and the environment, should any land use activities be carried out within the site in the future (e.g., residential land use).

7.0 Provisions of the NESCS

The NESCS seeks to control activities on contaminated land so as to protect human health. The regulations apply to land, which is described as having, has had or is more likely than not to have had an activity or industry described in the HAIL undertaken on it and if a person wants to do an activity described in sub-clauses (2) to (6) of regulation 5, including removal/replacement of fuel storage system, sampling of soil, disturbance of soil, change of land use and land subdivision.

As previously discussed in Section 5.0, HAIL activities have not been identified within the site. This is further re-enforced in the CSM assessment (Section 6.0), which showed there is an incomplete linkage to the receptor given the absence of potential contamination sources. Therefore, under regulation 5(7), and in the absence of an identified HAIL activity, the requirements of the NESCS are considered **not applicable** should any of the activities covered by the regulation be undertaken within the site. These activities include the future residential subdivision of the site as a result of the proposed re-zoning and district plan changes.

8.0 Summary and Conclusions

PDP has undertaken a PSI (site history review) for the property located at 435 Springston Rolleston Road, Rolleston, specifically, the parcel of land legally described as Lot 1 DP 82966. The PSI was carried out to gain an understanding of land use practices that may result in potential ground contamination sources and to support the proposed rezoning of the site and wider area within Selwyn District as part of the Future Urban Development Area (FUDA) programme. The PSI was also intended to assist SDC with the variation of the Proposed District Plan particularly with regards to future compliance assessments relating to land use activities covered by the NESCS.

In summary, the reviewed information showed that:

- ✧ Review of aerial imagery showed the site has been used as grazing paddocks from at least the 1940s to present. No structure (e.g., sheds, animal yards, houses, etc.) or change of land use have been identified across the site;
- ✧ Review of publicly available regional council (LLUR, bores and consent records) documents did not show any evidence of potential contamination sources or potentially contaminating activities. The district council did not hold any documents for the site; and,
- ✧ Recent inspection of the site, and discussion with the current landowner did not identify any potential contamination sources, such as visually stained/odorous soils, waste disposal areas and/or use and/or storage of hazardous chemicals.

Therefore, based on the reviewed information, the balance of evidence showed that HAIL activities are highly unlikely to have been undertaken within the site. Furthermore, given the absence of any obvious contamination sources, the source-pathway-receptor linkage is assessed to be incomplete and therefore, there can be no risk to human health and the environment. In accordance with regulation 8(4), it is considered **highly unlikely** that at there will be a risk to human health should any of the regulated activities be undertaken within the site.

Finally, in the context of the proposed future re-zoning and district plan changes, the requirements of the NESCS are considered **not applicable** should any of the regulated activities be undertaken within the site.

9.0 References

Ministry for the Environment, 2011. *Hazardous Activities and Industries List (HAIL)*.

Ministry for the Environment, 2021. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Ministry for the Environment, Wellington.

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

10.0 Limitations

This letter has been prepared on the basis of information provided by Selwyn District Council and others (not directly contracted by PDP for the work) including Environment Canterbury. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This letter has been prepared by PDP on the specific instructions of Selwyn District Council for the limited purposes described in the letter. PDP accepts no liability to any other person for their use of or reliance on this letter, and any such use or reliance will be solely at their own risk.

Owing to the limited nature of this assessment (as described in Section 1.0), there could be conditions at the site that have not been identified and which have not been considered in this letter. Although the assessment has shown no specific knowledge of sources of soil contamination, there is a risk that sources of soil contamination could exist that have not been identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

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Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Vivien Pan

Environmental Geologist/ Scientist

Reviewed by



Tracy Singson, CEnvP

Service Leader - Contaminated Land

Approved by



Guy Khoyle

Technical Director - Contaminated Land

Certifying Statement

I, Guy Knoyle, of Pattle Delamore Partners Limited certify that:

1. This preliminary site investigation meets the requirements of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NESCS) because it has been:
 - a. done by a suitably qualified and experienced practitioner, and,
 - b. reported on in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand*, and,
 - c. the report is certified by a suitably qualified and experienced practitioner.
2. This preliminary site investigation concludes that:

No HAIL activities were identified to have occurred within the site subject to this assessment, therefore under Regulation 5(1)(b) the NESCS is not applicable.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is provided below.

This certification applies to the date of this report.

Signed



Guy Knoyle
Technical Director – Contaminated Land

Guy Knoyle – Project Director

Guy is an environmental scientist with over 25 years of experience in undertaking environmental and contaminated land assessments. He has a BSc (Joint Honours) in Environmental Science and Zoology, and a MSc in Applied Hydrobiology, both from the University of Wales, College of Cardiff. Guy currently project manages contaminated land assessments and monitoring programmes for a diverse range of sites including commercial/industrial and largescale residential developments, former market gardens, horticultural and timber treatment sites, pesticide storage depots, landfills, the petroleum industry, former gas works sites and illicit methamphetamine laboratories, with experience attained over several hundred sites.

Guy has experience involved in a wide range of environmental issues, across a broad range of media including soil, sediment, surface water, groundwater, and ground gas; and for a wide range of contaminants including heavy metals, petroleum hydrocarbons, and asbestos.

Guy's knowledge has also allowed him to present technical evidence on behalf of various clients, as part of a multi-disciplinary team, at District Court, High Court and Environment Court mediation and at numerous joint territorial and regional authority hearings.

Guy has familiarity with and understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NESCS, and in the consenting of contaminated sites.

Appendix A: Figure



FIGURE 1: SITE LOCATION AND CURRENT LAYOUT

Appendix B: Site Photographs



Photograph 1: View looking north-east across the site from the south-western corner.



Photograph 2: View looking east across the site from the north-western corner.



Photograph 3: The pit and irrigation pipework observed near the south-western site boundary.



Photograph 4: View looking south-west across the site from the north-eastern corner.



Photograph 5: View looking west across the site from the south-eastern corner.



Appendix C: Historical Aerial Photographs



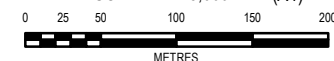
SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY
MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
LINZ DATA SERVICE AND LICENSED FOR RE-USE
UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.

1942 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)





SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY
MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
LINZ DATA SERVICE AND LICENSED FOR RE-USE
UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.



1961 AERIAL PHOTOGRAPH



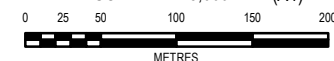
SOURCE:
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MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
LINZ DATA SERVICE AND LICENSED FOR RE-USE
UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.

1974 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)







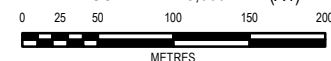
SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY
MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
LINZ DATA SERVICE AND LICENSED FOR RE-USE
UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.

1982 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)







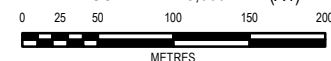
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MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
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INTERNATIONAL LICENCE.

1994 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)





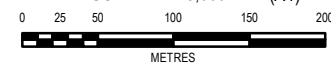
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CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
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INTERNATIONAL LICENCE.

2004 AERIAL PHOTOGRAPH

KEY :

- SITE BOUNDARY
- LAND PARCEL

SCALE : 1:5,000 (A4)







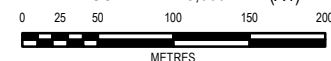
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1. AERIAL IMAGERY SOURCED FROM CANTERBURY
MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
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INTERNATIONAL LICENCE.

2012 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)







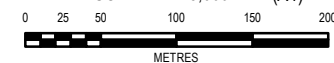
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2. CADASTRAL INFORMATION SOURCED FROM THE
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INTERNATIONAL LICENCE.

2021 AERIAL PHOTOGRAPH

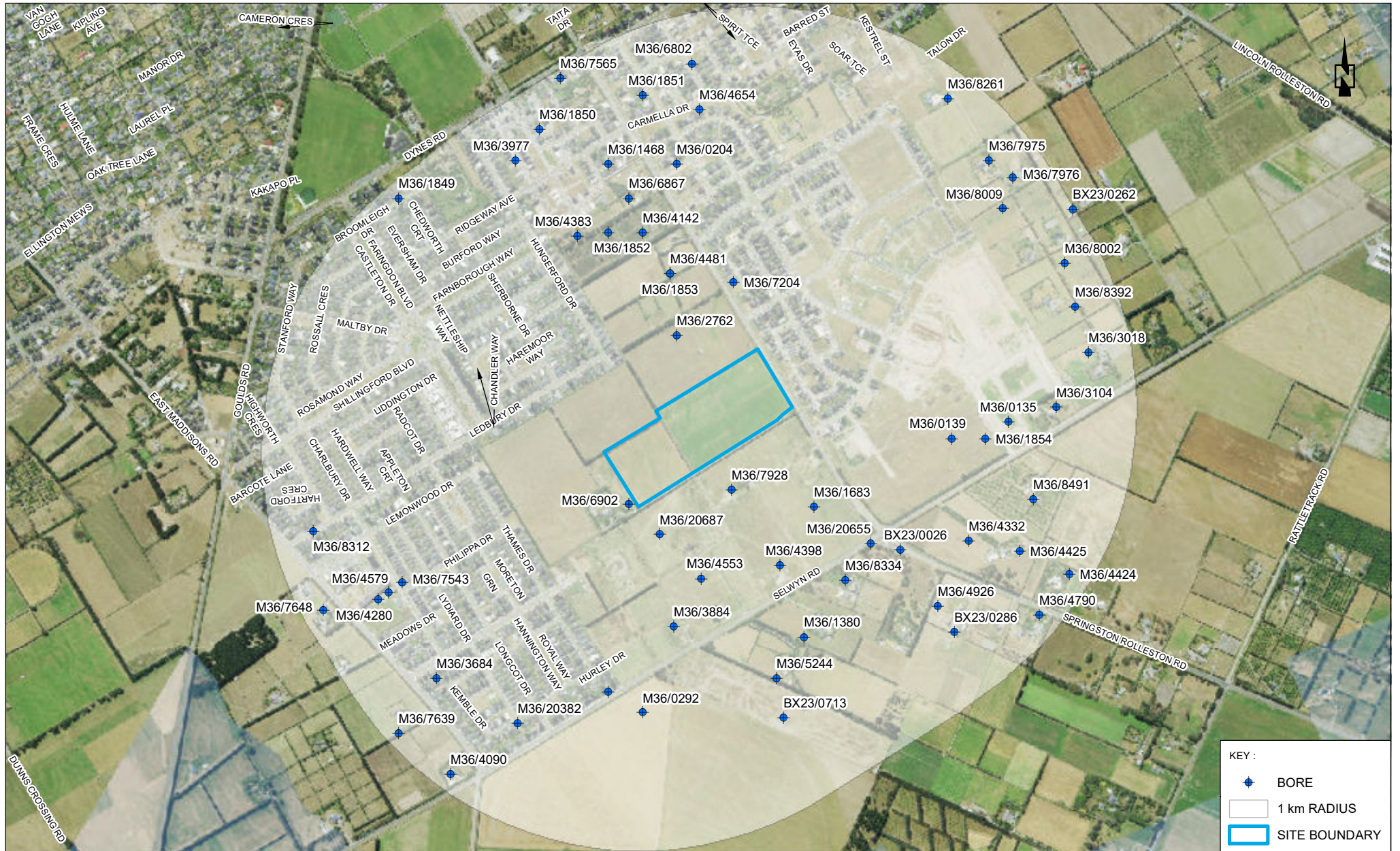
KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)



Appendix D: Environment Canterbury Records



SOURCE:
1. AERIAL IMAGERY SOURCED FROM CANTERBURY
MAP PARTNERS ADMINISTERED BY ENVIRONMENT
CANTERBURY.
2. CADASTRAL INFORMATION SOURCED FROM THE
LINZ DATA SERVICE AND LICENSED FOR RE-USE
UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
INTERNATIONAL LICENCE.

GROUNDWATER BORES WITHIN A 1 KM RADIUS OF THE SITE BOUNDARY - SOURCED FROM THE ECAN GIS DATABASE APRIL 2022

KEY :
◆ BORE
○ 1 km RADIUS
□ SITE BOUNDARY

SCALE : 1:15,000 (A4)
0 50 100 200 300 400 500 600
METRES

Bores located within a 1 km radius of the Site Boundary. (Sourced from ECan GIS Database in April 2022)

	Well No.	Well Status	Depth (m)	Diameter (mm)	Use Codes	Screened Depth/s	Grid East	Grid North	Well Owner	Well Type	Well Location	Top Screen	Bottom Screen	Initial SWL	Approx. Distance from centre of Site (m)
1	M36/7928	Active (exist, present)	37	150	Domestic and Stockwater	35 to 37	1551567	5170040	RP & EM YATES	Bore or Well	SELWYN ROAD	35	37	-7.6	210
2	M36/2762	Not Used	24.3	200	Irrigation		1551407	5170490	THOM, C.N. & S.M.	Bore or Well	SPRINGSTON-ROLLESTON ROAD			-5.8	270
3	M36/6902	Active (exist, present)	42	150	Irrigation	26 to 27	1551267	5170000	Mr A J Cartwright	Bore or Well	Springston Rolleston Road	26	27	-6.40	330
4	M36/20687	Active (exist, present)	36	150	Domestic and Stockwater	35 to 36	1551357	5169910	MR G M SOLE	Bore or Well	SELWYN ROAD	35	36		350
5	M36/1683	Active (exist, present)	13.1	150	Domestic and Stockwater	10.1 to 13.1	1551807	5169990	YATES R.P.	Bore or Well	SPRINGSTON ROLLESTON ROAD	10.1	13.1		400
6	M36/7204	Buried / unlikely still exists	114	200	Irrigation	88 to 94	1551572	5170646	Mr & Mrs R Geddes & Davis	Bore or Well	SPRINGSTON ROLLESTON ROAD	88	94	-7.3	420
7	M36/1853	Active (exist, present)	14	150	Irrigation	10.9 to 14	1551387	5170670	KIDD P.R.	Bore or Well	SPRINGSTON ROLLESTON ROAD	10.9	14		450
8	M36/4481	Filled in	30	150	Domestic and Stockwater	28 to 30	1551387	5170670	THOM C.N & S.M	Bore or Well	SPRINGSTON ROLLESTON RD	28	30	-5.5	450
9	M36/4553	Not Used	33	150	Irrigation	31 to 33	1551477	5169781	MILLS J	Bore or Well	SELWYN RD	31	33	-5.791	460
10	M36/4398	Active (exist, present)	24.4	150	Irrigation	22 to 24	1551707	5169821	YATES RP & EM	Bore or Well	SELWYN RD	22	24	-8.0	470
11	M36/4142	Active (exist, present)	27.4	100	Domestic Supply		1551307	5170790	DONALDSON J.D.	Bore or Well	SPRINGSTON ROLLESTON RD				580
12	M36/20655	Active (exist, present)	14.5	150	Water Level Observation	7.5 to 14.5	1551971	5169884	SELWYN DISTRICT COUNCIL	Bore or Well	SPRINGSTON ROLLESTON ROAD	7.5	14.5		600
13	M36/3884	Sealed / Grouted up	24	127	Domestic Supply	23.1 to 24	1551397	5169641	PALMER AG & ER	Bore or Well	SELWYN RD	23.1	24	-5.84	600
14	M36/8334	Active (exist, present)	48	150	Domestic and Stockwater	46.5 to 48	1551898	5169777	MR & MRS VAN DER ZWET	Bore or Well	SELWYN ROAD	46.5	48	-8.2	610
15	M36/1852	Filled in	24.3	150	Irrigation	21.3 to 24.3	1551207	5170790	MAWHINNEY, D.	Bore or Well	SPRINGSTON & ROLLESTON ROAD	21.3	24.3		620
16	M36/4383	Active (exist, present)	24	150	Domestic Supply	23 to 24	1551117	5170780	WARMAN D.G.	Bore or Well	SPRINGSTON ROLLESTON RD	23	24		660
17	BX23/0026	Active (exist, present)	38.8	150	Other - see comments	37.3 to 38.8	1552058	5169865	SELWYN DISTRICT COUNCIL	Bore or Well	CN SELWYN & SPRINGSTON ROLLESTON RDS	37.3	38.8	-7.2	680
18	M36/6867	Active (exist, present)	30	150	Domestic Supply	28.5 to 30	1551267	5170890	BN McIntyre	Bore or Well	Springston Rolleston Road	28.5	30	-6.3	690
19	M36/1380	Active (exist, present)	56.1	200	Irrigation		1551777	5169611	P J & H M Rains Family Trust	Bore or Well	CNR SELWYN & SPRINGSTON ROLLESTON RD			-5.9	690
20	M36/0139	Sealed / Grouted up	65.8	203	Domestic and Stockwater	55 to 66	1552207	5170190	GREENSLADE J.C.	Bore or Well	SELWYN RD	55	66	-5.3	720
21	M36/0204	Not Used	27.4	102	Domestic Supply	24 to 27	1551407	5170990	MOW	Bore or Well	SPRINGSTON ROLLESTON RD	24	27	-7.3	760
22	M36/5244	Active (exist, present)	38	150	Domestic and Stockwater	36.5 to 38	1551697	5169491	MORRIS, A.R & M.A	Bore or Well	SELWYN ROAD	36.5	38	-10.8	770
23	M36/1468	Active (exist, present)	30	150	Irrigation		1551207	5170990	GILES B.J.	Bore or Well	SPRINGSTON-ROLLESTON ROAD			-9.6	800
24	M36/1854	Not Used	10.2	76			1552306	5170190	GREENSLADE J.C.	Bore or Well	SELWYN RD			-7.88	820
25	M36/3392	Active (exist, present)	34	150	Domestic Supply	31 to 34	1551207	5169451	STERNE SJ & VL	Bore or Well	SELWYN RD	31	34	-3	840
26	M36/4332	Active (exist, present)	30	150	Irrigation		1552257	5169891	MOULDER D.W	Bore or Well	SELWYN RD				840
27	M36/4926	Active (exist, present)	30	150	Irrigation		1552167	5169701	Messrs R S, A G & J H Paton & Mrs J R Geddes	Bore or Well	SPRINGSTON ROLLESTON ROAD				860
28	M36/0292	Active (exist, present)	12.8	100	Domestic Supply		1551307	5169391		Bore or Well	SELWYN ROAD				870
29	M36/0135	Sealed / Grouted up	14	203	Irrigation	8.5 to 11.6	1552373	5170238	Mr D L Geddes	Bore or Well	SELWYN RD	8.5	11.6	-7.30	880
30	BX23/0713	Active (exist, present)	36	150	Domestic and Stockwater	34 to 36	1551718	5169376	Robert Harnæss	Bore or Well	725 Selwyn Rd	34	36		890
31	M36/4654	Active (exist, present)	45.85	200	Irrigation	43.85 yo 45.85	1551472	5171148	Mr G C Main & Mrs V L Eilken-Main	Bore or Well	SPRINGSTON-ROLLESTON ROAD	43.85	45.85		910
32	BX23/0286	Active (exist, present)	56	150	Domestic and Stockwater	54 to 55	1552215	5169626	K & V Oswell	Bore or Well	Springston Rolleston Road	54	55	-7.3	950
33	M36/1851	Not Used	16	76			1551307	5171190	DUNCAN	Bore or Well	CNR DYNES ROAD & SPRINGSTON ROLLESTO			-9.93	970
34	M36/8491	Active (exist, present)	44.8	150	Irrigation	40.8 to 44.8	1552445	5170012	Mr & Mrs Andrew & Megan Murphy	Bore or Well	623 SELWYN ROAD	40.8	44.8	9.32	980
35	M36/1850	Active (exist, present)	18	150	Domestic and Stockwater		1551007	5171090	WHITTINGTON, B.R.	Bore or Well	DYNES ROAD			-9.67	980
36	M36/4425	Active (exist, present)	36	150	Irrigation		1552406	5169861	Ms V A Bingham-Grandiek	Bore or Well	Selwyn RD				990
37	M36/7543	Active (exist, present)	26	150	Domestic and Stockwater	24 to 26	1550607	5169770	Mr & Ms G K & P R Poole & Eastmond	Bore or Well	East Maddison Road	24	26	-7.7	1000
38	M36/20382	Active (exist, present)	36	150	Domestic and Stockwater	35 to 36	1550943	5169360	I J & B A BURRELL	Bore or Well	CRN EAST MADDISONS & SELWYN ROADS	35	36	-7.20	1030
39	M36/4579	Not Used	23.5	150			1550567	5169740	MEADOWS, G.L.	Bore or Well	MADDISONS RD			-7	1050
40	M36/6802	Active (exist, present)	36.4	150	Irrigation	34.4 to 36	1551451	5171282	Mr & Mrs J R & A J Forrest	Bore or Well	SPRINGSTON-ROLLESTON ROAD	34.4	36	-8.1	1050
41	M36/8009	Active (exist, present)	36	150	Domestic and Stockwater	34 to 36	1552356	5170860	MR & MRS GC & PM MORGAN	Bore or Well	SELWYN ROAD	34	36	-12.2	1070
42	M36/3684	Active (exist, present)	19	150	Irrigation	12.2 to 13.4	1550707	5169491	MEADOWS G.L.	Bore or Well	MADDISONS RD	12.2	13.4		1080
43	M36/4280	Active (exist, present)	25	150	Irrigation		1550537	5169720	MEADOWS, G.L & J.M	Bore or Well	MADDISONS RD				1090
44	M36/7565	Active (exist, present)	35	150	Domestic Supply	33 to 35	1551067	5171240	Mr & Mrs T & N Buhrs	Bore or Well	551 Dynes Road	33	35	-12.5	1090
45	M36/1849	Not Used	48	200	Irrigation	44 to 48	1550597	5170890	FOSTER,D.M.	Bore or Well	DYNES ROAD	44	48	-11.5	1110
46	M36/7975	Active (exist, present)	37.5	150	Domestic Supply	35 to 37.5	1552316	5171000	MR & MS SH & EL LOEFFLER & HUISMANS	Bore or Well	SELWYN ROAD	35	37.5	-10.0	1120
47	M36/4790	Active (exist, present)	35.5	150	Irrigation	33.4 to 35.4	1552463	5169676	SCOTT, AB	Bore or Well	SPRINGSTON-ROLLESTON RD	33.4	35.4	-7.30	1120
48	M36/3018	Active (exist, present)	65.7	200	Irrigation	58.4 to 61.3	1552606	5170440	BOWDEN M.L.	Bore or Well	SELWYN RD	58.4	61.3	-9.32	1130
49	M36/8392	Active (exist, present)	36	150	Domestic Supply	34 to 36	1552567	5170574	A J LLOYD	Bore or Well	572 SELWYN ROAD	34	36	-10.0	1130
50	M36/7976	Active (exist, present)	36	150	Domestic and Stockwater	34 to 36	1552386	5170950	WEATHERBY ESTATE LIMITED	Bore or Well	SELWYN ROAD	34	36	-10.6	1140
51	M36/8002	Active (exist, present)	66	150	Domestic and Stockwater	64.5 to 66	1552536	5170700	MR & MRS AT & JM MULCAY	Bore or Well	SELWYN ROAD	64.5	66	-12.4	1140
52	M36/4424	Not Used	36.8	150		34.8 to 36.8	1552551	5169794	MOULDER DW	Bore or Well	SPRINGSTON ROLLESTON RD	34.8	36.8	-9	1150
53	M36/8261	No Info Expired Boreconsent	40	150	Domestic Supply		1552196	5171180	MR & MS SR & AJ BOYCE & SMITH	Bore or Well	SELWYN ROAD				1180
54	M36/3977	Active (exist, present)	34	150	Domestic Supply		1550937	5171000	HOWDEN K.D.	Bore or Well	DYNES RD				940
55	M36/3104	Active (exist, present)	20	150	Domestic Supply		1552512	5170281	VICKERS .M	Bore or Well	SELWYN RD				1020
56	M36/8312	No Info Expired Boreconsent	38	150	Domestic and Stockwater		1550347	5169920	MR K D FINDLATER	Bore or Well	EAST MADDISON ROAD				1190
57	BX23/0262	Active (exist, present)	42	150	Domestic Supply	40.48 to 42	1552560	5170858	MR & MRS J E & A T HEYL	Bore or Well	Selwyn Road	40.48	42	-7.8	1240
58	M36/7648	Active (exist, present)	26	150	Domestic and Stockwater	24 to 26	1550377	5169690	Mr & Ms PM & KI Tilling & Thompson	Bore or Well	East Maddisons Road	24	26	-8.10	1240
59	M36/4090	Active (exist, present)	18.3	150	Irrigation		1550747	5169211	DUTHIE D.J.M.	Bore or Well	SELWYN RD			-5.2	1270
60	M36/7639	Active (exist, present)	32	150	Domestic and Stockwater	29 to 31	1550597	5169331	Mr & Mrs DA & MG Miller	Bore or Well	0503 East Maddisons Road	29	31	-6.30	1270



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered 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 database 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; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ312362

Date generated: 26 April 2022
Land parcels: Lot 1 DP 82966



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.

Sites at a glance

 **Sites within enquiry area**

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

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.

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.



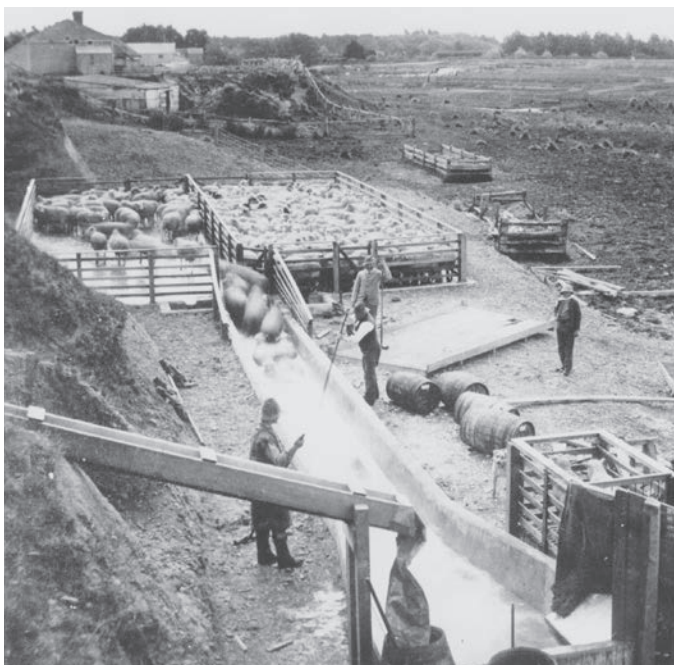
I think my site category is incorrect – how can I change it?

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)



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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.

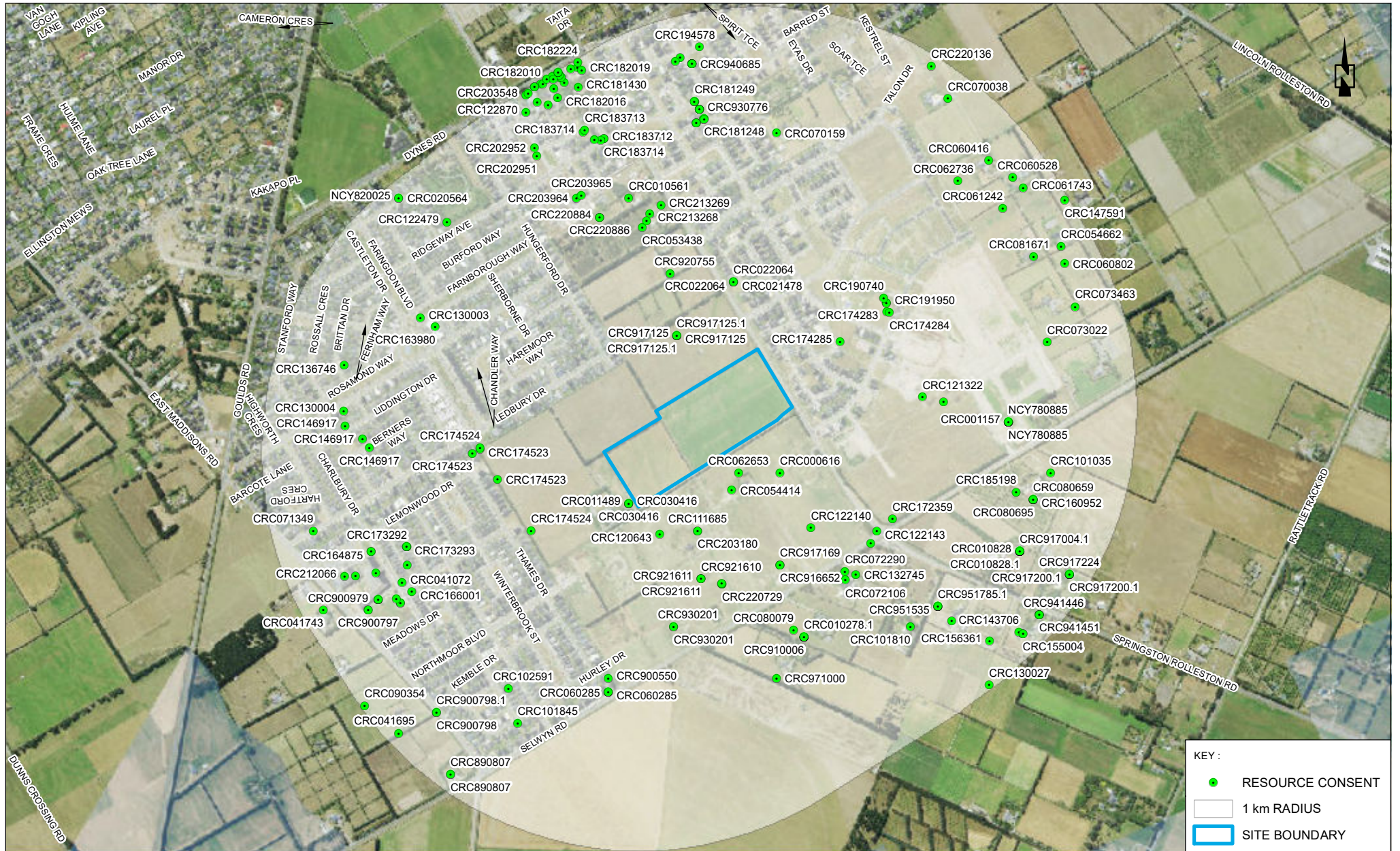
If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

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



SOURCE:
 1. AERIAL IMAGERY SOURCED FROM CANTERBURY
 MAP PARTNERS ADMINISTERED BY ENVIRONMENT
 CANTERBURY.
 2. CADASTRAL INFORMATION SOURCED FROM THE
 LINZ DATA SERVICE AND LICENSED FOR RE-USE
 UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0
 INTERNATIONAL LICENCE.

RESOURCE CONSENTS WITHIN A 1 KM RADIUS OF THE SITE BOUNDARY - SOURCED FROM THE ECAN GIS DATABASE APRIL 2022

