



27 June 2022

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

Dear Jocelyn,

## **PRELIMINARY SITE INVESTIGATION – 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 (i.e., the site). 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 site inspection and interviews to identify areas of the site where HAIL<sup>1</sup> 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.

### **2.0 Site Details**

The site currently comprises a rural-residential block. The residential area (i.e., the curtilage) is located in the south-eastern portion and contains the main dwelling and associated outbuildings. To the east of the residential area is the operational farm area which includes a farm implement shed, piles of hay bales, timber and soil/gravel material, burn pit and an animal yard. The remainder of the site (northern, western/south-western portions) comprises undeveloped farm paddocks used for animal grazing. A long driveway extends from the residential area/curtilage to Springston Rolleston Road to the east.

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<sup>1</sup> 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.

The site identification and environmental setting are summarised in Tables 1 and 2 below. An aerial photograph of the site, showing its current layout and existing features is attached as Figure 1.

**Table 1: Site Identification**

Address	Legal Description	Lot Area (m <sup>2</sup> )	Current Land Use	Current Owner
435 Springston Rolleston Road, Rolleston	Lot 2 DP 82966 BLK III LEESTON SD	115,625	Rural-residential block	Allan Stewart Cartwright, Andrew John Cartwright, Penelope Anne Day, Robert Andrew Day

Table 2: Environmental Setting	
<b>Zoning</b>	‘Inner Plains’ as per the Operative Selwyn District Plan ‘General Rural Zone’ as per Proposed Selwyn District Plan
<b>Current Land Use</b>	Rural-residential block
<b>Future Land Use</b>	Potentially residential subdivisions
<b>Immediate Surrounding Land Uses</b>	The site is bordered by farm paddocks to the east/northeast, newly established residential subdivisions to the north and west, and ongoing residential subdivision works to the south.
<b>Topography<sup>1</sup></b>	Generally flat and level.
<b>Site Services</b>	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.
<b>Regional Geology</b>	Brownish-grey river alluvium and grey river alluvium beneath plains or low-level terraces <sup>1</sup> .
<b>Hydrogeology</b>	<p>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> <p>The GIS database shows that a bore (M36/6902) is present in the south-eastern corner of the site. The GIS database recorded this bore as being ‘active’ and used for irrigation, although this is also likely to supply and domestic supply purposes. The bore was 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).</p> <p>Within a 1 km radius of the site, the GIS database indicates presence of 84 registered bores of which 62 (including the onsite bore) are currently recorded as being ‘active’ and used for a range of purposes including water level observation, domestic, irrigation and/or stockwater supply. The remaining 22 bores are recorded as being either not used, filled in, sealed/grouted up, buried/unlikely still exists or expired bore consent. A plot and table showing the recorded bores within a 1 km radius of the site with key information is attached.</p>
<b>Ecological Receptors (within 500 m)</b>	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 southern boundary based on the plan obtained from property files (see Section 3.3). In addition, several stormwater treatment basin/reserve areas are present in the general wider vicinity of the site as part of the completed residential subdivision works.
<b>Notes:</b> 1. <i>Geology of Christchurch Urban Area, GNS, 1992 (1:25,000 scale).</i>	

### 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 2020 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 1942, 1962, 1974, 1982 and 1994 aerial images show the site to form part of a larger farm/rural paddock and likely used for animal grazing. There were no obvious structural features, apart from a rectangular shed that was already present along the south-eastern site boundary from the 1974 aerial photograph onwards. However, there is no other observable presence of any farm related structures such as animal yards, sheds or pest treatment facilities (e.g., sheep dip structures).
- ✧ The 2004 aerial photograph shows that the dwelling is now present in the south-eastern portion. A long vehicle driveway connects the residential area/curtilage to Springston Rolleston Road to the east. The boundary of the residential area (the curtilage) appears to be demarcated by hedging/treeline from the remaining rural/paddock areas of the site. An animal yard is also evident in the eastern part of the site to the north of the curtilage.
- ✧ The 2012 aerial photograph shows that the shed along the south-eastern site boundary has been removed. Significant development within the curtilage has occurred, including the construction of a swimming pool, tennis court and a large new shed. Landscaped areas around the dwelling and along the boundary of the curtilage are evident. Outside of the residential area to the north of the dwelling, another rectangular shed has been constructed. Piles of timber and possibly soil/gravel material are present to the immediate north of the shed while rows of hay bales are present along the south-eastern boundary of the site (east of dwelling). There are no notable changes in the remaining areas of the site (paddock areas in the northern and western portion).
- ✧ The 2021 aerial photograph shows the site in its present-day layout. The area to the north and east of the dwelling appears to be used as the operational farm area where plant/machinery, wood piles, hay bales and other miscellaneous items are stored. Bare ground (i.e., unvegetated) areas are also evident to the north of the farm shed.

#### 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 currently holds an active resource consent for water take/use (CRC030416). This consent relates to the onsite bore. In addition, the site has also previously held a 'terminated-expired' land use consent for earthworks for water race construction (CRC174523) and a 'terminated-expired' water permit to divert water from the water race (CRC174524).

A plot showing resource consents within a 1 km radius of the site is attached.

## 3.3 Review of Selwyn District Council Property Records

The property file record for the site was obtained from SDC and reviewed. Given the limited land use at the site, the files obtained were limited to building consent information relating to the construction of the dwelling in 2001, the construction the current farm shed in 2007, the construction of the swimming pool in 2012, the alteration of the dwelling in 2015 and the construction of the pool house in 2018. Of note, two site plans dated 2001 and 2006 show the layout and building use at that time.

No other information relevant to potential ground contamination sources was available.

A copy of the relevant property file information is attached.

## 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 current site layout was generally consistent with that observed in the 2021 aerial imagery. The curtilage (i.e., residential portion of the site) which included the dwelling, a swimming pool, a pool house, a tennis court, a shed, landscaped areas and vehicle access, was located in the south-eastern portion of the site. An aboveground diesel storage tank (capacity unconfirmed but suspected to be at least 1,000 L) on a concrete pad along with 200 L oil drums were located outside of the shed to the immediate west. Localised oil staining was observed on the surface of concrete pad and immediate area of the aboveground diesel tank. The remaining areas of the residential section was not inspected due to access restriction, but the landowner confirmed disposal of wastewater via septic tank, roof water via stormwater soak pits, and a groundwater bore and pump shed for domestic supply. While the exact locations were unable to be inspected, this information is consistent with the drawing plans from obtained property files.
- ✧ The operational area of the farm is located to the east and north-east of the curtilage. This area was used as a storage area for plant and machinery, hay bales, wood and other miscellaneous items. Hay bales, a tractor, an excavator and other machinery were stored in the implement shed. In addition, a sheep yard was located at the north-western corner of this operational area. The site owner mentioned that the area had only been used for sheep crutching and as a holding area before transportation offsite and no dipping activity has been carried out. A burn pit was located to the south of the sheep yard. The site owner confirmed that materials burnt at the fire pit had been mostly vegetation waste and minor domestic rubbish.

- ✧ The site access is a long driveway off Springston Rolleston Road. The driveway was sealed, with landscaping on both sides. A water race was present at the eastern end of the access along Springston Rolleston Road.
- ✧ The remainder of the site were paddocks for grazing. The paddocks were bounded by water races on the western and southern sides.

## 5.0 Summary of Site History and Potential Contamination Sources

The reviewed historical information showed that the site was predominantly vacant rural land since at least the 1940s, until a farm shed was constructed along the south-eastern boundary in early 1970s. By early 2000s, a dedicated area (demarcated by boundary hedging) for residential purposes was established in the south-eastern portion of the site. Since then, additional features within the residential area have been completed including the construction of a new shed (replaced the original shed constructed in the 1970s), tennis court, swimming pool and associated landscaping work. A series of alteration works in the dwelling have also been undertaken. A small aboveground tank (estimated capacity of 1,000 L) used for diesel storage was located outside the western wall of the shed. This was likely used to re-fuel the farm machinery at the site and has been present within the last 5 to 10 years.

In addition, to the establishment of the residential area, a dedicated farm operational area was established in the eastern/south-eastern portion of the site (adjacent to the residential area) in the early 2000s. This included the construction of a sheep yard in the north-western corner and a secondary farm implement shed (i.e., in addition to the one present in the residential area). The operational area was mainly used for storage of various farm items including plant, machinery, hay bales, timber/wood and soil/gravel supplies. A small burn pit, primarily used for burning vegetation waste and minor domestic rubbish was also present in this area. The remaining areas of the site (northern and western portions) have remained as vacant paddock.

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 available property files from SDC were limited to the recent construction of dwelling, the pool, the pool house and the shed at the site.

Therefore, based on the information obtained and reviewed, HAIL Category A17 (*storage tanks or drums for fuel, chemicals or liquid waste*) has been considered applicable in the southern-eastern portion of the site given the presence of diesel fuel storage tank.

With regard to the presence of the burn pit, and in the absence of soil sampling data to confirm contamination status, HAIL Category I (*any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that could be a risk to human health or the environment*) has been conservatively considered applicable in this instance. It is important to note that as per the wording of Category I, the classification of HAIL requires that concentrations of contaminants are present which could pose a risk to human health or the environment (which PDP considers to equate to an exceedance of either the applicable NESCS soil contaminant standard (SCS) for the current land use, or environmental guidelines in addition to taking into consideration the site conceptual model<sup>2</sup>). Conversely, the burn pit can be confirmed as 'not HAIL' if contaminants are found to be below concentrations which could pose a risk to human health or the environment (e.g., below or around applicable guideline values). As such, the HAIL Category I for this part of the overall site is considered conservative for the purposes of this PSI, and this categorisation should be confirmed by undertaking a soil sampling investigation.

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<sup>2</sup> Representation of the biological, physical and chemical processes that determine the ways that contaminants move from sources through the environmental media to environmental receptors.

## 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.

The CSM for the site is summarised below. This considers the current and future land use, and whether there is a complete linkage between the components that may result in potential risk to human health or the surrounding environment. Note that the CSM is conservative at this stage, based on the information presented in Section 5.0, and should be updated once further information, such as soil sample results or future land use, is obtained.

**Table 3: CSM**

Address	Source	Exposure Route	Receptor	Pathway Linkage
435 Springston Rolleston Road, Rolleston	Heavy metals (e.g., lead and arsenic) and burnt anthropogenic waste materials (e.g., plastics) in surface soils associated with the burn pit	Dermal contact	Current (and future) Residents  Construction and Maintenance Workers	Potentially Complete
		Soil ingestion		
	Petroleum hydrocarbons on surface soils	Dust inhalation	Current (and future) Residents  Construction and Maintenance Workers	Potentially Complete
		Inhalation of volatiles (outdoor scenario)		
		Inhalation of volatiles (indoor scenario)		Incomplete – diesel storage only, limited volatility.

In order to fully ascertain completeness of the pathway (and assess potential risk to human health and the environment), it is recommended that a targeted soil sampling investigation is undertaken.

## 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, possible HAIL activities have been identified within parts of the site. Therefore, as a prudent approach and in the absence of soil sampling information to show otherwise, the requirements of the NESCS should be taken into consideration 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. 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 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 was historically a vacant rural land used for animal grazing. By the early 2000s, the site had three distinct areas including the residential area in the south-eastern portion of the site, the operational farm area in the eastern portion, and the remaining animal grazing paddocks. The residential area, progressively developed since 2001, contained the dwelling, outbuildings, tennis court, swimming pool and landscaped areas. The operational farm area contained the sheep yard and a farm implement shed and used for open storage of materials such as hay bales, wood/timber, soil/gravel material and other miscellaneous farm items.
- ✧ Review of district council (property files) records did not show any relevant information apart from building consents and associated documents relating to the construction and subsequent alteration works for the dwelling and construction of sheds and swimming pool.
- ✧ Review of regional council (LLUR, bores and consent records) documents did not show any evidence of potential contamination sources or potentially contaminating activities.
- ✧ Recent inspection of the site showed that an aboveground diesel storage tank (1,000 L estimated capacity) was located outside the western wall of the shed within the residential area of the site. In addition, a burn pit used for burning vegetation and waste domestic rubbish was also present in the farm operational area south of the sheep yard. While a sheep yard was present, there was no evidence of a sheep dip structure or sheep dipping activities undertaken in the past. There was also no evidence of intensive horticultural activity or storage/use of hazardous agrichemicals.

Therefore, based on the reviewed information, HAIL activities under Categories A17 and I (i.e., potential source of contamination) have been conservatively identified over parts of the site. While any potential contamination resulting from these HAIL activities are likely limited in extent both laterally and vertically, it is recommended that a soil sampling investigation is undertaken to confirm the contamination levels and whether the levels measured could result in a potential risk to human health and/or the environment. The soil sampling investigation will also assist in confirming the completeness of potential exposure pathways to current and future receptors.

Finally, in the context of the proposed future re-zoning and district plan changes and given the presence of possible HAIL activities, the requirements of the NESCS should be taken into consideration should any of the regulated activities be undertaken within the 'piece of land' (i.e. parts of the site where the HAIL activities occurred), unless otherwise proven by a soil sampling investigation.

## 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 Knoyle**

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:

*HAIL Categories 'A17' and 'I' have been conservatively identified over parts of the site (i.e., piece of land) based on the reviewed information. Therefore, and in the absence of soil sampling data to confirm if these HAIL activities have resulted in ground contamination such that it can cause potential risk to human health and the environment, the requirements of the NESCS over the 'piece of land' should be taken into consideration should any of the regulated activities be carried out in the future.*

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.







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  
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**Photograph 1: View looking north across the paddocks from the south-western corner of the site.**



**Photograph 2: View looking south-east across the paddocks from the north-western site boundary.**





**Photograph 3: View looking north-west across the operation area from the south-eastern corner.**



**Photograph 4: View looking south-east across the operation area from the north-western corner.**





**Photograph 5: View looking south-west at the implement shed in the operation area.**



**Photograph 6: View of the sheep yard at the north-western corner of the operation area .**





**Photograph 7: View of the burn pit to the south of the sheep yard.**



**Photograph 8: View looking south-east at some of the soil/gravel material present in the operation area.**





**Photograph 9: View looking south-east at the above ground diesel storage tank and oil drums next to the shed.**



**Photograph 10: View looking south-west at the long driveway from the eastern end against Springston Rolleston Road.**







SOURCE:  
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1942 AERIAL PHOTOGRAPH

KEY :  
 SITE BOUNDARY  
 LAND PARCEL

SCALE : 1:5,000 (A4)  
0 25 50 100 150 200  
METRES



SOURCE:  
1. AERIAL IMAGERY SOURCED FROM CANTERBURY  
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INTERNATIONAL LICENCE.

1961-1962 AERIAL PHOTOGRAPH

KEY :

SITE BOUNDARY  
 LAND PARCEL

SCALE : 1:5,000 (A4)

0 25 50 100 150 200  
METRES





SOURCE:  
1. AERIAL IMAGERY SOURCED FROM CANTERBURY  
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1974 AERIAL PHOTOGRAPH

KEY :

SITE BOUNDARY  
 LAND PARCEL

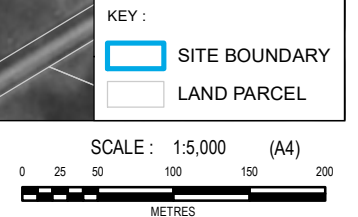
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0 25 50 100 150 200  
METRES



SOURCE:  
1. AERIAL IMAGERY SOURCED FROM CANTERBURY  
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1982 AERIAL PHOTOGRAPH









SOURCE:  
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1994 AERIAL PHOTOGRAPH

KEY :

 SITE BOUNDARY  
 LAND PARCEL

SCALE : 1:5,000 (A4)

0 25 50 100 150 200  
METRES



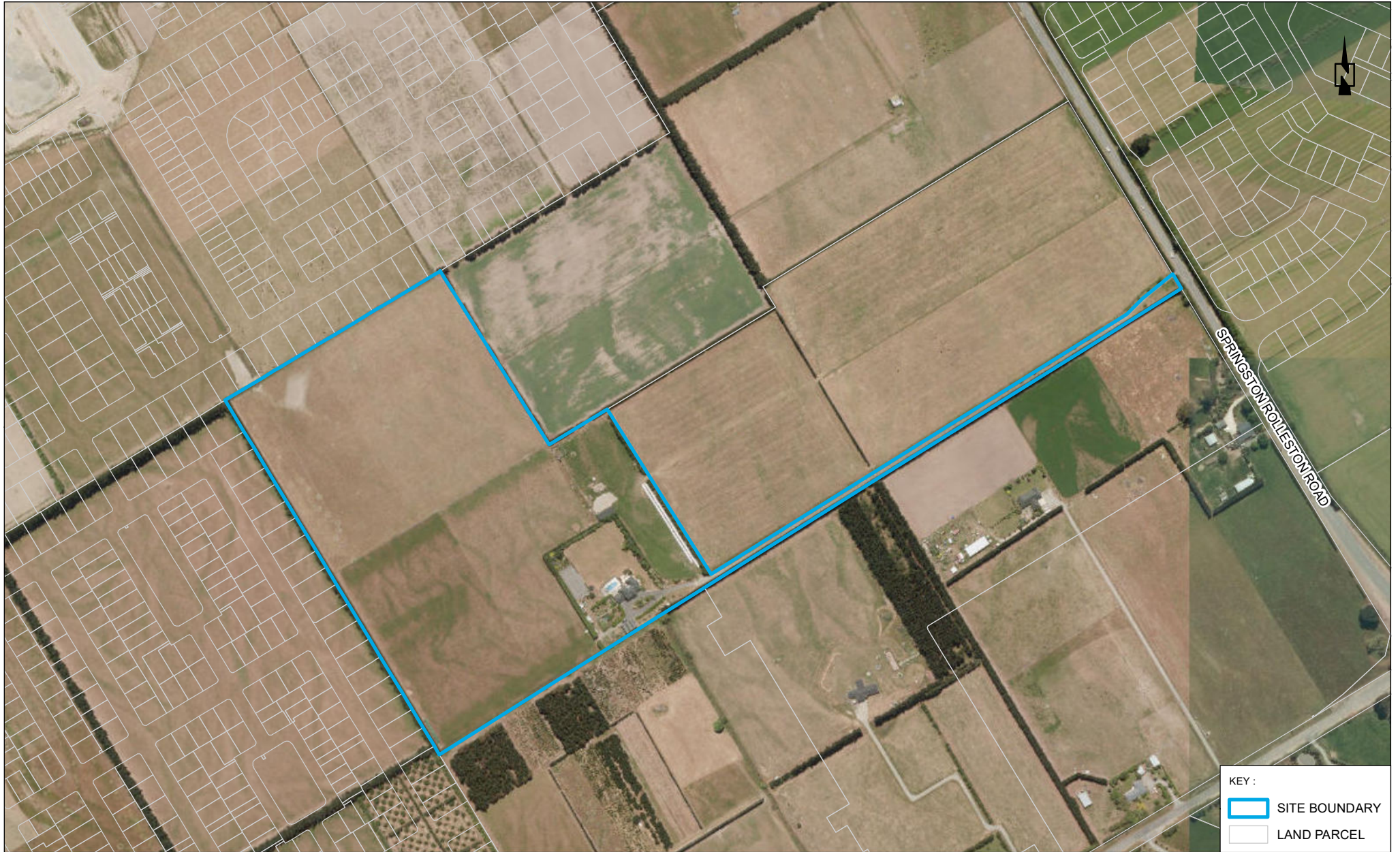


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2004 AERIAL PHOTOGRAPH









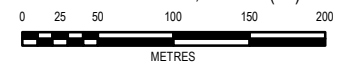
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2012 AERIAL PHOTOGRAPH

KEY :

-  SITE BOUNDARY
-  LAND PARCEL

SCALE : 1:5,000 (A4)







SOURCE:  
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INTERNATIONAL LICENCE.

2021 AERIAL PHOTOGRAPH

KEY :  
[Blue Outline] SITE BOUNDARY  
[White Outline] LAND PARCEL

SCALE : 1:5,000 (A4)  
0 25 50 100 150 200  
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	M36/6902	Active (exist, present)	42	150	Irrigation	26 to 27	1551267	5170000	Mr A J Cartwright	Bore or Well	Springston Rolleston Road	26	27	-6	90
2	M36/20687	Active (exist, present)	36	150	Domestic and Stockwater	34.5 to 36	1551357	5169910	MR G M SOLE	Bore or Well	SELWYN ROAD	34.5	36		220
3	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	380
4	M36/4553	Not Used	33	150	Irrigation	31 to 33	1551477	5169781	MILLS J	Bore or Well	SELWYN RD	31	33	-5.791	390
5	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	460
6	M36/2762	Not Used	24.3	200	Irrigation		1551407	5170490	THOM, C.N. & S.M.	Bore or Well	SPRINGSTON-ROLLESTON ROAD			-5.8	500
7	M36/4398	Active (exist, present)	24.4	150	Irrigation	22.4 to 24.4	1551707	5169821	YATES RP & EM	Bore or Well	SELWYN RD	22.4	24.4	-8	570
8	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	590
9	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		620
10	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	640
11	M36/1853	Active (exist, present)	14	150	Irrigation	11 to 14	1551387	5170670	KIDD P.R.	Bore or Well	SPRINGSTON ROLLESTON ROAD	11	14		660
12	M36/0292	Active (exist, present)	12.8	100	Domestic Supply		1551307	5169391		Bore or Well	SELWYN ROAD				660
13	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	660
14	M36/4579	Not Used	23.5	150			1550567	5169740	MEADOWS, G.L.	Bore or Well	MADDISONS RD			-7	690
15	M36/4280	Active (exist, present)	25	150	Irrigation		1550537	5169720	MEADOWS, G.L & J.M	Bore or Well	MADDISONS RD				720
16	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	720
17	M36/3684	Active (exist, present)	19	150	Irrigation	12 to 13	1550707	5169491	MEADOWS G.L.	Bore or Well	MADDISONS RD	12	13		730
18	M36/20382	Active (exist, present)	36	150	Domestic and Stockwater	34.5 to 36	1550943	5169360	I J & B A BURRELL	Bore or Well	CRN EAST MADDISONS & SELWYN ROADS	34.5	36	-7.2	730
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	730
20	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		740
21	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	750
22	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		750
23	M36/8334	Active (exist, present)	48	150	Domestic and Stockwater	47 to 48	1551898	5169777	MR & MRS VAN DER ZWET	Bore or Well	SELWYN ROAD	47	48	-8.2	760
24	M36/4142	Active (exist, present)	27.4	100	Domestic Supply		1551307	5170790	DONALDSON J.D.	Bore or Well	SPRINGSTON ROLLESTON RD				760
25	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		800
26	M36/8312	No Info Expired Boreconsent	38	150	Domestic and Stockwater		1550347	5169920	MR K D FINDLATER	Bore or Well	EAST MADDISON ROAD				850
27	BX23/0713	Active (exist, present)	36	150	Domestic and Stockwater	34 to 36	1551718	5169376	Robert Harnieiss	Bore or Well	725 Selwyn Rd	34	36		850
28	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	850
29	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	-8.1	880
30	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	890
31	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	-6.3	920
32	M36/4090	Active (exist, present)	18.3	150	Irrigation		1550747	5169211	DUTHIE D.J.M.	Bore or Well	SELWYN RD			-5.2	940
33	M36/1468	Active (exist, present)	30	150	Irrigation		1551207	5170990	GILES B.J.	Bore or Well	SPRINGSTON-ROLLESTON ROAD			-9.6	950
34	M36/4121	Active (exist, present)	21.5	152	Domestic and Stockwater		1550437	5169451	WARREN RJ & CL	Bore or Well	MADDISONS RD			-6	950
35	M36/0204	Not Used	27.4	102	Domestic Supply	24.2 to 27.4	1551407	5170990	MOW	Bore or Well	SPRINGSTON ROLLESTON RD	24.2	27.4	-7.3	970
36	M36/3977	Active (exist, present)	34	150	Domestic Supply		1550937	5171000	HOWDEN K.D.	Bore or Well	DYNES RD				990
37	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	1030
38	M36/1849	Not Used	48	200	Irrigation	44 to 48	1550597	5170890	FOSTER,D.M.	Bore or Well	DYNES ROAD	44	48	-11.5	1030
39	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				1040
40	M36/1850	Active (exist, present)	18	150	Domestic and Stockwater		1551007	5171090	WHITTINGTON, B.R.	Bore or Well	DYNES ROAD			-9.67	1060
41	M36/4891	Active (exist, present)	25.25	150	Domestic and Stockwater	23.25 to 25.25	1550117	5170000	Mr & Ms B N & J A Stevens & Gray	Bore or Well	CNR MADDISONS & GOULDS ROAD	23.25	25.25	-7.38	1070
42	M36/4332	Active (exist, present)	30	150	Irrigation		1552257	5169891	MOULDER D.W	Bore or Well	SELWYN RD				1080
43	M36/7902	Active (exist, present)	36	150	Domestic and Stockwater	34.5 to 36	1550407	5169271	RB & BM CHAPMAN & HAMILTON	Bore or Well	SELWYN ROAD	34.5	36	-8.4	1100
44	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	1110
45	BX23/1239	Buried / unlikely still exists	31	100			1550063	5170075		Bore or Well	Corner Maddisons and Goulds Road				1120
46	M36/1854	Not Used	10.2	76			1552306	5170190	GREENSLADE J.C.	Bore or Well	SELWYN RD			-7.88	1130
47	M36/7512	Active (exist, present)	29	150	Domestic and Stockwater	27 to 29	1550237	5169431	Mr & Mrs A S & M M Baxter	Bore or Well	East Maddisons Road	27	29	-8.1	1130
48	M36/4231	Active (exist, present)	35	150	Domestic Supply		1550173	5170539	WHITE C.E.	Bore or Well	GOULDS RD				1130
49	M36/4654	Active (exist, present)	45.85	200	Irrigation	43.85 to 45.85	1551472	5171148	Mr G C Main & Mrs V L Eilken-Main	Bore or Well	SPRINGSTON-ROLLESTON ROAD	43.85	45.85		1140
50	M36/3721	Active (exist, present)	19	150	Domestic Supply		1550067	5170280	WILSON N.L.	Bore or Well	GOULDS RD			-7	1140
51	M36/1848	Not Used	24	200	Irrigation		1550707	5171090	FOSTER D.M.	Bore or Well	DYNES ROAD.				1150
52	M36/1851	Not Used	16	76			1551307	5171190	DUNCAN	Bore or Well	CNR DYNES ROAD & SPRINGSTON ROLLESTO			-9.93	1150
53	BX23/0408	Active (exist, present)	102	200	Irrigation	99 to 102	1550678	5171087	Selwyn District Council	Bore or Well	Dynes Road	99	102	-11.1	1160
56	M36/20602	Active (exist, present)	36	150	Domestic and Stockwater	34.5 to 36	1550025	5170186	MR DAVID FOSKETT	Bore or Well	EAST MADDISONS ROAD	34.5	36	-9.1	1170
57	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	-7.3	1200
58	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	1200
59	M36/4232	Not Used		51			1550089	5170582	WHITE C.E.	Bore or Well	GOULDS RD				1220
60	M36/20183	No Info Expired Boreconsent	50	200	Irrigation		1550617	5171140	MR & MRS D J & A P FOSTER	Bore or Well	DYNES ROAD				1230
61	M36/4425	Active (exist, present)	36	150	Irrigation		1552406	5169861	Ms V A Bingham-Grandiek	Bore or Well	Selwyn RD				1230
62	M36/4346	Active (exist, present)	26.8	150	Domestic Supply	24.8 to 27	1549967	5169900	MAIN M.R.	Bore or Well	CNR MADDISONS & GOULDS RDS	24.8	27		1230
63	M36/1843	Active (exist, present)	19	150	Domestic Supply		1550207	5170790	STEEL M & SE	Bore or Well	GOULDS RD			-9.85	1230
64	M36/1847	Active (exist, present)	19	150	Domestic Supply		1550207	5170790	MAYER IF & JK	Bore or Well	GOULDS RD			-8.85	1230
65	M36/8511	No Info Expired Boreconsent	43	150	Domestic and Stockwater		1550637	5171160	MR D J FOSTER	Bore or Well	DYNES ROAD				1240
66	M36/5254	Active (exist, present)	36	150	Irrigation	34 to 36	1550467	5169031	Mr D B Irvine	Bore or Well	SELWYN ROAD	34	36	-6	1240
67	M36/3062	Sealed / Grouted up	36.5	150	Domestic and Stockwater	34.5 to 36.5	1550117	5170690	MOSLEY NR & AL	Bore or Well	GOULDS RD	34.5	36.5	-8.9	1250
68	M36/3041	Active (exist, present)	24	150	Domestic Supply		1549957	5170340	QUINTON, K.R.	Bore or Well	MADDISONS RD			-7.2	1260
69	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	1260
70	M36/3940	Active (exist, present)	32.4	150	Stock Supply		1550197	5170820	WATSON .G.	Bore or Well	GOULDS RD			-9.2	1260
71	M36/5375	Active (exist, present)	21.45	76	Domestic Supply		1549987	5170470	HAYWOOD, DH	Bore or Well	GOULDS				1270
72	M36/0038	Active (exist, present)	27.1	102	Domestic Supply	23.9 to 27.1	1549907	5170190	M.W.D.	Bore or Well	Maddisons Road	23.9	27.1	-5.8	1290
73	M36/0121	Not Used	20.1	127			1550107	5170790	WIDDERSON .J.	Bore or Well	GOULDS RD			-6.4	1310
74	M36/5063	Active (exist, present)	40	150	Domestic Supply		1550207	5170930	PAYNE, G.R. & K.	Bore or Well	GOULDS ROAD				1320
75	M36/5268	Active (exist, present)	37	150	Domestic Supply	35 to 37	1549877	5170290	MACDONALD, K.	Bore or Well	EAST MADDISONS ROAD	35	37	-7.7	1330
76	M36/3104	Active (exist, present)	20	150	Domestic Supply		1552512	5170281	VICKERS .M	Bore or Well	SELWYN RD				1350
77	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	1390
78	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	1430
79	M36/3018	Active (exist, present)	65.7	200	Irrigation	58 to 61.3	1552606	5170440	BOWDEN M.L.	Bore or Well	SELWYN RD	58	61.3	-9	1480
80	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	1480
81	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	1480
82	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	-11	1500
83	M36/8002	Active (exist, present)	66	150	Domestic and Stockwater	64.5 to 66	1552536	5170700	MR & MRS AT & JM MULCAV	Bore or Well	SELWYN ROAD	64.5	66	-12.4	1500
84	BX23/0262	Active (exist, present)	42	150	Domestic Supply	40.48 to 42	1552560	5170858	MR &						



**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)

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](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ312363

**Date generated:** 26 April 2022  
**Land parcels:** Lot 2 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)<sup>1</sup>. 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.

<sup>1</sup> The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://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](http://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](http://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](http://www.ecan.govt.nz/HAIL).



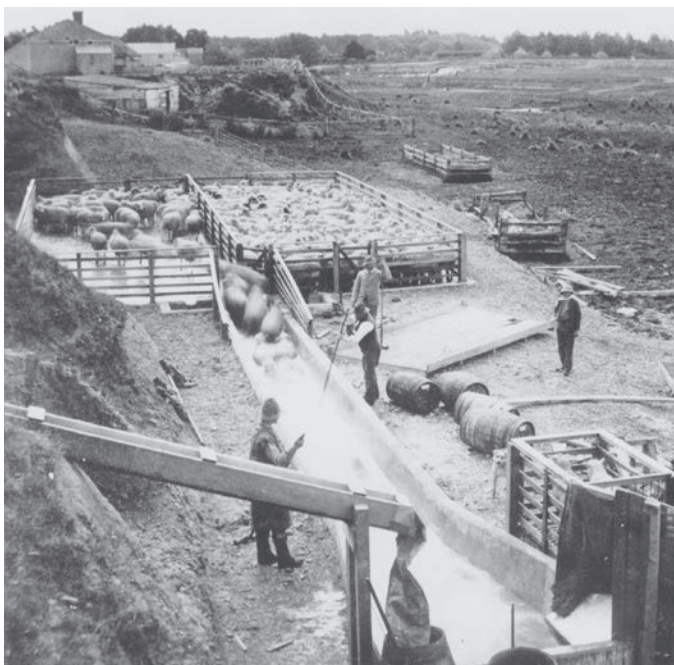
## I think my site category is incorrect – how can I change it?

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](http://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](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



# Listed Land Use Register

## Site categories and definitions

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

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

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

### **Not investigated:**

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

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

### **At or below background concentrations:**

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

### **Below guideline values for:**

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

### **Managed for:**

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

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

### **Partially investigated:**

The site has been partially investigated. Results:

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

### **Significant adverse environmental effects:**

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

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

### **Contaminated:**

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

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

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

### **Verified non-HAIL:**

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

Please contact Environment Canterbury for further information:

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



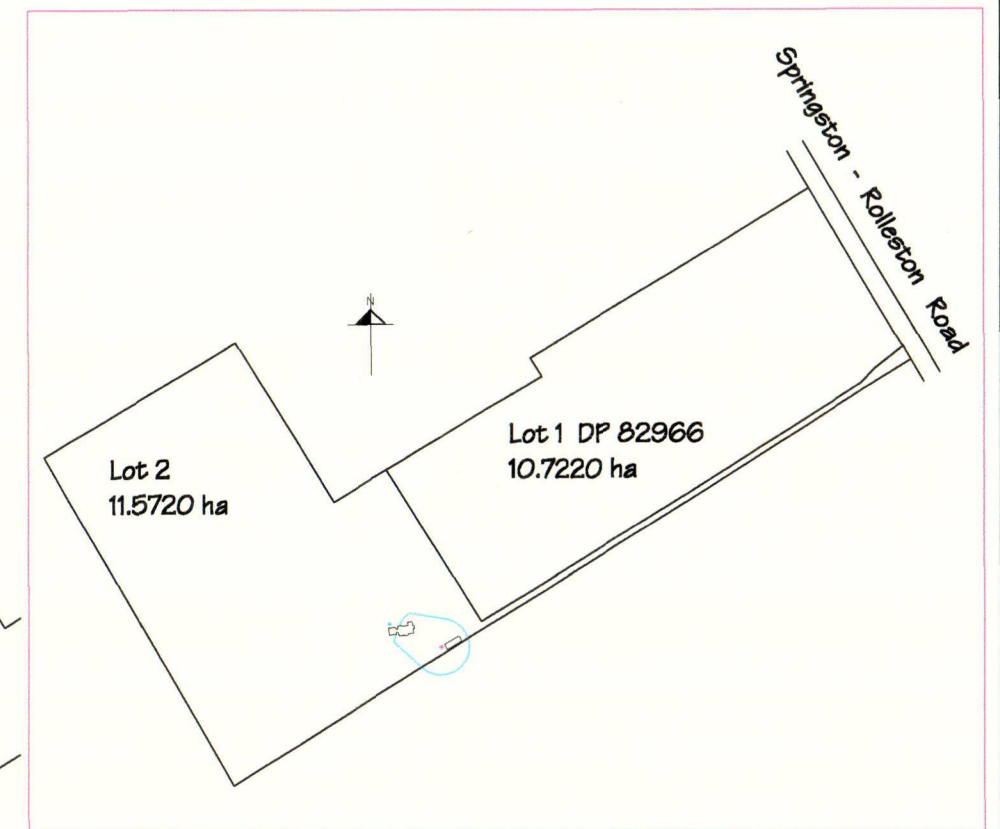
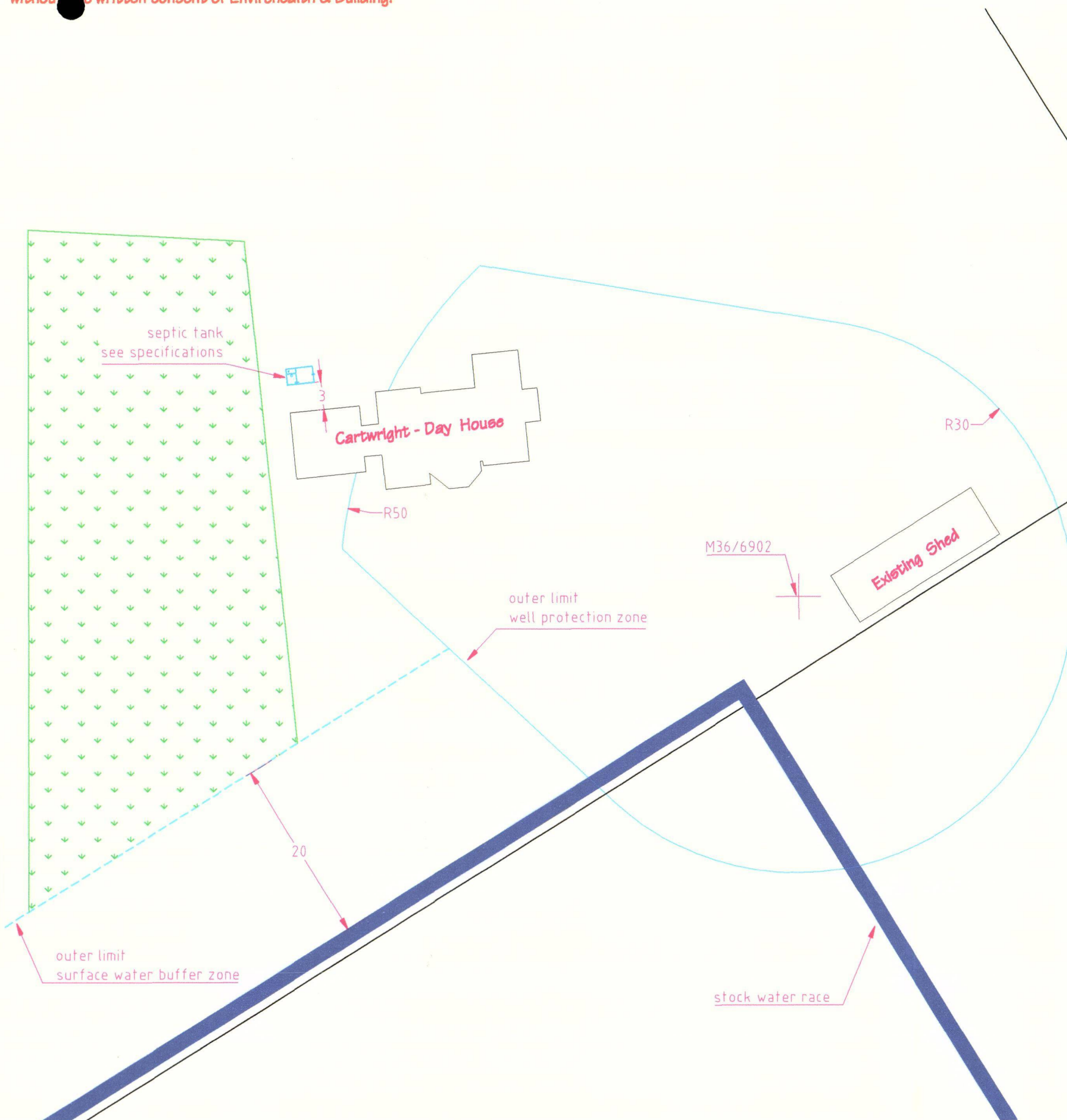






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LOCATION PLAN 1:8,000

#### NOTES

The effluent disposal system design is set out in Drawing EBO10908 Sheet 2 and the Specifications of 3 September 2001.

The septic tank may be located other than as indicated provided a minimum separation of 3 metres is maintained from the dwelling.

The effluent disposal system is to be located within the green hatched area.

The potable water supply is to be sourced from the well M36/6902 identified on the site plan.

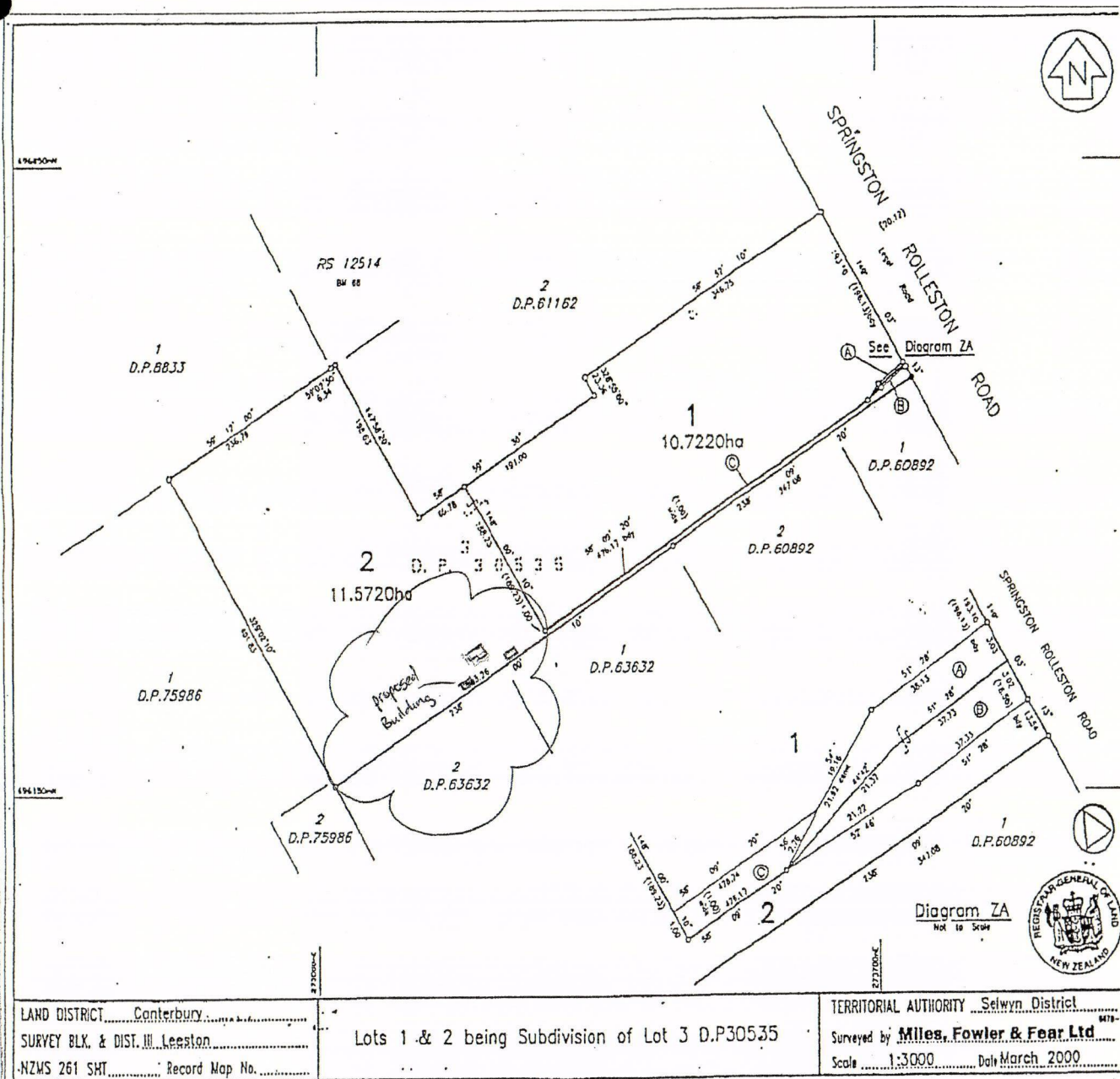
### EFFLUENT DISPOSAL SITE PLAN

A. CARTWRIGHT & P. DAY, SPRINGSTON - ROLLESTON ROAD, SPRINGSTON

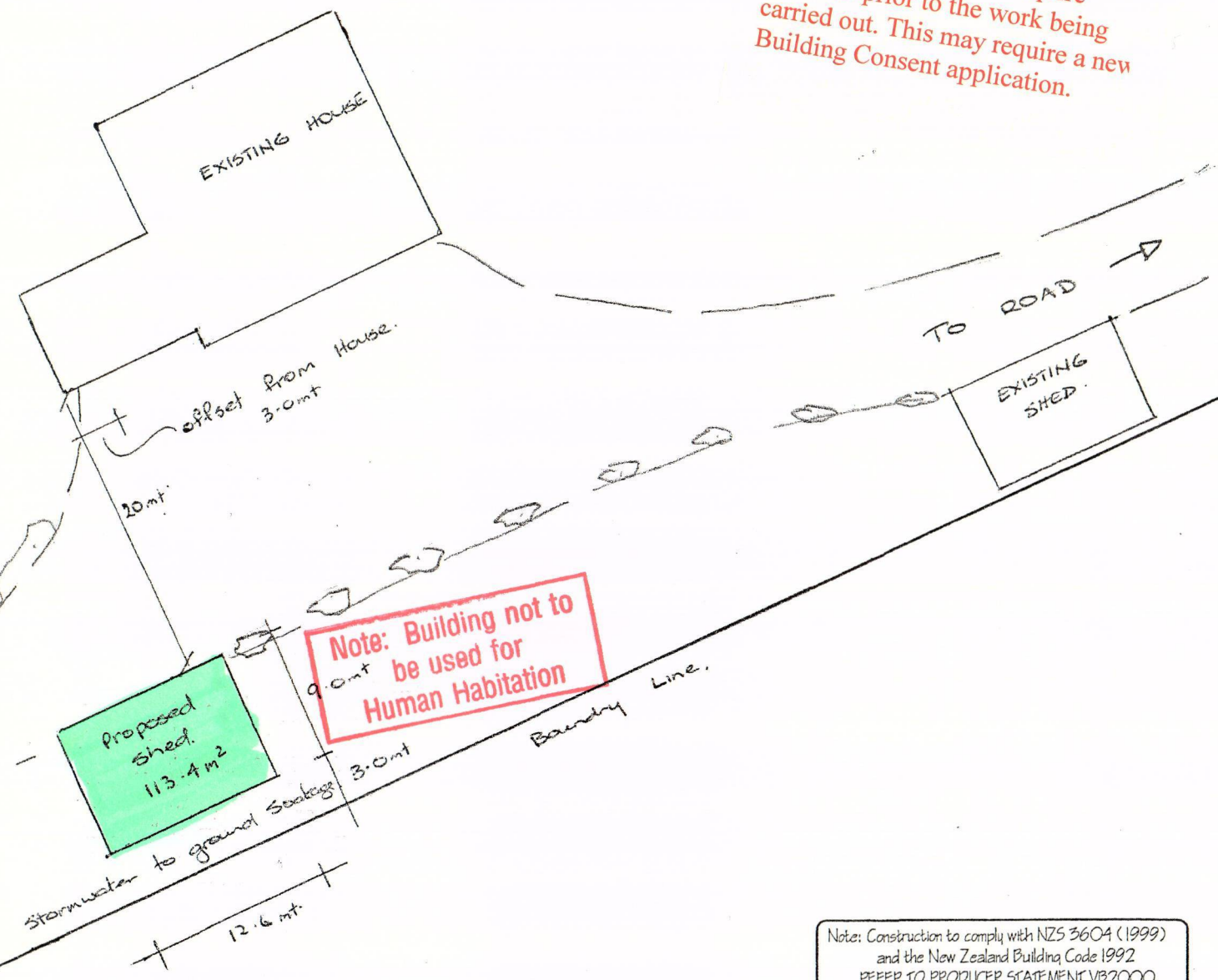
Envirohealth & Building  
P.O. Box 2818, Christchurch  
(03) 377 8622

Drawing: EBO10908 Sheet 1  
Date: 3 September 2001





Any amendment to this approved Building Consent will require approval prior to the work being carried out. This may require a new Building Consent application.



**PLEASE NOTE:**  
THIS PROJECT  
REQUIRES RESOURCE  
CONSENT BEFORE  
PROCEEDING

**Note:** Building not to  
be used for  
Human Habitation

**SITE DETAILS**  
LOT: 2.  
DP: 82966  
CT: CB 47D/1212

**FILE COPY**

**VERSATILE  
BUILDINGS**

HEAD OFFICE:  
112 WATERLOO ROAD  
PH: (03) 349-2555  
FAX: (03) 349-1286

PROJECT TITLE  
**Proposed Building for:**  
**Andrew Cortwright**

DRAWING TITLE  
**SITE PLAN**

SCALE: NTS.  
DATE: 4/12/06  
DRAWN: FILE:  
SHEET: 1  
OF:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992 REFER TO PRODUCER STATEMENT VB2000