

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 ENQ319516

Date generated: 04 July 2022
Land parcels: Lot 2 DP 44961
Lot 2 DP 494752



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.

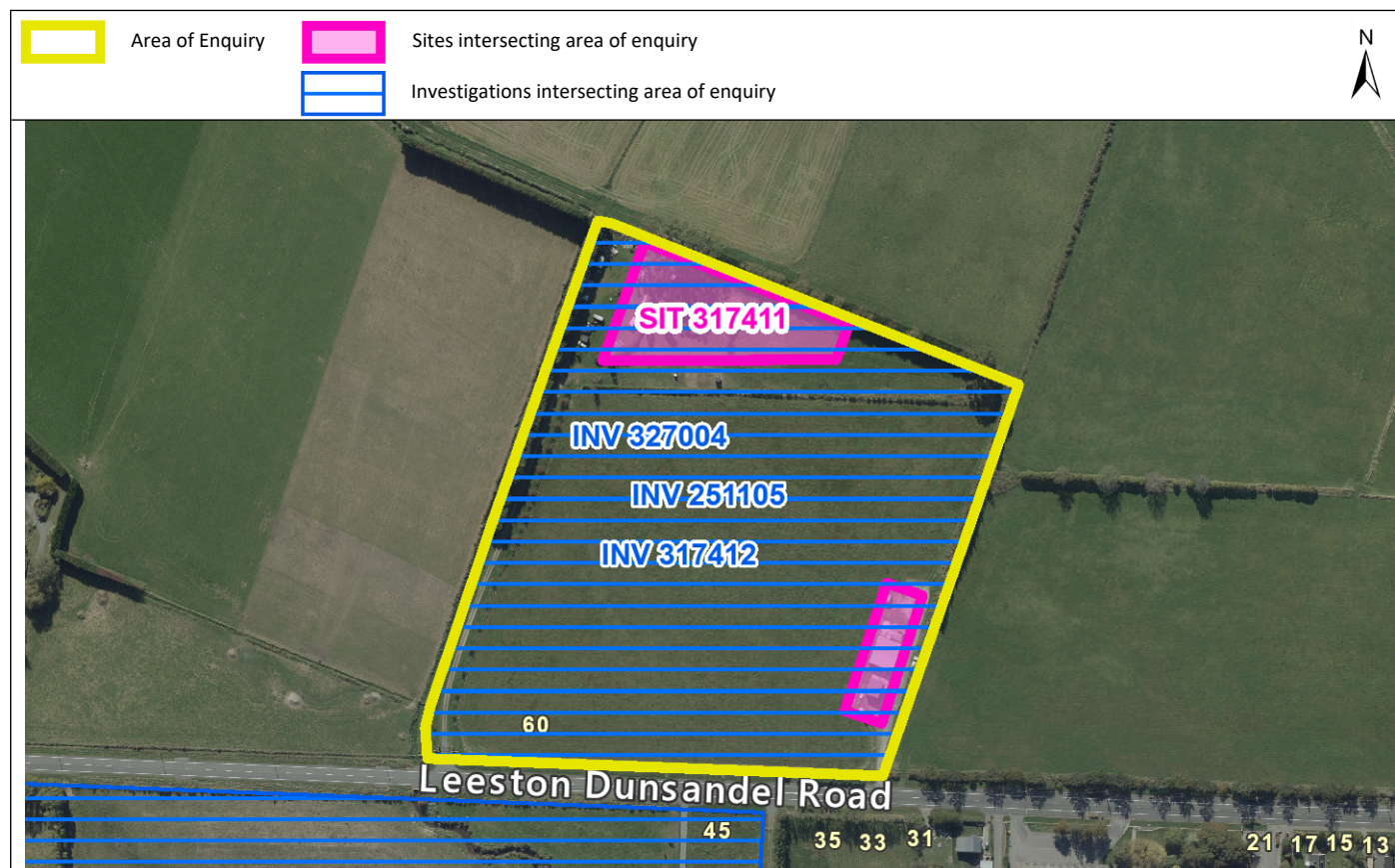
The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness 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.

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 ENQ333898

Date generated: 05 December 2022
Land parcels: Lot 2 DP 365379



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

Site number	Name	Location	HAIL activity(s)	Category
317411	60 Leeston Dunsandel Road, Leeston	60 Leeston Dunsandel Road, Leeston	A17 - Storage tanks or drums for fuel, chemicals or liquid waste; G5 - Waste disposal to land;	Below guideline values - Residential

More detail about the sites

Site 317411: 60 Leeston Dunsandel Road, Leeston (Intersects enquiry area.)

Category: Below guideline values - Residential

Definition: Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines. - Residential

Location: 60 Leeston Dunsandel Road, Leeston
Legal description(s): Lot 2 DP 365379

HAIL activity(s):	Period from	Period to	HAIL activity
	Unknown	Present	Storage tanks or drums for fuel, chemicals or liquid waste
	Unknown	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:



Investigations:

- INV 251105** **Soil Contamination Risk Stage 1 - PSI Report - Proposed Plan Change Leeston Dunsandel Road, Harmans Road and High Street, Leeston**
Malloch Environmental Ltd - Preliminary Site Investigation
1 Jul 2017
- INV 317412** **Soil Contamination Risk Detailed Site Investigation Report and Remedial Action Plan, 60 Leeston Dunsandel Road, Leeston**
Momentum Environmental Limited - Detailed Site Investigation
1 May 2022
- INV 327004** **Soil Contamination Risk, Site Validation Report, 60 Leeston Dunsandel Road, Leeston**
Momentum Environmental Limited - Site Validation Report
9 Sep 2022

Summary of investigation(s):

(NB: this site is different from 60 Leeston Dunsandel Road, Dunsandel.)

Soil Contamination Risk Stage 1 - Preliminary Site Investigation Report Proposed Plan Change Leeston Dunsandel Road, Harmans Road and High Street, Leeston (Malloch Environmental Ltd, 2017)

The site spanning 79 ha bounded by Leeston Dunsandel Road, Harmans Road and High St, Leeston, was observed in aerial imagery from 1940 until 2022 in agricultural and pastoral use. Four dwellings were observed in aerial imagery from 1965 onwards, and the subdivision on the eastern boundary of the site was observed in imagery from 1989.

INV251105 - Soil Contamination Risk Stage 1 - PSI Report - Proposed Plan Change Leeston Dunsandel Road, Harmans Road and High Street, Leeston (Malloch Environmental Ltd, 2017)

Investigation Objective: Malloch Environmental Ltd (MEL) completed a Preliminary Site Investigation (PSI) at the site located between Leeston Dunsandel Road, Harmans Road and High St, Leeston. The purpose of the PSI was to assess the site for potential HAIL activities in preparation for a change of land use and future subdivision and disturbance of soils in compliance with the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC, 2011). The PSI included an assessment of historical aerial imagery, council files, and a site inspection.

Result: Several active and historical HAIL activities were identified on the site including a chemical spraying business, a farm pit, small horticultural nursery, and drums of fuel. Additionally, dwellings and farm building onsite were likely to use lead-based paints and asbestos. Based on these observations HAIL categories 'A - Chemical manufacture, application and bulk storage', 'G - Cemeteries and waste recycling, treatment and disposal', and 'I - Any other land...' applied and a Detailed Site Investigation was required.

INV317412 - Soil Contamination Risk Detailed Site Investigation Report and Remedial Action Plan, 60 Leeston Dunsandel Road, Leeston (Malloch Environmental Ltd, 2022)

Investigation Objective: MEL completed a Detailed Site Investigation (DSI) in May 2022 to further characterise HAIL activities identified in the PSI undertaken in 2017, as required by the NESCS (2011) prior a change of land use occurring. The DSI was limited to the land legally described as 'LOT 2 DP 365379 BLKS XIII XIV LEESTON SD' at 60 Leestons Road and assessed HAIL activities associated with categories 'G' and 'A'. Soil samples were taken from the identified HAIL sites and analysed for the applicable contaminants of concern.

Results: Upon returning to the site, a burn pile was observed and included in the sampling regime opportunistically. Analysis of soil samples indicated concentrations of arsenic and chromium exceeded the NESCS 2011 residential land use criteria (20 mg/kg Arsenic, 460 mg/kg Chromium) with concentrations up to 1850 mg/kg of arsenic and 719 mg/kg for chromium which were located at the burn pile. Analysis of soil samples from the wider site including the chemical spray yard indicated contaminants were elevated above expected background criteria but complied to residential land use criteria. Polycyclic Aromatic Hydrocarbons (PAHs) were detected in one sample from the burn pile but did not exceed soil contaminant standards (SCS). No asbestos was detected in the burn pile area. Soil samples from the yard area had contaminant concentrations greater than the expected background concentration but not in excess of residential SCS. Remediation was recommended for the burn pad area, using the methodology of excavation and disposal.

INV327004 - Soil Contamination Risk, Site Validation Report, 60 Leeston Dunsandel Road, Leeston, September 2022 (Malloch Environmental Ltd, 2022)

The purpose of the Site Validation Report (SVR) was to describe remediation works that were undertaken and assess if the objectives of the remediation strategy were achieved. The remediation strategy for 60 Leeston Road, Leeston, included excavating soils until analysis of soils using X-Ray Fluorescence spectrometry (XRF) indicated the concentrations of contaminants remaining were compliant with the residential SCS.

Results: In June 2022, MEL undertook remediation of known contaminated areas identified during the DSI. Soils sited around the burn pad were excavated to a depth of 150 mm–250 mm depth and 100–150 mm depth around the small yard. The soils were mixed onsite for the purpose of diluting contaminants so the soil would comply with Burwood landfill acceptance criteria ('Recreational Land Use'). Remaining soils in the excavation sites were analysed using XRF and soil validation samples were analysed by Analytica Laboratories which indicated that remaining soils had concentrations of contaminants less than the residential land use standard but greater than the expected background concentration.

SIT317411 has been categorised as 'Below Guideline Values - Residential'.

Justification: Known soils which contained concentrations of contaminants greater than the Residential 10% Produce were excavated and mixed before being removed for disposal at Burwood landfill. On the basis of the information at hand, the site was considered to comply with the applicable guideline values for residential use.

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.

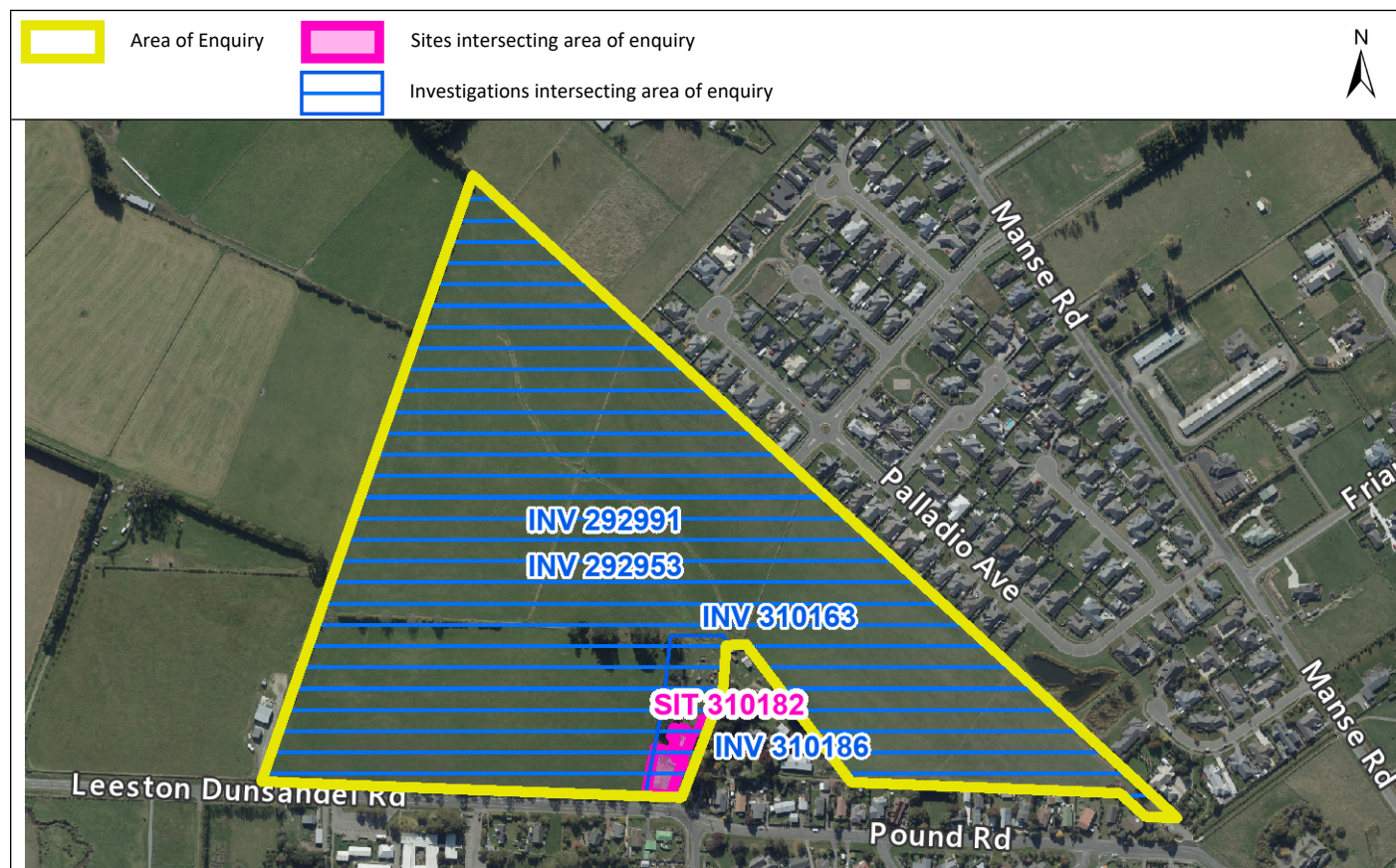
The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness 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.

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 ENQ319515

Date generated: 04 July 2022
Land parcels: Part Lot 3 DP 33419



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

Site number	Name	Location	HAIL activity(s)	Category
310182	Karumata Oaks, Leeston Dunsandel Road, Leeston	Leeston Dunsandel Road, Leeston (Lot 3 DP 33419)	A8 - Livestock dip or spray race operations; A17 - Storage tanks or drums for fuel, chemicals or liquid waste; F4 - Motor vehicle workshops; I - Any other land; E1 - Asbestos products manufacture or disposal;	Investigated - Not Reviewed

More detail about the sites

Site 310182: Karumata Oaks, Leeston Dunsandel Road, Leeston (Intersects enquiry area.)

Category: Investigated - Not Reviewed
Definition: An investigation has been received but will not be reviewed unless requested or required due to change in circumstance.

Location: Leeston Dunsandel Road, Leeston (Lot 3 DP 33419)
Legal description(s): Part Lot 3 DP 33419

HAIL activity(s):	Period from	Period to	HAIL activity
	1940s	Present	Livestock dip or spray race operations
	Unknown	Present	Storage tanks or drums for fuel, chemicals or liquid waste
	1940s	Present	Motor vehicle workshops
	1940s	Present	Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment
	Unknown	Present	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

Notes:



Investigations:

INV 292953 **Geotechnical Assessment and Preliminary Site Investigations (HAIL rept) - Proposed Subdivision - Oakvale Developments Ltd**
Bell Geoconsulting Ltd - Detailed Site Investigation
24 Apr 2013

Summary of investigation(s):

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

A DSI seeks to identify the type, extent and level of contamination (if any) in an area. Soil, soil-gas or water samples will have been collected and analysed.

This investigation has not been summarised.

INV 292991 **Updated Preliminary Site Investigation (HAIL report) - Proposed Subdivision - Oakvale Developments Ltd**
- Preliminary Site Investigation
20 May 2013

Summary of investigation(s):

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

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

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

This investigation has not been summarised.

INV 310163 **Detailed Site Investigation, PT Lot 3 DP 3341946**
Davis Ogilvie - Detailed Site Investigation
21 Oct 2021

Summary of investigation(s):

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

A DSI seeks to identify the type, extent and level of contamination (if any) in an area. Soil, soil-gas or water samples will have been collected and analysed.

This investigation has not been summarised.

Summary of investigation(s):

Environment Canterbury has received a Site Remedial Action Plan report that includes all or part of the property you have selected.

A Site Remedial Action Plan details how remediation or management methods will be implemented on a site. Procedures to achieve the remedial goals, and how these will be verified and recorded should be given (e.g. Site Validation Report).

This investigation has not been summarised.

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.