



14 October 2022

John and Andrew Clarkson
249 Greendale Road
Greendale
DARFIELD 7671

Dear John and Andrew

PRELIMINARY SITE INVESTIGATION – 1701 COALTRACK ROAD, GREENDALE

1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by John and Andrew Clarkson (i.e. the property owners) to undertake a Preliminary Site Investigation (PSI; desktop site history review) for the property located at 1701 Coaltrack Road, Greendale (i.e., the site).

The PSI has been prepared to address the requirements of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health) Regulations 2011* (referred to as the NESCS) in relation to the proposed subdivision of the existing 119 ha site into three new lots. A plan showing the site location is attached as Figure 1 while proposed subdivision plans are also attached.

The investigation comprised a review of the site history including a review of historical aerial photographs, council information, an interview and a site inspection. The PSI has been prepared in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)* (MfE, 2021) and has been certified by a Suitably Qualified and Experienced Practitioner (SQEP) as outlined by the NESCS. A certifying statement to this effect is attached.

2.0 Site Details

The site details and description are summarised below in Table 1, while an aerial photograph showing the current site layout (Figure 1) is attached.

Photographs of the site are also attached.



Table 1: Site Identification	
Address	1701 Coaltrack Road, Greendale
Legal Descriptions	Part RS 12347, RS 4291, RS 12348 and RS 12627
Site Owner	Andrew James Clarkson John Oswald Clarkson Lorraine Valmai Clarkson Joynt Andrews Trustee (No.18) Limited
Grid Reference	NZTM BY23: 4046-5355
Land Area	119.16 ha
Zoning	Outer Plains (operative Selwyn District Council Plan) and General Rural Zone (proposed Selwyn District Council Plan)
Land Use	Dwelling and several sheds/buildings (storage sheds and garage) located in the western portion of the site and a recently relocated dwelling is present in the northern most portion of the site. The remainder of the site comprises open paddocks.
Surrounding Land Use	The site is surrounded by rural residential properties and agricultural land.

3.0 Proposed Land Subdivision

It is understood the existing 119 ha site is to be subdivided into three new lots, as detailed below:

- ✧ Lot 1 in the northern most portion of the site that contains a recently relocated dwelling and open paddocks (28.32 ha);
- ✧ Lot 2 in the southern portion of the site that contains open paddocks (80.93 ha); and
- ✧ Lot 3 in the western portion of the site that contains an existing dwelling and farm buildings (9.91 ha).

Proposed subdivision plans provided by Graham Fowler Consulting showing the three proposed lots are attached.

4.0 Desktop Review of Site History

A desktop assessment was undertaken to provide an overview of any potential contaminants of concern that may be present within the site as a result of any documented past and present activities. The following information was sourced in order to establish the history of the site:

- ✧ Historical aerial photographs;
- ✧ Environment Canterbury (ECan) information;
- ✧ Selwyn District Council (SDC) information; and
- ✧ Site inspection and interviews.

4.1 Historical Aerial Photographs

Historical aerial photographs from between 1941 and 2018 have been reviewed for the site. These photographs have been sourced from Canterbury Map Partners administered by ECan. 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 attached.

- ✧ The 1941 aerial photograph shows majority of the site being largely undeveloped, possibly used for pasture/stock grazing. A dwelling, garage and two large sheds are present in the western portion of the site fronting Coaltrack Road. Of note, stocks pens are also evident to the west of the dwelling, which may indicate the presence of a possible sheep dip.
- ✧ The 1961 aerial photograph shows no major changes to the site.
- ✧ The 1968 aerial photograph shows the stock pens/suspected sheep dip structure has been removed. The two large sheds southwest of the dwelling in the western portion of the site have undergone alterations or extensions while the remainder of the site continues to comprise open paddocks used for grazing.
- ✧ The 1975 aerial photograph shows two additional sheds erected west of the dwelling, one located on the western boundary and the other located immediately northwest of the dwelling, which has an accessway from Coaltrack Road.
- ✧ The 1982 aerial photograph shows a silo has been erected between the two large sheds south of the dwelling.
- ✧ The 1995 aerial photograph shows the original dwelling has been removed and a new dwelling constructed in the same location. A detached garage is also evident to the east of the dwelling.
- ✧ The 2004 aerial photograph shows the shed on the western boundary has been removed while a water tank is present to the southwest of the dwelling.
- ✧ The 2012 aerial photograph shows a stockpile of soil in the open paddock west of the dwelling along with two additional sheds and other small stockpiles of unidentifiable objects.
- ✧ The 2018 aerial photograph shows no major changes to the site.

4.2 Environment Canterbury Information

An online search was made via ECan for information from their Listed Land Use Register (LLUR). The ECan LLUR 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 or conduct their own investigations into current and historical land uses.

The existing 9.91 ha property described as Pt RS 12347 (i.e. the proposed Lot 3) is listed on the LLUR as containing a former sheep (HAIL category A8 – *Livestock dip or spray race operations*) between 1941 and 1965 based on historical aerial photographs (Site number 120401).

A copy of the LLUR is attached.

4.3 Review of Selwyn District Councils Property Files Documents

Property files provided by SDC were reviewed for any specific site history information and/or potential contamination sources. The property files included the following information:

- ✧ A building permit (No.5034; issued 28 June 1984) to replace a coal range with a fire.
- ✧ A permit (H043855; issued 23 November 1990) to undertake renovations to an existing dwelling.
- ✧ A consent (BC030328; issued 8 May 2003) permitting the addition and alteration to the dwelling located at 1701 Coaltrack Road.
- ✧ A consent (BC111158; issued 2 December 2011) related to the construction of a domestic dwelling as temporary housing following the earthquake. Related documents to BC111158 include a building inspection, drainage plans and a project information memorandum.
- ✧ A code of compliance (BC200689; issued 20 April 2020) for the installation of a wood fire at 1701 Coaltrack Road and a related inspection.
- ✧ Building consent BC220802 contains documents related to the recently relocated home on Bridge Road (northern most portion of the site), issued 29 June 2022.

However, the property file did not indicate any information with regard to potential sources of land contamination within the site.

4.4 Site Inspection

An inspection of the site was carried out by a PDP environmental geologist/scientist on 5 October 2022. During this site inspection, Rob Clarkson whose family has owned the site since 1980, was interviewed to provide information on the past and present land use activities. The main findings from the site inspection and interviews are summarised below. Photographs taken during the site inspection are attached.

- ✧ The site mainly comprises agricultural paddocks used for stock grazing. A dwelling and associated storage sheds and garage are located on the western side of the site fronting Coaltrack Road (i.e. proposed Lot 3), while a recently relocated dwelling was present in the northern most portion of the site fronting Bridge Road (i.e. proposed Lot 1). Mr Clarkson confirmed that the relocated house was built in 2001.
- ✧ The property has primarily been used for livestock (sheep and cows) grazing. No hazardous chemical storage, landfilling or other potentially contaminating activities have occurred at the site. Mr Clarkson confirmed that all fuel tanks and storage chemical sheds associated with the site are stored at their 249 Greendale Road property (i.e. not within the site investigated in this report).
- ✧ Mr Clarkson confirmed that stock pens were located in the western portion of the site but had no knowledge of any sheep dip activities.
- ✧ The proposed Lot 3 in the western portion of the site contains several sheds in the paddock surrounding the dwelling. These included a timber workshop, five sheds used for storage (e.g. timber, farm equipment, homeware, lawn mower, trailer etc) and a derelict portable shed that was used as a shearers quarters. A grain silo and two storage containers were also present in this part of the site.
- ✧ Stockpiles of concrete and brick were also observed in the western portion of the site, west of the existing dwelling. In addition, this area also contained stockpiles of topsoil, which reportedly originated from other properties owned by the Clarkson's. No obvious brick, concrete, fill material, general waste or other anthropogenic material was noted in the soil stockpile.

- ✧ No stained/odorous soils or unusual vegetation growth (e.g., distressed vegetation) was observed during the site inspection.
- ✧ No evidence was observed during the site inspection to indicate any contamination sources/HAIL activities occurring within the site.

5.0 Summary of Site History

The available historical information shows the site has predominantly comprised open farming paddocks used for general grazing. A dwelling and multiple storage sheds are located in the western portion of the site fronting Coaltrack Road while a recently relocated dwelling is present in the northern portion of the site fronting Bridge Road.

A potential source of contamination from past land use activities relate to the suspected sheep dip within the dwelling/farm shed area in the western portion of the site (i.e. proposed Lot 3, refer to Figure 1). The sheep dip was recorded on council records based on historical aerial photographs of the site between the 1940s and 1960s (HAIL category A8 – *Livestock dip or spray race operations*). The primary contaminants of concern associated with this HAIL activity would include (but not necessarily limited to) heavy metals and organochlorine pesticides (OCP).

6.0 Consideration of the NESCS

6.1 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 (i.e. the 'piece of land'). As discussed in Section 5.0, the site's past and present use classifies it as a HAIL site associated with the suspected sheep dip in the western portion the site (i.e. proposed Lot 3). Therefore under regulation 5(7), the NESCS regulations must be taken into consideration for the proposed subdivision of site. It should be noted that the subdivision of land is a permitted activity (i.e. no resource consent required under the NESCS) under regulation 8(4) if it can be demonstrated through the review of the site history (i.e. PSI) that it is *highly unlikely* that there will be a risk to human health.

6.2 Applicability of the NESCS

As noted above, based on the identification of HAIL activity at the site, the NESCS regulations need to be taken into consideration for the proposed subdivision of the site. It is considered *highly unlikely* that there will be a risk to human health for the proposed activity of subdividing the site into three new lots. Therefore, the proposed subdivision of the site is considered to fall under the **permitted activity** status under the NESCS (i.e. no resource consent required).

However, it should be noted that if there was a proposed change in land use and/or soil disturbance (i.e. excavations) proposed for the area of the site where the HAIL activity has been identified (i.e. the 'piece of land' where the former sheep dip was located in the western portion of the site), then the NESCS will be applicable and further investigations would likely be required (i.e. soil sampling as part of detailed site investigation).

7.0 Conclusions

PDP has reviewed the available site history information for the property located at 1701 Coaltrack Road, Greendale, which is proposed to be subdivided into three separate lots. The objective of the investigation was to identify any potential HAIL activities/sources of contamination from past and/or present land use activities and to assess compliance with the NESCS for the proposed subdivision of the site.

The investigation comprised a review of the site history, including historical aerial photographs, council records and a site inspection and an interview with the current property owner. In summary, the site has predominantly comprised open farming paddocks used for general grazing, while a dwelling, a garage and various farm sheds were located in the western portion of the site fronting Coaltrack Road. In addition, a relocated dwelling was recently placed in the northern portion of the site fronting Bridge Road.

Through the process of this review, a potential contamination source relating to a suspected sheep dip (HAIL category A8 – *Livestock dip or spray race operations*) was identified within the dwelling/farm shed area in the western portion of the site (i.e. proposed Lot 3).

With regards to the NESCS, based on the identified HAIL activity relating to the sheep dip, the NESCS regulations need to be taken into consideration for the proposed subdivision of the site. However, it is considered *highly unlikely* that there will be a risk to human health for the proposed activity of subdividing the site into three new lots and, as such, the proposed subdivision of the site is considered to fall under the **permitted activity** status under the NESCS (i.e. no resource consent required).

It is important to note that if there was a proposed change in land use and/or soil disturbance proposed for the area of the site where the HAIL activity has been identified (i.e. in the vicinity of the former sheep dip located in the western portion of the site), then the NESCS will be applicable and further investigations would likely be required (i.e. soil sampling).

8.0 References

Ministry for the Environment, 2011. *Hazardous Activities and Industries List*. Ministry for the Environment, Wellington.

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.

9.0 Limitations

This letter has been prepared on the basis of information provided by Graham Fowler Consulting on behalf of John and Andrew Clarkson and others (not directly contracted by PDP for the work), including Environment Canterbury and Selwyn District Council. 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 Graham Fowler Consulting on behalf of John and Andrew Clarkson 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 the possible source of soil contamination from the identify HAIL activities, 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



Chanelle Seabrook

Environmental Geologist/Scientist

Reviewed and Approved by



Gerard Stark

Technical Director - Contaminated Land

Certifying Statements

I, Gerard Stark 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 the NESCS regulations are considered to be applicable for the proposed subdivision. However, it is considered highly unlikely that there will be a risk to human health for the proposed activity of subdividing the site. As such, the proposed subdivision is considered to fall under the permitted activity status under the NESCS.

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

This certification applies to the date of this report.

Signed



Gerard Stark

Technical Director – Contaminated Land

Gerard Stark – Project Director (Report Approver/SQEP)

Gerard is an environmental scientist with over 19 years of experience in undertaking environmental and contaminated land assessments. He has a BSc/BA(Hons) in Geography from the University of Canterbury. Gerard currently project manages contaminated land assessments and monitoring programmes for a diverse range of sites including commercial/industrial and residential developments, former market gardens, horticultural and timber treatment sites, landfills, asbestos contaminated sites, the petroleum industry, with experience attained over several hundred sites across New Zealand and Australia.

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

Gerard 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.



FIGURE 1 : SITE LOCATION AND PROPOSED SUBDIVISION

GENERAL NOTES

1701 Coaltrack Road, Greendale

Registered Owners: A.J. & J.O. Clarkson, Jynt & L.V. Clarkson

Comprised in: RT CB21F/1425

Local Authority: Selwyn District Council

Total Area: 119.1799ha

Zoning: Outer Plains

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Details:

Revision	Date
1. INITIAL ISSUE	GF 22.03.22
2. DESIGNED	GF 22.03.22
3. DRAWN	JK 22.03.22
4. REVIEWED	GF 22.03.22
5. APPROVED	GF 22.03.22

Client: A.J. & J.O. CLARKSON

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Sheet Title: LOTS 1-3
BEING A SUBDIVISION OF RS 4291, RS 12348, RS 12627 & PT RS 12347

Scale: (As Original) 1:5000

Project No: GF-073

Revision: V60



- GENERAL NOTES**

1701 Coaltrack Road, Greendale

Registered Owners: A.J. & J.O. Clarkson, Jynt & L.V. Clarkson

Comprised in: RT CB21F/1425

Local Authority: Selwyn District Council

Total Area: 119.1799ha

Zoning: Outer Plains

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Details:

Revision	Date
1. INITIAL ISSUE	GF 22.03.22
2. DESIGNED	GF 22.03.22
3. DRAWN	JK 22.03.22
4. REVIEWED	GF 22.03.22
5. APPROVED	GF 22.03.22

Client: A.J. & J.O. CLARKSON

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Sheet Title: LOTS 1-3
BEING A SUBDIVISION OF RS 4291, RS 12348, RS 12627 & PT RS 12347

Scale: (As Original) 1:5000

Project No: GF-073

Revision: V60

GENERAL NOTES

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Address: 1701 Coaltrack Road, Greendale

Registered Owners: A.J. & J.O. Clarkson, Joint

Comprised in: RT CB21F/1425

Local Authority: Selwyn District Council

Total Area: 119.1799ha

Zoning: Outer Plains

Scale: 1:5000

Project No: GF-073

Revision: V60

Sheet: A

Revision	Date	App
A. INITIAL ISSUE	GF 22.03.22	
Designed GF	22.03.22	
Drawn JK	22.03.22	
Reviewed GF	22.03.22	
Approved GRAHAM FOWLER	22.03.22	

Client: A.J. & J.O. CLARKSON

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Sheet Title: LOTS 1-3
BEING A SUBDIVISION OF RS 4291, RS 12348, RS 12627 & PT RS 12347

Scale: 1:5000

Project No: GF-073

Revision: V60

Sheet: A

GENERAL NOTES

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Details:

Project Name: 1701 Coaltrack Road, Greendale

Registered Owners: A.J. & J.O. Clarkson, Joint

Comprising: RT CB21F/1425

Local Authority: Selwyn District Council

Total Area: 119.1799ha

Zoning: Outer Plains

Revisions:

Revision	Date	App
1	22.03.22	GF
2	22.03.22	GF
3	22.03.22	GF
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GENERAL NOTES

1701 Coaltrack Road, Greendale

Property Address: A.J. & J.O. Clarkson, Joint

Registered Owners: Andrews Trustee (No.18) Limited & L.V. Clarkson

Comprised in: RT CB21F/1425

Local Authority: Selwyn District Council

Total Area: 119.1799ha

Zoning: Outer Plains

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Details:

Project Name: 1701 Coaltrack Road, Greendale

Registered Owners: A.J. & J.O. Clarkson, Joint

Registered Owners: Andrews Trustee (No.18) Limited & L.V. Clarkson

Comprised in: RT CB21F/1425

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85	22.03.22	GF
86	22.03.22	GF
87	22.03.22	GF
88	22.03.22	GF
89	22.03.22	GF
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93	22.03.22	GF
94	22.03.22	GF
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100	22.03.22	GF
101	22.03.22	GF
102	22.03.22	GF
103	22.03.22	GF
104	22.03.22	GF
105	22.03.22	GF
106	22.03.22	GF
107	22.03.22	GF
108	22.03.22	GF
109	22.03.22	GF
110	22.03.22	GF
111	22.03.22	GF
112	22.	

GENERAL NOTES

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Revisions

Revision	Date	App
1	22.03.22	GF
2	22.03.22	GF
3	22.03.22	GF
4	22.03.22	GF
5	22.03.22	GF

Client

A.J. & J.O. CLARKSON

Project Title

1701 COALTRACK ROAD SUBDIVISION

Sheet Title

LOTS 1-3
BEING A SUBDIVISION
OF RS 4291, RS 12348,
RS 12627 & PT RS 12347

Scale (As Original) 1:5000

Project No GF-073

Revision V60

Sheet A

GENERAL NOTES

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Information:

Revision	Date
1	22.03.22

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Client: A.J. & J.O. CLARKSON

Scale: 1:5000

Sheet: GF-073

Revision: V60

Project No: GF-073

Scale Bar: 0 50 100 150

North Arrow: N

Parcel 1: 28.32ha, RS 12627 CB21F/1425

Parcel 2: 80.93ha, RS 4291 CB21F/1425

Parcel 3: 9.91ha, Pt RS 12347

Roads: Coaltrack Road, Bridge Road, Waterford Road

Rivers: Waianiwaniwa River, Selwyn River

Proposed No Build Area (A): 10.38ha

Existing Right of Way: Existing right to convey water, electricity and telecommunications easement shown as G on DP 533636

Revisions:

Revision	Date
1	22.03.22

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Client: A.J. & J.O. CLARKSON

Scale: 1:5000

Sheet: GF-073

Revision: V60

Project No: GF-073

Scale Bar: 0 50 100 150

North Arrow: N



GENERAL NOTES

1. Existing lot boundaries shown are derived from information sourced from LINZ.

2. Horizontal Datum: NZGD 2000

3. Areas and dimensions are approximate only and are subject to Council approval and final survey.

4. Aerial image sourced from LINZ data service taken in Summer periods 2016-2019.

5. Area A is to be subject to a "No Build Covenant".

LEGEND:

No Build Covenant Area A (10.38ha)

Project Information:

Revision	Date
1	22.03.22

Project Title: 1701 COALTRACK ROAD SUBDIVISION

Client: A.J. & J.O. CLARKSON

Scale: 1:5000

Sheet: GF-073

Revision: V60

Project No: GF-073

Scale: 1:5000

Sheet: GF-073

Revision: V60

Project No: GF-073

Property Address:	1701 Coaltrack Road, Greendale
Registered Owners:	A.J. & J.O. Clarkson, Joynt Andrews Trustee (No.18) Limited & L.V. Clarkson
Comprised in:	RT CB21F/1425
Total Authority:	Selwyn District Council
Total Area:	119.1799ha
Zoning:	Outer Plains



1. Existing lot boundaries shown are derived from information sourced from LINZ.
2. Horizontal Datum: NZGD 2000
3. Areas and dimensions are approximate only and subject to Council approval and final survey.
4. Aerial image sourced from LINZ data service taken in Summer periods 2018-2019.
5. Area A is to be subject to a **No Build Covenant**.

LEGEND:

No Build Covenant Area A
(10.38ha)

Revision	App	Date
Designed GF	22.09.22	
Drawn JK	22.09.22	
Reviewed GF	22.09.22	

Approved GRAHAM FOWLER 22.09.22

Client
A.J. & J.O. CLARKSON

Project Title
1701 COALTRACK ROAD
SUBDIVISION

Sheet Title

LOTS 1-3
BEING A SUBDIVISION
OF RS 4291, RS 12348,
RS 12627 & PT RS 12347

GRAHAM FOWLER
CONSULTING

Scale (A3 Original) 1:5000



Project No. GE-073
Sheet V61
Revision A





**Photograph 1: Image taken in western corner of the proposed subdivision boundary facing south.
Area located west of the existing dwelling (1701 Coaltrack Road; proposed Lot 3).
Image shows stockpile of soils, grain silo and multiple storage sheds.**



Photograph 2: Image taken southwest of the existing dwelling facing northwest (proposed Lot 3).



Photograph 3: Image of storage sheds southwest of the existing dwelling (proposed Lot 3).



Photograph 4: Stockpile of soils, storage container and storage shed west of the existing dwelling (proposed Lot 3).



Photograph 5: Existing dwelling at 1701 Coaltrack Road, image taken facing northeast (proposed Lot 3).



Photograph 6: Image taken at the southern most corner of the subdivision facing east (proposed Lot 2).



Photograph 7: Image of paddock in proposed Lot 2. Image taken facing east, Waterford Road can be seen on the left of the image.



Photograph 8: Image of paddock in proposed Lot 3. Image taken facing northeast, Waterford Road can be seen on the right of the image.



Photograph 9: Image taken in the eastern portion of the proposed subdivision facing west (proposed Lot2)



**Photograph 10: Image taken in the eastern portion of the subdivision facing north.
The recently relocated house can be seen in the background of the image (proposed Lot 1).**



Photograph 11: Image of paddock in the northern portion of the proposed subdivision, the recently relocated dwelling can be seen in the background of the image and Bridge Road is on the left of the image. Image taken facing east.



Photograph 12: Image showing the recently relocated house in the northern portion of the site on Bridge Road. Image taken facing south (proposed Lot 1).



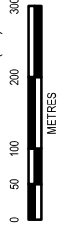
SCALE : 1:10,000 (A4)
0 50 100 200 300
METRES

1941 AERIAL PHOTOGRAPHY



KEY :
SITE BOUNDARY
LAND PARCELS

SCALE : 1:10,000 (A4)

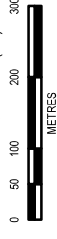


1961 AERIAL PHOTOGRAPHY



SOURCE: AERIAL IMAGERY (LOW) 1968 SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTEBURY. MAY NOT BE SPATIALLY ACCURATE.

SCALE : 1:10,000 (A4)



1968 AERIAL PHOTOGRAPHY



SOURCE:
AERIAL IMAGERY (LOW RESOLUTION) SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTEBURY. MAY NOT BE SPATIALLY
ACCURATE.

SCALE : 1:10,000 (A4)

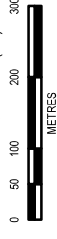


1975 AERIAL PHOTOGRAPHY



SOURCE: AERIAL IMAGERY (LOWA 1982), SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTERBURY. MAY NOT BE SPATIALLY ACCURATE.

SCALE : 1:10,000 (A4)



1982 AERIAL PHOTOGRAPHY





KEY :

- SITE BOUNDARY
- LAND PARCELS

SOURCE:
AERIAL IMAGERY (2004) SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY. MAY NOT BE SPATIALLY
ACCURATE.

2004 AERIAL PHOTOGRAPHY

SCALE : 1:10,000 (A4)

0 50 100 200 300

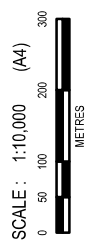
METRES



KEY :

- SITE BOUNDARY
- LAND PARCELS

SOURCE:
AERIAL IMAGERY (JULY 2012) SOURCED FROM CANTERBURY MAP PARTNERS
ADMINISTERED BY ENVIRONMENT CANTERBURY. MAY NOT BE SPATIALLY
ACCURATE.



2012 AERIAL PHOTOGRAPHY



KEY :

- SITE BOUNDARY
- LAND PARCELS

SOURCE: AERIAL IMAGERY (2018) SOURCED FROM CANTERBURY MAP PARTNERS ADMINISTERED BY ENVIRONMENT CANTEBURY. MAY NOT BE SPATIALLY ACCURATE.

SCALE : 1:10,000 (A4)



2018 AERIAL PHOTOGRAPHY



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.

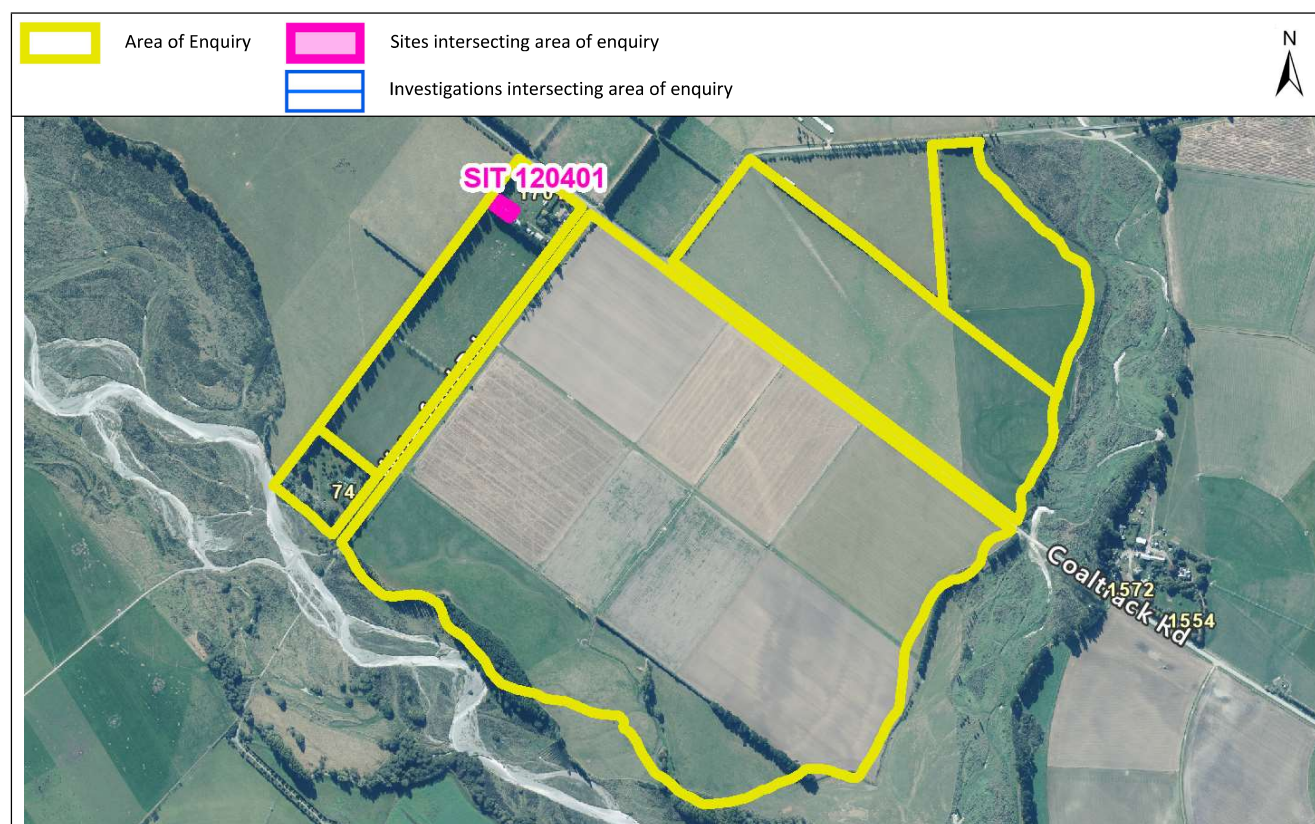
Yours sincerely

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 ENQ327879

Date generated: 27 September 2022
Land parcels: Part RS 12347
RS 4291
Part RS 12347
RS 12627
RS 12348



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
120401	1701 Coaltrack Road, Hororata	1701 Coaltrack Road, Hororata	A8 - Livestock dip or spray race operations;	Not Investigated

More detail about the sites

Site 120401: 1701 Coaltrack Road, Hororata (Intersects enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 1701 Coaltrack Road, Hororata
Legal description(s): Part RS 12347

HAIL activity(s):

Period from	Period to	HAIL activity
1941	1965	Livestock dip or spray race operations

Notes:

17 Dec 2015 This record was created as part of the Selwyn District Council 2015 HAIL identification project.

17 Dec 2015 Area defined from 1941 to 1965 aerial photographs. A livestock dip or spray race was noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Disclaimer

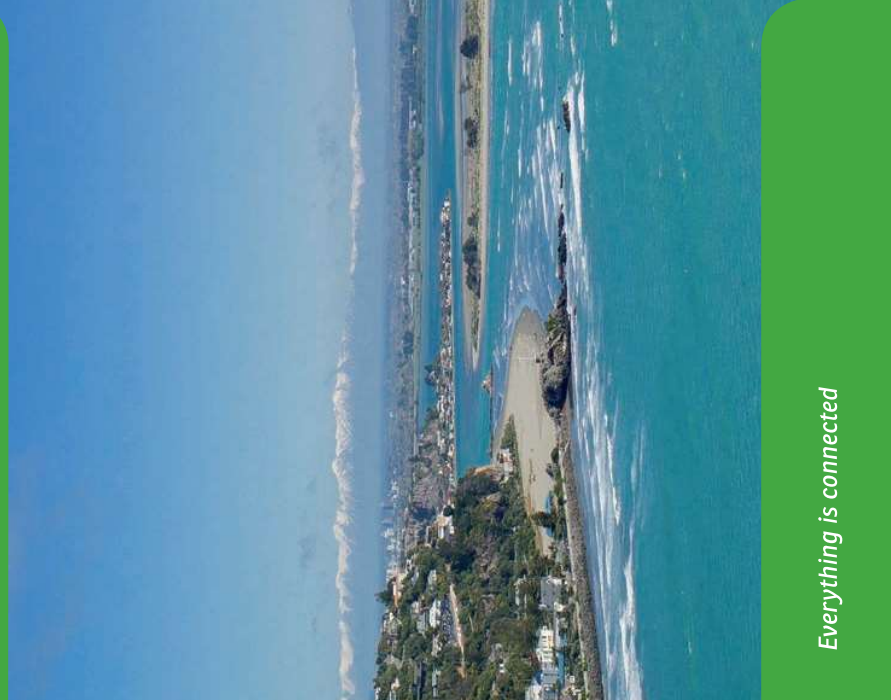
The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

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



Everything is connected

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.

¹The 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.

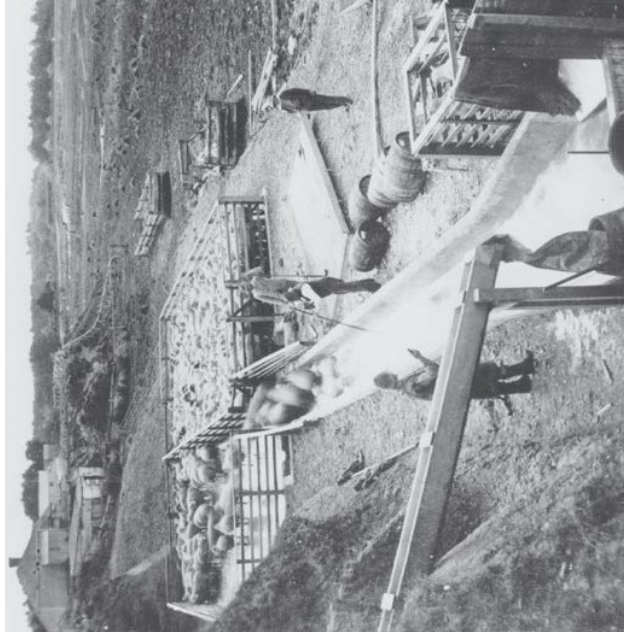
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

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.



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.)

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.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties. It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

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



Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz ET3/101

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