



Appendix D

Preliminary Site Investigation (PSI)



25 November 2021

Rebecca Parish
Property Development Manager
Foodstuffs South Island Limited
167 Main North Road
CHRISTCHURCH 8140

Dear Rebecca

PRELIMINARY SITE INVESTIGATION – 157 LEVI ROAD, ROLLESTON, SELWYN DISTRICT

1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by Foodstuffs South Island Limited (Foodstuffs), to undertake a Preliminary Site Investigation (PSI; site history assessment) in order to consider the applicability 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) for proposed commercial development of the property located at 157 Levi Road, Rolleston (i.e. the site). It is understood that the site is to be developed as a supermarket with associated infrastructure (e.g., sealed car parking facilities).

The objectives of this investigation are to:

- Identify through the review of available information any current and historical areas where potentially hazardous and contaminating activities (as identified from the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL¹) (MfE, 2011)) have been undertaken at the site.
- Determine the key contaminants of concern associated with any identified HAIL activities.
- Provide a report summarising the available site history information including the applicability of the NESCS with regard to the change in land use and soil disturbance associated with the proposed commercial development.

This letter has been certified by a suitably qualified and experienced practitioner (SQEP), as outlined by the NESCS. A certifying statement to this effect is attached. At the request of Foodstuffs, PDP did not undertake a site inspection of the property.

2.0 Site Details

The site is located at 157 Levi Road, approximately 1.3 km south-west of Rolleston Domain and within the eastern outskirts of the town. It is understood that it is proposed to construct a new supermarket with

¹ 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.

associated facilities (e.g., car parking) at this site. The overall site covers a total area of approximately 7.2 hectares and is legally defined as RS 7556. The land parcel is triangular in shape and bounded by Lincoln Rolleston Road to the south-west, Levi Road to the north-west and rural-residential/agricultural land use to the east. The land parcel is currently registered under the ownership of Foodstuffs (South Island) Properties Limited.

The site is zoned General Residential Zone and as Living Z as per the proposed Selwyn District Plan and the operative Selwyn District Plan respectively. The approximate grid reference for the centre of the site is NZ Topo50 map reference BX23: 5132-7256. A recent aerial photograph of the land parcel and immediate surrounding area is presented as Figure 1.

Based on a review of the aerial imagery, the site comprises open paddocks, a dwelling, shelter belts, an implement shed and various other sheds.

The overall site is surrounded by residential, rural residential properties and agricultural land.

3.0 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 at 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) Listed Land Use Register (LLUR)
- ✧ Property files retrieved from Selwyn District Council (SDC); and
- ✧ Historical certificates of title.

3.1 Historical Aerial Photographs

Historical aerial photographs from between 1942 and 2019 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 attached.

- ✧ The 1942, 1961, 1974 and 1982 aerial photographs show the site and much of the surrounding land being undeveloped, possibly used as pasture/cropping/stock grazing. One dwelling is present north-east of the site and Levi Road and Lincoln Rolleston Road are shown in their current footprints.
- ✧ 1994 and 1995 aerial imagery shows the establishment of a dwelling and numerous sheds at the site. A shelter belt has been planted in the middle of the property extending north to south. A building, possibly a glasshouse, is now present approximately 10 m south of the dwelling (based on review of subsequent information). An additional building (rural-residential lifestyle block) has been erected north of the site on Levi Road.
- ✧ The 2000 aerial imagery shows the establishment of a large shed in the north-west paddock of the site. Multiple residential buildings have been constructed, primarily west of the site.
- ✧ A swimming pool approximately 5-10 m south of the dwelling, has been established in the 2004 aerial photography.

- ✧ The 2011 and 2019 aerial imagery (i.e. Figure 1) shows extensive residential development north and south of the site. Separate soil stockpiles are located within different locations in the paddock to the south of the dwelling in these two aerial photographs.

3.2 Review of Environment Canterbury Documents

An online search was made via ECan for information from their Listed Land Use Register (LLUR) on 2 November 2021. 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.

The LLUR identified that ECan does not currently have information about a HAIL activity on this selected land parcel.

The LLUR details a previous desk-based ground contamination assessment completed by Tokin & Taylor Limited in 2011. This assessment covers 58 land parcels including RS 7556 BLK III LEESTON SD, which intersects an area of the site investigated in this PSI. This assessment aimed to establish the potential for historical activities to have resulted in ground contamination and how this may affect the rezoning in relation to Selwyn District Council Plan Change 7 area (i.e., a plan change to allow these areas to be used for residential activities).

A site walkover of the related area (i.e. ODP 4) completed on 16 December 2010 found the site being utilized for dry stock grazing and the presence of farm buildings and/or implementation sheds. The report concluded that any **possible** contamination at ODP 4 was low level, localised and typically constrained to surface soils. The report also concluded that while various activities and structures on all the sites investigated may have caused contamination of the ground, the levels and type of contamination is expected to be typical of this land use and that this type of land is commonly developed for residential use within New Zealand.

In summary, the site, is not listed on the LLUR. A copy of the LLUR is attached.

3.3 Review of Selwyn District Councils Property Files Documents

Property files provided by Selwyn District Council detail building consents that cover the following:

- ✧ Erection of a new house and implement sheds;
- ✧ Installation of a septic tank and soak pit;
- ✧ Drainage plan; and
- ✧ Construction of a private swimming pool and swimming pool inspections notices.

Building consent BC031743 details that a glasshouse forms part of the swimming pool fence. Due to the small 'residential' size of the glasshouse (i.e., not larger commercial scale) this is not likely to constitute a HAIL activity. Furthermore, it appears that the glasshouse was constructed in the mid-late 1990s (or possibly later) when persistent pesticides defined as a HAIL activity (Reference A10) were no longer in use and were actually banned.

These property files did not indicate any information with regard to any land contaminating activities at the site. Selected information from the SDC property file is attached.

3.4 Review of Historical Certificates of Title

Two historical Certificates of Title (CB18F/727 and CB2/161) dating back to 1879 were sourced from Terranet. CB2/161 notes the occupation of a previous owner in 1889 to be a farmer but provides no further

details (note that the transcript is faint and therefore very difficult to interpret). No additional information relating to activities causing possible contamination are detailed in either of the historical Certificates of Title.

4.0 Provision 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. As identified in Section 3.0 of this letter, there have been no obvious identified HAIL activities occurring within the site, based on the currently available information.

As noted in the historical aerial photographs Section, it is important to note that general cropping is not classified as a HAIL activity. Furthermore, previous investigations undertaken by PDP on similar cropping land has shown heavy metals and organochlorine pesticide concentrations (i.e. the likely persistent contaminants of concern) at or around the typical background soil concentrations of the local area.

Based on the currently available information, under regulation 5(7), it could be considered that the NESCS is **not applicable** for the proposed development of a supermarket on the site. However, before this can be concluded, it would be prudent to undertake a physical site inspection to confirm the findings of the desk-based assessment. Whilst noting this, based on the proposed 'less-conservative' use of the land (i.e., from current rural-residential to commercial), there is no reason why the development would not be able to proceed.

As a prudent approach, a soil sampling investigation should be undertaken to confirm the applicable/most cost-effective offsite disposal facilities for surplus soils both from the broad-acre areas of the site and around buildings (e.g., presence of lead-based paints). In addition, an asbestos pre-demolition survey should be carried out on the existing site buildings given their construction age is pre-2000.

5.0 Conclusions and Recommendations

PDP has reviewed the available information for the proposed development of a supermarket and car park at 157 Levi Road, Rolleston including; historical aerial photographs, the ECan Listed Land Use Register, SDC property files and Certificates of Title.

Through the process of this review, based on the currently reviewed information, there has been no information to suggest that any HAIL activity has occurred at the site. However, before this can be concluded, it would be prudent to undertake a physical site inspection to confirm the findings of the desk-based assessment.

As a prudent approach, a soil sampling investigation should be undertaken to confirm the applicable/most cost-effective offsite disposal facilities for surplus soils both from the broad-acre areas of the site and around buildings (e.g., presence of lead-based paints). In addition, an asbestos pre-demolition survey should be carried out on the existing site buildings prior to their removal.

With regards to the applicability of the NESCS, this can be confirmed following the recommended site inspection. However, whilst noting this, based on the proposed 'less-conservative' use of the land (i.e., from current rural-residential to commercial), there is no reason why the development would not be able to proceed, and it is considered highly unlikely that there will be a risk to human health as a result of the proposed change in land use and development earthworks.

6.0 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)*.

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

7.0 Limitations

This letter has been prepared on the basis of information provided by Foodstuffs South Island Limited 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 Foodstuffs South Island Limited, 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), and noting that PDP did not undertake a site inspection, 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.

© 2021 Pattle Delamore Partners Limited.

Yours sincerely

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Channele Seabrook

Environmental Geologist/Scientist

Reviewed and Approved by



Guy Knoyle

Technical Director - Contaminated Land

Certifying Statements

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.

For activities under R8(4) of the NESCS this preliminary site investigation concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land, however this would need to be confirmed following a site inspection.

The activity to be undertaken as defined in R5(6) is described on page 1 of this preliminary site investigation.

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

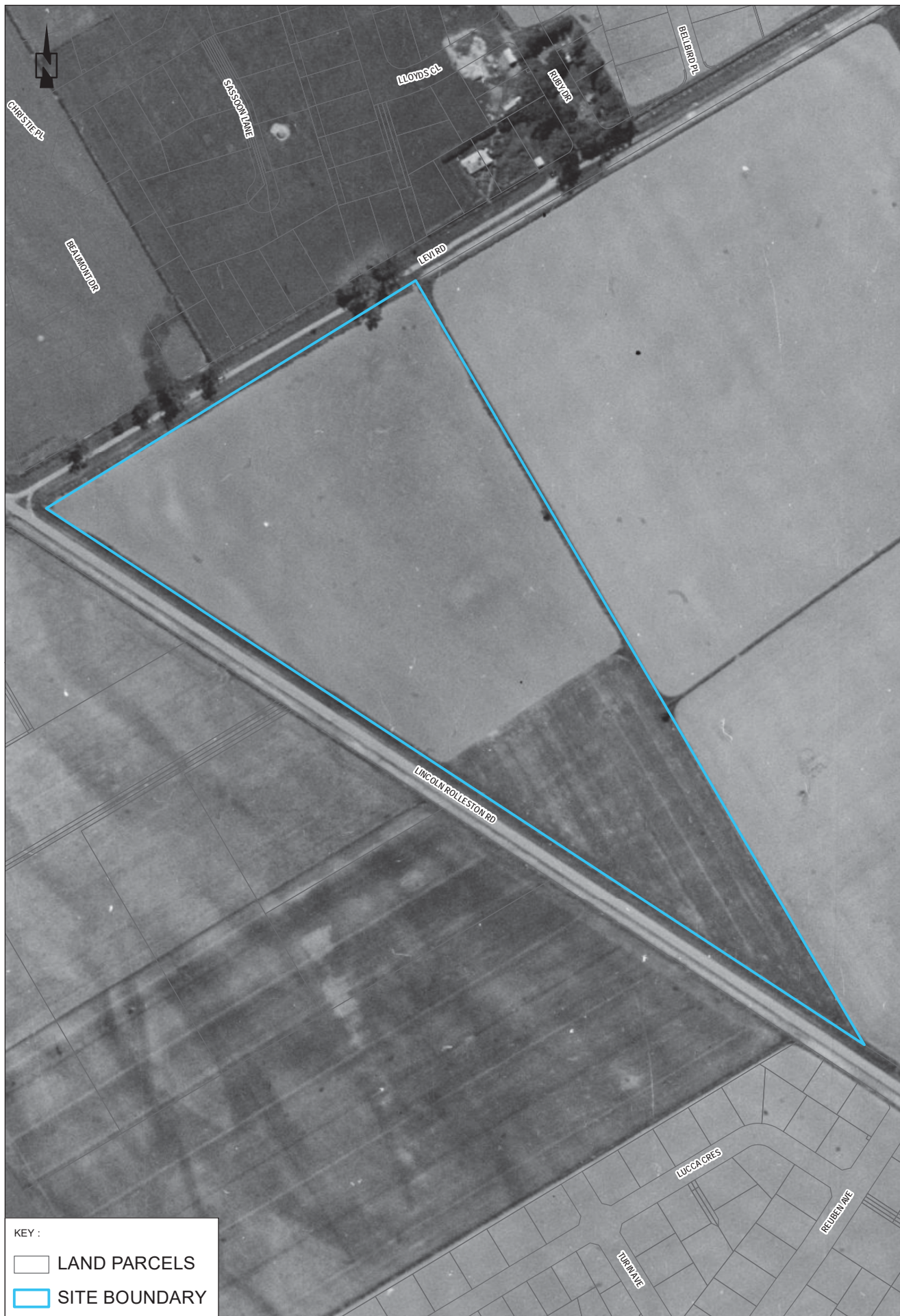
Guy is an environmental scientist with over 25 years of experience in undertaking environmental and contaminated land assessments. He has a BSc (Joint Honours) in Environmental Science and Zoology, and a MSc in Applied Hydrobiology, both from the University of Wales, College of Cardiff. Guy currently 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 has involved 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 High and District Courts, 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.





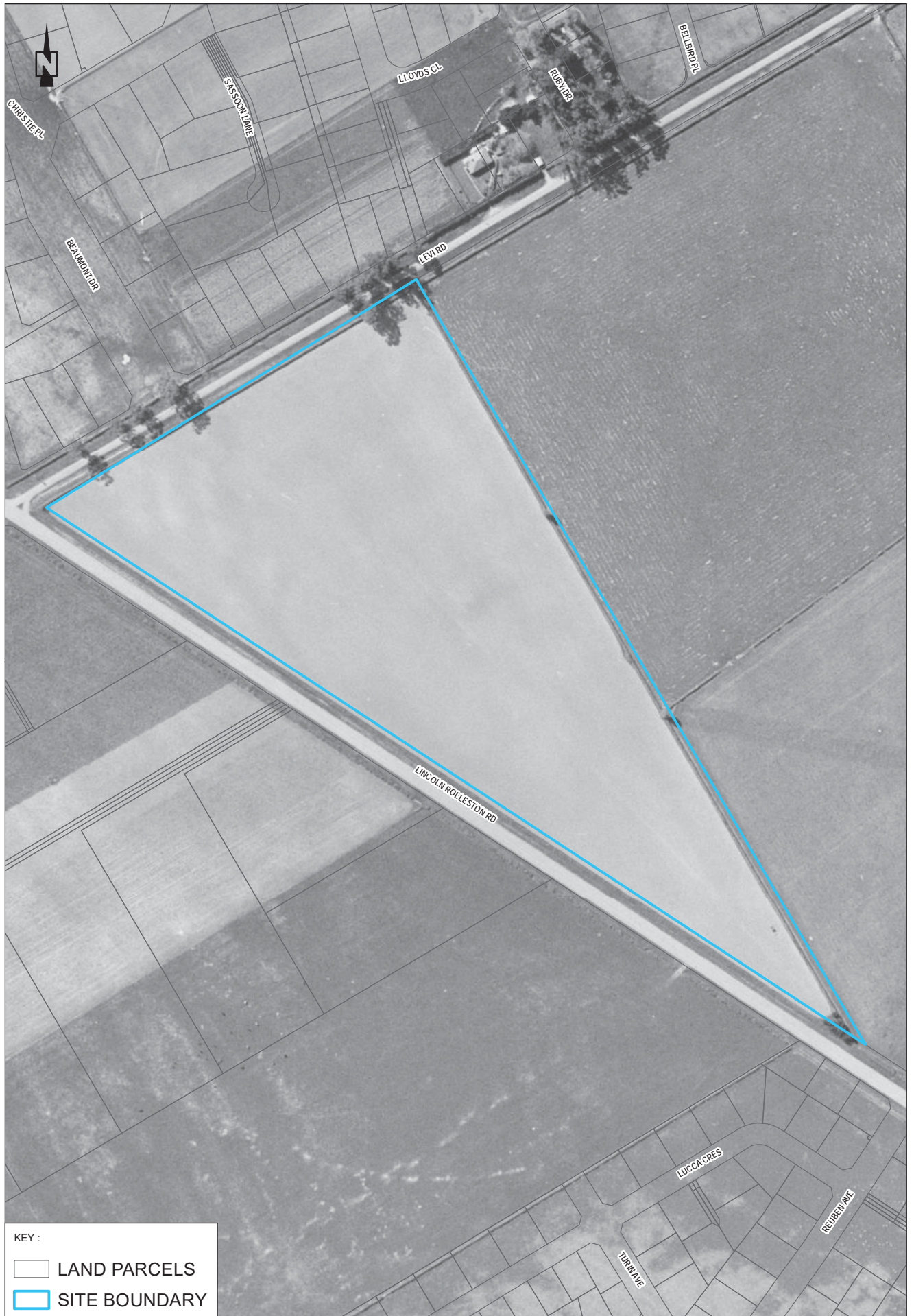
SOURCE:
1. AERIAL IMAGERY (FLOWN 1942) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY

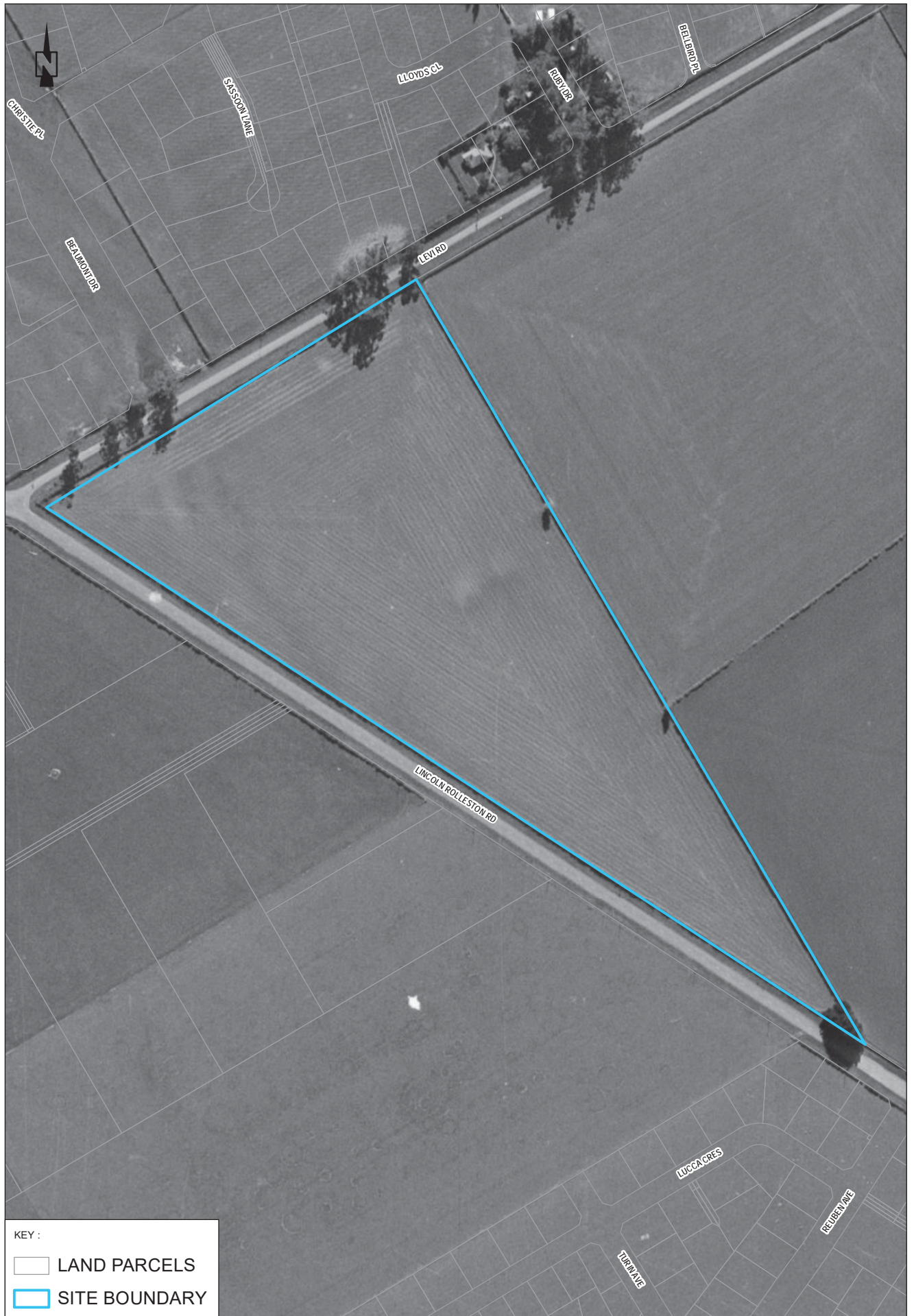
1942 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)

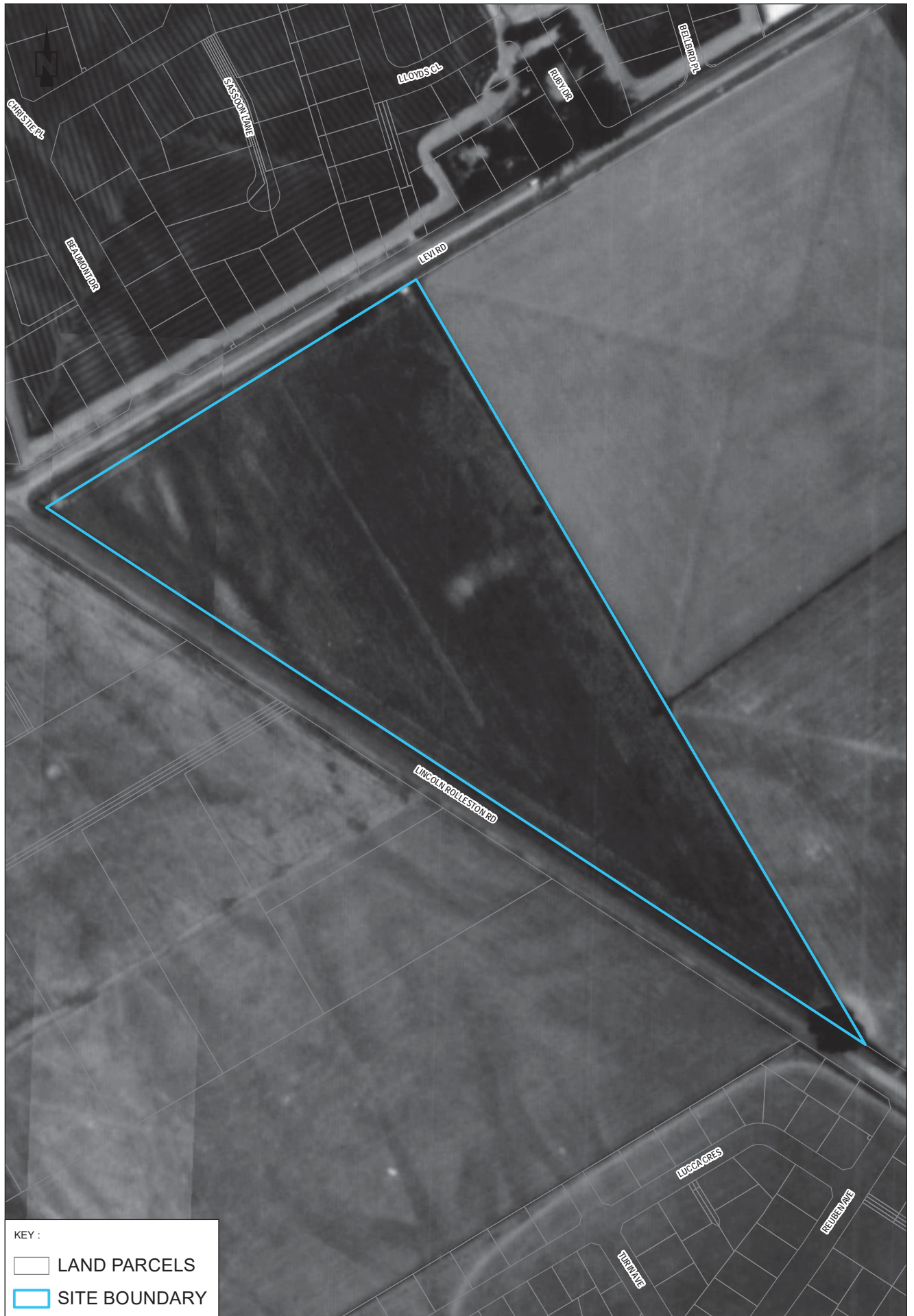
0 25 50 100 150

METRES





SOURCE:
1. AERIAL IMAGERY (FLOWN 1974) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY



SOURCE:
1. AERIAL IMAGERY (FLOWN 1982) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY



KEY :

- LAND PARCELS
- SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY (FLOWN 1994) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY

1994 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)
0 25 50 100 150
METRES



KEY :

- LAND PARCELS
- SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY (FLOWN 1995) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY

1995 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)
0 25 50 100 150
METRES



SOURCE:
1. AERIAL IMAGERY (FLOWN 2000) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY

2000 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)

0 25 50 100 150

METRES



KEY :

- LAND PARCELS
- SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2004) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTERBURY

2004 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)
0 25 50 100 150
METRES



KEY :

- LAND PARCELS
- SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2004) SOURCED FROM
CANTERBURY MAP PARTNERS BY ENVIRONMENT CANTEBURY

2011 AERIAL PHOTOGRAPHY

SCALE : 1:3,167 (A4)
0 25 50 100 150
METRES



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 ENQ299291

Date generated: 02 November 2021
Land parcels: RS 7556



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.

 Nearby investigations of interest

INV 12787 **Desk-Based Ground Contamination Assessment Plan Change 7 Area**
Tonkin and Taylor Ltd - Preliminary Site Investigation
1 Jan 2011

Summary of investigation(s):

Selwyn District Council requested a desk-based study of sites of potential contamination within the Plan Change 7 area. Plan Change 7 is located around the towns of Rolleston and Lincoln and proposed to rezone these areas for standard residential land use on 58 existing 'Living Z' and Deferred Living Z' land parcels in 2011. Environment Canterbury and Selwyn District Council records were reviewed along with historical aerial photographs and certificates of title. Site walkovers were also conducted. Potential sources of contamination were identified in several areas and these have been assigned a site number on the Listed Land Use Register. The majority of the areas investigated were found to be in pasture for most of their recent history.

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.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

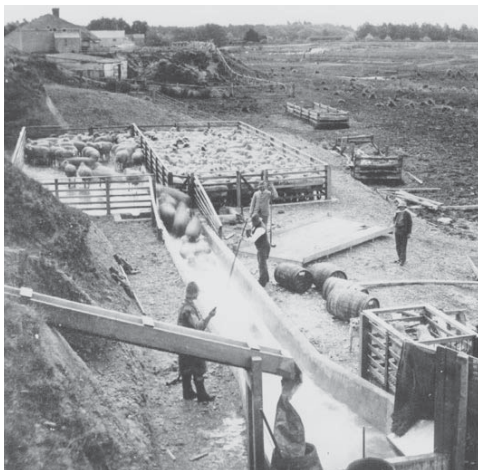
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



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

E13/101

Listed Land Use Register

Site categories and definitions

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

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

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

Not investigated:

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

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

At or below background concentrations:

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

Below guideline values for:

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

Managed for:

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

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

Partially investigated:

The site has been partially investigated. Results:

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

Significant adverse environmental effects:

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

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

Contaminated:

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

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

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

Verified non-HAIL:

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

Please contact Environment
Canterbury for further information:

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



E13/102



BC031743

morrifield developments
limited
UNBREAKABLE
VALUE GREENHOUSE

NA Consent No: BC03/743 1-2 not

Applicants Name: Harper

Date: 8 / 12 / 03

MEMO

Information requested.

1. Contractor - James

2. Details of 15' long fence - pool side
which side are rails

"gate" 3. Information on Hurricane fencing

4. Details of Green house existing

- No doors - unopened

- Windows on

agent said can't enter polycarbonate

1-10 phoned No reply, walk on

con

Pol view the ground.

Mor

Signed _____

A:

031743

ASSETS

/ AS 3500

P46
P47
P48
P49
P50
P51

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: Hanper WR & NE. Consent No: 2405510000
 Site Address/Rapid No: Lower Road Officer: J. Gaulty.
0540157 Name: _____

Type of building work: _____
 On 7 / 3 / 06 at 2:45 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other	
b	Foundation	i	Blockfill	p	Resource Consent	
c	Slab	j	Heating unit	q	Complaint/investigation	
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule	
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit	
f	Post line bracing	m	Pile/pole holes	t	CCC full	<input type="checkbox"/> Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial	<input type="checkbox"/> No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

● Raw pool above ground with less than 1.2m wall height.

Fenced 2 sides with pool fencing 1.3m high and 2 sides with c/c fence > 1.2m high.

Hot house forms part of fence and walls of hot house made from durable material.

Fencing and gates complies with the Fencing of Swimming Pools Act 1987.



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

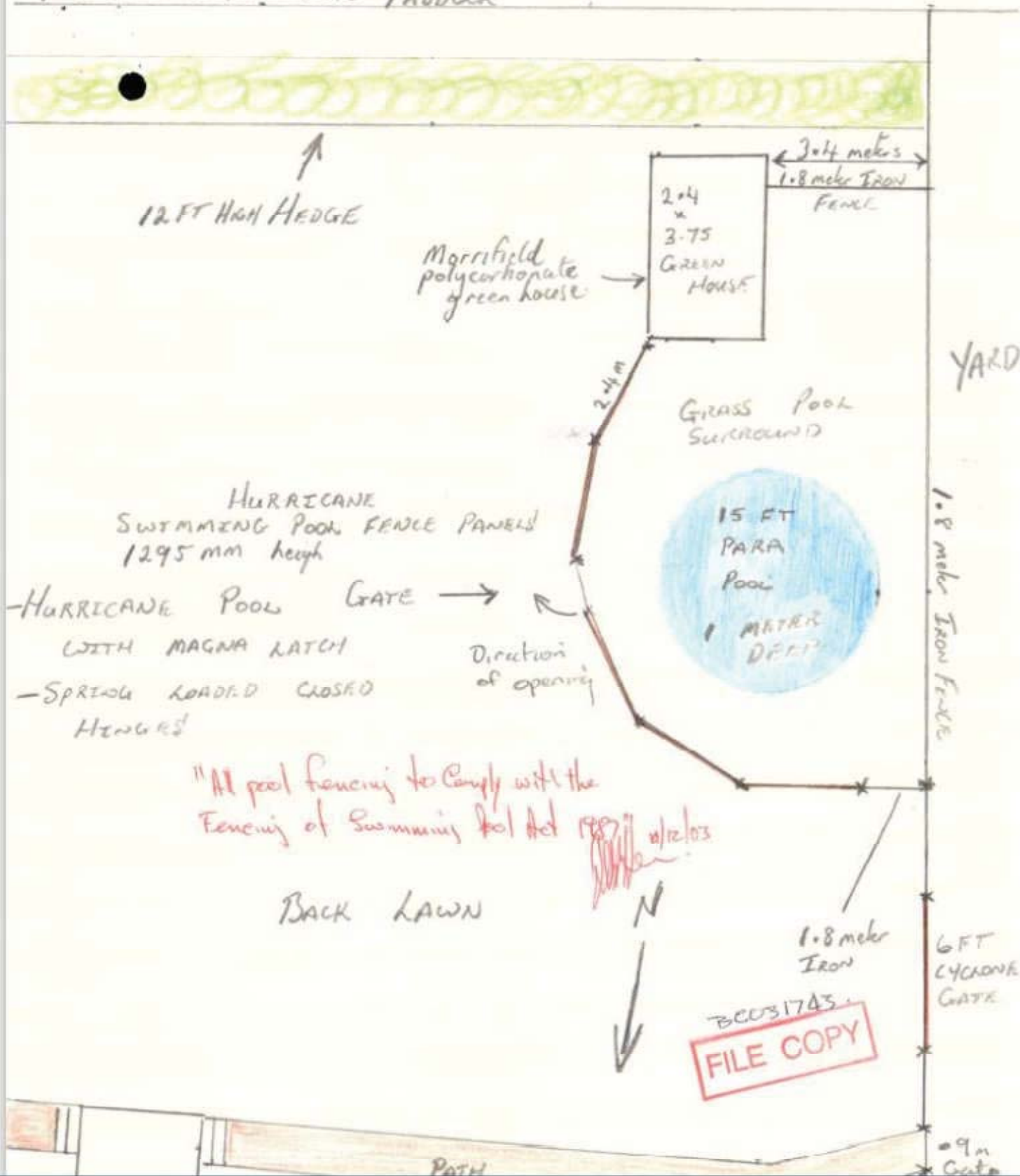
Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☒ Agent ☐ Occupier ☐ Signed: J. Gaulty.
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☒

Pool to be emptied into Paddock 1.5 HECTARES





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **CB18F/727**
Land Registration District **Canterbury**
Date Issued 12 April 1978

Prior References
CB2/161

Estate Fee Simple
Area 7.1831 hectares more or less
Legal Description Rural Section 7556
Original Registered Owners
Wayne Robert Harper and Nelda Elizabeth Harper

Interests

Fencing Provision in Transfer 184908.1 - 12.7.1978 at 11.06 am
563020.4 Mortgage to Trusteebank Canterbury - 23.8.1985 at 11.53 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 563020.4 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
12195201.1 Change of Name of Nelda Elizabeth Harper to Nelda Elizabeth Ridden - 28.7.2021 at 12:55 pm
12191139.1 Discharge of Mortgage 563020.4 - 16.8.2021 at 4:13 pm
12191139.2 Transfer to Foodstuffs (South Island) Properties Limited - 16.8.2021 at 4:13 pm

References

Prior C/T 2/161

Transfer No.

N/C. Order No. 172379/1

Land and Deeds 69



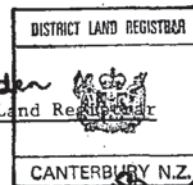
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of April one thousand nine hundred and seventy-eight under the seal of the District Land Registrar of the Land Registration District of CANTERBURY —

WITNESSETH that THE PUBLIC TRUSTEE and AMY EDITH LOWE of Rolleston, Spinster as tenants in common in equal shares are —

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 7.1831 hectares or thereabouts situated in Block III of the Leeston Survey District being Rural Section 7556 —



for Assistant Land Registrar

Transfer 184908/1 to David Keith Miller of Christchurch, Compositor - (Fencing Provision) - 12.7.1978 at 11.06 am.

for A.L.R.

Transfer 339201/1 to Kenneth Lee Leathers of Christchurch, Research Economist and Roxanna Marie Leathers his wife - 11-8-1981 at 9.45a.m.

for A.L.R.

Mortgage 339201/3 to Canterbury Savings Bank - 11-8-1981 at 9.45a.m.

for A.L.R.

Mortgage 373854/1 to Canterbury Savings Bank - 23.8.1985 at 10.48 am.

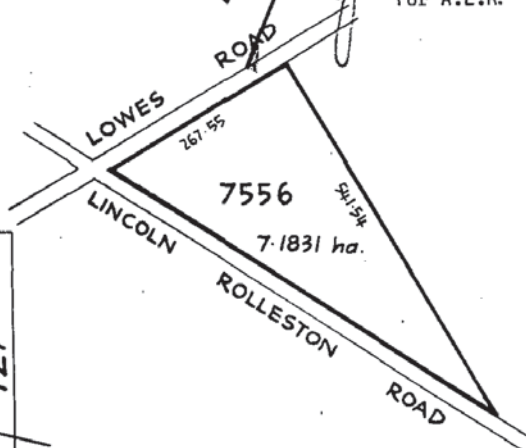
for A.L.R.

Transfer 563020/3 to Wayne Robert Harper of Christchurch, Aircraft Engineer and Nelda Elizabeth Harper his wife - 23.8.1985 at 11.53am

A.L.R.

Mortgage 563020/4 to Trusteebank Canterbury - 23.8.1985 at 11.53am.

A.L.R.



Measurements are Metric

No. 18F / 727

Register copy for L.-&D. 69, 71, 72.

(CERTIFICATE OF TITLE.

Vol. II 2 Folia 161

5560, 5561

IN WITNESS whereof I have hereto signed my name and affixed my seal this
twenty nineth day of July one thousand eight hundred and seven by Wm. A.

Signed in the presence of
E. H. Lanning.
the day of July 187

John H. Thomas
 District Agent: Legation
 of the District of Columbia



Mortgage No. 2418 produced
23rd March 1876 at 11.3 a.m. here how to
Richard James Strachan Harman

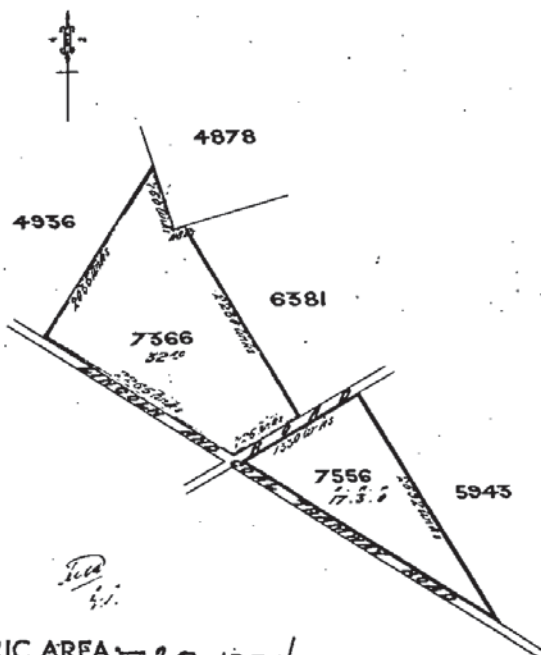
~~Discharge of Marriage No 2478~~
~~granted 24 March 1875 at 11-12 a.m.~~

Received \$312.11 hundred 22 August 1889
at 10.35 a.m. Levi Line to Levi Louis the
Younger. - of Edmunds & Sweetland Farmers.

Mortgage No. 25854. Encumbrances: none.
 22 August 1859. 2100. **DISCHARGED**
 to Levi Lewis the elder for and to the use of his wife
 deceased to Mathias Lewis for her life.

elmer (Jorge) 38349
 1897 at 10-30 am
 Doctor Charles R.

J.L.K.
 DISCHARGED
 10-1899



METRIC AREA:- 20.1331 ha

Transmission 35724 to The Public Trustee entered 2 February 1943 at 11:00 a.m.

2/16/

Transfer 247217 produced 2 February 1943 at 11:11 a.m. The Public Trustee to Amy Esth. Jones, Spinster, and Levi Rose, Farmer both of Holliston, as tenants in common in equal shares.

Lease 647871 term 7 years 6 months from 1/1/1965 to Perry Guscombe Davison - 12/3/1965 at 11:45 a.m.

Transmission 679441 of the share of Levi Lowe to The Public Trustee - Entered 19.4.1966 at 2.30 p.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

Lease 904948 Term commencing on 1.5/1975 to David John Foster 14/3/1973 at 11.10 a.m.

A.L.R.

Lease 901918 Term commencing on 2/5/1972 and expiring on 1/5/1975 to David John Foster - 14/3/1973 at 11.10 a.m.

O.C.T 172379/1 & 2 Cancelled and CsT 18F/726 & 727 issued for Rural Section 7366 and Rural Section 7556 herein.

CANCELLED
DUPLICATE DESTROYED

CANCELLED