

Preliminary Site Investigation

555 Birchs Road,
Lincoln



Prepared for:
Prepared by:
Date:
Document No:

Urban Estates Limited
Sephira Environmental Limited
May 2024
UEL-A0936-002R-v0

Summary

Davie Lovell-Smith engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of the property located at 555 Birchs Road, Lincoln, legally known as Lot 2 DP 33959 (the site).

The site currently consists of two residences and undeveloped paddocks, and is 8.6 hectares in area. It is understood that the landowner intends to subdivide the site into approximately 90 residential lots, which constitutes a change of use of the land from production to residential.

Per the NESCS, and the local Selwyn District Council, a Preliminary Site Investigation should be undertaken when subdivision occurs. The land is not currently included on the Environment Canterbury Listed Land Use Register of potentially contaminated sites.

A review of aerial photographs has indicated the site has consisted of undeveloped pastureland until 1994. After this time the presence of a single pre-2000's shed appeared at the site. Two residences, a secondary shed, a burn pile, and stockpiles were observed in aerial photographs between 2000 and 2020.

A site visit was conducted concurrently with an interview with the landowner. The pre-2000's shed was constructed with unpainted metal and wood. The burn pile was inspected and contained slash with no evidence of anthropogenic material. The burn pile had never been burnt. The stockpiled silty soil was a by-product of building the second residence at the site and contained no evidence of anthropogenic material. A green waste refuse pit was discovered at the site which also contained no evidence of anthropogenic material in the pit.

Based on all the evidence reviewed, including the site inspection, interview with the landowner, review of title records, council files, and historical aerial photographs, it is considered less than likely that activities on the MfE Hazardous Activities and Industry List (HAIL) have occurred at the site.

The NESCS, therefore, does not apply to this site, and the proposed subdivision may proceed as a Permitted Activity per Rule 8 of the standard.

Contents

Summary	i
1.0 INTRODUCTION.....	1
2.0 SITE DESCRIPTION	2
2.1 Land Use	2
2.2 Groundwater and Surface Water Conditions.....	3
3.0 SITE HISTORY	3
3.1 Environment Canterbury Listed Land Use Register	3
3.2 Review of Title Records.....	4
3.3 Selwyn District Council Property Files.....	4
3.4 Historical Aerial Photographs	5
3.5 Site Walkover.....	6
4.0 SUMMARY AND CONCLUSIONS.....	8
5.0 SQEP DECLARATION.....	8
6.0 REPORT LIMITATIONS.....	9
7.0 REFERENCES.....	9

Figures

- Figure 1. Site Location Map
- Figure 2. Recent Site Conditions (2020)
- Figure 3. LLUR Map of Properties
- Figure 4. Identified Features

Appendices

- Appendix A. Environment Canterbury LLUR Report
- Appendix B. LINZ Title Reports
- Appendix C. Historical Aerial Photographs
- Appendix D. Site Visit Photographs

Acronyms and Abbreviations

ACM – asbestos containing material

DSI – Detailed Site Investigation

ECan – Environment Canterbury (Canterbury Regional Council)

HAIL – Hazardous Activities and Industries List

km - kilometre

LINZ – Land Information New Zealand

LLUR – Listed Land Use Register

m – metre

MfE – Ministry for the Environment

NESCS - Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Came in force on 1 January 2012.

PAH – Polycyclic Aromatic Hydrocarbons

PSI – Preliminary Site Investigation

SDC – Selwyn District Council

SQEP – Suitably Qualified and Experienced Practitioners

1.0 INTRODUCTION

Urban Estates Limited, at the recommendation of Davie Lovell-Smith Limited engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of the property located at 555 Birchs Road, Lincoln, legally known as Lot 2 DP 33959 (the site). Sephira Environmental prepared the PSI, under approved proposal DLS-A0936-001P-v0 dated 27 May 2024. This report is subject to the limitation in Section 6.0.

Figure 1 shows the general location of the site. It is understood that the landowner intends to subdivide the site into approximately 90 residential lots. The land is currently undeveloped pasture with 2 dwellings and 2 sheds.

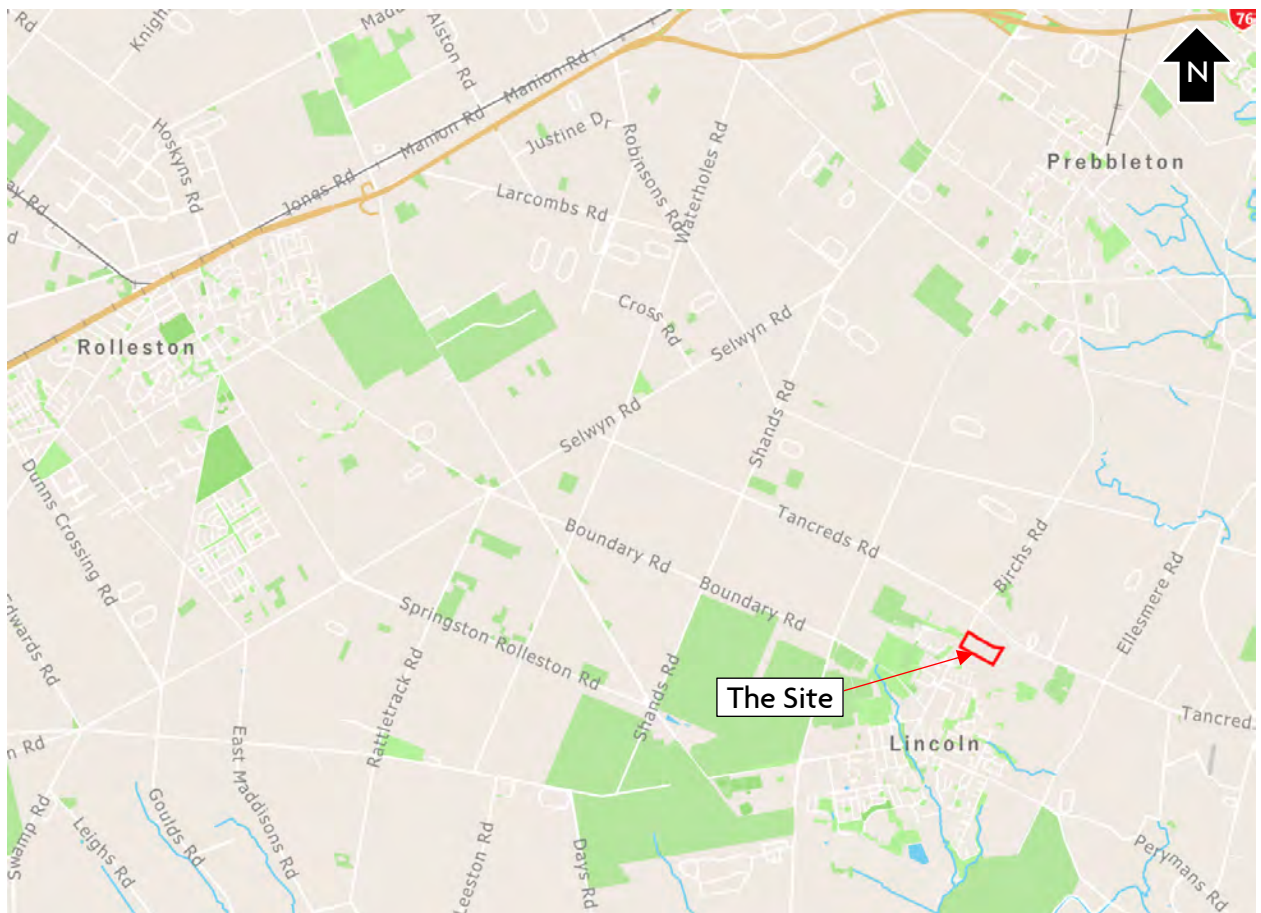


Figure 1: Site Location Map. (base map source: mapviewer.canterburymaps.govt.nz)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC 2011) indicates that a PSI may be required when a subdivision or change of land use occurs. The local council, Selwyn District Council (SDC), also requires that a PSI be undertaken prior to the subdivision of land. If the PSI identifies potential sources of contamination, then a DSI should be undertaken to assess if human health risks exist.

The objective of the PSI was to identify historic and/or current activities undertaken at the site that may have contaminated the land, and as a result could present a risk to human health for the proposed subdivision. If such activities were identified, the PSI would guide further testing to characterise soil for the assessment of risk and for developing appropriate management procedures for the development earthworks activities.

The work was undertaken in accordance with Ministry for the Environment (MfE) Contaminated Land Management Guidelines (Revised 2021), and the NESCS (2011).

2.0 SITE DESCRIPTION

2.1 Land Use

The site is zoned as “Living Z” under the operative Selwyn District Plan, and the ECan GIS Database. The total site area is 8.6 hectares (ha) and the site undulates and slopes from the northwest to southeast

The site consists of five large, grassed paddocks, two dwellings, and two detached sheds. No other structures are located at the site. The site is bound by lifestyle blocks to the north and east, a residential development to the south, and Birchs Road to the west.

Figure 2 shows the recent site conditions.



Figure 2: Recent Site Conditions (2020) (base image source: mapviewer.canterburymaps.govt.nz)

2.2 Groundwater and Surface Water Conditions

The elevation of the property ranges from between 12 m to 13 m above mean sea level (amsl) according to records held by the Environment Canterbury GIS database system. The site undulates and slopes from the northwest to southeast

The database indicates the western half of the site is underlain by unconfined or semi-confined alluvial aquifers, and the eastern half of the site is underlain by the coastal confined gravel aquifer system. Groundwater at the site is expected to be present around 10 m below ground level based on groundwater piezometric level contours developed by Environment Canterbury. The regional groundwater flow direction is to the south-east.

The nearest downgradient community water supply well, BX23/0300, is approximately 930 m south to south-east of the site. BX23/0300 is 94.65 m deep and is listed as being a city/town supply.

The site is within the catchment of Minchins Creek. At its nearest point, the Minchins Creek is located approximately 2.2 km southeast of the site. The Canterbury Maps TopoMaps Rivers and Streams layer indicates one unnamed drain is present along the northern site boundary. The drain runs through a network of drains before discharging into Minchins Creek. There are no surface water bodies on the site.

3.0 SITE HISTORY

The site history has been established from a variety of sources including Environment Canterbury's Listed Land Use Register (LLUR), Land Information New Zealand (LINZ) title records, Selwyn District Council (SDC) property files, historical aerial photographs, an interview with the landowner, and a site walkover. The records viewed are summarised below.

3.1 Environment Canterbury Listed Land Use Register

A search of Environment Canterbury's (ECan) Listed Land Use Register (LLUR) was made to gather the available records for the site. Figure 3 shows the graphic results of the LLUR search, and investigations at, and adjacent to the site. A copy of the LLUR site information statement is included as Appendix A of this report.

The site is not currently listed on the Environment Canterbury (ECAN) Listed Land Use Register as potentially contaminated. The LLUR lists a desktop-based ground contamination assessment has been conducted at the site, and nearby sites, by Tonkin & Taylor as part of a rezoning effort, namely "Plan Change 7", in Lincoln and Rolleston. The site was identified as having "dwelling and farm sheds" as potential sources of environmental contamination.



Figure 3: LLUR Map of Property (image source: Environment Canterbury LLUR)

No other potentially contaminating activities were identified from the LLUR search.

3.2 Review of Title Records

Historic title records were obtained through Land Information New Zealand (LINZ). The available historical titles were able to trace the land ownership back to farmer James Roy Duncan in 1970. No prior title records were available for the site. It is likely prior to James Roy Duncan the land was owned by The Crown or a Crown-owned entity such as a Crown Research Institute.

No historic title record indicated ownership or use of the site that may have resulted in land contamination. Copies of the title records reviewed are presented in Appendix B.

3.3 Selwyn District Council Property Files

An inquiry was made by Sephira Environmental Limited to Selwyn District Council (SDC) to review the property files for the site. The property file contained building consents for the residences and a swimming pool, and compliance certificates.

No other potential land contaminating activities were identified in the SDC property files.

3.4 Historical Aerial Photographs

Historical aerial photographs from the Environment Canterbury (ECan) website (mapviewer.canterburymaps.govt.nz) were reviewed. The relevant portions of the historical aerial photographs that were reviewed are presented in Appendix C.

The earliest available aerial dated 1944 shows the site consisting of open pastureland split into two paddocks with a larger paddock at the western end of the site, and a smaller paddock at the eastern portion of the site.

In the next available photograph from 1962 the larger paddock has been split into two smaller paddocks, creating three paddocks at the site. In 1974 these two paddocks once again become a single paddock. The site remains this way until 1984.

In 1994 the site is split up into 6 smaller paddocks. A shed appears in the central south-western area of the site. The site remains the same until 2000 where a second shed appears along the southern boundary of the site.

In the next available image from 2004-2010 the second shed extends in length to the northeast, and a single residence appears just beyond the northeastern corner of the shed addition.

A second residence appears at the site in 2019 directly to the east of the first residence. Evidence of possible earth disturbance and/or stockpiling of unknown materials can also be seen in this image just beyond the eastern end of the secondary shed, running approximately 45 m in length, along the southern boundary. A potential burn pile is also present nearby the eastern end of the area of earth disturbance/stockpiles. These identified features are present at the site in the most recent available image from 2020.

Buildings constructed prior to the year 2000 at the site may have been constructed with asbestos-containing external building materials, and/or painted externally with lead-based paint. Given that lead and asbestos were not treated as environmental contaminants until relatively recently, the deterioration of these buildings may have discharged contaminants on the ground surface. Lead and asbestos were therefore initially considered contaminants of concern where an existing building of this vintage remains.

The suspected burn pile may have been used to burn either slash or anthropogenic material. Anthropogenic items including asbestos containing materials (ACM) may have been burnt in the piles scattered around the lot. Remnants of charred materials may also have discharged polycyclic aromatic hydrocarbons (PAHs) and heavy metals to the ground surface. Therefore PAHs, heavy metals, and asbestos are considered contaminants of concern where a potential burn pile is located.

Stockpiles of unknown source and quality or excavations, could contain uncontrolled fill or anthropogenic material which may be contaminated with ACM, friable asbestos, heavy metals and/or polycyclic aromatic hydrocarbons (PAH).

No other potentially contaminating activities were observed in the historic aerial photographs.

3.5 Site Walkover

Sephira Environmental completed a site walkover on 29 May 2024. The site was bounded by trees, and the site itself was split into six large paddocks used for grazing sheep.

The pre-2000's shed in the centre of the site was constructed with unpainted corrugated metal roofing, and unpainted metal and wooden walls and an earthen floor. The materials were in good condition, and no potential ACM was observed in the building materials. Therefore, the potential for asbestos and/or lead contamination associated with these pre-2000 sheds was eliminated. The shed was empty at the time of the site walkover, however it appeared to be as animal shelter.

Two residences, and a second shed, was present in one paddock at the southern boundary of the site. The residences were constructed with unpainted metal roofs, and brick walls. The shed construction materials were unpainted sheet metal walls and roofing. The shed stored farming machinery and other farming equipment on concrete floors. The building materials used to construct the residence do not indicate potential sources of environmental contamination. No bulk storage of chemicals was noted within the shed or around the dwellings.

3.6 Landowner Interview

The owner of the site came out and spoke with Sephira Environmental personnel when investigation into the stockpiled soil bund was occurring. The location of the stockpile is shown on Figure 4. He informed Sephira Environmental personnel the soil came from the construction of the second residence at the site. Instead of disposing of the soil off-site it was decided to place the soil in the bund. No evidence of anthropogenic material was seen in the stockpile, nor was it observed during its placement by the owner of the site. The soil was observed to be a dry, tan-grey silt. No sampling was conducted at the stockpiled soil bund as the origin of the soil was discovered.

A green waste disposal pit (Figure 4) approximately 2 m wide by 4 m long was discovered at the eastern end of the stockpile. The pit contained leaves and grass clippings. The site owner informed Sephira Environmental personnel that the pit was excavated for the purpose of creating an area where grass clippings, and other slash, could be managed. No anthropogenic debris was said to be disposed of in the pit. The soil excavated from the pit



Figure 4: Identified Features (base image source: mapviewer.canterburymaps.govt.nz)

was placed in a grassed stockpile next to the hole. Sephira Environmental personnel used a post hole digger to investigate the material in the pit, which was indeed decaying organic matter. No anthropogenic debris was observed in the pit, therefore no sample was collected from this location.

The burn pile identified in recent aerial photographs (Figure 4) was approximately 2 m circular diameter and contained unburned branches and slash. No evidence of charred, or anthropogenic material was observed in the pile. Grass had weaved its way into the base of the slash pile, indicating it had been in that state for an extended period of time. The owner of the site informed Sephira Environmental personnel that the pile had never been burnt and had been at the site for at around 3 years. With no physical evidence of anthropogenic debris or material being burnt at this location, no sampling was deemed necessary at the slash pile.

During the site walk no new contaminating land use activities were identified that required further investigation, and possible contaminating activities identified throughout the PSI were ruled out as needing further investigation.

4.0 SUMMARY AND CONCLUSIONS

Davie Lovell-Smith engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of the property located at 555 Birchs Road, Lincoln, legally known as Lot 2 DP 33959 (the site). It is understood that the landowner intends to subdivide the site into approximately 90 residential lots. The land is currently undeveloped pasture with 2 residential dwellings.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS 2011) indicates that a PSI may be required when a subdivision or change of land use occurs. The local Selwyn District Council (SDC) also requires that a PSI be undertaken prior to the subdivision of land.

Based on a site inspection, an interview with the landowner, and a review of available information, which included ECan's LLUR, LINZ title records, SDC property files, historical aerial photographs, it is considered less than likely that activities on the MfE Hazardous Activities and Industry List (HAIL) have occurred at the site.

The NESCS, therefore, does not apply to this site, and the proposed subdivision may proceed as a Permitted Activity per Rule 8 of the standard.

5.0 SQEP DECLARATION

Christopher and Helen Mongillo oversaw the preparation of this investigation and are suitably qualified and experienced professionals (SQEPs) as required by Regulation 3 (a) of the NESCS (2011) and as defined in Section 2.1.1 of the Users' Guide, NESCS, April 2012. They are recognised by multiple regional and district councils as SQEPs. They each have relevant tertiary degrees and over 35 years of contaminated land and water investigation, risk assessment and site remediation experience, which includes decades of hands-on field experience overseen by experts in these disciplines.



Christopher Mongillo
Director, Principal Environmental Scientist
Suitably Qualified and Experienced
Environmental Practitioner



Helen Mongillo
Principal Environmental Engineer and Hydrogeologist
Suitably Qualified and Experienced
Environmental and Hydrogeology Practitioner

6.0 REPORT LIMITATIONS

1. This document was prepared based on a site-specific scope agreed between the client and Sephira Environmental Limited which has a specific purpose and it is not intended to be used for any other purpose. This document should be read in full and we accept no responsibility for use of any part of it.
2. The methods used are those described in the report and methods not specified cannot be assumed to have been undertaken.
3. The results are based on published information and data from the site and we provide no warrantee that the conditions will be exactly as represented in the report. Due to the variability of site conditions the document cannot be held to represent a complete understanding of the site conditions and we assume no responsibility for unexpected conditions which may be discovered.
4. The document only describes the site conditions at the time the report was prepared. Changes to the site or near the site due to the effects of time or changes in legislation may occur which render the report conclusions as inapplicable.
5. The document was prepared with the standard of care generally accepted at the time it was prepared and no other warrantee is expressed or implied in regard to the conclusions of this report.
6. We accept no responsibility for the information provided to us for use in the document. It is assumed to be accurate as received regardless of the source. We have made no independent verification of the data received, beyond the agreed scope of the work.
7. We accept no responsibility to any third party or their actions related to reliance on this document. We prepared the document for the client only or for specific third parties who are authorised in the report.
8. This report does not include legal advice, which should be gained from professional practitioners.

7.0 REFERENCES

ECan n.d. Canterbury Maps Viewer. Environment Canterbury, Accessed May 2024.

<http://mapviewer.canterburymaps.govt.nz>

MfE 2011. Hazardous Activities and Industries List (HAIL). Wellington: Ministry for the Environment, October 2011.

MfE 2021. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated sites in New Zealand (Revised 2021). Publication reference number: ME 1475. Wellington: Ministry for the Environment, November 2003, Revised October 2021.

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

on 1 January 2012. Wellington: Ministry for the Environment, October 2011.

Appendix A – Environment Canterbury LLUR Report



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.

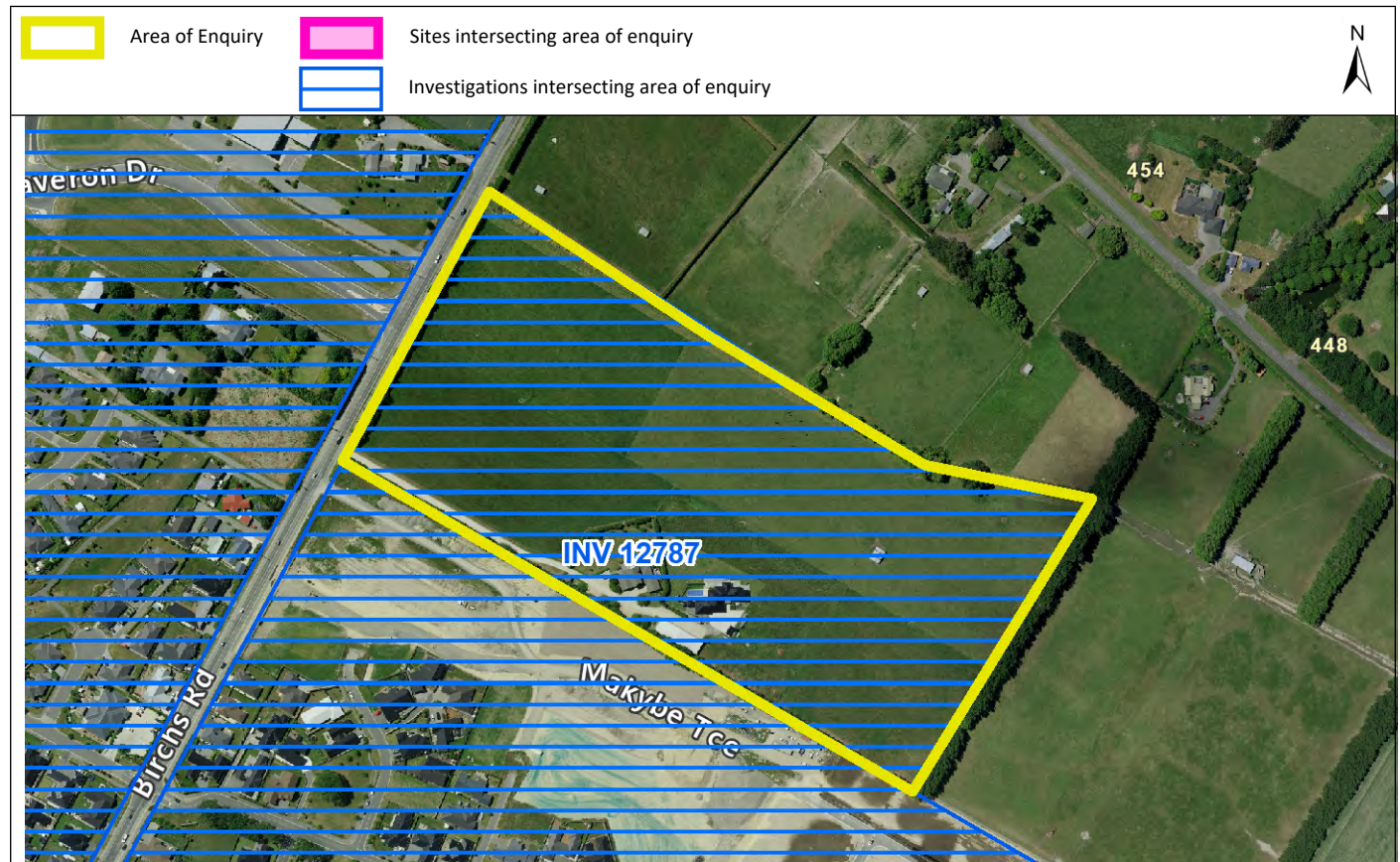
Yours sincerely

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 ENQ379962

Date generated: 26 May 2024
Land parcels: Lot 2 DP 33959



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



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

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

How does Environment Canterbury classify sites on the LLUR?

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

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

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

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

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

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



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



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

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

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

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

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

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

Appendix B – LINZ Title Reports



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 **CB22F/1359**

Land Registration District **Canterbury**

Date Issued 20 July 1981

Prior References

CB10B/428 CB1D/1339 CB1D/1390

Estate Fee Simple
Area 8.6019 hectares more or less
Legal Description Lot 2 Deposited Plan 33959

Original Registered Owners

Posh of Holmwood Limited

Interests

The part formerly in CT CB10B/428 is subject to Section 59 Land Act 1948

6870259.1 Transfer to Clive James Cooke, Janet Marie Cooke and New Zealand Trustee Services Limited - 18.5.2006 at 9:00 am

7053181.1 Correction of Name of Clive James Cooke to Clive Joseph Cooke - 3.10.2006 at 9:00 am

7891073.1 Transmission to Janet Marie Cooke and New Zealand Trustee Services Limited - 29.7.2008 at 9:00 am

7898968.1 Transfer to Janet Marie Cooke and Stanley Charles Barker - 7.8.2008 at 10:16 am

8779950.1 Mortgage to Westpac New Zealand Limited - 1.7.2011 at 12:29 pm

10199076.1 Discharge of Mortgage 8779950.1 - 23.9.2015 at 3:08 pm

10721955.3 Transfer to Janet Marie Cooke and Sharon Marie Cooke - 28.6.2017 at 9:34 am

11209370.1 CAVEAT BY LINCOLN DEVELOPMENTS LIMITED - 23.8.2018 at 4:11 pm

11266338.1 Withdrawal of Caveat 11209370.1 - 29.10.2018 at 11:25 am

11555729.1 CAVEAT BY PENNY LEE-ANN BUTLER - 27.9.2019 at 1:20 pm

12976214.1 Withdrawal of Caveat 11555729.1 - 28.3.2024 at 4:25 pm

References

Prior C/T 10B/428, 1D/1339, 1390

Transfer No.

N/C. Order No. 335614/1



Land and Deeds 69

REGISTER

No. 22F / 1359

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of July one thousand nine hundred and eighty one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that JAMES ROY DUNCAN of Ladbroke, Farmer and LORNA MERO DUNCAN his wife 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 8.6019

hectares or thereabouts situated in Block I Halswell Survey District being Lot 2
Deposited Plan 33959



for Assistant Land Registrar

The part formerly in CT 10B/428 is subject to:

The reservations and conditions imposed by
Section 59 of Land Act 1948

Transmission 799911/1 to James Roy Duncan
of Ladbroke, Retired Farmer as Survivor
- 19.4.1989 at 11.24am

for A.L.R.

Transfer 815443/2 to Kerry Gould Louis
Nolan, Solicitor and Thomas Francis Keith
Sharp, Chartered Accountant both of
Christchurch - 12.7.1989 at 11.35am

for A.L.R.

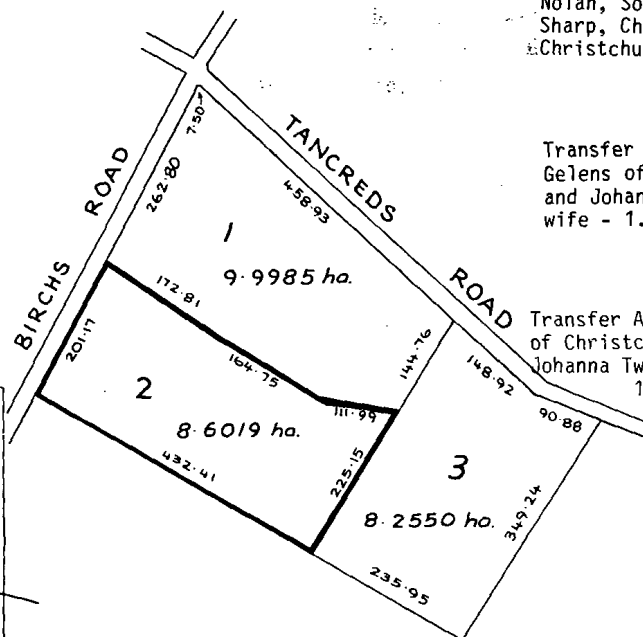
Transfer A39419/1 to Johannes Theodorus
Gelens of Christchurch, Company Director
and Johanna Petronella Maria Gelens his
wife - 1.3.1993 at 9.52am

for A.L.R.

Transfer A90266/1 to Bruce Stephen Tweedy
of Christchurch, Farm Manager and Ellamery
Johanna Tweedy, his wife - 10.1.1994 at
10.40am

DISCHARGED
Mortgage A90266/1 to Trust Bank
Canterbury Limited - 10.1.1994
at 10.40am

for A.L.R.



Measurements are Metric

OVER

No. 22F / 1359

22F/1359

A398318.2 Transfer to Posh of Holmwood
Limited - 7.4.1999 at 10.34

S. Wray
for RGL



Reference:

Certificate No. 816512 - 3358

P.R. Vol. -- Folio --

Transfer No. --

K.767882



CANCELLED

Land and Deeds 72

REGISTER

No. 10B/428

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of December one thousand nine hundred and seventy under the seal of the District Land Registrar of the Land Registration District of Canterbury being a Certificate in lieu of Grant, **WITNESSETH** that JAMES ROY DUNCAN of Ladbroke, Farmer and LORNA MERO DUNCAN his wife 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, which said land was originally acquired by the said proprietors

as from the 29th day of May one thousand nine hundred and sixty-nine under Section 54 of the Land Act 1948 that is to say: All that parcel of land containing 1 acre 27.8 perches or thereabouts situated in Block I of the Halswell Survey District being Rural Section 39785



Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948

A. L. R.
A.L.R.

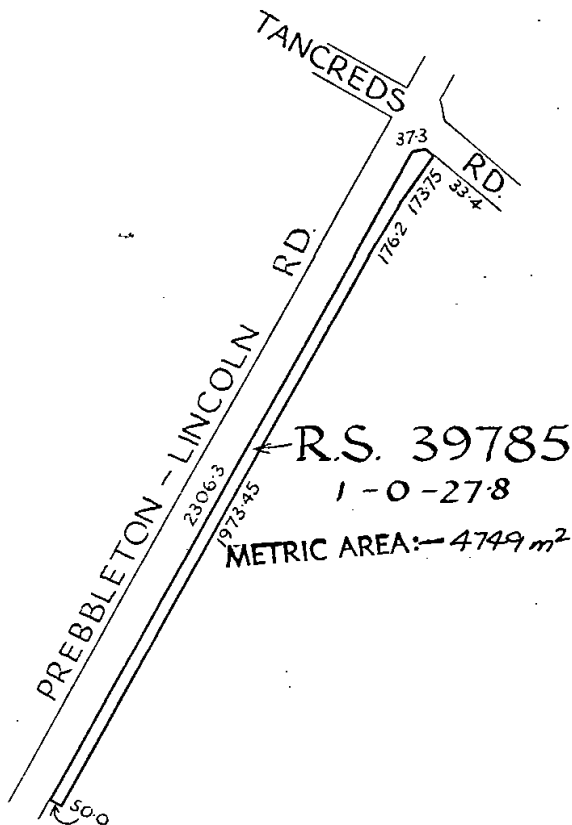
PLAN No. 33959 DEPOSITED 28.1.74

O.C.T. 335614/1) Cancelled and C's.T.
20-7-1981) 22F/1358, 1359 issued for
Lots 1 and 2 D.P. 33950
(Parts herein)

A. L. R.
A.L.R.

CANCELLED

DUPLICATE DESTROYED



Scale 1 inch = 5 chains.
S.O. 11452.

No. 10B/428

Appendix C – Historical Aerial Photographs



Figure C-1. 1944 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-2. 1962 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-3. 1974 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-4. 1984 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-5. 1994 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-6. 1995 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-7. 2000 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-8. 2004-2010 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-9. 2012 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-10. 2019 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)



Figure C-11. 2020 Aerial Photograph (base map source: mapviewer.canterburymaps.govt.nz)

Appendix D – Site Visit Photographs



Figure D-1. Suspected burn pile which is a slash pile, never burnt, near the southern site boundary.



Figure D-2. Green waste disposal pit at near the southern boundary of the site.



Figure D-3. Soil excavated to create the green waste disposal pit next to the pit.



Figure D-4. Close up of post hole excavation into green waste disposal pit.



Figure D-5. Material excavated from post hole into green waste disposal pit.



Figure D-6. Secondary post hole location in green waste disposal pit, and excavated material.



Figure D-7. Stockpile of soil along southern boundary of the site.



Figure D-8. Close up of silt making up the stockpiled soil.



Figure D-9. Unpainted pre 2000's shed in the centre of the site.



Figure D-10. At the south eastern corner of the site looking towards the north west.



Figure D-11. At the western boundary of the site looking towards the east.



Figure D-12. At the centre of the site looking towards the south west.