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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.

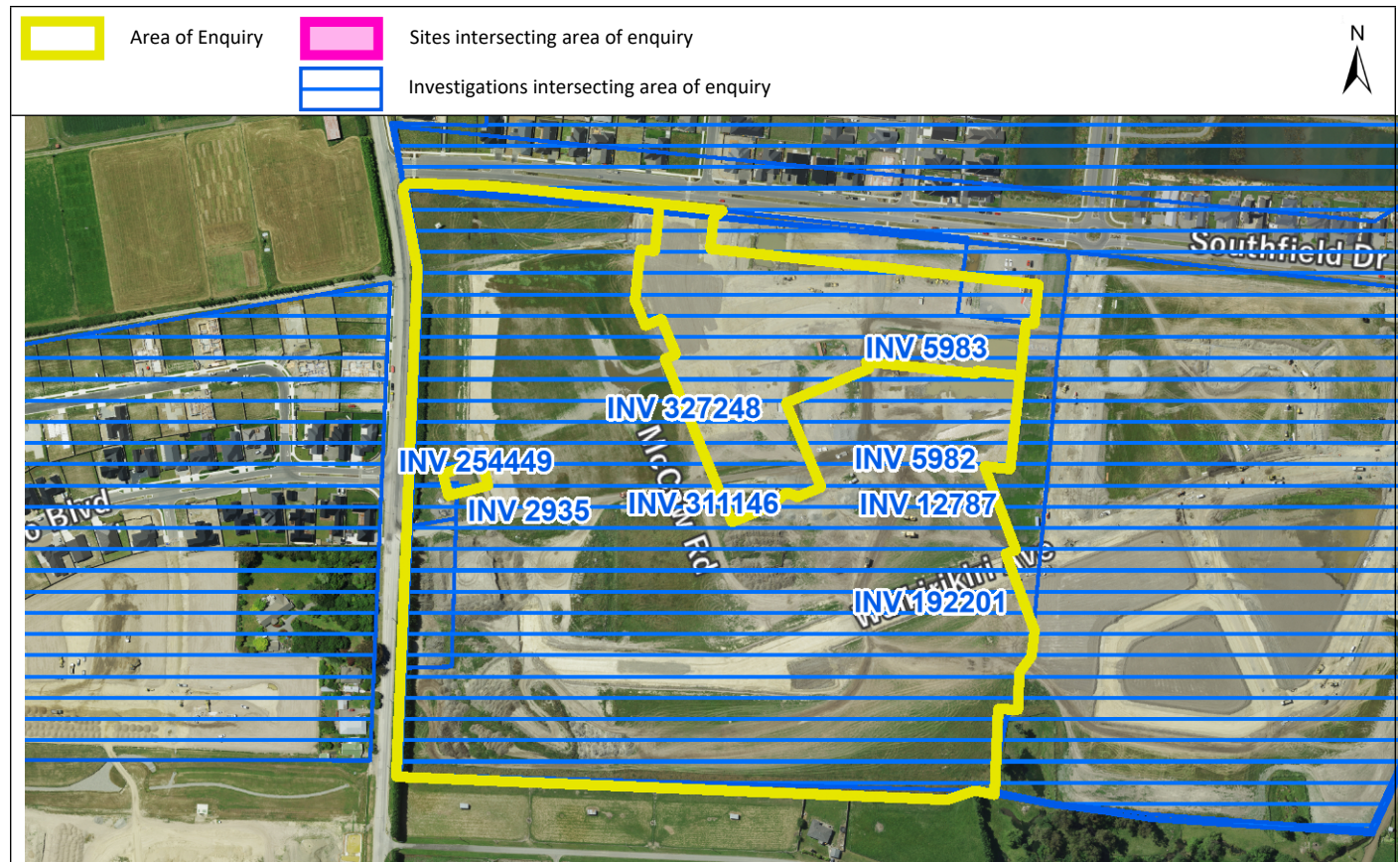
Yours sincerely

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 ENQ416522

Date generated: 26 May 2025
Land parcels: Lot 4447 DP 579597
Lot 500 DP 563101
Lot 500 DP 565315



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 2935 **Lead in Soil Investigation - Lincoln Land Development Site, Lincoln. Ngai Tahu and Lincoln University Property Joint Ventures Limited**
Connell Wagner Limited - Detailed Site Investigation
13 Feb 2009

Summary of investigation(s):

Connell Wagner Limited (presently Aurecon) was engaged to undertake a limited soil investigation to determine the presence of lead-based paint impact in soil surrounding painted buildings within the 118 ha 'Lincoln Land Development' site. Structures were present in three areas of the site, referred to by Connell Wagner as Areas D, H, and J, adopting the nomenclature used in the previous investigations. Area D contained a residential dwelling, two garages, and two shed/storage buildings. Because Area D was slated for immediate development, the scope of the investigation within Area D was extended to delineate the extent and magnitude of soil lead impact with respect to future residential land use. The development status of areas H and J was not finalised at the time of the investigation and the areas were unlikely to be developed for several years. Residential dwellings in Area H and J are used as rental housing by Lincoln University. The NEPC(1999) health investigation level of 300 mg/kg was selected as the action level for remediation.

The limited study showed that lead concentrations in soil immediately adjacent to all investigated structures were elevated with respect to the expected background soil levels with samples from Area D and Area H exceeding the selected action level. While partially investigated, the limited investigation of Area J indicated that soil lead impact surrounding the existing structures was lower than at other two areas. The detailed survey of lead in soil surrounding structures within Area D confirmed that lead paint was the most likely source of the impact. Lead concentrations above the NEPC (1999) health investigation level were generally confined to shallow soils immediately surrounding the buildings. Subsequent sampling of Area H detected a deeper migration of lead impact, which was attributed to acid washing of exterior walls. Based on the results of the limited soil investigation, remediation of areas D and H was recommended.

While the remedial strategy at both areas was based on excavation of impacted soil and replacement with clean soil, the methodology and the goals of remediation at Area D and Area H differed according to the planned land use. Validation sampling was conducted to verify the remedial goals and to confirm the state of imported material. Remediation was carried out in March 2009.

At Area D, which was slated for immediate residential development, the objective of remediation was to reduce the soil lead concentrations to below the NEPC (1999) health investigation level for residential land use (300 mg/kg). An additional stage of remedial excavation and validation at Area D was conducted in July 2010, after the structures were removed from the site. According to Aurecon, an area which included all the former structures within Area D was cut by stripping topsoil (approximately 400 mm) and the underlying silt horizon (minimum of 100 mm). The described cut and fill work is likely to have adequately removed the lead-impacted soil. Validation sampling at Area D has shown that lead concentrations in soil surrounding the former dwelling, an adjacent shed, and a north-most garage have been successfully reduced below 300 mg/kg, as intended. The area is considered suitable for residential development.

Remediation goals for Area H were devised in accordance with the 2007 Ministry of Health guidance for lead-exposure. Soil lead concentrations between 400 and 1,000 mg/kg were selected as remedial goals for soft-cover management (e.g. clean soil and grass/mulch). Because soil lead concentrations above 1,000 mg/kg were recorded in validation samples collected from an initial excavation surrounding one of the houses in Area H, and due to the logistical difficulties in extending the depth of excavation, a geotextile fabric was incorporated in the remediation strategy at two of the houses in Area H, placed between the exposed surface and imported soil. Tenant notices and a hazard register have been prepared to ensure the integrity of exposure barriers is maintained and to provide advice on minimising contaminated soil exposure and migration.

INV 5982 **Stage 2 - Environmental Assessment Report for Lots 5, 6, 8, and 9 DP 374333, Lincoln**
Connell Wagner Limited - Detailed Site Investigation
13 Feb 2009

INV 5983 **Stage 1 - Environmental Assessment Report for Lots 5, 6, 8, and 9 DP 374333, Lincoln**
Connell Wagner Limited - Preliminary Site Investigation
13 Feb 2009

Summary of investigation(s):

Connell Wagner was engaged to evaluate the potential for ground contamination at a former agricultural site in Lincoln. The assessment was conducted in support of the intention to develop the 118 ha site for primarily residential use. The reports refer to the site as "Lincoln Land Development" site. The investigative work was conducted in 2008. The investigations were undertaken and reported in accordance with Ministry for Environment contaminated land management guidelines.

The review of land use history, conducted as part of the preliminary site investigation, indicated that the study area had been primarily used for grazing, but with small areas of cropping also evident. The site is bisected by an old railway line, which was decommissioned in mid to late 1960s. Two areas of historical or current sewage treatment ponds were identified adjacent to the study area. The potential contaminants of concern associated with the historical activities were identified as: heavy metals, hydrocarbons, pesticides and/or pathogens. The likelihood of significant ground contamination arising from the historical land use was considered to be low by the preliminary desktop study. With exception of the former sewage treatment plant, which was located outside of the study area's boundary, none of the identified potential contamination sources are explicitly included on Ministry for Environment's Hazardous Industries and Activities List. However, a detailed site investigation was recommended to confidently quantify the degree of contamination associated with the identified historical activities.

A detailed site investigation was conducted between April and November 2008 and comprised an assessment of soil and groundwater quality. Environment Canterbury staff were consulted in deriving the sampling and analysis programmes. A targeted sampling approach was adopted for the soil investigation. The analyses scheduled for soil samples included: total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, total heavy metals, pesticides (organochlorines and organophosphates), herbicides, and *E. Coli*. Groundwater samples were analysed for routine water quality parameters and *E. Coli*. The detailed site investigation confirmed that the historical and adjacent activities had a minor impact on the contaminant status of the site's soils.

All soil samples complied with the applicable residential land use criteria. Concentrations of heavy metals, sum DDT, polycyclic aromatic hydrocarbons, and total petroleum hydrocarbons were marginally above the anticipated ambient concentrations in a number of samples. Groundwater analysis detected total iron, total manganese, nitrate and *E. coli* levels above the New Zealand Drinking Water Standards. Iron and manganese concentrations were attributed to natural processes, while nutrient and bacterial groundwater loadings were ascribed to the agricultural impacts. The detailed investigation confirmed that historical activities associated with the old railway line, the use of land for grazing, cropping, and horticulture, and the adjacent sewage treatment ponds did not result in significant ground contamination at the study area.

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.

INV 192201 **Detailed Site Investigation (Stages 3 & 4 – Addendum to Stage 1 and Stage 2 – Environmental Assessments for Lots 5, 6, 8 and 9 DP 374333)**
Aurecon - Detailed Site Investigation
5 Feb 2018

Summary of investigation(s):

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

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

This investigation has not been summarised.

INV 254449 **Te Whariki Detailed Site Investigation - Addendum**
Fraser Thomas - Detailed Site Investigation
13 Mar 2020

Summary of investigation(s):

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

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

This investigation has not been summarised.

INV 311146 **Site Validation Report - Stage 4 Te Whariki Subdivision, Lincoln**
Fraser Thomas - Site Validation Report
28 Mar 2022

Summary of investigation(s):

This audit relates to Stage 4 of the Te Whāriki subdivision, which is located at the southern edge of Lincoln. The subject site was used for agricultural purposes (fields and agricultural related structures) with a railway line and road historically transecting the middle of the site running west to east. Four buildings were present on the western side of the site, with the first structure present in the 1960-1964 image. A set of structures, presumed to be farm buildings, were present in the approximate centre of the site in the 1970-1974 image. Two manmade ponds were present to the east of these central structures from the 1980-1984 image, presumably associated with agricultural activities.

The structures in the centre of the site were no longer present in the 2010-2014 aerial imagery, and the four structures on the west side of the site were no longer present in the 2020 imagery, which shows earthworks for the new residential subdivision in progress. The site was investigated by Connell Wagner (now Aurecon) in 2008-2009, Tonkin + Taylor in 2011, Aurecon in 2018, and then by Fraser Thomas in 2020-2022. This audit summarises the condition of the site as described in the validation reports provided by Fraser Thomas. The individual reports should be referred to for details of the investigative work.

The report addresses the validation of six areas of contamination following completion of a series of investigations. The overall site sits on the boundary of two different areas of background concentrations defined by Environment Canterbury (ECan) in 2006-2007. All these areas of contamination are within the soil group referred to as 'Yellow Grey Earth' (YGE) in ECan's publication of background levels of trace elements. However ECan agreed to use the 'Gley' background levels for this site, and the consultant used the background levels associated with 'Gley', which are slightly different from the YGE background levels. This is significant given Fraser Thomas' objective to remediate to background levels; the values used by Fraser Thomas (for Gley) are higher for some trace elements than those for YGE. ECan agreed to the higher background levels because the adverse environmental impact of the more stringent remedial goal would have outweighed the positive health and environmental impacts of the more permissive remedial goal. The six areas covered in the report are:

- 1) Site 254515, which had arsenic contamination adjacent to an historical structure which exceeded the Soil Contaminant Standard (SCS) for residential land use.
- 2) Site 323594, which had lead contamination identified above background but below the residential SCS, and asbestos pipework was identified during earthworks, both located adjacent to a historical structure.
- 3) Site 327244, associated with potential contamination from an aboveground fuel tank in the former contractor's yard.
- 4) Site 327242, a stockpile of topsoil which was contaminated with asbestos and was located across five of the proposed subdivision lots.
- 5) Site 327243 Areas B - J, topsoil removal from selected lots based on trace metals and organochlorine pesticides (OCPs) identified at concentrations above background levels in soil sample results.
- 6) Site 298882 (known as 'Area A'), where topsoil was removed.

NB: Site 264516 (An asbestos pipe identified during earthworks) is covered in INV264517 Site Validation Report – Stage 4 Te Whāriki Subdivision, Lincoln, 25 September 2020. INV264517 shares the same title but relates solely to the remediation the asbestos pipe.

Conclusion for Site 254515: The site was categorised as 'at or below background concentrations'

Justification: Surface soil sampling in this area identified concentrations of arsenic above the published background level. Excavation of the area (with off-site disposal) has occurred, and resampling results range from 3 mg/kg to 7 mg/kg. The residential guideline value is 20 mg/kg and the published background level (for 'Gley' soils) is 11 mg/kg.

Conclusion for Site 323594: The site was categorised as 'at or below background concentrations'

Justification: Surface soil sampling in this area identified lead exceeding the published background level, and also exceeding the SCS for protection of human health. Excavation of the soil occurred, during which asbestos pipework was identified. The pipework and contaminated soil were removed for off-site disposal, and the area was resampled. Validation sample contaminant concentrations were below background levels, and asbestos was not detected.

Conclusion for Site 327244: The site was categorised as 'partially investigated'

Justification: The soil beneath the above ground storage tank was visually inspected for discolouration, hydrocarbon odours and sheens. No sampling was conducted. The visual inspection is an important line of evidence suggesting an absence of contamination, but no analytical data was collected.

Conclusion for Site 327242: The site was categorised as 'at or below background concentrations'

Justification: The stockpile was removed from site and disposed of to Winstones Aggregates Wastesheaf disposal facility. The laboratory limit of detection was too high to allow comparison of some of the arsenic and mercury results against background levels for YGE soil, but concentrations were below background levels for 'Gley' soil. Asbestos was not identified in any of the five samples.

Conclusion for Site 327243: The site was categorised as 'at or below background concentrations'

Justification: Based on the detailed site investigation, eight areas of contamination were identified within 'Areas B – J' which had trace metals or organochlorine pesticides at concentrations above background levels (Fraser Thomas based this on levels for the Gley soil group, although the area is within the YGE soil group). The contaminated areas were delineated to be the shape of the respective proposed lots of the subdivision from which the soil samples were taken. Topsoil was stripped and validation samples were collected from the soil at the base of the excavated areas. Further excavation was required in some areas based on the results obtained.

Conclusion for Site 298882: The site was categorised as 'at or below background concentrations'

Justification: Contaminated topsoil was spread across the proposed lots in this area of the subdivision (called 'Area A'). Fragments of asbestos, where identified, were disposed of to Kate Valley Landfill. The topsoil was removed and disposed of to Winstones Aggregates Wastesheaf disposal facility. Validation samples were collected and analysed for asbestos. Where positive results were obtained, further excavation and resampling was conducted. The final results suggest that the asbestos contamination has been removed, and remaining soil is at or below expected background levels.

Summary of investigation(s):

INV327248 appears to be a duplication of INV311146. Refer to the audit of INV311146 for conclusions and site categorisation.

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.



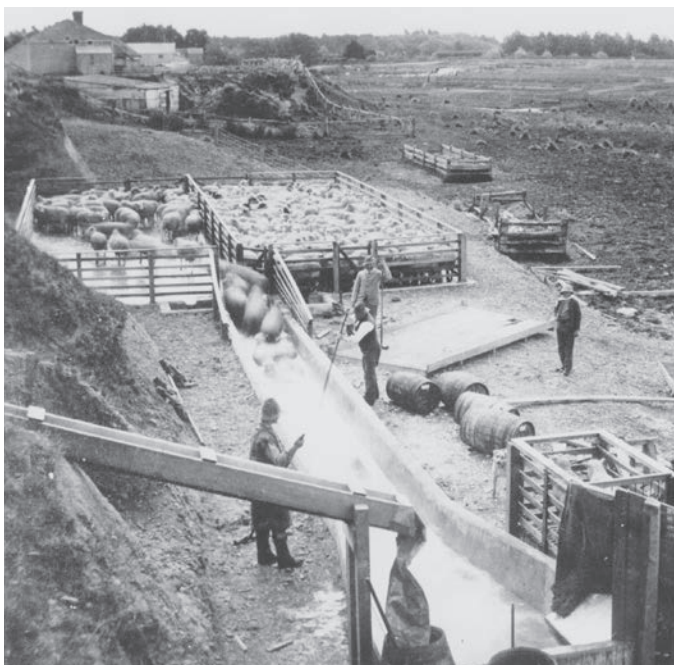
I think my site category is incorrect – how can I change it?

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