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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](http://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](http://ecan.govt.nz/contact/) and quote ENQ396739

**Date generated:** 08 November 2024  
**Land parcels:** Lot 38 DP 530510



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.

**INV 153792                      Soil Contamination Risk, Stage 1 - Preliminary Site Investigation Report, 560 Birchs Road, Lincoln**  
**Malloch Environmental Ltd - Preliminary Site Investigation**  
**15 Feb 2016**

**Summary of investigation(s):**

Site history: Aerial photography indicated the site (560 Birchs Road, Lincoln) had been pastoral farmland from pre-1942 (the earliest image available) with an associated farmyard, farm buildings, and house. Orchards, market gardens and farmland surrounded the site. Some additions to the buildings on the site occurred around 1973 and 2012.

INV153792 - Soil Contamination Risk, Stage 1 - Preliminary Site Investigation Report, 560 Birchs Road, Lincoln (Malloch Environmental Ltd, 2016)

Investigation objectives: Malloch Environmental Ltd (Malloch) were engaged in 2016 to undertake a Preliminary Site Investigation (PSI) for the site to assess if land use activities on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) had occurred at the site. The purpose of this was to support a proposal to subdivide the site for residential development. The PSI included a review of Environment Canterbury's Listed Land Use Register (LLUR), Selwyn District Council (SDC) property files, historical land titles, historical aerial photographs, and a site inspection.

Results: The available information suggested the site was used for pastoral land, possible agrichemical storage, and a potential livestock dip on the parcel closest to Birchs Road (Lot 1 DP 372809). It was also considered to have the potential for soil contamination from pre-1942 dwelling (lead-paint). The yard area was potentially contaminated by heavy metals, polycyclic aromatic hydrocarbons (PAHs) and organochlorine pesticides (OCPs), and could present a risk to human health. Therefore, a detailed site investigation was recommended.

INV191966 - Soil Contamination Risk, Stage 2 – Detailed Site Investigation Report & Stage 3 - Remediation Action Plan, Homestead Area - 560 Birchs Road, Lincoln (Malloch Environmental Ltd, 2018)

Investigation objectives: A Detailed Site Investigation (DSI) was undertaken in response to the development of the site at 560 Birchs Road. The purpose of the DSI was to determine if any contaminants of concern were present within the area of investigation, and if so, whether they posed a risk to human health under the proposed land use. Around the dwelling targeted sampling for trace elements was undertaken using portable X-ray fluorescence spectrometry (pXRF) at the surface and at 200 mm depth. Laboratory soil analysis was undertaken for 27% of the pXRF samples for validation. Four samples were composited and analysed for OCPs. Systematic sampling was undertaken across the farmyard area, consisting of 16 surface samples (0-100 mm). Due to an area identified as newer or imported surface soil, nine additional samples were taken to define the original surface at around 150 mm deep. These nine samples were sent to the laboratory for analysis and duplicate testing. In the pastoral areas (front and back paddocks) two composite samples from four areas were sent for OCP analysis.

Results: The DSI results indicated contaminant concentrations were mostly in exceedance of published regulatory background concentrations, but complied with the human health Soil Contaminant Standard (SCS) for a residential land use, except for an area in the farmyard and perimeter of the house. Those areas had elevated trace element contaminant concentrations. Farmyard samples indicated 15 lead and 5 arsenic exceedances of residential criteria. Exceedances of the ecological receptor guideline values were noted in seven samples for zinc (Zn) and three for copper (Cu) contamination. Trace amounts of DDT and dieldrin were detected, but these were below relevant guidelines for the farmyard samples and below detectable levels for the paddock areas.

Two stages of development were being considered: Stage 1 for sewer and other service installation, and Stage 2 was the subdivision development. Included in the DSI were individual remedial action plans (RAPs) developed to address the two areas of contamination. An overall Ongoing Site Management Plan (OSMP) was developed for the entire site to outline management measures to reduce human health risk until full remedial works were completed.

Stage 1 RAP (DSI - Appendix D) (Malloch Environmental Ltd, 2018).

Objective: A Remedial Action Plan (RAP) was prepared to address contaminated soils in areas of sewer and road installation through the development. The RAP set out a methodology to mitigate potential human health risk from the disturbance of contaminated soil. The RAP proposed removal of the top 300 mm of contaminated soil (approx. 1,000 sq m, totaling circa 300 cubic m) under the road area. After the removal, the area was to be validated by pXRF. Any soil outside this area was to be cordoned off and managed, until Stage 2 of the development. Material being taken offsite was to be disposed of at an appropriately licenced facility (Burwood Landfill). The RAP included a site remediation management plan.

Stage 2 RAP (DSI - Appendix E) (Malloch Environmental Ltd, 2018).

Objective: A Remedial Action Plan (RAP) was prepared to address contaminated soils in areas of future residential development, and set out a methodology to mitigate potential human health risk from the disturbance of contaminated soil. The RAP proposed removal of the top 300 mm of contaminated soil (approx. 1,900 sq m, totaling circa 570 cubic m) in the identified areas in the DSI. After removal, the area was to be validated by pXRF. Validation of these results by laboratory analysis was also proposed. If soil testing from validation showed soil contaminants above guideline values, further remedial works and testing was proposed. Material being taken offsite was to be disposed of at an appropriately licenced facility (Burwood Landfill). The RAP included a site remediation management plan.

Investigation objectives: The Site Validation Report (SVR) for Stage 1 – Sewer Line Excavation summarised the remedial works on 27 March 2018 and validation sampling surrounding the sewer excavation works as part of the site development. The aim for the remedial works was to remove contaminated soil that would pose a risk to cross contamination during sewer installation works. This consisted of only a part of the area identified in the DSI requiring remediation. Soil was excavated around the sewer line to a depth of 300 mm and a width of 6-8 m, and disposed of at Burwood Landfill.

Results: Validation testing was undertaken using pXRF across the extent of the remediated area associated with the sewer development. The lead (Pb) levels were below the associated guideline values for residential 10% produce.

Conclusion: The site has been categorised as “Contaminated – residential 10% produce”.

Justification: Stage 1 remedial works covered only a portion of the contaminated area. Therefore, the site is considered to be contaminated until full remediation and validation sampling is completed. Additional site validation is required for Stage 2.

## 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)<sup>1</sup>. 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.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://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](http://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](http://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](http://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](http://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](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

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



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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:

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on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)