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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.

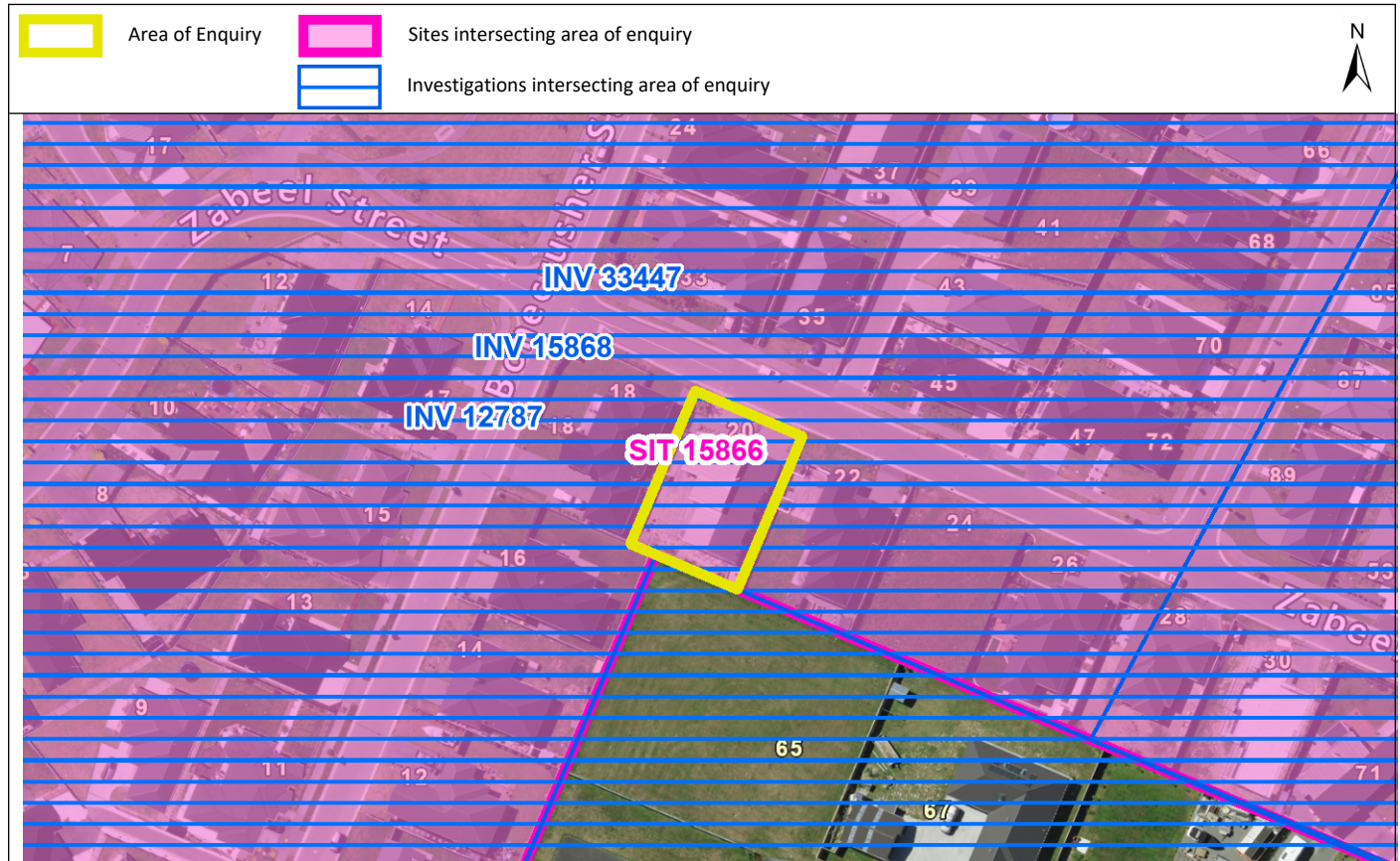
Yours sincerely

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 ENQ455825

Date generated: 23 April 2026
Land parcels: Lot 346 DP 523822



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
15866	New Zealand Institute for Crop and Food Research Limited	581 Birchs Road, Lincoln	A10 - Persistent pesticide bulk storage or use;	Below guideline values - Residential

More detail about the sites

Site 15866: New Zealand Institute for Crop and Food Research Limited (Intersects enquiry area.)

Category: Below guideline values - Residential
Definition: Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines. - Residential

Location: 581 Birchs Road, Lincoln
Legal description(s): Lot 1 DP 481794, Lot 1 DP 507518, Lot 10 DP 481794, Lot 10 DP 507518, Lot 100 DP 486825, Lot 100 DP

507518, Lot 1000 DP 481794, Lot 1002 DP 486825, Lot 1003 DP 493354, Lot 1004 DP 498069, Lot 1005 DP 512294, Lot 1006 DP 518987, Lot 101 DP 486825, Lot 101 DP 507518, Lot 1015 DP 507518, Lot 1016 DP 512294, Lot 1018 DP 498069, Lot 102 DP 486825, Lot 102 DP 507518, Lot 103 DP 486825, Lot 103 DP 507518, Lot 104 DP 486825, Lot 104 DP 517605, Lot 105 DP 486825, Lot 105 DP 517605, Lot 106 DP 486825, Lot 107 DP 486825, Lot 108 DP 486825, Lot 109 DP 486825, Lot 11 DP 481794, Lot 11 DP 507518, Lot 110 DP 486825, Lot 111 DP 486825, Lot 112 DP 486825, Lot 113 DP 486825, Lot 114 DP 486825, Lot 115 DP 486825, Lot 116 DP 486825, Lot 117 DP 486825, Lot 118 DP 486825, Lot 119 DP 486825, Lot 12 DP 481794, Lot 12 DP 507518, Lot 120 DP 486825, Lot 121 DP 486825, Lot 122 DP 486825, Lot 123 DP 486825, Lot 124 DP 486825, Lot 125 DP 486825, Lot 126 DP 486825, Lot 127 DP 486825, Lot 128 DP 486825, Lot 129 DP 486825, Lot 13 DP 481794, Lot 13 DP 507518, Lot 130 DP 486825, Lot 131 DP 486825, Lot 132 DP 486825, 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HAIL activity(s):

Period from	Period to	HAIL activity
1987	2013	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

30 Apr 2013

Information provided by Selwyn District Council suggests that petroleum hydrocarbon storage (above and below ground) has occurred and may be currently occurring at the site. The volumes were not indicated. Persistent chemical usage relating to horticultural land use and uncontrolled landfilling is also reported to have occurred on a small portion of the site. There is a suggestion, in the Eliot Sinclair report, that a structure bearing asbestos may be present on the land.

28 Jun 2019

During investigations within the residential subdivision of 581 Birches Road, a borrow pit filled with waste and the location of a removed underground fuel tank were identified as sources of contamination. Soil and material from both of those locations were excavated and removed. Suburb wide surface soil sampling had also occurred and results complied with residential land use standard. The subdivision has been appropriately investigated to show that soil complied with residential land use.



Investigations:

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 15868

INV15868 - Ground Contamination Assessment - 581 Birchs Road, Lincoln

Eliot Sinclair & Partners Ltd - Preliminary Site Investigation

11 Feb 2013

Summary of investigation(s):

A preliminary site investigation (PSI) undertaken at the site established that the majority of the land has been used for pastoral and or cropping since prior to 1942. Portions of the land have been occupied by residential buildings, barns and sheds. The PSI identified the following potential sources of contamination at the site: persistent pesticide use on grazing land and an orchard area, a 600 m2 borrow pit filled with unknown material, an underground storage tank removed prior to 1987 with no environmental report prepared, an existing above ground storage tank, and potential asbestos containing materials on existing buildings. No evidence of animal dips or spray races was detected at the site.

INV 33447

Site Investigation Report - 581 Birches Road, Lincoln

Tasman Environmental - Detailed Site Investigation

1 Nov 2013

Summary of investigation(s):

Investigation objective: To describe the extent of contamination present at the site associated with five potential sources identified during the PSI.

Results: Surface soil samples collected throughout the site exhibited concentrations of all contaminants of concern below the NES soil contaminant standards for residential land use. However, the use of sample compositing and relatively few samples for such a large site is considered inadequate to ensure that the sample data represents the site conditions. Two composite samples composed of surface soil samples collected near the house and barns, and near a former orchard area exhibited significantly elevated concentrations of lead relative to the remainder of the site. Since these composite samples did not exhibit elevated arsenic concentrations relative to the remainder of the site, the elevated lead is not likely due to the use of lead arsenate pesticide on the orchards. Investigation areas 5, 6 and 10 are therefore considered partially investigated.

Following the initial review there was some concern around the lead sampling results in investigation areas 5, 6 and 10. However the developer has provided information to demonstrate that topsoil in this area has been cut, mixed, and replaced to level the lots. In this instance this is considered sufficient to ensure that any hotspots have been sufficiently mixed.

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.

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

How does Environment Canterbury classify sites on the LLUR?

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

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

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

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

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

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



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.



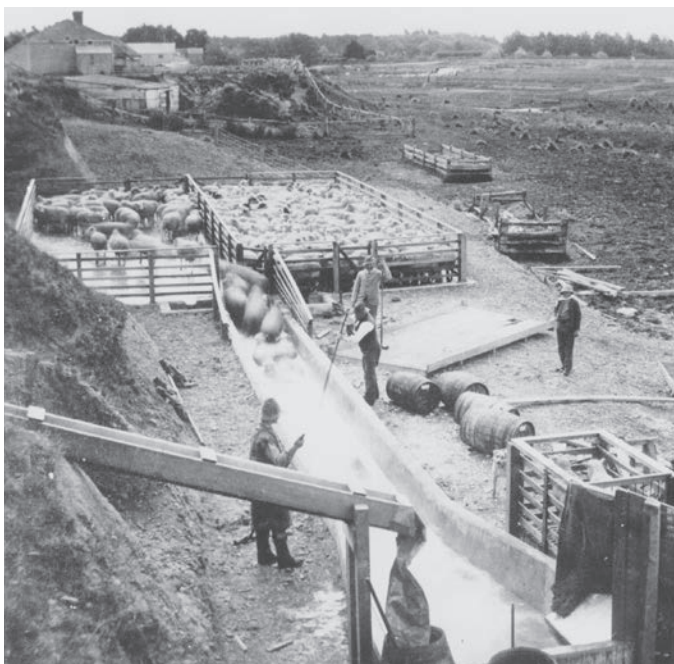
I think my site category is incorrect – how can I change it?

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)



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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:

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