Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

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.

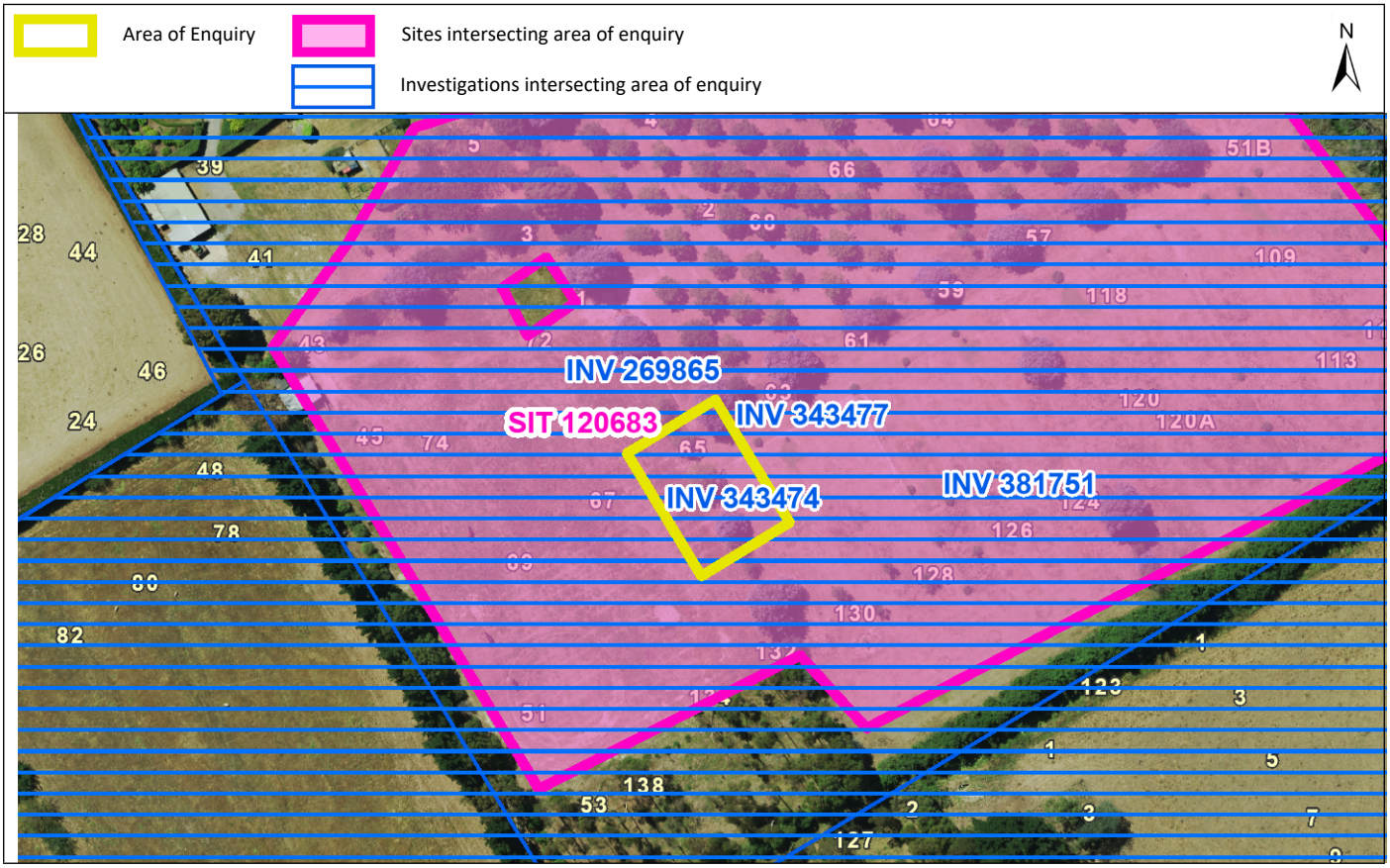
Yours sincerely

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 ENQ471174

Date generated: 24 August 2026
Land parcels: Lot 573 DP 608463



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
120683	3/144 Dunns Crossing Road, Rolleston	3/144 Dunns Crossing Road, Rolleston	A10 - Persistent pesticide bulk storage or use;	Below guideline values - Residential

More detail about the sites

Site 120683: 3/144 Dunns Crossing Road, Rolleston (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: 3/144 Dunns Crossing Road, Rolleston
Legal description(s): Lot 3 DP 70352

HAIL activity(s):

Period from	Period to	HAIL activity
2000	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

8 Jan 2016 This record was created as part of the Selwyn District Council 2015 HAIL identification project.

8 Jan 2016 Area defined from 2000 to Present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

Investigations:

INV 269865 **Detailed Environmental Site Investigation, 3/144 Dunns Crossing, Rolleston, Canterbury**
ENGEO - Detailed Site Investigation
14 Aug 2020

INV 343477 **Remedial Action Plan - Faringdon Oval, East Maddisons and Dunns Crossing Road**
ENGEO - Site Remedial Action Plan
25 Jun 2021

INV 343474 **Summary of Environmental Investigations Faringdon – Faringdon Oval, Rolleston, Canterbury**
ENGEO - Detailed Site Investigation
15 Nov 2021

INV 381751 **Soil Validation Report, Faringdon - Arbor Green, Dunns Crossing Road and East Maddisons Road, Rolleston**
ENGEO - Site Validation Report
1 Dec 2023

Summary of investigation(s):

Site history: Farringdon Oval subdivision is comprised of properties 597 East Maddisons Road and 92, 108, 130 and 3/144 Dunns Crossing Road. For the most part, the land was in pasture with residential dwellings prior to development.

INV269884 - Detailed Environmental Site Investigation, 92 Dunns Crossing Road, Rolleston, Canterbury (ENGEO, 2019)

Investigation objective: ENGEO were engaged in 2019 to undertake a Detailed Site Investigation (DSI) of 92 Dunns Crossing Road in response to the proposal to subdivide for residential land use. 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. The site owner said the paddocks were for grazing and growing hay. He said no pesticides or chemicals were stored on site, but a waste pit was located near the tree line on the eastern boundary. The owner said he believed the stock yards were a holding pen and no sheep dip was on site. An above ground fuel storage tank (AST) was located east of the large barn, and staining was observed on the ground. A burn drum was also noted on the site during a walkover. Surface soil samples were collected from the possible sheep dip area, the AST, the burn drum and the waste pit. All soil samples were analysed for trace elements. Select soil samples were analysed for Organochlorine Pesticides (OCPs), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs) and asbestos (semi-quantitative analysis). The analytical results were compared with regional background criteria and Ministry for Environment (MfE) Soil Contaminant Standards (SCS) for protection of human health in a residential 10% produce land use scenario.

Results: One sample (HA08) collected from the sheep yard (SN120737) detected concentrations of lead above the residential SCS. Eight additional samples were collected around HA08 to delineate the lead contamination. All of the additional samples were below residential SCS. TPH concentrations for C10-C14 were detected above residential SCS in the stained soil under the AST (SN411246). The material from the burn area (SN411254) contained arsenic, cadmium and chromium above residential SCS. One soil sample collected from the waste pit (SN411243) had asbestos exceeding the BRANZ (2017) guidelines and one bulk asbestos sample was positive for the presence of asbestos.

INV269865 - Detailed Environmental Site Investigation, 3/144 Dunns Crossing, Rolleston, Canterbury (ENGEO, 2020)

Investigation objective: ENGEO were engaged in 2020 to undertake a DSI of 3/144 Dunns Crossing, Rolleston in response to the proposal to subdivide for residential land use. 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. The site owner stated a walnut tree orchard (SN120683) was present when they purchased the property, but were unsure of any spray regime. Three burn piles were noted on the property which the owner advised were only for green waste, with no domestic waste being burnt. 40 discrete soil samples were collected from surface soil across the site and composited into 10 samples comprising of 4 sub-samples. Soil samples were analysed for trace elements and OCPs.

Results: One composite sample (composite 5) contained arsenic and lead above the adjusted residential SCS.

INV269914 - Combined Preliminary and Detailed Site Investigation, 597 East Maddisons Road, Rolleston, Canterbury (ENGEO, 2020)

Investigation objective: ENGEO were engaged in 2020 to undertake a DSI of 3/144 Dunns Crossing, Rolleston in response to the proposal to subdivide for residential land use. 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. The site owner advised that an offal pit in the southern corner was used to dispose offal and hardfill. A burn pile behind the house was used to burn household rubbish. The remainder of the property was used to graze animals. Soil samples were collected from the base of an offal pit area, burn area, and adjacent to a building with suspected lead based paint. Soil samples were analysed for trace elements and select samples were also analysed for PAHs.

Results: Four samples collected from the burn pile area (SN269918) had trace elements exceeding residential SCS. A piece of cement board and soil samples collected from the burn pile (SN269918) tested positive for asbestos, and semi-quantitative analysis results exceeded BRANZ guidelines. The soil sample collected next to the painted building (SN411314) contained lead concentrations exceeding residential SCS.

INV269877 - Combined Preliminary and Detailed Site Investigation, 108 Dunns Crossing Road, Springston, Canterbury (ENGEO, 2020)

Investigation objective: ENGEO were engaged in 2020 to undertake a DSI of 108 Dunns Crossing, Rolleston in response to the proposal to subdivide for residential land use. 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. The property owner advised they never used chemical sprays. The horse track was constructed with imported gravel. They burned small amounts of green waste on the site, and never buried offal or rubbish on site. Four soil samples was collected from the imported fill in the horse track area. Six soil samples were collected in the northwest section of the property adjacent to the neighbouring orchard. Soil samples were analysed for trace elements, OCPs and PAHs.

Results: All soil samples complied with the residential SCS.

INV411324 - Preliminary Environmental Site Investigation 130 Dunns Crossing Road Rolleston (ENGEO, 2021)

Investigation objective: ENGEO completed 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 the review of Environment Canterbury's Listed Land Use Register (LLUR), Selwyn District Council property files, historical land titles, historical aerial photographs and a site inspection. The site owner advised the site had been used for animal grazing and storing equipment. A burn pile was previously located in the northern portion of the southern paddock. A small area of fruit trees were present in the south-western corner of the site. ENGEO considered this a low risk as only lichen remover had been used on the trees.

INV343477 - Remedial Action Plan - Faringdon Oval, East Maddisons and Dunns Crossing Road (ENGEO, 2021)

A Remedial Action Plan (RAP) was prepared to address contaminated soils identified in the previous DSIs. The RAP estimated the volumes of contaminated soil and the preferred method of remediation was to remove contaminated soil off-site. An X-ray fluorescence device (XRF) was proposed to be used to guide excavations and validation soil samples would be collected to demonstrate the remaining soil was suitable for residential land use.

INV343474 - Summary of Environmental Investigations Faringdon – Faringdon Oval, Rolleston, Canterbury (ENGEO, 2021)

A summary of investigations was prepared for reports completed to date at 597 East Maddisons Road and 92, 130, 108 & 3/144 Dunns crossing Road, Rolleston. The report confirmed the locations of contaminated areas and the planned remediation. The report stated the exceedance of the adjusted residential SCS at 3/144 Dunns Crossing Road was minor. ENGEO considered that given topsoil was to be be stripped, stockpiled, and redistributed across the site, which would cause mixing, targeted remediation of this area was not deemed required.

INV381751 - Soil Validation Report, Faringdon - Arbor Green, Dunns Crossing Road and East Maddisons Road, Rolleston (ENGEO, 2023)

Investigation objective: ENGEO were engaged to report on the results of remediation activities, and conduct validation of remediation of eight contaminated areas identified in previous DSIs. These areas included: sheep yards, a waste pit, an AST, and a burn drum at 92 Dunns Crossing Road; a burn pile and lead-based paint at 597 East Maddisons Road; a burn-off area at 3/144 Dunns Crossing Road; and, an area around a fire damaged building at 130 Dunns Crossing Road.

Results: The eight contaminated areas were excavated as per the methods outlined in the RAP. Validation soil samples were collected to verify that the remaining soil met the residential SCS. Some areas required additional excavation where initial validation soil sampling found soil exceeding the SCS. A total of 300.86 tonnes of contaminated soil was removed off-site for disposal.

Conclusion: The sites have been categorised as 'Below guideline values - residential'

Justification: With the information at hand, the areas of contamination have been addressed. Validation soil sampling in areas identified as contaminated indicated remaining soil complied with soil contaminant standards for residential land use.

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.

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

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

Why do we need the LLUR?

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

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

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

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

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

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

We have two main ways of identifying HAIL sites:

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

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

How does Environment Canterbury classify sites on the LLUR?

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

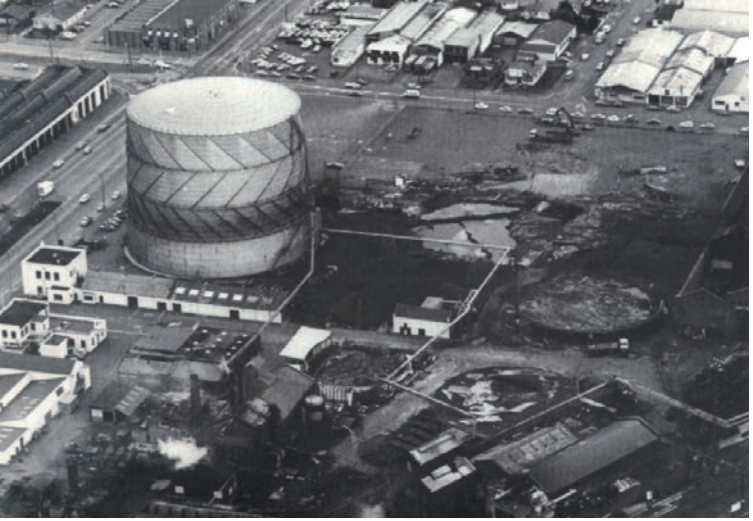
Please refer to the Site Categories and Definitions factsheet for further information.

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

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

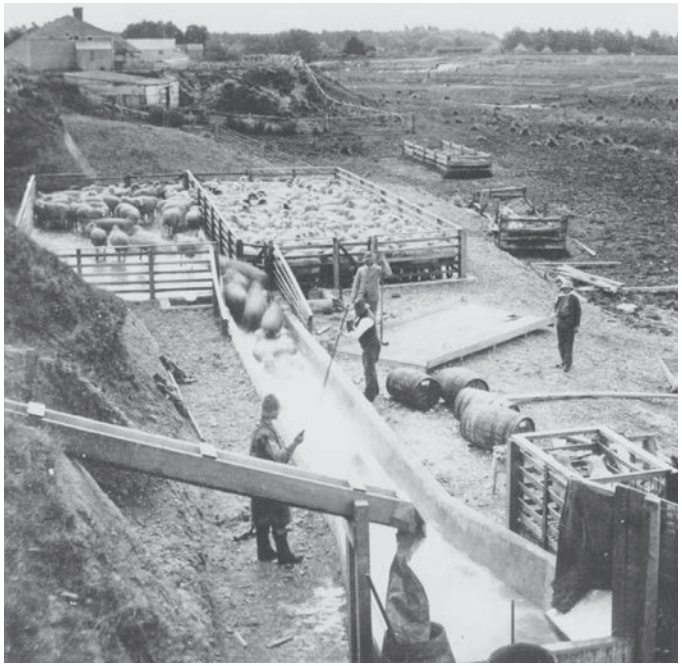
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

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



IMPORTANT!

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



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

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

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

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

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



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

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

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

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

Contact us

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

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

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

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:
Calling from Christchurch: (03) 353 9007
Calling from any other area: 0800 EC INFO (32 4636)

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Everything is connected

Promoting quality of life through balanced resource management.

www.ecan.govt.nz E13/101

Listed Land Use Register

Site categories and definitions

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

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

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

Not investigated:

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

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

At or below background concentrations:

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

Below guideline values for:

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

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

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

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

E13/102