



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 ENQ465830

Date generated: 07 July 2026
Land parcels: Lot 84 DP 460810



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 53273 **Preliminary Site Investigation and Addendum - Faringdon Development, Rolleston, Canterbury**
Golder Associates - Preliminary Site Investigation
1 Oct 2012

Summary of investigation(s):

Desk Based Study of Selwyn Plan Change 7 Area, Tonkin & Taylor – This report was not provided for audit. Subsequent investigations supercede the findings of this report.

The area covered by the investigations included in this audit is located in south of Rolleston and is referred to as the Faringdon Development. The area is bounded by Dynes Road to the north, and the intersection of Goulds Road and East Maddison Road to the west.

In October 2012 Golder Associates published a preliminary site investigation (PSI) which presents a desk based assessment of potential sources of contamination and assesses the associated risks relative to a proposed residential development of the land. At the time the PSI was published, the development is planned to occur in 9 stages (areas). The PSI did not identify any hazardous activities or industries across the areas designated under Stages 1, 2, 5, 6, 7 and 8. The area designated as Stage 3 held sheep pens where a mobile sheep dip was reportedly used. An open face shed and adjacent land where vintage vehicles have been stored for an extended period of time was also identified on Stage 3 land. On the area designated as Stage 4, pesticides and fungicides may have been used for lucerne and barley growing. A historical observatory tower was identified in the area designated as Stage 9. Lead paint and/or asbestos were indicated as potential contaminant sources. The PSI Report also discussed potential sources of contamination on the portion of land referred to as the "Foster Lot" (northeast section of Lot 3001 DP 468978), which is not part of the development plan. Risks associated with those HAILS were only assessed relative to their impacts on the adjacent parcels under development. The exact location of those activities within this parcel of land was not reported. The identified HAILS are spray treatment of sheep (A8- live stock dip and spray races) and 1 historical and 2 present day (one disused) above ground petroleum storage tanks (A17- storage tanks and drums for chemicals and fuels). The historical tank reportedly burned after electrical wires fell on the land. The report reasons that the fire would have completely consumed the fuel leaving no soil contamination. However no effort was made to validate this supposition. The location of that former tank is 50 metres from any land currently under development. The PSI report also states that a small scale agricultural spraying business was run out of this property that treated land with herbicides. The report provides anecdotal evidence from the former land owner that the spray chemicals were only ever stored on this land; never diluted, formulated or applied there. It is not clear if mixing and spraying equipment was stored on the land. The report also says that the contractor never treated the adjacent lands that are under developed (i.e., Stage 1-9).

At the time of this audit all three areas identified as requiring further investigation and possible management during development (parts of Stage 3, 4, and 6) are included in the legal land parcel described as Lot 3001 DP 468978; the area of the former Observatory Tower in the Stage 9 area is located on the land known as Lot 1 DP 372247.

In August 2013, Golder Associates published an addendum to the October 2012 PSI Report indicating that a boundary adjustment had been applied for involving the Stage 3 section of land and the "Foster's Lot" section of land. The adjustment will incorporate a portion of the original Stage 3 section into the Foster Lot.

INV131045: Preliminary Environmental Site Investigation, Faringdon South Subdivision, Rolleston. April 2016

Site history: The site is located on the northeast corner of Selwyn Road and East Maddisons Road and is currently legally described as Lot 2 DP 75986. The site appears to have been agricultural grazing land until a piggery was established on it around 1994 - 1998. A small orchard was established in the southeast corner from around 2000 – 2016. It is understood that the site is scheduled to undergo a change of land use and be subdivided into residential lots.

In April 2016, ENGEO published the findings of a combined preliminary site investigation (PSI) and detailed site investigation (DSI) for the site.

Preliminary Site Investigation

The PSI covered Lot 1 DP 327430, Lot 2 DP 327430, Lot 1 DP 424089, Lot 2 DP 424089, Lot 1 DP 75986, and Lot 2 DP 75986.

The HAIL ID project had suggested the presence of a poultry farm on the site, and an area within the site (SIT120741) was listed as A-10 persistent pesticide bulk storage. The PSI identified that a piggery was in fact operating in the area, and therefore this site has now been listed as verified non-HAIL.

The category of LLUR entry SIT120741 has been changed to verified non-HAIL since sufficient information has been provided in the PSI to verify that no activities (included under the Ministry for the Environment's Hazardous Activities and Industries List) have ever occurred there.

Detailed Site Investigation

The detailed site investigation covered only the orchard area of land identified as Lot 2 DP 75986.

Investigation objective: To evaluate and identify conditions indicative of releases and threatened releases of hazardous substances on, at in or to the subject property and report the potential risk posed to future site users.

Results: Five soil samples were collected from 4 locations across the orchard area. Samples were collected from 0.1m below ground level, with deeper samples collected but not analysed, pending the results of the shallow soil samples. Sampling analyses included heavy metals arsenic, cadmium, chromium, copper, lead, nickel and zinc, and organochlorine pesticides (OCPs). Heavy metals results (in all samples) were below background concentrations. All OCP results were less than laboratory detection limits.

Conclusions: The laboratory test results for the soil samples taken from the orchard area indicated that soil concentrations were below background concentrations for the area and there were no exceedances of the NES soil contaminant standards for health, for the intended future land use of the site (residential).

Justification for proposed category: The limited DSI adequately characterised the orchard area (Lot 2 DP 75986) and the category of “at or below background concentrations” has been assigned to the site record. The remaining areas addressed by the PSI are not considered to have supported any hazardous activities or industries.

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



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.



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.



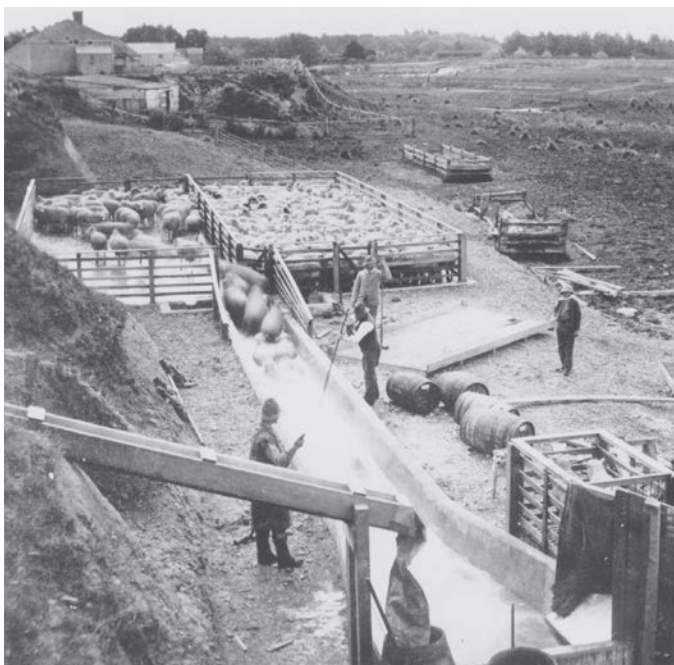
I think my site category is incorrect – how can I change it?

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