

PAJANTI LTD



**Fraser Thomas**

ENGINEERS • RESOURCE MANAGERS • SURVEYORS



PROPOSED REZONING OF LAND  
AT 259 ALFORD FOREST ROAD,  
ASHBURTON


PRELIMINARY SITE  
INVESTIGATION –  
CONTAMINATION

PAJANTI LTD



PROPOSED REZONING OF LAND  
AT 259 ALFORD FOREST ROAD,  
ASHBURTON

# PRELIMINARY SITE INVESTIGATION - CONTAMINATION

Project No.	CH01763	Approved for Issue	
Version No.	1	Name	Sean Finnigan
Status	Final	Signature	
Authors	S Gladwin	Date	25 September 2023
Reviewer	S Finnigan		

**Fraser Thomas Limited**  
Consulting Engineers, Licensed Surveyors  
Planners & Resource Managers  
**Level 1, 21 El Kobar Drive, East Tamaki,  
Auckland, 2025**  
**PO Box 204006, Highbrook, Auckland, 2025**  
**Auckland, New Zealand**  
**Tel : +64 9 278-7078 : Fax : +64 9 278-3697**  
**Email: [sfinnigan@ftl.co.nz](mailto:sfinnigan@ftl.co.nz)**

**PAJANTI LTD  
PROPOSED REZONING OF LAND AT  
259 ALFORD FOREST ROAD,  
ALLENTON**

**PRELIMINARY SITE INVESTIGATION – CONTAMINATION**

**EXECUTIVE SUMMARY**

In response to instructions from Pajanti Ltd, Fraser Thomas Limited (FTL) undertook a Preliminary Site Investigation (PSI) for 259 Alford Road, Allenton. The subject site comprises eight parcels of land with an area of approximately 7,620 m<sup>2</sup>.

It is understood that it is proposed to rezone the subject site in the Ashburton District Plan from Residential D Zone (Low Density) to Residential C Zone (Medium-Low Density).

This investigation involved a desktop study, site walkover and reporting associated with potential land contamination issues.

The main rationale and objectives for this investigation were:

- To identify the main actual or potential contamination issues due to ongoing and historic use of land within the site.
- To confirm that the site is suitable or can be made suitable for the proposed rezoning.

This investigation has been managed, reviewed and approved by a Suitably Qualified and Experienced Practitioner (SQEP), as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

The NESCS governs a number of activities, including soil sampling, soil disturbance, subdivision and changes of land use on potentially contaminated land in New Zealand. In general, the rules of the NESCS apply to sites on which it is “more likely than not” that a HAIL (Hazardous Activities and Industries List) activity has occurred or is occurring (Regulation 5(7)).

This investigation has confirmed that the majority site appears to have been undeveloped and largely vacant since at least 1942, with inferred grazing of animals and some cropping the main land uses identified.

Minor residential activity has occurred in the south-western corner of the site, but no obvious sources of contamination as a result of this activity have been identified.

In our opinion, under Regulation 5(7), the NESCS may apply to the following areas:

- *Activity A10: Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glass houses or spray sheds.* This relates to the historical cropping at the site, which may have resulted in the application of agrichemicals including persistent pesticides and heavy metals at the site.
- *Activity E1: Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition:* This relates to the older demolished sheds which may have had asbestos containing materials.
- *Activity I: Land subject to intentional or accidental release of hazardous substances in sufficient quantity that it could be a risk to human health or the environment:* This relates to the inferred burn pile located in the south-western part of the site.

It is recommended that these potential/actual HAIL areas be further investigated and remediated, as necessary, as part of enabling (pre-construction) works prior to any bulk earthworks or other soil disturbance activities. If this is done and these areas are validated as being free of contamination, then subsequent earthworks and soil disturbance activities can be undertaken without having to consider contamination issues, other than accidental discovery protocols for unexpected contamination.

In general terms and within the limits of the investigation as outlined and reported herein, no unusual problems, from a soil contamination perspective, are anticipated with the proposed rezoning and future residential development at the subject site.

Copyright of this report is held by Fraser Thomas Ltd. The professional opinion expressed herein has been prepared solely for, and is furnished to our client Pajanti Ltd, Selwyn District Council and Environment Canterbury (this being a regional planning requirement), on the express condition that it will only be used for the works and the purpose for which it is intended.

No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at its own risk. This disclaimer shall apply notwithstanding that this report may be made available to any person by any person in connection with any application for permission or approval, or pursuant to any requirement of law.

**NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING  
CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

**PROPOSED REZONING OF LAND AT  
259 ALFORD FOREST ROAD,  
ALLENTON**

**PRELIMINARY SITE INVESTIGATION - CERTIFYING STATEMENT**

I, Dr Sean Matthew Finnigan of Fraser Thomas Ltd certify that:

This Preliminary Site Investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, NESCS) Regulations 2011 because it has been:

- a. done by suitably qualified and experienced practitioners, and
- b. reported on in accordance with the current edition of Contaminated Land Management Guidelines No 1 – Reporting on Contaminated Sites in New Zealand, and
- c. the report is certified by a Suitably Qualified and Experienced Practitioner.

This Preliminary Site Investigation has found:

- a. The proposed zoning change will trigger a “change in land use” activity under the NESCS, while “subdivision” and “soil disturbance” activities will apply to future consenting stages.
- b. In our opinion, under Regulation 5(7), the NESCS may apply to the following areas:
  - *Activity A10: Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glass houses or spray sheds.* This relates to the historical cropping at the site, which may have resulted in the application of agrichemicals including persistent pesticides and heavy metals at the site.
  - *Activity E1: Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition:* This relates to the older demolished sheds which may have had asbestos containing materials.
  - *Activity I: Land subject to intentional or accidental release of hazardous substances in sufficient quantity that it could be a risk to human health or the environment:* This relates to the inferred burn pile located in the south-western part of the site.
- c. The potential HAIL activities identified during this investigation are the result of visual inspection only, and soil sampling would be required to confirm the level of soil contamination if any.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and have certified this report is appended to the Preliminary Site Investigation report.

Signed: 

Date: 25 September 2023



**PAJANTI LTD  
PROPOSED REZONING OF LAND AT  
259 ALFORD FOREST ROAD,  
ALLENTON**

**PRELIMINARY SITE INVESTIGATION – CONTAMINATION**

**TABLE OF CONTENTS**

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>1.0 INTRODUCTION</b>	<b>1</b>
<b>2.0 RATIONALE, OBJECTIVES AND SCOPE OF WORK</b>	<b>1</b>
<b>3.0 INVESTIGATION METHODOLOGY</b>	<b>2</b>
<b>4.0 SITE DETAILS</b>	<b>2</b>
<b>4.1 LOCATION AND LAND USE</b>	<b>2</b>
<b>4.2 TOPOGRAPHY, GEOLOGY AND SOILS</b>	<b>3</b>
<b>4.3 PROPOSED DEVELOPMENT</b>	<b>3</b>
<b>5.0 DESKTOP STUDY AND WALKOVER SURVEY RESULTS</b>	<b>3</b>
<b>5.1 SITE IDENTIFICATION AND LAND USE</b>	<b>3</b>
<b>5.2 AERIAL PHOTOGRAPHS</b>	<b>4</b>
<b>5.3 COUNCIL RECORDS</b>	<b>5</b>
<b>5.4 LISTED LAND USE REGISTER (LLUR)</b>	<b>6</b>
<b>5.5 SITE WALKOVER RESULTS</b>	<b>6</b>
<b>6.0 DISCUSSION</b>	<b>7</b>
<b>6.1 SUMMARY OF KEY FINDINGS</b>	<b>7</b>
<b>6.2 CONCEPTUAL SITE MODEL</b>	<b>7</b>
<b>6.3 NESCS CONSENTING REQUIREMENTS</b>	<b>7</b>
<b>7.0 CONCLUSIONS AND RECOMMENDATIONS</b>	<b>8</b>
<b>8.0 LIMITATIONS</b>	<b>9</b>

**FIGURES/DRAWINGS**

**APPENDICES**

- A Ministry for the Environment Contaminated Sites Report Checklist
- B Aerial Photographs
- C Listed Land Use Register (LLUR)
- D Site Walkover Photos



**PAJANTI LTD  
PROPOSED REZONING OF LAND AT  
259 ALFORD FOREST ROAD,  
ALLENTON**

**PRELIMINARY SITE INVESTIGATION – CONTAMINATION**

## **1.0 INTRODUCTION**

In response to instructions from Pajanti Ltd, Fraser Thomas Limited (FTL) undertook a Preliminary Site Investigation (PSI) for 259 Alford Road, Allenton. The subject site comprises eight parcels of land with an area of approximately 7,620 m<sup>2</sup>.

It is understood that it is proposed to rezone the subject site in the Ashburton District Plan from Residential D Zone (Low Density) to Residential C Zone (Medium-Low Density).

This investigation involved a desktop study, site walkover and reporting associated with potential land contamination issues.

The format of this report is as follows:

- Rationale, objectives and scope of work.
- Site details.
- Investigation methodology.
- Desktop study and site walkover results.
- Discussion, conclusions and recommendations.
- Site plans, representative photographs and other relevant information in appendix form.

This investigation has been managed, reviewed and approved by a Suitably Qualified and Experienced Practitioner (SQEP), as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

## **2.0 RATIONALE, OBJECTIVES AND SCOPE OF WORK**

The main rationale and objectives for this investigation were:

- To identify the main actual or potential contamination issues due to ongoing and historic use of land within the site.
- To confirm that the site is suitable or can be made suitable for the proposed rezoning.

### 3.0 INVESTIGATION METHODOLOGY

The methodology used for this site assessment is summarised below:

1. Desktop study involving review of existing historical information for the subject site including aerial photographs, certificates of title, Council property files/databases and interviews with relevant people.
2. Site walkover investigation of the subject site, with a visual appraisal to identify any disturbed and potentially contaminated areas. Relevant photographs are set out in Appendix C.
3. Preparation of a PSI report including the results of the desktop study, site walkover survey and conclusions and recommendations.
4. Provision of site plans, relevant documentation and representative photographs as appendices to this report.

Fraser Thomas Limited Health and Safety Management Plan procedures were followed throughout the duration of the investigation.

### 4.0 SITE DETAILS

#### 4.1 LOCATION AND LAND USE

The subject site comprises eight parcels of land with an area of approximately 7,620 m<sup>2</sup>.

The subject site is located on the south-western side of Alford Forest Road. Existing residential and commercial properties abut the north-western and south-eastern site boundaries. A rural property abuts the south-western site boundary.

The site is zoned "Residential D" under the Operative Ashburton District Plan.

Details of each of the individual properties making up the rezoning area are listed in Table 1, including the current land use.

**Table 1: Property Details**

Registered Owner	Address	Appellation Title	Area (m <sup>2</sup> )	Land Use
Thomas Peter Marriott, Pajanti Limited	259 Alford Forest Road, Allenton, Ashburton	Lot 1 DP 41503	2467	Rural residential
		Lot 14 DP 864	1214	
		Lot 16 DP 864	1012	
		Lot 17 DP 864	1012	
		Lot 31 DP 864	1214	
		Lot 34 DP 864	1012	
		Lot 35 DP 864	1012	
		Lot 36 DP 864	1148	

## 4.2 TOPOGRAPHY, GEOLOGY AND SOILS

The topography within the subject site is generally flat with some undulation.

The crest of a slightly to moderately sloping terrace side slope abuts the south-western boundary of the subject site. The side slope generally slopes with a south-westerly aspect at slope angles of between approximately 14° to the horizontal (1V: 4.011H) and 30° to the horizontal (1V: 1.73H) for a vertical height of approximately 3.0 m.

In assessing the geology of the site, reference has been made to the New Zealand Geological Map 15, scale 1:250,000, Geology of the Aoraki Area.

This map indicates that the majority of the site is likely to be underlain by “Light brownish grey river gravel, sand and silt, within abandoned outwash plains or low to mid-level terraces” of Late Pleistocene age.

The map also indicates that the south-western part of the site is likely to be underlain by “Grey river gravel, sand and silt associated with flood plains or low-level terraces” of Holocene age.

The results of a geotechnical investigation undertaken by Fraser Thomas Ltd on 3 August 20223, in general, indicate that the surficial soils underlying the site, are likely to comprise alluvial sediments of Late Pleistocene age.

No obvious surficial fill material was identified during the geotechnical investigation.

## 4.3 PROPOSED DEVELOPMENT

It is understood that it is proposed to rezone the subject site in the Ashburton District Plan from Residential D Zone (Low Density) to Residential C Zone (Medium-Low Density).

The approximate location and extent of the subject site is shown on the appended Fraser Thomas Ltd drawing CH01763-G-01.

## 5.0 DESKTOP STUDY AND WALKOVER SURVEY RESULTS

The results of the desktop study and the site walkover survey are summarised in this section and illustrated in the attached site features plan (drawing CH01763-E-01), aerial photographs (Appendix B), Listed Land Use Register (Appendix C) and site photographs (Appendix D). Throughout the site walkover survey, a visual assessment was used to classify any foreign materials as particular contaminants, without any formal identification. Hence, reference to a specific contaminant in the survey results should essentially be read as “suspected contaminant”, unless otherwise stated.

### 5.1 SITE IDENTIFICATION AND LAND USE

The site details and ownership history are summarised below.

**Table 2: Site Details and Ownership History**

Registered Owner	Thomas Peter Marriott, Pajanti Limited	
Street Address	259 Alford Forest Road, Allenton, Ashburton	
Legal Description	Lot 1 DP 41503 and Lots 14, 16, 17, 31, 34, 35 and 36 DP 864	
Current Titles	CB19A/476, CB19A/1166 and CB821/79	
Area (m <sup>2</sup> )	7,624	
Zoning	Residential D	
<b>Ownership History</b>		
<b>CTs</b>	<b>From</b>	<b>Registered Owner</b>
CB19A/476	Sep 2021	Transfer to Pajanti Limited and Thomas Peter Marriott
	Oct 2018	Transfer to Lyndon Gardner Webb and Dorothea Evelyn Webb
	Feb 2018	Transmission to Christina Joan Maude
CB19A/1166	Sep 2021	Transfer to Pajanti Limited and Thomas Peter Marriott
	Oct 2018	Transfer to Lyndon Gardner Webb and Dorothea Evelyn Webb
	Mar 2018	Transmission to Christina Joan Maude
CB821/79	Sep 2021	Transfer to Pajanti Limited and Thomas Peter Marriott
	Oct 2018	Transfer to Lyndon Gardner Webb and Dorothea Evelyn Webb
	Mar 2018	Transmission to Christina Joan Maude

Historical records of title prior to the current title were obtained from Landonline. The documents are largely illegible due to the condition of the original scanned copies.

## 5.2 AERIAL PHOTOGRAPHS

Historical aerial photographs sourced from the Environment Canterbury and Retrolens websites were reviewed as part of the desktop study.

### 1942 and 1956 Aerials

The subject site comprise a paddock vegetated with grass, and is inferred to be used for grazing (animals present in 1956).

A windrow of trees runs centrally through the site.

An implement style shed is located along the south-western boundary of the site.

Two smaller shed like structures are located along the south-eastern part of the site.

An inferred farm track which can be seen more clearly in the 1956 aerial, can be seen crossing the terrace slope centrally along the south-western site boundary.

The properties to the north and south, generally appear to be rural residential in nature, with similar land use.

### 1969 Aerial (Retrolens)

The tree windrow and two small sheds along the south-eastern boundary have been removed.

The farm track has been shifted to the south-eastern side of the site, and crosses the terrace in the south-western corner.

The land use appears to remain grazing.

### **1976 Aerial (Retrolens)**

A dwelling and two detached buildings have been constructed in the south-western corner of the site.

The farm track has been shifted back to its original location centrally along the south-western boundary.

The land use no longer appears to be grazing and the site has possibly been converted to crops.

Various items appear to be stored in the north-western corner of the site, however the aerial quality is too poor to confirm what they are.

### **1981 Aerial (Retrolens)**

The site is being used for cropping, with planted rows observed. The accessway along the site's southern boundary is more prominent and the end of the driveway now forms a distinct loop.

### **2001, 2004-2010, 2012, 2017 and 2020 Aerials**

Cropping at the site appears to have ceased, and the paddock is vegetated with grass.

The land use primarily appears to be residential, with a small (<40m<sup>2</sup>) vegetable garden along the south-western boundary (2012 onwards).

In 2012 and 2017, a feature similar in nature to a burn pile can be seen in the south-western part of the paddock. There is an additional shed with a green roof in the southwestern corner of the site.

## **5.3 COUNCIL RECORDS**

The Council property files were reviewed. The following relevant information was found:

- 1973 – Building permit application to erect a dwelling
- 1974 – Building permit application to erect a road side stall
- 1980 – Building permit application to alter dwelling

No information, indicating any sources of contamination was found in the property files.

#### 5.4 LISTED LAND USE REGISTER (LLUR)

The site is currently not listed as potentially contaminated in the Environment Canterbury (ECan) Listed Land User Register (LLUR).

#### 5.5 SITE WALKOVER RESULTS

A site walkover of the subject site was undertaken by a FTL Engineering Geologist experienced in contaminated site investigations on 3 August 2023.

The topography within the subject site was generally flat with some undulation.

The majority of site is vacant and vegetated with overgrown grass.

The implement shed observed along the south-western boundary in historical aerial photography is no longer present at the site.

An existing single storey dwelling, of light timber frame construction is located in the south-western corner of the site. The building generally appears to have a suspended timber flooring system supported on shallow foundations comprising a concrete perimeter foundation wall and shallow piles.

Three detached structures, comprising a garage, and two sleepout type structures, are also located in the south-western corner of the site.

The garage and one of the sleepouts are generally of concrete block construction with profiled metal roofing with concrete-slab-on-ground flooring systems, inferred to be supported on shallow concrete perimeter footings.

The second sleepout is of light timber frame construction, with profiled metal cladding and roofing. The sleepout is not supported on a foundation. The sleepout is currently located where a vegetable garden was observed in the 2012 to 2020 aerials (i.e. the garden is no longer present).

Three small structures, comprising an inferred pump shed, portable out house, and shed are also located at the site.

All structures at the site are generally in good condition, with no obvious damage to building materials.

Stock loading fencing, is located along the south-western boundary of the site. The fencing generally looks unused, and is only visible at the site in the 2020 aerial.

No obvious asbestos containing material was observed in any of the buildings.

## 6.0 DISCUSSION

### 6.1 SUMMARY OF KEY FINDINGS

The majority of the site appears to have been undeveloped and largely vacant since at least 1942, with inferred grazing of animals and some cropping being the main land uses identified.

Minor residential activity has occurred in the south-western corner of the site, but no obvious sources of contamination as a result of this activity have been identified.

The only potential HAIL activity identified for this property relates to the following:

- Cropping, which may have resulted in the storage and application of agrichemicals across the site paddock from at least the early 1980s – potential HAIL activity A10.
- Burn pile located in the south-western part of the site – potential HAIL activity I.
- Older sheds, constructed at times when lead paint and asbestos were commonly used, and which have been demolished – potential HAIL activity I and E1.

### 6.2 CONCEPTUAL SITE MODEL

The most likely exposure pathway is direct contact with potentially contaminated soils, via inhalation and ingestion of dust, during future earthworks should subdivision occur in the future. The geotechnical investigation undertaken by Fraser Thomas Ltd on 3 August 2023 indicates that the groundwater level is inferred to be at a depth in of approximately 6 m below the existing ground surface, and therefore the risk of leaching to groundwater is low.

Potential receptors are likely to be workers during earthworks for any future subdivision and possibly future site users (minor produce consumption), who may be exposed to potentially contaminated soil.

It should be noted that the potential HAIL activities A10 and I, identified during this investigation are the result of visual inspection only, and soil sampling would be required to confirm any soil contamination if any.

### 6.3 NESCS CONSENTING REQUIREMENTS

The NESCS governs a number of activities, including soil sampling, soil disturbance, subdivision and changes of land use on potentially contaminated land in New Zealand. In general, the rules of the NESCS apply to sites on which it is “more likely than not” that a HAIL (Hazardous Activities and Industries List) activity has occurred or is occurring (Regulation 5(7)).

In our opinion, under Regulation 5(7), the NESCS may apply to the following areas:

- *Activity A10: Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glass houses or spray sheds:* This relates to the historical cropping at the site, which may have resulted in the application of agrichemicals including persistent pesticides and heavy metals at the site.

- *Activity E1: Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition:* This relates to the older demolished sheds which may have had asbestos containing materials.
- *Activity I: Land subject to intentional or accidental release of hazardous substances in sufficient quantity that it could be a risk to human health or the environment:* This relates to the inferred burn pile located in the south-western part of the site and older demolished sheds which may have had lead-based paint.

It is recommended that these potential/actual HAIL areas be further investigated and remediated, as necessary, as part of enabling (pre-construction) works prior to any bulk earthworks or other soil disturbance activities. If this is done and these areas are validated as being free of contamination, then subsequent earthworks and soil disturbance activities can be undertaken without having to consider contamination issues, other than accidental discovery protocols for unexpected contamination.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

This investigation has confirmed that the majority of the site appears to have been undeveloped and largely vacant since at least 1942, with inferred grazing of animals and some cropping the main land uses identified.

Minor residential activity has occurred in the south-western corner of the site, but no obvious sources of contamination as a result of this activity have been identified.

In our opinion, under Regulation 5(7), the NESCS may apply to the following areas:

- *Activity A10: Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glass houses or spray sheds.* This relates to the historical cropping at the site, which may have resulted in the application of agrichemicals including persistent pesticides and heavy metals at the site.
- *Activity E1: Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition:* This relates to the older demolished sheds which may have had asbestos containing materials.
- *Activity I: Land subject to intentional or accidental release of hazardous substances in sufficient quantity that it could be a risk to human health or the environment:* This relates to the inferred burn pile located in the south-western part of the site.

It is recommended that these potential/actual HAIL areas be further investigated and remediated, as necessary, as part of enabling (pre-construction) works prior to any bulk earthworks or other soil disturbance activities. If this is done and these areas are validated as being free of contamination, then subsequent earthworks and soil disturbance activities can be undertaken without having to consider contamination issues, other than accidental discovery protocols for unexpected contamination.



In general terms and within the limits of the investigation as outlined and reported herein, no unusual problems, from a soil contamination perspective, are anticipated with the proposed rezoning and future residential development at the subject site.

## **8.0 LIMITATIONS**

We have performed our services for this project in accordance with current professional standards for an assessment of the nature and extent of any soil contamination on-site, based upon detailed site assessment investigations and current regulatory standards for site contamination. The scope of the site assessment activities was generally in accordance with the Ministry for Environment Contaminated Land Management Guideline's (Parts 1 (2021), 2 (2011) and 5 (2021)) and the NESCS (2011). Conclusions on actual or potential contamination cannot be applied to areas outside of the site investigation.

We do not assume any liability for misrepresentation or items not visible, accessible or present at the subject site during the time of the site inspection.

Copyright of this report is held by Fraser Thomas Ltd. The professional opinion expressed herein has been prepared solely for, and is furnished to our client Pajanti Ltd, Selwyn District Council and Environment Canterbury (this being a regional planning requirement), on the express condition that it will only be used for the works and the purpose for which it is intended.

No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at its own risk. This disclaimer shall apply notwithstanding that this report may be made available to any person by any person in connection with any application for permission or approval, or pursuant to any requirement of law.

***Figures/Drawings***



***Appendix A***

***Ministry for the Environment  
Contaminated Site Report Checklist***

**PAJANTI LTD  
PROPOSED REZONING OF LAND AT  
259 ALFORD FOREST ROAD,  
ALLENTON**

**PRELIMINARY SITE INVESTIGATION – CONTAMINATION**

**SUMMARY CONTAMINATED SITES REPORT CHECKLIST**

Content	Required	Required if relied on	CLMG 5 section
<b>1. Introduction</b>			
• investigation objectives	<input checked="" type="checkbox"/>		2.1
• site identification (site name, address, legal description; site boundaries; a map reference and geographic coordinates)	<input checked="" type="checkbox"/>		3.3.1
• proposed site use		<input checked="" type="checkbox"/>	3.3.2
<b>2. Site description</b>			
• environmental setting		<input checked="" type="checkbox"/>	3.3.3
• site layout	<input checked="" type="checkbox"/>		3.3.4
• current site uses	<input checked="" type="checkbox"/>		3.3.5
• surrounding land uses	<input checked="" type="checkbox"/>		3.3.6
• geophysical surveys		<input type="checkbox"/>	5.1
• site inspection		<input checked="" type="checkbox"/>	3.3.8
<b>3. Historical site use</b>			
• summary of site history gained from:	<input checked="" type="checkbox"/>		3.3.7
– review of existing investigation reports		<input type="checkbox"/>	
– review of council information		<input checked="" type="checkbox"/>	
– review of aerial photographs		<input checked="" type="checkbox"/>	
– interviews		<input checked="" type="checkbox"/>	
– review of other historical information		<input type="checkbox"/>	
• preliminary sampling (if carried out)		<input checked="" type="checkbox"/>	3.3.9
– description (including diagram)			
– justification for sample location and analyte selection			
– results			
– comparison of results to guidelines			
<b>4. Risk assessment</b>			3.3.11
• conceptual site model	<input checked="" type="checkbox"/>		
• evaluation of the probability that contamination exists on the site	<input checked="" type="checkbox"/>		
• identification and characterisation of potential pathways and receptors for each exposure area across the site (eg, assessment of geology, hydrogeology, building construction, site use)	<input checked="" type="checkbox"/>		

<ul style="list-style-type: none"> <li>likelihood that contamination poses a risk to identified receptors including potential receptors <input checked="" type="checkbox"/></li> <li>magnitude of the risk to receptors, pursuant to regulation 8(4)(b): <input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li><i>– is it highly unlikely that there will be a risk to human health if the activity is done to the piece of land?</i></li> </ul> </li> <li>evaluate the magnitude of any identified risk to other receptors (eg, ecological) <input checked="" type="checkbox"/></li> <li>describe the limitations of the data collected and the assumptions and uncertainties inherent in the data and models used <input checked="" type="checkbox"/></li> <li><b>Note: If the regulation 8(4)(b) ‘highly unlikely’ test cannot be achieved, then the activity is not permitted.</b></li> </ul>		3.3.11, 7.3.2
<b>5. Conclusions</b>	<input checked="" type="checkbox"/>	
<b>6. Recommendations (if relevant to report purpose)</b>	<input checked="" type="checkbox"/>	
<b>7. Report limitations</b>	<input checked="" type="checkbox"/>	
<b>8. SQEP certification of report (refer appendix C)</b>	<input checked="" type="checkbox"/>	1.2
<b>9. References</b>	<input type="checkbox"/>	
<b>Appendices: relevant supporting information</b>		

Supporting information	Required	Required if relied on
Figures (including site plan – regulation 8(4)(c))	<input checked="" type="checkbox"/>	
Conceptual site model (if not included in report body)	<input type="checkbox"/>	
Land titles		<input checked="" type="checkbox"/>
Site photographs (if site inspection carried out)		<input checked="" type="checkbox"/>
Laboratory reports and chain of custody documentation (if sampling carried out)		<input checked="" type="checkbox"/>
Calibration information for any field screening instruments used		<input type="checkbox"/>
Other supporting information		<input type="checkbox"/>
Statement of qualification of the author and, if not the author, the certifying SQEP	<input checked="" type="checkbox"/>	

***Appendix B***

***Aerial Photographs***



























***Appendix C***

***Listed Land Use Register (LLUR)***



**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](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://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**



## 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).



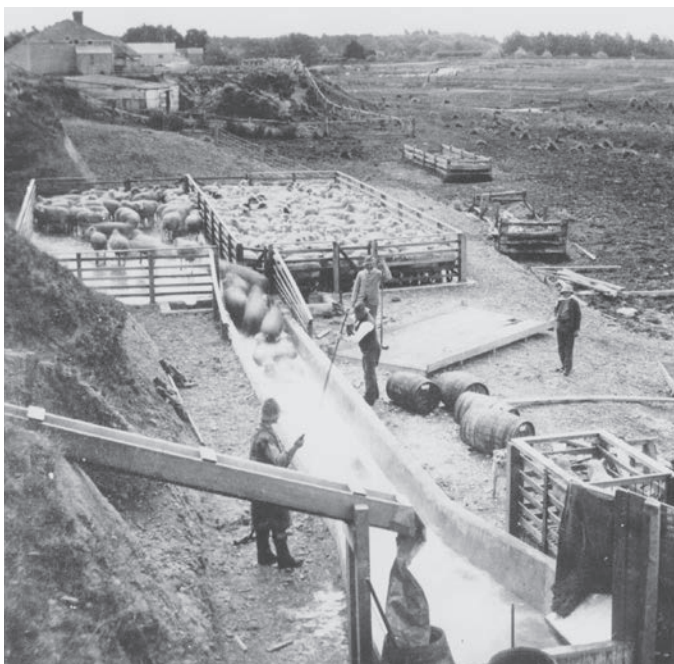
## I think my site category is incorrect – how can I change it?

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)



Everything is connected

Promoting quality of life through balanced resource management.

[www.ecan.govt.nz](http://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.

### **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](mailto:ecinfo@ecan.govt.nz)

***Appendix C***

***Site Walkover Photographs***

Site Walkover Photographs – August 2023

259 Alford Forest Road, Ashburton



**P1:** View looking across the eastern half the site.



**P2:** View looking north-east across the site from the south-western boundary.



**P3:** View of dwelling and garage in the south-western corner of the site.



**P4:** View showing the two "sleepout" style structures in the south-western corner of the site.



**P5:** Small "pump" style shed along south-western boundary.



**P6:** Small portable out house and shed located to the north-east of the dwelling.

**259 Alford Forest Road, Ashburton**



**P7:** Stock fencing long the south-eastern boundary, first observed in the 2020 aerial.