

Photograph 13: Old vegetable shop, located in the center of the property at 100 Oxford Road with new fridgeration containers located to the left of the image.

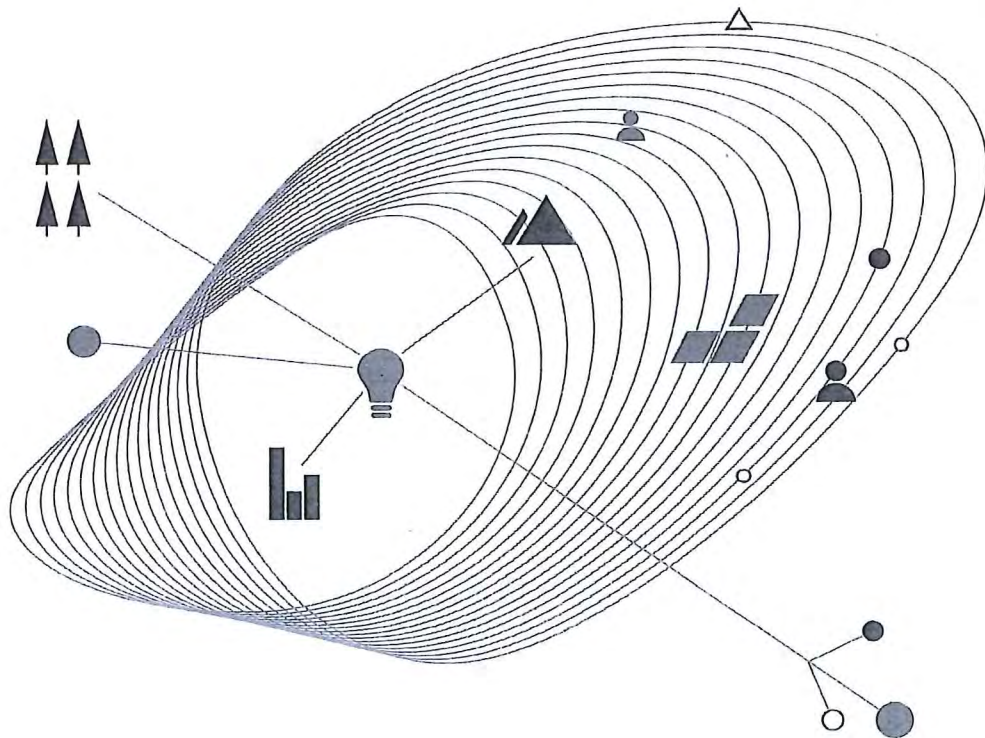


Photograph 14: Fence between the property at 198 Lehman's Road and the next door paddock located to the east.



CLIENT: Westpark Rangiora Ltd.		PROJECT:	52059AA	DESIGNED:	RB	SITE PHOTOGRAPHS
		DWG #:		DRAWN:		
		REVISION:				
PROJECT TITLE: 100 Oxford Road and 198 Lehman's Road, Rangiora		SCALE:	NA	STATUS:	FINAL	FIGURE NUMBER: 7
		DATE:	24.07.14			

Innovation is
finding answers
to questions
no one has
asked



Client:

Preliminary Site Inspection

Site Name:

Site Location:

ENNZAUCK

Fieldwork Date:

INSPECTION CHECKLIST

Preliminary Site Inspection Checklist

Report Date:
Report Ref: ENNZAUCK
INSPECTED BY:

Site Details: (Name and Address)

Prepared for: (Client)

Inspected By:

1.0 SITE DETAILS

1.1 Location and Legal Description

Site Name	Westpark Lehman's road.
Site Address (including street address)	100 Oxford rd & 198 Lehman's road.
Legal Description	Current: Rural Farming / lifeplot
Site Zoning (if known)	Rural.
Local Council	Waimakariri District Council.
Site Operator Name	
Operating Company name	Coffey
Facility Type (residential, commercial, etc)	Farming.
Facility Size (Total / Active)	15 hectares.
Future Site Use (if known)	Residential / new subdivision.
Reason for Investigation (Divestment, end of lease, refurbishment, etc)	Conversion of farmland into residential dwellings.

1.2 General Characteristics

1.2.1 Site Activities

Prepare site sketch or record observations on a site plan.

Current Site Activities: Farming - sheep grazing & storage at 100 Oxford rd.

Previous Site Activities (if known):

198 Lehman's rd - some market gardening in 2004, horse track present in 1980's till 2000's, majority of the property is sheep grazing.

100 Oxford rd - from 1980's to early 2000's land used for Market gardening & chicken use grazing & storage.

Site Appearance (any stressed vegetation, surface staining, spills/leaks, pavements cuts/marks, etc): - oil spills & old car parts present along southern boundary of 198 Lehman's rd. white specks in soil where old horse track use to be.

Signs of previous investigations/remedial works at the site (presence of monitoring wells, abandoned boreholes, trenching, etc):

monitoring wells found in 198 Lehman's rd & soak pit through out both properties.

Evidence of petroleum storage onsite (if so, detail below):

→ none seen but old gas/petrol pump handles seen on site but appear to be collectables (100 Oxford rd).

Product (current/historical)	AST/ UST	Spill Cont.*	Location	Container (size/quantity/condition)	Staining Odors Other obs.

Draw locations of petroleum storage infrastructure (including bowser areas, vent lines, etc) on a site plan.

Oil-Water separator pit/waste oil systems:

N/A

Waste materials identified onsite (old building materials, waste, rubbish, containers, etc):

- seen in the old sheds on 198 Lehman's rd, - derelict estate.

Waste Streams observed onsite (waste water, collection pits, etc):

N/D

Chemical/Drum storage (if so, detail below):

N/D

Drum storage area description (labeled, banded, drainage, evidence of leaks/spills, etc):

N/D

Drum Substance/Product	Location	Container (type, size, quantity, condition)	Staining Odors Other obs.

Additional comments:

1.2.2 Topography and Hydrology

Prepare site sketch or record observations on a site plan.

Site Slope Direction: flat.

Site Slope (approximate): -

Surface water drainage (collected or ponding): none observed on site.

Is there a risk of flooding?: - possible by Ashlee river.

Surface water bodies/courses onsite: _____

Surface water bodies/courses flow direction: not sure.

Comments (size, lining, vegetation, etc): _____

Likely Groundwater depth: >1m gravel found at 1.3m.

Likely Groundwater flow direction: -

Likely Groundwater discharge point: -

Indication of filled/excavation areas, retaining walls, etc: none observed.

Additional comments:

1.2.3 Physical Site Description

Prepare site sketch or record observations on a site plan.

Site Size and Shape: 15hec

% of Area Devoted to parking: 75%

Number of Buildings/Structures Observed: 1 house on each site. 4 sheds/storage on Lehanans & 6 on 100 Oxford.

Building/Structure Dimensions: N/A.

Building Materials: heavy - blockwork & summerston.

Number of Storeys: 1 (for both).

Basement present: N/A.

Mould or asbestos observed in building: no

Flooring (type and condition, cracks, etc): concrete slab "not 100% sure" garages sheds are though.

% Paved Areas: < 10%

% Unpaved: > 90%

% Landscaped: < 10%

Areas of trees/large vegetation onsite: - line the property boundary.

Adjacent Roadways: -

Access/Egress from/to: -

Fencing/Security: standard wire fencing.

Additional comments:

1.3 Services and Utilities

Prepare site sketch or record observations on a site plan.

Site utilities observed are summarized below:

- Electricity: to dwellings
- Water: " "
- Sewer: " "
- Storm Sewer: " "
- Gas: not sure.
- Solid Waste: " "
- Heating/Cooling and fuel source: log fire.
- Telecom: to dwellings.
- Fibre Optic: not sure.

Any odours detected inside service pits:

not checked.

Additional comments:

North west corner of 198 Lehmanns road has overhead power poles / stations.

2.0 SURROUNDING AREA OBSERVATIONS

2.1 Current Uses of Adjoining Properties

Mark information on site sketch/map/google earth image if possible.

North: Farming

South: Farming / life style plots.

East: Farming & life style plots.

West: Rangiora vet clinic & farming.

Additional comments:

Use additional sheets if necessary and identify other orientations with respect to the Site (e.g., NW).

2.2 General Landuse of Surrounding Area and Nearby Properties

Enter Residential, commercial/industrial, recreational, agricultural below. Include multiple entries if necessary in order of the predominant landuse. Mark information on site sketch/map/google earth image if possible.

North: Agricultural.

South: " "

East: " "

West: " "

Additional comments:

Use additional sheets if necessary and identify other orientations with respect to the Site (e.g., NW).

2.3 Sensitive Receptors in the Vicinity of the Site

Mark information on site sketch/map/google earth image if possible.

North:  _____

South:  _____

East:  _____

West:  _____

Additional comments (Geothermal features, cultural heritage features, Coastal Marine Area?):

Use additional sheets if necessary and identify other orientations with respect to the Site (e.g., NW).

2.4 Potential Offsite Sources of Contamination in the Vicinity of the Site

Mark information on site sketch/map/google earth image if possible.

North:  _____

South:  _____

East:  _____

West:  _____

Additional comments:

3.0 INTERVIEW WITH SITE OWNER(S) / OPERATOR(S)

Provide an answer for each question, even if it is "unknown":

Name: Andrew Stevenson.

Title: Home owner of 100 Oxford road.

Association to site: " "

Years Associated with the Site: bought in 1980.

What activities are currently conducted here on Site:

- sheep grazing & storage of produce & vintage cars.

Have any other activities been conducted on Site while you've been here:

- chickens & market gardening of veges for onsite veg store.

Do you know the history of the Site: Yes / No

If yes describe below and provide dates and names of entities.

1940 - 1942 - m.g

1980 - Currett - farming, m.g, horse & chickens.

Has the Site ever been investigated by consultants, local, state or Federal agencies for environmental or geotechnical concerns: Yes / No If yes, describe below and inquire if any reports are available.

- Geotech possibly being completed currently.

Are you aware of any historical chemical/petroleum use/storage (USTs or ASTs) at the Site: Yes / No If yes describe below, identify the location and request disposal documentation.

Are you aware of any current chemical/petroleum use/storage (USTs or ASTs) at the Site: Yes / No

If yes describe below, identify the location and request disposal documentation.

Are you aware of any spills or leaks occurring at the Site: Yes / No

If yes describe below, identify location and request spill / leak documentation.

- Small oil spill found on site at 198 Lehmanns rd.

Are you aware of any recent or historical site works (building renovations, earthworks, services works, etc) at the Site:

Yes / No. If yes describe below and provide dates.

Are you aware of any previous environmental/contamination or geotechnical investigations undertaken at the site: Yes / No. If yes, include dates, locations and request reports.

Additional questions/comments/notes:

- Had a talk to Andrew Stevenson: home owner for 100 Oxford since 1980. He used to run a veggy & poultry business on this site with his own veggy store located at the front. He owned 100 chickens and grew veggs on all surrounding paddocks on the site. Now there is no veggs or chickens. The site is now used for storing other companys trucks (only 2 new trucks on site at the time of site walk over), other companys veggs & has his own old vintage cars parked in the sheds on site. Some times he lets the sheep from 198 Lehmanns rd graze on his land too.
- Home owner of 198 Lehmanns road in now passed on, so could not interview.

4.0 PHOTO LOG

Record details or notes of photos taken during the site inspection in the following log:

Photo No.	Subject	Notes

SAMPLE LOCATIONS



~~SAMPLE LOCATIONS~~

FIELD SOIL SCREENING (PID)

Project Name: West park lehman's road.

Field Personnel (Initials): N.M. & D.P.

Project Manager (Initials): W.M.

Equipment Type: Trade

Equipment No: 2/4

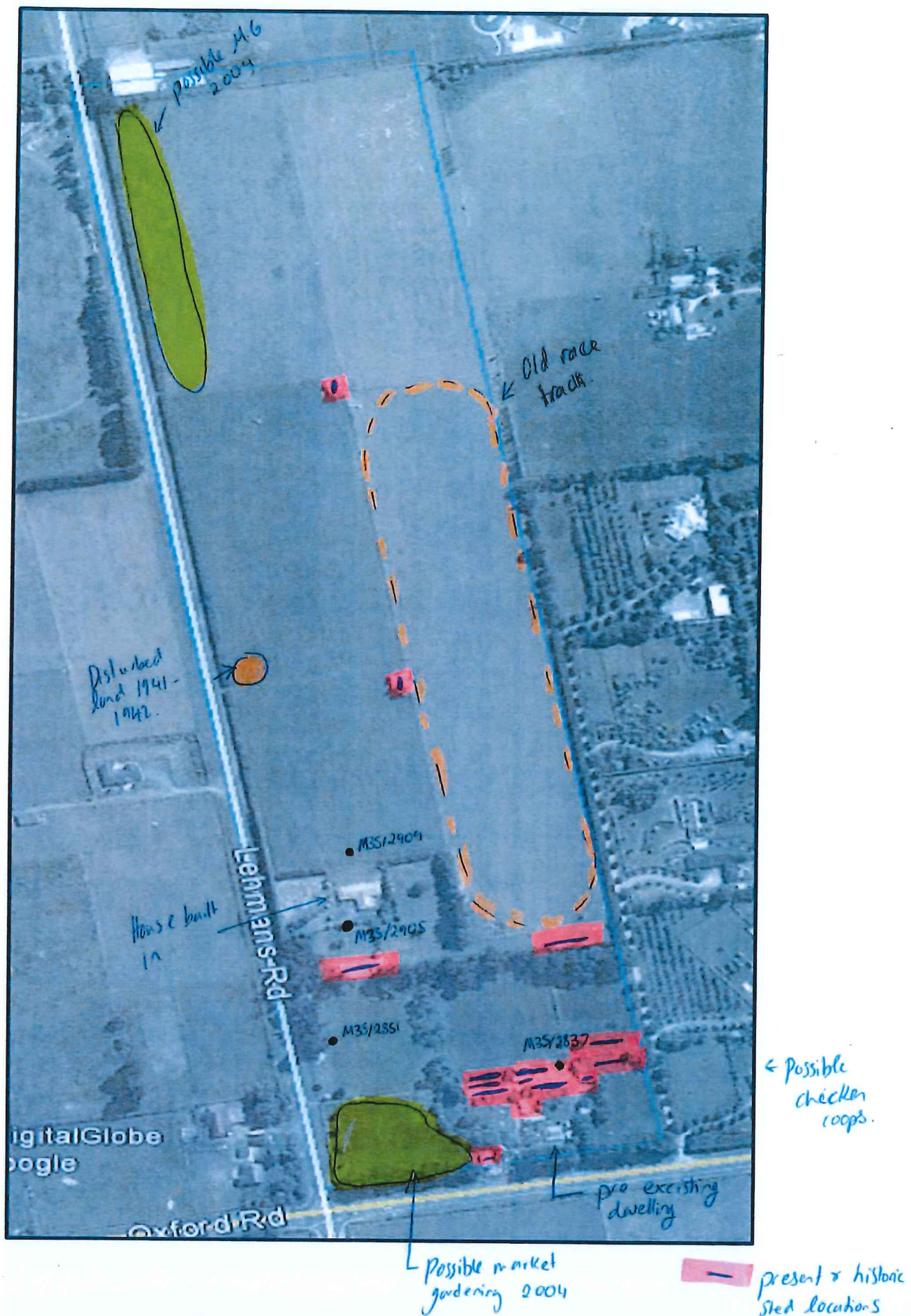
Project No. ENVN2CHRIS 2059 #A

Date: 20/6/14

Page 1 of 1

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area's of Interest: Westpark Lehmans road.



Appendix C - Historical aerial Photographs



Legend

Approximate Site Boundary

Notes: Courtesy of Esri GIS Viewer



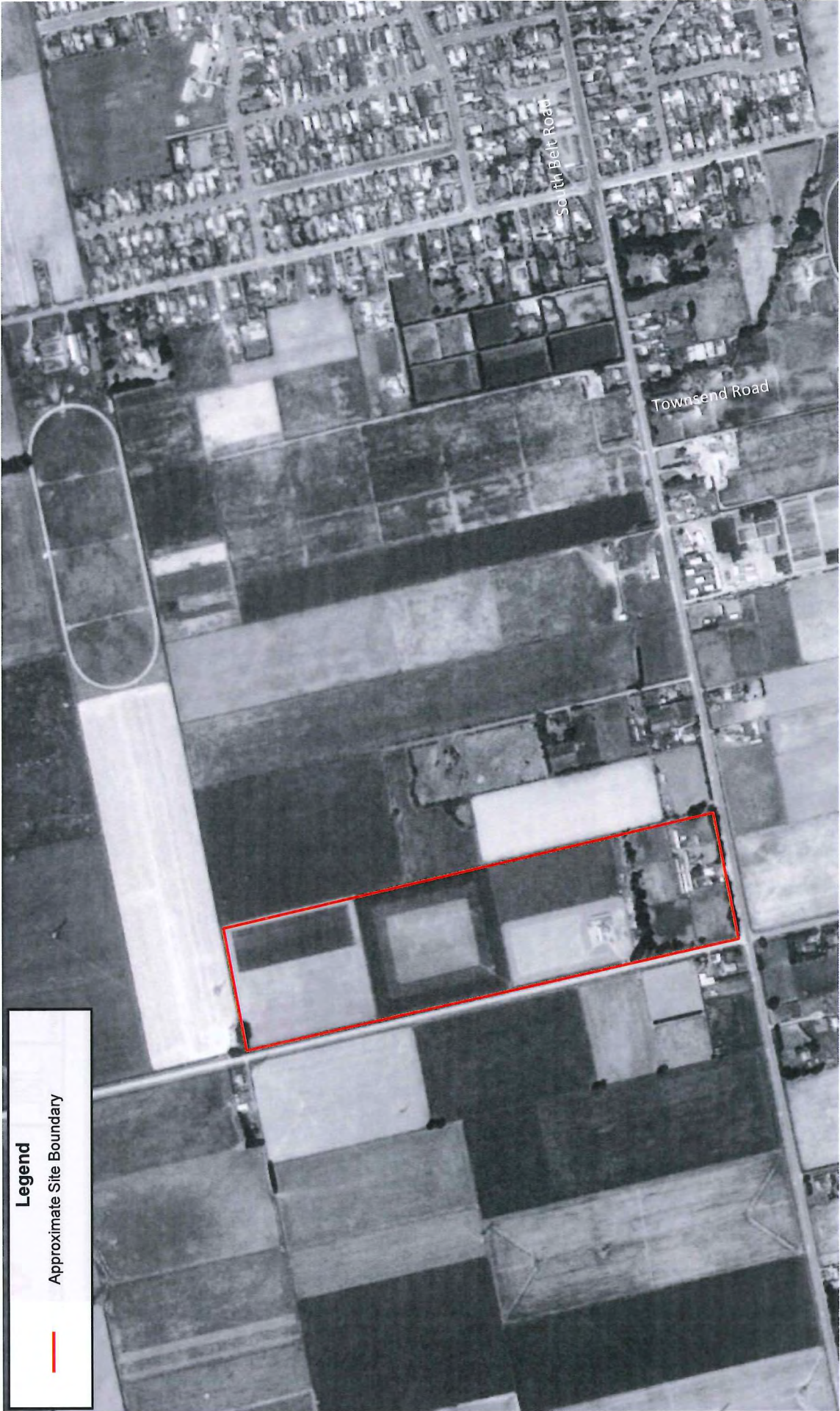
CLIENT: Westpark Rangiora Ltd.

PROJECT TITLE: 100 Oxford Road and 198 Lehmans Road, Rangiora

PROJECT:	52059AA	DESIGNED:	RB
DWG #		DRAWN:	RB
REVISION:		STATUS:	FINAL
SCALE:		DATE:	24/07/14

FIGURE TITLE: 1941 Historical Aerial Photograph

FIGURE NUMBER: 1



Legend

Approximate Site Boundary



Notes: Courtesy of Eran GIS Viewer



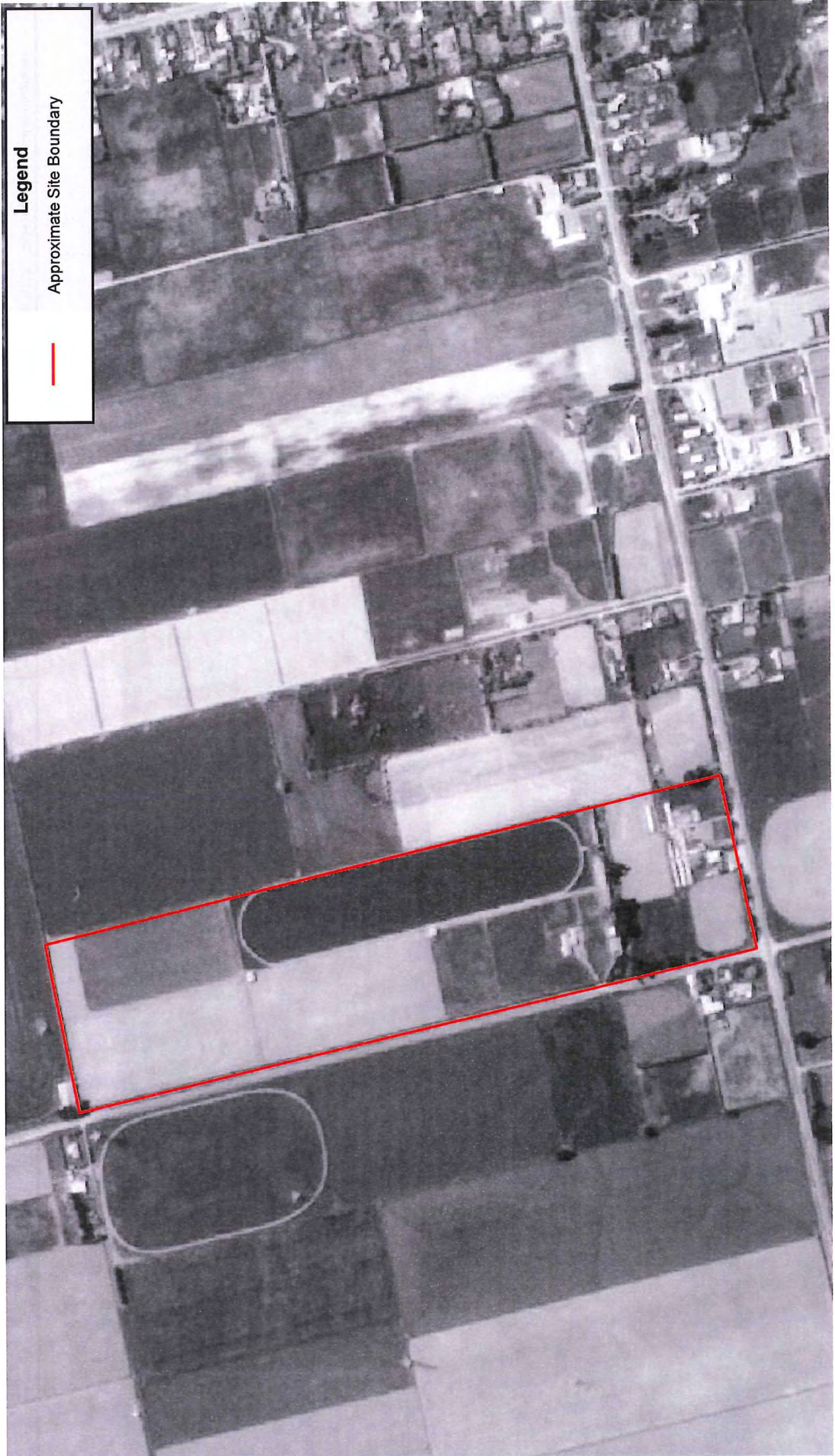
CLIENT: Westpark Rangiora Ltd.

PROJECT TITLE: 100 Oxford Road and 198 Lehmanns Road, Rangiora

FIGURE TITLE: 1980 Historical Aerial Photograph

PROJECT:	52059AA	DESIGNED:	RE
DWG #:		DRAWN:	RE
REVISION:		STATUS:	FINAL
SCALE:		DATE:	24/07/14

FIGURE NUMBER: 2



Legend

— Approximate Site Boundary

Notes: Courtesy of Ecan GIS Viewer



CLIENT: Westpark Rangiora Ltd.

PROJECT TITLE: 100 Oxford Road and 198 Lehmanns Road, Rangiora

FIGURE TITLE: 1984 Historical Aerial Photograph

PROJECT:	52059AA	DESIGNED:	RB	STATUS:	FINAL
DWG #		DRAWN:	RB		
REVISION:					
SCALE:	NA				
DATE:	24/07/14				



Legend

— Approximate Site Boundary

Notes: Courtesy of Google Earth



CLIENT: Westpark Rangiora Ltd.

PROJECT TITLE: 100 Oxford Road and 198 Lehmanns Road, Rangiora

PROJECT:	52059AA
DWG #	
REVISION	
SCALE	
DATE	24/07/14

DESIGNED:	RB
DRAWN	RB
STATUS:	FINAL

FIGURE TITLE: 2004 Historical Aerial Photograph

FIGURE NUMBER: 4



Legend

Approximate Site Boundary

Notes: Courtesy of Google Earth



CLIENT: Westpark Rangiora Ltd.

PROJECT TITLE: 100 Oxford Road and 198 Lehmans Road, Rangiora

FIGURE TITLE: 2013 Historical Aerial Photograph

PROJECT:	52059AA	DESIGNED:	RB	STATUS:	FINAL
DWG #		DRAWN:	RB		
REVISION:					
SCALE:				DATE:	24/07/14

FIGURE NUMBER: 5

Appendix D - Property Information

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 in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered 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 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; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



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

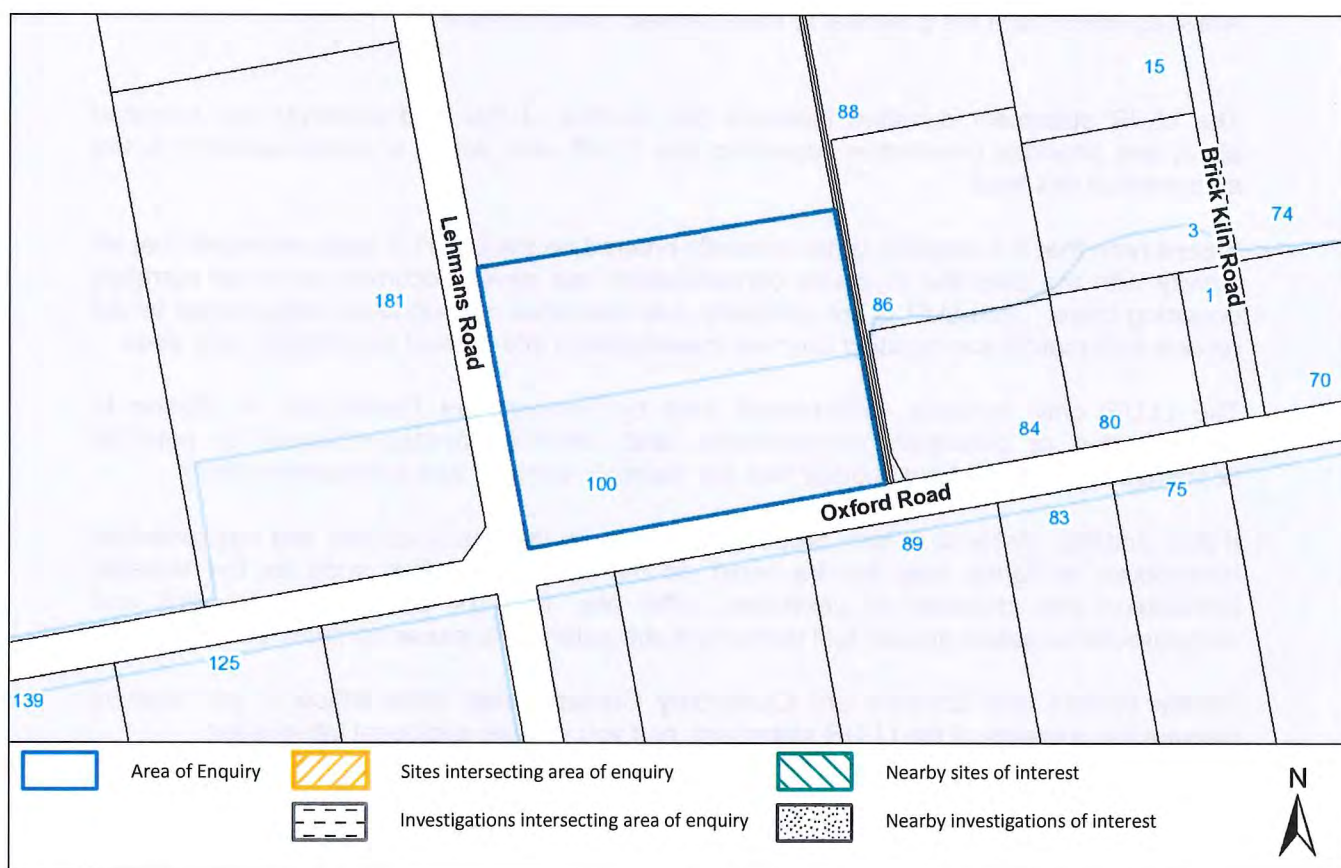
Date:

16 June 2014

Land Parcels:

Part RS 1175

Valuation No(s): 2159139100



Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

There are no investigations associated with the area of enquiry.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ55534.

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 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know

What is the Listed Land Use Register (LLUR)?

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

Why do we need the LLUR?

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

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

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

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

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

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

We have two main ways of identifying HAIL sites:

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

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

How does Environment Canterbury classify sites on the LLUR?

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

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

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

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

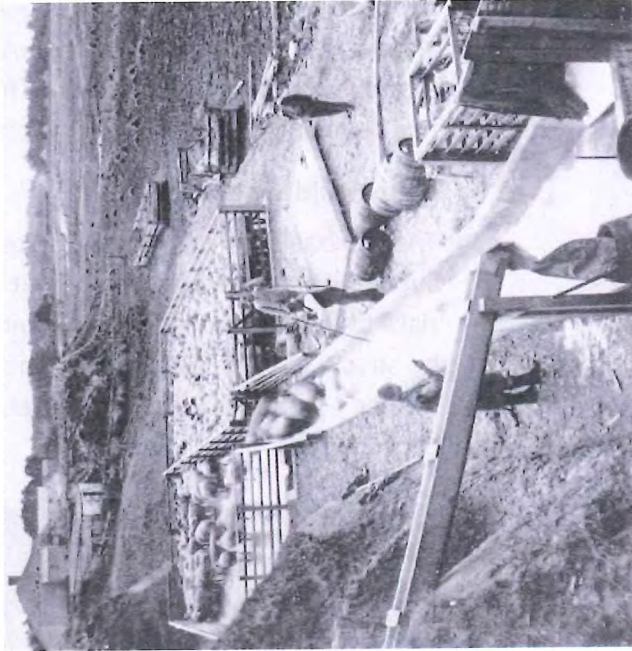
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

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



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)

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

 **Environment
Canterbury**
Regional Council
Kaunihera Taiaro ki Waitaha

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Yours sincerely

Contaminated Sites Team