

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions on the Proposed  
Waimakariri District Plan

*and:* Hearing Stream 12: Rezoning requests (larger scale)

*and:* **Carter Group Property Limited**  
(Submitter 237)

*and:* **Rolleston Industrial Developments Limited**  
(Submitter 160)

Statement of evidence of Mark Crooks (Contamination) on behalf  
of Carter Group Limited and Rolleston Industrial Developments  
Limited

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Dated: 5 March 2024

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**STATEMENT OF EVIDENCE OF MARK CROOKS ON BEHALF OF  
CARTER GROUP LIMITED AND ROLLESTON INDUSTRIAL  
DEVELOPMENTS LIMITED**

**INTRODUCTION**

- 1 My full name is Mark John Crooks.
- 2 I am the Contaminated Land Assessment and Remediation Team Leader for Tetra Tech Coffey in New Zealand. I hold a Bachelor of Applied Science degree in Chemistry. I have over 15 year's experience in the environmental and contaminated land fields undertaking and managing a large variety of environmental investigations, as well as monitoring and remediation across numerous sites including closed landfills, residential, industrial and commercial developments, local government and New Zealand Defence Force sites. As well as consulting, I have previous experience as a regulator with Auckland Council including assessing private plan changes. General contaminated sites experience includes soil investigations, ground water, surface water and landfill gas including risk assessments for closed landfills. As well as contaminated sites, I have experience in stormwater management, and regulation at commercial/industrial sites.
- 3 I am familiar with the submitters' request to rezone land bound by Mill Road, Whites Road, Bradleys Road (*the Site*).
- 4 I was involved in private plan change 31 (*PC31*) to rezone this land under the operative District Plan.
- 5 I am also familiar with the Preliminary Site Investigation Report prepared by Tetra Tech Coffey entitled "535 Mill Road, Ōhoka, Preliminary Site Investigation" dated 31 May 2021.

**CODE OF CONDUCT**

- 6 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

**SCOPE OF EVIDENCE**

- 7 My evidence relates to the contaminated land aspects of the Site and existing environment.

## **SUMMARY OF EVIDENCE**

- 8 I consider the Site to be suitable for rezoning and future subdivision from a contaminated land perspective.

## **EVIDENCE**

- 9 A preliminary site investigation has been conducted (Report number 773-CHCGE288040, **Appendix 1** to this statement of evidence) for the area of the rezoning request. As part of this investigation, potential contamination has been identified for further detailed investigation prior to subdivision. While isolated areas of the Site, such as the landfill and fuel store, may require significant investigation and/or remediation, the potential for contamination over the remainder of the property is considered low and not a barrier to the proposed rezoning request and residential use.
- 10 If remediation is necessary, one of the goals of the remediation will be to satisfy Regional Rules 5.93 and 5.94 in the Canterbury Land and Water Regional Plan. This would be confirmed by the provision of a site validation report for Council's review prior to any changes in stormwater management onsite.

## **CONCLUSION**

- 11 From a contaminated land perspective, the rezoning request and proposed development is considered low risk due to the relatively small scale and low risk of the potentially contaminating activities identified. Residual risk will be addressed by the planned detailed site investigation followed by remediation (if required) prior to development.

Dated: 5 March 2024

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Mark Crooks

**APPENDIX 1**

# 535 Mill Road, Ohoka

## Preliminary Site Investigation

Rolleston Industrial Developments Limited



Reference: 773-CHCGE288040

31 May 2021

# 535 MILL ROAD

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## Preliminary Site Investigation

**Report reference number: 773-CHCGE288040**

31 May 2021

### PREPARED FOR

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## QUALITY INFORMATION

### Revision history

Revision	Description	Date	Author	Reviewer	Approver
v1 draft	Draft PSI	13 May 2021	Alistair Brown	Ray Mayor	David Tully

### Distribution

Report Status	No. of copies	Format	Distributed to	Date
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Revised Final	1	PDF	Rolleston Industrial Developments Limited C/- Carter Group	31 May 2021

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## 1. INTRODUCTION

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Tetra Tech Coffey (NZ) Limited (Coffey) (formerly Coffey Services (NZ) Limited) has been commissioned by Rolleston Industrial Development Limited ('the client') to conduct a Preliminary Site Investigation (PSI) to support proposed works within 535 Mill Road, Ohoka ('the site') (Figure 1).

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) (NESCS) Regulations apply to selected activities on sites where an activity or industry on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) is, has, or is more likely than not to have occurred. The purpose of this PSI was to assess the potential for contaminants to have been deposited at the site as a result of current and/or historical activities undertaken within or in the immediate vicinity of the site and accordingly determine if any further investigation work is required under the NES.

This PSI report has been reviewed by a Suitably Qualified and Experienced Practitioner (SQEP), as required by the NESCS.

### 1.1 OBJECTIVES

The objectives of this PSI were to:

- Identify potentially contaminating (HAIL) activities or potential sources of contamination that might have occurred or exist at the site.
- Confirm the suitability of the land for subdivision and provide recommendations regarding additional works required prior to any future development.

### 1.2 SCOPE OF WORKS

The scope of work was undertaken in general accordance with the staged process defined by the Ministry for Environment (MfE) Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (revised 2011) and the findings are presented in accordance with the MfE Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (revised 2011). Both the above documents are incorporated by reference into the NESCS.

In summary, the following scope of works was undertaken:

- Review of Environment Canterbury's Listed Land-Use Register (LLUR) for the site.
- Review of published geological maps and the Coffey database to appraise likely soil and groundwater conditions at the site.
- Review of selected publicly available aerial photographs or other accessible historical photographs.
- Site walkover, focussed on areas with structures or visible land disturbance to consider land contamination indicators (e.g. visual evidence of waste dumping/material spills, chemical storage and/or usage areas, anomalous die-back in vegetation, ground staining).
- Preparation of this PSI report. As required by the NESCS, this report was reviewed and approved by a suitably qualified and experienced practitioner (SQEP).



## 2. SITE INFORMATION

### 2.1 SITE DESCRIPTION

The site is approximately rectangular in shape with predominately flat topography, situated approximately 6.5 km west of Kaiapoi and approximately 20 km north of Christchurch's central business district. Details of the site are listed in Table 1 and the site location is shown on Figure 1.

The site is primarily bordered by agricultural land-use in all directions with mixed residential use within the agricultural areas.

**Table 1: Site information**

Address	Legal Description	Property Area (Hectares)
347 Whites Road (535 Mill Road)	LOTS 2 3 DP 318615 LOT 2 DP 61732 LOT 2 PT LOT 1 DP 8301	152.56

### 2.2 GEOLOGY AND HYDROGEOLOGY

The geology of the site is shown on the Institute of Geological and Nuclear Sciences (GNS) geological map sheet 21: Christchurch, scale 1:250,000. The map indicates the site is underlain by the OIS2 (Late Pleistocene) river deposits which is comprised of unweathered, brownish-grey, variable mix of gravels/sand/silt/clay in low river terraces; locally up to 2m silt (loess) cap.

The nearest surface water body to the site is the Ohoka Stream which runs west to east through the northern section of the site. This flows in an easterly direction feeding into the Waimakariri River and Pegasus Bay approximately 12 km east of the site.

### 2.3 SITE HISTORY

The following sections summarise the historical activities undertaken within or in the immediate vicinity of the site, as determined from the information sources reviewed during this PSI.

#### 2.3.1 Listed land-use register

Environment Canterbury's LLUR was accessed on 11 May 2021, and it was noted that the LLUR currently states that a section of Lot 2 DP 318615 in the northern section of the site contains a not investigated HAIL activity (G3 – Landfill site). The results of the LLUR have been attached as Appendix A and indicated that the area of activity was defined from aerial photographs from 1984 to 2000.

#### 2.3.2 Historical aerial photographs

Historical aerial photographs of the site and the surrounding area taken between 1940 and 2019 were sourced from the Canterbury Maps Viewer. A summary of observations made from the review of these photographs is provided in Table 2 below. Copies of selected aerial photographs reviewed are included in Appendix B.

**Table 2: Summary of Historical aerial photographs**

Year	Description
1940-44	<p>The site is in use as agricultural land and a series of building structures can be seen in the northern section of the site with additional building structures present within the central section of the site and a single structure on the central-western boundary of the site. The remainder of the site appeared to be in various stages of agricultural use with some sections of the site appearing to have been stripped and the remainder in use as grazing land. Three streams appear to run west to east through the site.</p> <p>Offsite land-use surrounding the site appears to be primarily agricultural with more intensified residential land-use to the north of the site (across Mill Road).</p>
1955-59	<p>Two of the structures in the northern section of the site have been removed from the site with the remainder of the site appearing similar to the previous historical aerial image.</p> <p>Offsite land-use remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
1960-64	<p>Additional structures had been constructed within the central section of the site with the stream running through the centre of the site now channelised. The structure located on the central-western boundary of the site had been removed. The remainder of the site appeared similar to the previous historical aerial image.</p> <p>Offsite land-use remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
1970-74	<p>Additional structures had been constructed on the northern boundary of the site around the remaining northern structure.</p> <p>Offsite land-use remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
1980-84	<p>Further intensification of the site has occurred with additional structures constructed in the central and northern sections of the site. Several square features in the northern section of the site can now be seen to be being used for alternative land-use, however, the exact use is unclear from this image. These features appear to coincide with the possible landfill sites identified in the LLUR (see Section 2.3.1)</p> <p>Offsite land-use had remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
1995-99	<p>On-site land-use remained similar to the previous historical aerial image.</p> <p>Offsite land-use had remained similar to the previous historical aerial image.</p>
2004-10	<p>On-site land-use remained similar to the previous historical aerial image with the works within the northern section of the site having been covered and re-grassed.</p> <p>Offsite land-use had remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
2010-15	<p>A pond has been installed to the east of the existing central structures as well as construction of a new residential structure east of the existing central structures.</p> <p>Offsite land-use had remained similar to the previous historical aerial image with residential land-uses gradually intensifying around the site.</p>
2019	<p>On-site land-use remained similar to the previous historical aerial image.</p> <p>Offsite land-use had remained similar to the previous historical aerial image.</p>

The aerial imagery indicated that the site appears to have been used for agricultural purposes since 1940 and may be impacted by HAIL category A10 (persistent pesticide bulk storage or use). Square features in the northern section of the site are apparent on the 1980-84 and 1995-99 images, the exact use of which is unclear. These features appear to coincide with the possible landfill sites identified in the LLUR (see Section 2.3.1) as HAIL category G3 (landfill sites).

### 2.3.3 Site walkover

Coffey staff conducted a site walkover of the site on 6 May 2021. Selected site photographs taken during the walkover have been attached as Appendix C. On-site observations made during the site walkover of the site indicated the following:

- Some areas of unnatural plant die-off were observed across the site.
- No major staining was observed during the walkover.
- Multiple potentially contaminating activities were noted within the area of main farm infrastructure, these included:
  - An above ground fuel tank,
  - Chemical storage within buildings and outside on natural surfaces,
  - A drenching and effluent settlement area.
- A farm dump was observed within the central section of the site which appeared to contain scrap concrete, plastic, bones, wire and other refuse.
- A burn area was noted in the central-northern section of the site.
- Agrichemicals have been used across the site over the years e.g. Glyphosate to kill off weeds in paddocks between plantings.
- Rubbish and metal scraps were observed across sections of the site. No major staining was observed during the walkover.

## 3. POTENTIAL HAIL ACTIVITIES

The potential HAIL activities noted during this PSI include:

- Persistent pesticide bulk storage or use (HAIL category A10).
- Storage tanks or drums for fuel, chemicals or liquid waste (HAIL category A17).
- Landfill sites (HAIL category G3).

All potentially contaminating activities have been noted on Figure 2.

## 4. SUMMARY

Coffey was contracted by the client to conduct a PSI for the property located at 535 Mill Road, Ohoka (the 'site', Figure 1). This investigation has been undertaken to confirm the suitability of the site for subdivision.

Coffey completed a review of Environment Canterbury's LLUR, published geological maps, publicly available historical aerial photographs and completed a site walkover of the site on the 6 May 2021.

On the basis of the information reviewed and collected, Coffey has identified actual or potential HAIL activities likely to have occurred on-site as summarised in Table 2 below:

**Table 3: Identified actual or potential HAIL activities**

Actual/Potential HAIL Activities	Land Use	Information Source	Considered Risk Potential for Contamination to Surrounding Environment
Persistent pesticide bulk storage or use	Use of pesticide and other agrochemicals in	Site walkover observations,	The risk potential to the underlying soil and groundwater is considered <b>low to medium</b> due to:

<b>(HAIL Category A10)</b>	agricultural activities.	historical aerial photographs.	<ul style="list-style-type: none"> <li>• Relatively long period of use (since prior to 1940).</li> <li>• Likely use of non-environmentally persistent chemicals in the paddocks.</li> <li>• No current results from sampling of soils.</li> </ul>
<b>Storage tanks or drums for fuel, chemicals or liquid waste (HAIL category A17)</b>	Onsite above ground fuel storage tank.  Chemical storage.	Site walkover observations.	<p>The risk potential to the underlying soil and groundwater is considered <b>medium</b> due to:</p> <ul style="list-style-type: none"> <li>• No visible staining on site around storage areas.</li> <li>• Chemicals generally stored within building structures.</li> </ul>
<b>Landfill site (HAIL category G3)</b>	Filling of a section of the site.          Farm Dump	Environment Canterbury's LLUR.          Site walkover	<p>The risk potential to the underlying soil and groundwater is considered <b>medium to high</b> due to:</p> <ul style="list-style-type: none"> <li>• Unknown fill material or source.</li> <li>• No sampling results to confirm contamination presence.</li> <li>• Continued and prior use of potentially contaminated area as paddocks.</li> </ul> <p>The risk potential to the underlying soil and groundwater is considered <b>medium to high</b> due to:</p> <ul style="list-style-type: none"> <li>• Unknown extent of farm dump.</li> <li>• Unable to confirm exact contents of farm dump.</li> </ul>

The site walkover and review of site history information indicates the following key potential receptors that may be relevant to the site:

- Earthworks contractors who may come into contact with potentially contaminated soil during any proposed future development works.
- Future occupiers of the properties within the site.
- Ecosystems within Ohoka Stream.

## 5. RECOMMENDATIONS

Due to the likely presence of HAIL activities on the site, the NESCS regulations are considered to apply to the site. Subdividing or changing land use is a permitted activity under section 8(4)(b) of the NESCS if the report on the site states that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

The potential of contamination to soil associated with the identified potential sources of contamination are considered low to high (refer to Table 3 above), depending on the activity identified. However, it is considered unlikely that there will be a risk to human health with the proposed subdivision providing that the potential contaminant source areas listed in Table 3 are assessed and associated risks to human health and/or the environment are mitigated.

The site is considered to be suitable for subdivision, however, Coffey recommends soil characterisation samples are taken from targeted locations of concern and from across the site to create a detailed site investigation (DSI) prior to earthworks consent being granted to ensure elevated contaminants and excessive use of pesticides are not present and to confirm the applicability of the NESCS to the site.

## 6. LIMITATIONS

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The findings of this report should be read together with “Important Information ‘About Your Coffey Environmental Report’ (attached).

## 7. BIBLIOGRAPHY

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**Environment Canterbury's listed land-use register.** <https://lur.ecan.govt.nz/> (accessed 10 May 2021)

**Institute of Geological and Nuclear Sciences (1992).** Geological Map 1, scale 1:25,000: Geology of the Christchurch Urban Area.

**MfE (2003).** Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand. Ministry for the Environment, Wellington, New Zealand. (Revised 2011).

**MfE (2004).** Ministry for the Environment Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils. Ministry for the Environment, Wellington, New Zealand. (Revised 2011).

**MfE (2011).** Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

# IMPORTANT INFORMATION ABOUT YOUR TETRA TECH COFFEY ENVIRONMENTAL REPORT

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## Introduction

This report has been prepared by Tetra Tech Coffey for you, as Tetra Tech Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice.

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Tetra Tech Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Tetra Tech Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

## Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

## Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Tetra Tech Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Tetra Tech Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

## Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Tetra Tech Coffey would be pleased to assist with any investigation or advice in such circumstances.

## Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

## Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Tetra Tech Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Tetra Tech Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

## Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Tetra Tech Coffey prepared the report and has familiarity with the site, Tetra Tech Coffey is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Tetra Tech Coffey disowns any responsibility for such misinterpretation.



## Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

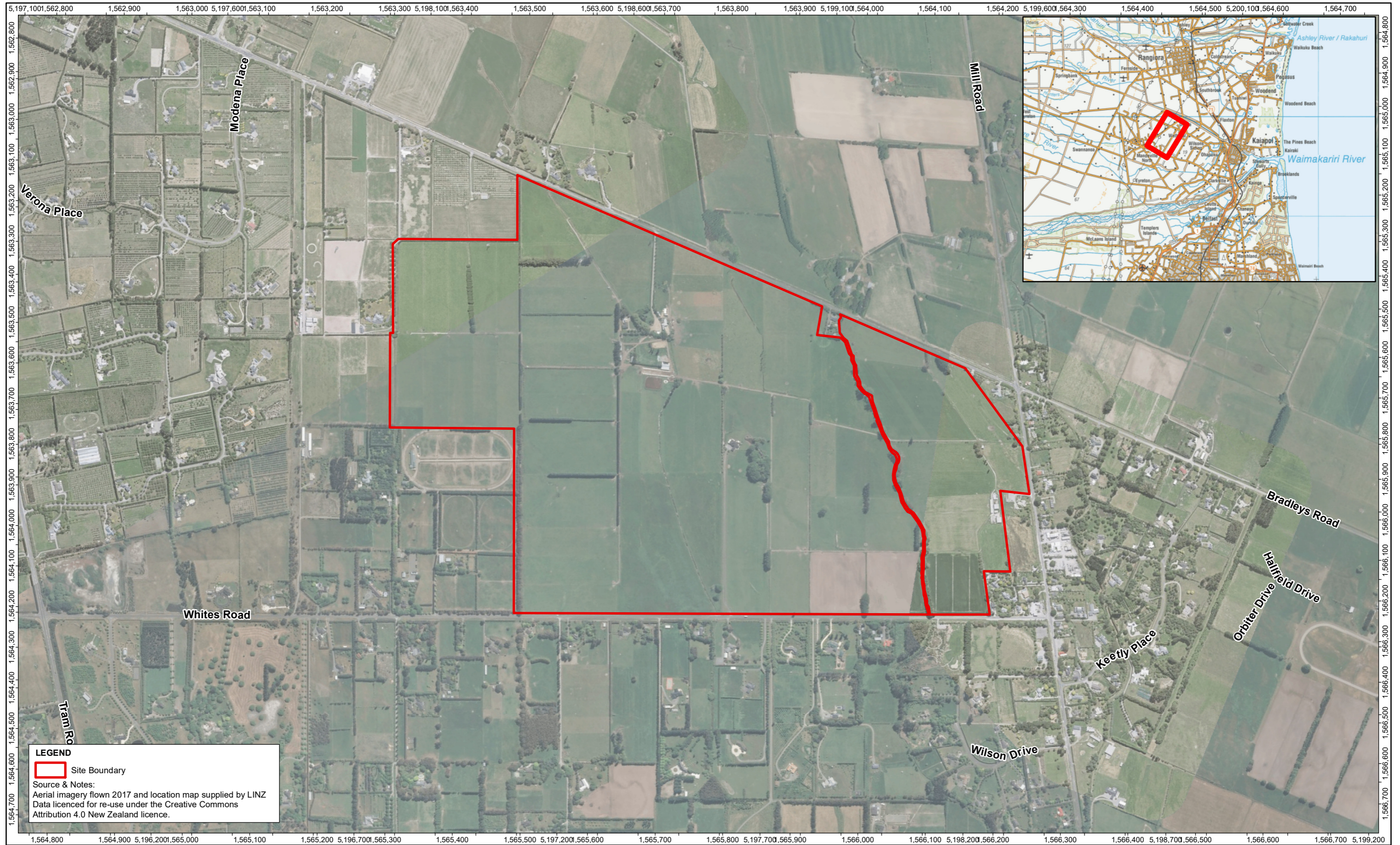
## Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

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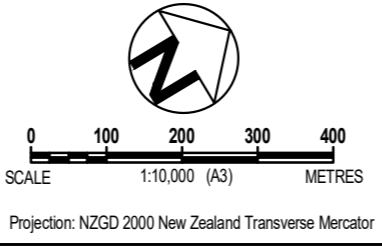
# FIGURES

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**LEGEND**  
 Site Boundary  
 Source & Notes:  
 Aerial imagery flown 2017 and location map supplied by LINZ  
 Data licenced for re-use under the Creative Commons  
 Attribution 4.0 New Zealand licence.

no.	description	drawn	approved	date
A	ORIGINAL ISSUE	RZ	RM	11.05.21

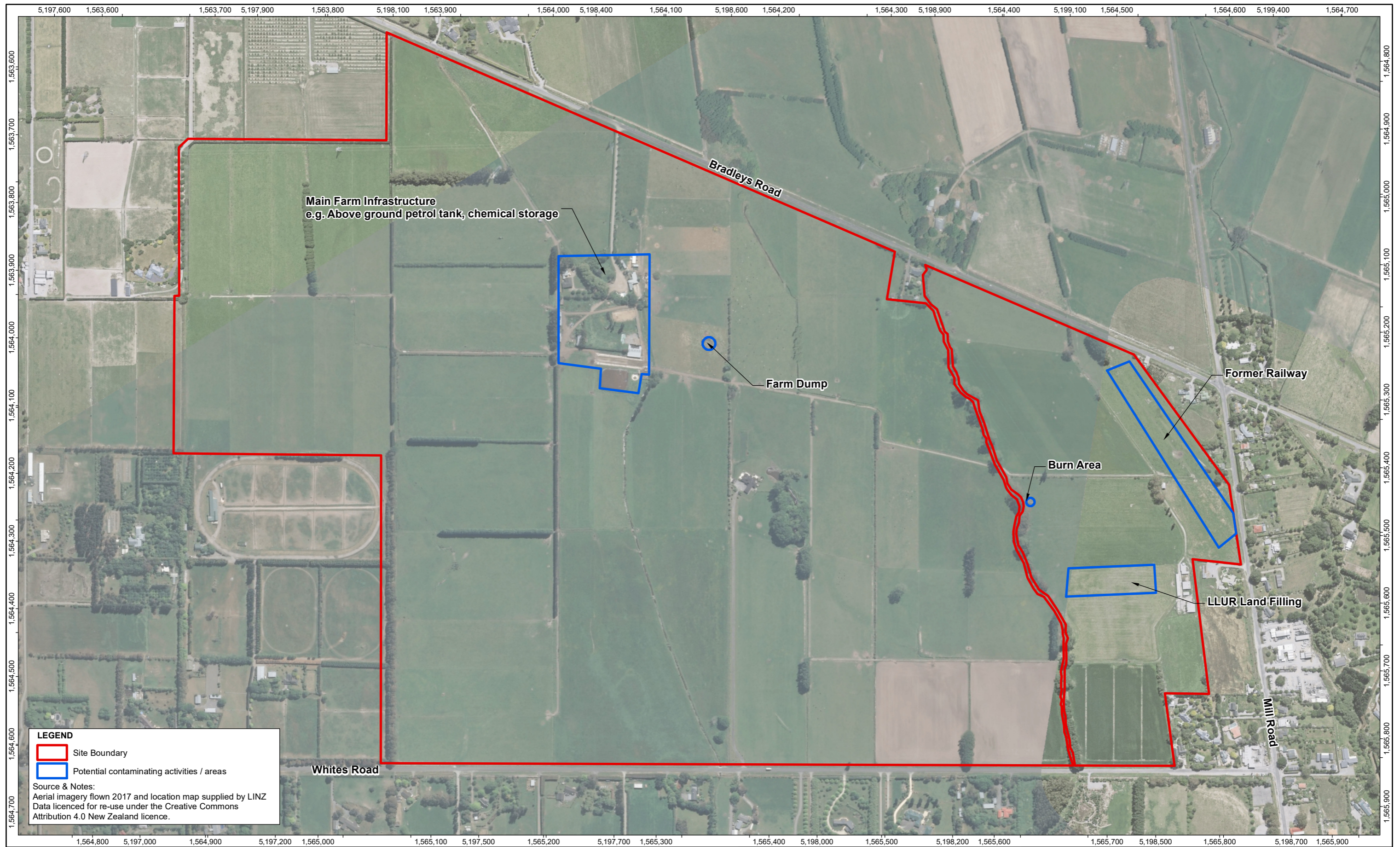


drawn	RZ
approved	RM
date	11.05.2021
scale	AS SHOWN
original size	A3



client:	ROLLESTON INDUSTRIAL DEVELOPMENT LTD.		
project:	535 MILL ROAD, OHOKA		
title:	SITE LOCATION PLAN		
project no:	CHCGE288040	figure no:	01
rev:	A		

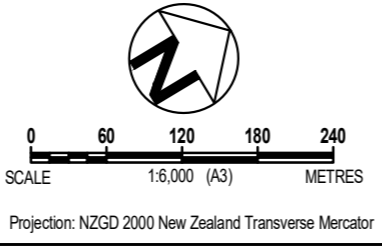
MXD ref: 288040\_EN\_GIS01\_1



**LEGEND**  
 Site Boundary  
 Potential contaminating activities / areas

Source & Notes:  
 Aerial imagery flown 2017 and location map supplied by LINZ  
 Data licenced for re-use under the Creative Commons  
 Attribution 4.0 New Zealand licence.

no.	description	drawn	approved	date
A	ORIGINAL ISSUE	RZ	RM	12.05.21



drawn	RZ
approved	RM
date	12.05.2021
scale	AS SHOWN
original size	A3



client:	ROLLESTON INDUSTRIAL DEVELOPMENT LTD.		
project:	535 MILL ROAD, OHOKA		
title:	SITE LAYOUT PLAN		
project no:	CHCGE288040	figure no:	02
rev:	A		

MXD ref: 288040\_EN\_GIS002\_1

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# APPENDIX A: LLUR ENQUIRY

---

**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 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](http://www.ecan.govt.nz/HAIL) for more information about land uses.

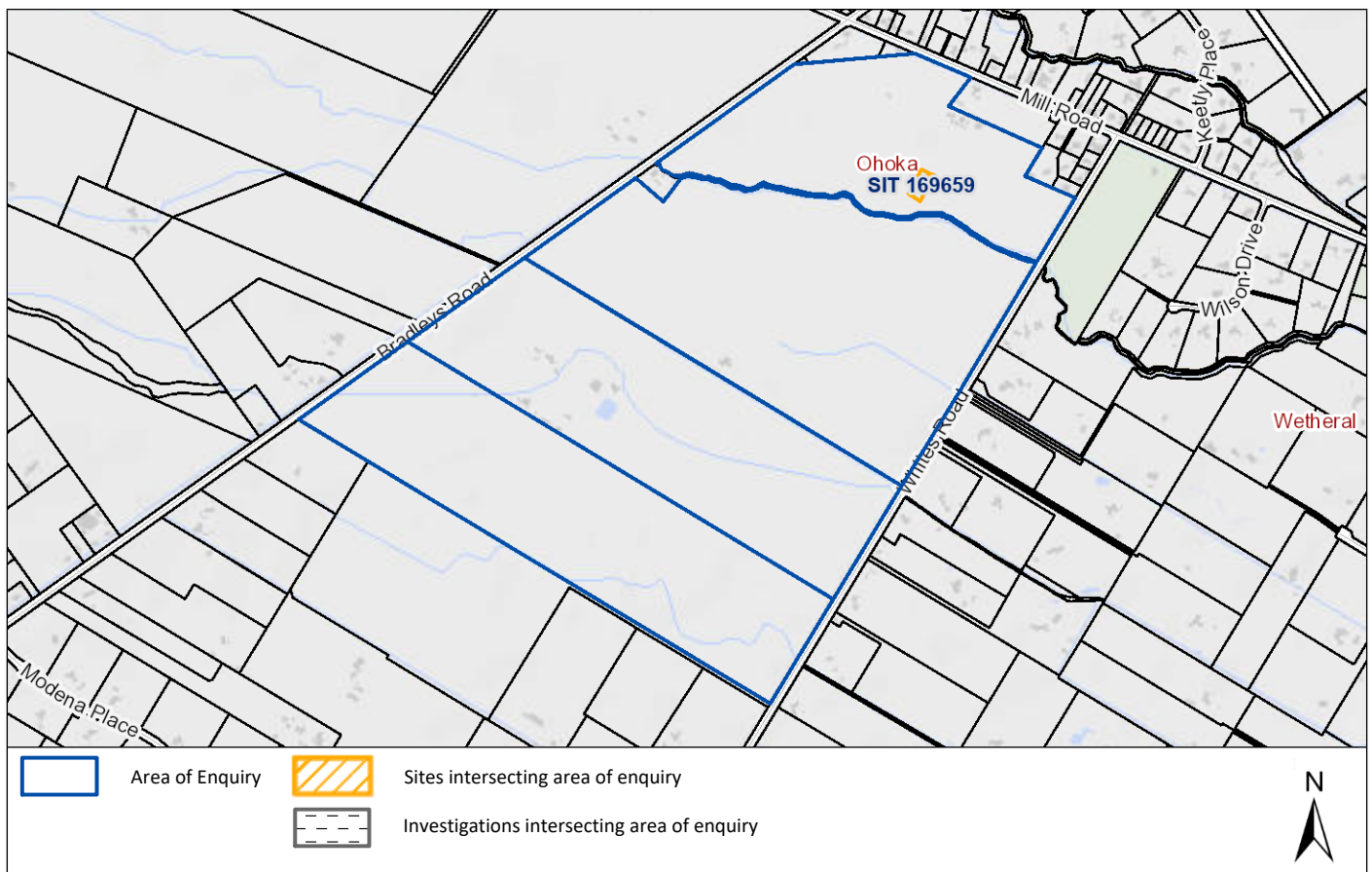
Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

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

<b>Date:</b>	11 May 2021	
<b>Land Parcels:</b>	Part Lot 1 DP 8301	Valuation No(s): 2174024700
	Lot 2 DP 8301	Valuation No(s): 2174024700
	Lot 2 DP 318615	Valuation No(s): 2174024700
	Lot 3 DP 318615	Valuation No(s): 2174024700
	Part RS 2220	Valuation No(s): 2174024700



*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.*

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
169659	Lot 2 DP 318615, Ohoka	Lot 2 DP 318615, Ohoka	G3 - Landfill sites;	Not Investigated

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry only.

## Information held about the sites on the Listed Land Use Register

**Site 169659: Lot 2 DP 318615, Ohoka** (Intersects enquiry area.)

**Site Address:** Lot 2 DP 318615, Ohoka  
**Legal Description(s):** Lot 2 DP 318615

**Site Category:** Not Investigated  
**Definition:** Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1984	2000	Landfill sites

**Notes:**

- 1 Dec 2016** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.  
**7 Jul 2017** Area defined from 1984 to 2000 aerial photographs. G3 - Landfill sites was noted in aerial photographs reviewed.

**Investigations:**

There are no investigations associated with this site.

---

## Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ283106.

**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)<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.

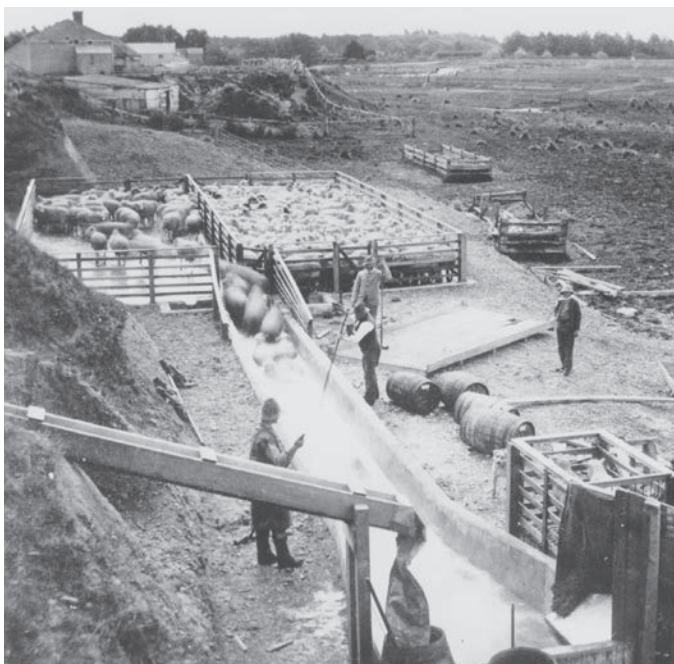
You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

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).



## 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.)

## 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](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)



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[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)

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.

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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](http://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](mailto:ecinfo@ecan.govt.nz)

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

Date:	31 May 2021	
Land Parcels:	Lot 2 DP 61732	Valuation No(s): 2174024700



*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.*

## 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

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ284707.

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# Listed Land Use Register

What you need to know

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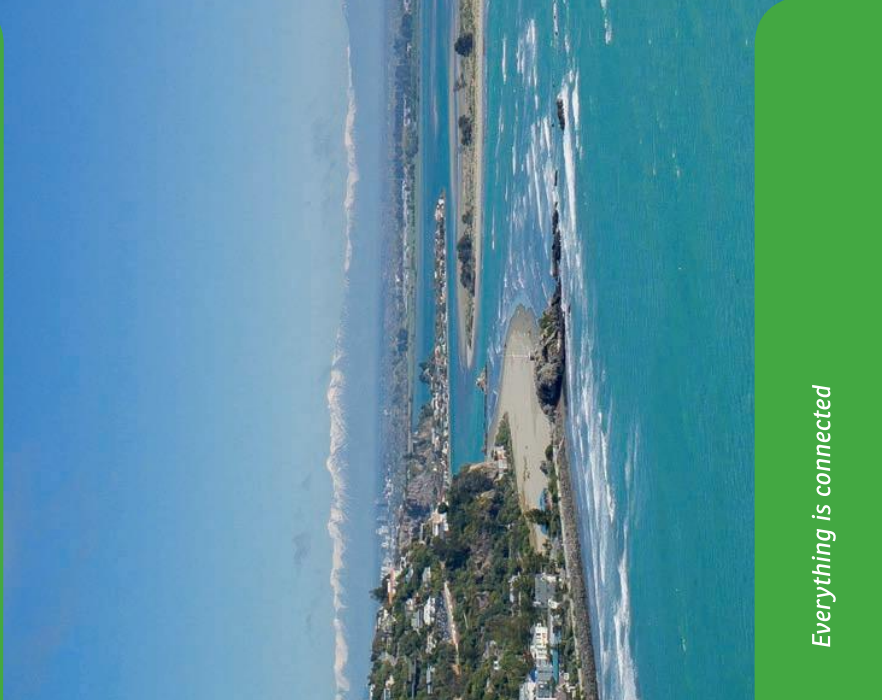
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**If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate 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).**

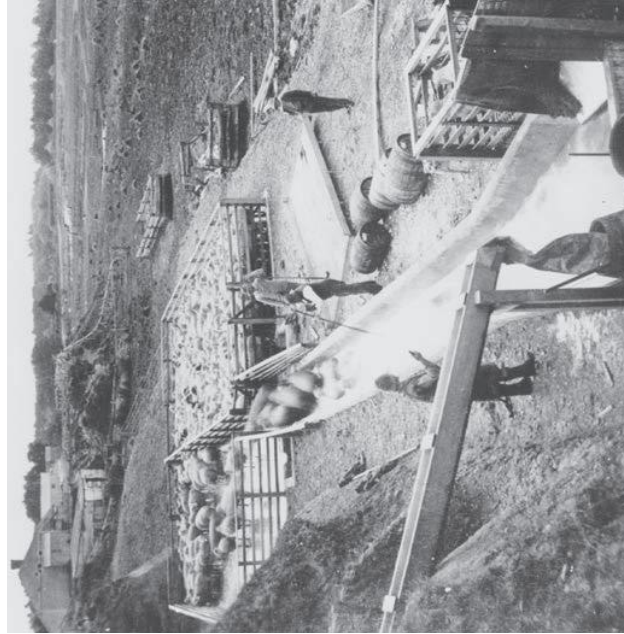






### **IMPORTANT!**

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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.

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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.

## **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)



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# 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)

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# APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

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# Canterbury Maps-1940-44

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



Scale: 1:6,000 @A3

Map Created by Canterbury Maps on 11/05/2021 at 1:25 PM





# Canterbury Maps-1955-59

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



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# Canterbury Maps-1960-64

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# Canterbury Maps-1980-84

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Scale: 1:6,000 @A3

Map Created by Canterbury Maps on 11/05/2021 at 1:27 PM









Scale: 1:6,000 @A3

Map Created by Canterbury Maps on 11/05/2021 at 1:28 PM





Scale: 1:6,000 @A3

Map Created by Canterbury Maps on 11/05/2021 at 1:29 PM



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# APPENDIX C: SELECT SITE PHOTOGRAPHS

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Photograph 1: Existing structures within the central section of the site.



Photograph 2: General grass cover and example of die off.



scale	drawn	AB		client:	Rolleston Industrial Development Limited			
	approved	RM		project:	535 Mill Road, Ohoka			
	date	May-21		title:	Site Photographs			
	scale	NTS		project no:	773-CHCGE288040	figure no:	1 of 3	rev:
	original size	A4						

Photograph 3: Metal equipment left rusting within the site.



Photograph 4: Storage and above ground fuel tank within the central section of the site.



scale	drawn	AB		client:	Rolleston Industrial Development Limited			
	approved	RM		project:	535 Mill Road, Ohoka			
	date	May-21		title:	Site Photographs			
	scale	NTS		project no:	773-CHCGE288040	figure no:	2 of 3	rev:
	original size	A4						



Photograph 5: Chemical storage area. Inset: Storage shed within the site.



scale	drawn	AB		client:	Rolleston Industrial Development Limited			
	approved	RM		project:	535 Mill Road, Ohoka			
	date	May-21		title:	Site Photographs			
	scale	NTS		project no:	773-CHCGE288040	figure no:	3 of 3	rev:
	original size	A4						