

# Land Information Memorandum

# L252522

## Application

Naomi Warrander  
Harcourts Gold Papanui  
PO Box 5400  
Papanui  
Christchurch 8542

<b>No.</b>	L252522
<b>Application date</b>	21/10/2025
<b>Issue date</b>	31/10/2025
<b>Phone</b>	033510585

## Property

<b>Valuation No.</b>	2355230344
<b>Location</b>	6 Woodleigh Lane, Prebbleton
<b>Legal Description</b>	LOT 41 DP 502964
<b>Owner</b>	Gardner Jacinta Anne and Gardner Wayne Ronald
<b>Area (hectares)</b>	0.1081

## Rates

### Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 700,000
<b>Capital Value</b>	\$ 2,180,000
<b>Improvements</b>	\$ 1,480,000

### Current Rates Year 2025 to 2026

<b>Annual Rates</b>	\$ 7,069.65
<b>Current Instalment</b>	\$ 1,767.40
<b>Current Year - Outstanding Rates</b>	\$ 1,279.12
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/12/25

Next Revaluation Due 2027.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

## Planning/Resource Management

### Partially Operative District Plan: MRZ

#### Operative District Plan Zoning: Prebbleton Living 1A

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6<sup>th</sup> of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27<sup>th</sup> November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991)). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

13/12/16	Resource Consent 165677 To Change Condition 4 And 5 Of Resource Consent Rc155506.(To Undertake A Residential Subdivision Creating 45 Allotments) Decision Notified 13/12/16 Granted By Local Authority Officer 13/12/16
15/09/16	Resource Consent 165514 Variation To Rc155506 Decision Notified 10/10/16 Granted By Local Authority Officer 10/10/16
15/02/16	Resource Consent 165074 To Remediate Contaminated Land. Nes. See S/D 155506. Decision Notified 9/03/16 Granted By Local Authority Officer 9/03/16

18/09/15                      Resource Consent 155506  
To Undertake A Residential Subdivision Creating 45 Allotments.  
Section 224 Issued 27/03/17  
Granted By Local Authority Officer 24/03/16

## Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on [information.management@selwyn.govt.nz](mailto:information.management@selwyn.govt.nz)

## Building

21/09/18	Building Consent 181652 Swimming Pool Code Compliance Certificate Issued 26/06/19
23/03/17	Building Consent 170250 5 Bedroom Domestic Dwelling With Attached Garage Code Compliance Certificate Issued 07/12/17  Notice To Fix Nf1180 Notice To Fix For A Breach Of Section 162c Of The Building Act 2004. Notice To Fix Issued 6/05/25 Notice To Fix Lifted 4/06/25

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

### Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## Services

### Water

Council water scheme is available and connected.

This property has metered water supply connected to the Prebbleton Scheme. For any further information, please contact [water.services@selwyn.govt.nz](mailto:water.services@selwyn.govt.nz).

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws>

Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

### Sewer

Council sewer scheme is available and connected.

Note: This property is serviced by a low pressure sewer system. Each lot will require its own individual pumping unit as specified by the developer. If a pumping unit has not been specified an Eco flow EOne unit or one of equal specification shall be installed. Any costs or maintenance associated with the pumping units will be at the lot owners expense.

## Stormwater

Stormwater to soakhole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

Copy of drainage plan attached.

*If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz)*

## Kerbside Waste Collections

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

[Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means

- your property is not serviced directly by kerbside collections, OR
- you have a new property and either:
  - o you have requested for your property to be added to the route and it is in the process of being added, OR
  - o you have not yet requested for your property to be added to the route, OR

Please contact Council for further detail.

## Land and Building Classifications

### Energy Infrastructure and Transport

None known

### Culture and Heritage

None known

### Natural Environment

None known

### District-wide matters

None known

### Area-specific matters

None known

## Land Notes

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston, and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the district. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Council's website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.

The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) or by contacting the planning department on 0800 SELWYN (0800735996).

Land Notes: Council holds the following reports:

- September 2017 – Fill Certificate – Davie Lovell-Smith
- August 2017 – Fill Map – Davie Lovell-Smith
- 27 March 2012 – PC21 email correspondence Environmental Services

Please contact our Information Management Team at [Information.Management@selwyn.govt.nz](mailto:Information.Management@selwyn.govt.nz) for further information.

Land Notes: The following report is attached for your information:

- March 2012 - Desk Based Ground Contamination Assessment – Tonkin and Taylor

Please contact our Information Management Team at [Information.Management@selwyn.govt.nz](mailto:Information.Management@selwyn.govt.nz) for further information.

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

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

### **Residential Swimming Pool**

Council's Swimming Pool Register shows that there is a swimming pool/spa pool on this property.

The last recorded inspection for the swimming pool/spa on this property was on 04/06/25, and it complied.

All residential swimming pools must have barriers that restrict access to the pool and immediate pool area by unsupervised children. The pool owner is responsible for ensuring barriers meet New Zealand Building Code clause F9 – Restricting access to residential pools.

Council is required to check the pool barrier at least once every three years to confirm they meet requirements. There will be a fee to cover the inspection and associated administration work.

Inspections can be completed by:

- a council inspector, or
- an Independently Qualified Pool Inspector (IQPI).

The pool owner must let council know if using an IQPI to do inspections and provide council with a copy of inspection records.

For more information on residential pools is available on Councils website or call 0800 SELWYN (0800735996).

### **Land Transport Requirement**

Woodleigh Lane is a formed and sealed road maintained by Selwyn District Council.

## Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)
- [Selwyn District Council Natural Hazard Map](#) – use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at [planning.technical@selwyn.govt.nz](mailto:planning.technical@selwyn.govt.nz), or call 0800 SELWYN (735 996).

## Earthquake

### *Earthquake Prone Buildings*

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under “Earthquake Prone Buildings”.

## Erosion

### *District Plan information relating to erosion*

None known

## Landslip and Rockfall

### *Regional mapping of landslides / rock avalanches*

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property's resilience and exacerbate the landslip and rockfall hazard.

## Liquefaction and Subsidence

### *Liquefaction / Geotechnical risk*

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.
- [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the [NZ Building Code Handbook](#), and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

### Previous Building Act reports

The Council holds the following geotechnical report(s) from previous building consent processes. The reports may be specific to this Property, or if this Property was created through subdivision, the reports may relate to the subdivision as a whole. You can access these reports by making a [Property File request](#) from the Council:

- Geotechnical Investigation Report, Geoconsult Geotechnical Consultants, commissioned by Anka Properties Ltd 11 March 2016. This report affects a broad area for the purpose of the building consent.

- Ground Contamination Assessment, Eliot Sinclair commissioned by Suburban Estates 22/07/2014. This report affects a broad area and is for the purpose of the subdivision.
- PC21 Prebbleton Residential Rezoning Geotechnical Report, Geotech Consulting Ltd commissioned by Selwyn District Council, 21 June 2012. This report affects a broad area for the purpose of the subdivision
- Desk based ground contamination Assessment proposed plan change 21 Prebbleton, Tonkin Taylor Ltd commissioned by Selwyn District Council March 2012 This report affects a broad area for the purpose of the subdivision

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on [Environment Canterbury's liquefaction map](#). Further information can be found in the technical report: [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

## Tsunami

None known

## Flooding and Inundation

### District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. [View a map of the overlay](#). [View the rules relating to the overlay](#). Further information can be found in the following technical reports:

[Selwyn River/Waikirikiri floodplain investigation](#), ECAN report, September 2019

[Regional Policy Statement Modelling for Selwyn District Council – District Plan](#), DHI Water and Environment Limited report, November 2019

### *Environment Canterbury information regarding flooding and inundation*

#### *Historic Flooding Photographs*

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

### *Other flooding and inundation information*

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### **Flood modelling**

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. [View the flood model results](#). More detail can be found in the technical report: [Selwyn District Flood Model - Hydraulic Model Build Report](#), Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

### **Ground Water Level**

The ground water level at this Property is less than 30m below ground for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property.

### **Exposure Zones**

	<b>NZS3604:2011</b>	<b>AS/NZS1170:2002</b>
<b>Wind Region</b>	A	A7
<b>Snow Zone</b>	N4	N4 Sub-alpine
<b>Earthquake</b>	Zone: 2	Z Factor: 0.3
<b>Approximate Altitude (Amsl)</b>	16m	-
<b>Exposure Zone</b>	C	-

### *Exposure Zone Descriptions*

#### Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

#### Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

#### Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

## Special Land Features

### Soil Types

Eyre shallow and stony sandy loam

Templeton moderately deep silt loam on sand

### Land Fill

None known

## Licences/Environmental Health

Vehicle Crossing VX170784

VX - Final Surfacing 27/11/17

## Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

## Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
  - a) Discharge consents.
  - b) Well permits.
  - c) Consents to take water.
  - d) The existence of contamination and/or hazardous sites.
  - e) Flooding.
  - f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any

information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).

2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:

- a) The information may be relevant to the purposes for which this report is obtained;
- b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.

3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

#### 4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 31 October 2025

# LIM Report Legend

## Base Layers

### Road

— Road

### Railway

—+ Railway

### District Boundary

⬡ District Boundary

### Township Boundary

⬡ Township Boundary

### Ratepayer Information

### Information

⬡ Ratepayer Information

### Parcels

⬡ Parcels

## PODP - Zones and Precincts

### Precincts

⬡ Commercial Precincts

⬡ Industrial Precincts

⬡ Airfield Precincts

⬡ Rural Precincts

## Zones

- ⬡ Large lot residential zone
- ⬡ Low density residential zone
- ⬡ General residential zone
- ⬡ Medium density residential zone
- ⬡ Settlement zone
- ⬡ General rural zone
- ⬡ Neighbourhood centre zone
- ⬡ Local centre zone
- ⬡ Large format retail zone
- ⬡ Town centre zone
- ⬡ General industrial zone
- ⬡ Special purpose zone

## Zone and Water Services

### Water\_pt

- ▲ EQUIPMENT - BORE
- ▲ EQUIPMENT - GENERATOR
- ▲ EQUIPMENT - SAMPLE TAP
- ▲ EQUIPMENT - OTHER
- FACILITY
- ★ FIRE PLANT
- ⊕ HYDRANT
- ▲ IRRIGATION
- NODE
- OBSOLETE
- ⊕ SUPPLY POINT
- TANK
- ⊗ VALVE

## Water\_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE\_BOUNDARY

## Sewer\_pt

- ⬡ CHAMBER
- ▲ EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- ⊗ VALVE

## Sewer\_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE\_GRAVITY
- PIPE\_RISINGMAIN
- SITE\_BOUNDARY

## Storm\_pt

- CHAMBER
- ▲ EQUIPMENT
- FACILITY
- ✳ INLET/OUTLET
- ▣ MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- ⊗ VALVE

## Storm\_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE\_BOUNDARY
- ▲ Soakhole w/Hoz Soakage
- StopBank

## Storm\_py

- ⬡ CATCHMENTS
- ⬡ CONSENT AREA
- GROUNDWATER LESS 6M
- ⬡ OUTLINE OF BASIN
- RATED AREA

## Stormwater Management Area

⬡ Stormwater Management Area

## West Melton Observatory Zone

⬡ West Melton Observatory Zone

## Planning Zones

- ⬡ High Country
- ⬡ Port Hills
- ⬡ Existing Development Area
- ⬡ Living 1
- ⬡ Living 2
- ⬡ Living 3
- ⬡ Living X
- ⬡ Living West Melton (North)
- ⬡ Living Z
- ⬡ Deferred Living
- ⬡ Business 1
- ⬡ Business 2
- ⬡ Business 3
- ⬡ Inner Plains
- ⬡ Outer Plains
- ⬡ Malvern Hills
- ⬡ Key Activity Centre
- ⬡ Living West Melton (South)

## Liquefaction Drains and Water Race

### CDrain\_pt

- ▲ GATE
- Site
- ▲ WEIR

## CDrain\_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

## WRace\_pt

- DISCHARGE
- + DIVIDE
- △ EQUIPMENT
- GATE
- ▣ GRILL
- ✳ HEADWALL
- MANHOLE
- NODE
- ⊕ POND
- ⊗ SITE
- SHAFT
- SOAKHOLE

## WRace\_In

- AQUEDUCT
- CULVERT
- ↔ DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- ➔ LATERAL
- ➔ LOCAL
- ➔ MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- + TUNNEL

## SDC Cleaned

— SDC Cleaned

## Project Extent

⬡ Project Extent

## Boundary Between Liquefaction Assessment Zones

— Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

- ⬡ DBH TC Zoned Area
- ⬡ Damaging liquefaction unlikely
- ⬡ Liquefaction assessment needed

## Ecan River Protection Scheme

- ⬡ Properties Beside Rivers
- ▲ Halswell Staff Gauges
- ◆ Halswell Floodgates
- Halswell Drainage

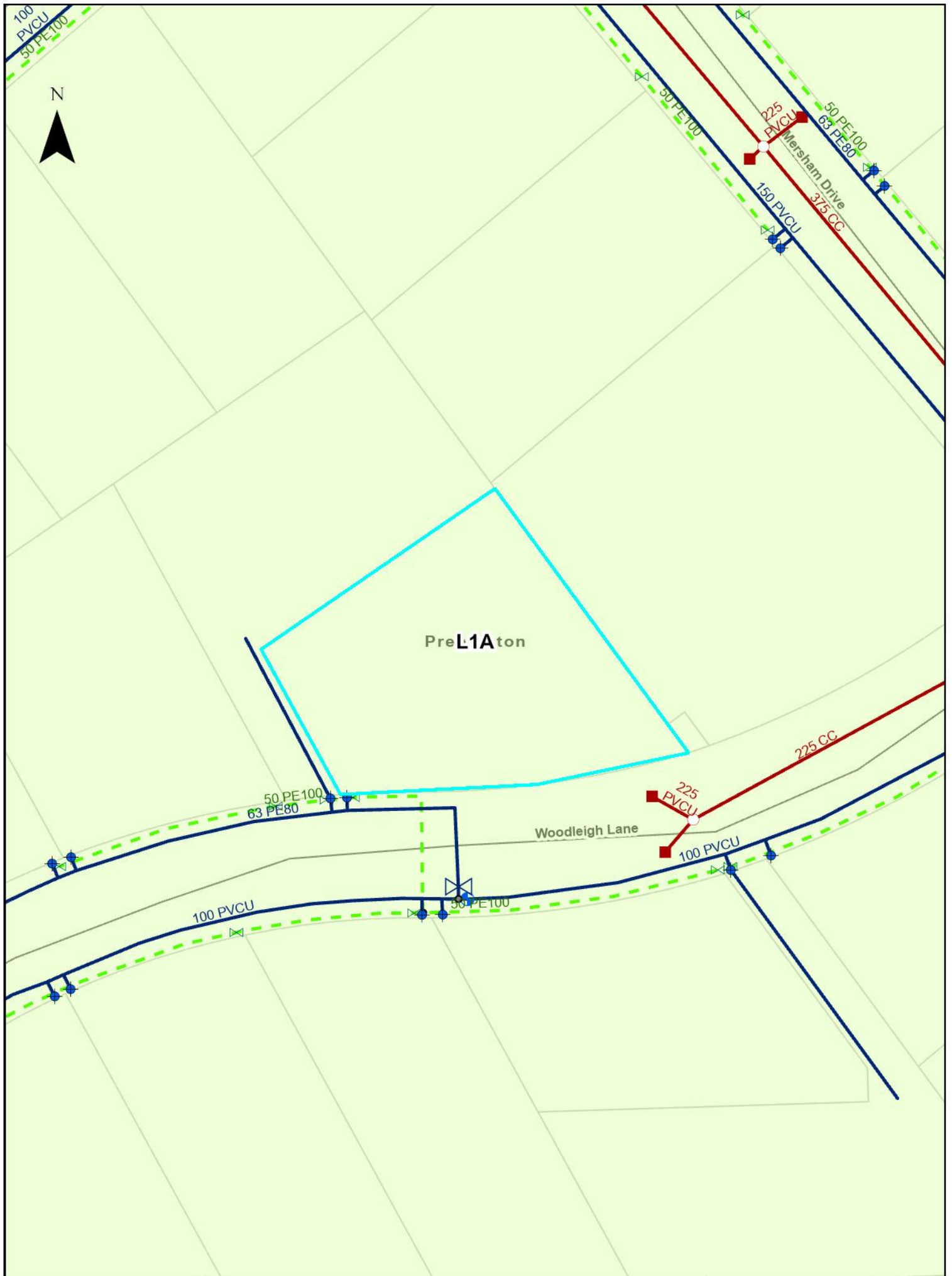
## Greendale Fault

- ⬡ Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

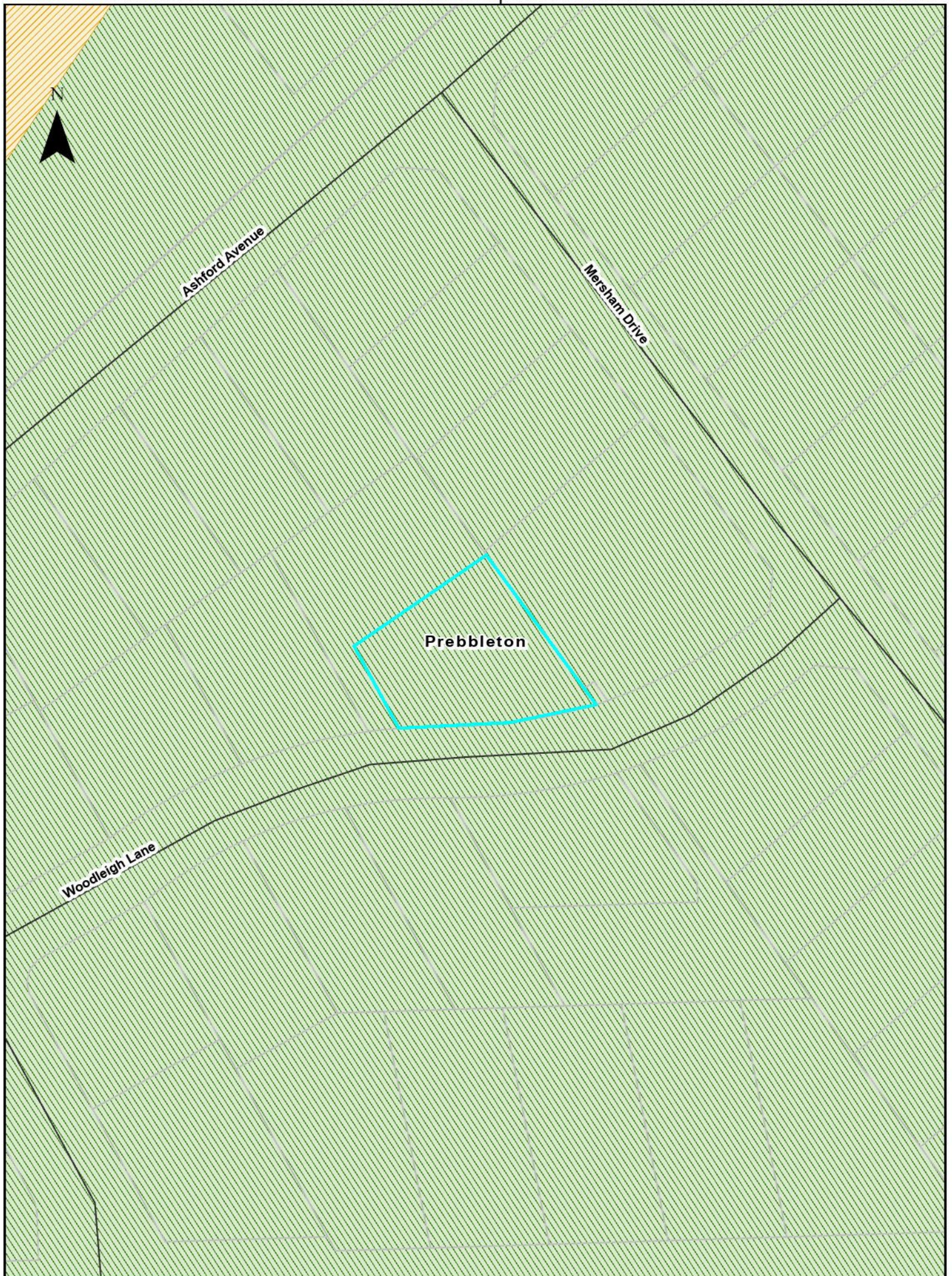
## Biodiversity

- ◆ Canterbury Plains SDC AB and C Classes
- ▲ Endangered Flora and Fauna
- Potentially Significant Sites
- ⬡ Confirmed SNA Sites
- ⬡ Significant Natural Areas (Final 115)

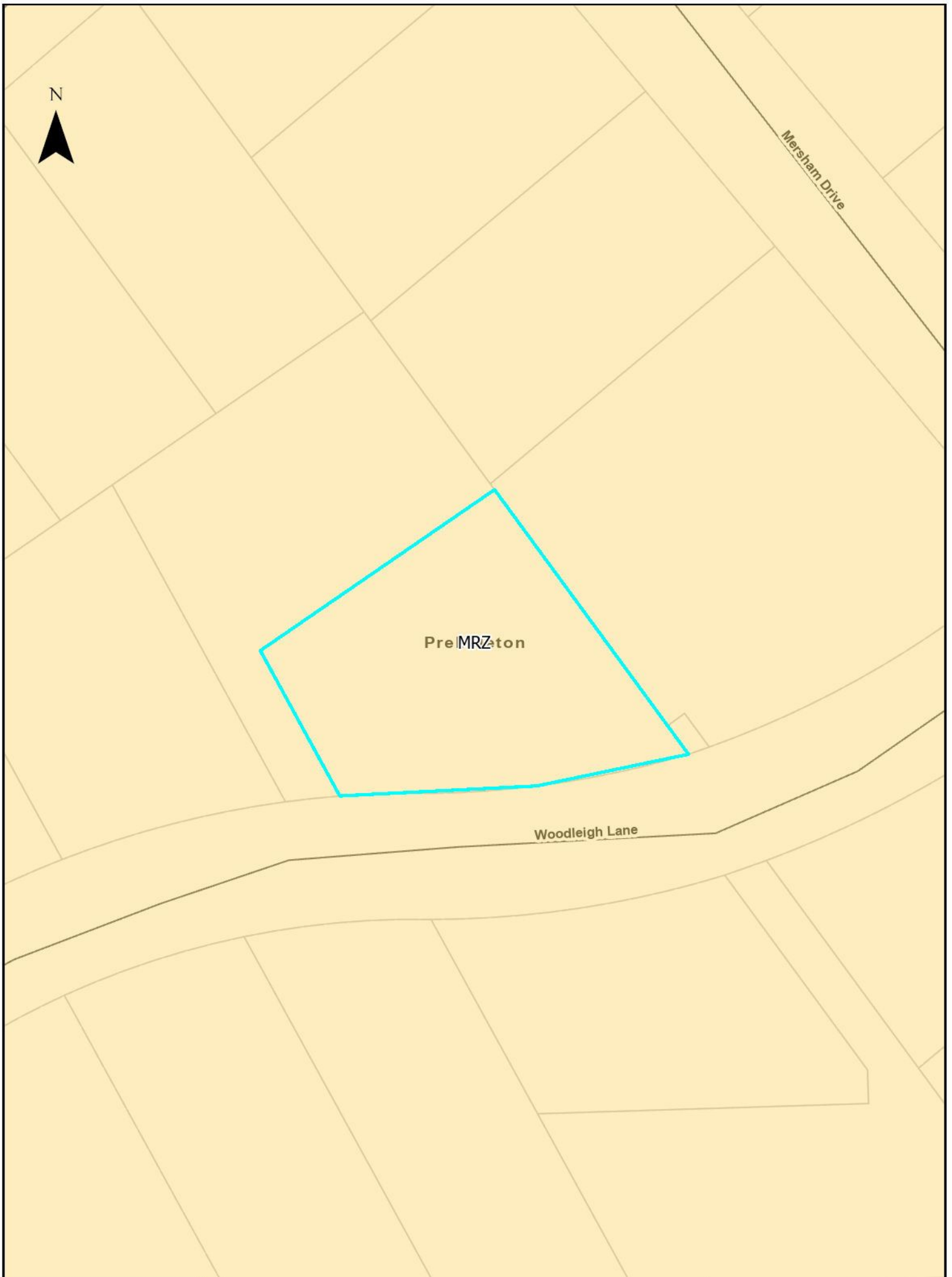
# LIM REPORT - Zone and Water Services



# LIM - Liquefaction



# LIM REPORT - PODP Zone and Precinct



## RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

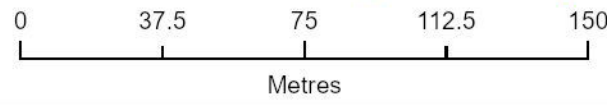
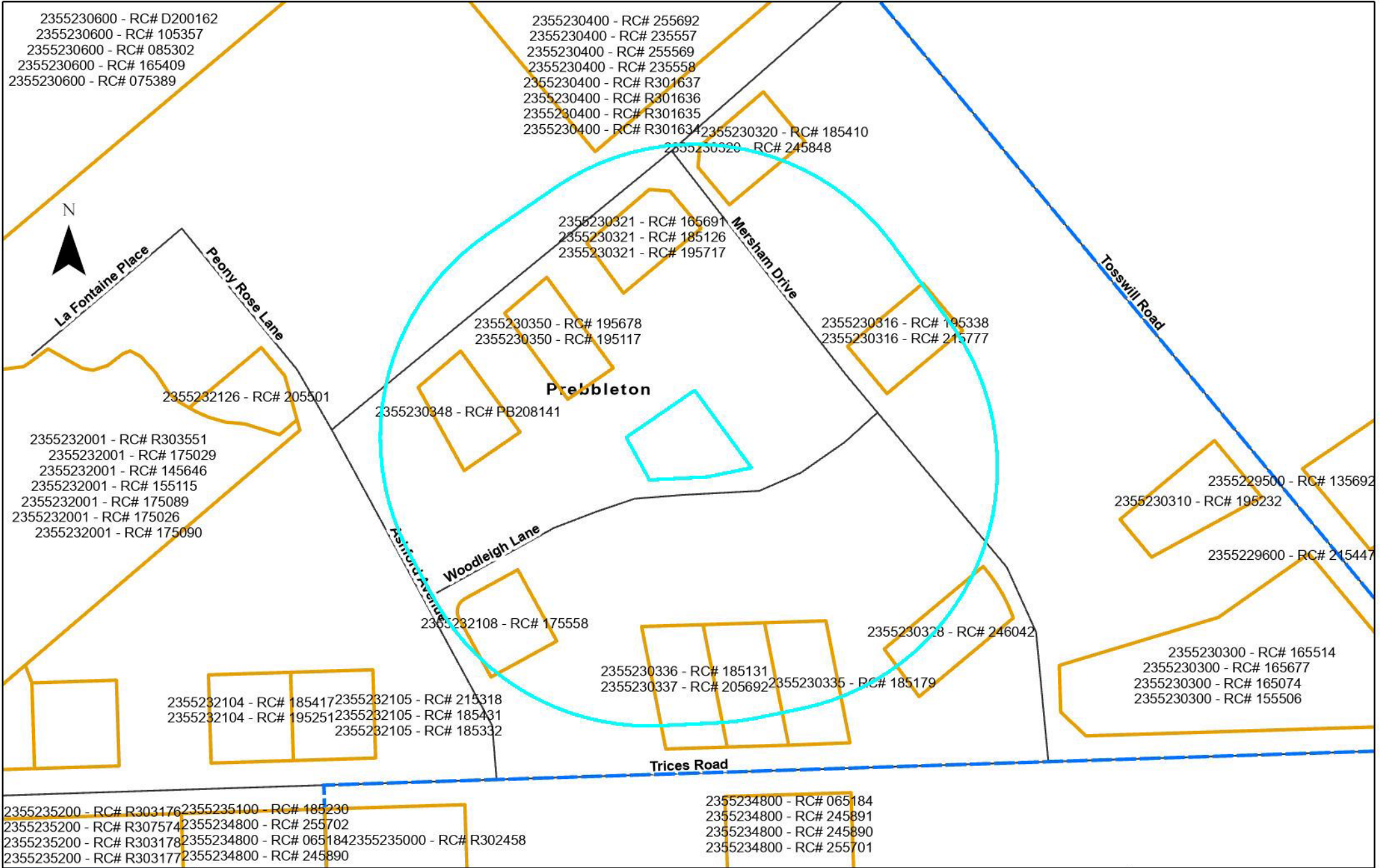
### Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2355230344



Date: 28/10/2025  
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 Data Projection: NZGD2000 New Zealand Transverse

Assessment_ID	RC Number	Proposal	Decision Date
2355230316	215777	To install an inground swimming pool exceeding permitted site coverage.	2021-10-15
2355230316	195338	To construct a vehicle crossing in a non-complying position in relation to an intersection	2019-07-15
2355230320	245848	To construct a second vehicle crossing	2024-11-18
2355230320	185410	To erect a dwelling and attached garage that breaches the permitted road boundary setback	2018-08-21
2355230321	195717	To construct a pool and pool house and legally establish an existing shed.	2019-12-11
2355230321	165691	To erect a dwelling/garage with a non-complying recession plane and a non-complying internal boundary setback	2016-12-23
2355230321	185126	To construct a vehicle crossing with non-complying width of 8m	2018-03-26
2355230328	246042	DPBA - To construct a canopy and block wall within the required setback from the internal boundary	2025-01-17
2355230335	185179	To erect dwelling and in ground pool exceeding site coverage, with non-comply internal and road setbacks and non-complying vehicle crossing	2018-05-17
2355230336	185131	To erect a dwelling and attached garage within the 10m boundary setback	2018-03-27
2355230337	205692	To construct two vehicle crossings with non-complying intersection setback	2020-11-24
2355230348	PB208141	FAST TRACK - To erect a dwelling breaching the recession plane with an attached accessory building with restricted discretionary siting	2020-08-12
2355230350	195678	VARIATION - To change conditions 1 & 2 of resource consent RC195117	2019-11-07

2355230350	195117	To erect a dwelling and an attached and detached garage with a non-complying internal boundary setbacks, non-complying recession planes and two residential vehicle crossings	2019-04-05
2355232108	175558	To construct a second vehicle crossing on Lot 8 DP 513131.	2017-10-09

## Form 7

### Code compliance certificate

Section 95, Building Act 2004

#### The building

Street address of building: 6 Woodleigh Lane , Prebbleton  
Legal description of land where building is located: LOT 41 DP 502964  
Building name: N/A  
Location of building within site/block number: 6 Woodleigh Lane  
Prebbleton  
Level/unit number: N/A  
Current, lawfully established, use: 7.0.1 Outbuildings  
Number of occupants: N/A  
Year first constructed: 2018

#### The owner

Name of owner: W R & J A Gardner & B W Smith  
Contact person: Wayne Gardner  
Mailing address: 6 Woodleigh Lane , Prebbleton  
Street address/registered office: N/A  
Phone number: Landline: N/A Mobile: 0275330443  
Daytime: Landline: N/A Mobile: 0275330443  
After hours: Landline: N/A Mobile: 0275330443  
Facsimile number: No information provided  
Email address: jagardner@xtra.co.nz  
Website: No information provided  
First point of contact for communications with the council/building consent authority:

#### Building work

Building consent number: 181652  
Description: Swimming Pool  
Issued by: Selwyn District Council

#### Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Aaron Brown

Position: Building Consent Officer

On behalf of: Selwyn District Council

Date: 26 June 2019

# Code Compliance Certificate

## Section 95, Building Act 2004

### The Building

**Street address of building:** 6 Woodleigh Lane , Prebbleton

**Legal description of land where building is located:** LOT 41 of S/D Lot 1 DP 502964

**Building name:** N/A

**Location of building within site/block number:** 6 Woodleigh Lane  
Prebbleton

**Level/unit number:** N/A

**Current, lawfully established, use:** 2.0 Housing: 2.0.2 Detached Dwelling

**Number of Occupants:** N/A

**Year first constructed:** 2017

### The Owner

**Name of owner:** Wilson Built NZ Limited

**Contact person:** Brad Wilson

**Mailing address:** 14 Gerald Street , Lincoln

**Street address/registered office:** N/A

**Phone number:** N/A

**Mobile:** 021328334

**Facsimile number:** N/A

**Email address:** brad@wilsonbuilt.co.nz

**First point of contact for communications with the council/building consent authority:** Stephen Lloyd

### Building Work

**Building consent number:** 170250

**Description:** 5 Bedroom Domestic Dwelling with Attached Garage

**Issued by:** Selwyn District Council

## **Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Matthew Talbot

Building Control Officer

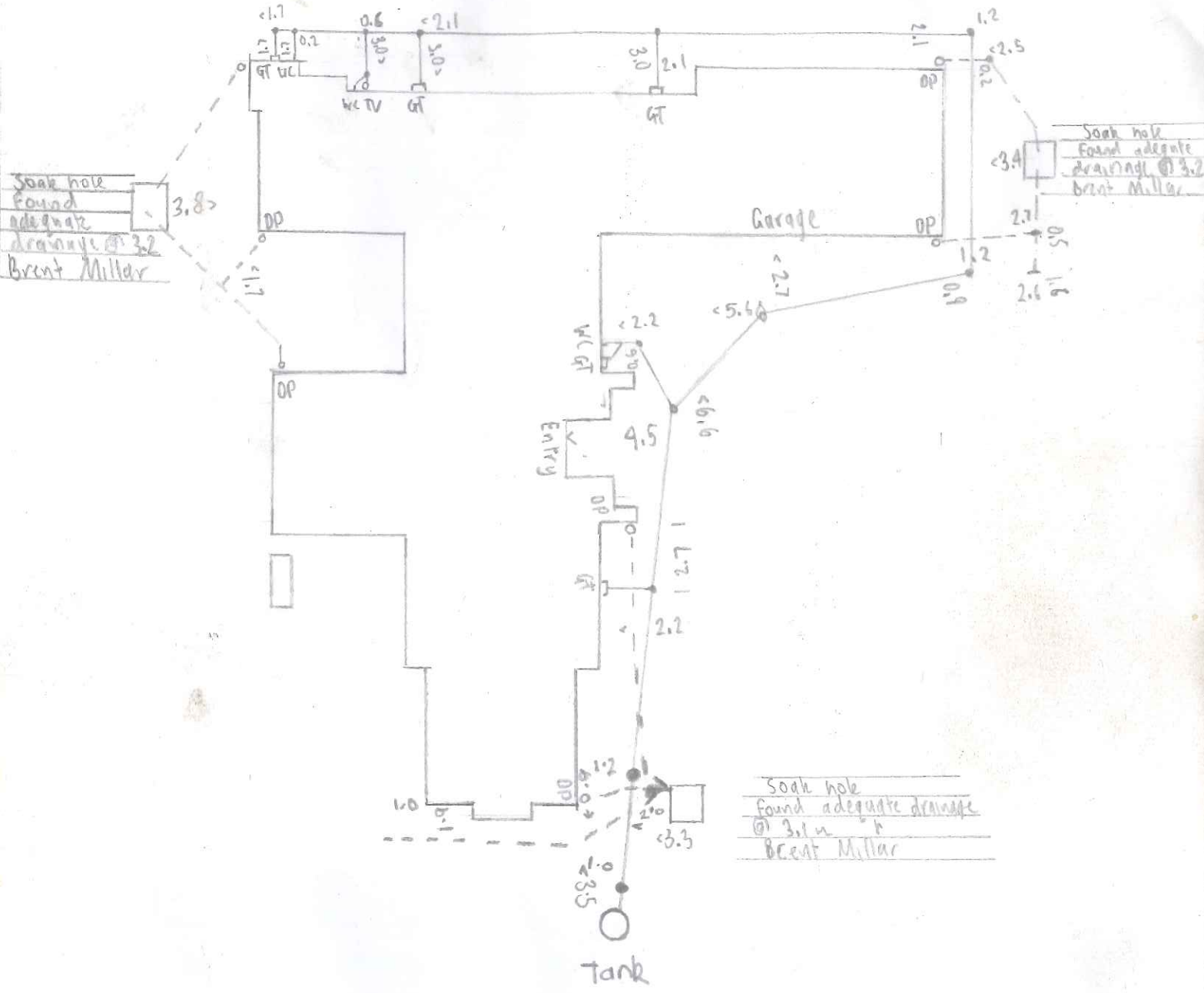
On behalf of: Selwyn District Council

Issue Date: 07 Dec 2017

14 AUG 2017

6 Woodleigh Lane, Merstham Green  
Brent Millar Reg #19732  
100mm UPVC Layed @ 1:100  
BC170250

14 AUG 2017



# **REPORT**

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Selwyn District Council

Desk-based Ground Contamination  
Assessment  
Proposed Plan Change 21, Prebbleton

**Report prepared for:**  
SELWYN DISTRICT COUNCIL

**Report prepared by:**  
Tonkin & Taylor Ltd

**Distribution:**  
SELWYN DISTRICT COUNCIL 2 copies  
Tonkin & Taylor Ltd (FILE) 1 copy

March 2012

T&T Ref: 51899.001 - Version 2



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## 1 Introduction

Tonkin & Taylor Ltd (T&T) are pleased to present the findings of a desk-based ground contamination assessment of the Plan Change 21 (PC21) area, which comprises six sites located around Prebbleton.

The aim of the assessment was to establish the potential for historical activities on the sites to have resulted in ground contamination within the land proposed for rezoning, and how this may affect the zone change.

This work has been undertaken for the Selwyn District Council (SDC) in accordance with our proposal issued 27 January 2012.

### 1.1 Objectives and scope of work

We understand that SDC proposes to rezone land around Prebbleton that is currently zoned as 'Rural'. This rezoning is proposed in order to allow these areas to be used for residential activities. The six sites are outlined in **Table 1** with corresponding area and land parcels. The locations of these sites are attached in **Appendix A**.

Tonkin & Taylor completed a similar study for Plan Change 17<sup>1</sup> (PC17) for SDC. This included land in Lincoln, Rolleston, Prebbleton and West Melton to be rezoned for rural-residential activities. The land that PC21 covers includes adjacent areas to a portion of the land for PC17.

**Table 1: PC21 sites**

Site	Approximate area (ha)	Address	Legal descriptions
1	13.5	36 Blakes Road	Lot 2 DP 548\4
		56 Blakes Road	Lot 1 DP 5840
		60 Blakes Road	Lot 1 DP 71538
		1/82 Blakes Road	Lot 2 DP 71538
2	6.4	405 Trents Road	Lot 1 DP 55186
3	8.1	578 Springs Road	Lot 1 DP 46168
4	11.3	432 Trents Road	Lot 31 DP 119
		164 Hamptons Road	Lot 2 DP 22330 (part)
		152 Hamptons Road	Lot 2 DP 25587 (part)
		670 Springs Road	Lot 1 DP 25587
5	24.7	146 Hamptons Road	Lot 1 DP 19741
		93 Tosswill Road	Lot 1 DP 5464 (part)
		529 Springs Road	Pt Lot 2 DP 5464 (part)
		51 Tosswill Road	Lot 1 DP 400006 (part)
		76 Hodgens Road	Lot 2 DP 400006
			Lot 1 DP 3394
			Lot 1 DP 83525 (part)
			Lot 2 DP 83525 (part)

<sup>1</sup> Tonkin & Taylor Ltd., November 2011. Desk-based Ground Contamination Assessment – Plan Change 17.

Site	Approximate area (ha)	Address	Legal descriptions
6	15.3	150 Tosswill Road 282 Trices Road 102 Tosswill Road 104 Tosswill Road 312 Trices Road 302 Trices Road 98 Tosswill Road	Pt Res 2424 Lot 1 DP 5857 Lot 1 DP 71108 Lot 2 DP 71108 Lot 3 DP 71108 Pt RS 2424 (DP 5857, BM315) Lot 1 DP 24170

We understand that as part of the plan change process, SDC are required to demonstrate that ground contamination matters will not prevent the change to the proposed land use. SDC requested this study to assess the potential for historical activities on the sites to have resulted in ground contamination, with the following scope of works:

- A search of Environment Canterbury's (ECan) Listed Land Use Register (LLUR);
- Review of the SDC property files;
- Review of historical aerial photographs;
- Review of historic certificates of title; and
- Undertake a site walkover inspection.

This report has been prepared in accordance with the Ministry for the Environment's "Contaminated Land Management Guidelines 1: Reporting on Contaminated Sites in New Zealand". This assessment comprises a preliminary site investigation in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

## 2 Site Description

The six sites around Prebbleton have a combined area of approximately 80ha. The legal descriptions of the lots are provided in **Table 1**. The site locations are shown in the figures provided by SDC, **Appendix A**. Properties that were included in the previous assessment of PC17 are adjacent to the east of Site 5.

### 2.1 Site location and current land use

#### 2.1.1 Site 1

Site 1 contains four parcels totalling approximately 13.5 ha. The site is bordered by Blakes Road to the southwest. Beyond Blakes Road, a proposed residential subdivision is being advertised on what is currently agricultural land. Residential properties are present to the east and northwest of the site and the remaining surrounding land is agricultural. The current land uses for the properties comprising Site 1 are as follows:

- 36 Blakes Road - Horticultural, agricultural/grazing, residential
- 56 Blakes Road - Residential
- 60 Blakes Road - Agricultural/grazing with a residential dwelling
- 1/82 Blakes Road - Agricultural/grazing with a residential dwelling

#### 2.1.2 Site 2

Site 2 consists of one lot of 6.4 ha and is currently a berry farm with a residential dwelling. It is bordered by Trents Road to the southwest. Lifestyle properties are located to the northwest of the site, residential to the east and the remaining surrounding land appears to be used for agricultural purposes.

#### 2.1.3 Site 3

Site 3 consists of one lot of 8.1 ha and is currently used by Meadow Mushrooms Ltd. The site is bordered by Springs Road to the southeast, beyond which is residential. Agricultural land is present to the northwest and the remaining surrounding properties are residential.

#### 2.1.4 Site 4

Site 4 comprises of five parcels with a total of 11.3 ha included in the proposed plan change. This site is partly bordered by Trents Road to the north, Springs Road to the southeast and Hamptons Road to the southwest. The surrounding properties are used for agricultural purposes. The current land uses for the properties are as follows:

- 432 Trents Road - Agricultural/grazing with a residential dwelling
- 164 Hamptons Road - Agricultural/grazing
- 152 Hamptons Road - Agricultural/grazing
- 670 Springs Road - Market garden
- 146 Hamptons Road - Residential

#### 2.1.5 Site 5

Site 5 contains at least part of seven different parcels of approximately 24,7 ha. The site is bordered by Tosswill Road to the southwest. Agricultural land is present to the northeast and southeast of the site. A residential subdivision is currently being developed to the northwest. The

current land uses for the site is agricultural with single residential dwellings located at 51 Tosswill Road and 93 Tosswill Road.

### 2.1.6 Site 6

Site 6 consists of 7 different properties, of which 6 are agricultural/grazing land with a residential dwelling. The remaining property, 98 Tosswill Road, is a residential property. The site is bordered by Trices Road to the south, beyond which is agricultural, Tosswill Road borders the site to the northeast, beyond which is also agricultural. A residential subdivision is located to the west of the site and recreational land is present to the northwest.

## 2.2 Site geology and hydrogeology

The geology of the area in Prebbleton is described by Forsyth et al<sup>2</sup> as grey river alluvium beneath plains or low-level terraces. ECan's online GIS describes the soil on the sites as variations of silty and sandy loam, as outlined in Table 2.

**Table 2: Soil types of PC21 properties**

Site	Soil name
1	Kaiapoi deep and moderately deep silt loam
2	Eyre shallow and stony silt loam Wakanui deep silt loam Templeton deep sandy loam on sand
3	Wakanui deep silt loam
4	Eyre shallow and stony silt loam Eyre shallow and stony sandy loam Eyre shallow silt loam Templeton moderately deep silt loam
5	Wakanui deep silt loam
6	Templeton moderately deep silt loam on sand Eyre shallow and stony sandy loam Wakanui shallow silt loam Temuka deep silt loam and deep silt loam on clay loam, strongly gleyed phase

According to ECan's online GIS, groundwater flows in an east to southeast direction. ECan's calculated minimum depth to groundwater ranges from 8.5 metres in Site 1 to 3.0 metres in Site 6. Wells currently on the sites are used for domestic supply, water level observation, stockwater and irrigation purposes. The active wells on the sites are listed in Table 3.

The nearest surface water to each site are open drains bordering the sites that are all tributaries to Dawson Creek.

<sup>2</sup> Forsyth, P.I.; Barrell, D.J.A.; Jongens, R.; 2008. Geology of the Christchurch area. Institute of Geological & Nuclear Sciences

Table 3: Active wells located on PC21 properties

Site	ID	Use	Calculated minimum depth to groundwater (m below ground level)
1	M36/2232	Domestic and stock water	8.3
	M36/5119	Domestic and stock water	8.5
	M36/0228	Irrigation	7.7
2	M36/4006	Irrigation	7.1
3	M36/0310	Water level observation	5.9
4	No active wells located in Site 4		
5	M36/0277	Domestic	3.7
	M36/7135	Irrigation	4.1
	M36/4797	Irrigation	4.2
6	M36/3653	Domestic and stock water	3
	M36/0904	Domestic	Not provided
	M36/0941	Domestic	Not provided
	M36/1796	Domestic	3
	M36/0284	Domestic	3.9
	M36/3136	Irrigation	3.8
	M36/5021	Domestic	4.1
	M36/5637	Irrigation	3.7
	M36/4551	Domestic and stock water	3.6

### 3 Site History

Historical site land uses that may have resulted in ground contamination were researched through review of readily available aerial photographs, historical certificates of title, previous assessment reports prepared for the sites, SDC property files, the listed land use register (LLUR) held by ECan and observations of the sites, including a site walkover of 670 Springs Road, Site 3.

Figures 1 – 6 identify locations that are mentioned in the findings that are presented in the following sections.

#### 3.1 Aerial photographs

Aerial photographs from New Zealand Aerial Mapping Ltd, T&T library and Google Earth were reviewed. The findings from the aerial photographs are outlined in Tables 4 – 9.

**Table 4: Site 1**

Year	Run; Scale	Description of site	Adjacent properties
1940	SN 152; 1:16,000	Blakes Road is present to the south of the site. A residential dwelling is located in the southeast corner of the site. Two sheds and another building are present near the centre of the site. The remainder of the site is used for agricultural purposes.	A residential dwelling is located to the southeast of the site. The remaining surrounding land appears to be agricultural.
1965	SN 1786; 1:16,000	The building and sheds near the centre of the site have been removed and a residential dwelling is located on Blakes Road.	A motor camp is present to the southeast of the site, adjacent to the residential dwelling.
1973	SN 2634; 1:10,000	The residential dwelling that was present on Blakes Road has been removed, with one small shed remaining. The residential property in the southeast corner of the site still remains.	There is no significant change.
2005	Google Earth	The western end of the site now has two lifestyle properties and one residential property. Houses and sheds are present on these properties. The middle of the south end and the north east corner appear to be used for horticultural purposes. The remaining land is agricultural.	The motor camp is no longer present. A residential subdivision is being developed to the southeast of the site. There is no other significant change.

Development of residential properties to the west of the site began in approximately 2008 and lifestyle properties to the north were present in 2009-2010.

Table 5: Site 2

Year	Run; Scale	Description of site	Adjacent properties
1965	SN 1786; 1:16,000	Residential dwelling with a cluster of 5-6 sheds are located near the southwest corner of the site. The remaining land appears to be used for agricultural purposes. Trents Road is present to the southwest.	Agricultural with horse training facility to the northwest of the site.
1973	SN 2634; 1:10,000	Another small shed is present near the residential dwelling.	There is no significant change.
2005	Google Earth	All the previous buildings have been removed and replaced by a new residential building and 3 sheds. The remainder of the site appears to be used for horticultural purposes.	Horse training facility to the northwest no longer present. Residential properties are located to the southeast and west of the site. The remaining surrounding land is agricultural.

Table 6: Site 3

Year	Run; Scale	Description of site	Adjacent properties
1965	SN 1786; 1:16,000	Three sheds are located along the northwest side of the site with the remaining area agricultural. Springs Road is present along the southeastern boundary.	Residential properties are present beyond Springs Road. The majority of the remaining surrounding land is agricultural, with one residential dwelling to the northwest of the site.
1973	SN 2634; 1:10,000	The 3 sheds have been removed. Two warehouses and three long sheds are present in the northern half of the site. The southern half of the site appears to be used for horticultural purposes.	Two large sheds are near the residential dwelling.
2004	Google Earth	Two of the long sheds have been removed and 7-9 sheds of varying sizes are present on the northern half of the site. A car park is present in the east part of the site. Two sheds are present in the southern corner. A pond (approximately 700 m <sup>2</sup> ) is present in the northern corner and 2-3 stockpiles (approximately 500 m <sup>2</sup> ) are present to the south of the pond. Earth bunds surround the paddock in the southern end of the site.	An approximately 200 m long earth bund is present immediately north of the site boundary. The land to the north west of the site remains agricultural and the remainder of the surrounding land is residential.

Table 7: Site 4

Year	Run; Scale	Description of site	Adjacent properties
1965	SN 1786; 1:16,000	A residential dwelling with a shed is present in the northwest corner of the site, on Trents Road. A large building and two small sheds are located in the southeast corner of the site, bordered by Springs Road and Hamptons Road. The remainder of the site is agricultural land.	A quarry is present to the east of the site, on Springs Road. Residential properties are present north of Trents Road, at the Springs Road and Trents Road intersection; and on Hamptons Road. The remainder of the surrounding land is used for agricultural purposes.
1973	SN 2634; 1:10,000	Three sheds have been introduced around the northern residential building. The large building in the southeast corner has been expanded and 2-3 sheds introduced near the large building; 3 sheds are also located in the northeast corner of this lot. A total of 2 horse training tracks cover a majority of the site.	There is no significant change.
2005	Google Earth	Sheds surrounding the northern residential dwelling have been removed. A residential property is located in the southeastern corner of the site, at the Springs Road and Hamptons Road intersection. The horse training tracks are no longer evident.	The quarry area has been vegetated, but does not appear to have been backfilled to original ground level.

Table 8: Site 5

Year	Run; Scale	Description	Adjacent properties
1940	SN 152; 1:16,000	Three small sheds are located along Tosswill Road, with an access track to the north leading to a small shed and soil stockpiles. A stream runs through the site, bordered by trees for the majority of the stream. The land is used for agricultural purposes.	The surrounding land is agricultural with four residential dwellings located along Tosswill Road, opposite the site.
1965	SN 1786; 1:16,000	The sheds along Tosswill Road have been removed and replaced with a residential dwelling. The access track around the shed is more clearly defined. Two additional sheds are present. The stockpiles of soil have been removed. A house is present at 39 Tosswill Road.	There is no significant change.
1973	SN 2634; 1:10,000	There is no significant change.	Three residential dwellings are located to the south of the site, surrounded by agricultural land.
2005	Google Earth	A residential dwelling and three sheds are present at 41-55 Tosswill Road. All buildings in the centre of the site have been removed and replaced with one shed.	A park (paved courts and playing fields) are present south of the site, beyond Tosswill Road. Residential properties are present beyond Tosswill Road to the west of the site.

Table 9: Site 6

Year	Run; Scale	Description	Adjacent properties
1942	SN 224; 1:16,000	Three residential dwellings are present on site. One has two adjacent sheds and is located on Tosswill Road. The second is nearer the Tosswill Road and Trices Road intersection and the third is located in the southwest corner of the site on Trices Road. The remainder of the site is used for agricultural purposes.	Three residential dwellings are present along Trices Road, south of the site. The remainder of the surrounding land is used for agricultural purposes.
1965	SN 1786; 1:16,000	Another residential dwelling has been constructed along Trices Road, with 4-5 sheds to the rear of the lot. A horse training track is present in the east of the site. An access road runs through the centre of the site (to a horse training track on the adjacent property).	A horse training track is present to the west of the site.
1973	SN 2634; 1:10,000	Five small sheds are present north of the central access road. An additional 4-5 small sheds are present alongside the sheds noted in the 1965 photograph.	A small shed is located on the northwestern boundary.
2004	Google Earth	The two northwestern properties are lifestyle blocks. Two residential dwellings are present in the southwestern corner, with 4-5 sheds. The group of small sheds in the centre of the site has been removed and two large sheds have replaced them. The central access way and adjacent small sheds have been removed. Another residential property is located at the southeast corner.	Residential properties are located to the west of the site.

### 3.2 Certificates of title

Historical certificates of title (CTs) for the properties were reviewed.

Based on the owner's occupation listed on the titles, the activities on the sites include:

- Farms, veterinary surgeon, slaughterman
- Market gardens
- Horticulturalist
- Studmaster, horse trainer, riding instructor

A summary of the historical activities which are more likely than not to result in ground contamination on each of the properties are summarised and the CTs are provided in **Appendix B**. Potential HAIL uses of the sites are summarised in Table 10.

An owner of Site 1 was also an owner of a motor camp. Historical aerial photographs indicate that the motor camp was not located within the bounds of PC21.

A millinery manufacturer owned part of Site 6 in the 1950s. It is not evident whether manufacturing or disposal of materials was undertaken on site; therefore it is unknown whether this ownership correlates to ground contamination of the site.

Table 10: Summary of potential HAIL uses within PC21 identified on historical CTs

Site	Address	Potential HAIL	Timeframe
1	36 Blakes Road	Farms Market Garden	1902-1991 1991-2004
	56 Blakes Road 60 Blakes Road 1/82 Blakes Road	Farms Market Garden Veterinary Surgeon Horticulturist	1902-1978 1978-1989 1978-present 1996-present (1/82 Blakes Road)
2	405 Trents Road	Farms Studmaster	1883-1991 1987-1991
3	578 Springs Road	Horse trainer Meadow Mushrooms (under a variety of names)	1946-1970 1970-present
4	432 Trents Road	Farm Slaughterman	1876-1948 1948-1978
	164 Hamptons Road	Farms Market Garden	1921-1937, 1959-1962, 1973-1975 1962-1963
5	152 Hamptons Road	Farms	1920-1959
	670 Springs Road	Market Garden	1962-1963 (146 and 152 Hamptons Road)
	146 Hamptons Road	Horticulturalist	1973-present (670 Springs Road)
6	93 Tosswill Road	Farms	1921-2002
	51 Tosswill Road	Farms	1927-1976
6	529 Springs Road	Horse trainer	1982-1985
	76 Hodgens Road	Farms	1927-2002
	150 Tosswill Road	Farms	1905-1972
	282 Trices Road	Farms	1921-1950
	98 Tosswill Road	Farms	1924-1966, 1983-1989 (excluding 98 Tosswill Road)
	102 Tosswill Road	Horse trainer	1963-1966
	104 Tosswill Road	Riding instructor	1989-1996
	312 Trices Road		
	312 Trices Road	Stockdealer	1901-1910
	302 Trices Road	Farms	1925-1971

### 3.3 Previous investigations of adjacent properties

Site 5 is adjacent to the Prebbleton area of proposed PC17, for which T&T completed a desk-based ground contamination assessment<sup>3</sup>. Potential sources of contamination that were identified in the part of PC17 that are likely to affect Site 5 are provided in Table 11.

**Table 11: Summary of potential contamination of Prebbleton PC17 sites**

Activity	Potential contaminants	Likely extent and level	Likely impact on Site 5 (PC21)
Sheep dips	Metals (copper, arsenic, zinc) and OCP	Limited to land surrounding dip, holding pens and location of chemical disposal if undertaken on site. Concentrations can be elevated.	It is unknown whether sheep dips are located near boundary with Site 5, if any are present it is more likely than not that subsurface soils nearby are contaminated.
AST or USTs	Petroleum hydrocarbons	Soils around the tanks, likely limited to surface soil in vicinity of AST, deeper soils may be affected near UST. Potentially elevated concentrations if tanks have leaked or if poor filling practices used.	It is unknown whether USTs are located on the upgradient boundary of Site 5, if any are present it is more likely than not that subsurface soils nearby are contaminated.
Waste disposal areas	Metals, OCP, petroleum hydrocarbons	Potentially elevated concentrations in waste and soil underlying waste.	It is unknown whether waste disposal areas are located on the upgradient boundary of Site 5, if any are present it is more likely than not that subsurface soils nearby are contaminated.
Septic tanks at residential dwellings	Metals	Subsurface soils may be affected near the tank.	Activity on adjacent property not likely to have affected Site 5.

### 3.4 SDC property files

Property files that are held by SDC were viewed on 16 February 2012. The majority of the files contained information regarding additions or alterations to dwellings with septic tanks, installation of solid fuel burners and construction of garage and storage sheds. These do not indicate an increased potential for contamination.

Records for the Meadow Mushroom site (Site 3) show a number of extensions and additions of buildings since 1973. These include growing, compost, peat, lime and spawn sheds; boiler sheds and a compounded 30,000 litre diesel tank.

The following activities have taken place on parts of the other five sites (locations shown on Figures 1-2 and 4-6):

- Tunnel houses at 36 Blakes Road (Site 1), 405 Trents Road (Site 2), 670 Springs Road (Site 4), 55 Tosswill Road (Site 5) and 282 Trices Road (Site 6)

<sup>3</sup> Tonkin & Taylor Ltd., November 2011. Desk-based Ground Contamination Assessment – Plan Change 17.

- Veterinary clinic including x-ray and surgery facilities at 56 Blakes Road (Site 1)
- Effluent disposal field at 1/82 Blakes Road (Site 1)
- Fuel storage and a quarantine house (isolation building for plants) at 670 Springs Road (Site 4)

A number of properties contained structures that were not in the PC21 area, for example tunnel houses at the opposite end of the property that is included in PC21. Based on the distance from the PC21 land and the types of activities likely to have been carried out in the buildings (residential and horticulture), it is assumed that these structures will not have caused ground contamination on land within PC21. No records were available for 76 Hodgens Road.

A selection of copies of property files are attached in **Appendix C**. These include examples of the information that was available and give an indication of locations of the structures.

### 3.5 ECan LLUR

Information on ECan's LLUR for sites within PC21 and nearby sites is summarised below. Statements from the LLUR are attached in **Appendix D**.

#### 3.5.1 Site 3 - Meadow Mushrooms

Site 3 is currently occupied by Meadow Mushrooms. The HAIL activities that are recorded as historically and currently occurring on Site 3 are:

- Storage tanks and drum storage for fuel, chemicals and liquid waste; and
- Waste storage, treatment and/or disposal including land disposal of wastes, but not the use of biosolids as soil conditioners.

The LLUR notes include details of site operations and investigations. These are summarised below.

- The site has been used for production of mushrooms since 1970.
- Operations include preserving timber growing trays. Historically (1970-1989) this was achieved by dipping the trays in 1% PCP solution. The file notes that no spill containment was provided (i.e., no drip tray or dedicated drying pad). The location of the dip is described by ECan as "a sealed area of the site close to Springs Road".
- An inventory of chemicals used onsite in 1978 included PCP, various organochlorine compounds, formaldehyde, and Biogram (a phenol and ethanol based disinfectant). An inventory from 1991 apparently included bleach, methyl bromide, and herbicides. The file notes that no DDT or dieldrin was reported to have been used on the site, but ECan considered these may have been present in growing medium.
- Prior to 1978, waste water from operations and stormwater were discharged to ground via 6 boulder pits. The location of the pits is not specified in the file. The soakage pits were excavated to 4-5 m deep and filled with boulders. File notes indicate that ECan observed Biogram being discharged directly to the pits during a 1978 site visit. Following the site visit, Meadow Mushrooms was required to obtain a permit to discharge stormwater to ground. The 2-year permit required that washdown water from yards and growing sheds was disposed off-site. The permit also required a 2-year monitoring programme for pesticides and disinfectants in effluent, soil, and ground water. ECan notes that the monitoring programme was not adequately documented, and that soil beneath the pits was not assessed. The results of the effluent, soil, and groundwater testing are not included in the LLUR listing. ECan's summary of the results states that pesticides were detected in the effluent water, but site discharges were "not having a significant effect on groundwater quality" or "significantly enriching the soil concentrations within the irrigated area". In 1979, malathion, DDE and dieldrin were

detected in groundwater samples collected from wells located onsite, but ECan notes that with the exception of malathion, these were also detected in upgradient wells, and had not been used on site. Subsequent groundwater monitoring (dates not provided) did not detect pesticides. The detection levels and monitoring well locations are not provided.

- ECan notes that after the 2-year permit expired (i.e., 1980), wastewater and stormwater was discharged via evaporation ponds.

There is no record in the ECan file regarding remediation of the soakage pits. Based on the reported wastewater management procedures at the site from 1970-1980 (disposal of pesticide-bearing wastewater to soakage pits) and the persistence of these pesticides in soil, it is likely that soil around and beneath the former soakage pits is contaminated with OCP, including PCP.

### 3.5.2 Site 6 – 150 Tosswill Road

The HAIL activity that is recorded as historically occurring 150 Tosswill Road is any other facility or activity that stores, uses or disposes of hazardous substances in sufficient quantity that intentional or accidental discharge of the substance could be at risk to human health or the environment.

The LLUR states the property was occupied by a septic tank cleaning business and late 1980s accepted Meadow Mushrooms compost containing PCPs. The site has been investigated and detected contaminants are below agricultural guidelines. The maximum concentration for PCP is also below the NES Soil Contamination Standard (SCS) residential guidelines.

### 3.5.3 Nearby properties

Nearby properties listed on the LLUR include:

- A service station approximately 30 m east of Site 3. Based on the distance and direction of the service station (downgradient), it is not likely to have affected soil or groundwater beneath Site 3.
- An old landfill site adjacent to Site 4 – to the north of 670 Springs Road and southeast of 164 Hamptons Road. Based on the direction of the former landfill, it is not expected to have affected soil or groundwater beneath Site 4.
- A scrap yard approximately 400m northwest of Site 5. Based on the distance of the scrap yard from Site 5, it is not likely to have caused ground contamination at Site 5.

## 3.6 Site visit

A T&T environmental engineer visited the sites on 21 February 2012. A walk over on Site 3 was conducted with Mr. Barnes, the CEO of Meadow Mushrooms. The remainder of the sites were viewed from roads and public reserve areas.

Site 3:

- The site is currently operated as a mushroom growing facility.
- The majority of the site is sealed, but the concrete is cracked. No significant oil staining was observed.
- Peat (approximately 5,000 m<sup>3</sup>) and lime (approximately 1,000 m<sup>3</sup>) are stored in stockpiles on sealed surface.
- The carpark is an unsealed (gravel) surface.
- The mushroom growing generates wastewater from the wash down of peat from paved areas. The neighbouring paddock to the southwest of the paved area (within Site 3) was used from 1970s to the early 1980s for disposal of waste water, to act as evaporation ponds. Since the 1980s the paddock has been leased for sheep grazing.

- Stormwater runoff from roofs is discharged directly into soakage pits. All remaining stormwater is collected in concrete-lined sumps across the site, which lead to a temporary, concrete settling pond. Windblown peat is washed into the settling pond with stormwater. Other materials that are stored outside and contact stormwater are trays. Solids are removed from the ponds every 2-3 weeks by an external contractor and disposed offsite. The water is then pumped to a geotextile lined settling pond before being pumped into the town sewer. Testing for suspended solids, biological oxygen and a range of parameters is regularly undertaken by SDC.
- The trays that are used for growing are constructed out of treated timber and also require treatment between each use. Historically PCP was used and the trays were dipped in a PCP bath, this was undertaken at the current treatment location, shown in Figure 3.
- “Safe Tray” is currently used for the timber tray treatment and contains propiconazole, a fungicide. The inside of the trays are lightly sprayed with the solution. Stormwater from the treatment area discharges to sumps located to the north of the treatment bath and joins the same system as the rest of the runoff water onsite, then to the lined ponds. Propiconazole is relatively stable in the environment and moderately mobile in soil and groundwater<sup>4</sup>.
- The operations onsite include the use of fuel (5,000L and 30,000L diesel in aboveground storage tanks) and chemicals (including hydrogen peroxide, sodium chloride). The diesel tanks and chemical storage sheds are bunded. The bunds appeared to be in good condition and no staining was noted.
- A truck wash is present near the peat and lime store. Trucks are only permitted to wash off material that has originated from the importation of peat onto the site. Rain water is stored in tanks for wash down. Washdown water is discharged to aforementioned settling ponds prior to discharge to the town sewer network.
- Used growth medium is cooked in an onsite oven to kill spores and is used as compost offsite.
- A small laboratory is located onsite. This does not contain a large variety or volume of chemicals. Chemicals observed included hydrochloric acid. Wastewater from the laboratory is disposed of via the sewer.
- A fire occurred at the site in January 2012. This was located on top of the sealed area in old trays that were to be repaired. The old trays were not PCP treated. Based on the fact that the fire was of limited extent, occurred on a sealed area, and the seal was observed to still be in good condition, it is unlikely that this event resulted in ground contamination.

#### Site 4, 670 Springs Road:

Two stockpiles and a future burn pile are present along the northeastern boundary of the property, visible from the Nature Park. The stockpiles are vegetated. The stockpile material was not visible. There is potential for ground contamination of shallow soil (PAH) resulting from burning. The unknown stockpiled material could also be contaminated.

Site 2 is currently operating as a berry farm.

At all 6 sites, stormwater drainage is either via a swale or an open drain along adjoining roads. These are noted on Figures 1-6. All of the stormwater swales and drains lead to the town stormwater network or to Dawson Creek.

No other features of concern with regard to potential ground contamination were noted during the site drive-by inspections.

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<sup>4</sup> USEPA 2006. Reregistration Eligibility Decision for Propiconazole (EPA 738R-06-027)

## 4 Summary of site history and potential for ground contamination

The site visit and the review of historical titles, aerial photographs, ECan records, and SDC files showed that the predominant land uses for the sites are as follows:

- Site 1 – agricultural from at least the 1900s, the earliest record; horticultural in the southern portion of 36 Blakes Road and veterinary surgery since 1978 at 56 Blakes Road
- Site 2 – agricultural from at least the 1880s and is currently operating as a berry farm
- Site 3 – agricultural from at least the 1920s and transferred to a mushroom growing operation (variety of names, currently Meadow Mushrooms) in 1970
- Site 4 – agricultural from at least 1870s, market garden in 1962 and horticulture in 1973 (670 Springs Road)
- Site 5 – agricultural from at least 1920s
- Site 6 – agricultural from at least the 1900s

These activities may have included the application of agrichemicals to the land to control insects, weeds and fungal diseases, as well as the storage and mixing of these chemicals and fuels.

Agricultural activities may include sheep dips, above and underground storage tanks and waste pits. No evidence of these was identified in the review of aerial photographs, but these activities cannot be ruled out, and are therefore included as potential sources of ground contamination.

A summary of potential land uses at all sites within PC21 which may have resulted in ground contamination is provided in Table 12.

**Table 12: Summary of potential sources of ground contamination in PC21**

Activity	Potential contaminants	Location	Likely extent of contamination
Historical wastewater management at mushroom plant	OCP, including PCP	Site 3	Beneath and around historical boulder soakage pits – locations unknown
Current wastewater management at mushroom plant	Propiconazole	Site 3	The potential for contamination is likely limited to surface soils under the cracked pavement and along the drains towards the north west of the site.
Cropping and dry stock grazing (broad acre areas)	Metals and OCP, including DDT (to control grass grub and other insects)	All sites	Low level over pasture cropping areas, predominantly within surface soils
Farm sheds, chemical storage sheds, tunnel houses	Metals, OCP and petroleum hydrocarbons	All sites, tunnel houses present in Site 1 (S corner of 36 Blakes Road; SE corner of 1/82 Blakes Road), Site 2 (centre of 405 Trents Road), Site 4 (670 Springs Road), Site 5 (S corner of 51 Tosswill	Level dependent on handling practices, typically localised around sheds and mixing/filling points, mostly constrained to surface soils.

Activity	Potential contaminants	Location	Likely extent of contamination
Septic tanks at residential dwellings, effluent dispersion field	Metals	Road) and Site 6 (S end of 282 Trices Road) All sites, effluent dispersion field northern end of Site 1 and southern end of Site 3.	Subsurface soils may be affected near the tank and surface soils within the dispersion field.
Residential dwellings and other painted structures	Metals (principally lead, arsenic)	All sites	Limited to surface soils adjacent to current or former structures.
Residential vegetable gardens	Metals (arsenic, lead, copper), OCP	All sites	Surface and deeper soil within current and former vegetable gardens
Sheep dips	Metals (copper, arsenic, zinc) and OCP	None identified on site.	If dips are present, contamination likely limited to land surrounding dip, holding pens and location of chemical disposal if undertaken on site. Concentrations can be elevated.
AST or USTs	Petroleum hydrocarbons	Two ASTs are present at Site 3	Potential for contamination is likely limited to surface soils in the vicinity of ASTs. If tanks are or were present on other sites, potential for contamination in soils around the tanks. Deeper soils may be affected near USTs. Potentially elevated concentrations if tanks have leaked or if poor filling practices used.
Waste disposal areas and fill	Metals, OCP, petroleum hydrocarbons	None identified on site.	If present, potentially elevated concentrations in waste and soil underlying waste.

## 5 Conclusions

The majority of the land on the six Prebbleton sites forming PC21 has been used for agricultural activities since the late-19<sup>th</sup> century to early-20<sup>th</sup> century. These activities include cropping and stock grazing. Associated with these activities are farm buildings, implement sheds, chemical and fuel storage sheds, residential dwellings and potentially sheep dips and waste pits. All of these structures and features are typical of this type of land use, and occur across much of the Canterbury Region.

A mushroom growing operation has been present at Site 3 for over 40 years. There is potential for ground contamination within Site 3 resulting from operations including treatment of timber trays (previously used PCP), wastewater management, diesel ASTs and other chemicals used onsite. Contamination from these activities, if present, is likely to be limited to surface soils.

As a result of the long history of agricultural land use, some level of contaminants should be expected in the soils of the zone change areas. General application of agrichemicals (such as DDT) to control insect, weed and fungal growth is likely to have caused low and relatively consistent levels of agrichemicals across the farmed areas. Higher and more variable levels of contamination may be present in surface soil around the farm buildings, from the storage, spillage, mixing and handling of these chemicals.

Elevated concentrations of contaminants are also likely present in surface and deeper soil around areas used for sheep dipping, if any, including permanent sheep dip structures and locations of mobile dipping. No sheep dips have been identified, but their historical presence cannot be ruled out.

In addition to the presence of agrichemicals, most farms have on site fuel storage in an above, or below ground storage tank (AST or UST). These may have leaked, or spills may have occurred during the filling or transfer of fuel. As a result, the soils under or around the tanks or filling points may be contaminated with petroleum hydrocarbons. The only confirmed tanks are ASTs located on Site 3. The presence or former presence of ASTs or USTs at other sites cannot be confirmed or ruled out.

Many farms may have had, or still have, small waste pits for disposing of animal waste and farm refuse. Localised contamination of the surrounding soils, and potentially groundwater may be caused by these pits. No waste pits were identified, but the presence or former presence of waste pits cannot be ruled out.

Given the age of many of the farm buildings and dwellings, it is likely that some of these are, or were, painted with a lead based paint. Therefore lead contamination of surface soils adjacent to these buildings should also be expected. Metals and OCP may also be present in soil within current or former residential vegetable gardens.

Whilst the various activities and structures on the proposed zone change land in Sites 1, 2, 4, 5, and 6 may have caused contamination of the ground, the levels and type of contamination is expected to be typical of this type of land use. This type of land is commonly developed for residential use within Canterbury and in other regions around New Zealand, and it would be unusual for ground contamination to preclude the development of this type of land.

No information was found that indicated the proposed zone change area in Sites 1, 2, 4, 5, and 6 had special characteristics that would result in ground contamination at higher levels, or greater extents than typical agricultural land use. Consequently, there are proven methods from remediating or managing the type and levels of contaminants that are commonly found in the soils with this sort of land use history.

As all sites within the PC21 area have potential for some level of ground contamination, we would recommend that soil sampling should be undertaken to confirm the levels and nature of contaminants present in the soils. The sampling should aim to characterise the broad acre contamination as well as that in the vicinity of farm buildings, dwellings, waste pits or other discrete features. For Site 3, additional investigations are required in the tray treatment areas and wastewater management and disposal areas. This could be undertaken at the subdivision consent stage. All investigations should be undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines.

## 6 Applicability

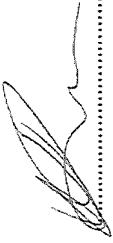
This report has been prepared for the benefit of Selwyn District Council with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Tonkin & Taylor LTD

Environmental and Engineering Consultants

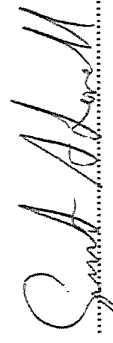
Report prepared by:

Authorised for Tonkin & Taylor Ltd by:



Wendy Dean

Environmental Engineer



Grant Lovell

Christchurch Group Manager

Reviewed by:

Penny Kneebone

WED

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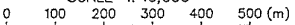
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SELWYN DISTRICT COUNCIL  
GROUND CONTAMINATION DESK STUDY ASSESSMENT  
PREBBLETON  
Site Locations

FIG. No. 51899.001-F0

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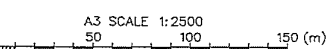
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— Site Boundary



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**SELWYN DISTRICT COUNCIL**  
**GROUND CONTAMINATION DESK STUDY ASSESSMENT**  
**PREBBLETON**  
 Site 1

FIG. No. 51899.001-F1

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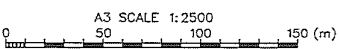
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SELWYN DISTRICT COUNCIL  
GROUND CONTAMINATION DESK STUDY ASSESSMENT  
PREBBLETON  
Site 2

FIG. No. 51899.00 1-F2

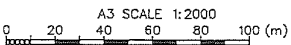
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SELWYN DISTRICT COUNCIL  
 GROUND CONTAMINATION DESK STUDY ASSESSMENT  
 PREBBLETON

Site 3

FIG. No. 5 1899.00 1-F3

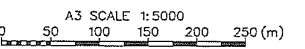
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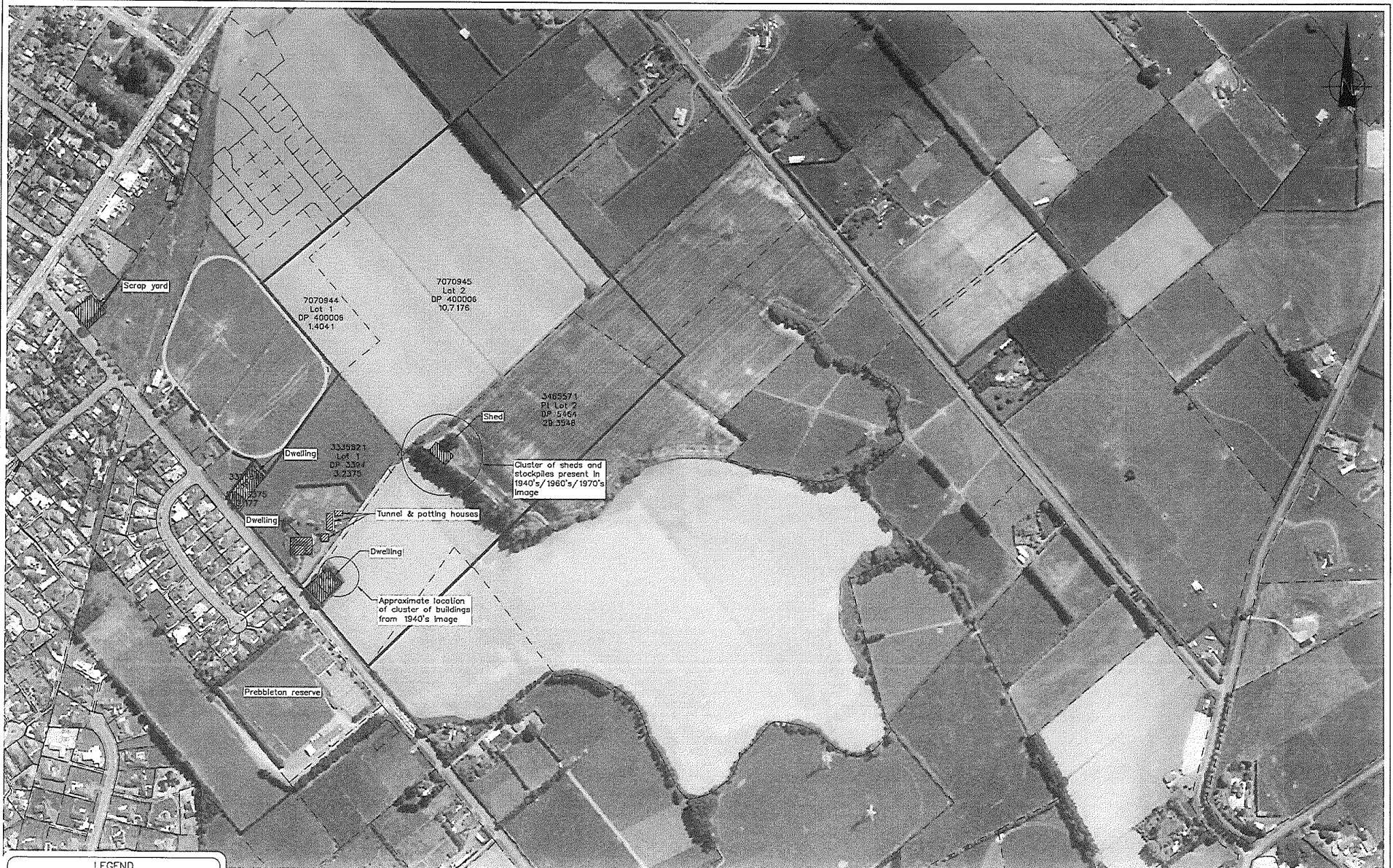
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SELWYN DISTRICT COUNCIL  
 GROUND CONTAMINATION DESK STUDY ASSESSMENT  
 PREBBLETON  
 Site 4

PROJECT No. 51899.001-F4

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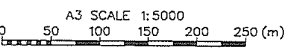
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— Site Boundary



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SELWYN DISTRICT COUNCIL  
 GROUND CONTAMINATION DESK STUDY ASSESSMENT  
 PREBBLETON  
 Site 5

FIG. No. 51899.001-F5

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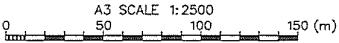
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— Site Boundary



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2. Property boundaries sourced from Terralink International (Copyright 2002–2005 Terralink International Limited and its licensors).

**Tonkin & Taylor**  
 Environmental and Engineering Consultants  
 33 Parkhouse Road, Wigram, Christchurch  
 www.tonkin.co.nz

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DRAFTING CHECKED	<i>[Signature]</i>	
APPROVED	<i>[Signature]</i>	
CADFILE :	\\51899.001-F6.dwg	
SCALE (AT A3 SIZE)		
1:2500		
PROJECT No.	51899.001	

SELWYN DISTRICT COUNCIL  
 GROUND CONTAMINATION DESK STUDY ASSESSMENT  
 PREBBLETON  
 Site 6

FIG. No. 51899.001-F6

REV. 0

## Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3828    Customer services: 03 353 9007  
Fax: 03 365 3194                    or: 0800 EC INFO (0800 324 636)  
Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)    Website: [www.ecan.govt.nz](http://www.ecan.govt.nz)

Date:

20 February 2012

Land Parcels:

- Lot 1 DP 55186 Valuation No(s): 2355204601
- Lot 3 DP 71108 Valuation No(s): 2355232001
- Lot 1 DP 24170 Valuation No(s): 2355230500
- Lot 1 DP 3394 Valuation No(s): 2355228100
- Lot 1 DP 25587 Valuation No(s): 2355201400
- Lot 2 DP 71108 Valuation No(s): 2355230401
- Pt RS 2424 Valuation No(s): 2355230300
- Lot 31 DP 119 Valuation No(s): 2355203000
- Pt RS 2424 Valuation No(s): 2355232100,2355230300
- Lot 1 DP 46168 Valuation No(s): 2355205200
- Lot 2 DP 54834 Valuation No(s): 2355206400
- Lot 2 DP 71538 Valuation No(s): 2355206301
- Lot 2 DP 25587 Valuation No(s): 2355201200
- Lot 2 DP 22330 Valuation No(s): 2355201100
- Lot 1 DP 19741 Valuation No(s): 2355201300
- Lot 1 DP 71108 Valuation No(s): 2355230400
- Lot 1 DP 71538 Valuation No(s): 2355206302
- Lot 1 DP 5857 Valuation No(s): 2355232200
- Lot 1 DP 58405 Valuation No(s): 2355206303
- Lot 2 DP 376269 Valuation No(s): 2355228900
- Lot 1 DP 400006 Valuation No(s): 2355228500
- Lot 2 DP 400006 Valuation No(s): 2355228100
- Lot 500 DP 403309 Valuation No(s): 2355228500



**Summary of sites:**

Site ID	Site Name	Location	HAIL Activity(s)	Category
63	Meadow Mushrooms Ltd	578 Springs Road, Prebbleton	Storage tanks and drum storage for fuel, chemicals and liquid waste; Waste storage, treatment and/or disposal including land disposal of wastes	Partially Investigated
2575	Anka Properties Ltd	150 Tosswill Road, Prebbleton	Any other facility	Below environmental guidelines (agricultural)
324	Prebbleton Landfill	Springs Road, Opposite Prebbleton Cemetery	Landfill sites	Not Investigated
1106	Mobil / Allied Petroleum Prebbleton	621 Springs Rd, Prebbleton	Service Stations	Not Investigated
3282	Independent Metal Traders	7 Tosswill Road, Prebbleton	Scrap yards	Not Investigated

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

**Site 63: Meadow Mushrooms Ltd** (Intersects enquiry area.)

**Site Address:** 578 Springs Road, Prebbleton

**Legal Description:** Lot 1 DP 46168

**Site Category:** Partially Investigated

**Definition:** Verified HAIL has been partially investigated.

**Land uses (from HAIL):**

Period From	Period To	HAIL land use
?	Current	Storage tanks and drum storage for fuel, chemicals and liquid waste
1970	?	Waste storage, treatment and/or disposal including land disposal of wastes, but not the use of biosolids as soil conditioners

**Notes**

16 Feb 2005

Consent CRC041947 - Discharge to Air from diesel fired boiler.

28 Aug 2009

Site presently holds a HSNO certificate (95263) for a 22,250 L diesel above ground storage tank (AST). It held certificates, most recently certificate 81014, for 100 kg of Class 5.1,1B products (oxidants).

14 May 2010

The site has been used for production of mushrooms since 1970. Environment Canterbury's consent file contains historical information about the use and disposal of hazardous substances at the Meadow Mushroom Ltd site and some quantitative soil and groundwater monitoring data.

Pesticide and disinfectant products are used as part of the mushroom production and composting operations undertaken at the site. A brief inventory of pesticides and disinfectants used by Meadow Mushrooms Ltd is available for years 1991 and 1978. In 1991 the hazardous substances used at the site included diflubenzuron, dichlorovos, benomyl, pyrethroids, sodium hypochlorite (bleach), glutaraldehyde, benzothiazole, methyl bromide, chloropicrin, and formaldehyde. In 1978 the products included sodium pentachlorophenol (PCP), diazinon, benomyl, lindane, dichlorovos, malathion, formaldehyde, and Biogram (an ethanol and phenol based disinfectant). The consumption rates were not reported. According to the information available on Environment Canterbury's consent file, DDT and dieldrin had not been used in the site's operations but may have been present in the compost inputs.

Until 1989 pentachlorophenol was used for preservation of wooden trays. A dip bath containing 1% sodium PCP solution was located on a sealed area of the site close to Springs Road. The dip bath was not equipped with spill prevention and containment facilities, including a drip tray and a dedicated drying pad.

Prior to 1978, the wash water from the plant building and the yard areas, the water generated by the composting operation, and the surface run-off from the hard standing areas were discharged directly to ground via boulder pits. Six pits excavated to a 4-5 m depth, backfilled with large boulders, and screened with mesh were used as soak holes. Direct discharge of Biogram to a boulder pit was observed during a site visit in 1978.

Due to a concern that the discharge of plant effluent and yard stormwater from the Meadow Mushroom Ltd site to ground was resulting in contamination of the shallow unconfined aquifer, the company was required to apply for a water permit to discharge stormwater to ground. A two year water permit was issued in 1978 for discharge of stormwater from concrete yards to land via spray irrigation, and required an installation of two groundwater monitoring wells and initiation of a two year effluent, soil and groundwater monitoring programme. The permit did not allow for the wash down water from the yards or growing sheds to be discharged to ground, requiring instead for it to be disposed off-site. Run-off from roof areas was discharged directly to ground via soak holes.

While the sampling and analysis methodology of the effluent, soil, and groundwater monitoring programme was not adequately documented, the presented results indicated that the discharge of stormwater to ground from the Meadow Mushrooms Ltd site was not having a significant effect on groundwater quality. Pentachlorophenol, lindane, malathion, diazinon, DDT, DDE, and dieldrin were recorded at detectable concentrations in the monitoring of effluent water. Out of the pesticides analysed, PCP was consistently present at highest concentrations in the effluent water. The monitoring results indicated that pesticide residues in the stormwater effluent were not significantly enriching the soil concentrations within the irrigated area. Soil pesticide and disinfectant concentrations beneath the boulder pits used for the discharge of effluent and run-off until 1978 were not assessed. Groundwater monitoring results indicated that the discharge of stormwater effluent to ground was not having a significant influence on groundwater quality, suggesting that the organic compounds present in the stormwater effluent were being effectively attenuated. Pentachlorophenol was not detected in the groundwater monitoring programme. In the July 1979 sampling round malathion, DDE and dieldrin were recorded at detectable concentrations at the Meadow Mushrooms Ltd groundwater monitoring wells. With exception of malathion, the recorded determinants were also detected in upgradient wells and had not been actively used at the mushroom plant. Subsequent groundwater sampling rounds did not record detectable pesticide concentrations.

Following the termination of the water right, the stormwater and waste processing water generated at the site were discharged via evaporation ponds.

14 May 2010

Site was registered as *Partially Investigated*. Some analytical data is available from historical groundwater monitoring (1970s, 1980s). The monitoring was undertaken in response to concerns over the discharge of effluent waters containing pesticides & disinfectants to ground and the potential adverse effect on the groundwater quality. The presented groundwater monitoring results suggest that, post 1978, the discharge of contaminated stormwater to ground was not leading to elevated levels of pesticides in the shallow groundwater.

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## Investigations

- 11 Oct 1991 INV 2683: Meadow Mushrooms Limited, Waste Disposal Investigation and Waste Management Plan  
Royds Garden Ltd, Environmental Services
- 1 Apr 1992 INV 2684: The RMA (1991), An Appeal by Meadow Mushrooms Ltd, and An Abatement Notice Issued by the CRC  
Royds Garden Ltd, Environmental Services

Our ref. ENO 9874  
Produced by: CH/OgnjenM 20 February 2012

Page 4 of 8

**Summary of Investigation(s)**

Refer to site notes.

**Site 2575: Anka Properties Ltd** (Intersects enquiry area.)**Site Address:** 150 Tosswill Road, Prebbleton**Legal Description:** Pt RS 2424**Site Category:** Below environmental guidelines (agricultural)**Definition:** Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines. - Agricultural**Land uses (from HAIL):**

Period From	Period To	HAiL land use
1990's	1990's	Any other facility or activity that stores, uses or disposes of hazardous substances in sufficient quantity that intentional or accidental discharge of the substance could be a risk to human health or the environment

**Notes**

11 Jul 2003 "Site Assessment Report, R Taylor, 150 Tosswill Road, Prebbleton, September 2002" & "Site Investigation Report, R Taylor, 150 Tosswill Road, Prebbleton, June 2003" received from Glasson Potts Fowler.

2 Dec 2008 The information held on our files for this site was appraised on 21 February 2008 and the LLUR category changed to below environmental guidelines (for agricultural land use). This category is based upon the site being registered in association with one HAIL activity (associated with the past deposition of soils on site containing PCP).

**Investigations**

18 Nov 2002 INV 448: Site Assessment Report 150 Tosswill Road, Prebbleton  
Glasson Potts Fowler Limited

27 Jun 2003 INV 449: Site Investigation Report 150 Tosswill Road, Prebbleton  
Glasson Potts Fowler Limited

**Summary of investigation(s)**

The site has historically been occupied by a septic tank cleaning business and in the late 1980s a load of compost waste from Meadow Mushrooms containing Pentachlorophenol (PCP) was dumped in the north-east corner of the site. The site was investigated in September 2002 and June 2003 to identify the extent of soil contamination, and identify if PCP had impacted the groundwater. The investigation comprised sampling on the northern part of the site, and four samples from the middle of the site (see ECan file for precise sample locations). 72 samples were taken at three depths from 24 locations. All samples were analysed for PCP. Most (76%) samples returned concentrations less than the laboratory level of detection, however, the distribution of contaminants on the site was unusual, with PCP being found at depth when not nearer the surface, and at some locations increasing concentrations with depth. Sample concentrations ranged from <0.05 to 0.64 mg/kg. 78 samples returned concentrations greater than the detection limit. All of these were below the Ministry for the Environment/Ministry of Health "Health and Environmental Guidelines for Selected Timber Treatment Chemicals (1997)" values for an agricultural land use (0.7 mg/kg). Groundwater was sampled from one well on site (~200m from area of waste deposition, 12 metres deep), and from two wells on adjacent properties. PCP was not detected in any of these wells. However, these wells are 200 m+ away from the area of waste deposition and may be too far away, not directly downgradient, and screened at inappropriate depths, to detect any impacts on groundwater quality. Given the investigations undertaken, the contamination detected on the site does not pose unacceptable risks to human health or the environment for continued land use.

**Site 324: Prebbleton Landfill** (Within 100m of enquiry area.)**Site Address:** Springs Road, Opposite Prebbleton Cemetery**Legal Description:** Pt RES 202**Site Category:** Not Investigated**Definition:** Verified HAIL has not been investigated.

Period From	Period To	HAIL land use
?	1970s	Landfill sites

**Land uses (from HAIL):**

**Notes**

13 Jul 2005

Site approximately 300sqm. Fill reported to be general household, and may contain asbestos from the disposal of demolition material. Closed in the 1970s.

15 Feb 2011

Additional information about this site provided by Selwyn District Council.

During 1998 it is possible that some spoil from the Prebbleton sewerage upgrade was deposited on the north/north-western area of the site. However, this record was unable to be confirmed.

When inspected by SDC staff in 2001 it was noted that the pit had been partially filled on the eastern side. The fill reportedly consisted of concrete, road chip seal and hard fill with bits of steel showing out in some areas. The floor of the pit had been used for the casual dumping of hardfill.

Part of the site has now been developed as a nature reserve, and this area may be extended in the future.

**Investigations**

21 Mar 2011 INV 7648: \*\*\*Notification of investigation received\*\*\*  
Pattie Delamore Partners Ltd

**Summary of investigation(s)**

Report(s) have not yet been audited.

**Site 1106: Mobil / Allied Petroleum Prebbleton (Within 100m of enquiry area.)**

**Site Address:** 621 Springs Rd, Prebbleton

**Legal Description:** Lot 2 DP 33672; Lot 3 DP 33672

**Site Category:**

Not Investigated

**Definition:**

Verified HAIL has not been investigated.

**Land uses (from HAIL):**

Period From	Period To	HAIL land use
1920s/30s	present	Service Stations

**Notes**

20 Oct 1998

There has been a service station on the site for approx 60-70 years (i.e. since 1920s-1930s) thinks the manager. There are 2x4,500 litre 3A tanks in the ground, and a 2,500 3C tank. Used to be called Creelman Motors Ltd. Info CRC holds says 3x3A 11,200 litres, 1x3C 2,100 litres.  
Further information received from the manager (10/2/99) indicated that there are now 3 x UST's containing class 3A substances. The sizes are 10,000 L, 5,000 L and 4,500 L. There is a 4,500 L UST containing 3C substances and a 2,250 L UST which previously contained 3C substances but is now empty. The 10,000 L and 5,000 L UST's containing 3A substances, were installed in January 1999.

6 Jan 2011

Latest UST information (just to clarify previous notes); 3 USTs containing class 3A substances - 1x 10,000 L, 1x 5,000 L and 1x 4,500 L (the 10,000 L and 5,000 L tanks were installed in January 1999). Also 1x 4,500 L UST containing 3C substances. Finally, 1x 2,250 L UST which is now empty.

### Investigations

There are no investigations associated with this site.

### Site 3282: Independent Metal Traders (within 100m of enquiry area.)

Site Address: 7 Tosswill Road, Prebbleton

Legal Description: Lot 1 DP 13679

Site Category: Not Investigated

Definition: Verified HAIL has not been investigated.

### Land uses (from HAIL):

Period From	Period To	HAIL land use
?	Present	Scrap yards - operating a scrap yard including automotive dismantling or wrecking yards or scrap metal yards

### Notes

25 May 2007 Auto dismantling operation. Site visited in March 2007 by Environment Canterbury's Pollution Prevention Officer. Auto dismantling carried out inside. Waste oil stored onsite. Metal scrap bin held outdoors.

### Investigations

There are no investigations associated with this site.

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

1 Nov 2009 INV 5397: Preliminary Site Investigation - Toswill Road and Springs Road, Prebbleton  
Davis Ogilvie

### Summary of above Investigations

This preliminary site investigation was produced to accompany a residential stormwater discharge consent application.

A limited review of the site history was conducted based on historic certificates of title and aerial photographs. The research indicated the site has been used for agricultural purposes prior to its current residential development, and that there have been no buildings or other structures located on the site.

No activities with the potential to cause contamination were identified to have occurred on the site. The information sources consulted were limited, but are considered sufficient to indicate no additional investigation is required.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 9874.

**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).*

*This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.*

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## **IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS**

### **STREET TREES AND IRRIGATION**

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

#### CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff  
**Selwyn District Council**

# Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

## How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



## Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

### Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



### Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

### Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.



2 Norman Kirk Drive, Rolleston, New Zealand  
 PO Box 90, Rolleston 7643  
 Telephone (03) 347-2800  
 Toll-free Darfield (03) 318-8338  
 Enquiries: accounts.receivable@selwyn.govt.nz

Harcourts Gold Papanui  
 PO Box 5400  
 Papanui  
 Christchurch 8542

**GST Number:** 53-113-451  
**Invoice Date:** 31/10/2025  
**Account No:** 805215  
**Order No.**

### Tax Invoice 244211

Qty	Description	Rate	GST	Amount
L252522	31/10/25 : Naomi Warrander : Harcourts Gold Papanui			
2355230344	: 6 Woodleigh Lane, Prebbleton			
	Residential - Land Information Memorandum		39.13	300.00

Subtotal 260.87  
 GST 39.13  
**Total Amount \$300.00**

(Please detach and return this portion with your payment)

#### REMITTANCE ADVICE

Harcourts Gold Papanui  
 PO Box 5400  
 Papanui  
 Christchurch 8542

**Account No.:** 805215  
**Invoice No.:** 244211  
**Total Due:** **\$300.00**

**Amount Enclosed:**

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your account number in the particulars field, and your invoice number in the code field.

You are welcome to pay your invoice online by visiting our website <https://www.selwyn.govt.nz>

