

CON063: STORMWATER GUIDANCE NOTE (TO ACCOMPANY CON060 AND CON061 APPLICATION FORMS)

REQUIREMENTS FOR A PRELIMINARY SITE INVESTIGATION

Site identification

- Street number, street name, suburb and town/city¹
- Legal description with lot, deposited plan¹ and certificate of title number(s)
- Geographic co-ordinates as per NZ Map Series 260 when dealing with a small part of a larger site¹
- Locality map¹
- Current site plan with scale bar showing north direction, local water drainage and other locally significant features on-site and immediately off-site²
- The plan should also show the historical location of structures that may have affected the distribution of contamination, e.g., buildings, underground storage tanks, treatment baths, etc³

¹ can be obtained through the Environment Canterbury website or Environment Canterbury customer services

² can be obtained through the Environment Canterbury website

³ Local knowledge of site obtained by interviews with former owners, site personnel and neighbours. Review of aerial and site photography with date and location (including direction of photography) indicated on site maps. Aerial photographs can be obtained from your local council, Environment Canterbury, or a number of online providers.

Site history

- Chronological list of site ownership¹ and uses relative to MfE's Hazardous Activities and Industries List (HAIL)²
- Zoning – previous, present and, if relevant, proposed³
- Details of relevant building and related permits, licences, resource consents, approvals and trade waste agreements³
- Sewer and services plans identifying active and abandoned services³
- Site layout plans showing present and past industrial processes⁴
- Inventory of materials and waste products associated with site use and their on-site storage and/or on-site disposal locations⁴
- Details and locations of current and former underground and aboveground storage tanks, including product spill and loss history⁵

¹ can be obtained from certificate of titles

² MfE's HAIL can be obtained through the Ministry's website (www.mfe.govt.nz)

³ can be obtained from the relevant City or District Council

⁴ Local knowledge of site obtained by interviews with former owners, site personnel and neighbours. Review of aerial and site photography with date and location (including direction of photography) indicated on site maps. Aerial photographs can be obtained from your local council, Environment Canterbury, or a number of online providers.

⁵ product spill and loss history may be obtained from the product supply company

Site condition and surrounding environment

- Topography and site map¹
- Location of chemical storage areas, bunding, drains, pipelines and sumps²
- Visible signs of areas of waste or fill materials (other than inert material), burnt areas, former building foundations²
- Visible signs of contamination such as evidence of spills or leaks, discoloration or staining of soil, odours, and bare soil patches – on-site and at site boundary²
- Visible signs of plant stress²

¹ can be obtained through the Environment Canterbury website

² Site walk-over, interviews with former owners, site personnel and neighbours

Site characterisation

- Assessment of the type of all potential environmental contamination, particularly in soil and groundwater
- Assessment of the extent of soil and groundwater contamination, including identifiable off-site contamination that may cause environmental effects
- Brief summary of all relevant findings
- A clear statement that you consider the site to be suitable for the current and the proposed use