



greater WELLINGTON  
REGIONAL COUNCIL  
Te Pane Matua Taiao

# Selected Land Use Register Annual Report 2017-2018

Kasey Pitt  
Environmental Science Department

For more information, contact the Greater Wellington Regional Council:

Wellington  
PO Box 11646

Masterton  
PO Box 41

T 04 384 5708  
F 04 385 6960  
[www.gw.govt.nz](http://www.gw.govt.nz)

T 06 378 2484  
F 06 378 2146  
[www.gw.govt.nz](http://www.gw.govt.nz)

GW/ESCI-G-18/168

December 2018

[www.gw.govt.nz](http://www.gw.govt.nz)  
[info@gw.govt.nz](mailto:info@gw.govt.nz)

Report prepared by:	K Pitt	Analyst – Contaminated Land	
Report reviewed by:	P Crisp	Team Leader, Land, Soil and Ecology	
Report approved for release by:	L Baker	Manager, Environmental Science	 Date: December 2018

#### DISCLAIMER

This report has been prepared by Environmental Science staff of Greater Wellington Regional Council (GWRC) and as such does not constitute Council policy.

In preparing this report, the authors have used the best currently available data and have exercised all reasonable skill and care in presenting and interpreting these data. Nevertheless, GWRC does not accept any liability, whether direct, indirect, or consequential, arising out of the provision of the data and associated information within this report. Furthermore, as GWRC endeavours to continuously improve data quality, amendments to data included in, or used in the preparation of, this report may occur without notice at any time.

GWRC requests that if excerpts or inferences are drawn from this report for further use, due care should be taken to ensure the appropriate context is preserved and is accurately reflected and referenced in subsequent written or verbal communications. Any use of the data and information enclosed in this report, for example, by inclusion in a subsequent report or media release, should be accompanied by an acknowledgement of the source.

The report may be cited as:

Pitt K. 2018. *Selected Land Use Register Annual Report 2017-2018*. Greater Wellington Regional Council, Publication No. GW/ESCI-G-18/168, Wellington.

# Contents

<b>1.</b>	<b>Introduction</b>	<b>1</b>
<b>2.</b>	<b>Overview of Selected Land Use Register programme</b>	<b>2</b>
2.1	SLUR Classifications	2
2.1.1	Category I – Verified History of Hazardous Activity or Industry	3
2.1.2	Category II – Unverified History of Hazardous Activity or Industry	3
2.1.3	Category III – Contamination Confirmed	3
2.1.4	Category IV – Contamination Acceptable, Managed/Remediated	3
2.1.5	Category V – No Identified Contamination	3
2.1.6	Category VI – Entered on Register in Error	4
<b>3.</b>	<b>SLUR Data for 2017-2018</b>	<b>5</b>
3.1	SLUR Site Updates and Amendments	8
3.2	SLUR Enquiry Responses	9
3.3	SLUR Data Consistency Project	9
3.4	Requirements of the proposed Natural Resources Plan (pNRP)	9
	<b>Acknowledgements</b>	<b>10</b>
	<b>References</b>	<b>11</b>
	<b>Appendix 1 – SLUR Data Summary Tables</b>	<b>12</b>



## **1. Introduction**

This report summarises the data from Greater Wellington Regional Council's Selected Land User Register (SLUR) for the period from 1 July 2017 to 30 June 2018 inclusive.

The report also provides an overview of the SLUR programme and the ongoing programme to improve the quality of information held within the database.

## **2. Overview of Selected Land Use Register programme**

The Selected Land Use Register (SLUR) is a database of sites that have been historically or are currently occupied by activities or industries that have the potential to contaminate environmental media (soil, surface water and groundwater) by using, storing or disposing of hazardous substances.

Sites are included on the SLUR if they are known to have been or more likely than not to have been occupied by an activity included in the Hazardous Activities or Industries List (HAIL) established by the Ministry for the Environment's (MfE) in 2011 (MfE 2011). The full HAIL list can be found on the MfE website (link below):

<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

The MfE HAIL includes 53 activities and industries that have the potential to contaminate environmental media from the use, storage or disposal of hazardous substances. Currently the HAIL has an upper category which is arranged alphabetically from A through to I. All except for two of the categories have activities listed beneath, e.g. the HAIL Category F – Vehicle refuelling, service and repair has eight listed activities ranging from airports to motor vehicle workshops.

The SLUR programme includes:

- The identification of new sites where HAIL activities are or have been undertaken;
- Reviewing and updating of current sites to incorporate incoming information such as site investigation reports; and
- Responding to requests for information.

### **2.1 SLUR Classifications**

The sites included on the SLUR are assigned a classification which defines the contamination status of the site and reflects the information held on file such as; site investigation reports, management plans or other data relevant to the site.

The six SLUR Classifications are as follows:

- Category I – Verified History of Hazardous Activity or Industry
- Category II – Unverified History of Hazardous Activity or Industry
- Category III – Contamination Confirmed
- Category IV – Contamination Acceptable, Managed/Remediated
- Category V – No Identified Contamination
- Category VI – Entered on Register in Error

Sites are classified on the SLUR depending on what information we hold for them. Descriptions for the SLUR classifications have been included in the subsections below.

### 2.1.1 Category I – Verified History of Hazardous Activity or Industry

A site classified as ‘Verified History of Hazardous Activity or Industry’ is a site for which a past or present use has been confirmed as falling within one of the definitions on the Hazardous Activities and Industries List (HAIL). Assignment to this category does not imply the site is contaminated, but merely that hazardous substances have been used, stored or disposed of on the site and therefore there is a potential for site contamination to have occurred.

### 2.1.2 Category II – Unverified History of Hazardous Activity or Industry

A site classified as ‘Unverified History of Hazardous Activity or Industry’ is a site for which its past or present use is the subject of an unconfirmed report that indicates that it falls within one of the definitions on the HAIL. Assignment to this category does not imply the site is contaminated, but merely that there is a possibility that hazardous substances have been used, stored or disposed of on the site and site contamination may have occurred. The reports could be from an external source or from a general information search carried out by Greater Wellington. A site remains under this category until further information is available that enables it to be transferred to another category.

### 2.1.3 Category III – Contamination Confirmed

A site classified as ‘Contamination Confirmed’ is a site where there is evidence that hazardous substances exist above background concentrations AND it is a likely that adverse effects on human health (subject to exposure path) or the environment will occur based on the current or foreseeable site use. This category is for sites that the council holds information on, typically as a result of a site investigation that shows contaminants are present on the site at concentrations that exceed relevant guidelines. A site remains in this category until it is remediated or managed in such a way that it can be transferred to Category IV.

### 2.1.4 Category IV – Contamination Acceptable, Managed/Remediated

A site classified as ‘Contamination Acceptable, Managed/Remediated’ is a site where there is clear evidence that residues of hazardous substances exist above background concentrations BUT the level of risk of adverse effects on human health or the environment is shown to be acceptable for the particular land use. Either the concentrations are below relevant guideline levels OR remedial or management action has been taken to reduce the risks to an acceptable level. Sites may be placed in this category either because an investigation report has been received that shows the site has contaminants present in environmental media but the concentrations are below relevant guideline values, or the site has previously been registered in Category I or III and further investigation or remediation has been undertaken.

### 2.1.5 Category V – No Identified Contamination

Sites are placed in the ‘No Identified Contamination’ category when an investigation report has been received that demonstrates an absence of contaminants above background concentrations. The investigation will have considered contaminants that could have resulted from the past or present use. Sites would be placed in this category either because the site had not been previously registered on SLUR, but an investigation report has been received,

or the site had previously been registered as Category I or II and further investigation was undertaken.

#### 2.1.6 Category VI – Entered on Register in Error

A site classified as 'Entered on Register in Error' is a site that has been classified under any other category, but subsequent investigation has found that the site has never been associated with any of the uses on the HAIL and there is no possibility of contamination of the site. This category is used for sites entered onto the SLUR or into the initial registration category as a result of incorrect information. The site is not removed from the register; it remains on SLUR to correctly record the sites history. The reasons for the original entry and reasons for the change to this category are recorded. The site is not released for external viewing on the public or territorial authority portal.

### 3. SLUR Data for 2017-2018

As of 30 June 2018 there were 2,363 sites included on the register and a total of 2,887 MfE HAIL categories (MfE 2011) assigned to SLUR sites<sup>1</sup>.

The majority (61%) of sites included on the register fall within the boundary of the Wellington Harbour Whitua which includes Wellington City, Lower Hutt and Upper Hutt. There are large industrial areas within these districts containing a large number of multiple HAIL activities such as the bulk storage of hydrocarbons in large above ground tanks at oil depots and engineering workshops.

The Ruamahanga Whitua boundary has the second largest number of sites (19%). This Whitua includes the entire Ruamahanga valley and contains the townships of Masterton, Carterton, Featherston and Martinborough. The Ruamahanga Whitua has the highest percentage of sites with the HAIL *Category A – Chemical manufacture, application and bulk storage* assigned. There is one SLUR site in this Whitua that has been subdivided into thirty-one properties which has influenced the high level of sites within this category. The site is a former market garden, which is an activity that meets the HAIL *Category A – Chemical manufacture, application and bulk storage, Activity 10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, spray houses or spray sheds*.

SLUR sites within the Kapiti Coast Whitua account for nine percent of total sites on the SLUR database. Ninety-one percent of sites in this Whitua are classified as Category I - Verified History of Hazardous Activity or Industry, the highest percentage of all Whitua's. As a result of this, the Kapiti Coast Whitua has the lowest proportion of sites in subsequent SLUR Categories. One reason for the increased numbers with this SLUR classification in this Whitua could be that in 2012 to 2013 the Kapiti Coast District Council (KCDC) provided information from the former Dangerous Goods Inspector. The information contained notes from site visits made by the Dangerous Goods Inspector and confirmed the location, condition and the removal of a number of historic underground fuel storage tanks. If there had been soil samples collected at the time of tank's removal this information may not have been held by KCDC and therefore was not forwarded to Greater Wellington and so the sites remain as, or were included as, Category I - Verified History of Hazardous Activity or Industry.

The percentage of sites that have been occupied by former military camps (9.8%) within the boundaries of the Porirua Harbour Whitua is significantly higher than any other Whitua (0.0-0.9%). There is a long, well-known, history of the former military camps in the Porirua Harbour area. The development of the area where the Pauatahanui Military Camp was located can be seen in the series of images (Retrolens 2018, GWRC Landinfo4 2017) on the following page (see Figures 3.1-3.3).

---

<sup>1</sup> NB: The number of HAIL categories assigned to sites on the SLUR exceeds the total number of SLUR sites as there are a number of sites that have been or are occupied by multiple different HAIL activities; e.g. a service station that also completes repairs and maintenance to vehicles requires two different HAIL categories to be assigned.



IMAGE SOURCED FROM RETROLENS 2018

**Figure 3.1: Historical image of Pauatahanui, 17 February 1942, showing the area prior to the development of the military camp**



IMAGE SOURCED FROM RETROLENS 2018

**Figure 3.2: Historical image of Pauatahanui, 11 November 1947, showing the extent of the former military camp**



IMAGE SOURCED FROM GWRC LANDINFO4 2017

**Figure 3.3: Aerial image of Pauatahanui, 2017, showing the area is currently occupied by a number of residential and lifestyle properties**

The Wairarapa Coast Whaitua has the fewest sites in the region (26). A high percentage of these sites (38.5%) are or have been occupied by activities that meet the criteria of HAIL *Category G – Cemeteries and waste recycling, treatment and disposal*, with majority being former landfill sites in coastal townships.

SLUR classification Category I (Verified History of Hazardous Activity or Industry) is the most common in the database with 72% of sites included within this classification. Category I is assigned to sites that are confirmed to be currently or have been historically occupied by a HAIL activity and for which we do not hold further information to confirm whether or not the activities on site have resulted in contamination of soil, groundwater or surface water. The majority of newly identified SLUR sites included onto the register meet this definition.

Category II (Unverified History of Hazardous Activity or Industry) is the least common SLUR Category (one percent) as sites that are included on the database should have a confirmed HAIL activity prior to being included. Sites that are currently assigned this category meet the ‘more likely than not’ test as prescribed by the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) (MfE 2012) but without confirmation of the HAIL activity the site will not meet the description for Category I.

Only four percent of sites included on the SLUR are within Category III (Contamination Confirmed), where information has been received that shows that the site has been contaminated. Of the 86 sites that are currently classified as Category III:

- 40% of the sites are classified as having HAIL activities within Category F – Vehicle refuelling, service and repair,
- 38% of these sites are classified as HAIL Category A – Chemical manufacture, application and bulk storage activities, and
- 17% of these sites are classified as HAIL Category G – Cemeteries and waste recycling, treatment and disposal activities.

SLUR Category IV (Contamination Acceptable, Managed/Remediated) has the second highest proportion of sites with 17% sites assigned this classification. For sites meeting this definition, site investigation reports are held that show that:

- The level of contaminants on the site are below the relevant guideline values for the intended use of the property, i.e. residential, commercial, industrial and recreational; or
- The level of contaminants were above the below the relevant guideline values for the intended use of the property and the contaminants have been managed in a way that mitigates the risk to future users and environmental receptors; or
- The level of contaminants were above the below the relevant guideline values for the intended use of the property and the site has been remediated and validation samples have been collected to confirm that the site now presents a low risk to future users and environmental receptors.

This category is considered the objective for many sites on the database and reflects that significant management or remedial works have been completed to ensure that the site is safe for the future use. If another HAIL activity were to occupy the site after it had been reclassified to Category IV, the classification would be reconsidered and most likely changed to Category I to acknowledge the new HAIL activity.

Only two percent of SLUR sites meet the definition for Category V (No Identified Contamination). Sites that are reassigned to Category V should have an investigation report showing that contaminants are below the regional background concentrations (URS 2003).

Four percent of SLUR sites are currently classified as having been entered onto the register in error (Category VI). This category captures sites that have been loaded onto the database historically, but a subsequent review or additional information being provided resulted in finding that no HAIL activity had been undertaken on the site. The category also includes administration errors as per guidance within Section 3.3 of the MfE Contaminated Land Management Guideline No.4 (MFE 2004).

A summary of the SLUR data for 2017-2018 is shown in Appendix One.

### 3.1 SLUR Site Updates and Amendments

Over this past year 213 edits were completed within the SLUR database. Edits and updates are completed when further information, such as; a site investigation report, is received for a site. They are also completed when a discrepancy is found within the site details in the SLUR, including the correction of grammatical and spelling errors within the site history comments. Section 2.4 details the SLUR data consistency project and how we are working to improve the quality of the data within the database.

A summary of the types of edits completed within the SLUR database is shown in Table 3.1.

**Table 3.1: Completed Edits within the SLUR Database from 1 July 2017 to 30 June 2018 inclusive**

Update Completed	Number Completed
Reclassification of SLUR Site	13
Address/Site Details Amended	5
New Site Added	5
Site Released	5
Subdivision of SLUR Site	2
Hail Amended/Added	7
Site History Comments Amended	176
<b>Total</b>	<b>213</b>

### **3.2 SLUR Enquiry Responses**

The information held on the SLUR files is publically available and requests for information from these files are mostly managed by the receipt of emails into the SLUR email inbox. In some cases enquiries are received by phone call and are transferred through from the Metlink call centre.

A SLUR GIS layer is available on the public mapping service which allows users to view the map and determine whether or not a property is included on the SLUR. If the property is on the register, users can request the SLUR information by emailing the SLUR inbox ([slur@gw.govt.nz](mailto:slur@gw.govt.nz)), which is currently administered by two staff members.

A number of enquiries are received from the general public, property valuation companies and environmental consultants for information regarding sites that are included on the SLUR. Responses were provided to 360 SLUR enquiries between 1 July 2017 and 30 June 2018. Of the 360 enquiries completed, 94% of enquiries received related to sites included on the SLUR, with the remaining six percent requesting information for sites either not on the SLUR or general requests for information such as advice regarding the process of engaging an environmental consultant.

Responses to these requests include sending a copy of a SLUR Enquiry Response Letter containing the site specific details generated from the SLUR database entry for the site. Supporting information held on file for the site, such as copies of Dangerous Goods Licences and site investigation reports, are also released upon request if the enquirer requests all information relating to the site.

### **3.3 SLUR Data Consistency Project**

The SLUR Data Consistency Project which began in July 2015 aimed to improve the quality of the information and consistency of sites on the SLUR database. This project was initiated as the information for a number of older SLUR sites (included from 1998) required updating and/or amending. The project involves a monthly review of 10 sites included on the register in order to gradually improve the quality of data available on the register.

Only 30 sites were reviewed during the 1 July 2017 to 30 June 2018 period. This is because a regional planning project detailed in Section 3.4 became a priority in August 2017 and took some time to complete.

### **3.4 Requirements of the proposed Natural Resources Plan (pNRP)**

New rules relating to contaminated land have been proposed in the pNRP. One of these rules relates to conditions on discharges from sites in Category III (Contamination Confirmed) As a result of that rule, there was a need to assess which of those sites posed the greatest risk to the waterbodies. The project involved a review of 324 SLUR sites and the supporting information held on file relating to these sites. The proximity of the sites to a significant water body, drainage class, topography and type and age of the HAIL activity was also considered throughout this review to determine the risk on top of the standard details reviewed.

## **Acknowledgements**

I would like to thank the following:

- Nicky Detheridge-Davies for completing a large number of SLUR enquiries during this past year and contributing to site reviews and updates
- Dr John Drewry for assisting with SLUR enquiries
- Tim Baker for providing technical advice for site reviews
- Dr David Bull of HAIL Environmental for providing ongoing technical advice for new SLUR site inclusions and site reviews

## References

GWRC Landinfo4. 2017. *GWRC Web Map Viewer*. Retrieved from <http://gisweb/landinfo4/>

Ministry for the Environment. 2004. *Contaminated Land Management Guidelines No.1 - Reporting on Contaminated Sites in New Zealand* (Revised 2011).

Ministry for the Environment. 2006. *Contaminated Land Management Guidelines No.4 - Classification and Information Management Protocols*.

Ministry for the Environment. 2011. *Hazardous Activities and Industries List (HAIL)*.

Ministry for the Environment. 2012. *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)*.

Retrolens. 2018. *Historical Image Resource*. Retrieved from <http://retrolens.nz/map/>

URS New Zealand Limited. 2003. *Determination of Common Pollutant Background Concentrations for the Wellington Region*. Report 48235-002/R001\_WRC\_REPORT.DOC prepared for Greater Wellington Regional Council, Wellington.

## Appendix 1 – SLUR Data Summary Tables

HAIL Categories	Regional		Wairarapa Coast		Kapiti Coast		Porirua Harbour		Ruamahanga		Wellington Harbour	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
A	1091	38	8	30.8	110	40.7	86	30.1	226	42.0	661	37.4
B	110	4	3	11.5	8	3.0	3	1.0	18	3.3	78	4.4
C	44	2	0	0.0	1	0.4	28	9.8	5	0.9	10	0.6
D	178	6	0	0.0	13	4.8	13	4.5	33	6.1	119	6.7
E	75	3	0	0.0	11	4.1	8	2.8	10	1.9	46	2.6
F	901	31	5	19.2	89	33.0	98	34.3	166	30.9	543	30.7
G	458	16	10	38.5	38	14.1	50	17.5	77	14.3	283	16.0
H	15	1	0	0.0	0	0.0	0	0.0	1	0.2	14	0.8
I	15	1	0	0.0	0	0.0	0	0.0	2	0.4	13	0.7
<b>Total Number of HAIL Categories Assigned</b>	<b>2887</b>		<b>26</b>		<b>270</b>		<b>286</b>		<b>538</b>		<b>1767</b>	

SLUR Categories	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Category I - Verified History of Hazardous Activity or Industry	1703	72	25	86.2	192	91.0	186	75.3	341	77.9	959	66.7
Category II - Unverified History of Hazardous Activity or Industry	19	1	0	0.0	0	0.0	14	5.7	1	0.2	4	0.3
Category III - Contamination Confirmed	86	4	2	6.9	7	3.3	5	2.0	13	3.0	59	4.1
Category IV - Contamination Acceptable, Managed/Remediated	400	17	1	3.4	7	3.3	16	6.5	62	14.2	314	21.8
Category V - No Identified Contamination	53	2	0	0.0	1	0.5	10	4.0	3	0.7	39	2.7
Category VI - Entered on Register in Error	102	4	1	3.4	4	1.9	16	6.5	18	4.1	63	4.4
<b>Total Number of SLUR Sites</b>	<b>2363</b>		<b>29</b>		<b>211</b>		<b>247</b>		<b>438</b>		<b>1438</b>	