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Cc:
From: Simon Beardmore
Date: 26/08/2026
Subject: 71 Spey Street – Potential for Cross Boundary Migration of Contaminants

1 Introduction

104 Dee Street Partnership has applied for a resource consent to demolish a New Zealand Heritage Pouhere Taonga (NZHPT) Category 2 heritage building at 104-106 Dee Street, commonly known as the Briscoes Building.

The Briscoes Building is located adjacent to 71 Spey Street (the site), which is recorded on the Selected Land Use Sites register (site number SLUS-20191077) due to fuel storage.

Environment Southland (ES) has requested that e3Scientific Limited (e3s) provide comment on the risk of cross-boundary contaminant migration from the historic fuel storage at 71 Dee Street.

2 71 Spey Street – Site History

Based on information held by ES, the site is registered on the SLUS due to a land use history that includes fuel storage, which is included on the Hazardous Activities and Industries List (HAIL) under category A17. The status of the site is recorded as 'Verified HAIL – Risk Not Quantified.' This means that there is 'insufficient information to quantify adverse effects or risks to people or the environment from known HAIL activities. The site may not have been investigated, or if it has, sampling may be inadequate to assess the risk, or some activities on site may not have been investigated. Contamination may have occurred, but should not be assumed to have occurred.'

A file note from Invercargill City Council (ICC) indicates that an underground fuel storage tank (UST) was decommissioned in 1998 by removing the contents of the tank and filling it with a concrete slurry. There is no available information to confirm the age or size of the tank. Records held by ICC indicate that it had been present since at least 1987 and the tank capacity is expected to have been relatively small, given it supplied a single boiler.

Once the UST was decommissioned, bedding material around the tank was compacted and a new 2,300 L above ground tank (AST) was installed to supply fuel oil to the site's boiler. The AST was reported by the site owner to have been removed in 2009.

There is no record of soil or groundwater investigation following the removal of either tank.

3 Potential for Contamination

It is possible that soil contamination from spills, drips or leaks of fuel oil could arise during the operational period of both the UST (at least 1987 until 1998) and the AST (1998 until 2009).

However, we would expect risks associated with contaminants in soil to be low for the following reasons:

- Contamination from single fuel oil tanks is generally minor and localised, barring any significant product loss.
- There is no record of any significant spills or product loss.
- The property file contains notes from several routine site visits by Dangerous Goods officers with no concerns raised regarding the operation of the UST.
- The type of product being stored (fuel oil) has lower volatility and toxicity compared with other fuel types.
- Given the time that has elapsed since the tanks were decommissioned (28 years for the UST, 17 years for the AST), natural attenuation is likely to have further reduced contaminant concentrations.

4 Potential for Migration to 104-106 Dee Street

Although the location of fuel storage within the site relative to the boundary with 104-106 Dee Street is not known, it is unlikely that significant migration of contaminants would have occurred given the low risk of contamination as described above.

HAIL Category H includes: 'Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment.'

In this case, there is no evidence to suggest that migration would have occurred in sufficient quantity that it could be a risk to human health or the environment. Accordingly, we would not recommend registering 104-106 Dee Street on the SLUS under category H.

5 Summary and Conclusion

Although fuel storage is known to have occurred at 71 Spey Street from at least 1987 to 2009, we consider that risks associated with contaminants in soil are likely to be low, and it is unlikely that contaminants would have migrated across the boundary with 104-106 Dee Street in sufficient quantities to be a risk to human health or the environment.

However, during demolition or subsequent redevelopment of 104-106 Dee Street, we would recommend that contractors remain vigilant, particularly during excavation along the western boundary with 71 Spey Street. An Accidental Discovery Protocol to respond to unexpected contamination should be in place in case there are visual or olfactory signs of contamination.