

Selwyn District Council  
PO Box 90  
Rolleston 7643

Attention: Craig Friedel

Dear Craig

## **Preliminary site investigation review - 100 Birchs Road, Prebbleton, Canterbury**

### **1 Introduction**

Tonkin & Taylor Ltd (T&T) has been engaged by Selwyn District Council (SDC) to undertake a peer review of the following report:

- Preliminary Environmental Site Inspection, 100 Birchs Road, Prebbleton, Canterbury. Report prepared for Conifer Grove Trustees Ltd by Geoscience Consulting (NZ) Ltd, dated March 2013.

This letter presents the findings of our review. The work has been carried out in accordance with our variation, dated 14 May 2013, to our original proposal of 31 July 2012.

### **2 Background**

We understand that 100 Birchs Road, Prebbleton is undergoing a proposed plan change from agricultural to residential land use, Plan Change 36 (PC36). The purpose of the preliminary site investigation report was to establish the suitability of the land for the intended residential development given the current and historic agricultural land use activities.

Regulation 3 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) requires preliminary site investigations (PSI) to be prepared in accordance with the *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2011)* (Ministry for the Environment, 2011). This review assesses the compliance of the subject report with the Guideline requirements, considering current industry good practice.



### 3 Review comments

With regard to the Guideline requirements for a PSI, we note the following deficiencies:

- Regulation 3 of the NES requires that a PSI be prepared and certified by a suitably qualified and experienced practitioner(s). A statement confirming that the report has been prepared and certified by suitably qualified and experienced practitioners is required.
- The assessment identifies that there are farm buildings present used for the storage of farm machinery. Typically such buildings are also used for fuel and/or chemical storage. The report notes the buildings were in good condition but does not indicate that any inspection of the building interior or contents was made. The potential for contamination to derive from such materials does not appear to have been addressed.
- The consents review indicates two discharge consents onsite and nearby. The Orion consent presumably relates to stormwater from the recently established substation. There was no note of inspection to confirm the condition of the substation and hence the potential for contamination to derive from that discharge consent. There is no detail regarding the nearby contaminant discharge consent so the potential for contamination on the subject site cannot be assessed.
- Industry good practise is to include a review of historic certificates of title to ascertain previous land owners and associated land use. This was not reported.
- Historic aerials reviewed were only from 1942 and 1984. Ideally, at least one more historic aerial between these dates would be viewed. There is potential for filling of land or structures to be built and demolished etc. within a 42 year period.

In addition to these comments regarding compliance with Guideline requirements, we note for Council's attention the report's comment that it is not clear how the electrical substation is proposed to be incorporated in the proposed plan change and the subdivision for residential land use.

## 4 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

Report certified by a suitably qualified  
and experienced practitioner as  
prescribed under the NES (Soil):



Jared Pettersson

Environmental Consultant (CPEng)

24-May-13  
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