

Selwyn District Council  
PO Box 90  
Rolleston 7643

Attention: Craig Friedel

Dear Craig

## **Preliminary site investigation review - 311 Trents 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:

- Stage 1 Preliminary Environmental Site Report, 311 Trents Road, Prebbleton, Canterbury. Report prepared for Mr D J Anderson by Davie Lovell-Smith, April 2013.

This letter presents the findings of our review. The work has been carried out in accordance with our variation, dated 13 June 2013, to our original proposal of 31 July 2012.

### **2 Background**

We understand that 311 Trents Road, Prebbleton is undergoing a proposed plan change from agricultural to residential land use, Plan Change 41 (PC41). 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). No statement confirming that the report has been prepared and certified by suitably qualified and experienced practitioners has been provided.
- The assessment identifies that there are farm buildings present (location onsite not identified) used for the storage of feed, horse racing equipment and farm machinery. Typically such buildings are also used for fuel and/or chemical storage. The potential for contamination to derive from such materials does not appear to have been addressed.
- Industry good practice is to include a review of property files held by councils. While a LIM review was undertaken, the report does not state that all property files and detailed information are included in the LIM.

The information presented indicates the recommended further investigations relating to the above ground storage tank in proposed Lot 4 are appropriate. However, the scope of investigations may need to be expanded, for example to cover farm buildings, depending on the results of any additional investigations required to complete the PSI investigation, as indicated above.

## 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

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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)

21-Jun-13  
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