

Selwyn District Council
PO Box 90
Rolleston 7643

Attention: Jessica Tuilaepa

Dear Jessica

Preliminary environmental site inspection: review of information - 1535 Main South Road, Rolleston

1 Introduction

Tonkin & Taylor Ltd (T&T) is pleased to provide the results of our peer review of Geoscience Consulting Ltd (GCL) report titled "*Preliminary Environmental Site Inspection – 1535 Main South Road, Rolleston, Christchurch*" dated February 2013.

The work has been carried out as an extension to our proposal dated 31 July 2012 (T&T ref: 53146).

2 Background

It is understood that Dreamtime Limited propose a private plan change for the rezoning of 1535 Main South Road (the site) from an agricultural to residential land use. The GCL report is appended to the plan change application to Selwyn District Council (SDC).

The purpose of the report was to establish the suitability of the land for the intended residential development given the current and historical agricultural land use activities.

Regulation 3 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil) requires preliminary site investigation (PSI) reports 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 (MfE), 2011). This review assesses the compliance of the subject report with the Guideline requirements, considering current industry good practice.

3 Review comments

3.1 General

GCL report on the past land use on site to be agricultural with the presence of two above ground (fuel) storage tanks (AST) on the northern portion of the site in proximity to a number of farm out buildings. No staining was noted at the time by GCL at the tank locations including their dispensing



pumps. From discussions with site owners, as well as other information sources consulted GCL stated there was no evidence of a sheep dip or other such activity is recorded at the site.

GCL reported that the area of the tanks was to remain as residential/agricultural land. The proposed development staging plans submitted with the application indicate that the area of the tanks will be subdivided for residential lots and/or roads. GCL stated if the area of residential/agricultural land use were to change then further investigation would be needed. We concur with this recommendation.

3.2 Assessment against MfE Guideline No.1

An assessment against MfE Guideline No.1 indicated that the GCL investigation and report were undertaken in general accordance with the MfE guidelines, with the following exceptions:

| MfE Guideline minimum information requirements | Review commentary |
|---|--|
| Geographical co-ordinates (NZ map series) and scale bar with site layout plan | Considered minor omissions – other information in the report provide adequate data. |
| On site disposal locations | No information clearly stated about absence or presence of such activities. Present owners have owned property since 1990. |

3.3 Assessment against NES regulations

As the specific details of the proposed development have not yet been fully determined (e.g. soil disturbance volumes etc.), GCL does not outline the activities that are likely to be, or will be, relevant to the development of the site under the NES Soil.

It is evident that site development plans and staging of the subdivision has changed from the time of GCL preparing their report (7 February 2013). Potential soil contamination in the location of the two ASTs should be further investigated and the activity status of any land development activities will be dependent on the findings of this investigation.

4 Conclusion

Based on the results of our review, the GCL preliminary environmental site inspection is generally consistent with the MfE guidelines and NES Soil.

As GCL recommended further investigation should be undertaken as the land use at the location of the fuel storage tanks will change to residential land use. The activity status of any resource consents required for proposed land development activities under the NES Soil will be dependent on the findings of the detailed site investigation.

5 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

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Authorised for Tonkin & Taylor Ltd by:



Mark Morley

Environmental Geologist



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Christchurch Group Manager

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



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