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Ref: 19076

18 November 2019

Selwyn District Council
2 Norman Kirk Drive
Rolleston

**Addendum Report
Preliminary Site Investigation
Hoskyns Road, Kirwee.**

Dear Sir / Madam,

In October 2012 Tasman Environmental Management Ltd (TEM) was commissioned by Bealey Developments Ltd to prepare a Preliminary Site Investigation (PSI) for a property on the eastern side of Kirwee between West Coast Rd (SH 73) and Hoskyns Rd.

Kirwee Central Properties Ltd (KCP) have since purchased approximately 17.8 ha of land from within the original area that was investigated in 2012. The KCP property is primarily located towards the north and west of the original block while Bealey Developments Ltd have retained the land towards the south and east. Figure 1 shows the area that was originally assessed and the land that is now owned by KCP.

KCP are applying for a change to the Selwyn District Plan to rezone the 17.8 ha area shown in Figure 1 from Living 2A to Living 1. The plan change, if successful, will allow for increased density of residential properties, reducing the minimum average size of the allotments from 1 ha to 800 m². This addendum has been prepared to update the original PSI prepared in 2012 and review the findings to ensure it is consistent with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC). The updated report will only consider the land associated with the proposed plan change which is owned by KCP. The land still owned by Bealey Developments is outside the scope of this review.



Figure 1: Aerial image showing the land owned by KCP and the land retained by Bealey Developments Ltd.

TEM has reviewed the original PSI prepared in 2012 and the proposed Private Plan Change application prepared by Baseline Group. The findings of the original PSI will be considered in conjunction with an assessment of a series of aerial photographs taken between 2012 and 2018.

The following aerial photographs (Figures 2 – 6) show the investigation area in 2013, 2014, 2015, 2016 and 2018 respectively.



Figure 2: KCP development area in 2013 (Google Earth)



Figure 3: KCP development area in 2014 (Google Earth)



Figure 4: KCP development area in 2015 (Google Earth)



Figure 5: KCP development area in 2016 (Google Earth)



Figure 6: KCP development area in 2018 (Google Earth)

The aerial photographs show that the area of land being investigated has remained as grazing land since 2012 when the original PSI was prepared. Notable changes occurred between 2014 (Figure 3) and 2015 (Figure 4) when the extension to School Lane was constructed and between 2016 (Figure 5) and 2018 (Figure 6). The trees and hay shed located on the southeast boundary of the property have been removed and development of the residential properties around School Lane has begun. The mixed stand of trees along the western boundary (adjacent to the school) have remained since the 1940s.

A review of the Environment Canterbury database shows that there are no wells or bores located within the investigation area. There are around 61 discharge consents associated with the land area however only 14 of them are current. The majority of them were owned by Bealey Developments Ltd and terminated in 2015. The existing discharge consents are owned by KCP or individual landowners within the investigation area.

A review of Environment Canterbury's Listed Land Use Register (LLUR) dated March 2019 does not identify any potentially contaminated sites within the area of investigation. A copy of the LLUR report is attached to this document.

Based on the original PSI prepared in 2012 and the current assessment, it is considered highly unlikely that there will be a risk to human health if the proposed plan change is to proceed.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Martyn O'Cain
MSc (hons) Environmental Science
PG Dip Business Management
Certified Environmental Practitioner (Contaminated Land)



Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



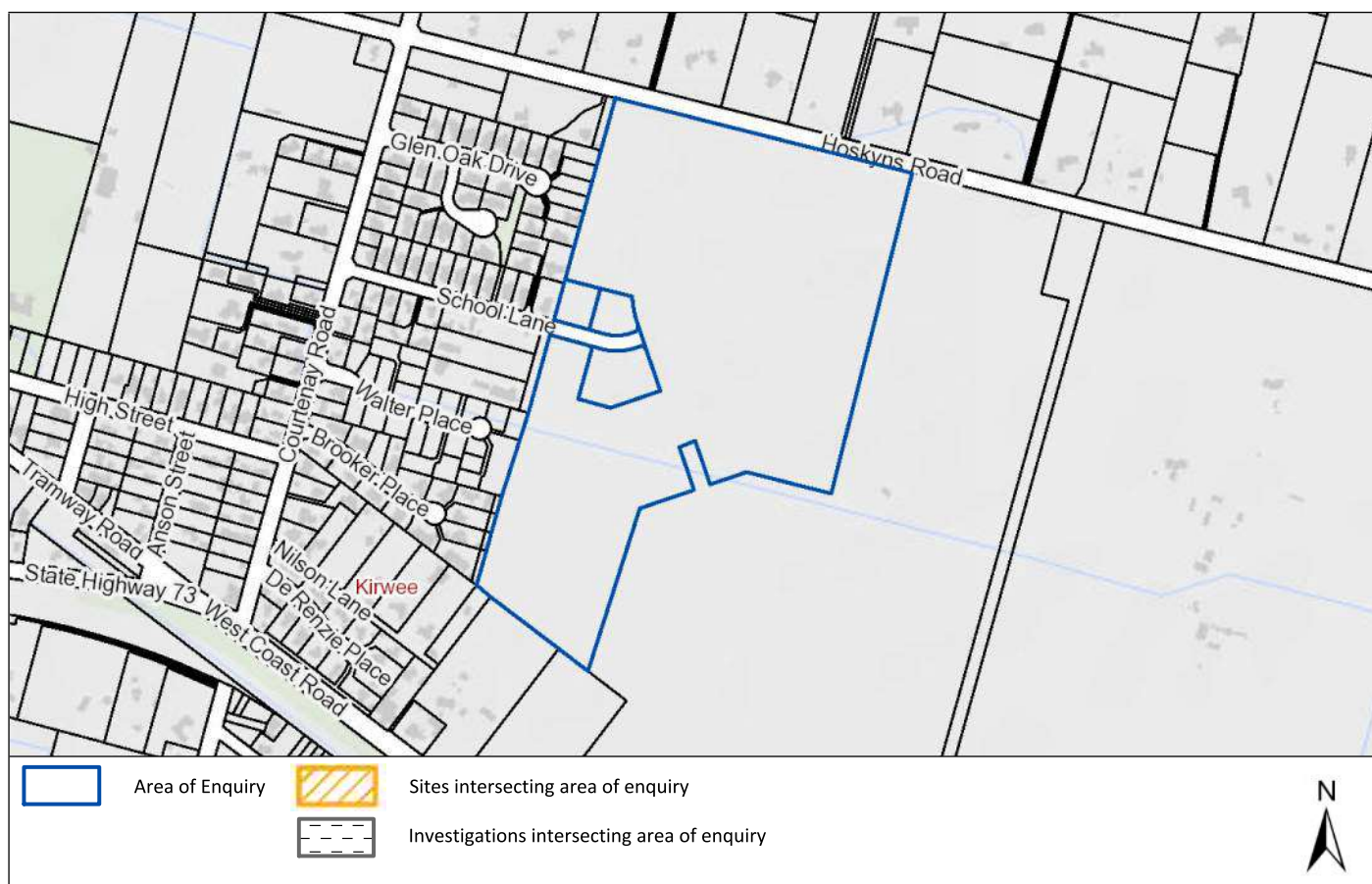
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P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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Date:	20 March 2019	
Land Parcels:	Lot 12 DP 489829	Valuation No(s): 2419019601
	Lot 13 DP 489829	Valuation No(s): 2419019602
	Lot 1000 DP 489829	Valuation No(s): 2419019604
	Lot 1001 DP 489829	Valuation No(s): 2419019605



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ231424.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.