

Memo

Date	07 October 2021
To	Nick Boyes
CC	Jocelyn Lewes
From	Stephen Gardner, Senior Scientist – Contaminated Land, Environment Canterbury

PC69 Peer Review of Preliminary Site Investigation

At the request of Planz Consultants and Selwyn District Council I have reviewed the updated preliminary site investigation (PSI), dated 21 December 2021, undertaken by Coffey Services Ltd for 1491 Springs Road, Lincoln. A previous version of the PSI, dated 19 October, 2020 was submitted to Environment Canterbury for review on the 11th of November, 2020. This memo builds upon advice previously submitted to Selwyn District council on the 11th of November, 2020, and the 22nd of February, 2021.

The updated PSI included an updated map which covered all areas identified as accommodating potential HAIL activities. A known HAIL site had been missed in the earlier version. Based on the report and map I am satisfied that the investigation has adequately identified the potential HAIL activities across the site.

I agree with Table 2 which describes the HAIL activities across the site. I still disagree with the assigned risks given to the activities given that no testing has taken place. However once detailed site investigations have taken place the risk will be clearer in relation to human health, and further action can be taken if necessary.

Mention was made in the updated report of asbestos, and a recommendation was made for building asbestos surveys to occur at a later stage. I agree with this recommendation, and if asbestos is found in a deteriorated state on the exterior of any buildings, then asbestos should be considered as a contaminant of concern in the soil.

I agree that given the age of previous investigations associated with the site, it would be worth undertaking new detailed site investigations based on more modern guidelines and practices.

I reiterate my previous advice in regard to the next steps that should be undertaken, repeated again in the paragraph below. This may not be necessary as part of the plan change however it is critical that further investigation takes place prior to any change of land use, disturbance or subdivision occurring.

I recommend that a Detailed Site Investigation (DSI) takes place over the identified HAIL areas of the site. If the DSI identifies contamination that exceeds the soil contaminant standards for residential use, then a Remedial Action Plan should be created, remedial

works should be undertaken as per the plan, and a Site Validation Report should be submitted to council confirming that the site is suitable for residential use.

In summary, the updated PSI is adequate and has been undertaken in accordance with the Contaminated Land Management Guidelines 1 and 5. The updated PSI has largely addressed previous concerns that I had with version 1 of the report. Any remaining questions regarding potential risks to human health will be addressed in subsequent DSI reports.

A handwritten signature in black ink, appearing to read 'Stephen Gardner', with a stylized, cursive script.

Stephen Gardner

Senior Scientist – Contaminated Land

File reference: IN7C/5612