

19 November 2021

Our ref: Two Chain Road Redevelopment

Two Chain Road Limited
ASB House, 166 Cashel Street,
Christchurch

Attention: Bruce Van Duyn

Dear Bruce

Response to Private Plan Change Request (PC80) - Request for Further Information

A request for further information was received from Selwyn District Council on 9 November 2021.

Tetra Tech Coffey response, specifically to the queries raised (Items 9 and 10) in the Contaminated Land section of the request for further information is provided below.

- 9. Environment Canterbury have undertaken a preliminary review of the PSI included in the application. They note that the site walkover identified a rubbish pit/ burn material and a diesel tank at 139 Two Chain Road. There are no photos or comments on the condition of the diesel tank, just that no staining was observed in the soil. Please clarify the location of these HAIL activities by plotting them on a map (which also allows for them to be added to the LLUR).**

An updated plan identifying the approximate location of the diesel tank and rubbish / burn pit has been attached to confirm these locations.

- 10. Environment Canterbury also note that the PSI included a site walkover at 77 and 139 Two Chain Road, but that a large portion of the site was not visually inspected on site via a walkover. Looking at aerial imagery, there appears to be possible waste disposal to land or burn pile at 7 Two Chain Road that does not appear to have been addressed in this report. There may also be other HAIL activities blocked from view in the aerial imagery which would be identified by a site walkover. Please provide justification for not undertaking a site walkover of the remainder of the site, or provide an updated PSI that includes this.**

Access was only available to 77 and 139 Two Chain Road at the time of the preliminary investigation.

The PSI report is a preliminary report designed to assess if a site will require additional work such as sampling of soils prior to any potential redevelopment within the site. The recommendations within the PSI state:

'The site is considered to be suitable for plan change and subdivision, with any consent granted for the site, conditional on a detailed site investigation (DSI) being carried out prior to any earthworks and or building consents being granted.'

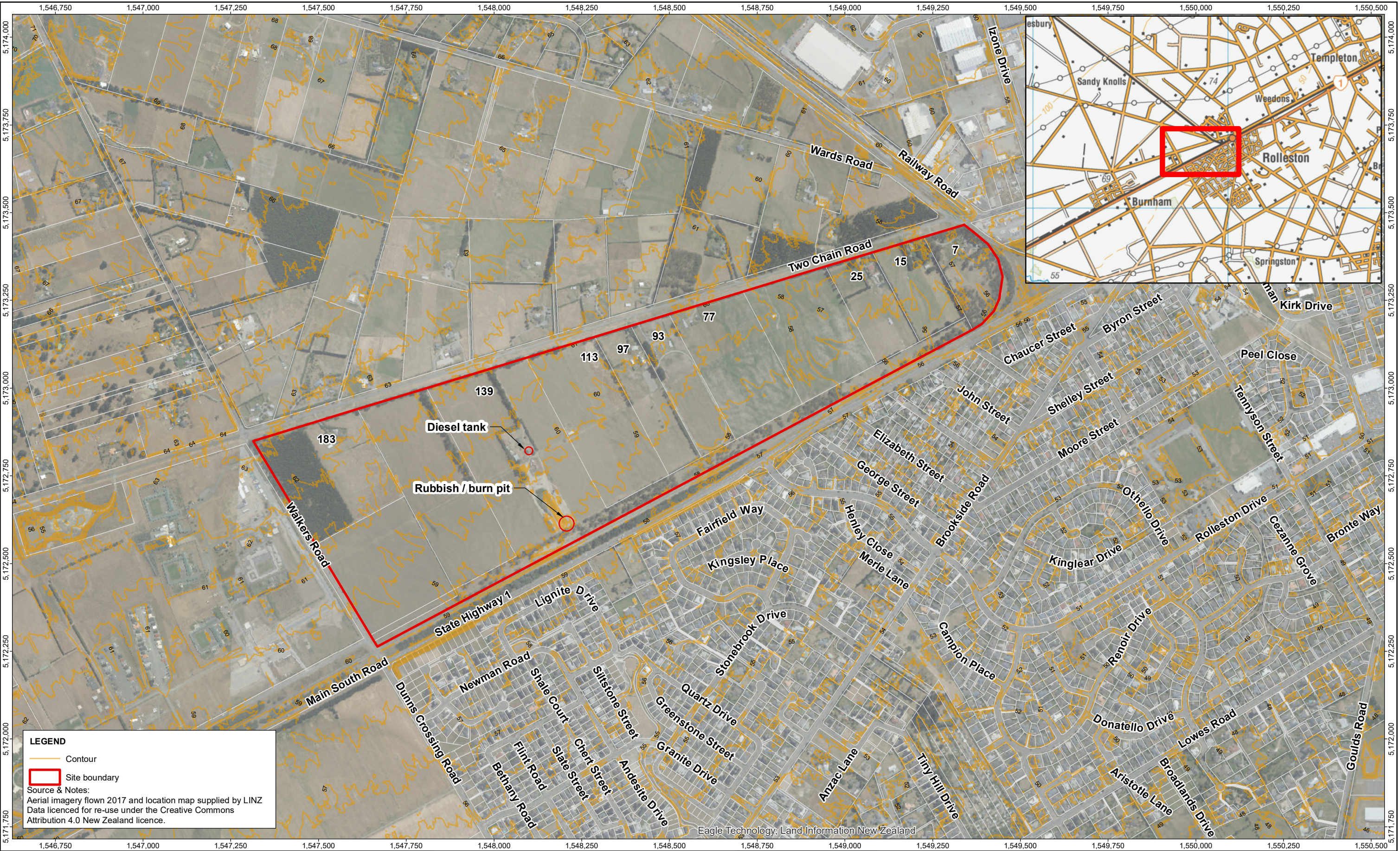
Tetra Tech Coffey recommends soil characterisation samples are taken from across the site with targeted samples at key areas such as former livestock dip locations to create a detailed site investigation (DSI) prior to earthworks consent being granted to ensure elevated contaminants and excessive use of pesticides are not present. '

The creation of a DSI for the site would include sampling of identified potential areas of contamination as well as a walkover of the entire site prior to and during these sampling activities. As such, Tetra Tech Coffey believe that following the creation of the DSI, any contaminated land aspects within the site not identified within the initial PSI report will have been investigated and quantified by sampling.

For and on behalf of Tetra Tech Coffey,



Ray Mayor
Project Environmental Engineer



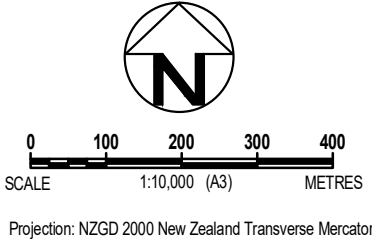
LEGEND

Contour

Site boundary

Source & Notes:
Aerial imagery flown 2017 and location map supplied by LINZ
Data licenced for re-use under the Creative Commons
Attribution 4.0 New Zealand licence.

revision	no.	description			drawn	approved	date
A	1	ORIGINAL ISSUE			RZ	RM	19.11.21



drawn	RZ
approved	RM
date	19.11.2021
scale	AS SHOWN
original size	A3



client:		TWO CHAIN ROAD LIMITED		
project:		7 TO 183 TWO CHAIN ROAD		
title:		SITE LOCATION PLAN		
project no:		773-CHCGE291116	figure no:	01
			rev:	A

MXD ref: 201116_05_CIS001_1