



7 October 2022

Justine Ashley  
Selwyn District Council  
2 Norman Kirk Drive  
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**ROLLESTON 7643**

Dear Justine

## **PROPOSED SELWYN DISTRICT PLAN - CONTAMINATED LAND PEER REVIEW OF EXPERT EVIDENCE - DPR0-136**

### **1.0 Introduction**

Pattle Delamore Partners Limited (PDP) has been engaged by the Selwyn District Council (i.e., SDC) to undertake a contaminated land peer review of submission expert evidence and supporting documentation (e.g., contamination assessment reports) relating to rezoning requests, to the SDC Proposed District Plan, received under **Submission DPR-0136**. For context and in keeping with SDC's requirements, our peer review will focus on DPR-0136 as it relates to the proposed rezoning of land located at 1137 and 1153 Springs Road, Lincoln, Selwyn District (i.e., **the site**) from General Rural Zone (GRUZ) to General Industrial Zone (GIZ). We understand that the area proposed to be rezoned to GIZ is defined as being west of existing high voltage overhead powerlines that traverse both 1137 and 1153 Springs Road, Lincoln.

The purpose of this letter is to provide SDC with feedback from PDP's peer review of the following:

- ✧ DPR-0136 – Stewart, Townsend & Frazer – Evidence of Hollie Griffith, 14 September 2022 and Site contamination risk Preliminary Site Investigation (PSI) Report issued by Momentum Environmental Limited, September 2022.
- ✧ DPR-0136 Stewart, Townsend & Fraser - Addendum to Evidence of Fiona Aston (Planning) (14 September 2022).

Each statement of evidence is discussed separately under Section 2.0, while our conclusions and/or recommendations are provided under Section 3.0.

Note – where we provide feedback or comment on a specific statement made by an expert witness, we have included the specific reference to the section of the evidence to which we refer (e.g., "Paragraph 19"). Only statements of evidence and supporting documents (e.g., investigation reports) have been peer reviewed.

## 2.0 Peer Review

### 2.1 Evidence of Hollie Griffith, 14 September 2022

Hollie Griffith (Ms. Griffith) has prepared contaminated land evidence in the matter of Submission DPR-0136 on the Proposed Selwyn District Plan by Stewart, Townsend and Fraser seeking rezoning of 1137 and 1153 Springs Road, Lincoln, Selwyn District. We understand that Ms. Griffith is an employee of Momentum Environmental Limited (i.e., Momentum). Ms. Griffith's evidence focused on contaminated land matters and was informed by the Momentum PSI Report<sup>1</sup> issued in September 2022. For completeness, the Momentum report has been included in our peer review.

**Note** – The Momentum report included a wider land area than identified for proposed rezoning to GIZ. Only the spatial extent identified for proposed rezoning to GIZ has been considered by our peer review.

Paragraphs 7 to 11 of Ms. Griffith's evidence relied solely on the Momentum report that was prepared by Ms. Griffith. The statements made by Ms. Griffith in her evidence align with the Momentum report. Based on our review of the Momentum report and Ms. Griffith's evidence, we provide the following comments:

- ∴ The PSI captured the spatial extents that relate to land to be rezoned to GIZ and the report appears to have been prepared in accordance with MfE Contaminated land management guidelines No. 1: Reporting on contaminated sites in New Zealand (Revised 2021) and was thorough in terms of the elements that would be expected to be included in a PSI report.
- ∴ We agree with the findings and conclusions of the Momentum report and with the statements provided by Ms. Griffith in their evidence.

### 2.2 Evidence of Fiona Aston, 14 September 2022

Fiona Aston (Ms. Aston) of Aston Consultants Resource Management and Planning (Aston Consultants) has prepared planning evidence in the matter of Submission DPR-0136 for the proposed rezoning of 1137 and 1153 Springs Road (as previously outlined). With respect to contaminated land matters, to which our peer review pertains, we reviewed Paragraphs 19 and 20 of Ms. Aston's evidence. Based on our review of Paragraphs 19 and 20 of Ms. Aston's evidence, we provide the following comment:

- ∴ Ms. Aston's evidence relies primarily on the Momentum report; therefore, comments made with respect to the adequacy of the Momentum report are relevant for Ms. Aston's evidence, where it relates to contaminated land matters.

## 3.0 Conclusion

PDP carried out a peer review of evidential reports related to contaminated land matters under submission DPR-0136 provided by Ms. Hollie Griffith (Contaminated Land) and Ms. Fiona Aston (Planning). Ms. Aston's planning evidence was directly informed by Ms. Griffith's contaminated land evidence. It is our conclusion that the Momentum report, prepared by Ms. Griffith, and the PSI it documents, were carried out in accordance with the MfE CLMG No. 1. We agree with the findings and recommendations provided in the Momentum report and have not found any information to limit rezoning of the land as proposed.

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<sup>1</sup> *Soil Contamination Risk Preliminary Site Investigation Report* – 1153, 1/1153, 2/1153 & 1137 Springs Road and Tancred's Road, Lincoln. September 2022.

#### 4.0 Limitations

This peer review letter has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Selwyn District Council. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

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Yours faithfully,

**PATTLE DELAMORE PARTNERS LIMITED**

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