

## Appendix 6: Joint Witness Statement – FHH (Site Contamination)

**Before a Hearings Panel appointed  
by the Selwyn District Council**

**Under**

the Resource Management Act  
1991

**And**

**In the Matter**

of a submission (DPR-0097) on the  
Proposed Selwyn District Plan by  
Flock Hill Holdings seeking rezoning  
of 10128 West Coast Road, Lake  
Pearson, Selwyn District

## **Joint Witness Statement (Soil Contamination)**

Dated: 17 April 2023

---

## INTRODUCTION

1. In accordance with the directions of the Chair of the Hearings Panel made by email on 28 March 2023 expert witness conferencing on soil contamination matters took place via [Teams] on 17 April 2023.
2. While there is a significant degree of alignment between experts for Selwyn District Council (**Council**) and Flock Hill Holdings (**Flock Hill**), the Section 42A Report for Topic 30.9 raised some relatively minor points of difference and requested some further information.
3. Given this Flock Hill and the Council agreed that it would be valuable and efficient for the relevant experts to work through any remaining points of difference prior to the hearing on 20 April 2023.
4. The following expert witnesses attended the conferencing session (together the **Experts**) and have jointly prepared this Joint Witness Statement:
  - (a) David Robotham on behalf of Flock Hill;
  - (b) Lynette Nugent on behalf of Flock Hill;
  - (c) Elizabeth Stewart on behalf of Flock Hill;
  - (d) Rowan Freeman on behalf of Council; and
  - (e) Jon Trewin on behalf of Council.
5. The Witnesses confirm that the session has been conducted in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and this JWS has been prepared in accordance with Appendix 3 to that document.

## Issues Discussed

6. The focus of the landscape conference was on:
  - (a) the contamination status of the soils in the historical livestock dipping area; and
  - (b) the contamination status of the soils surrounding buildings built before 2000.

## THE ISSUES

### Summary of Matters Agreed

7. After reviewing the documents provided, Mr. Freeman agreed that the potential areas of concern had been identified following industry best practice. Should soil disturbance be required, risks can be managed via the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 as indicated by the evidence and reports submitted. Based on this the potential soil impacts do not impact on the proposed plan change.

### *Status of Historical Livestock Dipping Area*

8. In general, Mr. Freeman agreed with the findings of the reports and that the current soil status does not affect the proposed plan change.

### *Status of Soils Surrounding Buildings Built before 2000*

9. In general, Mr. Freeman agreed with the findings of the reports and that the current soil status does not affect the proposed plan change.

### Summary of Matters Disagreed

10. No matters were disagreed.



David Robotham



Lynette Nugent



Elizabeth Stewart



Rowan Freeman



---

Jon Trewin