

6 August 2013

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Kelvin Back
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ADDENDUM – PRELIMINARY SITE INVESTIGATION, FARINGDON DEVELOPMENT, ROLLESTON, CANTERBURY.

Dear Kelvin

Introduction

In October 2012, Hughes Developments Limited (Hughes) commissioned Golder Associates (NZ) Limited (Golder) to undertake a Preliminary Site Investigation (PSI) (Golder 2012) of the Faringdon subdivision, located in Rolleston, Canterbury. The proposed subdivision covers approximately 70 hectares and generally comprises agricultural land. The site comprises seven lots including: Lot 1 DP 8833, Lot 1 DP 372247 Lot 2 DP 372247, Lot 3 DP 372247, Lot 4 DP 372247, RS 12514 and RS 15710.

Hughes had divided the subdivision into ten stages referred to as Stages 1-9 and the Foster Lot. Stages 1-9 of the subdivision will comprise new residential lots ranging from 400m² to 982m². The Foster Lot is to be retained by the current land owners for private use and therefore does not form part of the proposed residential development.

Hughes contacted Golder in May 2013 to confirm that boundary adjustments to the stages had been made to the initial development plan, submitted with the PSI (as per comms. Kelvin Back May 2013). This letter¹ clarifies the implications of the boundary adjustment.

Background

Subdivision of land and change of land use on potentially contaminated sites are activities that trigger the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES, 2011). Under the NES, changing land use is a permitted activity where it can be demonstrated that it is highly unlikely that there will be a risk to human health from the intended land use. In order to assess the potential risk to human health from the intended land use change, the regulations require that a PSI report is produced.

The PSI (Golder 2012) completed for the site included review of the following: historical aerial photographs, certificates of title, Canterbury Regional Council (CRC) Listed Land Use Register, and the property files held

¹ This letter is subject to Golder's report limitations statement in Attachment 1.



by Selwyn District Council (SDC). A site walk-over and interviews of the former landowners were also undertaken.

The information review indicated that, historically, the area of the proposed subdivision was predominantly used for sheep grazing. A summary of the main findings of the PSI (Golder 2012) are shown in Figure 1 and summarised below:

- Stages 1, 2, 5, 7 and 8 – no areas of potential contamination were identified within these stages of the proposed subdivision.
- Stage 3 – there was a **low** level of risk associated with the storage of vintage vehicles towards the centre of the stage's northern boundary. There was a **medium** level of risk associated with the use of a mobile sheep dip in the vicinity of the sheep pens located in the north-eastern corner of the stage.
- Stage 4 – there was a **low** risk of residual agricultural chemicals being present in surface soils in the north of the stage associated with the intermittent use of pesticides on lucerne and barley. There was a **low** risk of biological contaminants associated with an offal pit situated in the centre of the stage.
- Stage 6 – there was a **low** risk of biological contaminants associated with offal pits situated in the south of the stage.
- Stage 9 – there was a **low** risk of biological contaminants associated with offal pits situated in the south of the stage. There was a **low** risk of lead contamination in soils surrounding the observatory in the south west of the stage.
- On the basis of the PSI (Golder 2012) a detailed site investigation (DSI) for Stages 3, 4, and 9 is required to determine whether site soils are suitable for the proposed end use or whether remediation or management is required. The status of the consent application (i.e., whether controlled, restricted discretionary or discretionary) will be dependent upon the findings of the DSI.
- An Offal Pit Management Plan was recommended to ensure discharges to the environment are minimised and human health is protected if an offal pit was encountered during the redevelopment of the site.

Addendum

The land owner (Fosters) retained 2.7 ha of land referred to as the Foster Lot. The Foster Lot is located in the north of the site, between Stages 3 and 4. On May 1 2013, Hughes contacted Golder to confirm that the land owners had requested a boundary adjustment to increase the Foster lot by 0.6 ha. This land covers an area of approximately 3.3 ha and is formed from land within RS12514 and Lot 1 DP8833 (Figure 2).

The new land annexed to the Foster Lot included the vintage vehicle storage area and sheep pens identified in the PSI (Golder 2012) comprising part of Stage 3. As a result of the boundary adjustment to Stage 3, there are no longer any areas of potential contamination identified within Stage 3. Therefore, Golder concludes that a DSI is no longer required for Stage 3 of the Faringdon subdivision.

References

Golder 2012. Preliminary Site Investigation, Faringdon Subdivision, Rolleston, Canterbury. Report prepared by Golder Associates (NZ) Limited for Hughes Developments, October 2012.

NES 2011. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Yours sincerely

GOLDER ASSOCIATES (NZ) LIMITED



Tom Davies
Environmental Scientist



Terry Widdowson
Senior Environmental Scientist

TD/TW

Attachments: Report Limitations
Figure 1 Boundary Adjustment and Potential Areas of Concern
Figure 2 Lot Descriptions

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Legend
 ○ ○ Boundary adjustment

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