

15 November 2021

Mr Alan Grove
Hughes Developments Ltd
21 Worcester Blvd
Christchurch Central
Christchurch 8013

Dear Alan

RE: Summary of Environmental Investigations Faringdon – Faringdon Oval, Rolleston, Canterbury

(Our Reference: 12903.000.000_119)

1 Introduction

ENGEO Ltd was requested by Hughes Developments Ltd to provide a summary of environmental investigations for the properties at Faringdon Oval Rolleston, Canterbury. The purpose of the letter is to summarise several environmental preliminary site investigation (PSI) and detailed site investigation (DSI) reports previously completed by ENGEO. This document should be considered supplementary to the reports outlined below and the full reports should be consulted for further detail.

2 Site Description

We understand that the Faringdon Oval development is the area bordered by Dunns Crossing Road, Goulds Road and East Maddisons Road to the west of the existing Faringdon Development. The approximate site location is shown in Appendix 1 of this report. ENGEO has previously completed the following environmental reports within this site:

- 3/144 Dunns Crossing Road, Rolleston dated 14 August 2020.
- 108 Dunns Crossing Road, Rolleston dated 8 November 2019.
- 92 Dunns Crossing Road, Rolleston dated 17 December 2020.
- 597 East Maddisons Road, Rolleston dated 3 September 2020.
- 130 Dunns Crossing Road, Rolleston dated 27 May 2021.

3 Environmental Investigation Summary

A summary of the environmental works undertaken to date are included in Table 1 below.

Table 1: Summary of Environmental Works

Address	Phase	Work required
3/144 Dunns Crossing Road	DSI completed – one minor exceedance against NES residential criteria.	Remediation not considered to be required. Topsoil from the site is proposed to be stripped, stockpiled and redistributed across the site which will cause mixing. Targeted remediation not required. Site management plan required. NES consent likely to be required. Asbestos demolition survey for buildings required as constructed pre-2000.
108 Dunns Crossing Road	DSI completed – two areas of concern identified, samples are below NES residential criteria.	Remediation of soils not required. Asbestos demolition survey for hay / implement shed is required as constructed pre-2000.
92 Dunns Crossing Road	DSI completed – three areas of concern identified that require remediation. One additional area potentially present below large radio tower.	Remediation is required prior to development of sheep dip area, waste pit and above ground storage tank. Site management plan required. Unlikely that radio tower or mobile phone tower will be removed during development works therefore potential waste pit under this area is likely to remain <i>in situ</i> and not be investigated. Asbestos demolition survey for buildings required as constructed pre-2000.
597 East Maddisons Road	DSI completed – two areas of concern identified that require remediation.	Remediation of burn pile and lead in soils are required prior to development. Site management plan required. Asbestos demolition survey for buildings required as constructed pre-2000.
130 Dunns Crossing Road	PSI completed – no areas of concern identified and no building built pre-2000.	No remediation work required. Asbestos demolition survey for buildings not required.

4 Environmental Recommendations

Remediation is required at 92 Dunns Crossing Road and 597 East Maddisons Road prior to redevelopment as residential land. Remedial action plans will be required to be written to outline the requirements for remediation, disposal options and validation requirements. A site management plan should also be outlined for 3/144 Dunns Crossing Road due to the presence of heavy metals above the site-specific background levels across the site.

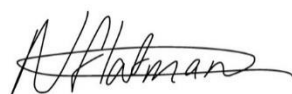
It is recommended due to the age of the buildings present that asbestos demolition surveys are undertaken at 3/144 Dunns Crossing Road, 108 Dunns Crossing Road, 92 Dunns Crossing Road and 597 East Maddisons Road. The Health and Safety at Work (Asbestos) Regulations 2016 state if a building constructed or installed prior to January 2000 requires demolition or refurbishment, a full asbestos survey must be undertaken by a competent person.

5 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Hughes Developments Ltd, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
- iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.
- iv. This Limitation should be read in conjunction with the Engineering NZ / ACENZ Standard Terms of Engagement.
- v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on (03) 328 9012 if you require any further information.

Report prepared by



Natalie Flatman

Environmental Scientist

Report reviewed by

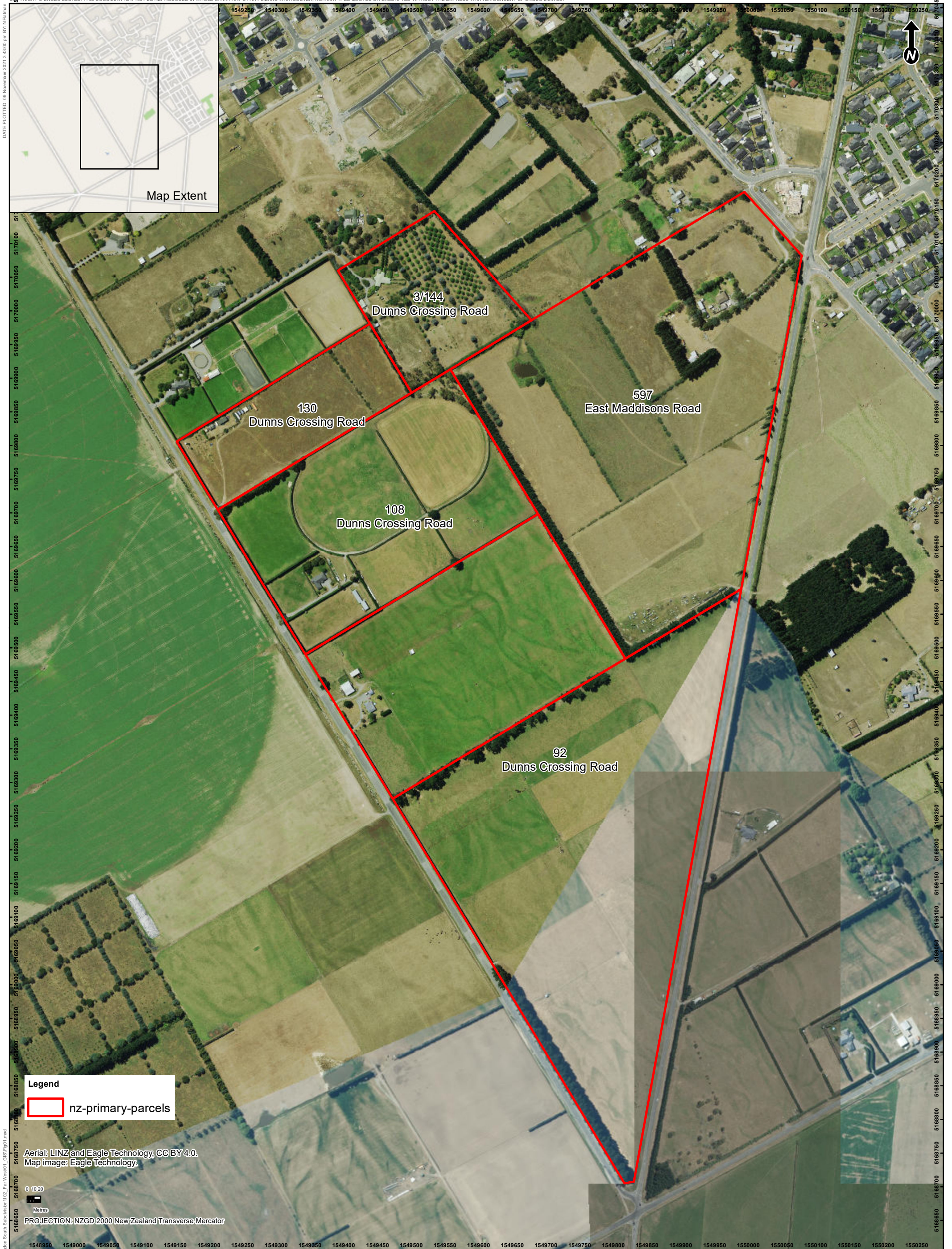


Dave Robotham, CEnvP SC

Principal Environmental Consultant

Attachments:

Figure of Sites



DATE PLOTTED: 09 November 2021 3:43:00 pm BY: N.Fairman

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Map Extent

Legend
nz-primary-parcels

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.

0 10 20
Metres
PROJECTION: NZGD 2000 New Zealand Transverse Mercator



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Title:
Faringdon Oval - Site Location Plan

Client: Hughes Developments Ltd		Figure No: 1 Size: A3
Project: Faringdon Oval	Designed: NF	
	Drawn: NF	
	Checked: DR	
Proj No: 12903.000.000		Scale: 1:5,000
		Revision: A

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