

## Nicholas Law

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**From:** Richard Williams <Richard.Williams@inovo.nz>  
**Sent:** Thursday, 30 November 2023 14:01  
**To:** Nicholas Law  
**Subject:** RE: LUC23/0103 KO 7-15 Church Street - s92 request for further information

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Yellow Category

Hi Nicholas

Thanks for your patience on our response.

### Servicing Conditions

Our civil engineers are happy to work with the conditions suggested/required by Council. They don't have any specific conditions pertaining to this re-development.

### Contaminated Soil Conditions

Our environmental team recommends/volunteers the following:

1. The redevelopment earthworks shall be undertaken in accordance with the controls and procedures detailed in Tonkin & Taylor Ltd's Work Instruction 7-15 Church Street, Ashburton (**WI**) dated October 2023, reference 1018898.2000 v3.
2. After the demolition of the existing dwellings and sheds on site, additional asbestos in soil investigation, e.g. update to the Tonkin & Taylor Ltd Preliminary Site Investigation/Detailed Site Investigation (**PSI/DSI**) dated October 2023, reference 1018898.2000 v2 shall be undertaken to assess their footprints for potential asbestos contamination prior to redevelopment earthwork. This shall include observation for the presence of (potential) asbestos containing materials (**PACM**) in surficial soils post demolition of the structures. If PACMs are observed, the additional asbestos in soil investigation shall include sampling and laboratory analysis, data assessment commensurate to the procedures reported in the PSI/DSI.
3. The additional asbestos in soil investigation shall be undertaken and reported by a suitably qualified and experienced practitioner (SQEP) with respect to contaminated land.
4. The updated PSI/DSI (per Condition X (3)) shall be provided to Ashburton District Council within 10 working days of receiving the final laboratory results.

5. Subject to the updated PSI/DSI findings (re. Condition X (4)), the WI shall be updated to incorporate requisite controls and procedures to manage the ground contamination conditions encountered. The updated WI shall be provided to Ashburton District Council at the same time as the updated PSI/DSI (re. Condition X (3)).
6. A ground contamination work completion report shall be prepared and supplied to the Ashburton District Council, and a copy sent to the Contaminated Land team at the Canterbury Regional Council, within three months of completing the project's earthwork. This document shall record the quantity and destination of the soils disposed offsite, summarise any ground contamination related environmental, and/or health and safety incidents, and summarise the post-earthwork ground contamination conditions.

NB: text in blue font will need editing to capture the actual consent condition numbering.

Please let me know if we can provide any clarification to the above.

Kind regards

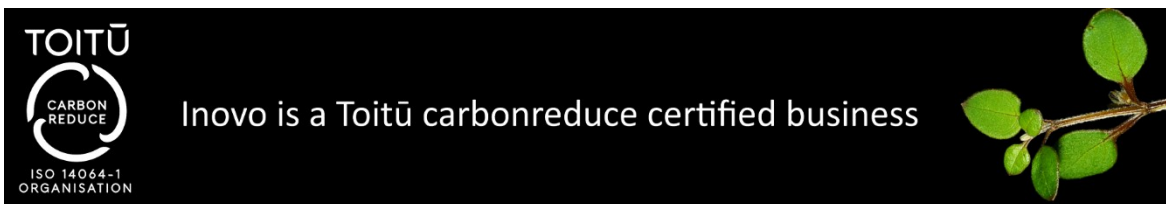
**Richard Williams** | Senior Planner



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**PROJECT PLANNING** | **PROJECT MANAGEMENT** | **LAND DEVELOPMENT**



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**From:** Nicholas Law <[Nicholas.Law@adc.govt.nz](mailto:Nicholas.Law@adc.govt.nz)>

**Sent:** Monday, November 20, 2023 7:39 PM

**To:** Richard Williams <Richard.Williams@inovo.nz>

**Subject:** LUC23/0103 KO 7-15 Church Street - s92 request for further information

Hi Richard,

Thanks for the application LUC23/0103 at 7-15 Church Street.

As I'm sure you are aware the Council has been receiving plenty of interest and feedback from the Community on this project.

I have reviewed the application and require the following additional details/clarifications as part of an RFI:

1. Please confirm whether servicing conditions are volunteered to be included as part of this consent (as per the previous Willow and Dobson Street applications).
2. Please provide a consolidated list of conditions volunteered to address soil contamination and a description of how these will address the site investigation findings and the matters raised by ECAN (as per the previous applications). The provision of a consolidated list will assist myself, the public, and the delegated decision maker to understand the specific mitigations being proposed for this site and the resultant effects on the environment. I have attached a copy of ECAN's advice.

From my reading of the AEE, the PSI/DSI, and the Work Instruction, the following soil conditions are generally being proposed:

*The redevelopment earthworks shall be undertaken in accordance with the controls and procedures detailed in Tonkin & Taylor Ltd's Work Instruction 7-15 Church Street, Ashburton, dated October 2023, reference 1018898.2000 v3, including the controls for working within cell HA5 0 to 0.3 m bgl where the arsenic concentration was recorded.*

*Following demolition of the existing dwellings and ancillary structures on site, a hold point shall occur prior to soil disturbance at their footprints for a competent person to inspect that ACM/asbestos material is not present. If asbestos material is suspected/discovered, no soil disturbance or reworking across the demolition footprint(s) shall occur until further assessment by a SQEP.*

*If Asbestos Containing Material is discovered during earthworks, the contractor shall immediately cease excavation in that area and contact the Contaminated Land Specialist to discuss/confirm handling and disposal requirements.*

*If evidence of unidentified contamination is discovered during earthworks such as stained or odorous soil, ash or charcoal, rubbish or hardfill, then the following shall be implemented:*

- *Excavation and earthworks cease in the area of interest, the area secured to stop people entering where potential contamination was encountered, and then:*
- *Contact a contaminated land specialist for further advice.*

*All contaminated soils removed from the site shall be disposed of at a facility whose waste acceptance criteria would be met, including those soils within cell HA5 0 to 0.3 m bgl.*

*A ground contamination site completion report shall be prepared and supplied to the Ashburton District Council, and a copy sent to the Contaminated Land team at the Canterbury Regional Council, within three months of completing the project's earthwork. This document shall record the quantity and destination of the soils disposed*

*offsite, summarise any ground contamination related environmental, and/or health and safety incidents, and summarise the post-earthwork ground contamination conditions.*

I will extend the processing timeframe to allow you to respond and any discussion to occur, prior to the notification decision steps.

Kind regards,  
Nicholas

Nicholas Law | [Senior Planner](#)

DDI 03 307 7875 | M



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