

CONTAMINATED LAND INVESTIGATION - ASSESSMENT FORM

Reviewer: Simon Beardmore

Date: 16/01/2018

1 Report Details

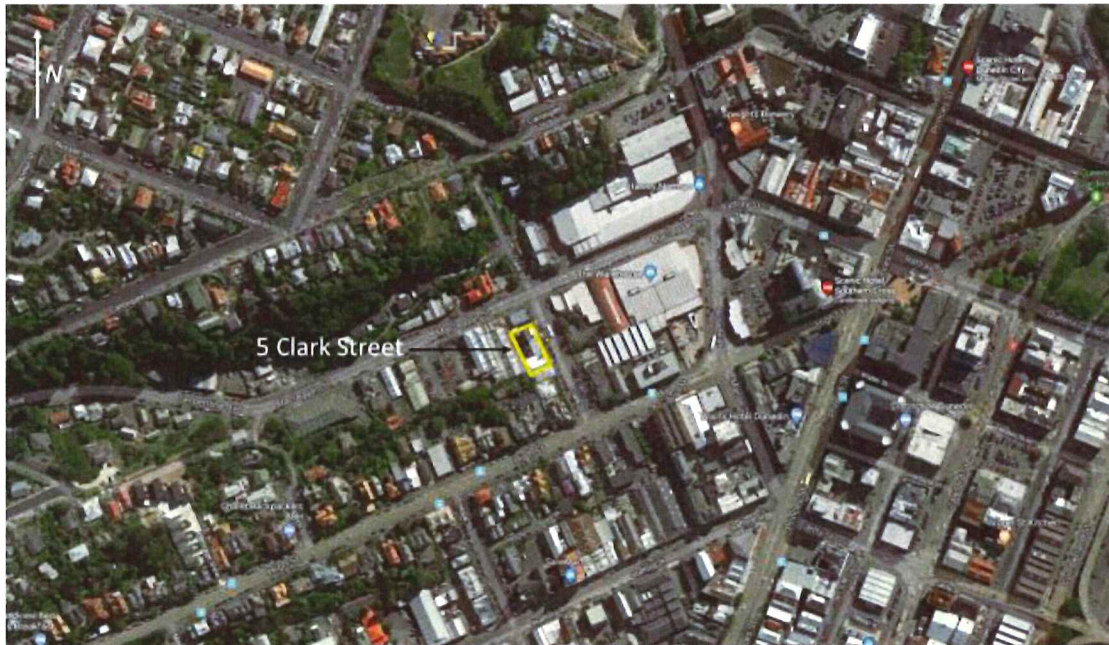
Report Title:	Re: 5 Clark Street, Dunedin - Preliminary Site Investigation
Date Produced:	20 December 2017
Report Author:	Glenn Davis, E3 Scientific Ltd
SQEP Sign-off:	Glenn Davis, E3 Scientific Ltd
Date Received:	15 January 2018
Objective Reference:	A1081142

Background:

McNay Somes Partnership is seeking resource consent to support a non-complying activity to establish a seven-bedroom apartment and reconfigure three existing apartments at 5 Clark Street, Dunedin. The site has a long landuse history including the operation of a funeral home and manufacturing of aluminium joinery. The site is fully paved and will remain so as part of the development.

2 Property Information

Current Owner:	McNay Somes Partnership		
Legal Description(s)	Lot 2 DP 439708		
Territorial Authority:	DCC		
Relevant ORC Consents:	Number	Purpose	Status
	-	-	-



Site Plan from Report

3 Potential Receptors

3.1 Human Health

Current Land Use:	Residential	Comment: Current use residential; however, zoning is industrial.
Current Surface Cover:	Paved	Comment: NA
Proposed Land Use:	Residential	Comment: NA
Proposed Surface Cover:	Paved	Comment: NA
Soil Type(s):	NA	Comment: NA

3.2 Ecology

Nearest Surface Water:	NA	Comment: NA
Surface Water Uses:	NA	Comment: NA
Depth to Groundwater:	NA	Comment: NA
Groundwater Flow Direction:	NA	Comment: NA
Aquifer type:	Not Assessed	Comment: NA
Groundwater Used:	☐ Yes ☒ No	Comment: NA
On-site Eco-receptors critical?	☐ Yes ☒ No	Comment: NA

4 Environmental Site Assessment Summary

4.1. HAIL land uses and Site History Investigation

Land Uses (from HAIL)

Hazardous Activity	Activity Duration Period From	Period To	Whole site or part of site?
A2: Chemical manufacture, formulation or bulk storage	ca 1920	ca 1970	Whole
D5: Engineering workshops with metal fabrication.	ca 1980	-	Whole

Comments:

The site has a long history of development, going back to the 1850's. A range of Victorian land uses are possible, including demolition of existing structures to make way for the current building in the 1920's. The first confirmed land use is for a funeral parlour in the 1920's. Actual storage of embalming chemicals has not been confirmed, but is presumed to have occurred. In the 1980's, an aluminium joinery business operated from the site.

Proposed
HAIL Status:

Verified HAIL

Adjacent Sites (within 100 m):

Site Number	Hazardous Activity	HAIL Status	Contamination Status	Distance / Direction
HAIL.00875.01	F4: Motor vehicle workshops	Verified HAIL	Not Investigated	12 m / N
HAIL.00129.01	G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards	Verified HAIL	Not Investigated	Adjacent / W
HAIL.00787.01	D5: Engineering workshops with metal fabrication.	Verified HAIL	Not Investigated	20 m / W
HAIL.00032.01	D2: Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds	Unverified HAIL	Not Investigated	60 m / W
HAIL.01078.01	F4: Motor vehicle workshops	Verified HAIL	Not Investigated	20 m / E
HAIL.01077.01	A9: Paint manufacture or formulation (excluding retail paint stores)	Verified HAIL	Not Investigated	55 m / E

4.2 Sampling and analysis

Investigation purpose: No sampling took place.

4.3 Risk assessment

Selection of SGV's:	NA
Comparison of results to SGV's:	NA
Overall Comments:	The soils on site have not been investigated, and it is possible, or even perhaps likely, that contaminants are present in soils on site from the known and unknown historic land uses. Given the site will remain sealed, contaminants in the soil that could present a risk to people living in the apartments would only be associated with volatile compounds that can migrate from the soil and into the apartments. The presence of volatile compounds in sufficient quantity to cause an indoor inhalation risk to humans is highly unlikely.
Proposed Contamination Status:	Not Investigated
Proposed Mitigation Status:	Not Required

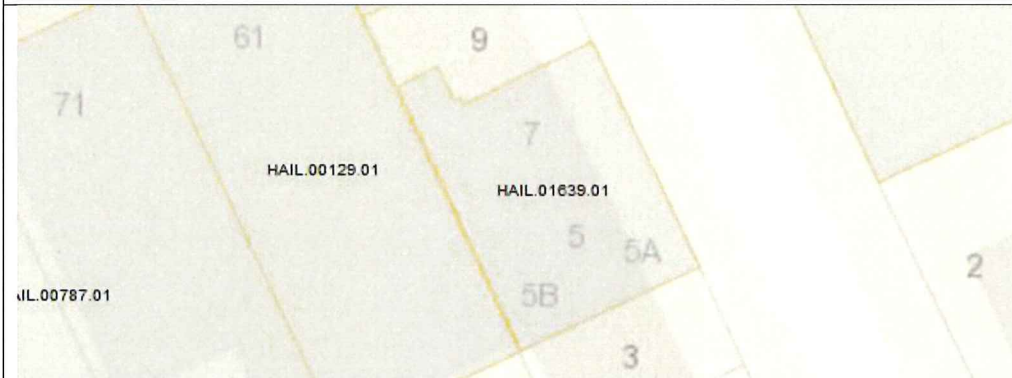
Was contaminated material removed from the site? ☐ YES ☒ NO			
Type:	Volume:	Disposal location	Transport or disposal documentation provided? ☐ Yes ☐ No

5 Conclusions

Conclusions:

The report concludes that it is highly unlikely there is a risk to human health associated with the construction of apartments within the existing building and the activity should be permitted under regulation 8(4) of the NESCS. This is a reasonable conclusion based on the site history and conceptual site model.

As acknowledged in the report, contaminants may be present in soils below the paving, and any soil disturbance will need to meet the permitted activity provisions of the NES. Importantly, this includes returning soils to an erosion resistant state, which in this case should be achieved by re-sealing or capping any areas exposed for services etc.

Site number:	HAIL.01639.01
Site name:	5 Clark Street
HAIL Status:	Verified HAIL
Contamination Status:	Not Investigated
Mitigation Status:	Not Required
	





5 Clark Street

Simon Beardmore
Senior Environmental Officer
Disclaimer

The above decision was based on the information contained in council files and reflects the Regional Council's understanding of the contaminants associated with the site detailed reports received on this date. The Regional Council accepts no liability for any inaccuracy in, or omission from, information provided to it by the land owner or any other party associated with the above mentioned site, or for any information provided by the land owner or any other party associated with the above mentioned site after the date on which the above decision was made.