



16 November 2015

Jason Adams
General Manager
CDL Land New Zealand Limited
PO Box 3248
AUCKLAND

Dear Jason

PRESTONS PARK RESIDENTIAL DEVELOPMENT - RESIDENTIAL STAGE 1(M)

At the request of CDL Land New Zealand Limited, this letter has been prepared by Pattle Delamore Partners Limited (PDP) to provide a brief summary of the site history and soil testing investigations that have been carried out on the Prestons Road residential subdivision, and in particular, in the vicinity of Prestons Park residential Stage 1(M). Plans showing the residential Stage 1(M) development (i.e. south of Prestons Road), within the overall Prestons Park development¹ are appended (i.e. identified by the individual coloured lots).

Prior to the development of Prestons Road residential subdivision, and in particular, Prestons Park Stage 1(M), a site history assessment was carried out, followed by a series comprehensive soil sampling investigations. The purpose of the site history assessment was to determine any likely historical and/or current sources of contaminants (e.g. market garden or orchard pesticide sprays² remaining in soils) that could potentially affect the land for residential land use.

The site history assessment report was prepared by Connell Wagner Limited (*Stage 1 – Environmental Assessment Report, Prestons Road Development Area, Christchurch*, dated August 2008). With regard to the Stage 1(M) residential development, the Connell Wagner report did not identify any obvious possible sources of contaminants (i.e. obvious use of the land for intensive agricultural purposes, such as market gardening and/or orchards) and that the risk level to humans was identified as 'low'. As a prudent approach, Connell Wagner collected a series of 16 surface soil samples from the northern half of the Prestons Park development for laboratory analysis. The results of this investigation showed soil arsenic concentrations in two surface samples slightly above the standard presented in the Ministry for the Environment (MfE, 2011) document entitled *Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health* for residential land use, assuming the consumption of 10% home-grown produce.

Based on the findings of the Connell Wagner report, PDP undertook a series of further soil sampling investigations over the entire Prestons Road development, including within Prestons Park and in particular

¹ Note that Prestons Park has previously been referred to as Prestons South, including environmental site assessment reports previously prepared by PDP.

² Possible historical contaminants associated with these activities include heavy metals and persistent organochlorine pesticides.



residential Stage 1(M). The sampling investigations undertaken by PDP were approved by Environment Canterbury and soils were tested for the most likely contaminants (heavy metals including arsenic, organochlorine pesticides and organonitrogen/organophosphorous pesticides).

As part of the PDP detailed site investigations, the lateral and vertical extents of the arsenic concentrations initially identified in two soil samples following the Connell Wagner investigation were delineated. As a result, PDP supervised the removal of these soils to another part of the residential development, where they were to be temporarily stockpiled on plastic sheeting and grassed prior to relocation within recreational areas of the Prestons Park development. This was because the measured concentrations were sufficiently low that they complied with the MfE criteria for recreational land use.

In summary, the results of the Connell Wagner and PDP investigations undertaken within the residential Stage 1(M) development of Prestons Park have shown that remaining soils comply with New Zealand and international standards/guidelines for residential land use. These standards and guidelines also include residents who grow their own produce, which accounts for up to 10% of their overall diet.

Limitations

This letter has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by CDL Land New Zealand Limited and others (not directly contracted by PDP for the work). PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This letter has been prepared by PDP on the specific instructions of CDL Land New Zealand Limited for the limited purposes described in the letter. PDP accepts no liability if the letter is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

Yours sincerely

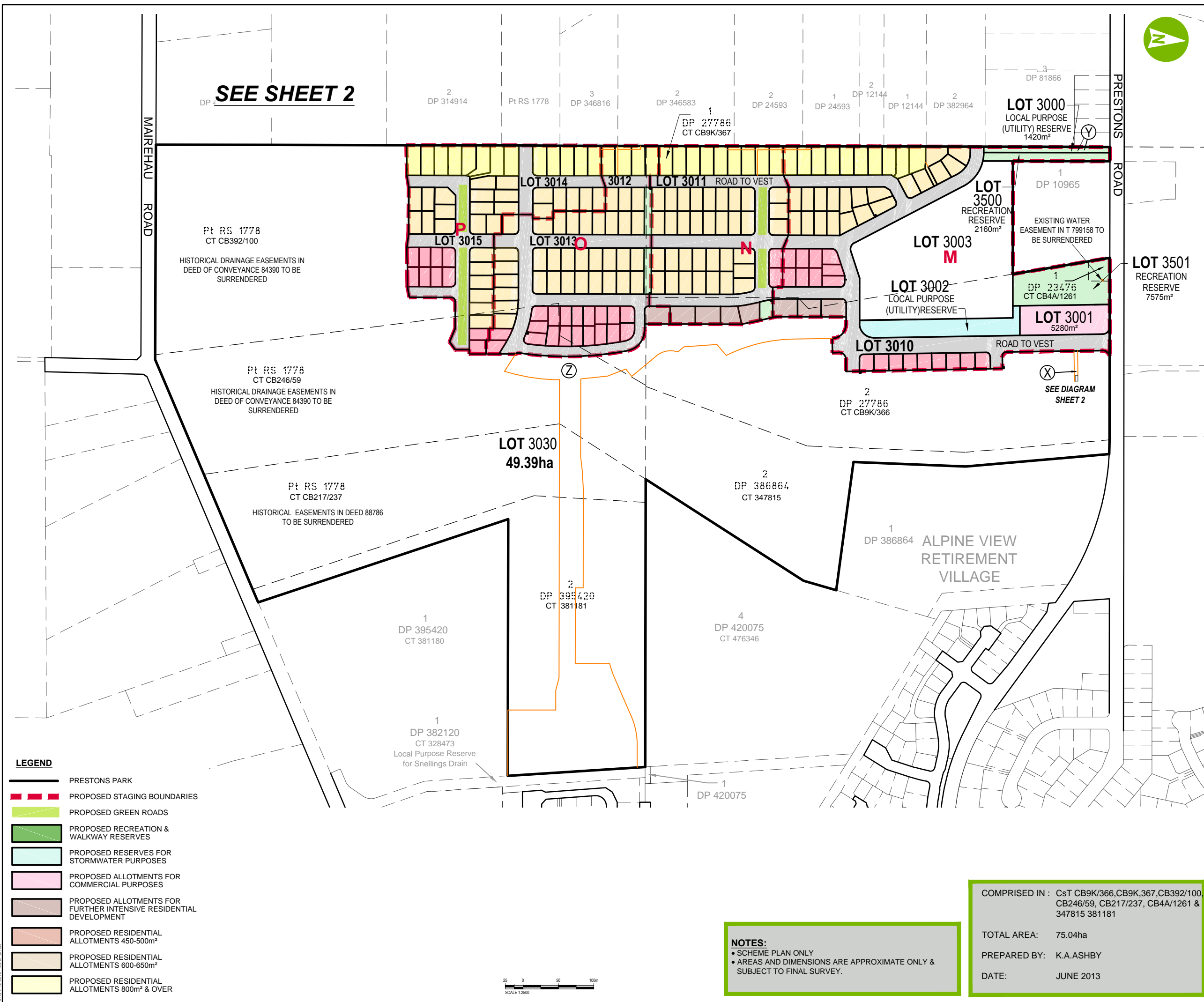
PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Guy Knoyle

Technical Director - Contaminated Land



SEE SHEET 2



- LEGEND**
- PRESTONS PARK
 - PROPOSED STAGING BOUNDARIES
 - PROPOSED GREEN ROADS
 - PROPOSED RECREATION & WALKWAY RESERVES
 - PROPOSED RESERVES FOR STORMWATER PURPOSES
 - PROPOSED ALLOTMENTS FOR COMMERCIAL PURPOSES
 - PROPOSED ALLOTMENTS FOR FURTHER INTENSIVE RESIDENTIAL DEVELOPMENT
 - PROPOSED RESIDENTIAL ALLOTMENTS 450-500m²
 - PROPOSED RESIDENTIAL ALLOTMENTS 600-650m²
 - PROPOSED RESIDENTIAL ALLOTMENTS 800m² & OVER

NOTES:

- SCHEME PLAN ONLY
- AREAS AND DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO FINAL SURVEY.

COMPRISED IN : CsT CB9K/366, CB9K, 367, CB392/100, CB246/59, CB217/237, CB4A/1261 & 347815 381181

TOTAL AREA: 75.04ha

PREPARED BY: K.A.ASHBY

DATE: JUNE 2013

PROPOSED MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT NO	SHOWN	
RIGHT OF WAY & SERVICES	23	A	LOT 24
RIGHT TO DRAIN WATER IN GROSS	3030	Z	GRANTEE CCC
RIGHT OF WAY IN GROSS	3030	X	CHORUS NZ LTD
RIGHT TO CONVEY ELECTRICITY IN GROSS	3000	Y	ORION NZ LTD

SCHEDULE OF PROPOSED EASEMENT			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT NO	SHOWN	
RIGHT OF WAY & SERVICES	151	B	LOT 3 DP 346816
RIGHT TO DRAIN WATER	56	C	LOTS 32,33,55,57,58, LOTS 1 & 2 DP 24593, LOT 2 DP 346583
	57	D	LOTS 32,33,55,56,58, LOT 2 DP 24593, LOT 2 DP 346583
	58	E	LOTS 32,33,55,56,57, LOT 2 DP 24593, LOT 2 DP 346583
	150	F	LOTS 151,152, LOT 2 DP 346583
	151	B	LOTS 150,152, LOT 3 DP 346816, LOT 2 DP 346583
	151	G	LOTS 150,152, LOT 2 DP 346583
	152	H	LOTS 150, 151, LOT 3 DP 346816
	32	I	LOTS 33,55,56,57,58, LOTS 1 & 2 DP 24593,
	33	J	LOTS 32,55,56,57,58, LOTS 1 & 2 DP 24593,
	55	K	LOTS 32,33,56,57,58, LOTS 1 & 2 DP 24593,

ADDITIONAL EASEMENTS MAY BE REQUIRED TO PROTECT SERVICES.



CLIENT

PRESTONS PARK

REV	DATE	REVISION DETAILS	APPROVED
H	02/02/15	EASEMENTS REMOVED	K ASHBY
G	23/01/15	EASEMENT DETAILS, LOTS 3010,3115	K ASHBY
F	08/12/14	UTILITY RESERVES	K ASHBY
E	18/11/14	STAGE N/O BOUNDARY & LOT 3115	K ASHBY
D	22/10/14	STAGING AND EASEMENTS	K ASHBY
C	24/09/14	REISSUE FOR VARIATION	K ASHBY
B	30/04/14	ISSUE FOR CONSENT VARIATION	K ASHBY
A	07/06/13	ISSUE FOR CONSENT VARIATION	K ASHBY

PROJECT

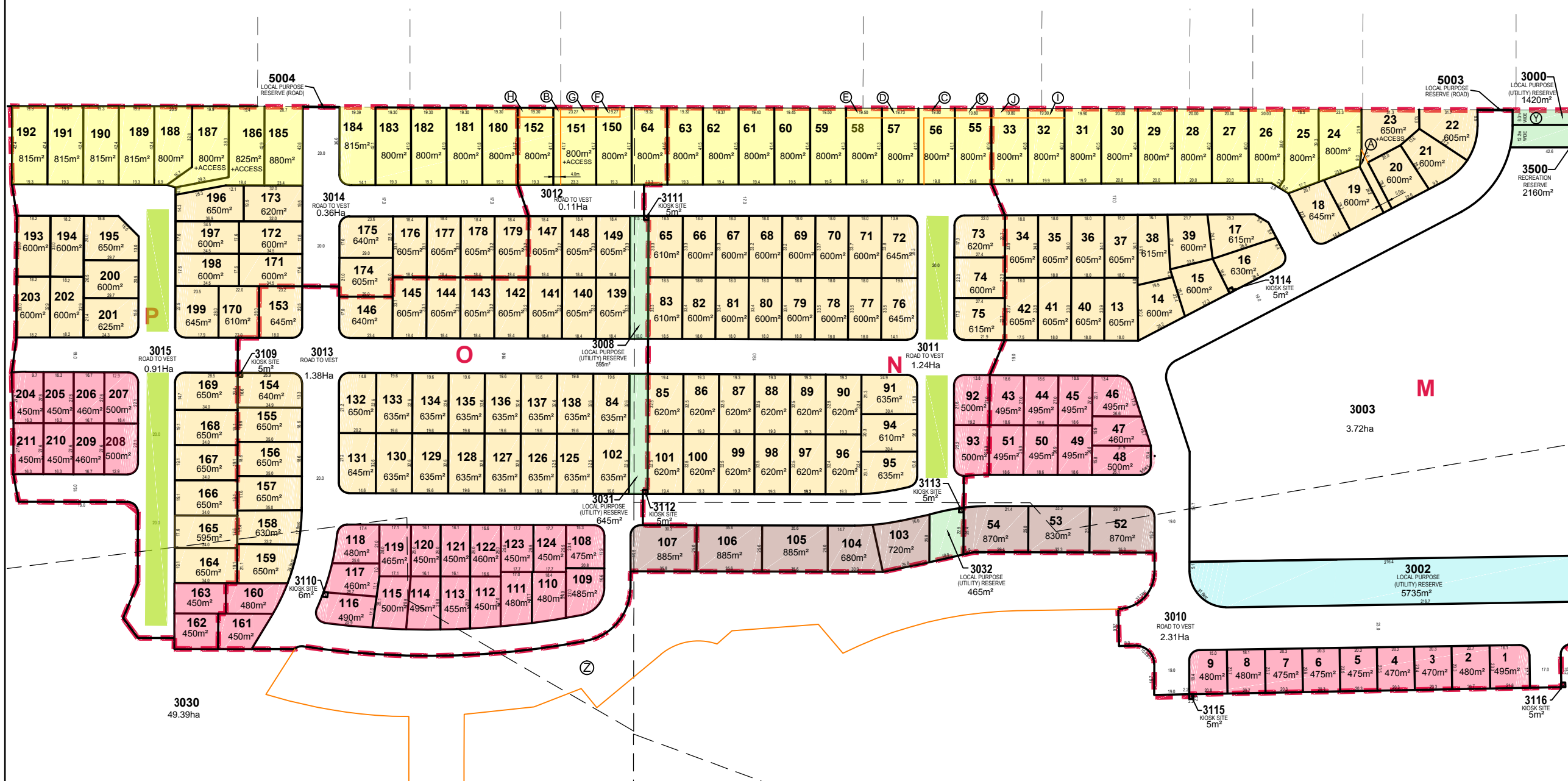
PRESTONS PARK

TITLE

PROPOSED SUBDIVISION OF
PTS RS 1778, LOTS 1 & 2 DP 27786,
LOT 2 DP 395420, LOT 2 DP 386864,
& LOT 1 DP 23476

DRAWN	DESIGNED	FOR CONSENT	
R DAWSON	K ASHBY		
CHECKED		PROJECT No.	
A GREIG		223488	
APPROVED		SCALE	SIZE
K.A.Ashby		1:2500	A1
K ASHBY		DRAWING No.	REV
		SU-MP-S1-SP-01.1	H

TSRS 1778, LOTS 1 & 2 DP 27786



- LEGEND**
- PROPOSED STAGING BOUNDARIES
 - PROPOSED GREEN ROADS
 - PROPOSED RECREATION & WALKWAY RESERVES
 - PROPOSED RESERVES FOR STORMWATER PURPOSES
 - PROPOSED ALLOTMENTS FOR COMMERCIAL PURPOSES
 - PROPOSED ALLOTMENTS FOR FURTHER INTENSIVE RESIDENTIAL DEVELOPMENT
 - PROPOSED RESIDENTIAL ALLOTMENTS 450-500m²
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SHEET 2



CLIENT

PRESTONS PARK

REV	DATE	REVISION DETAILS	APPROVED
H	02/02/15	EASEMENT 1 OVER LOT 32	K ASHBY
G	23/01/15	EASEMENT DETAILS, LOTS 3010, 3115	K ASHBY
F	08/12/14	UTILITY LOTS	K ASHBY
E	18/11/14	STAGE N/O BOUNDARY & LOT 3115	K ASHBY
D	22/10/14	EASEMENTS & STAGING	K ASHBY
C	24/09/14	REISSUE FOR VARIATION	K ASHBY
B	13/06/14	ISSUE FOR CONSENT VARIATION	K ASHBY
A	07/06/13	ISSUE FOR CONSENT VARIATION	K ASHBY

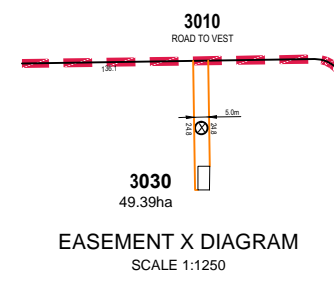
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CHECKED		PROJECT No.	
A GREIG		223488	
APPROVED		SCALE	
K.A.Ashby		1:1250	
DATE 08/08/13		SIZE	
		A1	
K ASHBY		DRAWING No.	
		SU-MP-S1-SP-01.2	
		REV	
		H	



NOTES:

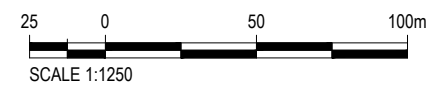
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