



19 February 2019

• Vince Wiggins
Fletcher Residential Limited
810 Great South Road
Penrose
AUCKLAND 1061

Dear Vince,

LOT 1, 90-104 FELTON MATHEW AVENUE, ST JOHNS – SUPPORTING LETTER

1.0 Report Commentary

Following issue of the Preliminary Site Investigation report (PSI) for the above site (PDP, 2019, Lot 1, 90-104 Felton Mathew Avenue, St Johns – Preliminary Site Investigation), PDP were asked to provide further clarification regarding the potential contamination conditions at the above site in the context of the proposed change in land use and any associated further investigation that may be required. Our comment is below:

The PSI report indicates that the potential sources of contamination identified do not preclude the proposed change in land use (from light industrial land to residential land). However, this would need to be confirmed by completing a detailed site investigation to measure contamination levels at the site and to determine which contaminated land management practices (if any) are required to meet the applicable soil contamination criteria. Based on the available information to date it is considered that contamination at the site could be managed under the existing contaminated land management framework for New Zealand (Contaminated Land Management Guidelines 1 - 5, Ministry for the Environment) and the Auckland Area (Auckland Unitary Plan (Operative in Part)).

2.0 Limitations

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

Owing to the limited nature of the PSI (as described in the Objectives and Scope sections), there could be conditions at the site that have not been identified and which have not been considered in the report or in this letter. Thus although the assessment has shown knowledge of possible sources of soil contamination, there is a risk that sources of soil contamination could exist which are not identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

This report has been prepared by PDP on the specific instructions of Fletcher Residential Limited for the limited purposes described in the report. PDP accepts no liability if the report 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 faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Harry Sparkes

Environmental Geologist

Reviewed and Approved by:



Hamish Wilson

Technical Director – Contaminated Land