

Before the Independent Commissioners appointed by the Waimakariri District Council

In the matter of the Resource Management Act 1991 (**the Act**)

And

In the matter of Proposed Waimakariri District Plan

And

In the matter of the submission by Alistair John Dugald Cameron (#180)
seeking the rezoning of land at 2 Auckland Street, Ashley
Village.

Brief of evidence of Gareth Thomas Oddy on behalf of Alistair Cameron

Dated: 04 March 2024

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Evidence of Gareth Thomas Oddy:

Introduction

1. My full name is Gareth Thomas Oddy. I am a Technical Director – Environmental Scientist with Davis Ogilvie & Partners Limited in Christchurch. Davis Ogilvie is a privately owned multi-disciplinary engineering consultancy providing specialist advice regarding civil engineering, geotechnical engineering, structural engineering, planning, surveying and environmental science.
2. I am a Certified Environmental Practitioner Site Contamination Specialist under the CEnvP SC scheme and hold a Bachelor of Science degree in Environmental Management from Sheffield Hallam University and a Master of Science degree in Contaminant Hydrogeology from the University of Sheffield, England.
3. I have 17 years post graduate experience in land contamination assessment, management and remediation, with the majority of that experience gained here in New Zealand.
4. I am familiar with the site and its surroundings having visited the site on 1 September 2023. I also familiar with Alistair Camerons rezoning request of land at 2 Auckland Street, Ashley which I refer to in this evidence as the site.

Code of conduct

5. In preparing my evidence I have reviewed and agree to comply with the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. This evidence has been prepared in compliance with the Practice note. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses, which I will specify. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

Scope of evidence

6. I have prepared a report on the potential for land contamination issues at the site and whether that prevents or requires correcting prior to a land use change in relation to Mr Cameron's submission.

7. This evidence summarises the conclusions of those assessments and the potential for land contamination and the effects this would have with regards to the rezoning request.
8. This evidence is within my area of expertise and has relied upon information provided by Waimakariri District Council in the form of property file information and by Environment Canterbury in the form of a Listed Land Use Register (LLUR) property statement.
9. My report has been included as Appendix 8 to the planning evidence of Peter Lloyd Glasson.

Summary of evidence

10. The report at Appendix 8 constitutes my evidence and includes my methodology, assumptions and conclusions.
11. In summary my conclusions are:
 - 1.1. This assessment has identified overall the land has not been used for hazardous activities or industrial land uses and no 'HAIL' are considered as are more likely than not to have occurred at the site.
 - 1.2. An area of minor soil contamination has been identified in an area in the north of the site and is likely to be related to lead based paint on the former farm residence. Lead based paint contamination associated with residential buildings is not described in the MfE HAIL Guidance (2023) and therefore the soil contamination associated with this activity are not considered to be a HAIL and trigger the NES Regulations. The suspected area of soil contamination is likely to be localised and present in and around former farm structures in the north of the site and the likelihood for this to have caused widespread significant soil contamination at the site is considered to be low.
 - 1.3. Soil sampling and laboratory analysis of those samples from within the identified farm building footprint area has indicated soil containing concentrations of heavy metals above background values and residential standards. This soil will require remediation prior to bulk earthworks and the change of land use to residential. Overall remediation of this area of the site is relatively straightforward given the small scale and accessibility. Remedial earthworks could be completed as a

permitted activity given the small scale and therefore are not considered to require a separate NES resource consent (for soil disturbance and disposal).

- 1.4. In accordance with Regulation 8(4), the proposed subdivision activity and change of land use is considered to be a permitted activity as it is considered highly unlikely that soil contamination at the site presents an unacceptable risk to human health for future residential receptors.

A handwritten signature in black ink, appearing to read 'G. Oddy', with a stylized flourish extending from the end.

Date: 4 March 2024

Gareth Oddy