

ADP - Momentum Land, Kaiapoi

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Date	Version No	Description	Prepared By	Approved by
September 2022	V1	ADP for Momentum Land, Kaiapoi	Mark Morley	Grant Lovell
December 2023	V2	Update of block descriptions	Mark Morley	Anna Sleight

Introduction

Tonkin & Taylor Ltd (T+T) has been engaged to prepare these *accidental discovery procedures for ground contamination* (ADPs) for Momentum Land Ltd (MLL) to support the proposed redevelopment of four blocks of land collectively referred to in this ADP as *the site* (see Figure 1). MLL proposes to redevelop the site for residential land use.

These procedures have been prepared in accordance with T+T variation orders 3 and 5, dated 13 July 2022 and 27 March 2023 respectively.

This document has been prepared for the exclusive use of our client Momentum Land Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.



Figure 1: The site (source ESRI (not to scale)).

Purpose of These Procedures

The objective of this ADP is to provide the Contractor with initial steps to implement if suspected ground contamination conditions are encountered during project earthworks. Depending on the conditions, specific controls may need to be prepared and documented under separate cover by the Contaminated Land Specialist.

Existing Information

A preliminary site investigation (PSI) report has been prepared for the site¹. The PSI summarises the history, current site activities for each block individually with respect to ground contamination issues and likely contaminants of concern, as well as a preliminary conceptual site model for the blocks.

Roles and Responsibilities

The following key roles and responsibilities will apply to the implementation of these ADPs:

- Momentum Land Ltd – Client, landowner and resource consent holder for the site’s development, development earthworks, etc.
- Contractor – Party undertaking the development earthworks (including sub-contractors) and responsible for the implementation of these procedures.
- Contaminated Land Specialist – Specialist advice to project if suspected ground contamination is encountered, including potentially undertaking soil sampling, scheduling laboratory analysis, and assessing data.
- Waimakariri District Council and Environment Canterbury – Resource consent authorities for the project earthworks.

Indicators of Potential Ground Contamination

During development earthworks, the Contractor shall be vigilant for the following potential indicators of ground contamination (*list not exhaustive*):

- Changes in content, particularly if man-made materials are present (e.g. concrete, brick, burnt materials, timber, glass, drums and containers etc.).
- Fragments of possible asbestos containing materials (e.g. cement sheeting, corrugated sheeting, pipework).
- Stained and/or odorous materials (e.g. oils).

If suspect materials are encountered, stop work disturbing them while advice is sought (see below).

First Response Procedures

The following is a “first response” checklist for the Contractor to follow should visual or olfactory evidence of contamination be encountered during the project earthworks. These checklists are to be prepared and shall be implemented to ensure any ground contamination is appropriately contained while decisions about its management are being undertaken.

¹ T+T reference 1019317.1000v4 – Preliminary Site Investigation (Ground Contamination) – Momentum Land, Kaiapoi, (November 2023).

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First Response Checklist:	
Stop work within 10 m of the suspect contamination discovery and isolate the area by taping, coning or fencing off.	<input type="checkbox"/>
Advise the Contractor's Site Manager. Site Manager shall inform Momentum Land Ltd and/or Project Manager and the Contaminated Land Specialist.	<input type="checkbox"/>
Contaminated Land Specialist shall assess suspect materials and the appropriateness of procedures for their control.	<input type="checkbox"/>
Update the site Hazard Board and prevent access to the area by unnecessary personnel.	<input type="checkbox"/>
If degraded asbestos containing materials and/or friable asbestos is observed provide P2 dust masks (minimum) to all staff who need to enter the isolation area while it is being secured and assessed by the Contaminated Land Specialist.	<input type="checkbox"/>
If odours are present minimise the disturbance of the suspect materials, cover the material with non-odorous soil or hay/straw and lime to prevent nuisance odour.	<input type="checkbox"/>
The Contaminated Land Specialist to attend site, observe conditions, and advise requirements for specific controls if appropriate.	<input type="checkbox"/>
Limit potential for uncontrolled discharge of materials by: <ul style="list-style-type: none"> • Implement basic dust controls. • Contain surface water/sediment including separating/prevent mixing of clean and suspect contaminated water. 	<input type="checkbox"/>
Implement monitoring measures if contaminated soil or groundwater is confirmed by the Contaminated Land Specialist	<input type="checkbox"/>

Investigation and Assessment

Ground contamination investigation by the Contaminated Land Specialist shall follow the procedures of the following guidance (most current at the time these ADPs are being implemented):

- Ministry for the Environment:
 - Contaminated Land Management Guideline #1 – Reporting on Contaminated Sites in New Zealand (revised 2021).
 - Contaminated Land Management Guideline #5 – Site Investigation and Analysis of Soils (revised 2021).
- BRANZ – New Zealand Guidelines for Assessing and Managing Asbestos in Soil (2017).