

8th September 2025

Kypros Kotzikas

Aphrodite Limited / Kypros Kotzikas c/o Fox and Associates Limited
kk@unitedfisheries.co.nz (Via Email)

Attention: **Lot 21 Owners**

Project Ref: #2110543

Letter Ref: E-LTR-G-009

275 Highsted Road Successfully Remediated to National Environmental Standards for Contaminants in Soil to Protect Human Health (NES-CS 2011)

Prior to subdivision-related earthworks the 3.2 hectares at 275 Highsted Road were mostly covered by lawn and surrounded by trees. An old (pre1940s) dwelling was near Highsted Road and a large house (built between 2005 and 2010) was in the central part of the site (Figure 1).



Figure 1: Pre-development site coverage of 3.2 ha at 275 Highsted Road.

Soil investigations recorded elevated lead concentrations in topsoil around the old farmhouse and associated outbuildings; the lead was most likely from repeated sanding and re-application of lead-based paint. In the western part of the site, arsenic was recorded in concentrations above 20 mg/kg, which is the national standard for residential land use to protect human health. It is not known whether the arsenic has naturally accumulated in pre-historic swamps, if it is from rabbit poisoning or insecticide application sometime in the first half of last century. Either way:

Comprehensive remedial earthworks have removed all contaminated soil and a peer-reviewed Site Validation Report confirms that all soil is safe for residential land use and safe to remain on site.

In case the proposed development requires topsoil to be removed from the site, it can be disposed of as cleanfill.

Yours faithfully



Jens Zollhofer

Senior Environmental Scientist

PhD, CEnvP, SQEP

P: 03 379 8600, M: 0210 477 981

find better ways.

11th September 2025

Kypros Kotzikas

Aphrodite Limited / Kypros Kotzikas c/o Fox and Associates Limited
kk@unitedfisheries.co.nz (Via Email)

Attention: Owners Lots **1 – 3, 5 – 20, 22- 27, 29 – 31, 33 – 35, 37- 41, 45**

Project Ref: #2110543

Letter Ref: E-LTR-G-008-Rev.B

275 Highsted Road Successfully Remediated to National Environmental Standards for Contaminants in Soil to Protect Human Health (NES-CS 2011)

Prior to subdivision-related earthworks the 3.2 hectares at 275 Highsted Road were mostly covered by lawn and surrounded by trees. An old (pre1940s) dwelling was near Highsted Road and a large house (built between 2005 and 2010) was in the central part of the site (Figure 1).



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Soil investigations recorded elevated lead concentrations in topsoil around the old farmhouse and associated outbuildings; the lead was most likely from repeated sanding and re-application of lead-based paint. In the western part of the site, arsenic was recorded in concentrations above 20 mg/kg, which is the national standard for residential land use to protect human health. It is not known whether the arsenic has naturally accumulated in pre-historic swamps, if it is from rabbit poisoning or insecticide application sometime in the first half of last century. Either way:

Comprehensive remedial earthworks have removed all contaminated soil and a peer-reviewed Site Validation Report confirms that all soil is safe for residential land use and safe to remain on site.

Unfortunately, safe for human health does not mean that soil can be disposed of as cleanfill: in case topsoil will need to be removed from Lots 1 – 3, 5 – 20, 22- 27, 29 – 31, 33 – 35, 37- 41, 45 the soil can be disposed of as managed fill at Wheatsheaf Landfill, 48 Selwyn Rd, Christchurch.

Yours faithfully



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kk@unitedfisheries.co.nz (Via Email)

Attention: Owners of **Lots 4, 28, 32, 36, 42 – 44, 46 – 48**

Project Ref: #2110543

Letter Ref: E-LTR-G-007-Rev.D

275 Highsted Road Successfully Remediated to National Environmental Standards for Contaminants in Soil to Protect Human Health (NES-CS 2011)

Prior to subdivision-related earthworks the 3.2 hectares at 275 Highsted Road were mostly covered by lawn and surrounded by trees. An old (pre1940s) dwelling was near Highsted Road and a large house (built between 2005 and 2010) was in the central part of the site (Figure 1).



Figure 1: Pre-development site coverage of 3.2 ha at 275 Highsted Road.

Soil investigations recorded elevated lead concentrations in topsoil around the old farmhouse and associated outbuildings; the lead was most likely from repeated sanding and re-application of lead-based paint. In the western part of the site, arsenic was recorded in concentrations above 20 mg/kg, which is the national standard for residential land use to protect human health. It is not known whether the arsenic has naturally accumulated in pre-historic swamps, if it is from rabbit poisoning or insecticide application sometime in the first half of last century. Either way:

Comprehensive remedial earthworks have removed all contaminated soil and a peer-reviewed Site Validation Report confirms that all soil is safe for residential land use and safe to remain on site.

Unfortunately, safe for human health does not mean that soil can be disposed of as cleanfill: in case topsoil will need to be removed from Lots 4, 28, 32, 36, 42 – 44, 46 – 48, it can be disposed of at Burwood Landfill.

Yours faithfully



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