

BEFORE THE PANEL CONVENER

FTAA-2603-1186

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)

IN THE MATTER of an application by **Ridgeburn Limited** for approvals under the FTAA for a referred project, Ridgeburn (“**Application**”)

STATEMENT OF JAMES JACKSON REGARDING QUALIFICATIONS AND EXPERIENCE

22 JUNE 2026

STATEMENT OF JAMES JACKSON REGARDING QUALIFICATIONS AND EXPERIENCE

1. My full name is James Jackson. I am a Director and Senior Environmental Engineer at Springline Limited, based in Christchurch, New Zealand.
2. Along with my colleagues Max Nightingale-McMahon, I prepared the report Detailed Site Investigation – 122 Morven Ferry Road dated 28th January 2026 (“**the Report**”) regarding contaminated land aspects of the application under the Fast Track Approvals Act 2024 (“**FTAA**”) by Ridgeburn Limited (“**the Applicant**”) for the Ridgeburn proposal (“**the Application**”). The Report was written by Max Nightingale-McMahon, reviewed by Natasha Nightingale-McMahon, and authorised by me. It was lodged as part of the Application on behalf of the Applicant. I am authorised to make this statement on behalf of Max Nightingale-McMahon, who have confirmed its accuracy to me.
3. I have the following qualifications and experience relevant to the matters addressed in the Report:
 - (a) Masters in Earth Sciences (MESci)
 - (b) 12 years industry experiences as a Contaminated Land Engineer.
4. The relevant qualifications and experience of my colleagues Max Nightingale-McMahon are set out in **Attachment A** and **Attachment B** respectively to this supplementary statement.
5. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that:
 - (a) We have read the Expert Witness Code of Conduct set out in the Environment Court’s Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Except where we state that we are relying on material provided by another person, the Report is within our collective areas of expertise.
 - (c) We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.

6. I make the following observations with reference to the requirements of the Code of Conduct regarding the scope of the Report, the analysis and assessment undertaken by me, and the content of the Report:
- (a) The Detailed Site Investigation (DSI) Report was prepared as a targeted investigation in accordance with the scope described in the Report and relevant contaminated land guidance. Certain identified features, including the underground storage tank and offal pit, could not be directly investigated due to access constraints and were identified as requiring further assessment during future earthworks. The Report includes recommendations for additional investigation and management where appropriate.
 - (b) The 'Preliminary Screening for Naturally Occurring Arsenic' Report was prepared as a preliminary screening assessment to evaluate the potential presence of naturally occurring geogenic arsenic and to inform preliminary earthworks and soil management planning. The assessment was based on a limited preliminary sampling programme and was not intended to provide a detailed delineation of the extent of naturally enriched soils. The Report recommends further investigation to confirm provenance, extent, and implications for soil management and disposal planning.
7. While the Report is subject to a standard disclaimer stating that the report is not for use by persons other than the Applicant, I can confirm that the Report can be relied upon by the Panel and participants for the purposes of considering the Application under the FTAA.

DATED this 22nd day of June 2026



[James Jackson – Senior Environmental Engineer]

James Jackson

Director, Senior Environmental Engineer

MESci, CEnvP

Experienced environmental and contaminated land professional with a background in civil construction and a proven track record of delivering complex, multidisciplinary contaminated land and remediation projects. Experienced in working with developers, contractors, consultants, and regulatory authorities to achieve successful project outcomes while balancing environmental, technical, and commercial considerations.

Areas of Experience

- Contaminated land assessment, management and remediation
- Waste management and soil disposal
- Environmental management
- Earthwork supervision
- Regulatory and environmental compliance
- Erosion and sediment control
- Civil construction
- Project management
- Environmental Due Diligence

Employment History

Springline Ltd

Christchurch, NZ

Director

March 2025 – Present

Co-Founder and Director of Springline, an environmental consultancy specialising in contaminated land, environmental management, and soil management services. Responsible for business strategy, client relationships, technical leadership, project delivery, financial management, and company growth. Provides specialist environmental advice to developers, contractors, consultants, and local authorities across a wide range of civil construction, infrastructure, and land development projects. Leads the delivery of environmental investigations, management plans, remediation projects, consenting support, and waste management solutions across New Zealand.

Kirk Roberts Consulting Ltd

Christchurch, NZ

Environmental Manager, Associate

Oct 2022 – March 2025

Department Manager responsible for leading the Contaminated Land division, including project delivery, business development, financial performance, team leadership, staff mentoring, and maintaining technical and quality standards across the department. Responsible for strategic growth of the service line and development of key client relationships across the civil construction, infrastructure, and land development sectors.

Senior Environmental Consultant

Jan 2020 - March 2025

Lead environmental consultant responsible for the delivery of contaminated land assessments, environmental investigations, remediation projects, earthwork management, and regulatory compliance services. Worked closely with geotechnical and civil engineering teams to provide practical environmental solutions for land development, infrastructure, commercial, industrial, and public sector projects throughout New Zealand.

Environmental Consultant

Jan 2016 - Jan 2020

Environmental consultant responsible for delivering contaminated land investigations, remediation projects, environmental assessments, and construction support services. Worked closely with senior engineers and project teams to manage field investigations, technical reporting, regulatory compliance, and stakeholder engagement across a range of land development and infrastructure projects.

Delta Simons Environmental Consultants Ltd

Lincoln, UK

Graduate Geo-Environmental Engineer

Nov 2013 – Dec 2015

Graduate consultant involved in contaminated land investigations, remediation projects, and geo-environmental assessments across a range of industrial, commercial, and brownfield redevelopment projects. Developed experience in site investigations, environmental data interpretation, risk assessment, and technical reporting.

CONTACT

LOCATION

Christchurch, New Zealand

YEARS OF EXPERIENCE

12

CURRENT POSITION

Director

PROFESSIONAL CERTIFICATION

Certified Environmental Practitioner (CEnvP) – Australia & NZ

QUALIFICATIONS

MESci Geology, University of Liverpool, UK, 2009 – 2013

PROFESSIONAL AFFILIATIONS

Australasian Land and Groundwater Association (ALGA) – Member

WasteMINZ - Member

RELEVANT TRAINING

WasteMINZ Conferences, Workshops, and Webinars, 2022 – 2026

Australasian Land and Groundwater Associated (ALGA) Conferences, Workshops, and Webinars 2017 – 2026

IML Leadership Essentials Program, 2023

Erosion and Sediment Control Training. ECAN, 2023 & 2025

Negligence & Liability for Engineers. Engineering NZ, 2021

Project Management for Engineers. Engineering NZ, 2021

Health and Safety in Leadership. SiteSafe, 2020

Contract Law for Non-Lawyers. Engineering NZ, 2020

Asbestos Awareness Training. TriEx, 2017

Environmental Soil Analysis – Laboratory Awareness. Chemtest (UK) 2015

British Standards of Geotechnical Soil and Rock Logging. Equipe Group (UK) 2015

Theory and Practice of In-Situ Testing. Equipe Group (UK) 2015

Project Experience

Burlington Retirement Village, Christchurch (2025-2026)

Client: Burlington Village / Taggart (Main Contractor)

Role: Lead Environmental Engineer

Lead environmental engineer providing earthwork supervision and soil disposal management services for the development of Burlington Retirement Village. The project involved managing naturally elevated concentrations of geogenic arsenic within native silt soils through detailed soil characterisation, laboratory testing, and XRF screening. A pragmatic soil management approach was implemented to maximise cleanfill recovery, minimise disposal requirements, and deliver significant cost savings to the project.

Responsibilities included: earthwork supervision, soil characterisation and disposal testing, XRF screening, waste management and disposal coordination, contractor support, and provision of environmental management and disposal guidance throughout construction.

Grace Vineyard Church – Tuam Street, Christchurch (2025 – 2026)

Client: Grace Vineyard Church / Taggart (Main Contractor)

Role: Lead Environmental Engineer, Site Engineer

Lead environmental engineer for the redevelopment of a former commercial and light industrial site in central Christchurch. The project involved detailed site investigations, remediation planning, asbestos delineation works, and management of lead-contaminated soils. A remediation strategy incorporating in-situ cement stabilisation was implemented to address leachable lead contamination and support cost-effective disposal outcomes.

Responsibilities included: site investigations, remediation planning, asbestos investigations, earthwork supervision, soil characterisation and disposal testing, waste management coordination, contractor support, and environmental compliance services.

KiwiRail Hillside Road, Dunedin (2021-2024)

Client: KiwiRail (via Main Contractor)

Role: Environmental Project Lead, Site Engineer

Environmental engineer supporting the main contractor in a multi-year demolition and civil construction contract associated with the \$130M redevelopment of KiwiRail's railyard and workshop site in Dunedin. The project involved a strong focus on managing a multi-million dollar soil disposal budget, involving comprehensive soil investigations, earthwork supervision, and a robust waste characterization processes to ensure all remedial objectives were met while minimizing waste disposal streams.

Responsibilities included: preparation of environmental, earthwork and demolition management plans, soil investigations and remedial design works, demolition and earthwork supervision, soil remedial supervision, waste disposal characterization, project management, regulatory compliance, and stakeholder engagement.

Milhaven & Preston Estates Subdivisions, Christchurch (2023-2024)

Client: Avanda

Role: Environmental Project Lead

Lead environmental consultant for two simultaneous 100+ lot residential subdivisions, involving the implementation of bespoke global consents allowing the sustainable re-use of surplus soils and non-cleanfill materials in stormwater management areas and recreational reserves. The project demonstrated the success of early-stage detailed soil investigations and high-resolution disposal testing while working in unison with design engineers to minimize waste disposal streams.

Responsibilities included: initial soil investigations and resource consent planning, detailed soil disposal testing, waste characterization, regulatory and stakeholder engagement, the preparation of remedial and site management plans, and site validation works.

Christchurch Hospital, Boiler House (2024)

Client: CDHB (via Main Contractor)

Role: Environmental Project Lead

Contaminated land consultant for the redevelopment of the Christchurch Hospital boiler house, involving the remediation of significant soil contamination and underground fuel storage tank removal works. Works involved the preparation of environmental management and remedial action plans, detailed soil investigations, water quality monitoring, consent compliance services, underground fuel storage removal supervision, and site completion reporting.

Lancaster Park Sports Stadium, Christchurch, New Zealand (2021-2022)

Client: Christchurch City Council

Role: Project Manager, Environmental Lead, Site Engineer (env/geo/civil)

Project manager and environmental lead on a design-build contract for a the \$10m redevelopment of the former Lancaster Park

sports stadium into recreational public sport fields. Partnering with the main contractor throughout the project life span, from tender procurement and design stages through to detailed design, demolition, and civil works, the works involved stakeholder and contractor management, preparation of earthfill specifications and environmental management plans, soil remedial works, demolition and earthwork supervision, fill placement management, civil construction monitoring, and consent compliance/monitoring works.

Ryman Healthcare Northwood Retirement Village, Christchurch, New Zealand (2021-2022)

Client: Ryman Health Care (via the Main Contractor)
Role: Environmental Project Lead

Environmental lead providing contractor assistance for the development of a new \$213m retirement village and stormwater management wetland in Christchurch. Engaged by the main contractor, responsibilities included civil earthwork supervision, soil remediation and validation works, waste disposal management, preparation of earthwork and environmental management plans, dewatering and stormwater discharge management, sediment and erosion control monitoring, and consent compliance support.

Greymouth Hospital, Greymouth, New Zealand (2021)

Client: Fletchers Construction Company
Role: Environmental Project Lead

Environmental lead providing contractor assistance for the demolition and redevelopment of Greybase Hospital, Greymouth. Providing contractor assistance and management, works involved continual engagement with structural engineers for the development of demolition and subfloor remediation methodologies, encapsulation controls, and earthwork program strategies, preparation of environmental management plans, consent compliance, and stakeholder engagement.

Shirley Boys High School, Christchurch, New Zealand (2020-2021)

Client: Ministry of Education
Role: Environmental Project Lead

Environmental project lead and site engineer for the \$14m Shirley Boys School redevelopment works, providing the client management and compliance services for the 30,000 m² earthwork, site remediation and demolition operation. Responsible for management of intrusive soil investigations, technical reporting, earthwork supervision, the preparation of environmental and construction management plans, regulatory and consent compliance, and soil disposal coordination.

Linwood College, Christchurch, New Zealand (2019-2021)

Client: Ministry of Education (via Main Contractor)
Role: Environmental Project Lead

Environmental engineer to the main contractor for the \$44m Linwood College redevelopment works, providing management and compliance services for the 35,000 m² earthwork, site remediation and demolition operation. Works involved the management of intrusive soil investigations, risk assessment and technical reporting, earthwork and remedial monitoring, demolition supervision, and preparation of environmental and construction management plans. Project management services included stakeholder engagement, remediation methodology and earthwork program development, and providing feasibility assessment for remediation and in-situ soil contamination management options.

Social Housing Developments, Nationwide - New Zealand (2017-2024)

Client: Kāinga Ora - Homes and Communities
Role: Environmental Engineer, Geotechnical Engineer

Responsible for providing environmental and project management services for multiple social housing developments. Environmental lead responsible for intrusive soil investigations, soil disposal coordination, remedial methodology development, validation assessments, preparation of management plans, stakeholder engagement and consent compliance.

Cloud Ocean Water Bottling Plant, Christchurch, New Zealand (2017-2019)

Client: Cloud Ocean Water Ltd
Role: Environmental Project Lead, Site Engineer

Environmental project lead and site engineer for a high-profile and public redevelopment of a former industrial leather processing plant into a commercial water bottling facility. Environmental engineering lead responsible for pre-works intrusive soil investigations and technical reporting, stakeholder engagement, resource consent coordination, and preparation of environmental management plans and earthwork completion reports. Site engineer responsible for earthwork monitoring, project management and planning, health and safety documentation, erosion and sediment control supervision, soil disposal guidance and coordination, and civil earthwork supervision, monitoring and testing.

Caltex Richmond, Nelson, New Zealand (2018)

Client: Caltex
Role: Environmental Lead, Site Engineer

Site engineer responsible for providing on-site multi-disciplinary construction monitoring and engineering services for the development for a new Caltex fuel supply station. Works included geotechnical ground testing and reporting, foundation inspection and pile installation monitoring, UST installation supervision, soil disposal coordination and testing, civil subgrade testing and earthworks monitoring, and waste manifest documentation control.

NPD Waihola, Waihola, New Zealand (2016)

Client: Nelson Petroleum Distributors (NPD)

Role: Environmental Engineer, Site Engineer

Environmental and site engineer for redevelopment and expansion of an existing fuel service station. Responsible for UPSS removal work supervision and compliance documentation, soil remediation, disposal testing and landfill coordination, preparation of site management plans and health and safety documents, on-site foundation and civil subgrade testing, and environmental and geotechnical reports.

Long Stratton, Norwich, United Kingdom (2015)

Client: Tesco PLC

Role: Assistant Environmental Engineer

Environmental engineer responsible for soil and groundwater investigations, and remediation of hydrocarbon impacted groundwater. Works involved managing Phase I and Phase II investigations, managing the groundwater remediation program, and remedial and validation technical reporting.

MAX NIGHTINGALE-McMAHON

Senior Environmental Scientist / Director

Environmental Scientist and Director with more than 10 years' experience delivering contaminated land investigations, remediation projects, waste characterisation studies, and environmental management programmes throughout New Zealand. Holds a PhD in Environmental Science from the University of Canterbury and specialises in contaminated land assessment, remediation, waste management, and regulatory compliance.

CONTACT



LOCATION

Christchurch, New Zealand

YEARS OF EXPERIENCE

10+

CURRENT POSITION

Senior Environmental Scientist / Director

QUALIFICATIONS (UC)

PhD Environmental Science
Post Graduate Diploma
Bachelor of Science

SKILLS

Contaminated Land
Regulatory Compliance
Site Management
Project Management
Site Remediation
Waste Disposal
Peer Review

PROFESSIONAL MEMBERSHIPS

Australasian Land and
Groundwater Association
(ALGA)
New Zealand Society of Soil
Science (NZSSS)

Projects

Gas Works Remediation (South Island)

2026

Led remediation and validation works at a former gasworks site involving multiple contaminant sources and previously unidentified waste materials. Managed investigation, waste characterisation, regulatory liaison, and reporting to achieve successful site outcomes.

Rio Tinto (NZAS)

2025

Led waste characterisation and procurement activities for a large-scale remediation project. Undertook statistical analysis to support waste classification and managed environmental aspects of international material reuse and transport

Twizel Subdivision

2023

Managed investigation and remediation works for the redevelopment of a former industrial site. Responsibilities included contaminated land assessment, remediation planning, and regulatory liaison.

Auckland City Closed Landfills

2018

Assessed environmental risks associated with closed landfills, including landfill gas, contaminated soils, and leachate. Led investigations to support land-use and redevelopment decisions.

AMETI (Auckland Eastern Busway)

2018

Site lead for a multidisciplinary investigation programme along a major transport corridor. Managed field teams, stakeholder engagement, logistics, and health and safety performance.

Research & Publications

Nightingale-McMahon, M., Robinson, B., Malcolm, B., Clough, T., & Whitehead, D. (2024). *Effects of Winery Wastewater to Soils on Mineral Properties and Soil Carbon*. *Land*, 13(6), 751. <https://doi.org/10.3390/land13060751>

Max Nightingale-McMahon (2024) PhD "*Land application of winery wastewater: implications for plant growth and soil quality*", University of Canterbury

Academic Development

Food Transitions 2050 Scholarship
NZSSS Postgraduate Bursary Award (2024)

Conference Presentations

Land Treatment Collective Conference, Blenheim (2024) – Presenter
New Zealand Society of Soil Science (NZSSS) Conference, Lincoln (2023) – Presenter