

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 7:

Groundwater Diversion and Dewatering

Delmore Fast Track Application

To: Auckland Council – Groundwater Diversion and Dewatering

From: James Beaumont - Riley

Date: 15 April 2026

Re: Groundwater Diversion and Dewatering Response Memorandum

2.0 Technical Specialist Memo – Groundwater Diversion and Dewatering

From:	Hester Hoogenboezem – Senior Specialist – Coastal and Water Allocation Team
Qualifications & Relevant Experience:	I hold the qualification(s) of: Bachelor of Science in Environmental and Engineering Geology, Bachelor of Science (Hons) In Engineering and Environmental Geology and have 18 years of experience in geotechnical engineering and engineering geological assessments. I am a member of Engineering New Zealand. I have prepared expert evidence and technical assessments for resource consent applications and fast-track applications on numerous occasions.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Signature:	
Date:	23 April 2026

2.0 Original Specialist Review Memo

I considered that the proposed dewatering and groundwater diversion could have potential adverse effects on the wetlands, because significant dewatering is proposed. Riley Consultants and Viridis confirmed that the size of the water catchment is not proposed to be altered, and groundwater is proposed to be discharged into the wetlands at discrete locations via appropriate designed energy dissipation devices ensuring **less than minor** change to the existing catchment.

I understand that most excavations near the boundaries are proposed to be formed by batter slopes and some excavations will be supported by near boundary retaining walls extending to a maximum height of approximately 3 m. I understand that additional geotechnical design inputs will be required for specific design of retaining walls and that further investigation may be required to enable specific designs to be completed.

3.0 Updated Response to Applicant's Memo

The Applicant indicated acceptance of proposed additional conditions. I understand that the wording of the condition below is under review by the Applicant.

Provide for a review under section 128

Condition: Under section 128 of the RMA, the conditions of this consent WAT may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

Within six (6) months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five (5) years thereafter, in order:

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
- To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - 1) ground conditions
 - 2) aquifer parameters
 - 3) groundwater levels
 - 4) ground surface movement

4.0 Outstanding Issues

The Applicant accepted a **review condition under section 128 of the RMA** in principle, however, noted that they are reviewing the specific wording and will provide a separate response to council on this matter.

Response to Recommended / Amended Conditions

Please note that this is a standard condition that has undergone a rigorous review process by council Principal Specialists and legal advisors. As such, council is unlikely to be open to amendments to its wording.

5.0 Conclusion

Based on the inclusion of the recommended conditions associated with the current application and addressing dewatering and diversion at the existing wetlands, I am in support of the application.

Delmore Fast Track Application

1.1 Introduction

This memorandum responds to the Technical Specialist Memo prepared by Auckland Council (Groundwater Diversion and Dewatering) in relation to the above fast-track application (as lodged). This response addresses:

- Further information requests / technical queries; and
- Recommended amendments to consent conditions.

1.2 Response to Further Information Requests / Technical Comments

No further information requests have been identified.

1.3 Response to Recommended / Amended Conditions

Condition Request from Council on the lodged condition document (Appendix 44 to the AEE)	Applicant Response	Council Specialist Response
I have reviewed conditions 178 to 200. I agree with the draft condition set. However, I noted that the word 'shall' was used in some of the conditions and change from 'shall' to 'must' is required to align with current practice.	This has been accepted and is included within the updated set of conditions.	Closed.
I recommend that definitions be included in the condition set for clarity during monitoring.	The proposed definitions are accepted and have been partially adopted, with the following exception:	Accepted. Closed.

	The definition of 'Completion of Excavation' which has amended to <i>"Means the stage when all Bulk Excavation has been completed"</i>. Reference to foundations and footings have been deleted as these are not part of the proposed development works.	
In the table detailing Building Damage, the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings. I recommend that provision for review under section 128 be included. <u>Provide for a review under section 128</u> <u>Condition: Under section 128 of the RMA, the conditions of this consent WAT may be reviewed by the Manager Resource Consents at the Consent Holder's cost:</u> <u>Within six (6) months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five (5) years thereafter, in order:</u> <u>• To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.</u> <u>• To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the</u>	The applicant accepts a review condition in principle, however is reviewing the specific wording and will provide a separate response to Council on this matter.	Please note that this is a standard condition that has undergone a rigorous review process by Council Principal Specialists and legal advisors. As such, council is unlikely to be open to amendments to its wording.

results of previous monitoring and changed
environmental knowledge on:

1) ground conditions

2) aquifer parameters

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4) and ground surface movement.