

# Delmore Fast-Track

25/06/2025 – Auckland Council Response

**Annexure 14:**

**Contamination**

**Duffy Visser**

7 May 2025

Memorandum to Carly Hinde, Principal Project Lead

Planning & Resource Consents - Premium Unit

### **Assessment for Contamination- Delmore – BUN60444768**

I have assessed the documents listed below:

- Assessment of Environmental Effects and Statutory Analysis by B&A dated 17 February 2025. (AEE)
- Preliminary Site Investigation (Ground Contamination), by Williamson Water and Land Advisory (WWLA), dated 13 February 2025. (PSI)

**Address:** 88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa.

**Applicant:** Vineway Limited.

**Legal description:** Lot 2 DP 418770, Lot 2 DP 153477, Lot 1 DP 153477, Lot 1 DP 497022, Lot 2 DP 497022 and Lot 1 DP 336616.

**Site area:** 109.18ha.

### **Proposal:**

The development of 109.18 hectares of Future Urban Zoned land into a comprehensively planned development, including approximately 1,250 dwellings, one superlot, supporting infrastructure, as well as associated works as described in the application material.

### **Contamination assessment**

WWLA have reviewed historical aerial photographs sourced from the Auckland Council Geomaps, Retrolens and Google Earth and Council property file. A WWLA environmental practitioner (SQEP)/ Contaminated Land has also done a site walkover inspection.

I consider WWLA to be suitably qualified and experienced contaminated land professional (SQEP), as defined in the Users' Guide to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

*According to the PSI: Review of historical aerial photographs found that the site was primarily used for pastoral farming, with some localised plantation forestry and/or regenerating scrub / bush, since before 1940 to at least the 1980s. During this period structures were limited to sheds / barns, stockyards (there is no evidence of livestock dipping facilities) with a dwelling apparently only present on 88 Upper Orewa Road. From the 1980s the area transitioned into rural residential uses, in addition to the ongoing rural (pastoral) uses, with further dwellings constructed on 53b Russell Road and 132 Upper Orewa Road, but additional dwellings were not built until the 2000s (or later).*

*Limited potentially asbestos containing material was only observed on a single garage at 55 Russell Road. The materials were intact, but unpainted. There is potential for localised contamination around*

*(generally a 2 m wide halo) of existing dwellings and associated buildings (garages, sheds, barns etc.). However, these can be dealt with during demolition and clearance activities under the Building Act.*

I have also reviewed historical aerial photographs sourced from the Auckland Council Geomaps, Retrolens and Google Earth and Council property file. I concur with WWLA that there is no evidence that any HAIL activities have occurred on site, and soils containing elevated levels of contaminants are not expected to be present.

#### With regards to the existing wastewater treatments on site:

The Hazardous Activities and Industries List (HAIL), helps to identify sites where soil may be contaminated.

HAIL activity G5: Waste disposal to land (excluding where biosolids have been used as soil conditioners)

The site is not currently serviced by public sewerage systems therefore animal and human wastes have been discharged to ground via a variety of treatment systems. The HAIL guidance includes exclusions for: Agricultural spreading of animal effluents (e.g., dairy shed effluent) or manure where normal animal husbandry practices are not expected to result in contamination of effluent or manure and domestic septic tanks. While these systems may discharge wastewater to ground containing biological hazards, the amount of organic chemicals or inorganic contaminants, such as metals and metalloids, that could persist in soil will generally be low.” For these reasons we consider that HAIL activity G5 does not apply to the site

Assessment in terms of: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS)

The NES:CS applies to specific activities on land (including soil sampling, soil disturbance and removal, subdivision, and land use change) where an activity included on the HAIL has occurred. As HAIL activities are not more likely than not to have occurred on site, the NES:CS does not apply to the proposal to develop the site.

#### Assessment in term of AUP(OP)

The contaminated land rules of the Auckland Unitary Plan (AUP) (Section E30) apply to soils that contain ‘elevated levels of contaminants. As no HAIL activities have been identified as occurring on the site it is highly unlikely that soils that containing elevated levels of contaminants will be present.

Consents for ground contamination matters are not required under either the NES:CS or Section E30 of the AUP.


#### Unexpected discoveries

In accordance with standard industry procedures works should cease and the affected area be isolated if unexpected contamination is discovered. A suitably qualified and experienced contaminated land professional (SQEP) shall be engaged to advise on how to proceed.

I recommend the following conditions of consent is included in the consent bundle:

CS 1. Following demolition and removal of the existing dwellings and other buildings (garages, sheds, barns etc.) surficial soil and debris (to the lesser of 300 mm depth or top of natural insitu soils) across the footprint of each former structure, and a halo 2 m wide on all sides around it, shall be either:

- excavated and disposed offsite to a consented Class 1 landfill if physically / geotechnically unsuitable for reuse: or
- tested by a suitably qualified and experienced contaminated land professional (SQEP), as defined in the Users' Guide to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2012, to confirm its suitability for reuse onsite or disposal to alternative offsite facilities. All sampling and testing must be undertaken in accordance with the Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021).

9. Review	
Technical memo prepared by: Duffy Visser	
Signature	
<b>Specialist: Contamination, Air &amp; Noise.</b>	
<b>Specialist Input, Planning &amp; Resource Consents</b>	
Date 7 May 2025.	