

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 10:

Contamination

2.0 Technical Specialist Memo -Soil Contamination

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Duffy Visser Specialist - Contamination

Qualifications
& Relevant
Experience:

I hold the qualification(s) of: Diploma in Public Health and have 4 years of experience in soil contamination.
I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirements for designation and fast-track applications and have appeared as an expert witness before consent authorities on multiple 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 conferences, 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: 16 March 2026.

3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects and Statutory Analysis, prepared by B&A Urban and Environmental, dated 23 December 2025. (AEE)
- Preliminary Site Investigation (Ground Contamination), prepared by Williamson Water & Land Advisory, dated 16 December 2025. (PSI)

4.0 Specialist Assessment

As requested, the above application and relevant supporting information have been reviewed with reference to the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES:CS) and Chapter E30 of the Auckland Unitary Plan (Operative in Part) AUP(OP)).

The PSI and council records show that no HAIL activities have been identified; to have occurred on the site and soils containing elevated levels of contaminants are not expected to be present, thus the requirements of the NES:CS and Section E30 of the AUP do not apply to the site.

Consents are not required for ground contamination matters under either the NES:CS or contaminated land rules in the Auckland Unitary Plan (AUP).

No specific soil remediation requirements have been identified for the site.

I agree with the PSI that: soil and debris around existing dwellings and associated buildings (generally a 2 m wide halo) should either be tested for suitability for reuse, or removed for disposal to appropriate facilities, during the demolition and clearance process.

Localised soils around dwellings and associated structures may contain contaminants at concentrations that exceed background (cleanfill) ranges and therefore need to be reused or disposed of appropriately.

5.0 Recommendation

I support the application.

6.0 Proposed Conditions

2.1.19 Contaminated Soils

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

(a) Excavated and disposed offsite to a consented Class 1 landfill if physically/geotechnically unsuitable for reuse; or

(b) Tested by a suitably qualified and experienced contaminated land professional, 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).

58. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works within a 2-metre halo of the contamination, notify Auckland Council, and engage a suitably qualified and experienced contaminated land professional to assess the situation (including possible sampling and testing) and decide on the best option for managing the material.

Proposed condition 58 mirrors the Permitted Activity Standards for all earthworks activities under AUP(OP) E11.6.1 and E12.6.1.

The following advice note should be added

Advice Note: Asbestos Containing Materials

If you are demolishing any building that may have asbestos containing materials (ACM) in it:

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.