

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: The Point Mission Bay

Fast-Track application number: FTAA-2511-1133

2.0 Technical Specialist Memo – Contaminated Land

To: Angelika Vaze (Lead Planner) & Warwick Pascoe (PPL)

From: Duffy Visser

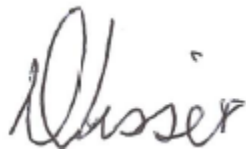
Qualifications
& Relevant
Experience:

I hold the qualification of: Diploma in Public Health and have 2 years of experience in contaminated land.
I have prepared expert evidence and technical assessments for resource consent applications.

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 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: 10 December 2025.

3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Substantive Application for The Point Mission Bay, prepared by Bentley & Co Resource Management Consultants, dated November 2025. (AEE)
- Contamination Preliminary and Detailed Site Investigation prepared by Tonkin+Taylor, dated September 2025. (PSI and DSI)

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* (NES:CS, Ministry for the Environment (MfE), 2011), and Chapter E30 (Contaminant Discharges) of the *Auckland Unitary Plan* (Operative in Part) (AUP(OP)).

- I consider the PSI/DSI has been prepared by a Suitably Qualified and Experienced Practitioner in general accordance with the Contaminated Land Management Guidelines, Nos. 1 and 5 (MfE, revised 2021) and adequately detail the likely soil contamination profile of the earthworks area.
- Overall, I consider that the AEE, PSI/DSI can be relied upon to inform the description and assessment of effects on human health and the environment as part of this consent application.

The PSI and DSI confirm that the Site was not subject to any activities on the Hazardous Activities and Industries List (HAIL). The intrusive investigation by Tonkin and Taylor confirms that the site has not been impacted by HAIL activities.

The site is not contaminated and there is no risk to human health or the environment during soil disturbance or the proposed future use.

The NES:CS does not apply to the application and consent under AUP(OP) is not required.

I support the application.

5.0 Section 67 Information Gap

I have identified that there are no section 67 information gaps.