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Comments on a Substantive Application under section 53 of the Fast-track Approvals Act 2024: Contaminated Land

Fast-track project name	Mt Welcome, Pukerua Bay, Porirua
Fast-track application no.	FTAA-2603-1181
PCC reference	RCO26120

Technical area	Contaminated Land
Date	15 July 2026
Author	Kevin Tearney
Statement of expertise	I have a Bachelor of Science in Geology and a Master of Science (1st Hons) in Geology (with Geophysics) from the University of Auckland. I am a full member of the Environmental Institute of Australia and New Zealand (EIANZ), member of the Australasian Land and Groundwater Association (ALGA) and an SLR company representative in the Waste Management Institute of New Zealand (WasteMINZ). I hold Certified Environmental Practitioner Site Contamination (CEnvP SC) # SC41072 certification under the EIANZ sponsored Certified Environmental Practitioner Scheme. I am also a Suitably Qualified and Experienced Practitioner (SQEP) as referenced in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). I am currently employed as Technical Director at SLR, based in Wellington. I have over 40 years of environmental consulting experience gained mainly within New Zealand, Australia and the United Kingdom. I am an experienced contaminated land professional who has provided advice and expertise for brownfield assessment and remediation, including for urban land redevelopment and linear infrastructure in New Zealand under the NES-SC and District and Regional Planning frameworks and fast track legislation.
Code of conduct	I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. This technical memorandum has been prepared in accordance with that Code. Unless I state otherwise, the opinions I express are within my area of expertise, and I have not omitted to consider material facts that might alter or detract from the opinions that I express.

Documents considered	Pattle Delamore Partners. Memorandum. Executive Summary for Preliminary Site Investigation – Mount Welcome Pukerua Bay, 17 December 2025 ref W027550003M001_Final. Pattle Delamore Partners. Preliminary Site Investigation – Mount Welcome Station, ref W027550003L001_Final, 17 November 2025. Pattle Delamore Partners. Preliminary Site Investigation, Lot 2 DP 534864, Mt Welcome Station, 14 March 2022, ref W027550003L001_Final A03437103L001_PSI_Lot 2 Mt Welcome Station final_Updated.doc. Pattle Delamore Partners. Preliminary Site Investigation, Mt Welcome Station, 27 August 2019, ref A03437100L001_PSI_Mt Welcome Station Porirua. Pattle Delamore Partners. Contaminated Site Management Plan – Mt Welcome Development 14 November 2025, ref W027550004R001_Final. Appendix 7 of the Substantive Application (Consent conditions)
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Technical Review Comments

See attached *Technical Memorandum: Mt Welcome Project Contaminated Land Assessment*, dated 12 June 2026 and prepared by Kevin Tearney, SLR.

Recommended Conditions

Sampling and Analysis Quality Plan (SAQP)

Within 20 working days of the granting of this consent, the consent holder must submit a Sampling and Analysis Quality Plan (SAQP) to the Manager, Resource Consents and Monitoring for certification prior to the Detailed Site Investigation (DSI) works being undertaken on the site. The purpose of the SAQP is to provide details of the proposed sampling and analysis to be completed as part of the Detailed Site Investigation to be undertaken within identified HAIL land, which may include land located on Lot 1 DP 534864 affected by asbestos and or lead from buildings. The SAQP must be prepared by a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in accordance with the current edition of *Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils (Revised 2021)*. Wellington: Ministry for the Environment.

Detailed Site Investigation

Within 40 working days of certification of the SAQP under condition [...], the Consent Holder must submit a Detailed Site Investigation (DSI) report on the site to the Manager, Resource Consents and Monitoring. The DSI must be undertaken in accordance with the SAQP and in accordance with the current edition of *Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils*, Wellington: Ministry for the Environment. The DSI report must be prepared and reported in accordance with the current edition of *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*, Wellington: Ministry for the Environment. The DSI must be prepared by a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Contaminated Soils Management Plan (CSMP)

- a) The consent holder must submit a final Contaminated Soils Management Plan (CSMP) to the Manager Resource Consents and Monitoring for certification following completion of the DSI and at least 20 working days prior to the commencement of earthworks for any stage of the development.

The CSMP must be prepared by a SQEP based on the Draft CSMP provided with the application and in accordance with the current edition of *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Wellington: Ministry for the Environment.

- b) The CSMP must include, but not be limited to, the following information:
- i. An accidental discovery protocol for identifying and managing the accidental discovery of contamination within the entire development site during the construction period;
 - ii. Details of appropriate measures to avoid, remedy and mitigate adverse effects of contaminated land on the environment during planned soil disturbance works within identified HAIL land, including proposed discharge locations and quality limits for any contaminants found to be present;
 - iii. Details of appropriate measures to avoid, remedy and mitigate adverse effects of contaminated land on the environment from asbestos and lead in soils following the removal of buildings located on Lot 1 DP 534864;
 - iv. Sediment control measures during earthworks in line with the Earthworks and Construction Management Plan;
 - v. Contaminated soil disposal locations; and
 - vi. The roles and responsibilities and contact details for the parties involved in implementing the Plan, including the identification of a SQEP to advise on contamination aspects.
- c) The management and mitigation measures prescribed in the CSMP must be implemented for the duration of the soil disturbance works.
- d) In accordance with the accidental discovery protocol, during the construction period, the consent holder and any contractors must actively monitor for signs of contamination, including but not limited to, the following:
- i. Soil exhibiting unusual odours;
 - ii. Discoloured or stained water seeps and soils; and
 - iii. Fibrous materials (such as asbestos).
- e) In the event of an accidental discovery, all excavation activities within a 10m radius of the area must stop. The site manager (as detailed in the ECMP required under Condition [...]) must be immediately notified. Sampling must be undertaken to determine the nature and extent of any contamination, and a decision made by a SQEP, in consultation with the Manager Resource Consents and Monitoring, about whether any excavation, onsite remediation, and/or additional consents are required. Works may recommence following agreement by the Manager Resource Consents and Monitoring and following confirmation by the SQEP that it safe to do so. Recommencement of works must be notified the Manager Resource Consents and Monitoring within 24 hours.
- f) In the event that any contaminated materials need to be disposed of off-site, they must be disposed of at an appropriate facility which can accept potentially contaminated materials. Advice in writing of the disposal, including its quantity, evidence of acceptance, and copies of the tip tickets must be included in the Soil Validation Report.

Remediation Action Plan (RAP)

- a) The consent holder must submit a Remediation Action Plan (RAP) to the Manager Resource Consents and Monitoring for certification at least 20 working days prior to the commencement of remedial action undertaken on HAIL land. The RAP must be prepared by a SQEP based on the findings of the DSI, and in accordance with the certified CSMP and the current edition of

Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment.

- b) The RAP must include, but not be limited to the following information:
 - i. The objectives of the remediation including standards to be achieved upon completion;
 - ii. An assessment of remediation options set out in a Remedial Options Assessment (ROA);
 - iii. The remedial methods, including as required, methods for different zones or areas; and
 - iv. The means of demonstrating the remediation objectives have been met (e.g., required records of soil removal and observations, and the sampling plan for validation testing).
- c) Soil disturbance works on site must be carried out in accordance with the RAP and the CSMP.

Site Validation Report

- a) The consent holder must submit a Site Validation Report (SVR) to the Manager Resource Consents and Monitoring for certification at least 20 working days following the completion of earthworks for any stage within HAIL land. The SVR must be prepared by a SQEP in accordance with the current edition of *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Wellington: Ministry for the Environment.
- b) The SVR must include, but not be limited to the following information:
 - i. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;
 - ii. Conditions of the final Site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS;
 - iii. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on Site or imported to Site);
 - iv. Records/evidence of the appropriate disposal for any material removed from the Site;
 - v. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - vi. A Long Term Management and Monitoring Plan (LTMMMP) documenting any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final Site contamination profile;
 - vii. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
 - viii. A statement certifying that all works have been carried out in accordance with the requirements of the DSI, CSMP and consent, otherwise providing details of relevant breaches, if applicable.

To: Rory Smeaton

From: Kevin Tearney

Company: Porirua City Council

SLR Consulting New Zealand

cc:

Date: 12 June 2026

Project No. 820.030804.00001

**RE: Mt Welcome Project
Contaminated Land Assessment**

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1.0 Background

Porirua City Council (PCC) is a party to the fast-track substantive application for the Mt Welcome residential development the (Project), located at 422, 422A and 422B State Highway 59, 34 Muri Road and within State Highway (SH) 59 road reserve Pukerua Bay.

PCC has engaged SLR to review and comment on Preliminary Site Investigation (PSI) reports and a Contaminated Site Management Plan (CSMP) prepared by Pattle Delamore Partners (PDP), and proposed conditions of consent relating to contaminated land, provided in the Substantive Application dated 16 March 2026.

The PDP reports comprise the following:

- Memorandum, Executive Summary for Preliminary Site Investigation – Mount Welcome Pukerua Bay, 17 December 2025 ref W027550003M001_Final.
- Preliminary Site Investigation – Mount Welcome Station, ref W027550003L001_Final, 17 November 2025, which covers properties at Part Lot 1 DP 89102 and Lot 2 DP 89102 located at 442a and 422b SH59 Pukerua Bay and includes a summary of PSI findings for Lot 3 DP 89102¹ and Lot 2 DP 534864.
- Preliminary Site Investigation, Lot 2 DP 534864, Mt Welcome Station, 14 March 2022, ref W027550003L001_Final A03437103L001_PSI_Lot 2 Mt Welcome Station final_Updated.doc, which covers Lot 2 DP 534864.
- Preliminary Site Investigation, Mt Welcome Station, 27 August 2019, ref A03437100L001_PSI_Mt Welcome Station Porirua, which covers 422 SH1 stated as Lot 3 DP 89102¹.
- Contaminated Site Management Plan – Mt Welcome Development 14 November 2025, ref W027550004R001_Final. The CSMP applies to the 'western portion of the Mount Welcome development area, legally described as Part Lot 1 DP 89102, Lot 2, DP 89102 and Lot 3 DP 89102¹.

An initial review of the August 2019 and March 2022 PSIs was previously undertaken by SLR and reported to PCC in August 2025.

Consent conditions were provided in Appendix 7 of the Substantive Application.

The properties covered by the PSIs are shown in **Figure 1** and comprise:

¹Lot 3 DP 89102 is not shown on the referenced figures or on the Property Maps on the PCC map portal. It is also referenced as #422 in the PSI. There appears to be an error, with the correct identifier being Lot 1 DP 534864, 422 SH59 Pukerua Bay.

- PSI 2025 - Part Lot 1 DP 89102 422A and Lot 2 DP 89102 422B SH59 Pukerua Bay.
- PSI 2022 - Lot 2 DP 534864 located at 422A SH59 Pukerua Bay.
- PSI 2019 - Lot 1 DP 534864¹ located at 422 SH59 Pukerua Bay.

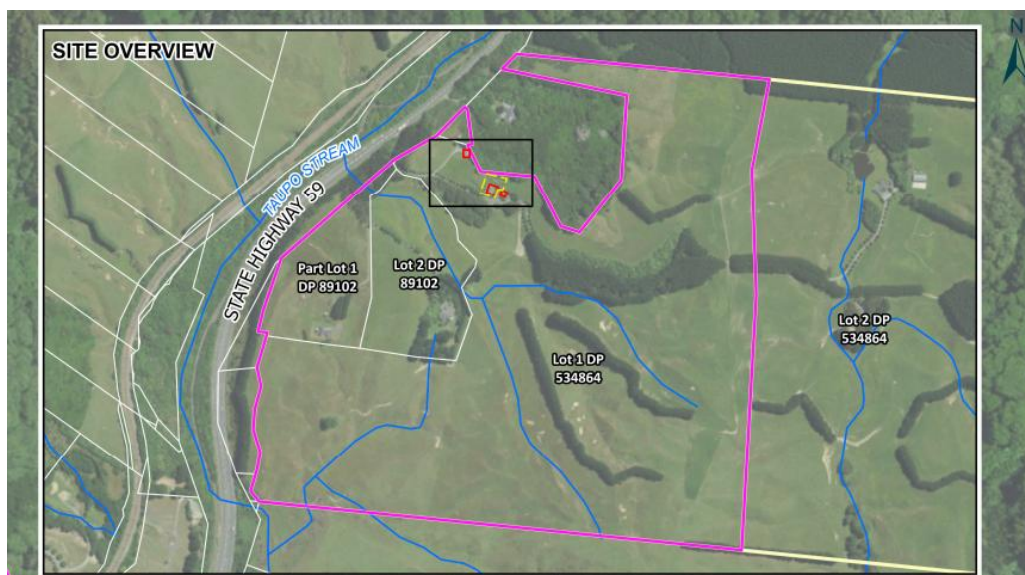


Figure 1 Site Overview (from Figure 2, CSMP (PDP November 2025))

2.0 Proposal

The proposed development is described as 949 residential lots, a neighbourhood centre and associated roads and infrastructure. This shown by **Figure 2**. The development will include the removal of existing residential dwellings within Part Lot 1 DP 89102 (#442A), Lot 2 DP 89102 (#422B) and Lot 1 DP 536864 (#422). The residential dwellings and associated buildings within Lot 2 DP 534864 (also #422A) will remain. It is stated that Lot 2 DP 534864 will become Lot 5003.

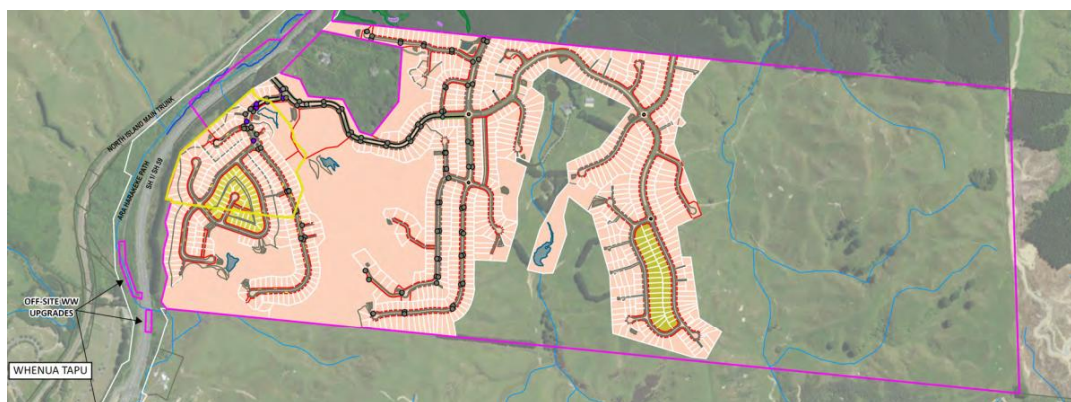


Figure 2 Proposed Development (from Figure 2, PSI (PDP 2025))



3.0 Review

3.1 Land Contamination

The PSI preparation included the review of publicly available information in relation to the environmental setting, land use and potential ground contamination, including review of Certificates of Title and aerial photographs, site walkover inspections and interviews with people knowledgeable about each site. The PSIs were also informed by proposed development plans, with the proposed development layout set out in 2025 PSI, used as the basis for the final assessment of effects.

3.1.1 Lot 1 DP 534864

The PSI documents that Lot 1 DP 534864 was in pastoral land use since at least 1941, with the addition of associated residential dwellings and sheds.

Buildings and structures on 1 DP 534864 include the present-day residential dwelling and main woolshed, located in the western area of the site in proximity to SH1. Driveway access to the structures is via State Highway 1. A small, assumed residential, building was also present near to the southwestern corner of the property.

Further buildings and structures are evident in the vicinity of the woolshed by 1979. These structures are interpreted by PDP to include stock yards and races and a potential sheep dip/spray race to the east of the main woolshed; a smaller building, also labelled as woolshed, was also identified by PDP. These features are shown on 1979 aerial photograph (**Figure 3**) below.

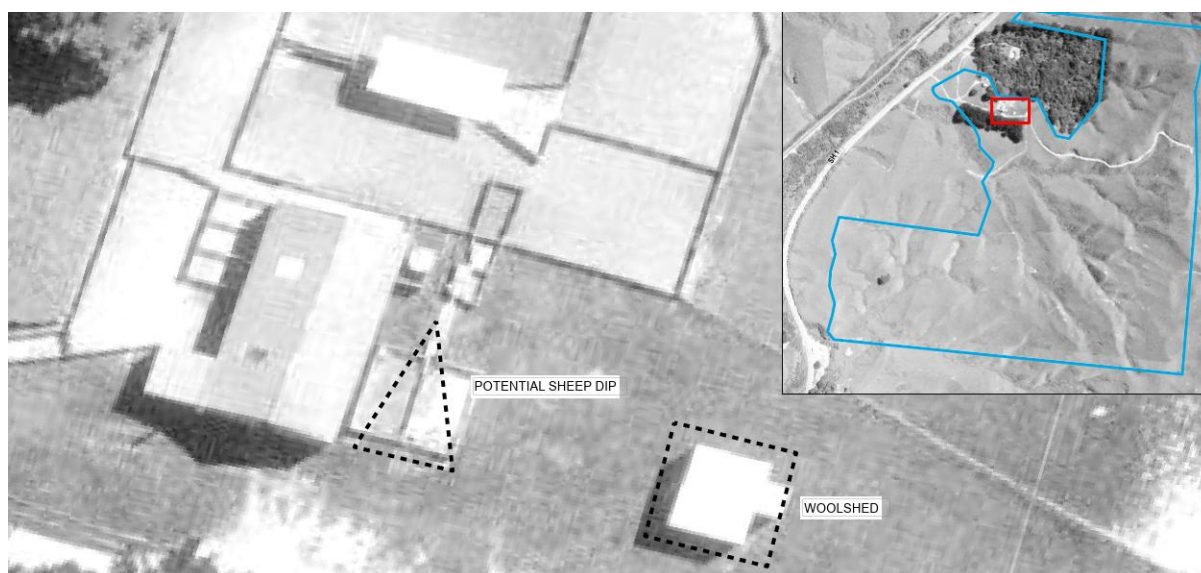


Figure 3 Location of stock yards, buildings and potential sheep dip/spray race (from PSI. Appendix B (PDP 2019))

The small woolshed appears to have been removed by 2018.

PDP has identified the residential dwelling and the current and former woolsheds as potentially hazardous activities and industries List (HAIL), comprising:

- HAIL I, associated pre-2000 buildings potentially containing asbestos containing materials (ACM) and lead from lead based paints.

The inferred sheep dip/spray race is assessed as:



- HAIL A8, comprising a potential sheep dip or dips

These inferred HAIL sites are shown in **Figure 4** and lie with the proposed development area. **Figure 4** also shows the locations for proposed soil sampling set out in the CSMP.



Figure 4 HAIL land in Lot 1 DP 534864 showing proposed soil sampling locations (from CSMP, Figure 2 (PDP 2025))

3.1.2 Lot 2 DP 534864

The PSI documents that Lot 2 DP 534864 was in pastoral land use since at least 1942. An 'unidentified structure' was noted on aerial photographs from 1942, 1966 and 1973, not visible in 1988. PDP interpret this to be a possible spray race or potential building platform. I interpret the presence of two features in 1942, comprising fenced stock pens and a linear feature of uncertain origin, which is not visible in subsequent aerial photographs. The feature identified by PDP is shown in Figure 5 below².

PDP also identify three buildings (two apparent residential dwellings and a smaller building), first noted in 2002 located along the access track which cuts through the central portion of the site. The remaining site area was in pastoral land use. An additional building adjacent to the dwelling located within the northwestern portion of the site was noted in 2011.

The locations of these building are shown on **Figure 5**. Based on the site walkover, these comprise:

- Residential dwelling.

² My interpretation is that this feature is located to the east of the Helicopter hanger also shown in Figure 5, some 60 m south of the location shown on Figure 5.



- Helicopter hangar/shed and helipad. A mobile jet fuel storage (Jet A-1 fuel) was located on the concrete pad outside the hangar. One barrel of jet fuel was also noted on a trailer. A partially constructed/deconstructed helicopter was seen outside the hangar.
- Storage shed to the south of the main residential dwelling used to store farming machinery and agricultural chemicals, also including stock pens.
- A second storage shed (implement shed) in the central part of the property, east of the farm machinery shed³. An above ground storage tank (AST) was located outside on grass adjacent to the storage shed. No signs of spills or leaks were noted. No details were obtained on AST contents or storage history.

There was no spraying equipment observed on site and no asbestos building materials noted in any structure present on site.

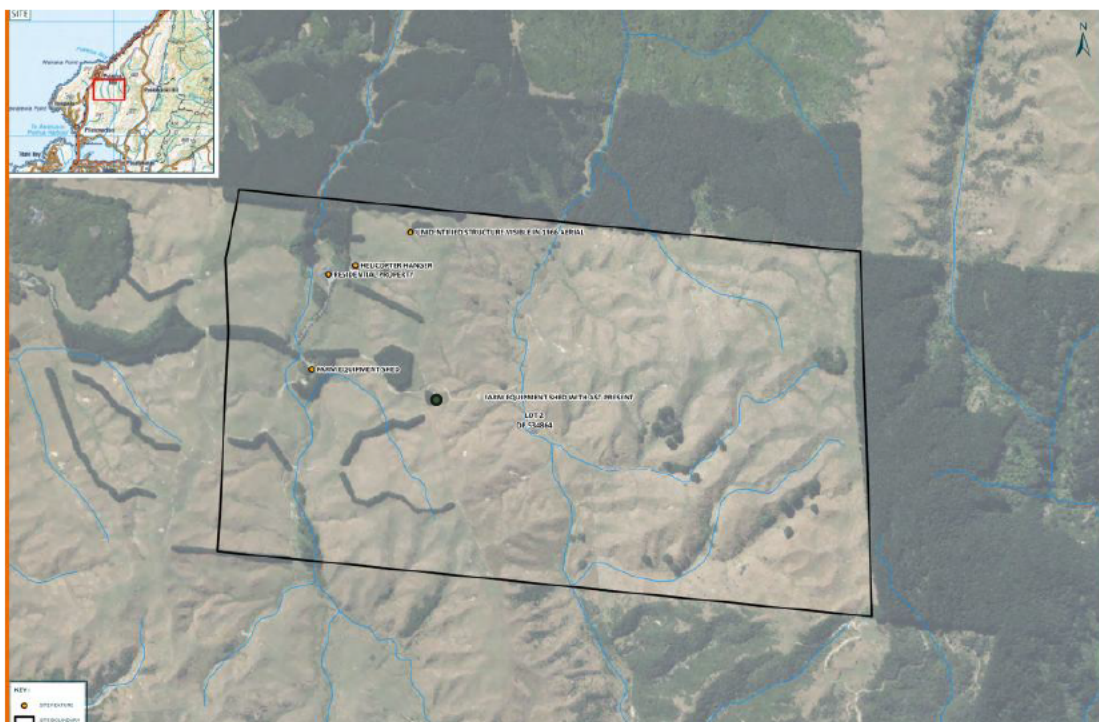


Figure 5 Building and structures within Lot 2 DP 534864 (from PDP (2022))

PDP identified the following potential HAIL:

- HAIL A 13, comprising above ground bulk fuel storage adjacent to the implement shed and storage of Jet A1 fuel in a mobile tanker and a drum likely associated with helicopter pad and shed. Small quantities of other chemicals were also noted in these areas.

The potential sheep dip or spay race (HAIL A8), identified from the early historic aerial photographs was later assessed as not a sheep dip. Notwithstanding, it was advised that excavations in this area should proceed with caution.

PDP initially advised that further investigations would be required to determine if any risk to human health (or environmental receptors) exists from the identified HAIL (or potential HAIL) activities, and what (if any) particular site management measures must be put in place

³ The approximate location of the implement shed is shown by the green dot in Figure 5, inserted by SLR.



during the proposed site development activities, based on the development proposal at the time to the PSI. The currently planned development excludes the potential HAIL land identified by PDP. PDP conclude that no further investigations are required.

3.1.3 Part Lot 1 DP 89102 and Lot 2 DP 89102

The PSI documents that Part Lot 1 DP 89102 and Lot 2 DP 89102 were in pastoral land use since at least 1942. Access tracks are visible from 2005, with a residential dwelling also located within Lot 2 DP 89102. A residential dwelling was also located within Part Lot 1 DP 89102 by 2009.

No HAIL was identified from the record review and the site walkover.

These properties lie within the planned development. PDP conclude that no further investigations are required.

3.2 CSMP

The aim of CSMP is stated to be to provide guidance and controls for:

- Excavation of potentially contaminated soil within the identified HAIL areas.
- Accidental discovery of contaminants within the relevant areas of the site during demolition of the residential properties and associated structures.

It is noted that the accidental discovery protocol should also be applied to the wider development area⁴. It also aims to minimise the exposure risk to the environment and excavation workers.

The CSMP presents information relating to:

- Roles and responsibilities of the parties involved.
- Consenting requirements.
- Excavation site controls.
- Procedures for excavating contaminated soils.
- On-site stockpile management.
- Sediment and erosion control.
- Soil removal and transport including for contaminated soil encountered.
- Health and safety controls.

The CSMP also provides a summary of the Detailed Site Investigation (DSI) to be undertaken in Lot 1 DP 534864 to investigate the identified HAIL land, including a preliminary sampling plan (**Figure 4** in this report).

The sampling and analysis are designed to identify contamination associated with the inferred sheep dip/spray race (11 sampling locations to 2 m depth) and to assess the presence of residual ACM and lead (six locations to 0.5 m depth) in the halo of the two farm buildings present on site and the footprint of the other shed now removed (and termed woolshed in the PDP PSI reports). Approximately 28 samples are to be analysed for heavy

⁴ The CSMP lists the site as including Lot 3 DP 89102. This Lot is not shown on site plans in the CSMP and may be Lot 1 DP 534864.



metals, 10 samples for asbestos (semi quantitative) and 11 for organochlorine pesticides (OCPs).

Remediation, site validation and updates of the CSMP are identified as possible further actions, depending on the outcome of the DSI.

3.3 Proposed Conditions of Consent

3.3.1 District Conditions

Condition 8 of the District Conditions references condition 35 requiring a CSMP for certification by Council.

35. At least 20 working days prior to the commencement of construction works on stages where potential HAIL sites are located in the Preliminary Site Investigation (PSI) in Condition 1, the Consent Holder shall provide a Detailed Site Investigation (DSI) Report, as well as submit a final Contaminated Site Management Plan (CSMP) to the Manager, Resource Consents and Monitoring for certification in accordance with Condition 8. The DSI shall detail the findings of onsite investigation works (including soil sampling) undertaken following the demolition of any existing buildings. The CSMP will outline procedures that must be followed for the disturbance, handling and disposal of soil. The DSI and CSMP shall address the matters outlined in the Ministry for the Environment's Contaminated Land Management Guidelines.

This certified CSMP must be available at pre-start meeting (Condition 38).

Condition 65 covers the requirement for a site validation report on completion of remedial works prepared by a suitably qualified contaminated land professional in accordance with the Ministry for the Environment Contaminated Land Management Guidelines.

There is no condition covering the review and / or certification by Council of the DSI scope, which is stated in the PSI as preliminary.

3.3.2 Regional Conditions

Condition 49 of the Regional Conditions under *Discharge from Soil Contamination* is identical to Condition 35 of the District conditions of consent.

There appear to be no other contaminated land related Regional Conditions.

4.0 Assessment

I consider that the PSI reports have been prepared by Suitably Qualified and Experienced Practitioners (SQEP) and are suitable for use as supporting specialist technical reports for the Application.

I agree that the PSIs have identified the HAIL land within Lot 1 DP 534864 that will be affected by the planned development. This includes a potential sheep dip/spray race to the south of the main woolshed. I also agree that age of the buildings indicate the potential for lead and asbestos in building fabric and associated shallow soil contamination. I note that the PSI recommends pre demolition asbestos surveys of these buildings, which should be undertaken. The pre demolition asbestos survey recommendation does not appear to have been carried through to the CSMP or the Consent Conditions.

I recommend that the requirement for asbestos surveys of buildings in Lot 1 DP 534864 be included in the CSMP.



Although not material to the outcome, it appears that the PSIs and CSMP sometimes call Lot 1 DP 534864, Lot 3 DP 534864. This appears to be an error, and if so, it should be rectified. I note that Lot 3 DP 534864 does not appear on site plans.

HAIL land within Lot 2 DP 534864 as I understand it, will not be disturbed by the planned development. This includes the potential former sheep yards and the other undetermined linear feature that I infer were located to the east of the Helicopter Hangar, and not at the location shown on the summary figure in PDP (2022), labelled 'unidentified structure' and reproduced in this report as **Figure 5**. I note that this unidentified structure lies within the planned development.

As reported in the PSI, PDP initially interpreted the feature as a potential sheep dip/spray race but finally conclude that it was not used for this purpose and label it as unidentified. This reclassification appears to be based on the site walkover undertaken for the PSI. I agree that the site walkover photographs do not indicate the presence of sheep dip/race infrastructure and I also think that the terrain does not appear to be suitable for that use.

I agree that the HAIL land is unlikely to present within Part Lot 1 DP 89102 and Lot 2 DP 89102.

I consider that the CSMP has been prepared by a SQEP and covers the main elements required for a CSMP. It is focussed on the HAIL land but includes an unexpected discovery protocol for all properties subject to the planned development. This is appropriate.

I also note that District Condition 35 and Regional Condition 49 require an updated CSMP be submitted for certification following the DSI, prior to any remediation works. This is appropriate.

In relation to the proposed DSI, I agree that the general scope is appropriate. However, the scope is generic and it is not clear, for example, how the investigation will be amended if groundwater is encountered and why groundwater is not being specifically targeted given that it is stated that groundwater is possibly shallow in this area of the site and contamination from sheep dips has the potential to contaminate groundwater.

I recommend that the Applicant provides a Sampling and Analysis Quality Plan (SAQP) covering the proposed DSI for review and certification prior to the DSI works. This could be offered as a consent condition.

5.0 Closure

We trust that this report meets your requirements. Please do not hesitate to contact me if you would like to discuss.

Regards,

SLR Consulting New Zealand

Kevin Tearney CEnvP SC
Technical Director

James Blackwell CEnvP SC
Practice Manager (NZ) – Land Quality &
Remediation and Sustainable Waste
Management



