

Bryce Powell

From: CANconsents <canconsents@aucklandcouncil.govt.nz>
Sent: Friday, 23 May 2025 4:07 pm
To: Bryce Powell
Subject: RE: Contam: FW: 395 Fitzgerald Road - BUN60449555

Follow Up Flag: Follow up
Flag Status: Completed

Hi Bryce

I have reviewed the below documents in the context of the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)* and Chapter E30 of the Auckland Unitary Plan (Operative in Part) (AUP OP) –Contaminated land:

- *Application for land use consent for vehicle dismantling facility, associated earthworks and stormwater management - 395 Fitzgerald Road, Drury (Saddleback, 6 May 2025) (AEE)*
- *Site Plan*
- *Detailed Site Investigation -395 Fitzgerald Road, Drury (Babingtons, 30 April, 2025) (DSI)*

The AEE shows that the proposal relates to construction of new warehouses and associated bulk earthworks within the Future Urban zone to establish a vehicle dismantling and storage activity. The AEE has assessed the change of use from a horticultural site to the proposed commercial land use is a permitted activity under the NESCS and chapter E30 does not apply based on the DSI findings.

The DSI comprised a review of historical aerial photographs, available geology and hydrology maps, certificate of title, Auckland Council Contamination Enquiry and property files, other public available information, a site walkover, soil sampling and testing of the site. The DSI shows that the site has been subjected to horticultural activity including greenhouse likely since at least 1996. No chemical or fuel storage was observed on the site. The DSI shows that a total of 20 surface topsoil samples and a further 5 samples (0.5m bgl) were collected from across the site (excluded the inside of the greenhouse) and tested for contaminants of concern including heavy metals, organochlorine pesticides, hydrocarbons and asbestos. The test results show contaminants were recorded either below the background concentrations or under the laboratory reporting limits.

I have also double checked the Retrolens and Geomap, which indicate the horticultural activities on the site have been occurring in relatively recent years. Although no testing was undertaken inside the greenhouse, the soil testing in the horticultural fields does not reveal any issues of concern. I therefore consider that regulation 5 (9) of the NESCS applies to the site. Since the site is not a piece of land covered by the NESCS, the NESCS nor rule E30 applies.

No further information relating to soil contamination is required.

I will provide you feedback on hazardous substances under E31 separately.

Regards
Sharon

Ngā mihi | Kind regards

Sharon Tang | Senior Specialist | Contamination, Air & Noise Team

Specialist Unit | Planning & Resource Consents

Ph 09 301 0101 | Mobile 027 491 2916

Auckland House, Level 6, 135 Albert Street, Auckland

Visit our website: www.aucklandcouncil.govt.nz

From: Bryce Powell <B.Powell@harrisingrierson.com>

Sent: Monday, 19 May 2025 8:20 am

To: CANconsents <canconsents@aucklandcouncil.govt.nz>; SWWWITA <swwwita@aucklandcouncil.govt.nz>;

ESandTSpecialistUnit <esandtspecialistunit@aucklandcouncil.govt.nz>; Urban Design

<UrbanDesign@aucklandcouncil.govt.nz>

Subject: Contam: FW: 395 Fitzgerald Road - BUN60449555

Hi Everyone,

I attach a specialist brief for your action.

Regards,

Bryce

Bryce Powell (he/ him)

Senior Planner / Team Leader

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From: Carmen Lottering <Carmen.Lottering@aucklandcouncil.govt.nz> **On Behalf Of** RC Consultants

Sent: Monday, 19 May 2025 8:15 am

To: Bryce Powell <B.Powell@harrisingrierson.com>

Subject: RE: 395 Fitzgerald Road - BUN60449555

Hi Bryce,

I've added the checklist steps to SAP for allocation.

Could you please email the brief to the specialist teams as per the email on the brief.

Thank you

Nga mihi | Kind Regards

Carmen Lottering | Regulatory Support Officer
Consultant Support Team
Auckland Council | Planning & Resource Consents

From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Saturday, 17 May 2025 8:39 am
To: RC Consultants <rcconsultants@aucklandcouncil.govt.nz>
Subject: 395 Fitzgerald Road - BUN60449555

Hi RC Consultants,

I hope that you are well.

Could you please circulate the attached brief to:

- Development Engineer (South)
- Wastewater specialist team
- Acoustic engineer
- Contaminated soil specialist
- Air Quality Specialist
- Regional earthworks specialist
- Landscape / Visual specialist

Regards,

Bryce

Bryce Powell (he/ him)
Senior Planner / Team Leader

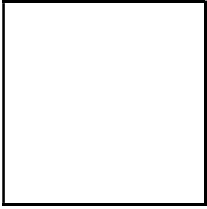
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