



## RESUMÉ



### Education

BSc, MSc (Hons), University of Canterbury 1999, New Zealand

### Professional Affiliations

EIANZ - Member  
WasteMINZ - Member  
ALGA - Member

### Technical Skills

Contaminated Land Assessment  
Contaminated Land Remediation  
Environmental Due Diligence  
Environmental Management

### Managerial Skills

Project Management to \$250K

### Work History

#### Golder Associates (NZ) Limited, Auckland

Senior Contaminated Sites Specialist (2006 to 2016)

#### Kingett Mitchell Limited, Auckland

Senior Environmental Scientist (2003 to 2006)

#### WSP Group, Manchester, England

Contract Environmental Scientist (2003)

#### Coffey Geosciences Pty Ltd, Sydney, Australia

Environmental Scientist (2000 to 2002)

#### Pells Sullivan Meynink Pty Ltd, Sydney, Australia

Contract Geologist (2000)

## KYLIE ECKERSLEY

### Certified Environmental Practitioner - Contaminated Land

#### HAIL Environmental Limited

##### Contaminated Site Specialist, Director

Kylie Eckersley has over fourteen years' experience in the co-ordination and management of environmental site assessments relating to the discharge of contaminants to ground and groundwater from urban and commercial/industrial sites. She has also provided peer review services for regulatory authorities in accordance with the Resource Management Act and relevant regional and district plans, and in relation to the National Environmental Standard (2012) for Assessing and Managing Contaminants in Soil to Protect Human Health. Kylie specialises in the completion of environmental due diligence audits for purchasers and vendors, and companywide audits to ensure compliance with resource consents and other licences.

#### Relevant Experience - Regulatory

##### Selwyn District Council, technical reviewer:

Technical review of contaminated land assessments for Selwyn District Council in accordance with the NES. Where necessary, further information requests were made to facilitate the assessment of potential health risks and to establish the status of the proposed activity under the NES. Consent conditions were proposed. 2012.

##### Greater Wellington Regional Council, technical review:

Review of Exide Technologies Ltd decommissioning plan, and associated documents, to determine whether potential risks to the environment would be mitigated during the decommissioning works. Consent conditions were suggested to ensure the decommissioning works were appropriately controlled and validated. 2012.

##### Former Auckland Regional Council, contaminated land team:

Over three years within the Contaminated Land Team. Duties included: technical review of consultants work for compliance with relevant guidelines and rules; processing resource consent applications for the discharge of contaminants to ground and groundwater; processing consent applications for managed fill sites, and compliance monitoring. Sites included petroleum storage facilities, horticultural land, closed landfills, industrial facilities such as timber treatment sites and electroplaters etc. A significant component of the work involved liaising with consultants, property owners, developers and staff at territorial authorities. 2006 - 2008.

##### Waitakere City Council, contaminated sites reviewer:

Technical review of environmental site investigation reports and the processing of resource consent applications relating to the remediation and development of contaminated land. Work included requesting further information under Section 92 of the RMA, and the development of resource consent conditions that ensure that human health and the environment were adequately managed. 2006 - 2007..

## Relevant Experience – Projects

### Environment Canterbury, technical reviewer:

Technical review of tank pull reports prepared by consultants on behalf of Shell New Zealand Ltd. The review was undertaken to assess compliance with respect to Ministry for the Environment Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand (1999) and to assign a contamination status category for incorporation onto the Listed Land Use Register. Further information requests were made to facilitate the assessment of environmental and health risks. 2006

**Ravensdown Fertiliser Co-operative, PSI and DSI of New Plymouth facility: Project Manager.** A PSI and DSI of the Taranaki fertiliser manufacturing and storage facility was completed to identify potential environmental and human health liabilities. With over a century of industrial land use a key component of the investigation was the completion of a robust and defensible PSI. The findings of the PSI guided the intrusive investigation which targeted former above ground and below ground fuel storage areas, manufacturing areas, fill disposal sites etc. Groundwater and stormwater quality data obtained by Taranaki Regional Council was reviewed and assessed in the context of the intrusive investigation. Key areas of liability were identified and recommendations made for management and remediation. 2016.

**Auckland Council, PSI and Hazardous Materials Survey, Mt Roskill:** Project Manager. A PSI (with limited soil sampling and a hazardous materials survey) was completed in support of upgrade works at Fearon Park and Harold Long Reserve. The PSI was undertaken in accordance with the NES to evaluate whether historical land use activities may have resulted in contamination of the site, and to assess whether it is fit for the continued operation as parkland without additional mitigation measures. Remediation works were subsequently completed to address asbestos containing fill material, the site validated and technical documents prepared to support resource consent application. 2014 – 2016.

**Auckland Council, PSI and DSI of closed landfill:** Project Manager. A PSI and DSI (including soil, groundwater and landfill gas assessment) were undertaken to identify risks or constraints associated with the proposed development of the former Pikes Point West Landfill into a sports facility and to identify potential consenting requirements associated with the change in land use. The contaminated land investigation was undertaken in conjunction with a geotechnical investigation. To reach finished floor levels for the sports facility, Auckland Council proposed to use the property as a managed fill site. To support the associated consent application technical documents were prepared in relation to fill acceptance criteria, fill acceptance procedure, fill management and health and safety. 2013-2016.

**Auckland Council, PSI and DSI Industrial Site, Warkworth:** Project Manager. Completion of a PSI and DSI of a former Works Infrastructure Limited yard in Warkworth. The objectives of the investigation were to assess the suitability of the site for potential redevelopment for a recreational land use, in this regard the investigation addressed the: nature and extent of soil contamination; suitability of soils for the proposed land use and potential impacts during site works; effects of a former landfill on proposed development; suitability of site buildings for proposed development; recommendations for further work, demolition of structures and remediation, and potential consenting requirements. 2014.

**Remondis Australia Pty Ltd, Peer Review and Resource Consent Application:** Project Manager. The completion of peer review services (of existing contaminated site investigations) to facilitate negotiations around lease surrender or assignment. Preparation of assessment of environmental effects and resource consent applications for excavation and offsite disposal of unconsolidated paving material and contaminated soils, 2014.

**Hazardous Substances Spill Prevention and Response, Mangatangi Mine:** Preparation of hazardous substances and spill prevention and response chapter to comply with Waikato Regional Council and Waikato District Council consent for Mangatangi Mine. A hazardous substances inventory was completed, standard operating procedures for refuelling and maintenance developed and spill response and reporting procedures outlined, 2014

**Auckland Council, Preliminary Site Investigation and Detailed Site Investigation:** Project Manager. Completion of a PSI and DSI at a former council depot and market garden to determine whether depot soils would be suitable for a residential or parkland end use or if the open space area could be suitable for redevelopment into a community garden. Auckland Council Contaminated Land and Closed Landfill Team, 2013.

**Hazardous Materials Audit and Preliminary Site Investigation, Auckland Central:** Project Manager. The purpose of the study was to identify the presence of, and assess the risk associated with, hazardous materials including asbestos containing material, lead based paint and polychlorinated biphenyls in a proposed office lease space. A PSI was also completed to determine whether any past land use may affect employee exposure (including vapour inhalation). Eler & Kalinowski Inc, 2013.

**Historic dump site, Leeston, Christchurch:** Project Manager. During earthworks associated with a residential subdivision an historic dump site was uncovered. The dump excavation was validated with respect to the proposed residential end use and the stockpiled refuse material was characterised to identify appropriate disposal options. There was considered to be a potential short term medium level of risk to human health and the environment associated with the stockpiling and subsequent disturbance of the refuse material. To minimise such risks a site management plan was developed. Consent was granted under the NES for soil disturbance. Monticello Holdings Limited, 2012 and 2013.

**Christchurch, Preliminary Site Investigation (PSI):** Responsible for preparation of a PSI for 21 properties in Huntsbury, Christchurch. The area comprised a former brickworks site and associated clay quarries which had been filled with uncontrolled material. The information derived from the PSI was developed to identify mitigation measures which Southern Response could adopt to manage human health and environmental risks during their intrusive works and repair and rebuild work associated with the Canterbury earthquakes. Southern Response, 2012.

**Contaminated land services, property developer, Invercargill:** Project Manager. Provision of contaminated land services for a property developer in Invercargill. Services included the completion of PSI's and DSI's to support the proposed redevelopment, and in one case rezoning, of four commercial/industrial blocks of land. Land investigated included land owned by a former wool scour company, a freight forwarding and bulk fuel storage site, and two industrial properties located on reclaimed land. Client Confidential, 2012.

**Weatherford New Zealand Ltd, Preliminary Site Investigation:** Project Manager. Eight property lots located in New Plymouth are used for the cleaning, maintenance and storage of oil and gas exploration pipe work. The PSI identified a number of potential sources of contamination and recommendations were made to assess groundwater quality in the vicinity of a wash down area, and to assess surface soils for contaminants of concern including naturally occurring radioactive material. Weatherford New Zealand Ltd, 2012.

**Silverstream Estate, Kaiapoi, Preliminary Site Investigation:** Assessment of the viability of a 64 hectare site, from a contaminated land perspective, for a 1,180 lot residential subdivision. The identification of potential areas of environmental concern at the site triggered the application of the NES and indicated that a resource consent was likely to be required from the local council for certain stages of the subdivision. A detailed site investigation was recommended to determine whether site soils were suitable for the proposed end use or whether remediation or management would be required. Maxim Projects, 2012.

**Golf course, assessment of environmental effects and consent application:** Project Manager. Fill material was unlawfully placed alongside a tributary of a creek, within the coastal marine area. Golder was commissioned to assess the potential effects of the fill material on the creek. The assessment comprised the collection and analysis of sediment and water samples for potential contaminants of concern (i.e., metals, metalloids and polycyclic aromatic hydrocarbons), and the assessment of macrofauna up and down gradient of the filled area. A site management plan and planting plan were developed to prevent erosion of sediment to the creek and retrospective consent applications were submitted to Auckland Council for the reclamation of the creek. The application included consultation with affected parties including iwi, and the Department of Conservation. Aviation Country Club, 2012.

**Napier Pine, Stormwater management:** An environmental management plan was developed to support a resource consent application for the diversion and discharge of stormwater. The plan was prepared to provide a framework for the effective management of stormwater discharges from the sawmill and timber treatment site. A hazardous facility screening procedure assessment was also completed in accordance with the Ministry for the Environment (2002) Land Use Planning Guide for Hazardous Facilities to determine what level of consenting was required under the Napier District Plan for the proposed installation of an anti-sapstain dip bath and associated storage tanks. Napier Pine, 2011.

**Residential property, environmental site assessment and consent application:** Project Manager. The completion of a preliminary site investigation and detailed site investigation to assess potential environmental liabilities associated with the redevelopment of a property into an eight lot residential subdivision. A remediation action plan was developed to address removal of a house and associated asbestos containing material, and uncontrolled fill material. Resource consents were granted from Auckland Regional Council and Auckland City Council. Consultation undertaken with stakeholders. Oversight of remedial works including validation sampling and asbestos monitoring at the site boundary. Waterview Developments Ltd, 2010.

**Whangapouri Creek sediment quality assessment and consent application:** Specialist services for the remediation of silver contaminated sediments within an urban stream. Preparation of technical reports and consent application for remediation. Client confidential, 2008 – 2010.

**Former sawmill and timber treatment site:** Review of historical soil and groundwater data, previous reports and development of a Sawmill Remediation Management Plan to support an Auckland Regional Council discharge of contaminants consent. Contaminated soils were to be managed using a combination of on site containment in an encapsulation cell, offsite disposal to a registered landfill facility and reuse. Winstone Aggregates, 2007 – 2008.

**Former farm, environmental site assessment and consent application:** Project Manager. Assessment of the nature and extent of buried waste and the potential effects on an adjacent creek. A remediation action plan was developed to render the site suitable for the proposed commercial development. An assessment of environmental effects was prepared to support a resource consent application for the controlled discharge of contaminants to land or water during remediation. Oversight of remedial works included validation sampling, compliance with the Remediation Action Plan and daily asbestos monitoring (static and personal). Client confidential, 2009.

## Relevant Experience – Environmental Due Diligence

**Woollen yarn manufacturer:** Completion of a phase 1 environmental due diligence of a woollen yarn manufacturing facility to identify any actual or potential liabilities relating to the environmental status of the site. Work included an assessment of: resource consent compliance; historical site activities; property files; regional and district plans to determine compliance with plans and future constraints; liabilities associated with waste disposal, polychlorinated biphenyls, underground storage tanks and asbestos; and capital investment requirements. The report provided an overview of the development and operation of the manufacturing facility and provided comment on the environmental operational compliance of the site. Client confidential, 2014.

**Landfarming company:** An environmental due diligence was undertaken to assess potential environmental liabilities associated with the potential transfer of land use and discharge consents for the three landfarms from one company to another. Work included: a review of consents and compliance to identify if any current or future environmental effects were likely as a result of the on-going operations; review of landfarm operations; review of lease agreements with respect to liabilities associated with ground contamination clauses; assessment of liabilities associated with land owner claims due to future land use restrictions. Client confidential, 2013.

**Waste management company:** Technical due diligence completed of a key New Zealand waste management company in 2012. Work included a review of each facilities operations and processes with respect to industry best practice and regulatory framework. A financial overview was completed, where CAPEX and OPEX projections were reviewed in light of the regulatory assessment. Client confidential, 2012.

**Rental equipment company:** Completion of environmental due diligence to identify any potential or actual liabilities relating to the environmental status of 39 branches located throughout New Zealand in 2012. The environmental due diligence was undertaken in support of a potential acquisition and was completed in general accordance with the ASTM International Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process (2007). The methodology described in the standard was modified to account for the local regulatory environment within New Zealand, and included site walk overs, review of resource consents and compliance, evaluation of site history with respect to potential site contamination, and assessment of activities which are high risk to the environment and require capital investment to rectify. Client confidential, 2012.

**Forest products company:** Environmental due diligence completed of three facilities in New Zealand as part of a divestment programme; 2011. Each site was assessed with respect to compliance with the regulatory framework in New Zealand, relevant resource consents held for discharges from each site, potential soil, sediment and groundwater contamination, the presence and management of hazardous substances and complaints. Client confidential, 2011.

**Printing company:** Evaluation of the environmental status of 12 printing facility sites in both New Zealand and Australia. Work included a review of operations with respect to resource consents and licenses (i.e., compliance), evaluation of site history with respect to potential site contamination and assessment of activities which are high risk to the environment and require capital investment to rectify. Client confidential, 2005, 2007.

#### **Relevant Evidence:**

Residential subdivision and development: Preparation and presentation of expert evidence at high court hearing relating to: best practice related to the identification, assessment and reporting of contaminated sites; and work completed at the site in relation to the quality of refuse material encountered. For Monticello Holdings Ltd.

#### **Relevant Publications**

K Eckersley, Golder Associates (NZ) Ltd, A Kalbarczyk, Auckland Regional Council, S Pinkerton, Auckland Regional Council. 'Pilot soil testing programme - redeveloped glasshouse and spray shed sites.' Paper presented at WasteMinz Conference 2007.

J Newman, K Eckersley, D Francis and N Moore. 'Application of vitrinite-inertinite reflectance and fluorescence to maturity assessment in the East Coast and Canterbury Basins of New Zealand.' New Zealand Petroleum Conference Preprint. March 2000.