

Before the Fast-track Panel Convener

FTAA-2505-1055

Under the Fast-track Approvals Act 2024 (**FTAA**)

And

In the Matter of an application for resource consents and a wildlife authority by Rangitootuni Developments Limited Partnership – Rangitootuni proposed countryside living subdivision and retirement village

Confirmation of Compliance with Code of Conduct and details of Qualifications and Experience

Ryan Chase Tia Wyllie on behalf of Rangitootuni Developments Limited Partnership

Dated 25 August 2025

Introduction

1. My full name is Ryan Chase Tia Wyllie. I hold the job title of Associate with Maven Associates Limited. I hold a Bachelor of Engineering (with honours) from the University of Auckland, and am a Chartered Professional Engineer practising in the field of Civil Engineering.
2. I have over 13 years' of professional experience working as a civil engineer and project manager in land development and infrastructure projects in both private and public sector spanning across New Zealand, Australia, UK and Canada.

In New Zealand, I have led major residential developments such as Richmond Residences in Mt Wellington, Kauri Green at Westgate, Lockerbie Estates in Morrinsville and East Coast Heights in Silverdale, each involving complex geotechnical conditions, stormwater constraints, and coordination with Auckland Council, Watercare, and Auckland Transport and other various council organisations.

Internationally, I served as Project Manager for Transport for London's Elephant and Castle Northern Roundabout redevelopment, where I managed the construction phase of a major intersection upgrade with significant public and stakeholder engagement responsibilities. More recently, with WSP in Canada, I managed major highway rehabilitation and safety upgrades projects on the Alaska Highway.

My professional expertise spans three-waters infrastructure, roading and highways, stormwater management, bulk earthworks, and urban infrastructure planning.

3. In support of this fast-track application by Rangitootuni Developments Limited Partnership, I have prepared the following material lodged in support of the application:
- a. Report titled Civil Infrastructure Report, Rangitootuni Development, Rev A dated 30 April 2025 included as Appendix J to the Rangitootuni Assessment of Environmental Effects.
 - b. The Engineering Plans titled PN 147016-RV drawing series including C000, C100), C300-C344, C400- C421-20, C500 – C520-20, and C600 Rev – C600-8 all Revision A and dated March 2025 included as Appendix W-W17 to the Rangitootuni Assessment of Environmental Effects.
 - c. I have also reviewed the following reports listed Stormwater Management Plan, Rangitootuni Development, Rev A dated 30 April 2025 (Appendix AA); Streamworks Management Plan, Rangitootuni Development, Rev A dated 30 April 2025 (Appendix X) and Earthworks Management Plan, Rangitootuni Development, Rev A dated 30 April 2025 (Appendix V).

Code of Conduct

4. Although this is not a hearing before the Environment Court, I confirm that:
- a. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023 (**Code**); and
 - b. The reports and scheme plans referred to above authored by me:
 - i. Are within my area of expertise (except where I state that I rely upon the technical reports of other expert witnesses provided in support of the application);
 - ii. Have been prepared in accordance with the Code; and

- iii. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.



Ryan Chase Tia Wyllie

25 August 2025