1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	FTAA-2606-1246
Fast-Track application number:	BUN60467823

2.0 Technical Specialist Memo

To:	Brooke Dales – Lead Planner & Warwick Pascoe - PPL
From:	Mark Bayfield, Development Engineer Regulatory Engineering, Albany Office, Council.
Qualifications & Relevant Experience:	I hold the qualification(s) of BE Civil Engineering from University of Auckland and I have 30 years of experience in civil engineering infrastructure for land development. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications and have appeared at Council Hearings
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 (**Code**), 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:	Mark Bayfield
Date:	28th September 2026

3.0 Executive Summary / Principal Issues

NA

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

Appendix 38 - Geotechnical Factual Report (1).pdf

Appendix 39 - Geotechnical Interpretive Report (1).pdf

Appendix 60 - Stage 1 s.127 Variation to Conditions.pdf

Appendix 61 - Stage 2 LUC, DIS and WAT Conditions.pdf

Appendix 62 - Stage 2 Staged SUB Conditions.pdf

Appendix 63 - Stage 2 Unit Title SUB Conditions

Appendix 26 - Civil Drawings - Part 2.pdf

Appendix 26 - Civil Drawings - Part 1.pdf

S67 Matters - Response Tracking Table dated 14/09/2026

Collector Road Conditions 42-46

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

Nil

6.0 Specialist Assessment

6.1. Geotechnical

The supplied Geotechnical Interpretive Report, by INITA Geotechnical Specialists, INITTIA REF P-001537-2REV E, dated September 2026, has been reviewed by Council Development Engineer. The report identifies further geotechnical investigation, analysis, and reporting will be required to support detailed design of all structures, retaining walls, infrastructure, stabilised embankments, and ground improvements. The proposal to complete further geotechnical investigation is acceptable to Council.

When detailed design is undertaken in consideration with the geotechnical recommendations in the supplied Geotechnical Interpretive Report, by INITA Geotechnical Specialists, INITTIA REF P-001537-

2REV E, dated September 2026 and subsequent reports it can be accepted there is no additional natural hazard risk to people, access, services or property.

The supplied Geotechnical Interpretive Report has completed a PC120 assessment for landslide hazards and determined the landslide hazard is assessed as Low (acceptable). Council Development Engineer has reviewed the PC120 assessment information supplied by the applicant and accepts the proposal meets Low (acceptable).

6.2. **Private Roads**

The application addresses the Right of ways, Commonly Owned Access Lots and common access ways (private roads) require a Common Access Way Plan Approval prior to construction. This Council Engineering Plan Approval process is established and well understood in the land development industry. Council Development Engineer consider requiring a Common Access Way Plan Approval prior to construction is an appropriate approach to be followed.

A site visit was undertaken on 18th February 2026.

7.0 Section 67 Information Gap

Nil

8.0 Recommendation

I support application based on the information available.

9.0 Proposed Conditions

	Recommended changes, in orange, to supplied LUC general conditions.	Commentary
61 & 86 & 110 & 134 & 162 & 187 & 241 & 245 & 252.	Retaining Wall and Building Foundation Certification The Consent Holder must provide to Council written certification from a SQEP that all permanent retaining walls and building foundations have been designed in accordance with the Geotechnical Report prepared by Initial and referenced in Condition (1) **and any subsequent reports**. Written certification must be in the form of a report, or any other form acceptable to the Council.	The applicant has acknowledged that supplement geotechnical investigation and design reports are necessary therefore change condition to reflect subsequent reports.
70 & 95 & 119	Transport All access, parking and manoeuvring areas within the Residential Precinct (North-West) must be formed,	A condition to gain Engineering Plan Approval is necessary

&143 & 171 & 196 & 214 & 258.	sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans referenced in Condition (1). **Additional condition** **An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.** *Advice Notes:* *Parking areas must be marked out in accordance with the approved site plan to ensure appropriate parking supply, access, signage, directions and vehicle manoeuvring. This includes the allocation of specific parking spaces to each unit/dwelling where relevant.* *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. Please contact Auckland Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*	because an advice note carries no enforceable weight.
243	Pedestrian Bridges - Detailed Design Certification **Additional advice note** ***A building consent is required for the pedestrian bridge.***	The pedestrian is a structure and will require a building consent.
43	Engineering Approval plans for the design of the roundabout must be submitted within 6 months of a Condition **Error! Reference source not found.** threshold being exceeded (or as otherwise agreed in writing by Council) and must be in accordance with the requirements of Auckland Transport and applicable engineering standards. **Additional Condition 43a** **An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.**	It is necessary to have a condition to set out an Engineering Plan Approval application for this work is required...
	Recommended changes, in orange, to supplied SUB general conditions.	
6	<u>Utility Company</u> Evidence that a Utility Company has been legally established must be provided to Council for certification. The Utility Company will be responsible for the provision, operation and maintenance of private **JOALS, roads**,	All freehold lot owners, unit title owners, and/or body corporations will require the private JOALS and roads are owned, operated, managed and insured.

	wastewater, stormwater and water supply infrastructure serving the Auckland Surf Park Community development. **Note conditions 7 & 8 need to address private JOALS and private roads**	
Condition (22a & 119a & 145a)	**Additional Condition (22a & 119a & 145a)** **Engineering Plan approval** **Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, and commencement of any works related to or on site, in accordance with this application, the consent holder shall provide design plans and specifications detailing the following works required in respect to this subdivision, to the satisfaction of the Auckland Council's Development Engineering - North West.** **The engineering plans submitted for engineering plan approval shall detail all works associated with, and in accordance with Council Standards, including but not limited to;** **i. The formation of right-of-ways, JOALS, private roads;** **ii. The formation of roads (public to be vested);** **iii. Stormwater Reticulation (public to be vested);** **iv. The installation of gas, electrical or telecommunication reticulation including ancillary equipment;** **v. Any other works required by conditions of this consent.** **Note: Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent.** **Note: The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.**	This is consistent with the Government's proposed RMA reforms, which envisage detailed design information being provided and assessed at the EPA approval stage rather than during the resource consent review process.

10.0 Supporting Documents
Nil