Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure A:

Development Engineering: Maria Baring

Geotechnical: John Newsome

16 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Maria Baring – Development Engineer John Newsome – Geotechnical Engineer
Qualifications & Relevant Experience:	**Maria Baring:** I hold a Bachelor of Science in Civil Engineering and have 20 years' experience in resource consent processing. I am a Full Member of Engineering New Zealand (Membership No. 1010183) and have extensive experience in the preparation of expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation, and fast-track consenting applications. **John Newsome:** My name is John Newsome, and I currently hold one of the two Team Leader – Regulatory Engineering (South) positions with Auckland Council. I hold a bachelor's degree in Earth Sciences from Waikato University. I have 10 years-experience with a geotechnical engineering consultancy during the 1980s before joining Council in January 1991 as a development engineer. I have nearly 36 years of continuous professional experience in Resource Consents processing and other engineering aspects of land development with Manukau City Council and Auckland Council, and am familiar with a wide range of projects over this period. I have maintained my interest in geotechnical aspects of Auckland soils and provide advice to staff on projects as required.

Preparation in Accordance with the Code of Conduct:	**Maria Baring:** 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. **John Newsome:** 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:	
Date:	16 October 2026

3.0 Executive Summary / Principal Issues

The application has been reviewed against the relevant District standards of the Auckland Unitary Plan. Except for the amendments to the conditions relating to the private wastewater and private water supply systems, no changes to the recommended conditions are proposed.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Beachlends South – Rule Assessment prepared by UNIO Environmental dated 26 June 2026
- Draft Proposed Conditions dated 26 June 2026
- Beachlands South Fast Track Infrastructure Report prepared by Harrison Grierson dated 24 June 2026

- Beachlands South Fast Track Infrastructure Report prepared by Harrison Grierson dated 24 June 2026 – Appendix 5
- Beachlands South Fast-Track Substantive Application Water Supply Concept v6 prepared by GWE Consulting Engineers dated June 2026

5.0 Specialist Assessment

E12 – Land Disturbance – District

The application has been reviewed by Council's Regional Earthworks Team. Sediment and erosion control matters will be addressed through the Regional Earthworks conditions. No further comments or conditions are recommended by the Development Engineer.

Land disturbance activities must be undertaken in a manner that protects public safety and avoids, remedies, or mitigates adverse environmental effects. Appropriate measures must also be implemented to prevent, or adequately manage, dust beyond the site boundary to avoid nuisance effects.

The proposed earthworks conditions have been reviewed and are supported. No amendments are recommended.

PC 120 E12.6.2 Earthworks including filling within the 1 per cent annual exceedance probability (AEP) flood plain and/or flood prone areas

The application has been reviewed by Healthy Waters. Subject to the conditions recommended by Healthy Waters, no further comments or conditions are required from the Development Engineer.

E38.6.5 Overland flow paths

The application has been reviewed by Healthy Waters. An as-built overland flow path plan, including cross-sections and longitudinal sections, will be required following completion of the earthworks to confirm final overland flow path regime and demonstrate compliance with the required freeboard to the finished floor levels of the proposed buildings and dwellings.

The proposed conditions have been reviewed and are supported. No amendments are recommended.

PC120 E36 – Natural Hazards and flooding – [A89]

The proposal involves on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability floodplain on the 620 Whitford-Maraetai Road.

The application has been reviewed by Council's Regional Wastewater Team. Subject to the recommended Regional Wastewater conditions, no further comments or conditions are required from the Development Engineer.

E38.6.3 Services

Stormwater Reticulation Networks

The application has been reviewed by Healthy Waters as the asset owner. Subject to the recommendations of Healthy Waters, no further comments are provided by the Development Engineer.

Water Reticulation Networks

The Beachlands area is not currently serviced by Watercare as a utility operator. For the Beachland South Project, the bulk water supply will be provided by Pine Harbour Living Limited as non-utility water supplier. The development will be serviced by an additional groundwater bore together with the existing Formosa bore. The water supply system, including dedicated storage and reticulation infrastructure, is designed to meet the firefighting water supply requirements of SNZ PAS 4509:2008.

Drinking water suppliers are required to comply with the Water Services Act 2021, including the obligation to provide safe and reliable drinking water. Appropriate management systems and controls must be implemented to identify, assess, and manage risks to drinking water quality.

Pine Harbour Living Limited is registered with Taumata Arowai and is responsible for meeting the requirements of the Water Services Act 2021. As the proposed water reticulation network will remain private ownership and will not with Auckland Council, Council will not certify the completed works. Accordingly, the consent holder must submit as-built plans for all private water supply infrastructure, accompanied by certification from a Suitable Qualified and Experienced Professional such as a Chartered Professional Engineer. The certification must confirm that the works have been constructed generally in accordance with the approved engineering plans under Condition 1.

Wastewater Reticulation Networks

The application has been reviewed by Council's Regional Wastewater Team. Subject to the recommended Regional Wastewater conditions, no further wastewater-related comments or conditions are required from the Development Engineer.

Notwithstanding the above, as the proposed wastewater infrastructure will remain in private ownership and will not vest in Council, Condition 173 should be amended to require the Consent Holder to provide as-built plans for the private wastewater system, together with certificate by a Chartered Professional Engineer (CPEng) confirming that the system has been constructed generally in accordance with the approved engineering plans under Condition 1.

The proposed alternative provision allowing connection to the Watercare network is contingent upon Watercare's confirmation of available network capacity and the granting of all necessary approvals. As these matters fall within Watercare's jurisdiction as asset owner operator, the Development Engineer does not support inclusion of this provision in the amended conditions.

Utilities

Vector has confirmed by email that the applicant may proceed with the design and construction of the internal electricity reticulation network for the development. While existing feeders currently have limited capacity, Vector has advised that full network capacity is expected to be available following the commissioning of the new feeders, anticipated within approximately two years.

The applicant has provided correspondence from Chorus confirming that connection to the Ultra-Fast Broadband (UFB) fibre network is available for the development.

The recommended conditions have been reviewed, and no amendments are proposed.

Geotechnical (*John Newsome****)***

I am satisfied that there has been sufficient geotechnical investigation and assessment to reliably confirm that the development proposal is a workable proposition for this area. In this regard, the depth of analysis and quality of engineering commentary gives me confidence that all relevant geotechnical aspects have been both understood and addressed, and that there are viable engineering solutions available to ensure the success of the project as designed. Furthermore, I consider there is sufficient expertise demonstrated to facilitate the necessary ongoing supervision and monitoring during the construction and final certification phases of the development.

6.0 Section 67 Information Gap

We have not identified any Section 67 information gaps.

7.0 Recommendation

Based on the information available, a high-level engineering assessment has been undertaken. Subject to the amended conditions recommended below, we support the proposal.

8.0 Proposed Conditions

Condition 173 Amended to read

Wastewater Reticulation Networks – Non – Utility Operator

The Consent Holder must construct a wastewater reticulation network to serve the development with a sewer system and a wastewater treatment plant, in accordance with the approved engineering plans as required by Condition 1 and Appendix 1 to the conditions and the staged wastewater treatment and reticulation network set out in GWE Wastewater Concept Design Report. As-Built plans for the private wastewater system accompanied by either a Producer Statement Construction Review (PS4) or certification signed by a Chartered Professional Engineering (CPEng) confirming that the works have been satisfactorily undertaken must be provided prior to the issue of a 224(c) certificate.

Advice Notes:

The consent holder must obtain an encroachment license from Auckland Council for the private asset located within the land proposed to vest as legal road. The encroachment license must be obtained prior to the vesting of the road.

Condition 174 Amended to read

Water Reticulation Network – Non-Utility Operator

The Consent Holder must provide As-Built plans for the private water supply system, accompanied by either a Producer Statement Construction Review (PS4) or certification signed by a Chartered Professional Engineer (CPEng), confirming that the system has been constructed in accordance with the engineering plans referenced in Condition [1].

The Consent Holder must also provide evidence of a fully executed operation and maintenance agreement with a suitably qualified and accredited service provider for the ongoing operation, monitoring, maintenance, repair, renewal, and management of the private water supply system.

The information required by this condition must be submitted to Council prior to the issue of a 224(c) certificate.

Advice Notes:

The consent holder must obtain an encroachment license from Auckland Council for the private asset located within the land proposed to vest as legal road. The encroachment license must be obtained prior to the vesting of the road.

The following geotechnical engineering conditions are required:

The earthworks design and construction must be undertaken and supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in general accordance with the Tonkin & Taylor Ltd Geotechnical report dated June 2026. (reference job number 1014358.3200 v1.2)

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with condition XX [condition reference], within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.