Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure AA:

Environmental Monitoring

Christian Greff Turza

06 August 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 – Environmental Monitoring

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Christian Greff Turza – Senior Environmental Monitoring Officer
Qualifications & Relevant Experience:	I hold the qualification of Bachelor of Science in Environment and Renewable Energies and have five years' experience assessing environmental effects, compliance, and regulatory requirements. I have prepared technical assessments for fast-track applications on multiple occasions.
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:	
Date:	06/08/2026

3.0 Executive Summary / Principal Issues

N/A

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Beachlands South - Fast-track Approval Substantive Application - Assessment of Environmental Effects and Statutory Analysis.
- Beachlands South - Fast-track Approval Substantive Application – Draft proposed conditions.

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

N/A

6.0 Specialist Assessment

N/A

7.0 Section 67 Information Gap

N/A

8.0 Recommendation

N/A

9.0 Proposed Conditions

- Condition 13: It is recommended that a pre-start meeting be held prior to the commencement of any earthworks and construction works for each main stage of the project.
- Condition 75: It is recommended that a timetable for earthworks and construction activities be included.

- Condition 125: It is recommended that the condition refers to 'prior to the commencement of any earthworks instead of 'prior to the commencement of disturbance'.

10.0	Supporting Documents
N/A	