WALKER ENGINEERING CONSULTANTS

22 September 2025 **WECL Project Reference: 24106**

Attention: Planning Officer

Site Address: 142 Konini Rd, Auckland

Description: Proposed Extensions & Upgrades of an Existing Dwelling – Garage, Pool House

Subject: Response to Request for Information 02 – Engineering Aspects

Walker Engineering Consultants Limited (WEC) have been engaged to complete engineering services for the proposed extensions and upgrades of an existing dwelling located at 142 Konine Road, Auckland. A submission was previously made to the council regarding the proposed changes. Drawings describe the works. This letter and associated documents aim to resolve and clarify requests for information to demonstrate that compliance is being achieved. A formal response to the council's request for information is provided below. Updated documentation is attached or submitted separately.

If retrospective works are to be included in the application, please update the AEE and ecology report accordingly, noting the following:
4. Please provide an assessment of the removal of these trees on the stability of the slope. *Note – I understand that these have been removed so achieving a 100% accurate assessment of them may not be possible.*
We confirm that the slope stability analysis in the current geotechnical report was completed on the basis that vegetation and trees do not contribute to slope stability.
Further retrospective works - E36 matters:
1.The installation of the timber pile retaining wall along the eastern side of the site has already concluded, and I have received concern from the neighbours that the installation and construction of the walls, in particular the piles, may not have been carried out in accordance with the geotechnical report and engineering plans. Please provide geotechnical completion reports to confirm the methodology of the wall construction and the stability of land.
It is noted that various engineering assessments regarding the geotechnical aspects of the site are included in the geotechnical report, which also covers slope stability assessments. In addition, a detailed timber pile retaining wall design was prepared for retaining heights of up to 2.6 m with large front slopes. This design has been covered by a PS1 engineering sign-off. With respect to construction, we confirm that the timber retaining wall has been built in accordance with the design intent. The latest architectural drawings (sheet 3368-RC-06) show the as-built wall elevation, with retaining heights under 2 m. 300 SED timber poles were used, augered into 600 mm diameter holes with embedment depths of approximately 4 m at maximum height locations. We note a minor variance between the geotechnical report (Section 5.1.10) and the as-built condition: the garage is offset 1.3 m from the timber retaining wall rather than the 1.5 m originally indicated. To address this, the garage concrete foundation edge beam will extend an additional 200 mm below

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ground to align with the block wall foundation depth (~500 mm). This adjustment will be straightforward to implement during garage foundation excavation and is already confirmed on the plans.

The constructed timber retaining wall forms part of the Certificate of Acceptance (COA) application to Council, supported by engineering reports that demonstrate compliance with the original design intent.

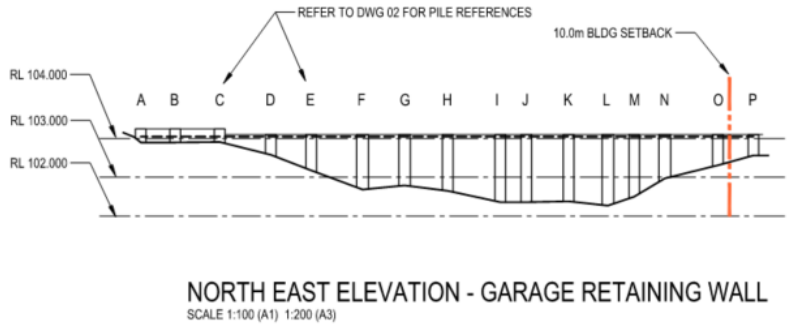

Figure 1: Screenshot from Architecural Drawings showing As built Timber Retaining Wall Elevation

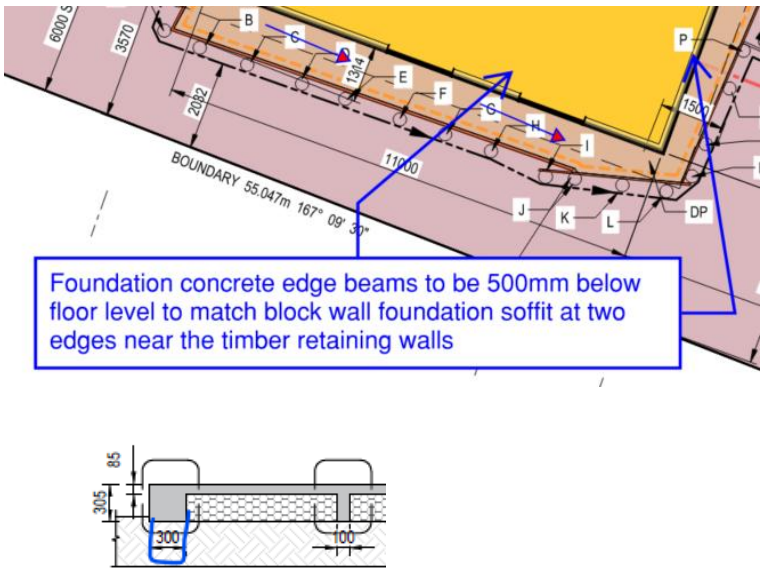

Figure 2: Screenshot from Architectural Drawings showing As built Plan and Foundation Extension Required

2.Same with the pool and decking. Please confirm that the earthworks carried out at the top of the site, to establish the pool and decking structure, are in accordance with the provided earthworks plan, and provide a completion report (or similar) to demonstrate the effects of cut/fill carried out here, as well as the structures, on the stability of land; noting that this is close to a steep drop.

We confirm that the earthworks undertaken at the pool and decking area were carried out in accordance with the approved earthworks plan and are minor compared to those completed at the garage area. Figures 3–6 illustrate the existing, proposed, and partially constructed layouts.

The new pool is partly located on the footprint of the previous pool and partly on an area of raised deck. The surrounding contours are gentle, as shown in Figure 3, and the vegetation to the south of the pool

remains unchanged (Figures 5–6). The earthworks undertaken in this area are therefore limited in scale and align with the Earthworks Engineering Drawings (Sheet ISO).

The proposed pool and decking foundations have now been constructed and are included as part of the Certificate of Acceptance (COA) application to Council. Supporting engineering reports demonstrate that the works have been carried out in accordance with the design intent.

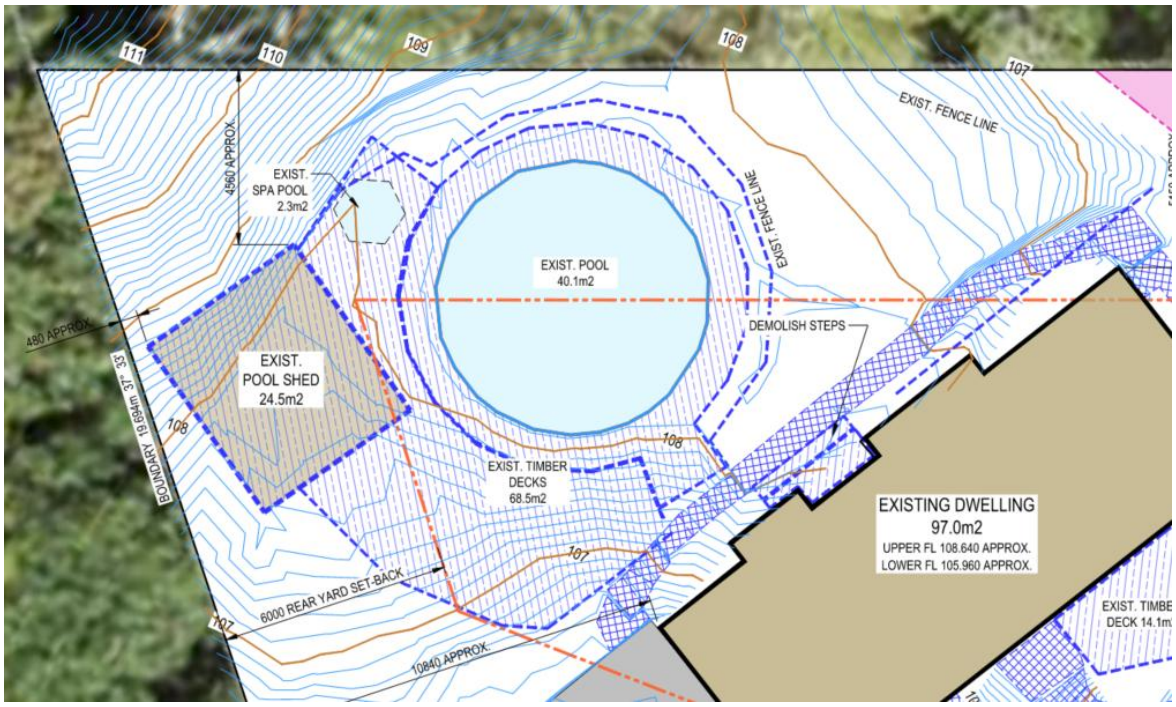

Figure 3: Screenshot from Architectural Drawings showing Layout prior to Construction/Proposed

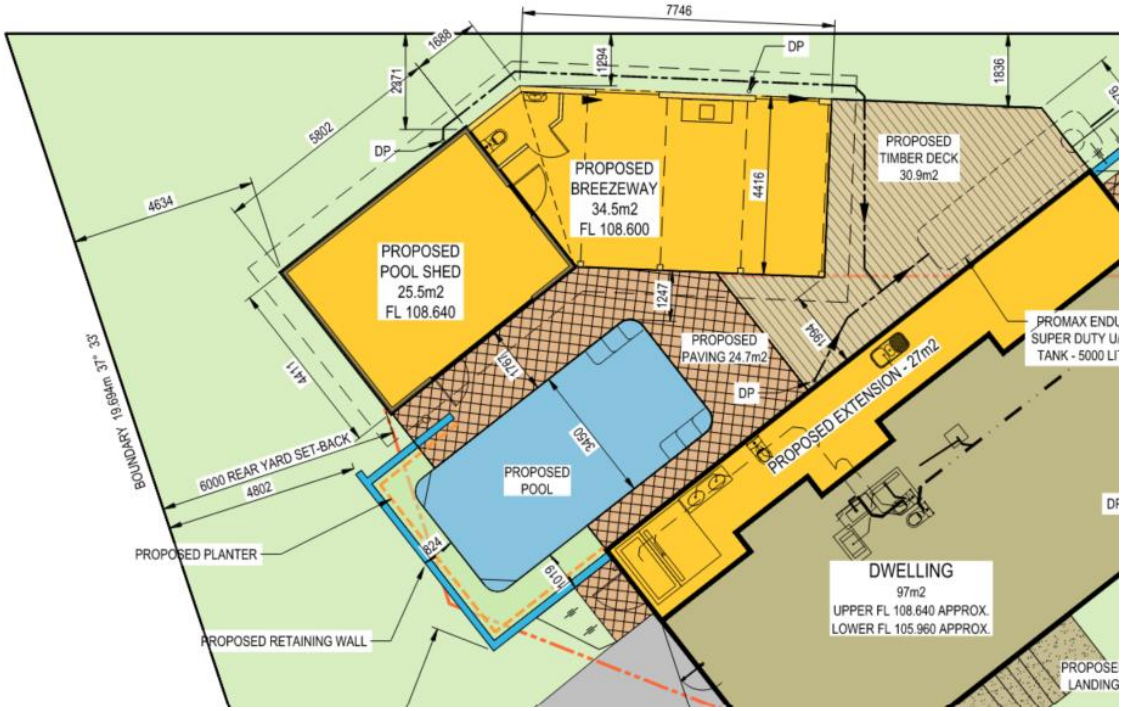

Figure 4: Screenshot from Architecural Drawings showing Proposed Layout

Figure 5: Photo showing Existing Layout prior to Construction/Proposed

Figure 6: Photo showing current Construction/Proposed Layout

Clarification - E8 matters:

3. The design of the on-site stormwater piping and tanks is different between the architectural plans (Proposed Site Plan) and the stormwater mitigation report (stormwater system markup of the proposed site plan). The main difference is the discharge of stormwater to the west (site plan) or east (stormwater markup). Please provide additional assessment to demonstrate that discharge of stormwater from the proposed outlets, but in particular at the top of the site, meet the general standards under E8.6.1, including that they will not cause or increase scouring or erosion at the point of discharge of downstream, or damage to other properties.

We acknowledge that the outlet and tank locations differ between the latest Site Plan and the older stormwater markup. These changes have been reviewed in detail in the latest stormwater memorandum letter, which confirms the revised layout meets design intent and stormwater requirements.

The updated outlets discharge to stable paths as shown on the latest Site Plan (Figure 7), with attenuation and energy dissipation measures ensuring compliance with E8.6.1. The system will not cause or increase scour, erosion, or downstream effects, and overland flows in extreme events are safely directed towards the existing stormwater system. Refer to the stormwater memorandum letter for further details.

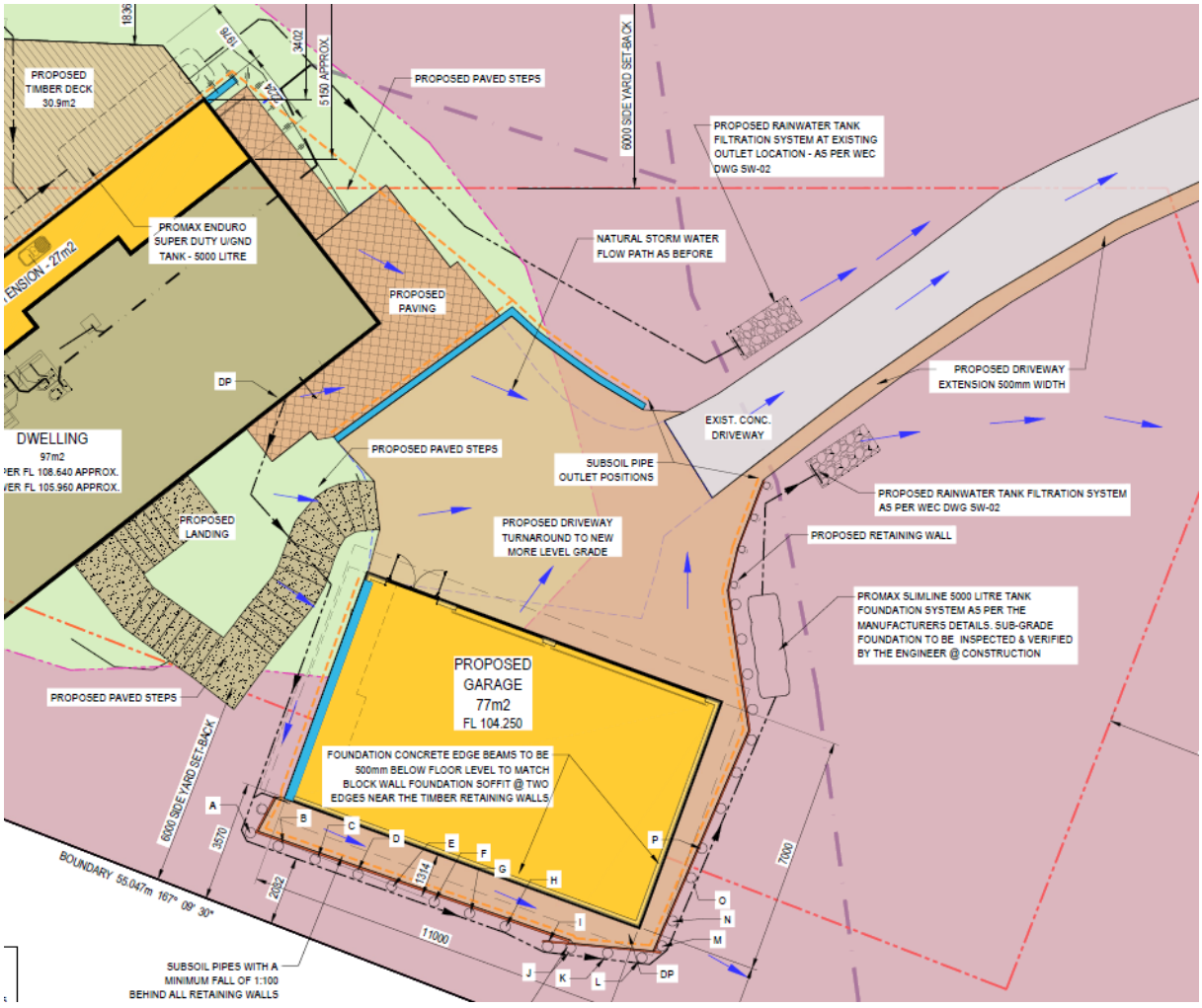

Figure 7: Photo showing current Construction/Proposed Layout

Third Party Neighbours Planners – Preliminary Reviews:

4. I note that the Applicant has not provided a summary of earthworks area and volume for the SEA and non-SEA areas of the site. As different consenting thresholds apply in each area, that breakdown is essential to determine compliance and for the assessment of effects. A table in the following format would provide that information to Council:

	Outside of SEA	*Within SEA*	*Totals*
Area(m2)			
	cut: *fill:* *total:*	*cut:* *fill:* *total:*	

The breakdown of earthworks within the SEA and non-SEA portions of the site was included in the documentation previously provided (Sheet ISO). For ease of reference, the information is reproduced in Table 1 below. These figures have been cross-checked against the Earthworks Engineering Drawings (Sheet ISO), with a relevant screenshot included in Figure 8.

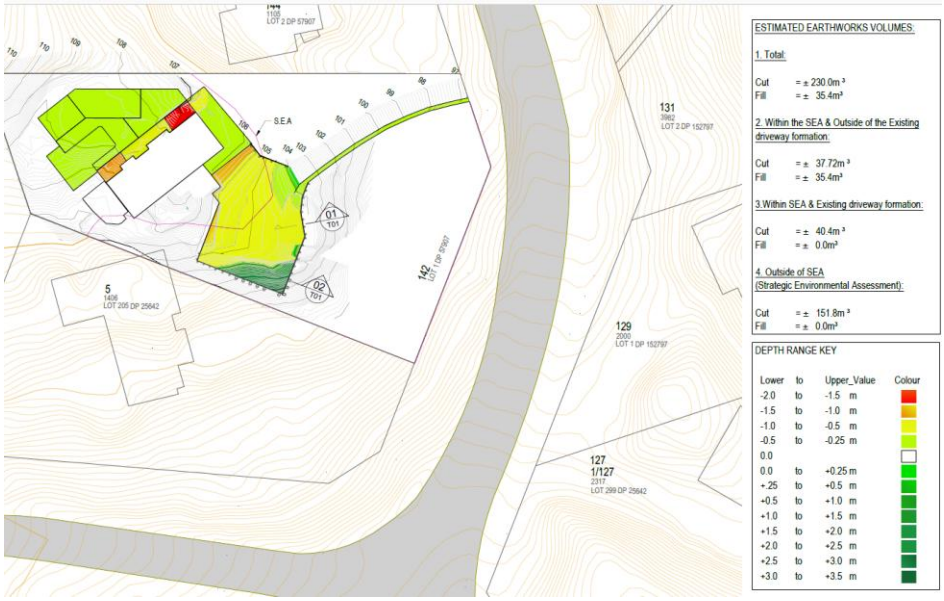

Figure 8: Photo showing current Construction/Proposed Layout

Table 1: Estimatations in Cut and Fill Volumes Based off Data Provided

	Outside of SEA	*Within SEA*	*Totals*
Area (m2)	*+-293*	*+-160*	*+-453*
Volume (m3)	*cut: +-152* *fill: +-0* *total: +-152*	*cut: +-78* *fill: +-35* *total: +-113*	*cut: +-230* *fill: +-35* *total: +-265*

If you have any questions, please feel free to contact the undersigned.

Kind Regards,

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