**Summary Statement – Callum Bernard Sands (Geotechnical) Private Plan Change 85 – Hearing**

**Introduction**

My name is Callum Bernard Sands. I am a Chartered Professional Geotechnical Engineer providing evidence on behalf of Kaipara District Council.

I have prepared three pieces of evidence for this hearing:

- Statement of Evidence – 1 December 2025
- Supplementary Statement of Evidence – 23 January 2026
- Rebuttal Evidence – 9 February 2026

**Key Points to Emphasise**

My evidence has assessed the geotechnical suitability of the PPC85 land, with particular focus on liquefaction, soft soils, lateral spreading, slope stability, and acid sulphate soils.

The northern area of the site is supported by a comprehensive investigation by Initia, including CPTs, test pits, liquefaction modelling and stratigraphic analysis. My view remains that this reporting and data provide a sound basis for rezoning, with additional CPTs in the western extent to be addressed at later consent stages to confirm specific design requirements around liquefaction and lateral spreading. For this area geotechnical hazards / uncertainties can be appropriately resolved through normal resource consent and engineering design processes.

The southern area was initially supported only by limited shallow investigation (Wiley). My initial evidence required deeper subsoil testing, slope stability assessment, and liquefaction screening to confirm suitability for rezoning.

My rebuttal evidence concluded that, provided the Applicant completes the deeper geotechnical investigations recommended in the section 42A report, and confirmed as intended by Mr Pomfret, there is no geotechnical reason to delay or decline the rezoning. In his further evidence dated 9 February 2026, Mr Pomfret confirms that deeper investigations have been undertaken, and that the results of which confirm that southern area has no inferred slope instability. He also confirms that earthworks and standard geotechnically engineered structures, including shear-keys and similar mitigation, are able to provide adequate factors of safety for the shallow slippage features present.

With these clarifications, the remaining matters of concern in my evidence-in-chief have been suitably addressed for the plan change stage. Any residual detailed verification can be appropriately dealt with at subdivision and engineering approval stages.

My supplementary evidence assessed geotechnical hazards under the National Policy Statement for Natural Hazards 2025. The overall risk classification for the site falls within Low to Medium, depending on hazard type and development intensity, and these risks are manageable through standard engineering controls.

**My Overall Position**

- All matters raised in my evidence-in-chief have been satisfactorily addressed for the purposes of a plan-change decision.

- Geotechnical hazards/risks (liquefaction, soft soils, slope stability, acid sulphate soils) for the PPC85 site can be appropriately managed through detailed engineering at subsequent design stages (resource and building consents).
- On this basis, from a geotechnical perspective, I consider the northern and southern extents of the PPC85 land suitable for the proposed rezoning.