

29th October 2025

Attachment A – Issues in Contention Summary Table

The below table is based on the themes and headings within sections 4 and 5 of the Section 55 Planning Response from the Applicant. The Issues in Contention have been broken down into ‘key’ and ‘minor’ issues by the Applicant, reflecting the direction of Minute 9 from the Expert Panel to create a list of key issues and that the Panel does not expect an exhaustive list.

No.	Theme	Issue in Contention	Invited Party	Legal / Technical / Evaluative	Key Issue or Minor Issue	Comment – Expression as a Possible Question
1.	Benefits Assessment	The methodology for calculating the economic benefits, being a cost-benefit analysis or economic impact analysis.	Auckland Council	Technical / Legal	Key	<i>Is the applicant’s economic impact analysis an acceptable methodology for considering the extent of the economic benefits?</i>
2.	Stormwater and Flooding	General concern with the appropriateness of the proposed stormwater management solution. 2.1 to 2.5 are more detailed questions which at an individual level are considered minor issues.	Auckland Council	Technical	Key	<i>Is the proposed stormwater management strategy for the Sunfield development feasible and resilient whereby the adverse effects can be appropriately managed?</i>
2.1	Stormwater and Flooding	The design of the four stormwater attenuation basins.	Auckland Council	Technical	Minor	<i>Are the four stormwater attenuation basins designed appropriately?</i>
2.2	Stormwater and Flooding	Flooding on Airfield Road and Hamlin Road.	Auckland Council	Technical	Minor	<i>Are the existing flooding effects appropriately addressed for Airfield Road and Hamlin Road?</i>
2.3	Stormwater and Flooding	Impact on McLennan Dam and the effects on flood protection, water quality, and the structural integrity of the dam.	Auckland Council	Technical	Minor	<i>Are the effects on McLennan Dam appropriately mitigated to ensure that the operation and structural integrity of the dam is appropriately maintained?</i>
2.4	Stormwater and Flooding	Appropriate consideration of local overland flow paths.	Auckland Council	Technical	Minor	<i>Have the local overland flow paths, including through the proposed conditions of consent, been appropriately considered and are the effects acceptable?</i>
2.5	Stormwater and Flooding	Vesting of stormwater channels	Auckland Council	Technical / Legal	Minor	<i>Is the extent of land to be vested for stormwater purposes acceptable for public ownership?</i>
3.1	Water Supply	Water Supply Capacity / Bulk Infrastructure Sequencing	Auckland Council/Watercare/Veolia (to be involved/interested)	Technical / Evaluative / Legal	Key	Watercare confirm there is enough capacity to service the Future Urban Zone land, however an assessment of the Mixed Rural Zoned land has not occurred, therefore possible questions: <i>Is an assessment of the water supply capacity for the entire Sunfield development required, including the land zoned Mixed Rural?</i> <i>If so, does the water supply network (including the upgrades proposed in Watercare’s Asset Management Plan 2021-2041) have the capacity to service the proposed development?</i>
3.2	Water Supply	Gaining Access to Water Supply	Auckland Council/Watercare	Technical	N/A	Resolved
3.3	Water Supply	Infrastructure Funding	Auckland Council/Watercare	Technical / Evaluative	N/A	See item 12 below.

No.	Theme	Issue in Contention	Invited Party	Legal / Technical / Evaluative	Key Issue or Minor Issue	Comment – Expression as a Possible Question
4.1	Wastewater	Wastewater Capacity and Upgrades / Bulk Infrastructure Sequencing and Funding	Auckland Council/Watercare	Technical / Legal	Key	<i>Is an assessment of the wastewater capacity for the entire Sunfield development required, including the land zoned Mixed Rural?</i> <i>If so, do the technical assessments demonstrate that the wastewater network (including the upgrades proposed in Watercare’s Asset Management Plan 2021-2041) does not have the capacity to service the proposed development?</i>
4.2	Wastewater	Wastewater Treatment Plant Capacity	Auckland Council/Watercare	Technical	Key	<i>Do the receiving Wastewater Treatment Plants (including the upgrades proposed in Watercare’s Asset Management Plan 2021-2041) have the capacity to service the proposed development?</i>
4.3	Wastewater	Suitability of an LPS (Low Pressure Sewer) System	Auckland Council/Watercare/Veolia (to be involved/interest)	Technical	Minor (although linked to 4.1)	<i>Is the proposed LPS system an appropriate solution?</i>
5.1	Transportation	Trip Generation and Required Upgrades	Auckland Council / Auckland Transport	Technical	Key	<i>Is the traffic modelling (undertaken by the Auckland Forecasting Centre at the request of Auckland Transport and NZTA and adopted by the Applicant), with associated conditions, appropriate and acceptable?</i> <i>Are the resulting intersection / transport upgrades appropriate and acceptable?</i>
5.2	Transportation	Stages 2-4 of Ardmore Airport being included in the traffic modelling.	Ardmore Airport	Technical	Minor (As part of wider traffic modelling – Key)	<i>Subset of item 5.1 - Is the traffic modelling (undertaken by the Auckland Forecasting Centre at the request of Auckland Transport and NZTA and adopted by the Applicant), with associated conditions, appropriate and acceptable?</i>
5.3	Transportation	Controlling the parking of private vehicles.	Auckland Council / Auckland Transport	Technical / Evaluative	Key	<i>Does the proposal, including associated conditions, appropriately control the parking of private vehicles?</i>
5.4	Transportation	Closing Hamlin Road (Mill Road – 2)	Ardmore Airport	Technical	Minor	Clarity has been requested on the interim solution for Hamlin Road within the NoR land, prior to Mill Road – Stage 2 being constructed. Ardmore Airport seeks certainty of this outcome in the interim – they accept that the wider issue of Airport access will be addressed through the NoR process. Note – The applicant proposes to retain the connection through to Ardmore Airport and the Village Way intersection during this interim period. Partially resolved, although ultimately an NZTA consideration, as this matter is better addressed through the Notice of Requirement assessment process.
5.5	Transportation	The proposed intersection upgrade at Mill Road / Hamlin Road varies for the proposed Sunfield development and Ardmore Airport Stage 3 development. Sunfield development – Proposes realignment of the intersection to Mill Road / Walters Road / Hamlin Road (realigned) with a signalised intersection.	Ardmore Airport	Technical / Legal	Minor	An intersection upgrade on existing Mill Road and Hamlin Road of some form is agreed, noting this is an integration, timing and sequencing issue relating to the implementation of resource consents.

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		Admore Airport Stage 3 proposes a roundabout intersection upgrade at Mill Road / Hamlin Road (current location).				
5.6	Transportation	The impact on the Sunfield proposal from Mill Road – Stage 2.	Auckland Council / Auckland Transport	Technical	N/A	See item 11 below.
5.7	Transportation	Privately Funded Public Transport.	Auckland Council / Auckland Transport	Technical / Evaluative	Minor	<i>Is the operation of a privately funded public transport service, with associated conditions, appropriate and acceptable?</i>
5.8	Transportation	Detailed information on the engineering design of roads and laneways.	Auckland Council / Auckland Transport	Technical	Minor	<i>Have the designs of the roads and laneways been appropriately demonstrated and can these be finalised through conditions of consent?</i>
5.9	Transportation	Proposed TDMP (Travel Demand Management Plan).	Auckland Council / Auckland Transport	Evaluative	Minor	<i>Is the proposed Travel Demand Management Plan (TDMP) for the Employment Precinct and Town Centre, and proposed condition, appropriate?</i>
5.10	Transportation	Construction traffic and the impacts on pavement conditions.	Auckland Council / Auckland Transport	Evaluative	Minor	<i>Do the proposed conditions (20 and 21) appropriately address potential impacts on the existing road network?</i>
6.	Ecology	Information Gaps.	Auckland Council	Technical	Minor	<i>Are the freshwater ecological effects, including through the use of the proposed conditions, associated with stream diversion and culverting acceptable?</i>
7.1	Productive Soils	Soil Classification – Desk top surveys.	Auckland Council	Evaluative	Key	<i>Does the proposal meet the NPS-HPL Clause 3.10 exemption criteria?</i>
7.2	Productive Soils	Managing Wetness Limitations.	Auckland Council	Evaluative	Key	
7.3	Productive Soils	Land-Based Primary Production is suitable.	Auckland Council	Evaluative	Key	
8.	Urban Form / Character	Laneway functionality and possible conditions.	Auckland Council	Evaluative	Minor	It is considered that the laneway functionality is related to item 5.9, with other Urban Design matters focussing on conditions of consent e.g. possible design panels and review conditions.
9.	Parks and Reserves	Appropriateness of identified Open Space Areas – Dual purpose as open space areas are within areas that flood and the scale and catchments of the open space areas noting three additional open space areas provided.	Auckland Council	Evaluative	Minor	<i>Are the size, distribution, configuration and timing of delivery of the open space areas sufficient?</i>
10.	Groundwater	Information Gaps.	Auckland Council	Technical	Minor	<i>Has sufficient assessment been provided to confirm the level of adverse effects on structures and services along Old Wairoa Road (the section between the roads and junctions of Pākaraka Drive and Nola Dawn Avenue)?</i>
11.	Provision of Mill Road – Stage 2	Scope and effects – information provided.	Auckland Council	Technical	Minor	No issues as to scope raised. Note – NZTA have requested an additional condition of consent ‘to ensure that the design and construction of the stormwater channel within the Mill Road Notice of Requirement Area and the Mill Road associated bulk earthworks occur at the same

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						<i>time and in an appropriate manner’. The Applicant is accepting of this suggestion and is drafting a proposed condition of consent to this effect.</i>
12.	Infrastructure Provision and Funding	Certainty of the infrastructure being funded and the requirement of an IFA.	Auckland Council	Evaluative	Minor	<i>Is there enough certainty of the infrastructure being funded by the applicant and/or can the detail be finalised through an IFA?</i>
13.	Noise (Ardmore Airport)	Technical assessments from acoustic specialists.	Ardmore Airport	Technical	Minor	There are a number of technical considerations, although individually small, that cumulatively impact the respective technical acoustic assessments, noting conditions have been amended further e.g. no overnight stays for the healthcare activities. Possible question: <i>Are the acoustic effects appropriately mitigated and acceptable?</i>
14.	Safety (Ardmore Airport)	Development underneath the flight path.	Ardmore Airport	Evaluative	Minor	<i>Is the land-use configuration, combined with the proposed conditions, appropriate to mitigate any potential adverse effects?</i>
15	Legal	Legal questions from Auckland Council have been put forward as possible issues of contention.	Auckland Council	Legal	Key	<i>1. Sequence of Development – To what extent, if any, is the Glenpanel decision of the Court of Appeal of assistance to the Panel’s consideration of the application?</i> <i>2. Future Development (FDS) Strategy Relevance – Is the FDS a document the Panel must take into account or otherwise consider under s104?</i> <i>3. Reliance on Consent Conditions – Can the Panel be satisfied that compliance with the relevant transport conditions will achieve the intended transport outcomes?</i>