

29 July 2025

Expert Panel
Sunfield Fast-track Application
FTAA – 2503 -1039

Sunfield Fast-track Application: Response to Minute 5 of the Expert Panel

I, Philip Osborne of Property Economics confirm that the reports I assisted in the preparation of, for the Sunfield Fast-track Application, being the:

- Sunfield Economic Assessment, and
- Sunfield Embracing a Car Free Future - Benefits for Sunfield Residents.

were prepared in accordance with the Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses).

As requested by the Expert Panel, details of my qualifications and relevant experience accompany this letter in Appendix 1.

Yours sincerely,



Philip Osborne
Director
Property Economics

Appendix 1: Qualifications and Experience

Philip Osborne - I am an economic consultant and Director of Property Economics Limited, based in Auckland.

My qualifications include Bachelor of Arts (History / Economics), Masters in Commerce, and Masters in Planning Practice from the University of Auckland.

I have 25 years' experience advising local and regional councils, central government agencies, and private developers throughout New Zealand in respect of a wide range of property issues, including economic impact assessments, commercial and residential market assessments, economic cost benefit analyses and forecasting market growth and land requirements across all property sectors.

I have undertaken numerous Economic Impact Assessments for fast track applications (including under the Covid-19 Recovery Fast Track Consenting Act 2020).

I have extensive experience and am frequently commissioned to provide expert evidence in the Environment Court.