

**BEFORE THE FAST-TRACK EXPERT CONSENTING PANEL**

**UNDER THE**

Fast-Track Approvals Act 2024

**AND**

**IN THE MATTER OF**

An application under section 42 for approval to  
Sunfield, a project listed in Schedule 2 to the Act

**BY**

**Winton Land Limited**

Appellant

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**STATEMENT OF EVIDENCE OF LEO DONALD HILLS  
ADDRESSING ONE PARTICULAR HEARING QUESTION**

**9 DECEMBER 2025**

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**Counsel instructed:**

B S Carruthers KC  
Shortland Chambers

P [REDACTED]  
E [REDACTED]

W Goldsmith  
Barrister

P [REDACTED]  
E [REDACTED]

**MAY IT PLEASE THE PANEL:****1. INTRODUCTION**

- 1.1 My full name is Leo Donald Hills.
- 1.2 I have the qualifications and experience set out in my Code of Conduct Statement dated 4 August 2025.
- 1.3 I have read the Environment Court's Code of Conduct and agree to comply with it. The matters addressed in my evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.
- 1.4 This brief statement of evidence has been prepared to provide an illustration of the walkability of the Sunbus catchment to assist with the Panel's understanding and questioning in relation to paragraph 17(d) of Minute 19.

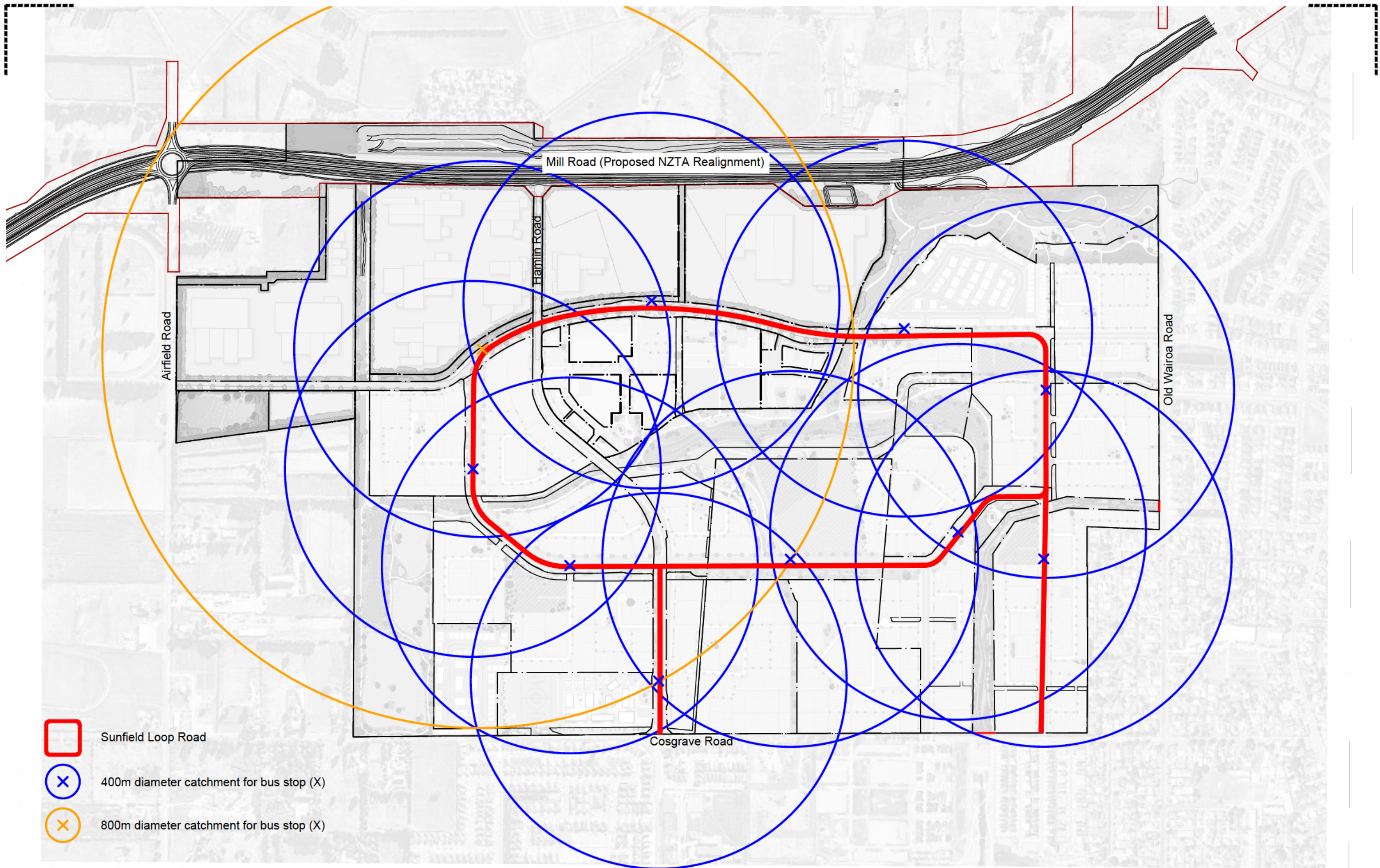
**2. SUNBUS CATCHMENT**

- 2.1 Attachment A shows the loop route of the Sunbus. Each potential bus stop is marked with a blue "x". A blue circle has been drawn around each bus stop, with a radius of 400m (5 min walking time as referenced in the Joint Witness Statement - Transportation Section B item d). An orange circle with a radius of 800m (10m walking time<sup>1</sup>) is drawn around the northernmost bus stop.

**L D Hills****9 December 2025**

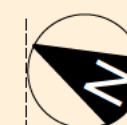
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<sup>1</sup> Ministry of Housing and Urban development - Understanding and implementing intensification provisions for the National Policy Statement on Urban Development Section 5.5.3 Walkable Catchment



## Sunfield - Bus Stop Catchment

9-Dec-25



Scale  
1:5,000@A3

Date  
9-Dec-25  
Drawing No.  
251209-01

**WINTON**  
BEST BY DESIGN