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**MINUTE 1 OF THE EXPERT PANEL**

Project overview conference  
Sunfield Masterplanned Community [FTAA-2503-1039]

26 June 2025

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[1] The purpose of this Minute is to confirm the time and the details for an in person briefing from the applicant, with representatives from Auckland Council also invited to attend.

[2] The briefing will be held at 3:00pm on 1 July 2025 at Winton Land Limited's offices, Level 2, 11 Westhaven Drive, Auckland.

[3] The purpose of the briefing is to familiarise the Expert Panel with:

- (a) the content of the application for approvals;
- (b) the content and structure of proposed conditions;<sup>1</sup>
- (c) the key points of evidence (technical reports, assessments and other information) provided in support of the application;
- (d) confirming details and relevant matters for the site visit on 10.00am on 2 July 2025;
- (e) relevant legal tests and legal issues in contention; and
- (f) other relevant matters.

[4] During the briefing:

- (a) the Applicant has an opportunity to present a high-level overview of the application; and
- (b) the Expert Panel has an opportunity to ask any questions about the

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<sup>1</sup> Including management plans, adaptive management protocols drafting style

application noting that by the time of the briefing the panel members may not have a complete understanding of all the documents supporting the application.

[5] The Expert Panel requests that the applicant make available the appropriate experts they believe will assist in the Panel's understanding of the application in the briefing.

[6] To facilitate the overview of the application referred to in paragraph 4(a) above, it is suggested that the Applicant provide a short PowerPoint presentation to the EPA's Application Lead, Nicky Sedgley ([info@fastrack.govt.nz](mailto:info@fastrack.govt.nz)) no later than 4.00pm 27 June 2025 (who will then circulate this to the panel members) and then speak to it at the briefing on 1 July 2025.

[7] The details for the briefing session will be provided by the Application Lead, Nicky Sedgley, who can be contacted at: [info@fastrack.govt.nz](mailto:info@fastrack.govt.nz).



Dr Lee Beattie  
On behalf of Expert Panel Chair, Philip Maw and Panel members Vaughan Smith and Dr Lee Beattie