
MINUTE 25 OF THE EXPERT PANEL

Invitations to comment: section 70 and 72 of the Fast-track Approvals

Draft decision and conditions

Sunfield [FTAA-2503-1039]

10 February 2026

[1] The purpose of this Minute is to direct the Environmental Protection Authority (**EPA**) to invite:

- (a) Comments on the draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (FTAA); and
- (b) Comments on the draft decision and draft conditions from specified Ministers under section 72 of the FTAA.

[2] The draft decision is attached as **Attachment 1**. The draft conditions, which will comprise Appendix 2 of the decision, are attached as **Attachment 2** (tracked PDF) **and Attachment 3** (clean Word version).

Draft conditions

[3] Two versions of the draft conditions are attached to this Minute.

- (a) Attachment 1 is a PDF version with tracked changes recording the amendments made by the Panel to the Applicant's proposed conditions (filed on 19 December 2025); and
- (b) Attachment 2 is a clean version of the draft conditions in Word form.

[4] The Panel directs that any proposed amendments to the draft conditions be

recorded as tracked changes using the Word document version, and submitted together with any comments made.

[5] The Applicant's attention is drawn to the following matters:

- (a) The list of plans and technical documents referred to in Condition 3. The Panel seeks confirmation that the list is accurate.
- (b) The table at conditions 193A needs to be completed with the relevant lot numbers.
- (c) Various conditions refer to lot numbers as XX. These references need to be added.
- (d) The cross-referencing throughout needs to be thoroughly checked.
- (e) Text highlighted **yellow** needs to be confirmed or updated.

[6] The Applicant and Auckland Council's attention also drawn to the table at paragraph [849] of the draft decision, and the content of paragraphs [846] and [847] insofar as they relate to draft conditions of consent.

[7] The Applicant and Auckland Council are also encouraged to actively engage with a view to either reaching agreement (at least as between themselves) or narrowing issues in contention as between themselves in relation to the draft conditions of consent.

Comments from specified parties

[8] Under section 70 of the FTA, the EPA is directed to invite comments on the draft conditions of consent from the following parties:

- (a) The Applicant;
- (b) Every person or group that provided comments under section 53 of the FTA;
- (c) any local authority or other body with a statutory responsibility to enforce or monitor compliance with the conditions.

[9] All comments invited under section 70 must be provided no later than close of business **Tuesday, 17 February 2026**.

[10] In accordance with section 70(4) of the FTA, the Applicant may provide a written response to any comments received under section 70.

[11] Any such response must be provided no later than close of business **Tuesday, 24 February 2026**.

Comments from relevant Ministers

[12] Under section 72 of the FTA, the EPA is directed to invite the following Ministers to provide comments on the draft decision and draft conditions:

- (a) The Minister of Māori Crown Relations; and
- (b) The Minister for Māori Development.

[13] In accordance with section 72(2), the Ministers must provide any comments no later than close of business **Tuesday, 24 February 2026**.

[14] Any responses can be filed with the EPA via email to Substantive@fasttrack.govt.nz



Philip Maw
Expert Panel Chair