

Fast-track Approvals Act 2024

Sunfield Application [FTAA-2502-1039]

NOTICE OF HEARING ON 10th and 17th DECEMBER 2025

Notice of Hearing

1. The Expert Panel appointed under the Fast-track Approvals Act 2024 (FTAA) is considering the Sunfield substantive application that relates to a masterplanned community/neighbourhood spanning 244.5 hectares. The project involves developing 3,854 homes, including individual houses and three retirement villages. It also includes employment space, healthcare, and education, a 7.5-hectare town centre, a school, and four local hubs. The community will feature 25.6 hectares of open spaces, parks, reserves, and ecological areas, with restoration and native planting of the stream and wetland network. Additionally, it will have an autonomous electric shuttle fleet for transportation.
 2. At the direction of the Panel the EPA gives notice under section 57(3) of the Fast-track Approvals Act 2024 that the Panel will conduct a hearing on Stormwater management, Public Transport and Economic matters.
 3. The hearing is scheduled to commence on Wednesday 10th December 2025 at 10.30am and will likely conclude that day at 6pm. The hearing will be held at the Auckland Town Hall Board Room located at 317 Queen Street, Auckland. The hearing will continue on Wednesday 17th December 2025 commencing at 9am and will likely conclude that day by 6 pm. There are no further days available for the hearing to continue so matters will need to be concluded that day so availability after hours would be appreciated, if required.
1. The hearing may begin with a mihi whakatu and an opening statement from the Chair.
 2. The hearing will be conducted according to the Sunfield Panel hearing procedures, which can be found at:
<https://www.fasttrack.govt.nz/projects/sunfield/conferences,-workshops-and-hearings>
 3. Should you have any questions regarding the hearing, please contact the Application Leader, Nicky Sedgley by email at info@fasttrack.govt.nz.

Hearing schedule

4. For those that have confirmed that they wish to attend the hearing, a Hearing Schedule will be produced. Parties must notify the EPA prior to **5pm on Monday 8th December** of their intention to attend and which parties will attend on their behalf. Due to the uncertainty as to the length of presentations and questioning, times are subject to change. A specific time of day cannot be guaranteed.
5. The Hearing Schedule will be available on the Fast-track website on this page <https://www.fasttrack.govt.nz/projects/sunfield/conferences,-workshops-and-hearings> and updated as required.
6. Further information about the Sunfield application will continue to be posted and updated on this website at: <https://www.fasttrack.govt.nz/projects/sunfield>



Nicky Sedgley
Application Lead
3 December 2025