
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, James Paxton of Reset Urban Design Limited ('Reset'), confirm that the report I prepared, for the Sunfield Fast-track Application, being the Sunfield Landscape & Visual Effects Assessment, was 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.

Yours sincerely,



James Paxton
Director
Urban Designer and Registered Landscape Architect

Reset Urban Design Limited

My full name is James Diarmid Paxton. I am an urban designer and landscape architect and also a Director at Reset Urban Design Limited (Reset).

Qualifications and Experience

I hold a Master of Urban Design from The University of Auckland (2022) and a Bachelor of Landscape Architecture (Hons) from UNITEC Institute of Technology (2007). I am a registered member of the New Zealand Institute of Landscape Architects Tuia Pita Ora and a member of the Urban Design Forum Aotearoa.

I have been practising for 18 years as an urban designer/landscape architect working on a wide range of urban design and landscape architecture projects across Aotearoa New Zealand. Many projects have involved preparing reports and evidence, which address matters of visual impact and landscape effects concerning proposed development. The most recent examples of my experience, with relevance to this project, include:

- Private Plan Change 84 Mangawhai Hills - a 220 hectare development master plan guided by best practise urban design and landscape architecture principles that provide for high quality large lot residential development set in an extensive natural landscape, framed by indigenous vegetation, wetlands and water systems. This included preparing a comprehensive Landscape & Visual Effects Assessment as part of the application, and preparation of landscape evidence.
- Private Plan Change 93 Warkworth South – providing urban design expert evidence for Submitters on PPC93. This included authoring the Woodcocks Design Statement, Woodcocks Structure Plan, concept masterplan and yield scenario and an accompanying technical memo, and preparing evidence in support of the Landowners submissions.
- Private Plan Change 108 Crestview Rise - request to rezone approximately 2 hectares of land in Papakura from Rural Countryside Living to a Residential Mixed Housing Urban Zone. This included preparing a comprehensive Landscape & Visual Effects Assessment as part of the application, and preparation of landscape evidence.
- Fast-track consenting application for Rotokauri Greenway & Arterial and Resource Consent Application for the Stage 1 subdivision, in Hamilton. This included preparing the Landscape and Urban Design Report, and the Landscape and Visual Effects Assessment for the application.
- Fast-track consenting application for Te Tauoma Stage 1B residential development, Tamaki - This included preparing a comprehensive Landscape & Visual Effects Assessment as part of the application.
- Fast-track consenting application for 1 Hansen Road Worker Accommodation, Frankton, Queenstown - This included preparing a comprehensive Landscape & Visual Effects Assessment as part of the application.
- Bellfield Estate and Opaheke Park - a 600-lot residential development in Papakura delivered in stages which includes a stream and the adjacent 20 hectare Opaheke Park which also functions as an artificial wetland and flood detention area.



James Paxton

Director (Urban Designer and Landscape Architect)

James is a qualified urban designer and NZILA Registered landscape architect with over 18 years experience working on a range of projects across New Zealand, Australia and the Pacific. He is a senior leader who is experienced at managing teams, projects and programmes of work from design and project evolution through to completion and within time and budget. He is an excellent communicator who enjoys working with people to gain the best possible outcome and understands the subtleties of team dynamics. He is an accomplished designer and brings a highly creative and strategic approach to complex urban and public realm projects. His passion for creating healthy, smart, sustainable, and vibrant places underpin his design thinking approach to resolving the complex issues that confront the cities of our future.

James has extensive professional experience across a variety of projects including urban public realm, large scale transportation infrastructure, streetscapes and town centres, medium and high-density residential developments, urban regeneration, master planning and campus projects across New Zealand, Australia and the Pacific. He is experienced in a range of urban projects and has been an integral member of numerous multi-disciplinary teams that have taken innovative conceptual designs through to successful implementation. He is experienced in the design, development and documentation of high-profile landscape and urban design projects, has a high level of experience in Quality Assurance, preparing project quality assurance plans, urban design assessment, preparing Landscape & Visual Effects Assessments, and providing both urban design and landscape evidence at hearings.

Education:

Master of Urban Design,
University of Auckland, 2022

Bachelor Landscape
Architecture (Hons), Unitec,
2007

Affiliations:

Registered Member of New
Zealand Institute of Landscape
Architects, 2015

Urban Design Forum Member

Professional Experience:

Reset

GHD Ltd

Jasmax

Areas of Expertise:

- Project leadership
- Project management
- Master planning
- Strategic planning
- Urban design assessments
- Landscape assessments
- Concept design
- Project documentation
- Contract administration
- Quality assurance
- Land development

Selected Projects:

- Tauriko West Masterplanning
- Woodcocks Road Masterplan
- Mangawhai Hills PPC
- Ohoka PPC
- Sunfield PPC
- Crestfield Rise PPC
- Te Tauoma Development, Tamaki
- Opaheke Park
- Waipuna Rise development
- Te Puke residential development
- Northcroft Streetscape Upgrade
- Hurstmere Road Streetscape Upgrade
- Te Tauoma Development, Tamaki
- Rotokauri Development, Hamilton
- Rotokauri Greenway and wetlands
- Bellfield Estate development
- Richmond Stage 6 development
- Redoubt Ridge development
- 1 Hansen Rd development, Queenstown
- Waiora Way Health Precinct, Wānaka
- Wanaka Lakefront Development Plan
- Queenstown Gardens Playspace
- Aitutaki Masterplan
- Avarua Masterplan
- Marine Parade Streetscape
- Pearl River Design Guidelines, China
- HuangJinWei Wetland Park, China
- Pukekohe Town Centre Revitalisation
- Waiuku Town Centre Revitalisation
- Redoubt Ridge development
- Timaru Retail Centre
- MOTAT playspace
- Manukau Golf Course development
- Market Cove development
- Bollard Ave development
- Seapath ULDF
- Waiwera masterplan
- Orakei Bay Village
- Tuff Crater Walkway
- Mangere Centre & Walter Massey Parks
- St Georges Rd development
- Hingaia Park
- Beachlands Playspace
- Ray Faussett Reserve
- Glenbrook Beach Enhancement
- Luggate masterplan
- Eden Park Stadium Redevelopment
- Avondale College Redevelopment
- AUT WG Precinct
- SH16 Motorway Landscape & Urban Design
- Great Eastern Highway, Perth
- Gateway WA Perth Airport Access