
MINUTE 19 OF THE EXPERT PANEL

Timetabling / Hearing
Sunfield [FTAA-2503-1039]

(5 December 2025)

1. The purpose of this Minute to:
 - a. Enlarge timetabling directions made in Minute 17; and
 - b. To provide parties with further information in relation to the hearing scheduled for 10 December 2025.

Timetabling directions

2. At paragraph [8] of Minute 17, the Panel made timetabling directions in relation to legal questions.
3. Counsel for the Applicant has sought a one-day extension to the deadline for filing the Applicant's response to those questions. The extension is sought to:
 - a. Accommodate counsel's availability this week; and
 - b. To enable counsel to take instructions on, and review the report back from the Select Committee on the Fast Track Approvals Amendment Bill, prior to providing a response to the Panel's questions.
4. Counsel for the Applicant also indicated that a consequential extension of the date by which the Council, and any other parties who wish to provide

a response to the questions, might also be made.

5. The Panel has considered the request for an extension, taking into account the reasons given. The Panel is mindful of the tight timeframes that are in play in relation to this application, but is prepared to grant the extension as requested.
6. Accordingly, the Panel directs that:
 - a. the Applicant's legal submissions addressing the questions set out at paragraph [6] of Minute 17 must now be filed by **4pm, Monday 8 December 2025**;
 - b. the Auckland Council Family is to file written legal submission addressing the questions set out at paragraph [6] of Minute 17 by **4pm, Thursday 11 December 2025**; and
 - c. any other party may file written legal submission addressing the questions set out at paragraph [6] of Minute 17 by **4pm, Thursday 11 December 2025**.

Hearing

7. A Notice of Hearing has been issued by the Panel. In accordance with that Notice, a hearing will be held on 10 December and 17 December.

Hearing venue

8. Given the number of participants expected to attend the Hearing, a larger venue has been sought. As such, the Hearing will now take place at the Auckland Council office – Manukau Civic Building (Council Chamber), 31 – 33 Manukau Station Road.

Evidence

9. The questions that the Panel has have arisen out of the Joint Witness Statements that have been filed following joint witness conferencing. Those Joint Witness Statements will be treated as the evidence for this hearing. The Panel does not require parties for file additional written evidence in advance of the hearing, but parties *may* call evidence on these topics if they so wish.¹ Any written evidence on these topics must be filed by **3pm, Tuesday 9 December 2025.**

Further information on hearing topics

10. Set out below is some further information from the Panel to assist parties in their preparation for the hearing.

11. The hearing will consider the following topics:

- a. Stormwater and flood hazard management;
- b. Public transport; and
- c. Economics.

12. The first two topics will be heard on the 10th of December, and the third on the 17th of December. A schedule will be issued for next week's hearing on Monday the 8th of December.

Stormwater and flood hazard management

13. The Panel wishes to explore the following sub-topics (noting that this should not be relied on as an exhaustive list):

¹ Fast Track Approvals Act 2024, s 57(4)(a).

- a. Appropriateness of the dual use of pond areas for stormwater attenuation and recreation.
- b. conveyance of stormwater flows to Papakura Stream.
- c. the design of Pond 1.
- d. Integration of Sunfield and MR2 stormwater systems.
- e. Vesting of stormwater assets.
- f. Timing for modelling of overland flow paths.

14. The Panel also has questions in relation to conditions, as follows

- a. Are there conditions to address potential ground settlement associated with groundwater drawdown (it would be helpful to know if there is agreement on such conditions)?
- b. Are there conditions to ensure the operation and structural integrity of McLennan Dam (it would be helpful to know if there is agreement on such conditions)?

15. The Panel understand that the following experts attended expert conferencing in relation to this topic:

Groundwater drawdown/ground settlement

- a. Shane Lander (LDE Geotech for Sunfield)
- b. Kyle Meffan (LDE Geotech for Sunfield)
- c. Michelle Willis (Earthtech for Sunfield)

- d. Grant Murray (for Auckland Council)

Dual use of ponds

- e. Will Moore (Maven for Sunfield)
- f. Jignesh Patel (Maven for Sunfield)
- g. Yotsak Wansong (Maven for Sunfield)
- h. Zeb Worth (CKL for Sunfield)
- i. Andrew Chin (Auckland Council)
- j. Griffin Benton-Lynne (AWA Environmental for Auckland Transport)
- k. Dr Roja Tafaroji (Auckland Council)

Stormwater/flooding generally

- l. Will Moore (Maven for Sunfield)
- m. Jignesh Patel (Maven for Sunfield)
- n. Yotsak Wansong (Maven for Sunfield)
- o. Zeb Worth (CKL for Sunfield)
- p. Andrew Chin (Auckland Council)
- q. Griffin Benton-Lynne (AWA Environmental for Auckland

Transport)

- r. Roger Seyb (Beca for NZTA)
- s. Jason Keyte (AECOM for NZTA)
- t. Rose Mason (Te Miro Water Consultants for 897 Alpha Ltd)

16. If the Parties consider any additional relevant experts should attend the hearing, they are directed to advise the Panel as a matter of urgency.

Public transport

17. The Panel wishes to explore the following sub-topics (noting that this should not be relied on as an exhaustive list):

- a. Capacity of the train stations to deal with the increased bus traffic expected and how this is managed and paid for;
- b. The capacity for active travel options at the train stations;
- c. The management of the Sunbus as a form of private transport and though time;
- d. The walkability of the Sunbus catchments;
- e. Potential roading upgrades for the Sunbus in the roading corridor; and
- f. The impact of active travel options in the roading corridor to the stations.

18. The Panel understand that the following experts have made comments, or otherwise provided information or evidence in relation to this topic:

- a. Leo Hills (Sunfield);
- b. Martin Peake (AC);
- c. Craig Richards (AC);
- d. Saul Vingrys (AC); and
- e. John Parane for 897 Alpha Limited.

19. If the Panel has missed any relevant expert, Parties are directed to advise the Panel as a matter of urgency.

Economics

20. The topic of economics will be heard on the afternoon of the 17th of December 2025. A further minute will issue in advance of that topic being heard.

Hearing procedure

21. In the interests of efficiency, the Panel is minded to empanel witnesses in the groups identified on each of the topics above (sometimes referred to as “hot-tubbing”). Counsel will not be permitted to cross-examine the witnesses, unless leave is sought and granted.



Philip Maw
Expert Panel Chair