

AGENDA

Sunfield (FTAA-2503-1039)

Expert Conferencing – Stormwater / Flooding and Groundwater / Geotechnical

Scheduled for: [xx] November 2025

Agenda issued: 14 November 2025

Participants

For the Applicant:

Will Moore (**WM**)

Jignesh Patel (**JP**)

Shane Lander (**SL**)

Kyle Meffan (**KM**)

Yotsak Wansong (**YW**)

Zeb Worth (**ZW**)

For the Council family:

Andrew Chin (**AC**)

Griffin Benton-Lynne (**GB**)

Dr Roja Tafaroji (**RT**)

Grant Murray (**GM**)

For NZTA:

Roger Seyb (**RS**)

For 897 Alpha Ltd:

Rose Mason (**RM**)

Facilitator

Dave Serjeant

Observers

Ian Smallburn

Karl Anderson

Scribe of JWS

[confirm]

Preliminary Matter – Applicant presentation

- A. The Applicant expects to present a schematic overview of the hydraulic design concept and identify the key engineering drawings and intended structure levels that underpin the stormwater management strategy. Include a summary of the development enabling earthworks associated with the construction of the attenuation basins and conveyance channels.

Stormwater / Flooding

NB: For questions below, where any issue arises in discussions as to the adequacy of the information provided by the Applicant to date, please consider whether there is any further information that can reasonably be provided in the time available that would assist to resolve the matter.

- B. Clarification on number of stormwater attenuation basins:
- a. Are there three or four basins?
 - b. Has Pond 3 been removed from the design, and if so, has this been accounted for in the hydraulic modelling report dated October 2025?
- C. Are the [three / four] stormwater attenuation basins designed appropriately?
- a. Please ensure the answer addresses:
 - The design intent, size and efficacy of each basin.
 - Whether the basins are suitable for dual use (if proposed) for public access.
 - This should include whether Pond 4 can accommodate attenuation, amenity, and ecological functions without compromising performance.
 - b. Has the perceived conflict in information been resolved regarding whether attenuation basins are designed to maintain permanent water levels or to operate as dry basins?
 - c. How does this design choice influence the geotechnical assessments, particularly in relation to groundwater drawdown, peat settlement, and infrastructure resilience?
- D. Issues relating to downstream conveyancing capacity:
- a. Have the local overland flow paths, including through the proposed conditions of consent, been appropriately considered and are the effects acceptable?

- b. Are informal farm drains sufficient to convey attenuated flows, or is formal infrastructure required?
 - c. What downstream assessment has been carried out as to the suitability of these table drains to act as the primary drainage network?
 - d. Please ensure the answer addresses conveyance capacity to the north.
- E. Issues relating to risk to McLennan Dam:
 - a. Has the applicant adequately assessed the risk to McLennan Dam (a high potential impact classification dam) from the proposed catchment diversion?
 - b. Are the effects on McLennan Dam appropriately mitigated to ensure that the operation and structural integrity of the dam is appropriately maintained?
- F. Flood risk to roads and dwellings:
 - a. Are roads (including major culverts under important roads) and finished floor levels designed to avoid flood risk?
 - b. Are the existing flooding effects appropriately addressed for Airfield Road and Hamlin Road?
- G. The Mill Road Stage 2 NoR and integration with stormwater management
 - a. How are Sunfield and Mill Road Stage 2 stormwater systems integrated into a coherent strategy?
- H. Vesting of stormwater land / channels, and vesting mechanism:
 - a. Is the extent of land to be vested for stormwater purposes acceptable for public ownership?
 - b. What mechanism will be used to agree land vesting for stormwater management under the RMA process?
- I. Is the proposed stormwater management strategy for the Sunfield development feasible and resilient whereby the adverse effects can be appropriately managed?

Groundwater / Geotechnical

- J. Has sufficient assessment been provided to confirm the level of adverse effects on structures and services along Old Wairoa Road (the section between the roads and junctions of Pākaraka Drive and Nola Dawn Avenue)?

- K. Will the proposed groundwater drawdown affect the ability to develop the land?
 - a. Please ensure the answer addresses the eastern area in particular?
- L. If so, how is this proposed to be managed?
- M. Are proposed mitigation measures sufficient to avoid, remedy or mitigate settlement effects from groundwater drawdown and proposed earthworks on existing and proposed buildings, structures and infrastructure (including stormwater and roading)?