
MINUTE 29 OF THE EXPERT PANEL
Request to Auckland Council and Applicant
Sunfield [FTAA-2503-1039]

(5 March 2026)

Direction - Auckland Council

- [1] On 3 March 2026, legal submissions were filed on behalf of Auckland Council and 897 Alpha Limited in response to Minute 26 of the Panel.
- [2] Copies of the legal submissions, and Minute 26, can be viewed on the Fast-track website, here: <https://www.fasttrack.govt.nz/projects/sunfield/correspondence>
- [3] Paragraphs 8 to 10 of the submissions filed on behalf of Auckland Council advise that the submission was informed by a technical note from Mr Peake of Progressive Transport Solutions Limited, and that a copy of that technical note could be provided to the Panel, if required.
- [4] The Panel considers that the technical note would be of assistance. It therefore directs that a copy of the technical note be sent to the EPA as soon as possible, but no later than **5pm today, 5 March 2026**.

Direction - Applicant

- [5] In response to the invitation to provide comments on draft conditions, MC Investments (NZ) Limited noted that Final Conditions document #120 and #175 for Lots 23, 24, and 25, exclude the stormwater conditions. The Panel understands that the reference to Lots should be read as a reference to stages 23, 24, and 25.
- [6] The Applicant, in its response to comments on draft conditions, did not address this comment.

[7] The Panel does not understand why the stormwater requirements have been removed from stages 23, 24, and 25. Absent any further reasons being given by the Applicant, the Panel is minded to reinstate those requirements on the basis that their exclusion was unintentional.

[8] The Panel would be interested to understand whether the exclusion was indeed unintentional. As such, the Applicant is directed to confirm whether the exclusion was unintentional, or not. If not, then reasons for the exclusion are to be given. The Applicant is to respond no later than **10am, tomorrow, Friday 6 March 2026**.



Philip Maw
Expert Panel Chair