
MINUTE 18 OF THE EXPERT PANEL
Further Information Requests / Transport, PC120
Sunfield [FTAA-2503-1039]

(4 December 2025)

1. The Expert Panel (Panel) is in receipt of the Joint Witness Statement Transportation dated 19 November 2025 (**JWS Transport**).
2. The Panel is also in receipt of the Memorandum of Counsel for the Applicant dated 2 December 2025, together with the updated conditions which were attached to that Memorandum and marked “A”.

Conditions

3. There are a number of references throughout the JWS Transport in relation to amendments to conditions, or further conditions, as follows:
 - a. A(b)¹ – Prepare a condition (jointly with Ardmore Airport) to address timing and integration of developments with the Hamlin Road and Cosgrave Road intersection.
 - b. B(f) – Consider a condition requiring a review of public transport mode share after 1350 dwellings are occupied.
 - c. D(c) – Provide further information to inform the drafting of conditions on upgrades of key intersections in the event trip rates exceed the assumed 3000 generation rate.
 - d. D(e) – Amend condition123A to include industrial/employment trip generation and objective traffic measures (LOS and saturation)

¹ The reference to A(b) is a reference to the paragraph number in the JWS Transport.

- e. E(c) – Amend Condition 21 to consider potential for damage to arterial/rural road pavements and remediation.
 - f. F(c) – Provide a condition re the quantum of temporary parking provided and its ultimate removal.
 - g. F(e) – Review TDMP condition to consider the whole site, including residential precincts – include targets and monitoring.
4. The Panel acknowledges that updated conditions were filed on the 2nd of December 2025. However, the Panel is uncertain whether the updated conditions respond to each of the matters set out in paragraph [3] above.
 5. The Applicant is directed to file a memorandum of counsel confirming (or otherwise), with reference to condition numbers, whether each of these matters have been addressed in conditions. Such memorandum to be filed by **4pm, Monday 8 December 2025**.

Further information

6. Paragraph B(i) of the JWS Transport records:

...SV notes that current capacity at Papakura interchange is used up as buses are linked to train arrivals and it's not possible to add the additional demand required to accommodate Sunbus trips. AT is considering expanding Papakura interchange to accommodate public transport service enhancements for the growing areas in South Auckland such as Drury. Sunbus stops should be separate from AT stops as it is a privately operated service or an exemption needs to be sought with AT to allow access. The interchange capacity is key enabling factor for Sunbus it is therefore needs to be addressed in sufficient detail e.g. drawings with proposed location for Sunbus stops prior to approving the development.

LH notes the above and will discuss this issue with SV offline over the next few days.

7. The Panel is interested to understand the outcome (if any) of further discussions on this matter. The Applicant is directed to provide that update, either from Mr Hills, or by memorandum of counsel, by **4pm, Monday 8 December 2025.**

8. Paragraph D(b) of the JWS Transport records:

Has updated traffic modelling been provided to account for changes to internal/external road connections as discussed with AT? Does this modelling reflect the removal of the busway and associated road design changes? Response: LH notes that while the separated “busway” is no longer proposed, it will be replaced by more traditional kerbside bus lanes which still provide priority to buses. LH considers the modelling does not need to be adjusted for this change. The modelling in the ‘12 November 2025 letter’ does take into account the external road connection changes (e.g. Airfield Road only having one access and Road 4 / Cosgrave Road being priority controlled). MP & CR accept the updated modelling has been discussed but are yet to formally review to model files. LH to provide.

9. The Panel seeks confirmation from Mr Hills, whether he has provided the model files to Auckland Transport for review.. The Applicant is directed to provide that update, either from Mr Hills, or by memorandum of counsel, by **4pm, Monday 8 December 2025.**

Plan Change 120

10. At paragraph [25] of Minute 13, the Panel directed the Applicant to file a planning assessment as to the relevance of Plan Change 120 to this application. The Applicant, through its planning consultants Tattico, have subsequently filed a memorandum dated 21 November 2021, addressing Plan Change 120.
11. As recorded at paragraph [26] of Minute 13, the Panel noted that other parties would be given an opportunity to comment on the relevance (or

otherwise) of Plan Change 120 following receipt of the Applicant's response. The Panel now invites other parties to comment on the relevance (or otherwise) of Plan Change 120 to this application. Accordingly, other parties are directed to file further information (if they so choose) on the relevance (or otherwise) of Plan Change 120 to this application, by **4pm, Thursday 11 December 2025.**

12. For completeness, the directions made in this Minute are requests for further information pursuant to section 67 of the Fast Track Approvals Act 2024.



Philip Maw
Expert Panel Chair