
MINUTE 21 OF THE EXPERT PANEL

Hearing - Economics
Sunfield [FTAA-2503-1039]

(15 December 2025)

1. The purpose of this Minute to provide parties with further information in relation to the hearing scheduled for 17 December 2025. The remaining topic to be considered is that of economics.

Hearing

2. A Notice of Hearing has been issued by the Panel. In accordance with that Notice, the hearing will resume on 17 December.

Hearing venue

3. The venue for the resumed Hearing is at the Auckland Council office – Manukau Civic Building (Council Chamber), 31 – 33 Manukau Station Road.

Evidence

4. The Panel's questions relate to information already submitted, either in support of the application, by way of comments, in response to comments, and in response to the economics peer review undertaken by Dr Cheung.
5. The Panel does not require parties for file additional written evidence in advance of the hearing, but parties *may* call evidence on this topic if they so

wish.¹ Any written evidence on this topic must be filed by **3pm, Tuesday 14 December 2025.**

Further information on hearing topics

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

Economics

7. The Panel wishes to explore the following sub-topics (noting that this is should not be relied on as an exhaustive list):
 - a. Limitations of cost-benefit analysis;
 - b. Limitations of IO modelling;
 - c. Accounting for disbenefits;
 - d. Approach to job creation; and
 - e. Reduction in light industrial land as a result of NOR;
8. The Panel has questions for the following experts:
 - a. Mr Heath (for the Applicant)
 - b. Mr Osborne (for the Applicant)
 - c. Dr Meade (for Auckland Council)

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

Hearing procedure

9. In the interests of efficiency, the Panel may empanel the witnesses identified 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