

IN THE MATTER of the Resource Management Act 1991 (“**RMA**”)

A N D

IN THE MATTER Fastrack application by Sunfield [FTAA-2503-1039]

**WILL SAY SUMMARY STATEMENT OF ROSE MASON ON BEHALF OF
897 ALPHA LIMITED**

FLOODING MATTERS

12 November 2025

WILL SAY STATEMENT OF ROSE MASON

1. Introduction

Qualifications and Experience

- 1.1 My name is Rose Mason. I am an Engineer with over 22 years' experience, primarily in Auckland, working on projects throughout New Zealand. I have spent 11 years working with various Councils as a Consulting Senior and Team Leader Development Engineer, and 15 years as a Team Leader/Manager. My career has focused on civil and land development engineering, with a dedication to making a positive impact on communities and the environment for future generations.
- 1.2 I hold a Bachelor of Engineering (Environmental) from Unitec Institute of Technology (2003), which is ENZ accredited and internationally recognised. I am committed to continuous improvement, mentoring future engineers, and achieving practical, optimal outcomes for all parties involved.

Current Position

- 1.3 I currently hold the position of Principal Engineer for Te Miro Water Consultants (March 2025–present). My responsibilities include team management, project management, quality assurance, project/issue resolution, process/template improvements.

2. Relevant Experience

- 2.1 I have led civil design and construction projects, including flooding, coastal inundation, access, earthworks, 3waters, and collaboration with other specialists, from concept through to completion of works. I have also provided due diligence reports and high-level guidance for pre-purchase assessments. I have 11 years of experience processing land development and subdivision consent applications for Auckland Council and am experienced at delivering expert input at public hearings under the Resource Management Act.
- 2.2 Project examples that I have worked on that are relevant to the Sunfield project include:

- (a) **Richmond Stage 4 & 5, Mount Wellington:** Managed large-scale residential developments, including stormwater mitigation and soakage, overland flowpath management, and civil build values up to \$30M. No flooding issues during severe flash flooding events in January 2023.
- (b) **Te Whenua Haa Ora, Carrington Road, Mt Albert:** Fast-track consent for 495 residential units, including social, affordable, and open market units. Led design review and delivery support.
- (c) **Rotokauri, Hamilton:** Civil build value of \$80M, providing homes for over 16,000 people. Provided design and review, including stormwater management corridor and extensive earthworks.

3. Code of Conduct

- 3.1 I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and agree to comply with this code. The evidence I present is within my area of expertise, except where I state reliance on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

4. Involvement in Sunfield Project

- 4.1 I was engaged by 897 Alpha Limited to carry out a high-level review of the Sunfield Development Fast Track Application proposal to manage the 100-year stormwater runoff post development.

5. Purpose of Evidence

- 5.1 I provided a high-level review of the proposed flood management for the Sunfield development dated 31 July 2025 (**evidence**), which was submitted as evidence in the comments on behalf of 897 Alpha Limited.
- 5.2 The purpose of my evidence is to provide a high-level overview of the proposed flood management and identify any risk of effects within the catchment.

- 5.3 My evidence specifically addressed the following matters:
- (a) Review of the pre-development and post-development flood catchments.
 - (b) Review of proposed engineering solutions.
 - (c) Alignment with technical documents, standards and AUP E36.
 - (d) Review and comment on relevant reports:
 - (i) CKL Memo, Sunfield Development – Takanini Stormwater Management - Proof of Concept Review (Rev A), dated 10 February 2025.
 - (ii) Mckenzie & Co Memo, Sunfield Fast Track Application – 3 Waters Review, dated 24 January 2025.
- 5.4 The key conclusion in my evidence was that the detailed design assessment needs to consider and address the findings of CKL and Mckenzie & Co Memos. A risk assessment of the diverted catchment discharging additional flow into the Pāhurehure Inlet catchment needs to be considered for any unforeseen failure in the flood corridor during the 1 in 100-year storm event, and the potential issues in an extreme storm event.

6. Review of further information

- 6.1 I have reviewed the Auckland Council comments relevant to flooding and the Applicant's response, specifically Item N: Maven Memorandum dated 10 October 2025 and Item P: CKL Sunfield Development Model Peer Review dated 10 October 2025

7. Opinion

- 7.1 My opinion remains as set out in my evidence, apart from in respect of the following matters:
- (a) In relation to both catchments, I consider that Auckland Council Healthy Waters and Flood Resilience Team needs to confirm the maximum probable development design allowance requirements for the upstream catchments in order for the Panel to be able to consider whether the Applicant's flood conveyance channels within the Sunfield

Development are suitably sized for the 100-year rainfall events.

- (b) If a blockage occurs in the flood corridor downstream of the Sunfield Development during the 100-year rainfall event, the applicant indicates pond 4 can mitigate this. There needs to be an assessment of whether this mitigation will impact on upstream properties in the western Pāhurehure Inlet catchment, such as from ponding or backwater. The applicant needs to demonstrate that there will be no adverse impacts as a result of the additional area of catchment that has been diverted.

ROSE MASON

Date: 12 November 2025