
MINUTE 22 OF THE EXPERT PANEL

Further Information – Economics and National Direction

Legal submissions

Sunfield [FTAA-2503-1039]

(18 December 2025)

1. The purpose of this Minute is to:
 - a. Make a further request for information from the Applicant; and
 - b. To seek legal submissions and an updated planning assessment (if required)

Further information

2. On Wednesday the 17th of December 2025, the Expert Panel (**Panel**) convened a hearing on the topic of Economic matters relating to the Sunfield Master Planned community (**proposal**). At the hearing, economic experts on behalf of the Applicant and the Council were questioned on their respective economic reports.
3. The question of the significance (if any) of regional and national benefits arising from this application is an important question for the Panel to determine, and despite the answers given at the hearing yesterday, the Panel would be further assisted by the Applicant providing further information on this topic.

Further Information requested

4. The Panel requests the following information:

- a. An updated economic assessment that addresses the following issues:
 - i. the extent to which the proposal will result in an increase in housing supply, noting in particular that the existing assessment does not consider whether the proposal will displace housing supply that might otherwise occur on live zoned “greenfield” land or Future Urban zoned land in the South Auckland area. In providing this assessment the relevant catchment for comparison should be identified and the reasons why that catchment is identified should be given;
 - ii. the extent to which employment created by the proposal will be displaced from other employment. This will necessarily require an assessment of supply-side labour market constraints in the relevant sectors over the course of the development. The key assumptions and a sensitivity assessment should be included;
 - iii. a description of and quantification of (if possible) any other known supply-side constraints;
 - iv. an assessment of the cost of infrastructure upgrades required as a result of this proposal.
 - v. an assessment (likely a range) of the implications of core three-waters infrastructure not being available in accordance with the staging set out in the application. Put another way, what are the economic implications of such infrastructure not being available in accordance with the staging set out in the application;
 - vi. an updated assessment reflecting an 8% discount rate,

including a sensitivity analysis of the discount rate applied.

- vii. quantification of costs and other disbenefits, where those are able to be quantified. For completeness, the Panel does not expect environmental impacts such as (and by way of example only) ecological impacts, social impacts, amenity impacts and the like to be quantified.
5. In making this further request the Panel is not requesting a full Cost Benefit Analysis. Rather, it is seeking to better understand the purported regional and national benefits associated with the proposal, rather than just the gross economic impacts as have currently been assessed.

Legal questions

6. The Panel would be assisted by legal submissions on the following questions:
- a. What are the implications for this proposal of changes made to the Fast Track Approval Act 2024 by the Fast Track Approvals Amendment Act 2025?
 - b. Section 3 of the FTAA sets out its purpose, as follows:

The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

This purpose is referred to elsewhere in the Schedules to the FTAA which set out decision-making criteria. The Panel seeks legal submissions on the meaning of the word “significant” in the context of this application.

7. The Panel also observes that the Government has introduced three new

National Instruments and amended seven existing ones, as follows:

- a. Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025
 - b. National Policy Statement for Natural Hazards 2025
 - c. National Policy Statement for Infrastructure 2025
 - d. National Policy Statement for Highly Productive Land Amendment 2025
 - e. New Zealand Coastal Policy Statement Amendment 2025
 - f. National Policy Statement for Indigenous Biodiversity Amendment 2025
 - g. National Policy Statement for Freshwater Management Amendment 2025
 - h. Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025
 - i. National Policy Statement for Renewable Electricity Generation Amendment 2025
 - j. National Policy Statement for Electricity Networks Amendment 2025
8. The Panel seeks legal submission on the relevance (if any) of these new/amended instruments to this application. If relevant, the Panel also requests an updated planning assessment assessing the changes.

Timeframes for response

9. The Applicant is directed to provide its response to this request for further information and legal submissions by the later of **2 working days or 12 January 2026**.
10. Other Parties may provide legal submissions on these questions and a response to any updated planning assessment within **2 working days** thereafter.



Philip Maw
Expert Panel Chair