

14 October 2025

Expert Panel
Sunfield Fast-track Application
FTAA – 2503 -1039

SUNFIELD DEVELOPMENT / MILL ROAD STAGE 2

The purpose of this letter is for Winton Land Limited (**Winton**) and NZ Transport Agency Waka Kotahi (**NZTA**) (together the **Parties**) to provide the Expert Panel with an update on Mill Road Stage 2 (**Mill Road**) Notice of Requirement.

As the Expert Panel will be aware:

- Winton's Sunfield application under the Fast-track Approvals Act 2024 (**FTAA**) was deemed complete on 29 April 2025 and allocated the reference FTAA-2503-1039, and
- NZTA lodged a Notice of Requirement for Mill Road across a portion of land comprised within the land subject to the Sunfield FTAA Substantive Application on 13 June 2025.

Since the lodgement of the Notice of Requirement on the Sunfield land, the Parties (and their respective consultants) have worked constructively and collaboratively to ensure that the overall design of the Sunfield development can be integrated with Mill Road.

A key focus of this work has been redesigning Sunfield's development to accommodate Mill Road by making space for the corridor and redesigning Sunfield's stormwater solution to fit on the eastern side of Mill Road. As at the date of this letter, the Parties (and their respective consultants) are of the opinion that the stormwater conveyance channel proposed by Winton can be constructed within the area specified by NZTA's Notice of Requirement alongside Mill Road. This stormwater conveyance channel would jointly serve the Sunfield development and the wider catchment area. NZTA may also elect to discharge into the channel in preference to its own channel as previously proposed. NZTA will still construct its own stormwater treatment infrastructure.

Both parties are aware that there is a risk that the construction of the channel has the potential to negatively impact the future ability of NZTA to construct Mill Road.

Given the proximity and depth of the proposed stormwater channel, and the resulting future constructability challenges with accommodating earthworking plant and machinery, the bulk earthworks for the road corridor must be undertaken at the same time that the channel is constructed. The Parties are working on an additional condition that would require the design and construction of the stormwater channel and Mill Road associated bulk earthworks to address these matters.

The Parties will now progress the drafting of an agreement to formalise how the works within the Notice of Requirement area are to be undertaken, together with clear details of where the responsibilities of each party shall fall.

Both Parties are happy to answer any queries of the Expert Panel, or provide further information as required.

Signed on behalf of
Winton Land Limited



Chris Meehan
Director

Signed on behalf of
New Zealand Transport Agency



Robyn Elston
National Manager System Design