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**Re: Invite to comment under s70 on draft conditions of the Fast-track Approvals Act 2024 - Sunfield**

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[REDACTED]

**Date** Tue 17/02/2026 3:53 PM

**To** Substantive <substantive@fasttrack.govt.nz>

[REDACTED]

 1 attachment (4 MB)

Attachment-3-Conditions-of-Consent\_TAWST comments.docx;

Kia ora,

Te Ākitai Waiohua appreciates for the opportunity to provide comments on the draft conditions for the Sunfield fast-track application by Winton Land Limited (the Applicant). The following comments are provided on behalf of the Te Ākitai Waiohua Settlement Trust.

Te Ākitai Waiohua Settlement Trust acknowledges the many improvements made to the conditions, including in response to previous comments, to improve certainty that impacts on the environment and people will be reduced and mitigated. However, the key concern is that the draft conditions do not differentiate between mana whenua iwi. There is no dispute that the development area is within Te Ākitai's heartland, and this significant and specific relationship as compared to other mana whenua iwi should be reflected in the conditions.

Specific amendments sought to the conditions are provided in the attached word document as track changes as requested by the Panel and described below:

- Invitation to give cultural induction is to the six Mana Whenua listed as having interest in the site, as per original comments, the invitation should be specific to Te Ākitai with responsibility to find alternative mana whenua representative if unable to do it [Conditions 36, 37,150 & 151].
- As per above, Invitation to undertake cultural monitoring should be specific to Te Ākitai [Condition 72].
- Condition 26 provides for organic flocculation, but this is undermined by Condition 77 requiring chemical treatment - remove reference to 'chemically' in Condition 77.
- Condition 85B requires the applicant to undertake earthworks for the section of Mill Road corridor that is adjacent to the Sunfield stormwater channel - further clarification is required in the condition that earthworks must be stabilised and appropriately drained, grassed/planted, given the uncertainty of timing for the Mill Road project implementation.
- As per previous comments, the Accidental discovery protocol as per AUP standards is an issue because the consent is for 25 years and a new combined plan will be developed shortly that will not have this reference, either include specific details or require ADP to be developed with and in agreement with Te Ākitai [Condition 86].
- Mana whenua consultation and implementation condition relies on a collective Mana Whenua Consultative Group, and doesn't provide for individual engagement outside of this process. The condition broadly establishes a clear framework for working with the iwi collectively, including 6-monthly hui and meeting costs of consultation but must also recognise and provide for engagement individually [Conditions 88 & 89].

Ngā mihi | Regards

Chloe Trenouth