



HYDROGEOLOGY • GEOTECHNICAL ENGINEERING • ENGINEERING GEOLOGY

MLW/L10015-6/mw

26 September 2025

Winton Land Limited (Land Development)
P O Box 105526
Auckland 1143

Attention: Mr David Osborne

Dear Sir

**RE: MONITORING OF STRUCTURES, SERVICES AND GROUNDWATER LEVELS
DURING DEWATERING, SUNFIELD SUBDIVISION, TAKANINI**

Proposed earthworks for the Sunfield Subdivision development involve excavation below the groundwater table, and have triggered the need for a groundwater dewatering and diversion resource consent.

We have been provided with a copy of the geotechnical report for the development prepared by LDE (2025)¹, which includes the dewatering assessment. We have been asked by Winton Land Limited to comment on the need to monitor third-party structures, services and groundwater levels. Based on the predicted groundwater drawdowns and resulting ground settlements assessed by LDE (2025), we agree with LDE's conclusion that monitoring of structures, services or groundwater levels is not warranted for this proposal, based on the current surrounding built environment and a permanent water depth being maintained in stormwater ponds and channels to limit groundwater drawdowns.

We have also reviewed the proposed draft conditions of the groundwater dewatering and diversion consent, as at 6 September 2025. While the draft conditions do not specify monitoring, they do make provision for the monitoring of third-party structures or services to be carried out, should the surrounding built environment change and monitoring be required (for example if new third-party structures or services are constructed near the areas to be dewatered, during the time between issuing of the consent and the commencement of dewatering). We support this as a prudent approach.

Yours faithfully

Michelle Willis

M L WILLIS
Senior Geotechnical Engineer
EARTHTECH CONSULTING LTD

¹ LDE (2025). *Addendum Geotechnical Assessment Report, Sunfield Land Holding, Ardmore*. Prepared for Sunfield Developments Limited. Ref. J01627, Rev. A, dated 22 September 2025.