



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

Date Tue 17/02/2026 7:36 PM

To Substantive <substantive@fasttrack.govt.nz>; Fast-Track Info <info@fasttrack.govt.nz>

Dear Alex

We act for 897 Alpha Limited, a party that has been invited to provide comments on the Panel's draft conditions for Winton Land Limited's Sunfield project.

897 Alpha is an adjacent landowner whose main concern is in ensuring that if the development is to proceed it is on terms and conditions that do not adversely affect its land or the ability to develop its land in the future.

897 Alpha's stormwater expert has reviewed the draft conditions and 897 Alpha makes the following comment pursuant to s 70 of the Fast-track Approval Act 2024 (FTAA).

897 Alpha notes the panel findings at paragraphs [196]-[203] of the draft decision and the additional condition 204 requiring a Drainage Management Plan (DMP) to ensure the existing farm drains in the east continue to convey flows at existing rates from the contributing upper C1 catchment (which includes the 897 Alpha site). This condition is important to ensure 897 Alpha is not compromised in its ability to discharge its own flows at existing rates from its site. The requirement for Stormwater Management Plan and DMP is reflected in condition 27 and sub conditions (i.e. condition 27-27D), which reflects what was discussed in caucusing. 897 Alpha wishes to see these conditions retained in the Panel's final decision.

897 Alpha appreciates the opportunity to engage in the FTAA process and to provide these comments on the draft conditions.

Please do not hesitate to contact us if you have any queries.

Kind regards
Joanna

Joanna Beresford
Partner



D: +64 9 307 1277

M: +64 21 114 1277

W: www.beresfordlaw.co.nz