

Your Comment on Sunfield Masterplanned Community

include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fastrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	John		
Last name	Cheng		
Postal address			
Home phone / Mobile phone			
Email (<i>a valid email address enables us to communicate efficiently with you</i>)			

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

To the Fasttrack Panel,

Thank you for the opportunity to comment on the Sunfield Fast-track proposal.

I am writing on behalf of the owners of [REDACTED], a property located along the Cosgrave Road frontage of the proposed Sunfield development, towards the Old Waiora Road end.

We have owned and operated from this site for nearly 30 years and are generally supportive of initiatives that bring long-term benefits to the local area—such as increased housing supply, infrastructure improvements, employment creation, and a more sustainable model for urban growth.

At the same time, we are mindful of our property's proximity to this particular development and the potential implications arising from future staging, design integration, and interface treatments. Given the current lack of certainty about how our land may be affected, we remain attentive to how the project evolves and wish to raise the following considerations:

1. Interface & Connectivity Opportunities

Our property lies directly within one of the planned residential precincts, adjacent to the key corridor of Cosgrave Road.

Assuming the project proceeds, we are interested in how the interface between existing properties and the development will be handled—particularly in relation to:

- Future road or laneway connections
- Visual buffers or boundary planting
- Pedestrian or greenway linkages
- Access to essential services such as power, water, and wastewater during and after construction

Each of these elements could significantly impact both our current use and any future plans for the site.

2. Stormwater and Ground Conditions

As a neighbouring property, we seek assurance that stormwater and drainage from the development will be managed to avoid downstream flooding or adverse impacts on subsurface stability.

While our land has not previously experienced flooding (beyond minor pooling in low paddocks during cyclone Gabrielle), we consider it important that any ground disturbance or dewatering activity is carefully planned and monitored to avoid unintended consequences beyond the development boundary.

3. Construction & Amenity

We anticipate that construction and infrastructure works may increase activity in the area. We would appreciate being kept informed of staging timelines—particularly for early works occurring near our property.

In particular, we are interested in:

- Any rezoning request and decisions that may affect our property
- The scope and duration of any earthworks
- Expected noise and visual impacts
- Traffic disruptions or changes in access to our property
- Any mitigation or rectification measures being proposed

4. On-going Engagement

As a neighbouring landowner, we are open to ongoing engagement with the panel and project team. We also wish to highlight that the scale and long-term nature of this project means that development may unfold over many years. This inevitably creates a degree of uncertainty for landowners like us who sit adjacent to the site but outside current ownership.

Regular communication and clarity around staging, infrastructure timing, and future intentions would help provide more certainty and support constructive engagement as the process advances.

John Cheng (Owner Representative – [REDACTED])
[REDACTED]