

Your Comment on Sunfield Masterplanned Community

Please 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	Bruce		
Last name	McGhie		
Postal address			
Home phone / Mobile phone			
Email (a valid email address enables us to communicate efficiently with you)	<div>██████████</div> <div>██████████</div>		

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

Dear Fast-Track Panel,

Thank you for the opportunity to comment on Winton's Sunfield Fast-Track application.

We own the property located at ██████████ through our company, MC Investments (NZ) Ltd. Our property is 1 of the 8 privately owned properties within the proposed Sunfield Development. In Wintons Substantive Application these 8 properties are known as Super Lots 23, 24 and 25. We are supportive of Winton's vision for the Sunfield proposal, which will be a great asset for the area.

Our dealings with Simon Ash have been excellent and Winton has been accommodating with our requests to date. This included discussions around the ultimate layout of the Masterplan, and how it affected our property.

As Mixed Rural Zoned Landowners within the proposed Sunfield development below are our Comments:

- Winton have stated in the Substantive application the Land they don't own will be developed last as proposed for Super Lots 23, 24 and 25 (out of 25 Super Lots) . These properties are within the middle of the Sunfield proposal, where it would be unreasonable for the current Landowners to be surrounded by a construction zone for 10 years. If the Fast-Track application is successful our preference would be to work with Winton earlier than 10 years.
- The stormwater from our home roof and paddocks feed into the southern open drain which borders Winton's Super Lot 2. Our understanding is this open drain will be removed/filled in for Super Lot 2. What would happen to our stormwater once development commences for Super Lot 2.
- Construction for the 57 hectares zoned as Future Urban Zone (FUZ) for Super Lots 1, 2 and 3 cannot commence until the Awakeri Stormwater channel is extended under Cosgrave Road. What is the traffic proposal for Cosgrave Road during the construction of the culvert for the extension of the Awakeri Wetland? The 2 options from around 10 years ago, were a temporary road in the paddocks on the eastern side of Cosgrave Road or full closure of Cosgrave Road for a significant period of time (est. 3 to 6 months). Cosgrave Road traffic volume has significantly grown in that time and is now a major South Auckland corridor – clarity of the traffic solution will be of high interest to those that use the road on a regular basis.
- We have read a lot of negative comments in the media and online re the proximity of the proposed Sunfield development to Ardmore Airport. We have lived here for 17 years and enjoy watching the Planes and Helicopters. It's always a treat to see and hear the Harvard's. A lot of people who live in the area actually like seeing and hearing Aircraft especially on Warbird days. There is a very simple answer to those that may be concerned with Aircraft noise – don't buy in the area. There are plenty of other areas in Auckland to buy a home.
- The Sunfield Development area is on a 100 year flood plain. In our 17 years here, flooding has never been an issue. During Cyclone Gabrielle parts of Clevedon and Drury flooded, but we saw no flooding in the proposed Sunfield Area apart from a small low lying area down towards the corner of Mill and Hamlin Roads. Paddocks do flood down closer to the Papakura Stream but these are well outside the proposed Sunfield area.
- After many years of the Mill Road Corridor being a political football, NZTA have now finally given clarity on Stage 1 and 2 routes. With the investment in this alternative road into Auckland, it only makes sense to use the nearby land to improve housing supply and employment opportunities in South Auckland.

Overall Wintons Sunfield proposal is a great opportunity for Auckland which will be delivered by a Blue-chip Developer with a proven track record of quality developments around NZ.

Best Regards

Bruce McGhie & Catherine McLeod
Mobile: [REDACTED]

Thank you for your comments