

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	Jessica		
Last name	Swales		
Postal address	[REDACTED]		
Home phone / Mobile phone			
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
<input 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

Tēnā koutou,

I am writing regarding the Sunfield project application submitted under the Fast-track Approvals Act 2024.

My family and I live at [REDACTED] We bought the property back in 2021 as we loved the semi rural feel it gave or our young family to grow up in. Obviously we expected the surrounding land to be developed eventually but have/had hopes to hold on to our little slice of paradise.

Though we do not oppose the development in principle, especially if it brings positive amenities such as shops, schools, and parks to the area. However, we would like to raise the following points for consideration:

Access to Amenities

It's important that local residents like ourselves have ease of access into the development area, so we too can benefit from the new infrastructure and services.

Visual and Environmental Impact

We would appreciate a substantial green buffer or open space between our existing rural properties and the new development to help maintain our current views and reduce visual impact. The original Sunfield plans we have

been aware of appeared to show a green space or setback between our boundary and the start of the development, which we supported if done right. However, under NZTA's latest Mill Road proposal, that area is now shown as a major arterial road, which would sit between our property and the development — a significant and less-than-ideal change. Also noting the more recent concept design for Sunfield also appears to come right up to our boundry which from previous plans did not appear to do so. A lot of the propped 'open-spaces' appear to be designed for stormwater management which makes us question how useable for recreation these spaces will be and what negative impacts they will bring to our area - mosquitos, rats, smells etc.

Construction Impacts

We are concerned about the extent and duration of construction-related disruptions such as noise, dust, and heavy traffic near our homes and how these will me managed and monitored.

Transport and Mill Road Implications

We are particularly concerned about the NZTA's recent Mill Road proposal, which poses a significant impact on our property and the surrounding area — including the proposed route that goes directly past our land.

We would like to understand whether the Sunfield development has the potential to influence or support an alternative route that reduces this impact. It's important that the planning for Sunfield is integrated with broader transport decisions to avoid compounding negative effects on local residents. We also have concerns that the Sunfield car-lite idea will force car owners to park on surrounding streets like ours.

We appreciate the opportunity to comment and request that our concerns are taken into account in the Panel's decision-making.

Kind regards,

Jessica Swales, Jacobus van Stee and Gemma Swales

Thank you for your comments