

[REDACTED]

From: [REDACTED]
Sent: Monday, 21 July 2025 4:54 pm
To: FastTrack Substantive
Cc: [REDACTED]
Subject: SUNFIELD PROJECT
Attachments: IMG20250721160140.jpg

Dear sir/madam

I am emailing on behalf of my mother, Ruby Pearce, who is in receipt of your letter dated 7 July, with an invitation to comment on your application on the Sunfield Project.

[REDACTED]

The development appears to be very well along in planning, but have concerns regarding the car free concept; the impact on adjacent property; the impact on the roads in the area in particular with the building and use of heavy construction vehicles; and the impact on the local school and kids playing in the area.

A car free concept is good in theory, but just like the theory that our "carless days" would work in the 1979/1980 era, people circumvented the system and it just did not work. Kiwis love their cars, and it would involve already having trusted and existing infrastructure for this to work. Setting this up without the existing system is setting you up to fail, and the people impacted will be the tenants that rent homes from absent landlords that have brought into an affordable subdivision that will have multiple cars for each dwelling. Addison in Takanini is a prime example where 5 bedroom homes have 5+ cars for each occupant; multiple cars are parked outside, garages are full, off street parking is full to overflowing with the risk of blocking roads and illegal parking. Telling people they can't park there will not work, and enforcement may occur, but the incidents will continue. It just looks like a developer is trying to earn more \$\$\$ by selling accommodation by not providing sufficient car parking spaces for each dwelling that it builds. At a minimum EVERY SINGLE DWELLING MUST HAVE AT LEAST ONE OFF STREET CAPARK. If this is not included in the Council zoning or urban plans then it should be. Once the infrastructure is developed, then and only then should you be in a position to allow this type of arrangement in an existing development.

I have not heard of one single high density development where this has worked. Parking will always be an issue if it is not allowed for right at the beginning. And if you say use public transport - the development is in a rural area - and saying you will create it, does not say that it works. Build the first few stages first that includes parking, create the public transport, and then start creating an environment that can support a car free area. And I haven't decided to mention visitors and where they will be parking in the 3000+ houses you plan to build. The main thing to think about for me is who are they planning to sell these homes to - is it only to investors, that will then rent them out to tenants; or do you want to sell these homes to first home buyers; families; retirees? They will all have cars even if they plan on using the public transport they will take up the car parks 24/7.

Other concerns include the impact on the adjacent properties like [REDACTED]. Ruby is home all day, and the construction noise and impact on the environment for the children playing in the park in the Pukeroa Reserve is also concerning. What will the development do to dispel residents fears that they will be constantly hearing the construction noise, the dust and debris from the construction and the increased volume of traffic in the area and roads that are not designed for heavy construction vehicles?

School children walking to and from school each day and playing in the park will notice the increase in activity and traffic, and hope that there will be some evening and night time restrictions on this work.

Ruby has lived in this home for 45 years, and has seen the farm and local area flood significantly approx 4 times in that period. The infrastructure required in a former swamp needs to ensure the old buried kauri trees in the kauri swamp and the soft peat earth that these homes will sit on is sufficient to support such a big development in the coming years. Please ensure that the sewerage and storm water is up to standard and even over spec'd to ensure it's ability to cope with our 1 in 10 year floods that currently impact the area.

Thank you again for this opportunity to give my feedback

Regards

Ruby Pearce

regards

Nicola Lawton

on behalf of Ruby Pearce
[REDACTED]
[REDACTED]