

Sunfield Specified Development Project Application under the Urban Development Act 2020

October 2021



Sunfield

“ The evidence is very clear that when we provide high-quality, regular public transport services, large numbers of people do use them... Recognising the need to decarbonise our transport system, we’re rebalancing the package to increase investment in rail, public transport and walking and cycling.

Minister of Transport, Michael Wood

June 2021

“ Successive Governments share responsibility for a massive human rights failure, with the goal of an affordable, healthy home is now more remote than ever for many New Zealanders.

Chief Human Rights Commissioner, Paul Hunt

August 2021

“ One of the three areas for the Government to focus on to reduce greenhouse gas emissions from transport is “*reducing the reliance on cars (or light vehicles) and supporting people to walk, cycle and use public transport.*”

Climate Change Commission

May 2021

“ While achieving more mode shift towards climate friendly transport options is a major part of our plan to tackle climate change, I’m well aware we need to do more given transport makes up a fifth of all NZ’s emissions and 47% of carbon dioxide emissions.

Minister of Transport, Michael Wood

June 2021

“ Current Government policies do not put Aotearoa on track to meet the recommended emissions budgets or the 2050 targets. Achieving the emissions reductions needed to get to 2050 will require our elected officials to move fast to implement a comprehensive plan.

Climate Change Commission
May 2021

“ This housing crisis is also a human rights crisis.

Chief Human Rights Commissioner, Paul Hunt
August 2021

“ Our rail investments will help people leave the car at home, freeing up the roads for those that have to drive. If we continued the model of the last 50 years of focusing exclusively on roads, we would keep seeing the same results of more congestion for Aucklanders.

Minister of Transport, Michael Wood
June 2021

“ Our advice shows that the transition to a low emissions Aotearoa will bring benefits across the economy and to the whole of society. It will lead to healthier homes, encourage new ways of moving around, open up new market opportunities, change how we use our land, and improve the lives and choices of young people and future generations.

Dr Rod Carr, Chair of Climate Change Commission
May 2021

“ Climate change is my generation's nuclear-free moment.

Prime Minister, Jacinda Ardern
August 2017



Mr Neil Mayo

Kāinga Ora
Homes and Communities
PO Box 84143
AUCKLAND 0657

6 October 2021

Dear Neil

I refer to the recent establishment of the Urban Development Act 2020 (“UDA”). The implementation of the UDA is a constructive step forward in addressing the constraints which currently exist for parties seeking to develop residential masterplanned communities and we look forward to contributing to Kāinga Ora’s success in transforming housing and urban development in New Zealand with this legislation.

The UDA has the power to positively affect the ‘supply side constraints’ which, in our opinion, are the root cause of Auckland’s chronic housing shortage and affordability issues. In adopting this approach, Kāinga Ora should be congratulated.

This letter accompanies a Specified Development Project Application under the UDA. I would like to take the opportunity to include some background on the Winton Group, as applicant.

The Winton Group consists of 25 executives based in Auckland, Queenstown and Wanaka and its residential land development portfolio comprises in excess of 7,100 lots, dwellings, apartments and retirement village units across 30 projects. I am extremely proud of Winton’s track record in designing, consenting and delivering high quality, large scale masterplanned residential communities throughout New Zealand.

Winton’s latest development project in Takanini represents a unique opportunity to develop a contiguous 221 hectare parcel of land into a masterplanned community of significant scale to be known as “Sunfield”. Upon completion, Sunfield will comprise:

- a community designed to enable “car-less” living.
- 5,000 healthy homes, consisting of 4,400 individual homes and 3 retirement villages of approximately 600 independent living units and care beds.
- 250,000 sqm of employment, healthcare and education buildings.
- a 4 hectare town centre.
- 2 schools.
- a further 4 retail hubs located throughout the community.
- permanent jobs for over 11,000 people.
- 22.8 hectares of open spaces, green links, recreation parks and reserves and ecological offsets.
- an extensive restoration and native planting of the core stream and wetland network.
- the establishment of the Sunfield renewable solar energy network for the community.
- the Sunbus autonomous electric shuttle fleet.

The stated purpose of the UDA is “to facilitate urban development that contributes to sustainable, inclusive, and thriving communities”. Winton firmly believes that the Sunfield development has all of the attributes required to be classified as a Specified Development Project under the UDA. To us, the UDA has been specifically created for the purpose of fast tracking the rezoning, consenting and delivery of large-scale projects such as Sunfield.

As you will see from the contents of this application, the approach Winton and the design team have adopted for Sunfield represents a very different approach to the traditional design of masterplanned communities which are constrained by their roading hierarchy / layout. I am tremendously excited about what this change in design philosophy represents and firmly believe that this is the way forward to creating healthier and more sustainable communities.

Auckland’s chronic housing shortage and affordable housing issues are known to all. The alleviation of these issues needs the expertise and direction of Kāinga Ora to effect a beneficial change. The rezoning of the relevant land to allow the development of the Sunfield masterplanned community will provide a partial solution to the housing shortage and affordability issues in general, and in a manner that promotes a high functioning and well-resourced residential community of which both Winton and Kāinga Ora can be proud.

The Sunfield Specified Development Project Application provides Kāinga Ora with the initial information required to enable Sunfield to be classified as a Specified Development Project under the UDA.

Winton looks forward to working collaboratively with Kāinga Ora to initially classify Sunfield as a Specified Development Project and the subsequent delivery of the Sunfield development in a timely manner. I welcome the opportunity to meet with Kāinga Ora to discuss the Sunfield Specified Development Project Application to provide further details on the proposed development and to answer any queries Kāinga Ora may have.

Winton has the experience and financial capability to deliver Sunfield right now.



Chris Meehan
CEO



01 – Introduction

Sunfield

Sunfield, a community master-planned around people, not cars.

A New Zealand first.

1.1. The Sunfield Neighbourhood:

Sunfield is a 15-minute sustainable neighbourhood across 221 hectares of contiguous land which upon completion will comprise:

- a community designed to enable “car-less” living.
- 5,000 healthy homes, consisting of 4,400 individual homes and 3 retirement villages of approximately 600 independent living units and care beds.
- 250,000 sqm of employment, healthcare and education buildings.
- a 4 hectare town centre.
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- the Sunbus autonomous electric shuttle fleet.

1.2. Location:

Sunfield sits between the rapidly urbanising and expanding neighbourhoods of Takanini and Papakura, with Ardmore Airport to the east. There are direct connections back to the main centres of Takanini and Papakura. Papakura Station is just 2km from Sunfield, providing a direct connection to the Auckland public transport network and enabling a low impact and sustainable lifestyle without leaving Auckland.

1.3. Core Principles:

When considering the development of Sunfield for urban growth, an understanding of the social context and acknowledgment of the constant change that occurs around the way we live, how we

want to live, and how we ‘should’ be living was an essential step in establishing a series of design principles that have guided the development of the Sunfield concept masterplan. These design principles, referred to in more detail in clause 1.8, include consideration around questions of local identity, changing demographics, provision of diverse housing options, and addressing environmental imperatives relating to resilience, sustainability, low carbon, and biodiversity loss, among others.

1.4. New Opportunities:

With the Government’s decision not to proceed with the Mill Road Upgrade, Winton and the design team were presented with an opportunity to explore a new approach to development that moves away from a reliance on private motor vehicles toward a future-thinking, people centric collection of liveable neighbourhoods. This approach has unlocked a number of opportunities that will lead to healthier and more sustainable outcomes now and the future. Meeting the needs of our communities requires that the Sunfield concept masterplan considers all aspects of life and integrates housing, employment opportunities, amenity and open space, as we, in turn, look to our neighbourhoods to become more self-sufficient and provide for higher standards of living in compact ways.

1.5. 15-Minute Sustainable Neighbourhood:

The 15-minute sustainable neighbourhood is a concept that serves as an organising principle for urban development and urban life. The neighbourhood is designed to provide residents access to most, if not all, resident needs within a short walk or bike ride from their home, including schooling, employment, medical services, restaurants and bars, recreational spaces, retail, and food supplies. Life is more liveable for residents so they can live and work locally, increasing their quality of life with better air quality, safer neighbourhoods that are quieter, more diverse, inclusive, economically vibrant and not reliant on cars.

1.6. People Focus:

Considering transport and buildings together through the process has been integral to the design of the Sunfield concept masterplan. By focusing on people not cars, Sunfield will enable car-less living by the innovatively designed concept masterplan which removes the challenges usually incurred in leading a car-less lifestyle while improving residents’ quality of life. Using ground-breaking technology for transport, residents will be able to jump on a Sunfield autonomous electric shuttle that runs continually to link with the train station, the central Sunfield Village, small neighbourhood hubs, and will stop anywhere in between. This approach will be supported by dedicated bus and bike lanes, wider footpaths and shared vehicles for those times when car use is unavoidable.

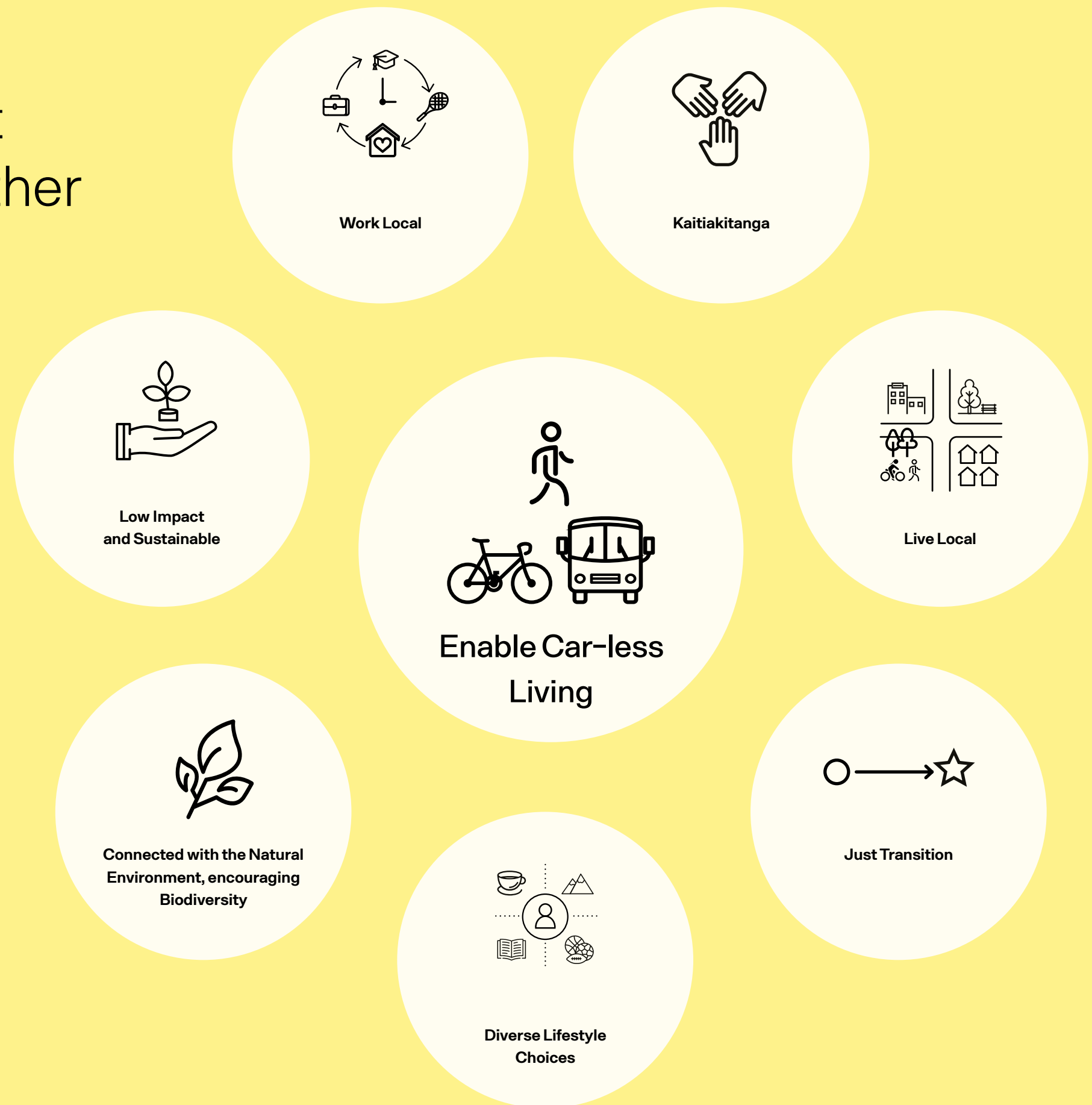
1.7. More Homes:

Without the requirement for extensive roading and individual garaging in the development, more space is freed up for warmer, drier homes in Sunfield. As stated by the Climate Change Commission in its final advice, “increasing the number of warmer, drier homes and improved house design could improve people’s health and improve health equity. Warmer, drier homes can have significant health benefits for those people on low incomes, including increased comfort, reduced time off school or work, fewer GP visits, fewer hospital admissions for circulatory and respiratory illnesses, reduced pharmaceutical costs, and reduced mortality.”¹

¹ Paragraph 162, page 164 of “Ināia tonu nei: a low emissions future for Aotearoa”, Climate Change Commission Advice to the New Zealand Government on its first three emissions budgets and direction for its emissions reduction plan 2022–2025, dated 31 May 2021.

1.8. Design Principles:

Sunfield is designed on the following eight core principles (together the “Sunfield Design Principles”).





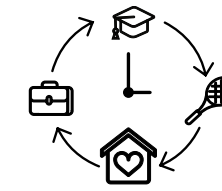
Principle 1: Enable Car-less Living

- 1.8.1** The most fundamental principle that underpins the direction of Sunfield is a desire to enable 'car-less living' – the ability to live without a private motor vehicle. New Zealand households living without their own car is both a realistic and achievable possibility if the right ingredients are provided. Sunfield's ambition is to provide a significant step change in people's perceptions and behaviours.
- 1.8.2** The benefits of car-less living are many, and a reduction in internal combustion engine vehicles will be a significant component in achieving New Zealand's goal of carbon neutrality by 2050. Aside from the obvious environmental benefits and the reduction of pressure on Auckland's already overloaded roading network, removing cars from the equation unlocks many positive social benefits through the creation of safe and walkable neighbourhoods.
- 1.8.3** Enabling car-less living requires embedding the requirements for daily life within close proximity to minimise the need for longer distance travel, and where travel is required, by providing viable, efficient, affordable and preferred alternatives to owning and running a private motor vehicle.



Principle 2: Live Local

- 1.8.4** One of the strongest attributes of Sunfield, given its scale and potential to integrate a range of social and employment opportunities, is the ability to promote the concept of living local. Sunfield supports a shift away from travel and dependence on private motor vehicles by providing local social, recreational, education, and employment opportunities close to, or within, residential areas.
- 1.8.5** Sunfield has been masterplanned in a way to provide its residents the best lifestyle, living locally and addressing the challenges of living more sustainably within a city.
- 1.8.6** A range of 'hubs' are proposed for the masterplanned community that incorporate social amenity, local convenience, education and open space at the heart of the residential neighbourhoods connected through blue and green open space networks. Retirement villages embedded within the development also provide the opportunity to age in place.
- 1.8.7** Within Sunfield there will be schools, local employment, a main centre with retail and community and medical services, smaller hubs for community retail, bike parking, shared cars and visitor parks. A dedicated bike storage facility will also be provided for Sunfield Residents at Papakura Station.



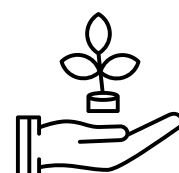
Principle 3: Work Local

- 1.8.8** With in excess of 11,000 permanent jobs being created, we are building more than just homes.
- 1.8.9** The 15-minute sustainable neighbourhood means employment opportunities are close to home and easily accessible via the comprehensive network of walking, cycling, and public transport links throughout Sunfield. The 250,000 sqm of employment, healthcare and education buildings, 3 retirement villages, a 4 hectare town centre, 2 schools and a further 4 retail hubs located throughout the community which will create in excess of 11,000 permanent jobs.
- 1.8.10** COVID-19 related lockdowns triggered the golden age of Working From Home, proving more flexible working arrangements can be successful and commercially positive for businesses, and often a preferred opportunity for employees. At a time when daily commutes in Auckland can be lengthy, Sunfield will enable more residents to Work From Home with shared flexible working spaces.



Principle 4: Kaitiakitanga

1.8.11 The Māori world view of Kaitiakitanga acknowledges the responsibility and the protection of the natural environment by Mana Whenua. We all have a guardianship role to play. By embedding a strong green and blue open space network into the concept masterplan celebrating water, restoring waterways and reflecting the wider landscape, the masterplan seeks to connect people with nature, to cultivate a strong sense of custodianship and wellbeing.



Principle 5: Low Impact and Sustainable

1.8.12 With a vision to be New Zealand's lowest carbon emission community, Sunfield is low impact and sustainable, positively contributing to the transition to a low carbon New Zealand and a sustainable built environment to stand the test of time, including the physical implications of climate change.

1.8.13 A number of measures at both the macro and micro scales will be employed at Sunfield to reduce the impact of the development and enable people to lead more sustainable and low-impact lives.

1.8.14 The Sunfield concept masterplan provides a clear framework that will enable a dramatic reduction in car dependence and will promote healthier transport options. By way of comparison, a similar-sized development designed and built along the traditional approach, which is constrained by the roading hierarchy / layout, and without any limitation on cars or car ownership, would likely produce 2.5 to 3 times the number of vehicles on Auckland's road network, corresponding to 2.5 to 3 times more carbon dioxide emissions compared to Sunfield. At a time when light vehicles produce 70% of New Zealand's current transport related emissions, Sunfield is a New Zealand-leading initiative to avoid locking in emissions long-term and directly reduce carbon emitted by cars in New Zealand.

1.8.15 A consolidated approach to stormwater management provides opportunity for improved water quality and resilience. It can be combined with water-sensitive urban design in the public realm and on-site water tanks for improved benefits. Water will be collected from the hub and village rooftops, enabling water storage and water supply for shared spaces throughout Sunfield.

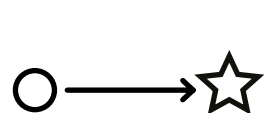
1.8.16 Energy efficiency is a core part of the Sunfield vision, building healthy homes and buildings requiring less heating and utilising technology to enable residents to live smarter, demanding less electricity. Prioritising clean and affordable energy, most of the energy requirements of Sunfield will be filled with onsite solar power throughout the community. Winton has partnered with Lightforce to create the Sunfield renewable energy strategy for the masterplanned community.

1.8.17 Lightforce is a tech driven New Zealand residential and commercial solar installation and energy retailing business. Having completed over 6,000 installs to date, Lightforce is currently the most experienced solar installer in New Zealand. Lightforce installs around 20% of the country's solar systems month-on-month. The Sunfield renewable energy strategy is enabled by solar throughout the community. Every home and shared amenity is to be connected with a mini-grid system to an electricity storage facility. Covenants will be placed on the title of each property to require solar panels to be installed on the roof of each home and building constructed within Sunfield.

1.8.18 Sunfield Solar will be linked to the national grid for times of surplus and deficiency. During peak generation periods, surplus energy will be created and contribute more than 3.7m kWh to the national grid over the course of a year. During times of low solar generation and high energy demand, Sunfield will be able to charge electricity storage facilities from the national grid during off-peak times, minimising the burden on national transmission infrastructure. The Sunfield Solar system reduces electricity costs for residents, minimises the burden of New Zealand's transmission infrastructure and avoids more than 3,000 tonnes of greenhouse gas emissions per year (based on April 2020 – April 2021 year), the equivalent of planting 140,000 trees per year.

1.8.19 Excluding gas connections within Sunfield for heating and cooking further eliminates emissions and air pollution within homes and commercial sites, benefiting the health and wellbeing of residents, reducing environmental impact, and avoiding likely increases to gas bills as the cost of carbon increases.

1.8.20 With more green areas, Sunfield residents will also have access to community gardens, supporting self-sufficiency and community interaction.



Principle 6: Just Transition

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- 1.8.21** Sunfield supports a just transition to a low carbon economy by offering a low carbon lifestyle with healthy homes that are more affordable to purchase, cheaper to run and easily accessible whether it's on public or shared transport, by foot or bike.
- 1.8.22** Limiting cars within Sunfield means non-car transport will be simple, frequent and accessible to all, eliminating the need for personal cars. Infrastructure costs are reduced from less roading, and building costs are reduced from homes no longer needing garaging. Sunfield residents will experience lower living costs from not owning and servicing a car, and reduced energy costs from solar energy making up most of the energy supply.
- 1.8.23** Sunfield enables a more affordable, sustainable and low carbon lifestyle within Auckland.



Principle 7: Connected with the Environment, Biodiversity

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- 1.8.24** Closely connected to the concept of Kaitiakitanga, the enhancement of native habitats, waterways and links to regional ecological connections provides a strong backbone to the framework plan and becomes a significant aspect in forming the community's identity. Restoration of the existing waterway is a catalyst for creating a strong green buffer to the east of Sunfield that will establish an ecological corridor linked to the green network to enhance biodiversity throughout the development.



Principle 8: Diverse Lifestyle Choices

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- 1.8.25** The diversity of lifestyle choices within Sunfield will attract a wide range of residents, whether they be first home buyers, families, renters or retirees, who will contribute to a thriving diverse community.
- 1.8.26** Central to creating diverse communities is providing a range of housing options that respond to differing needs. Therefore, the structure of Sunfield allows for a range of housing typologies and ownership models with communal space and shared amenity.

Sunfield, a community master-planned around people, not cars.

A New Zealand first.

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A community designed to enable “car-less” living.

5,000 healthy homes, consisting of 4,400 individual homes and 3 retirement villages of approximately 600 independent living units and care beds.

250,000 sqm of employment, healthcare and education buildings.

A 4 hectare town centre.

2 schools.

A further 4 retail hubs located throughout the community.

Permanent jobs for over 11,000 people.

22.8 hectares of open spaces, green links, recreation parks and reserves and ecological offsets.

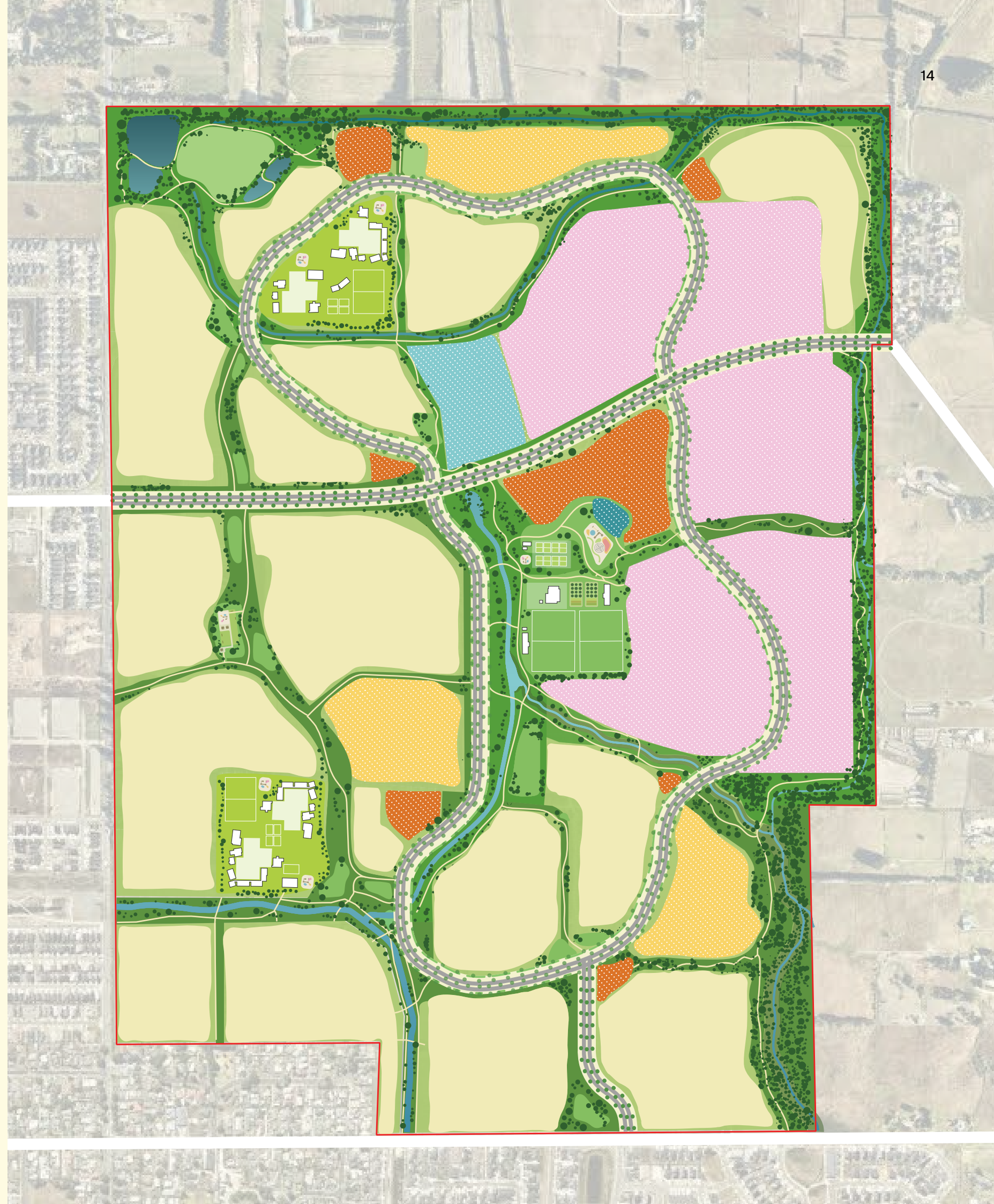
An extensive restoration and native planting of the core stream and wetland network.

The establishment of the Sunfield renewable solar energy network for the community.

The Sunbus autonomous electric shuttle fleet.

The concept masterplan for Sunfield presents a bold new vision for compact living in a car-less environment that prioritises people and community. New models for energy supply, transport, employment, and a connection with nature are all embedded in the plan which promotes a significant step change in the development of new housing for Auckland.

-  Sunfield specified development project boundary
-  Future urban zone boundary
-  Residential zone
-  Employment zone
-  Neighbourhood centre zone
-  Aged care zone
-  Health care zone
-  Aquatic facility
-  School
-  Park
-  Waterway + green link
-  Stormwater channel
-  Green connection/shared pathway



Sunfield Location





Sunfield

SUNBUS

The Sunbus is an autonomous electric bus that makes the first and last 15 minutes of your journey seamless

The Sunbus is created by Ohmio, an innovative New Zealand company changing the way we travel by using Intelligent Transport Systems.

Featuring cutting-edge technology and capabilities, Ohmio autonomous vehicles can connect with other vehicles, infrastructure and traffic management systems, providing unparalleled access to data. This enables Ohmio's intelligent management system to eliminate human error, safely negotiating and avoiding obstacles, ensuring riders, pedestrians and other road users are safe.



Ohmio autonomous vehicles feature a range of safety initiatives and powerful navigational technologies enhanced by artificial intelligence to ensure continuous improvement. With no fumes and no noise, the fully electric vehicles are kinder to the environment, helping to build a more sustainable transport ecosystem.

Since its launch in 2015, Ohmio has been successfully developed and piloted in New Zealand, Australia, China and South Korea.

The Sunfield Loop

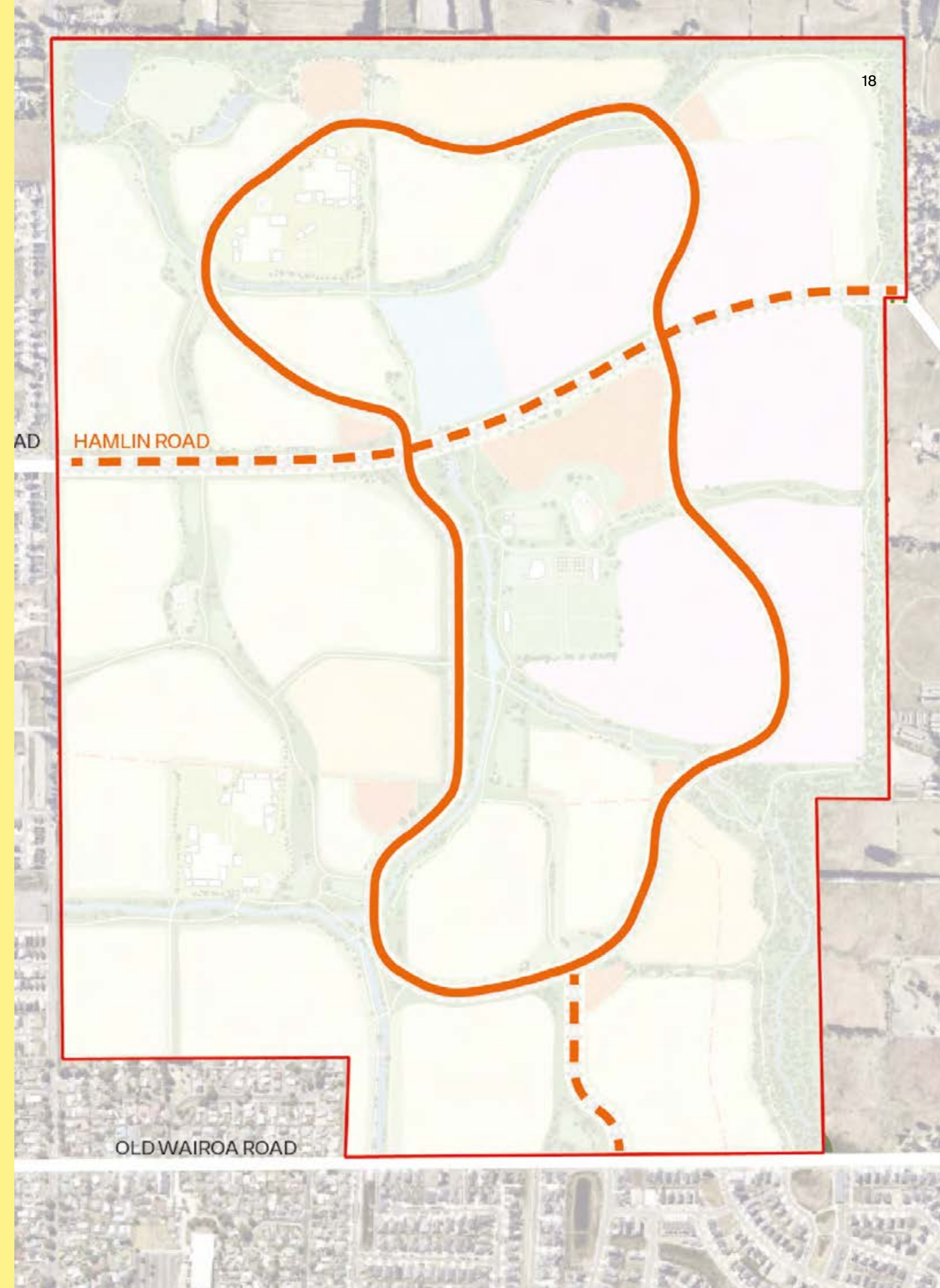
The Sunbus autonomous electric vehicle bus fleet accommodates the needs and facilitates the trips of residents with continuous operation.

The Sunbus fleet will travel around the Sunfield loop, transporting people to and from their homes, places of work, education, town centre, recreation and other amenities within Sunfield.

They will also provide seamless and efficient transport to Papakura Train Station and town centre, ensuring residents and visitors to Sunfield can easily connect with the Auckland public transport network.

Enabled by technology, the Sunbus will be able to stop on demand using an app, so no carrying groceries from a pre-determined bus stop.

- Sunfield specified development boundary
- Sunfield Loop
- - - Connection to existing network

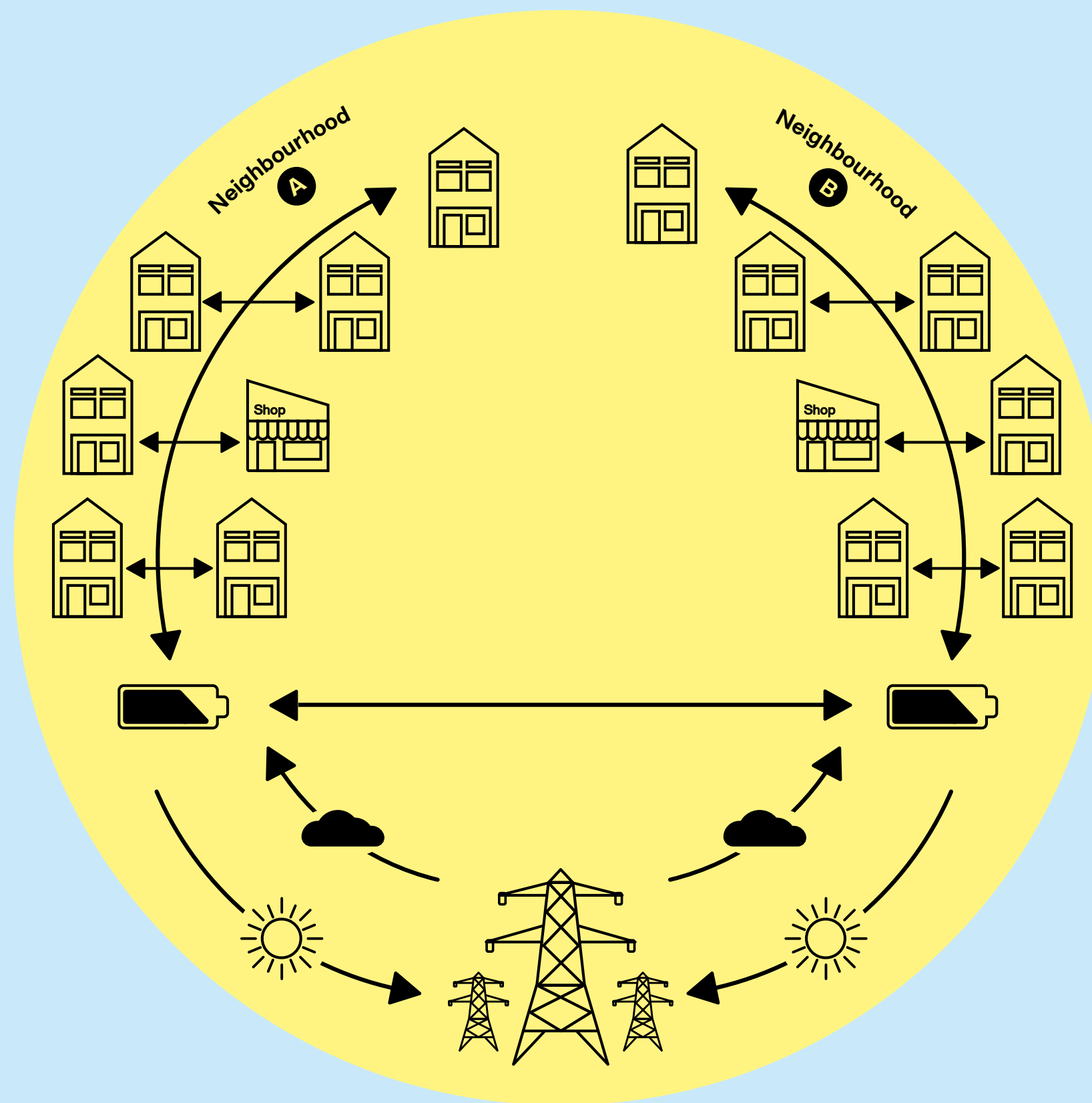


Sunfield

SOLAR

Sunfield's solar network uses technology available today to power an entire suburb.

Sunfield solar avoids at least 3,000 tonnes of GHG emissions annually, equivalent to planting nearly 140,000 trees.





The electricity storage units within Sunfield will connect to each other as part of the Sunfield grid. Each Sunfield neighbourhood will have different electricity demands so a surplus in one can meet the higher demands of another, further minimising Sunfield's reliance on national electricity and transmission.

Lightforce, a tech driven solar power company, is the most experienced solar installer in New Zealand. Partnering with industry experts, they service the majority of New Zealand with approval granted by regional line companies nationwide.

1.9. Sustainable Development Goals:

Sunfield is an innovative community designed for the needs of the future by addressing the issues of today.



While Sunfield positively contributes to the majority of the **Sustainable Development Goals set out in the United Nations 2030 Agenda for Sustainable Development**, the following goals are those that Sunfield will contribute to in a more material way.

It is noted that Auckland Council has reviewed the Auckland Unitary Plan against the specific goals and targets set out within the UN Sustainable Development Goals framework. The review has shown a strong link between the Auckland Unitary Plan and the direction that it sets out for Auckland with the achievement of the UN Sustainable Development Goals.



Goal 3:

Good Health and Well-Being – Ensure healthy lives and promote wellbeing for all at all ages.

1.9.1 Sunfield enables a more sustainable lifestyle, desired by many but often unachievable and unaffordable within a large city. The health and wellbeing benefits of a more sustainable lifestyle are significant:

- The health benefits of more New Zealanders living in warmer, drier homes will improve people's health, meaning a better quality of life, reduced time off school or work, fewer GP visits, fewer hospital admissions for circulatory and respiratory illnesses, reduced pharmaceutical costs, and reduced mortality.
- Improved wellbeing from residents living locally with a reduced commute, lower financial burdens, more outdoor activity from walking or biking to school, work, the shops, and more time with friends and family to do the things they enjoy.
- Reduced air pollution from 90% fewer cars and eliminating gas for heating and cooking improves health outcomes by reducing respiratory and cardiovascular illness.

1.9.2 Modelling by researchers at the University of Otago, University of Melbourne, and University of Oxford suggests that switching from short car journeys to a combination of walking and cycling improves people's health, reduces emissions and reduces costs for the healthcare system.² Over the lifetime of the current New Zealand population, these savings could be up to NZ\$2.1 billion if all trips under 1km were switched to walking, and all trips between 1 and 5km were switched to cycling. Sunfield enables the type of change needed to achieve this.

² Paragraph 168, page 165 of "Ināia tonu nei: a low emissions future for Aotearoa", Climate Change Commission Advice to the New Zealand Government on its first three emissions budgets and direction for its emissions reduction plan 2022–2025, dated 31 May 2021.

³ Paragraph 27, page 278 of "Ināia tonu nei: a low emissions future for Aotearoa", Climate Change Commission Advice to the New Zealand Government on its first three emissions budgets and direction for its emissions reduction plan 2022–2025, dated 31 May 2021.



Goal 7:

Affordable and Clean Energy – Ensure access to affordable, reliable, sustainable and modern energy for all.

1.9.3 Sunfield does the heavy lifting to ensure residents have access to affordable and clean energy. While New Zealand's electricity generation is mostly renewable (80%), only 30% of total energy consumption is renewable.

1.9.4 New Zealand needs to shift its reliance away from fossil fuels to meet the recommended renewable energy target of 50% by 2035.³

1.9.5 The Government retains the target that 90% of electricity generation be from renewable sources by 2025.⁴

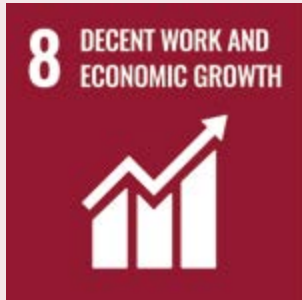
1.9.6 The most cost-effective way to reduce energy emissions is to reduce the amount of energy consumed.⁵

1.9.7 Sunfield enables that shift by creating a lifestyle about people, not cars, eliminating the need for any vehicle, whether an ICE or EV, and the subsequent energy to fuel that vehicle.

1.9.8 As New Zealand further electrifies the economy, shifting away from fossil fuels, electricity demand will increase, as will the pressure on transmission infrastructure. By utilising solar right throughout the community, Sunfield residents will have reliable and more affordable access to energy generated on-site for day-to-day needs, reducing the burden on national infrastructure and electricity supply. In peak times, following low sun cycles, residents will be able to access the main grid should this be required and Sunfield will positively contribute to national supply during peak generation periods.

⁴ Page 25 of "New Zealand Energy Efficiency and Conservation Strategy 2011–2016", dated August 2011.

⁵ Page 279 of "Ināia tonu nei: a low emissions future for Aotearoa", Climate Change Commission Advice to the New Zealand Government on its first three emissions budgets and direction for its emissions reduction plan 2022–2025, dated 31 May 2021.



Goal 8:

Decent Work and Economic Growth –
Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

- 1.9.9** The Sunfield masterplanned community includes 250,000 sqm of employment, healthcare and education buildings, 3 retirement villages, a 4 hectare town centre, 2 schools and a further 4 retail hubs located throughout the community which will create in excess of 11,000 permanent jobs. Therefore, Sunfield will not only enable economic growth offering productive employment, but it will also be in close proximity to where people live, providing better accessibility to those that might not normally be able to take such opportunities to minimise their commute without a personal vehicle.
- 1.9.10** Sunfield will also contribute to GDP and create job opportunities over the multi-year construction period.



Goal 9:

Industry, Innovation and Infrastructure –
Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

- 1.9.11** The innovative approach taken by Sunfield has unlocked a number of opportunities to create a more sustainable community that is affordable for more people with quality, reliable, sustainable, and resilient infrastructure and industry that is accessible to all.
- 1.9.12** The 15-minute sustainable neighbourhood urban design principle enables car-less living and leads to a more compact masterplan. With the inclusion of efficient community transport around the Sunfield Loop Road and to the Papakura train station, everybody has equal access in and around Sunfield and to the Auckland public transport network.



Goal 11: Sustainable Cities and Communities – Make cities and human settlements inclusive, safe, resilient and sustainable.

- 1.9.13** Sunfield will offer 15,000 more New Zealanders the opportunity to live in a community with safe and more affordable homes with easy access to sustainable community transport. No resident will have to walk further than 250 metres to access community transport, powered by clean electricity. New masterplanned communities like Sunfield offer significant opportunities as they are designed to avoid locking in emissions for decades to come if services, amenities, facilities, and infrastructure are provided for at the planning stage. These must be accessible and interconnected, including via safe cycleways and walkways and connectors to public transport.
- 1.9.14** The Māori world view of Kaitiakitanga acknowledges the responsibility and the protection of the natural environment by Mana Whenua. We all have a guardianship role to play. By embedding a strong green and blue open space network into the concept masterplan celebrating water, restoring waterways and reflecting the wider landscape, the masterplan seeks to connect people with nature, to cultivate a strong sense of custodianship and wellbeing.
- 1.9.15** Sunfield's 22.8 hectares of open spaces, green links, recreation parks and reserves and ecological offsets positively contributes to this goal by creating more open public spaces.
- 1.9.16** A car-less 15-minute sustainable neighbourhood unlocks many positive environmental and social benefits by creating safe and walkable neighbourhoods that accommodate diverse needs to provide more equitable and inclusive access. Benefits include health and wellbeing, reduced air pollution, reduced noise pollution, increased levels of physical activity, reduced congestion, better-connected communities, improved safety, and the ability to age in place.
- 1.9.17** Resilient urban and building design and high-quality execution ensure Sunfield will stand the test of time.



Goal 13: Climate Action – Take urgent action to combat climate change and its impacts.

- 1.9.18** As it is well communicated in the public forum, the climate crisis continues, largely unabated. As per the latest Intergovernmental Panel on Climate Change (IPCC) report (AR6), global warming has already reached 1.1°C above the pre-industrial baseline, and all reasonable pathways are now likely to take us beyond 1.5°C in the next 20 years. As the Climate Change Commission confirmed, New Zealand is not on track to meet recommended emissions budgets or 2050 targets ⁶, so New Zealand has to do things differently to change behaviour.
- 1.9.19** Instead of reducing emissions by changing the energy source i.e., ICE to EV, Sunfield avoids them altogether by creating a community around people, not cars. To reduce its footprint further, Sunfield will have its own solar network to support electricity needs within the community, electrify wherever possible, and exclude natural gas for heating and cooking from the community.
- 1.9.20** Given the expected warming over the next 20 years, New Zealand will need to adapt to withstand the effects of climate change, including volatile weather patterns. Resilience is embedded in the urban and building design of Sunfield.

6 Paragraph 88, page 278 of "Ināia tonu nei: a low emissions future for Aotearoa", Climate Change Commission Advice to the New Zealand Government on its first three emissions budgets and direction for its emissions reduction plan 2022–2025, dated 31 May 2021.

- 1.10.** The planning approach for Sunfield Specified Development Project sets a new paradigm. Winton will create the Sunfield Precinct Provisions for the Sunfield masterplanned community which align to the Sunfield concept masterplan and enable a car-less living community with a highly connected walkable catchment. Environmental sustainability focused on good urban design and building technologies will be provided. These regulatory provisions will be supported by the non-regulatory Sunfield Design Guidelines which will be administered by Winton through land covenants.
- 1.11.** The Sunfield application includes two proposed new zones, each of which enables a mix of uses.
- The first is 'Mixed Living Walkable' which has a focus on the living areas but recognise the need for local services within a 15-minute walking distance, and the changed work pattern with small home-based business activity.
 - The second is "Mixed Employment Walkable" which has a focus on employment generating activities.
- 1.12.** Both of these new zones could be implemented throughout New Zealand to help Kāinga Ora achieve its goals as they relate to the facilitation of urban development that contributes to sustainable, inclusive, and thriving communities.













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