

Submission on Winton Land Ltd – Sunfield Project Application under the Fast-track Approvals Act 2024

From:

Jana Benson



(I can receive emails, and my email address is correct)

To:

Fast-track Consenting Panel
Environmental Protection Authority

Date: 3 August 2025

1. Introduction

We are residents of Village Way, a small residential street that directly adjoins the proposed Sunfield development. We are responding to the invitation to comment on the Winton Land Ltd Sunfield application under the Fast-track Approvals Act 2024.

We oppose the application in its current form due to the severe impacts it will have on our home, our street, and our ability to live safely and peacefully during both the construction and operational phases of the development.

2. Grounds for Opposition

a. Industrial Zoning and Isolation of Village Way

- The plan places industrial type buildings directly along our boundary labelled “Employment” in the [Employment Concept Masterplan](#), isolating our small residential street and surrounding us with industrial development on multiple sides (including Ardmore Airport’s industrial land).
- This is contrary to the “village look and feel” originally promoted when Sunfield was first discussed.
- The placement of industrial uses creates a “back” to Village Way and severs any sense of connection to the new community.
- We request that the employment/industrial zone along Village Way be converted to residential or mixed use or that a substantial green buffer/parkland be added to respect the existing residential

street.

b. Loss of Rural Character and Sun Aspect

- We purchased our properties in a rural zoned area with open fields providing uninterrupted sunsets and afternoon/evening sun across the current Sunfield landscape.
- The introduction of large-scale industrial or high-density building along our boundary will permanently remove these rural views and significantly reduce natural light and sun aspect into our homes.
- This represents a major loss of amenity and lifestyle for existing residents and has not been addressed or mitigated in the application.

c. Flood Plains, Stormwater & Topography

- Our properties sit on known flood plains and overland flow paths, with a high groundwater table.
- Any changes to topography, earthworks or raising of land for flood mitigation risk diverting stormwater onto our properties.
- We are already seeing poor drainage and flooding in nearby fields such as Hamlin Road despite existing drains.
- We request stormwater and flood solutions are fully designed, tested, and implemented at the first stage of development to avoid adverse effects on neighbouring sections. These must be in place before any land modification or construction begins.

d. Construction Impacts (Short-term but Severe)

- Our homes are older houses on piles sitting on peat soil.
- Heavy machinery, ground compaction, and vibration during earthworks have a high risk of causing damage to our foundations and structure.
- We require:
 - Strict limits on vibration and ground movement monitoring on our boundary.
 - Dust and sediment control during all earthworks.
 - Restrictions on hours of work: No work on public holidays or Sundays, and limited weekend hours.
 - Clear construction management plans communicated to adjoining residents.

e. Operational Impacts (Long-term)

- Industrial warehouses and employment activities directly adjacent to us will permanently impact our lifestyle and amenity.
- We have no information about:
 - Hours of operation of these industrial sites.
 - Potential for 24/7 activity, lighting, and noise.
 - The types of industries that will occupy the sites.
- These are unacceptable unknowns for an application of this scale.
- We request that the employment zone next to Village Way be relocated to the southern Hamlin Road or Airfields Road side of the development, or at minimum replaced with a significant green/residential buffer.

f. Cumulative Effects – NZTA Arterial Route

- The proposed NZTA 4-lane arterial route on our boundary, combined with industrial zoning, would leave Village Way sandwiched between a highway and warehouses.

The cumulative effect on our quality of life has not been addressed.

g. Property Depreciation & Potential Acquisition

- The combined effect of the Sunfield development, Ardmore Airport industrial expansion, and the proposed NZTA arterial route will significantly depreciate the value of our properties.
- The placement of industrial buildings and a 4-lane highway around a small residential street makes our properties far less desirable and threatens our long-term financial security.
- We are currently feeling isolated and trapped, with three large corporations/organisations (NZTA, Ardmore Airport, Winton Land) effectively surrounding us, while our voices go unheard.
- We believe the Panel should table and consider full acquisition of Village Way properties in totality as part of this process, given the scale of adverse cumulative effects and the impossibility of maintaining a reasonable residential amenity under the current plans.

h. Lack of Consultation & Limited Notification

- We would expect a development of this scale to proactively consult with us as immediate neighbours.
- Not all residents of Village Way received the notice; we only became aware because neighbours circulated it.

- We have been given very limited time to read, understand, and respond to a complex application of this scale.

i. Alignment with Wider Community and Local Board Concerns

- We share the concerns raised in the *Pōhutukawa Times* (1 August 2025, Issue 1583) article “*Council and local boards flag concerns with Ardmore’s Sunfield development*”.
- The article highlights the lack of integrated planning, inadequate infrastructure solutions, and potential adverse impacts on existing communities surrounding the Sunfield site.
- We strongly agree with the local boards and council representatives that this development must not proceed in its current form without addressing these significant community and environmental risks.
- [Link to article for reference: https://www.pctimes.co.nz/files/PCTA1AUG25A0_Low_Res.pdf]

j. Overflow Parking and Traffic Management

- We are deeply concerned that, due to the Sunfield development’s stated intention to limit car ownership and parking within the new community, our small residential street will become an informal overflow parking area.
- Auckland Transport does not currently have the large-scale infrastructure in place to support the level of modal shift that Sunfield is assuming, especially in a development of this size located outside the city’s core.
- Without robust external transport planning and parking management, Village Way is at risk of being used as an unmanaged car park for Sunfield residents and visitors.
- To prevent this, we ask the Panel to:
 - Require a **detailed external traffic and parking impact assessment** for surrounding streets, including Village Way.
 - Consider the **installation of a gated entry for Village Way** to prevent overflow parking and to preserve the safety and amenity of our existing residential street.
 - Ensure that any parking restrictions or limitations in the Sunfield plan are balanced with practical off-site solutions so that neighbouring residential areas are not adversely impacted.

3. Relief Sought

We request that the Expert Consenting Panel:

1. Address cumulative effects of the NZTA arterial route and Sunfield industrial zoning together, not in isolation. These concerns address either of the proposed developments from either NZTA or Sunfield.

2. Decline the Winton/Sunfield application in its current form due to the unacceptable adverse effects on Village Way. We also note that the supporting documents provided are produced by professionals engaged by Winton Land as their client, and therefore do not adequately reflect the interests or concerns of affected parties.

Further consideration and meaningful mitigation are required before any approval can be contemplated these could include:

- a. Relocate or rezone the industrial land adjacent to Village Way to residential/mixed use or provide a substantial green buffer/mini-park.
- b. Require comprehensive stormwater and flood mitigation to protect adjoining properties before any land movement or construction begins.
- c. Require geotechnical assessment and construction management plans to protect existing homes on peat soils from vibration, subsidence, and damage.
- d. Impose strict construction conditions including:
 - i. Limited work hours, no work on public holidays and restricted weekends.
 - ii. Dust, noise, and vibration control plans.
 - iii. Early and ongoing communication with affected residents.
- e. Undertake genuine consultation with Village Way residents to integrate our street into the future Sunfield community.
- f. Consider and mitigate the permanent loss of rural outlook, sunsets, and sunlight access for existing Village Way residents.
- g. Table and investigate the acquisition of Village Way properties as a fair and reasonable outcome given the cumulative impacts of three major developments on a small residential street.

4. Conclusion

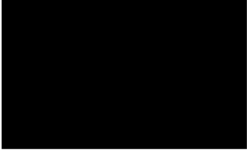
The current Sunfield plan places an unacceptable burden on Village Way residents during both development and once operational. The cumulative effects of industrial expansion, major roading, and loss of amenity leave us feeling isolated, trapped, and unheard. We urge the Panel to require redesign, mitigation, and to seriously consider acquisition to avoid creating a permanent pocket of residential hardship surrounded by large-scale development.

Signed:

Jana Benson



(on behalf of the street - names and house numbers listed below all with permission to submit this)



- Jeff & Heather Gemmell
- Candice Remmington
- Amanda Bell
- Nicky and Rob Gray
- Michael & Lesley Kazula
- Jarod Parker and Jana Benson
- Donna & Adam Currey
- Jamie Cook & Debbie Cook
- Emily & Craig Sionetuato
- Sandra & Andrew Beard
- Tami McKay
- Zoe Bennett & Caleb Bailey
- Jessie & Jacob Swales
- Alam Sigh & Manjeet Kaur
- Caleb & Eden Hill
- Elizabeth Matthews
- Toni Clarkson (*renting all others are house owners)
- John Geary
- Sarah & Gareth
- Helen Little & Pete Hegley