

Sunfield Fast-track

Annexure 24:
Franklin Local Board
5 July 2025

Franklin Local Board Feedback – Fast-track Approvals Act 2024

Project Name and location:

Sunfield Masterplanned Community, Ardmore

Date:

5 July 2025

Prepared by:

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1. Context – About Fast-track Applications

Local Board Feedback

1. The Franklin Local Board, who are elected to represent the interests of the local community do not support this development at this location for the following reasons.

Infrastructure and Environmental Constraints

2. The area's flood plains and challenging peat soils present construction and maintenance risk.
3. Water and wastewater services infrastructure is already under considerable pressure, with established Auckland suburbs that have growth plans unable to accommodate the growth.

Social and Community Implications

4. Diverse family needs, including those of individuals with impairments along with challenges posed by inclement weather, reinforce the necessity of maintaining private vehicle use to a dwelling.
5. Experience from similar subdivisions (e.g. Addison in Takaanini) highlights risks of social exclusion due to minimal visitor and social service access.
6. Rapid residential intensification growth in Franklin and Papakura is already placing additional pressure on social and community infrastructure.
7. There remains a lack of sufficient educational facilities in Papakura and Franklin), such as secondary schools, especially in parts of Franklin (e.g. Beachlands, Maraetai, Clevedon, Kawakawa Bay). Resource is best targeted to existing known growth areas that are needed now, before new proposed development.

8. It is not clear if the stormwater reserves will provide the necessary recreation open space to the size of the development.

Transport and Emergency Access

9. Repeated concerns have been raised by FENZ and Police to the board regarding emergency access, particularly in areas with narrow roads and narrowly spaced dwellings.
10. The completion of Mill Road Stage 2 is considered essential for enhancing network resilience and the board supports the recent commencement of the Notice of Requirement process.

Airport and Safety Considerations

11. Proximity to Ardmore Airport introduces repeated noise exposure and potential quality of life concerns for future residents, especially those located under flight paths and within landing/take-off zones.
12. There are significant safety concerns associated with large scale residential development near airport operations.
13. Reverse sensitivity issues are likely to threaten ongoing airport activity and broader economic development. The board has many residential developments already in planning or build stage and supports job generating development or expansion, such as the airport, to minimise commuting and daytime dormant suburbs.
14. Maintaining a fully operational secondary airport is critical for regional resilience and providing services for all of Auckland and wider.

Conclusion

15. While the development proposal has certain merits and is aspirational, the practical concerns regarding infrastructure, community wellbeing, transport, and airport operations lead to a firm opposition to the project at this location.