

Fast-track panel approves 'Sunfield' development



An aerial view of the proposed Sunfield development adjacent Ardmore Airport. Image supplied.

A 221-hectare development adjacent to Ardmore Airport has received mixed reactions after being approved through the Government's Fast-track process.

Winton Land Limited submitted its Fast-track application on 3 April 2025 to develop 'Sunfield' - a residential development of around 3,800 new homes, a 7.5-hectare town centre, retail and healthcare services, three retirement villages, and parks, reserves and green links on rural land abutting Ardmore Airport.

The Sunfield development was initially rejected in 2022 by then-Housing Minister Megan Woods, before being revived under the Fast-track Consenting Act.

Winton has described the development as a "15-minute" sustainable neighbourhood where residents can access most things they need within walking or cycling distance. A renewable solar energy network is planned to help power an electric shuttle fleet to transport residents within the development, and to nearby train stations - reducing the need for privately owned vehicles.

When the Fast-track application was lodged, Auckland Council, Auckland Transport, Watercare and the Franklin and Papakura Local Boards raised concerns about the development, highlighting potential environmental and

infrastructure issues. Franklin Local Board and the Papakura Local Board wrote to Ministers Collins, Brown and Bishop expressing their belief the project carried a "significant risk" of negative social, economic and environmental impacts on people living within the local board areas.

Auckland Transport (AT) questioned Sunfield's proposed "car-less" model, which relies on minimal car ownership and high rates of public transport use. AT suggested that residents might end up parking on nearby streets, straining local infrastructure. Auckland Council also said more information was needed on how Sunfield's roads, buses, and walking/cycling networks would work in practice, noting that some of the proposed development land was already earmarked for the Mill Road highway.

Auckland Council also flagged concerns about the risk of increased flooding. The development would impact two catchments - Papakura Stream and Pahurehure Inlet - both of which already suffer from flooding issues. Council said that over 500 downstream properties were already exposed to flood hazards, and any poorly managed stormwater from Sunfield could worsen the situation.

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The PC Times 20 years ago:
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20 Fri		2:49am ▼ 0.6m	9:13am ▲ 3.4m	
21 Sat		3:33am ▼ 0.6m	9:58am ▲ 3.4m	
22 Sun		4:18am ▼ 0.6m	10:45am ▲ 3.4m	
23 Mon		5:06am ▼ 0.6m	11:33am ▲ 3.4m	
24 Tue		5:56am ▼ 0.7m	12:23pm ▲ 3.3m	
25 Wed		12:48am ▲ 3.3m	6:51am ▼ 0.8m	
26 Thu		1:45am ▲ 3.2m	7:52am ▼ 0.9m	

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Guest editorial by Rotary Club of Pōhutukawa Coast

The G.J. Gardner Beachlands & Maraetai Trolley Derby would have to be the most rewarding community event I have been involved in, in over 26 years of Rotary.

It's primarily about kids having fun, working with adults to create something and then taking some risks - the view from the top of the Omana hill is a little scary I reckon! And it provides an opportunity for the community to come together to enjoy the racing and everything else associated with it.

The truth is that Rotary gets tremendous support from G.J. Gardner Homes and Franklin Local Board year after year, so that most of the financial risk is covered. It means that Rotary, with its partners, can concentrate on putting on a good show and raising money to put back in the community.

Of course there are many other sponsors including Barfoot & Thompson, Manukau Quarries, MTF Finance, Nomado, Pōhutukawa Kidz and Visible Group. I've singled out these Gold partners because they've contributed financially, and in other ways, to help Rotary reach its fundraising goals. We also have many other business supporters and you can view them here: tinyurl.com/msezrsj. Please support

them as they have put in the effort to help you.

Finally I want to single out some Community Champions. In this case they happen to be guys, but hey I make no apologies for this event attracting more guys than gals. Year after year they have put the work in to make this event run smoothly, with little fanfare and little recognition:

- John Stacey for taking ownership of the organising of the event on behalf of Rotary several years ago with very little experience and limited information.
- Park Ranger Paul Wilson who puts in an incredible amount of work around preparing the park, way way beyond his job description, I'm sure!
- John Mason, the sound guy, who always makes sure we have a highly sophisticated sound system that gives the Trolley Derby such a great vibe.
- Eddy Donaldson who organises much of the logistics behind the



scenes – he does so much, I'm sure I only know half of it!

I also want to thank all you Coasters for supporting the Trolley Derby this year, we don't have an exact count, but we would have had several thousand visitors during the day.

My final note is this: If you want to be involved in any way next year, contact Rotary via Facebook or the Trolley Derby Website at www.rotarytrolleyderby.co.nz.

Take care.
Alex Garden
 Rotary Club of Pōhutukawa Coast

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Clevedon Art Trail celebrates 10-year milestone

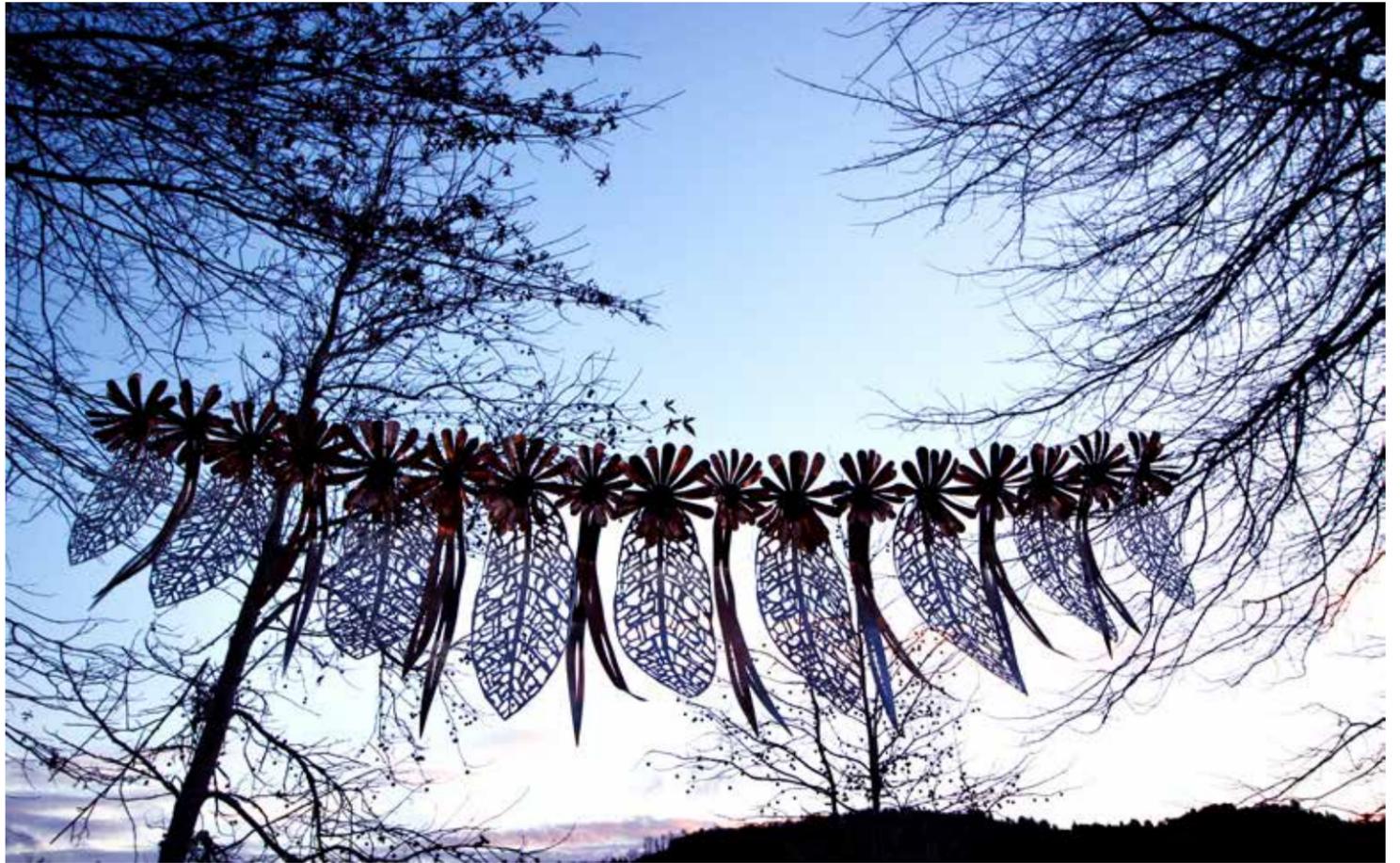
2026 celebrates a decade of the Clevedon Art Trail Open Studios, with another vibrant weekend planned, offering visitors a chance to explore the rich artistic talent woven through the Clevedon community and surrounding rural landscape.

Festivities begin on Friday 27 March with the Art Trail Exhibition Opening from 5–8pm at Hallertau Clevedon, offering a tantalising preview of the artworks and experiences to come.

On Saturday 28 and Sunday 29 March 2026 (10am–4pm), visitors can follow the relaxed self-drive journey through authentic rural New Zealand, with open studios, live artist demonstrations, hands-on workshops, and exhibitions dotted throughout Clevedon and its outskirts.

In the village, Local Artists @ The District Centre will showcase contemporary jewellery, photography, clay art, pottery, and wall sculpture, with opportunities to meet artists and even paint your own pot on Sunday afternoon. Nearby, Clevedon Creatives + Co offers live demonstrations, while just down the lane and up the stairs Gracie Matthews welcomes visitors into her studio for vintage hand-crank sewing experiences.

North Road's autumn colours will be on show to visitors as they make their way to Riverhaven Artland to wander a stunning 40-acre sculpture park where permanent site-specific works sit within a tree-lined



'Between Two Trees' by Cheryl Wright
Riverhaven Artland (pictured above) is just one of many stops along the Clevedon Art Trail, on this weekend.

landscape - truly a place where nature greets art (fees apply to walk the sculpture park). Inside the gallery and studio, a free group exhibition features artists mentored

by Katie Blundell.

Visit Helen Morrison an artist known for expressive landscape painting. Helen will run a landscape painting workshop at

12-2pm on Saturday.

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Tennis Club serves up plan to address growing membership

With Clevedon Village forecast to grow rapidly over the coming years, Clevedon Tennis Club is planning a major expansion to meet rising demand for courts, programmes and new racquet sports.

Club Captain Mark Chamberlin says the club is exploring significant facility upgrades that would allow it to cater not only for tennis players, but also for fast-growing sports such as pickleball and padel, both of which are surging in popularity across New Zealand.

Last year the club committee engaged an architect to develop concept plans for a major redevelopment. The plans include two covered tennis courts, four dedicated pickleball courts and a padel court. The covered facilities are designed to increase year-round play, attract new members and broaden participation across all age groups.

With concept plans now completed, the club has taken the next step of appointing a consultant to prepare a formal needs assessment and business plan. This work will help determine how the project could progress through council approvals and apply for funding, and whether it is viable at the scale envisioned.

Mark says the proposed development reflects both population growth in

Clevedon and changing recreational trends.

“More people are seeking social and accessible sports close to home. If we can get this expansion project across the line, we believe it will be a way to future-proof the club’s facilities while continuing to serve the wider community.”

Currently, the club has around 120 senior and 40 junior members and supports competitive and social play across all levels of Auckland interclub tennis. It also runs popular club nights, coaching programmes and a fully-subscribed Business House competition.

While plans are still at an early stage, Mark says that securing funding to complete the project will be key.

“We’d love to hear from anyone in the community who might be able to help us in that respect.”

Potential new members are welcome to come along and try tennis on Tuesday nights from 6.30pm. Business House runs on Monday and Thursday evenings, and coaching is available for both adults and children.

For coaching enquiries, contact head coach Han on 021 089 51474. To join or find out more, email the club secretary at ctcsecretary@gmail.com.



Architect’s impressions of how a proposed new covered expansion of the existing Clevedon Tennis Club might look.



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Fast-track panel approves Winton's 'Sunfield' development

CONTINUED FROM PAGE 1

Approval for the project took 10 months following the commencement of the Fast-track expert panel process. During the process, Winton responded to the concerns raised, proposing a number of changes to its submitted plans as well as an updated set of draft conditions.

One major issue of contention - whether the development could be connected to the city's water and wastewater services - remained unresolved.

The Sunfield site is not currently serviced by public water or wastewater networks. The necessary infrastructure (including water mains and sewer extensions) that Watercare would need to provide to service the development is not planned or funded before 2034.

With connections to Sunfield not likely to be available until the late 2030s at the earliest, Watercare may refuse Sunfield's request for wastewater (and water supply) connections.

Despite this, the panel concluded that there was "likely to be sufficient capacity", suggesting the Clevedon aquifer could provide an interim solution for potable water, and said that the matters of water and wastewater capacity was something that would need to be worked out between Watercare and Winton - essentially constituting a risk to the developer.

"That is a funding issue that will need to be resolved through commercial

negotiations as between the Applicant and Watercare," said the panel.

Watercare also expressed concern about the development's on-site sewerage system, saying they considered the proposed low pressure sewer system unsuitable for a development of Sunfield's scale, and not compliant with Watercare's Code of Practice.

With respect to Council's concerns about stormwater and potential flooding, the panel directed that Sunfield must take responsibility for maintaining existing farm drains (located on nearby private properties) which carry water from the site to the Papakura Stream.

The proposed economic benefits of the development were also put under the spotlight. While minister Shane Jones was quoted last week as saying the approval of the development would result in a \$3.2b benefit to the economy (the amount put forward by Winton in its application) the expert panel disagreed, saying the benefits were likely to be significantly less, in the region of between \$0 and \$2.6b, "but

likely less than \$2.6b".

Other issues raised by submitters were all considered by the expert panel as being able to be addressed through development design and conditions of consent.

It is anticipated that the project build will take ten to fifteen-years.

Local opinion mixed

Ardmore Airport Chief Executive Officer Dave Marcellus says that overall the Sunfield development approval is a good result for the airport.

"Winton took on board the operational requirements of Ardmore Airport and agreed steps to mitigate reverse sensitivity," says Dave. "Their amendments to the original master plan to better accommodate aviation and the new Mill Road alignment were also positive. These would not likely have been achieved without a master plan or traditional ad-hoc development. The scale of Sunfield is significant so it will take time to build out and we look forward to working with Winton's development team over the long term."

The Franklin Local Board is less happy about the development's approval.

"The Franklin Local Board does not support Sunfield development," says Franklin Local Board Chair Alan Cole. "We formally raised our concerns with government ministers, outlining significant social, environmental and economic impacts for both the existing and future communities in Franklin and Papakura. The Sunfield development has some good ideas, but the location would not deliver on the promise, and would create adverse effects for our community."

In late 2024 Labour MP Arena Williams told parliament that Winton stood to gain "tens of millions of dollars" of taxpayers' money through the proposed fast-tracking of its Sunfield housing project.

In 2024, the NZ Herald reported that Winton director Christopher Meehan had donated over \$200,000 to both National and Act political parties during 2022 and 2023.

Earthworks begin at Beachlands South development

Earthworks have started in the planned school zone of the Beachlands South development, although not specifically in preparation for a secondary school, yet.

Russell Property Group director Brett Russell says that while the Ministry of Education has done a study which confirms the site is the right location for the school and community, official

confirmation is yet to come.

"Beachlands South Ltd Partnership is still engaged in positive talks with the Ministry of Education," says Brett. "We have sent them an update of our master plan. We hope to have further talks through the month of March, but at this stage we can't confirm that the Ministry have approval to purchase the land."

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Te Puru Community Centre needs our community voice

- by the Te Puru team

Te Puru Recreation Centre has long been at the heart of the Beachlands and Maraetai community. It is where our children play sport, where local clubs train and compete, where families gather, and where community connections are built every week.

But as our community grows, the pressure on Te Puru is growing too.

Beachlands and Maraetai are experiencing significant population growth, yet there are currently no additional sport and recreation facilities planned for our area in Auckland Council's future investment plans. That means Te Puru will continue to carry the load for our entire community - not just today, but for the years ahead.

The reality is that Te Puru is already working hard to keep up with demand. To ensure the facility and surrounding park remain safe, accessible and fit for purpose, we need the community's help to advocate for a few practical improvements.

Right now, Auckland Council is asking for public feedback through the Annual Plan 2026/2027 Have Your Say consultation, and this is an opportunity for our community to speak up.

We are encouraging residents to make a submission supporting the following improvements at Te Puru:

- Public water fountains in Te Puru Park - the park is heavily used by the community, yet when the recreation centre is closed there is no access to potable drinking water.
- Safer access to Te Puru - a reduced speed limit outside the facility and a designated bus stop would significantly improve safety and accessibility on an increasingly busy road.
- Investment in facility upgrades - improvements are needed so Te Puru can continue to support the needs of our growing population.

These are practical improvements that will help Te Puru remain a safe, accessible and thriving community hub.



We are asking our community to take a few minutes to make a submission through the Auckland Council Have Your Say consultation before 11.59pm on Sunday 29 March 2026.

Every voice matters. Every submission counts. Together, we can ensure Te Puru continues to serve our community not just today, but well into the future.

AUCKLAND COUNCIL'S ANNUAL PLAN 2026/2027

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Our community is growing, and Te Puru plays an important role in supporting sport, recreation and connection.

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- by Pine Harbour Marina

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Clevedon Art Trail celebrates 10-year milestone

CONTINUED FROM PAGE 3

McNicol Homestead showcases the Clevedon art group's talent in a historic setting with hands-on painting activities offered from 10am-12 pm each day.

View Ginny Fisher's exhibition at the Wild Fermentary Soda Door. Ginny fuses photography, painting and printmaking into her practice which explores her connection to the natural world. Take the opportunity to refill with a refreshing fermented beverage.

Visit Sandy Littlejohns-Clark at Vin Alto. Sandy paints using bold colour and dynamic imagery, and will host a free adult workshop.

Throughout the weekend Moumoukai Hill Road knife maker Bruce Stewart will demonstrate various aspects of knife maker's art.

On Saturday only check out pop-up printmaking with Toni Mosley at the Farmhouse Cafe at 10-12pm where you can make a monotype to take home with you for free.

Teri Berry, a felt-maker and potter,

demonstrates how soft wool fibres are transformed into durable felt, with small workshops both days available to create felt and ceramic pieces.

Tania Sutherland creates sterling silver jewellery inspired by nature's textures and balance, with live jewellery-making demonstrations running both days.

Maxine Sutherland opens her home studio to share her evocative oil paintings and silk artworks.

Sophie Greenbury, a recent Dunedin School of Art graduate, presents powerful charcoal works and hosts a free drawing workshop exploring human, animal, and object relationships.

Throughout the trail, visitors can enjoy free demonstrations and workshops, including expressive landscape painting sessions, pop-up printmaking, and hands-on activities at the various locations.

The Clevedon Art Trail is proudly supported by the Clevedon Association, Franklin Local Board, and Auckland Council.

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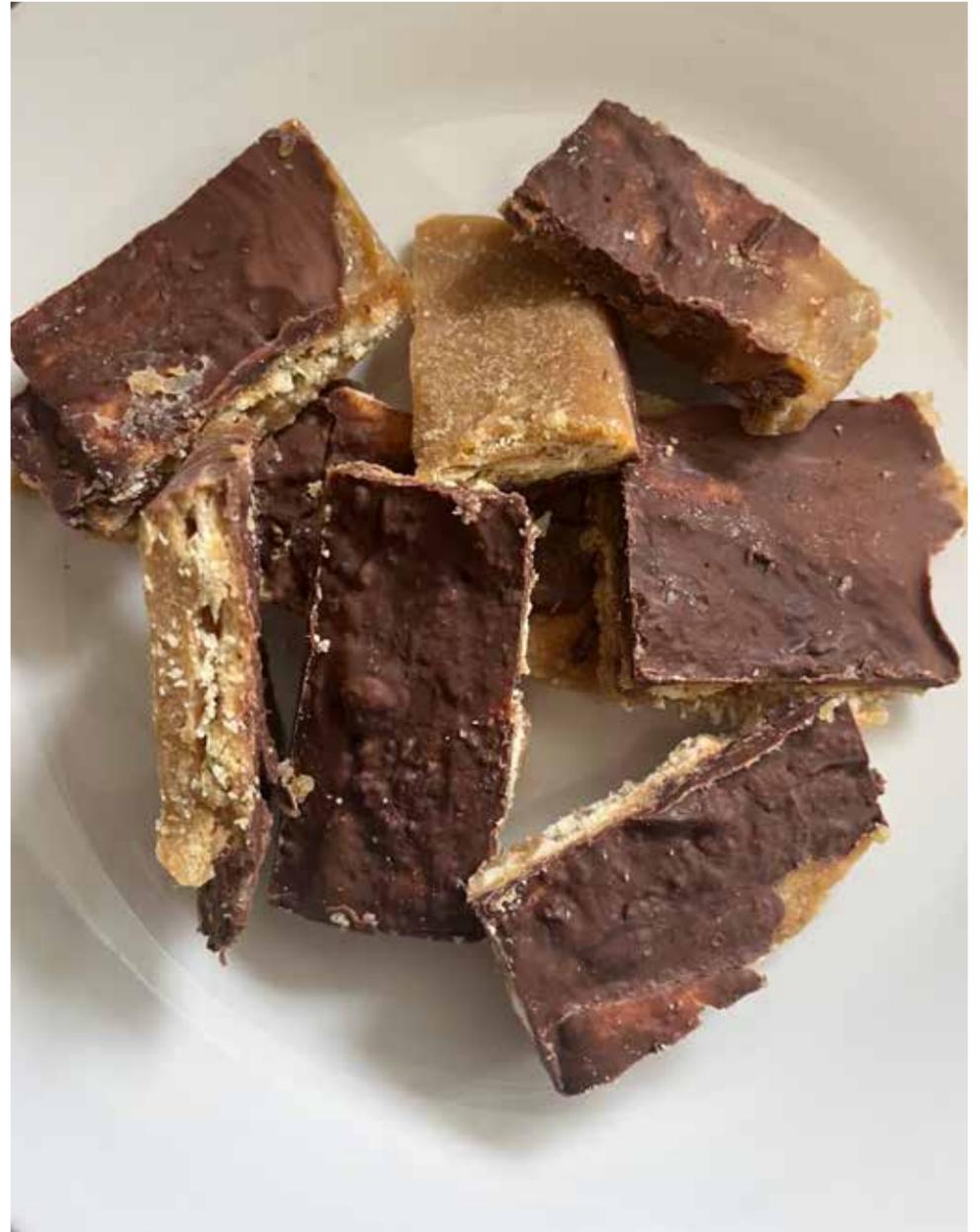
Looking for an easy treat that's so good it'll get demolished in a day? Try this crack out! You can also replace the Salada crackers with Biscoff biscuits for an extra sweet treat, it's super good!

Ingredients:

- 1 cup of brown sugar
- 250g butter
- 1 packet of Salada crackers
- 1 cup of chopped chocolate (a combination of 50/50 milk/dark is good, but choose whatever you prefer)

Method:

1. Melt the butter and brown sugar together in a pot until combined and bubbling.
2. Line a tray with an edge with baking paper, place the Salada crackers onto the tray in a single layer to cover the whole tray.
3. Pour the bubbling hot mixture over the Salada crackers gently (be very careful).
4. Place the tray into the oven and bake for around 5-10 minutes or until the mixture starts bubbling again.
5. Turn the oven off and remove the tray.
6. Sprinkle the chocolate evenly over the tray and place back into the oven to melt the chocolate.
7. Remove from oven and use a spatula to spread the chocolate evenly over the slice.
8. Let cool and set fully, then break/chop the slice up into bite size pieces.
9. Enjoy!



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