

Response ID ANON-URZ4-5F5X-W

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 10:27:38

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Winton Land Limited

2 Contact person

Contact person name:  
Chris Meehan

3 What is your job title

Job title:  
Chief Executive Officer

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
PO Box 105526, Auckland 1143

7 Is your address for service different from your postal address?

Yes

Organisation:  
Winton Land Limited

Contact person:  
Simon Ash

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Chief Operating Officer

Please enter your service address:  
  
Level 4, 10 Viaduct Harbour Avenue, Auckland 1010

Section 1: Project location

Site address or location

Add the address or describe the location:

Sunfield sits between the rapidly urbanising and expanding neighbourhoods of Takanini and Papakura. It provides a logical expansion of the existing and established urban areas on its western and southern boundaries which are fully developed for housing.

Please refer to Information Request 2: Project Location within the Sunfield Application which accompanies this application for full details of the 244.5 hectares of land which form the Sunfield masterplanned community.

Please note the Sunfield Application and full suite of technical reports which support the application have been emailed to [listedprojects@mfe.govt.nz](mailto:listedprojects@mfe.govt.nz).

File upload:  
Sunfield Application.pdf was uploaded

Upload file here:  
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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:  
27. Sunfield Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The 244.5 hectares of land which form the Sunfield masterplanned community consists of:

- 215.5 hectares of Winton Property,
- 26.1 hectares of Neighbouring Properties, and
- 2.9 hectares of Auckland Council Property.

Please refer to Information Request 1: Project Location within the Sunfield Application which accompanies this application for full details of the registered legal owners of the 244.5 hectares of land which form the Sunfield masterplanned community.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Winton has entered into unconditional contracts to purchase the entire parcel of land which form the Winton Property (being 215.5 hectares of the 244.5 hectare Sunfield masterplanned community), with settlement to occur imminently. Accordingly, Winton should be considered as the beneficial owner, with legal ownership to be transferred in due course. The respective Owners' letters outlining this situation accompany this application.

Winton has engaged with each of the individual owners of the Neighbouring Properties and each of the individual owners have been provided with details on Winton, Sunfield and the Sunfield concept masterplan and have had the opportunity to provide comment.

The Auckland Council Property is the location on which Stage 3 of the Awakeri Wetlands are to be constructed. Winton has entered into a Design and Consenting Deed with Auckland Council which will see Winton undertake the design and consenting of Stages 2 and 3 of the Awakeri Wetlands. Winton and Council have commenced discussions around entering into an Infrastructure Funding Agreement for Winton to fund and undertake the construction of Stage 2 and 3 of the Awakeri Wetlands on behalf of Auckland Council and to seek appropriate development contribution offsets for undertaking these works.

Winton has unfettered access to the Winton Property and can undertake all work required to develop the Sunfield masterplanned community as required. Winton is not dependent in any way on any of the Neighbouring Properties to undertake the proposed development of Sunfield.

## Section 2: Project details

What is the project name?

Please write your answer here:  
Sunfield

What is the project summary?

Please write your answer here:

Sunfield is a 15-minute sustainable neighbourhood across 244.5 hectares of contiguous land which upon completion will comprise:

- 4,000 healthy homes, consisting of 3,400 individual homes and 3 retirement villages of approximately 600 independent living units and care beds.
- Permanent jobs for over 11,000 people.
- 460,000 sqm of employment, retail, healthcare and education buildings.

- A 7.6 hectare town centre.
- One school.
- A further 5 retail hubs located throughout the community.
- 27.7 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.
- A community designed to enable “car-less” living.
- The establishment of the Sunfield renewable solar energy network for the community.
- The Sunbus autonomous electric shuttle fleet.

Sunfield represents a unique opportunity to develop a significant parcel of land into a masterplanned community of scale. All of the required infrastructure upgrades to bring Sunfield to fruition are known. Winton has the team, the experience and financial capability to deliver Sunfield right now.

Please refer to the Sunfield Application and the suite of technical reports which accompany this application for full details of the Sunfield masterplanned community.

What are the project details?

Please write your answer here:

Please refer to Information Request 3: Project Details within the Sunfield Application which accompanies this application for full details on the Sunfield project.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Winton is an NZX and ASX listed developer with many large-scale projects currently in progress in New Zealand. Winton is credible, well capitalised, with a proven track record of designing, consenting and delivering large scale masterplanned communities throughout New Zealand.

Winton is committed to progressing the Sunfield development at pace, under no definition can Winton be classified as a ‘land banker’. Following receipt of the required consent to allow the development of the Sunfield masterplanned community, Winton would immediately instruct the Sunfield project team to finalise the detailed design for the initial stages. Due to the level of work already undertaken in preparation of this application, this process is well advanced and would be able to be completed within a 3-to-6-month period. Winton only engages with best-in-class consultants as is demonstrated by the members of the Sunfield project team (please refer to bios for each of the project team members which are included within the Sunfield Application) and tier 1 contractors who have demonstrable track records of completing projects of a similar scale.

Immediate onsite works would include:

- the commencement of all lead in infrastructure required to service the entire development,
- the initial residential stage of 500 dwellings,
- the initial industrial stage of 50,000 sqm across 4 buildings within the employment zone, and
- the initial stage of the town centre.

The subsequent staged development of Sunfield would follow in a progressive manner with Winton aiming to bring at least 500 dwellings to market each year. It is envisaged that the complete development of Sunfield would occur within 10 to 12 years.

One of the key benefits of Sunfield is its scale, which allows development to be undertaken on numerous parts of the Property at the same time. Winton will look to engage multiple contractors to undertake the development (i.e. separate contractors to undertake the stormwater infrastructure, residential stages and employment stages). The ability to engage multiple contractors across multiple stages at the same time will vastly reduce the overall development timeframe for Sunfield. This approach can only be implemented by well capitalised developers with a proven track record of developing at scale such as Winton.

Winton will fund the Sunfield development entirely from internal capital sources and would seek development contribution offsets where appropriate. This comment is made on the basis that the proposed yield for Sunfield is achieved to ensure that the project is economically viable. The Property represents a unique opportunity to develop a contiguous 244.5-hectare parcel of land into a masterplanned community of scale.

Please refer to Information Request 2: Project Details within the Sunfield Application which accompanies this application for full details on the proposed staging (including a programme for the full development) of the Sunfield masterplanned community.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Auckland Council, Healthy Waters, Violen and Auckland Transport.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Winton has lodged a private plan change with Auckland Council on 56.5 hectares of the property which is zoned Future Urban and would deliver 1,550 homes and associated community facilities. Winton would withdraw this application immediately if Sunfield was included as a listed project under the Fast-track Approvals Bill.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No additional approvals are required by someone other than Winton.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

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Please refer to Information Request 2: Project Details within the Sunfield Application which accompanies this application for full details on the proposed staging (including a programme for the full development) of the Sunfield masterplanned community.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The persons / parties likely to be affected by Sunfield are:

- Local authorities: Auckland Council, Healthy Waters and Auckland Transport.
- Relevant iwi authorities: Ngai Tai ki Tamaki, Ngati Te Ata Waiohua, Ngati Tamaoho, Te Akitai Waiohua, Ngati Paoa, and Ngaati Whanaunga.
- Other parties: Papakura Marae, Waka Kotahi, owners of the neighbouring properties, Ardmore Airport, Ministry of Education, network utility operators, First Gas Limited, KiwiRail, Heritage NZ Pouhere Taonga, NZ Police.

Please refer to Information Request 3: Consultation within the Sunfield Application which accompanies this application for full details on the persons / parties likely to be affected by Sunfield and the significant consultation and engagement undertaken to date.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Information Request 3: Consultation within the Sunfield Application which accompanies this application provides full details of the significant consultation and engagement undertaken to date in relation to Sunfield.

The Sunfield Mana Whenua Engagement report which accompanies this application outlines the best practice engagement which has occurred with Mana Whenua, local iwi, Papakura Marae and Māori organisations within the Papakura / Takanini area as it relates to the Sunfield masterplanned development.

An example of the ongoing Mana Whenua engagement and also the proposed enhancement and restoration of open space at Sunfield is outlined within the Wai Mauri Stream Park Remediation Design Report which accompanies this application. Located in the south-east corner of the Property is a natural inland wetland of approximately 3,930 sqm in area. The ecological value of this natural inland wetland has been assessed by Bioresch as Low. Winton and the six Iwi authorities who have engaged on Sunfield, identified this area as being ripe for significant remediation, enhancement and restoration which would see the area transformed and the ecological value elevated. Once this transformation is complete, the Wai Mauri Stream Park will be an example of Winton and the Iwi authorities working collaboratively together for the betterment of the community and the environment.

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04. Sunfield Mana Whenua Engagement Report.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

There are no processes underway under the Public Works Act 1981 in relation to the property or the Sunfield masterplanned community.

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Please refer to Information Request 4: Iwi Authorities and Treaty Settlements within the Sunfield Application which accompanies this application for full responses to this section.

It is acknowledged that the property is partially covered by a statutory acknowledgement stemming from the Ngāti Tamaoho Claims Settlement Act 2018. The southern section of the property is covered by the Otūwairoa Stream statutory acknowledgement. This acknowledges the ancestral significance of this area to the Ngāti Tamaoho people, and the importance of the waterways, wetlands and their flow into Ngāti Tamaoho tupuna moana Te Mānukanuka O Hoturoa/Te Maanuka. A statutory acknowledgement is a formal legal acknowledgement by the Crown that recognises the mana of tangata whenua in relation to specified areas - particularly the cultural, spiritual, historical and traditional associations with an area. It is a legal recognition of Ngāti Tamaoho cultural values in the lands and waters of this area and requires consultation with Ngāti Tamaoho as mana whenua and information on resource consent activities affecting their statutory acknowledgement. Ngāti Tamaoho have provided details on this statutory acknowledgment within their Cultural Values Assessment which accompanies this application within the Sunfield Mana Whenua Engagement Report.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Please refer to Information Request 4: Iwi Authorities and Treaty Settlements within the Sunfield Application which accompanies this application for full responses to this section.

There is no marae, waahi tapu or other key significant cultural features within the property. Mana Whenua have identified the general importance of the property in this area and in particular the importance of key environmental factors including water and land disturbance matters. These aspects are being constructively worked through as part of the continued engagement with Mana Whenua and local Iwi. Please refer to the Sunfield Mana Whenua Engagement Report which accomplies this application for further details.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Please refer to Information Request 5: Adverse Effects within the Sunfield Application and the suite of technical reports which accompanies this application and provide a description of the anticipated and known adverse effects (and the respective proposed mitigants) of Sunfield.

Upload file:

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

Please refer to Information Request 6: National Policy Statements and National Environmental Standards within the Sunfield Application which accompanies this application and includes an assessment of how Sunfield relates to the relevant National Policy Statements and National Environmental Standards.

File upload:

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The stated purpose of the Fast-track Approvals Bill is "to provide a fast-track decision making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits". It is clear to Winton that the Fast-track Approvals Bill has been specifically created for the purpose of fast tracking the delivery of large-scale projects such as Sunfield. Winton firmly believes that the Sunfield development has all of the attributes required to be a project listed in Schedule 2A of the Fast-track Approvals Bill.

Please refer to Information Request 7: Eligibility within the Sunfield Application which accompanies this application for full responses to this section.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

As detailed within the Sunfield Application and the suite of technical reports which accompany this application, Winton has completed a significant amount of work to prove that there are no impediments to undertaking the development of Sunfield.

Sunfield represents a unique opportunity to develop a significant parcel of land into a masterplanned community of scale. All of the required infrastructure upgrades to bring Sunfield to fruition are known. Winton has the team, the experience and financial capability to deliver Sunfield right now.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

Sunfield has not been identified as a priority project.

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

As detailed within the Sunfield Economics Assessment prepared by Property Economics which accompanies this application, the total economic impact on business activity within Auckland as a result of the Sunfield development to 2044 is estimated to be around \$4.7 billion. In terms of employment multipliers this would contribute around 8,130 full time equivalents during the peak development and operation year within Auckland, with a total number of full time equivalents at around 24,700 over the development period.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

As detailed within the Sunfield Application which accompanies this application, there can be no doubt that Sunfield will:

- increase the supply of housing,
- address Auckland housing needs, and
- contribute to a well-functioning urban environment.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

As detailed within the Sunfield Economics Assessment prepared by Property Economics which accompanies this application:

- the total economic impact on business activity within Auckland as a result of the Sunfield development to 2044 is estimated to be around \$4.7 billion,
- in terms of employment multipliers this would contribute around 8,130 full time equivalents during the peak development and operation year within Auckland, with a total number of full time equivalents at around 24,700 over the development period and permanent employment for 11,000 full time equivalents, and
- the Sunfield catchment, with a proposed development of 4,000 dwellings, will generate around \$118m in annual retail expenditure.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Please refer to Information Request 8: Climate Change and Natural Hazards within the Sunfield Application which accompanies this application for full responses to this section.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Please refer to Information Request 8: Climate Change and Natural Hazards within the Sunfield Application which accompanies this application for full responses to this section.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The creation of Sunfield will ensure that not only an integrated comprehensive approach is implemented across infrastructure, planning and the environment to deliver a masterplanned community of significant yield, but also provides an acknowledgment of the constant change that occurs around the way we live, how we want to live, and how we 'should' be living. Considering these points was an essential step in establishing the Sunfield Design Principles that have guided the development of the Sunfield masterplan. These 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.

The Sunfield development will move 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 doors that will lead to healthier and more sustainable outcomes now and the future. Meeting the needs of our communities requires that Sunfield considers all aspects of life and integrates housing, employment opportunities, amenity and open space as we look to our neighbourhoods to become more self-sufficient and provide for higher standards of living in compact ways. In short, Sunfield will provide a sustainable and environmentally friendly 15 minute sustainable neighbourhood, not seen before in New Zealand.

Please refer to the Sunfield Application which accompanies this application for full details on the Sunfield Design Principles and how Sunfield addresses significant environmental issues.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

As detailed within the Sunfield Application, the Property is zoned a mix of Future Urban and Mixed Rural under the Auckland Unitary Plan. The current Future Urban zoning reflects that Auckland Council identified this area as being suitable for urbanisation as part of the Rural Urban Boundary location considerations, primarily as at the time flooding solutions were planned and budgeted through Stage 1, 2 and 3 of the Awakeri Wetlands. The Mixed Rural Zone was primarily not included within the Future Urban Zone and RUB through the Auckland Unitary Plan process due to flooding issues which were unable to be mitigated at the time. As outlined within the Sunfield Application, the stormwater solution for Sunfield resolves this issue through Stage 4 of the Awakeri Wetlands which allows the Mixed Rural Zone portion of the Property to be developed. The Property is considered as appropriate for urbanisation with the adverse effects being anticipated and mitigated, whilst also being consistent with the various National Policy Statements.

The Future Development Strategy 2023 (FDS) highlights that the Property has a split timeframe, with the land zoned Future Urban Zone having a timeframe of 2050+ and the remainder of Property not being identified for future urban growth at all. When considering the large-scale infrastructure pre-requisites for urban growth in this area, as outlined by the FDS, it is noted:

- That Stages 2, 3 and 4 of the Awakeri Wetland provide the required stormwater solution for Sunfield. This not only delivers the proven stormwater management function but does this in a manner which delivers high amenity and will develop high ecological value as the new planted wetlands establish.
- Mill Road has recently been announced as a Road of National Significance within the draft Government Policy Statement on land transport 2024-34, with Sunfield providing the opportunity for the Mill Road extension to connect to Sunfield.
- The Takanini Frequent Transit Network is a bus route proposed between Drury (a future urban area on the periphery of Auckland) and Manurewa train station (an established urban area in South Auckland). The planned route is to give community access to Drury train stations, Papakura train station and Manurewa train station. Sunfield is upgrading the public transport network by providing a direct bus service, or other appropriate public transport mode, between Sunfield and the Papakura and Takanini train stations. This service will not only provide good connections for the residents of Sunfield, but also for the existing residents in this area.

Therefore, with regard to Auckland Council's Future Development Strategy, the deferral of this area being considered acceptable for growth is largely a financially driven decision, not a planning one. As noted within the Sunfield Application, Sunfield represents a unique opportunity to develop a significant parcel of land into a masterplanned community of scale. All of the required infrastructure upgrades to bring Sunfield to fruition are known and Winton has the team, the experience and financial capability to deliver Sunfield right now.

Please refer to Information Request 7: Eligibility within the Sunfield Application which accompanies this application for full responses to this section.

Anything else?

Please write your answer here:

The stated purpose of the Fast-track Approvals Bill is "to provide a fast-track decision making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits". It is clear to Winton that the Fast-track Approvals Bill has been specifically created for the purpose of fast tracking the delivery of large-scale projects such as Sunfield. Winton firmly believes that the Sunfield development has all of the attributes required to be a project listed in Schedule 2A of the Fast-track Approvals Bill.

Auckland has been experiencing a chronic housing shortage and affordable housing issues for a number of years and, along with the rest of the country, needs the expertise and direction of a competent Government working closely with private developers such as Winton to effect a beneficial change. The development of the Sunfield masterplanned community will provide a partial solution to the housing shortage, and affordability and environmental issues in general, and in a manner that promotes a high functioning and well-resourced residential community of which both Winton and the Government can be proud.



Winton looks forward to working collaboratively with the Government to initially be classified as a listed project within schedule 2A of the Fast-track Approvals Bill, and to the subsequent delivery of the Sunfield development in a timely manner. We welcome the opportunity to meet with the Government to discuss Sunfield, to provide further details on the proposed development, and to answer any queries you may have.

Winton has the experience and financial capability to deliver Sunfield immediately.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The primary risk and only known natural hazard relating to the property is the matter of the flood plain which affects the property. A comprehensive and significant engineering solution has been developed to manage the stormwater that affects the property. The Sunfield Three Waters Report prepared by Maven Associates, which details the proposed engineering and infrastructure solution for the Sunfield development (including the stormwater solution), has been independently peer reviewed by McKenzie & Co (and this report accompanies this application). Tonkin + Taylor have also completed an independent peer review of the Stormwater modelling undertaken by Maven Associates.

Please refer to the Sunfield Application which accompanies this application for full details on the proposed stormwater solution for Sunfield.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

As detailed within the Sunfield Application which accompanies this application, over the 15 years of Winton's history of delivering masterplanned communities there have been two instances of subsidiary companies of Winton having enforcement action taken against them, as follows:

- In 2018, Northlake Investments Limited was prosecuted under the RMA by the Otago Regional Council. The prosecution related to sediment discharge at site which occurred when the sediment erosion controls installed by Northlake Investment's civil contractor failed. The failure was remedied immediately by the contractor. A fine was imposed, and no further action was taken.
- In 2023, Beaches Developments Limited was charged with breach of the RMA by the Waikato Regional Council. These charges relate to an alleged clearing of land without consent. These charges are strongly disputed by Beaches Developments and a hearing date is scheduled for later in 2024.

Load your file here:

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Simon Ash

Important notes