

## Sunfield Application

to be a listed project within Schedule 2A under the Fast-track Approvals Bill  
May 2024



Sunfield

“ 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

“ 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 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







**Honorable Chris Bishop**

Honorable Chris Bishop  
 Minister Responsible for RMA  
 Reform / Minister of Housing  
 Private Bag 18888  
 Parliament Buildings  
 WELLINGTON 6160

3 May 2024

Dear Minister

Winton applauds the Government's decision to reform the Resource Management Act and introduce the Fast-track Approvals Bill (the Bill). The Bill 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, the Government should be congratulated.

This letter accompanies our application for our Sunfield masterplanned community to be included as a project listed in Schedule 2A of the Bill. I would like to take the opportunity to include some background on the Winton Group, as applicant.

The Winton Group consists of 45 executives based in Auckland, Queenstown and Wanaka and its residential land development portfolio comprises residential dwellings, apartments and retirement village units across 26 large-scale projects. I am extremely proud of Winton's track record in designing, consenting and delivering high quality, masterplanned residential communities throughout New Zealand.

Winton's Sunfield development project in Takanini represents a unique opportunity to develop a contiguous 244.5-hectare parcel of land into a masterplanned community of significant scale. Upon completion, Sunfield 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.
- 460,000 sqm of employment, retail, healthcare and education buildings.
- Permanent jobs for over 11,000 people.
- 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.

The stated purpose of the 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". The Bill has been

specifically created for the purpose of fast tracking the delivery of large-scale projects and Winton firmly believes that Sunfield, with an independently estimated total economic benefit to the Auckland region of \$4.7 billion, fits directly into this purpose and the intention of the Bill.

As you will see from the contents of this application, the approach Winton and the design team have adopted for Sunfield represents a forward-thinking 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 environmentally and economically sustainable communities.

Auckland's ongoing housing shortage and affordable housing issues are known to all. The alleviation of these issues needs the expertise and direction of the Government to effect a beneficial change. The fast-tracking of the required consents 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 the Government can be proud.

Winton looks forward to working collaboratively with the Government to initially classify Sunfield as a project listed in Schedule 2A of the Bill and the subsequent consenting of the Sunfield development so that it can be delivered in a timely manner. I welcome the opportunity to meet with officials to discuss this application and to provide further details on the proposed development and to answer any queries the Government may have.

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

Yours sincerely



**Chris Meehan**  
 CEO







# Contents

<b>01 – Introduction.....</b>	<b>8</b>	<b>03 – Sunfield Project Team.....</b>	<b>58</b>
The Sunfield Neighbourhood .....	9	<b>04 – Sunfield Precinct Provisions .....</b>	<b>62</b>
The Design Principles.....	10	Auckland wide overlays and controls.....	63
Sunfield Location .....	16	Zones .....	64
The Sunbus .....	18	Precinct Plan .....	68
Sunfield Solar.....	20	Rural Urban Boundary .....	70
Sustainable Development Goals.....	22	<b>05 – Key Winton Projects .....</b>	<b>72</b>
<b>02 – Winton’s response .....</b>	<b>32</b>	<b>06 – Winton References .....</b>	<b>94</b>
Applicant's Details .....	33	<b>07 – Winton Executive Biographies.....</b>	<b>98</b>
Information Request 1: Project Location .....	33		
Information Request 2: Project Details.....	36		
Information Request 3: Consultation.....	40		
Information Request 4: Iwi authorities and Treaty settlements.....	44		
Information Request 5: Adverse effects.....	45		
Information Request 6: National policy statements and national environmental standards.....	52		
Information Request 7: Eligibility.....	54		
Information Request 8: Climate change and natural hazards.....	56		
Information Request 9: Track record.....	56		
Conclusion.....	57		

# 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 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.

### 1.2. 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 as housing.

Sunfield offers a strategic location for urban growth which benefits from being:

- 2km from the suburban rail network southern line of the Papakura station and Takanini station which will be serviced by the Sunbus autonomous electric shuttle fleet.
- 2km from the Papakura and Takanini employment areas.
- A location offering significant freight logistical benefits because of its direct adjacency to Mill Road (a recently classified Road of National Significance), the Southern Motorway and the Southwestern Motorway network.
- Within 10km of the Manukau metropolitan centre.
- The closest urban expansion area to the major employment generator of Auckland International Airport.

### 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 section 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:

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, walkable neighbourhoods. This approach has unlocked a number of opportunities that will lead to healthier and more sustainable outcomes now and in 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 a higher standard 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 and 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.

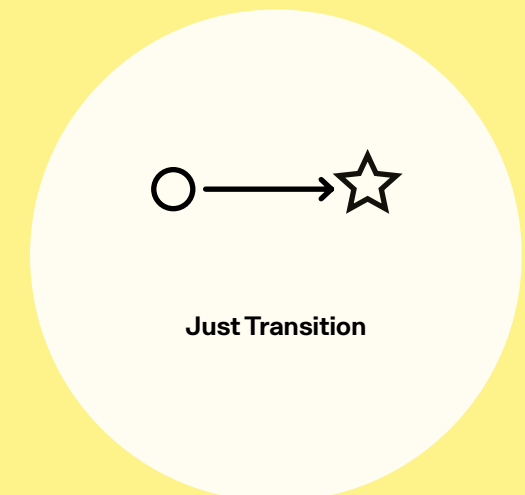
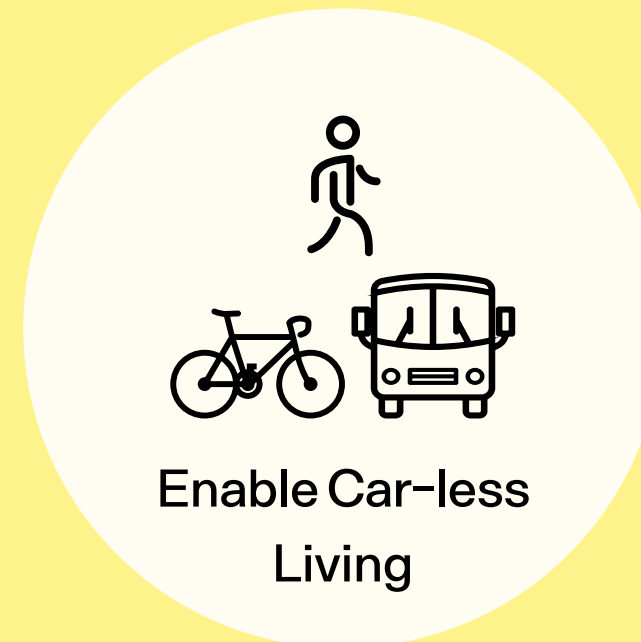
### 1.7. More Homes:

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.”

<sup>1</sup> 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”).







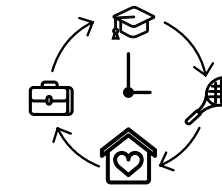
## Principle 1: Enable Car-less Living

- 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 a school, 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.



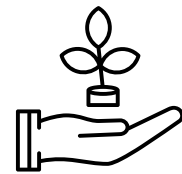
## Principle 3: Work Local

- 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 460,000 sqm of employment, retail, healthcare and education buildings, 3 retirement villages, a 7.6 hectare town centre, 1 school and a further 5 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 that will withstand the test of time, including the physical implications of climate change.

**1.8.13** A number of measures 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. 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

- 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

- 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

- 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.

**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.

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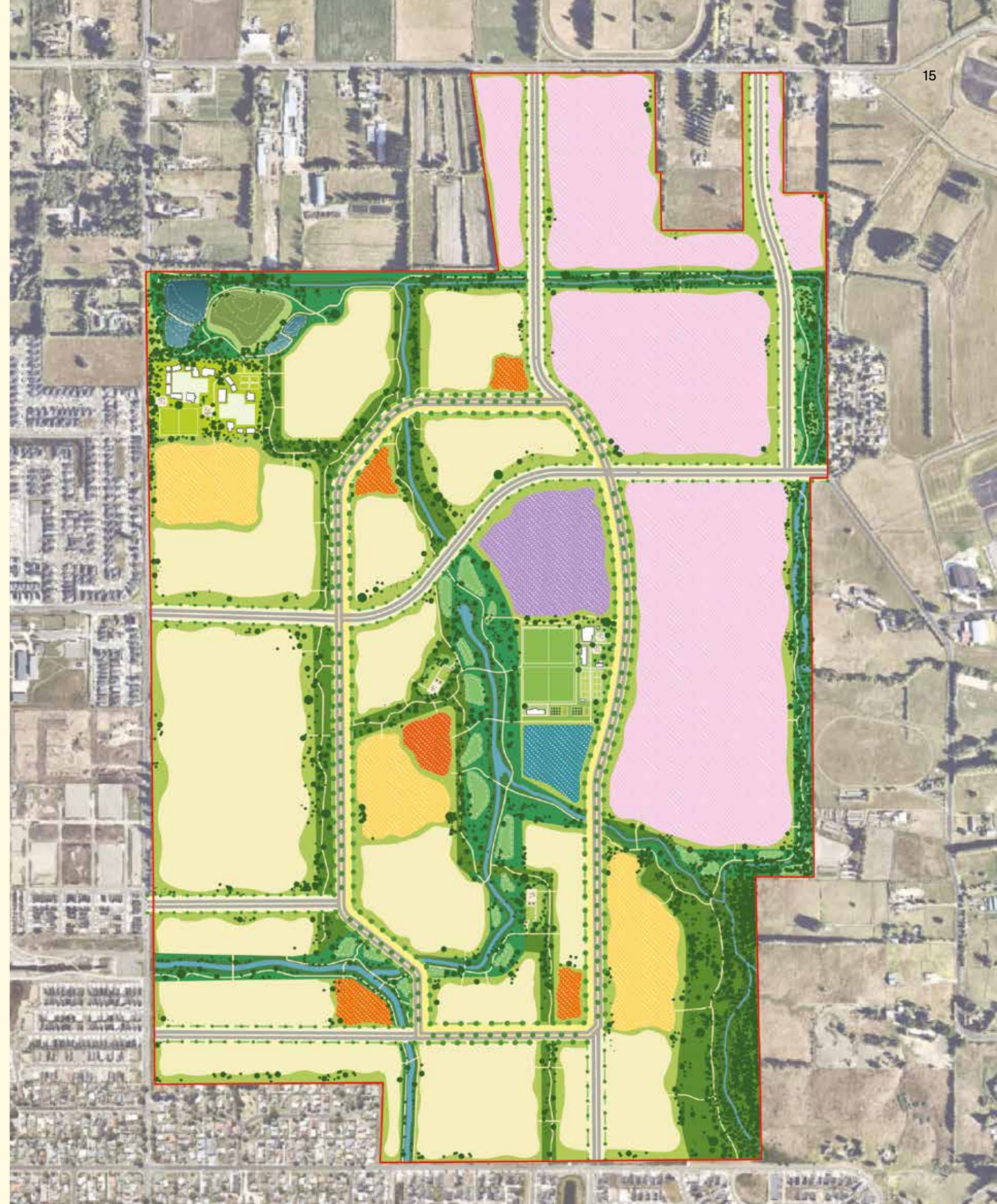
The establishment of the Sunfield renewable solar energy network for the community.

The Sunbus autonomous electric shuttle fleet.

The concept masterplan plan 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
	Residential zone
	Employment zone
	Town Centre zone
	Health Care zone
	Aged Care zone
	Local Hub
	School
	Park
	Stormwater reserve
	Green connection/shared pathway





Takanini Town Centre

Auckland Airport

Wiri Industrial Estate

Manukau Shopping Centre

Redoubt Road

Auckland CBD

Sylvia Park

Botany Town Centre

Half Moon Bay Marina

16

SH1 / Southern Motorway

# Sunfield Location

Upgraded Mill Road  
(Road of National Significance)









# Sunfield

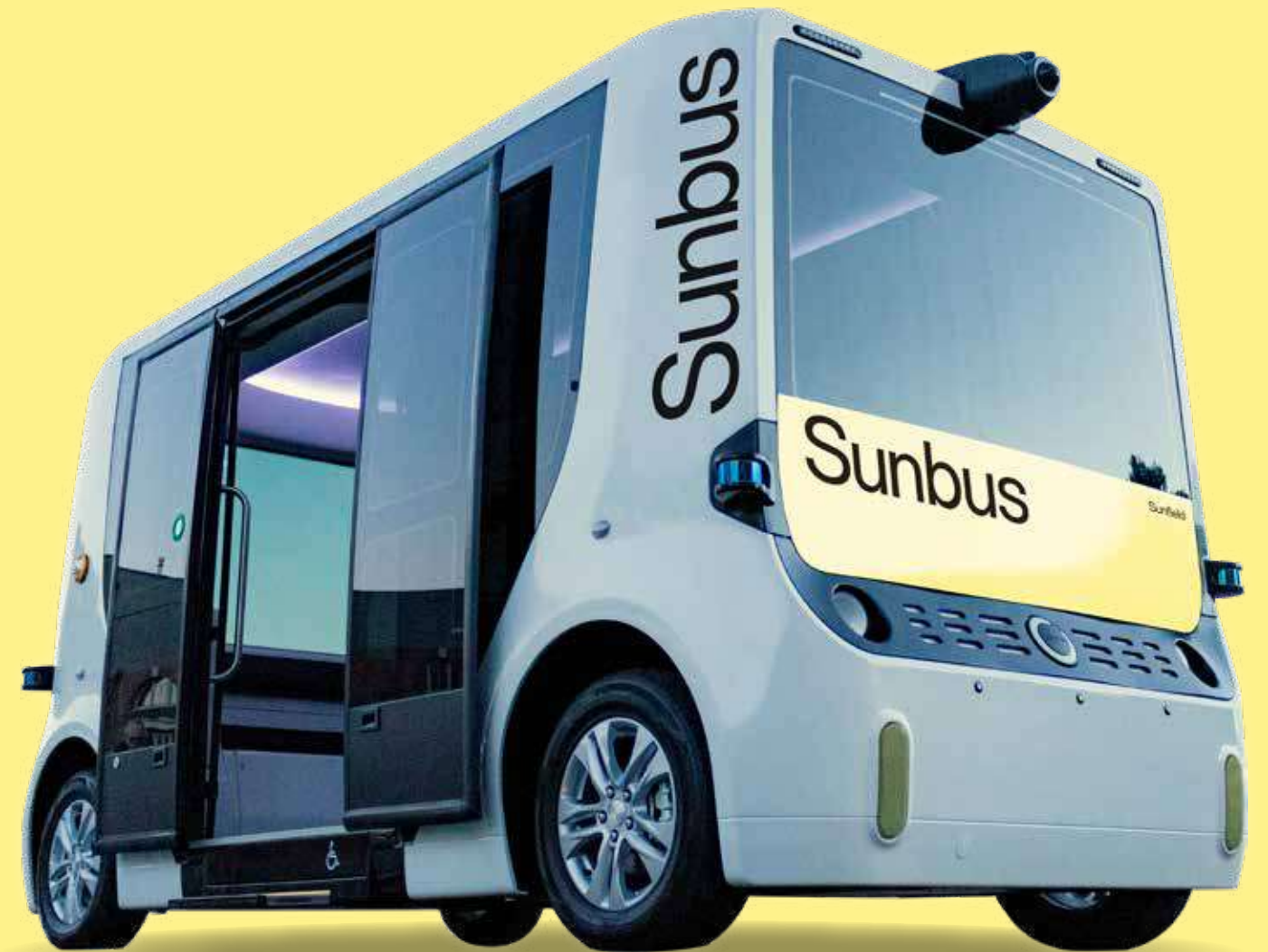
## SUNBUS

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

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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

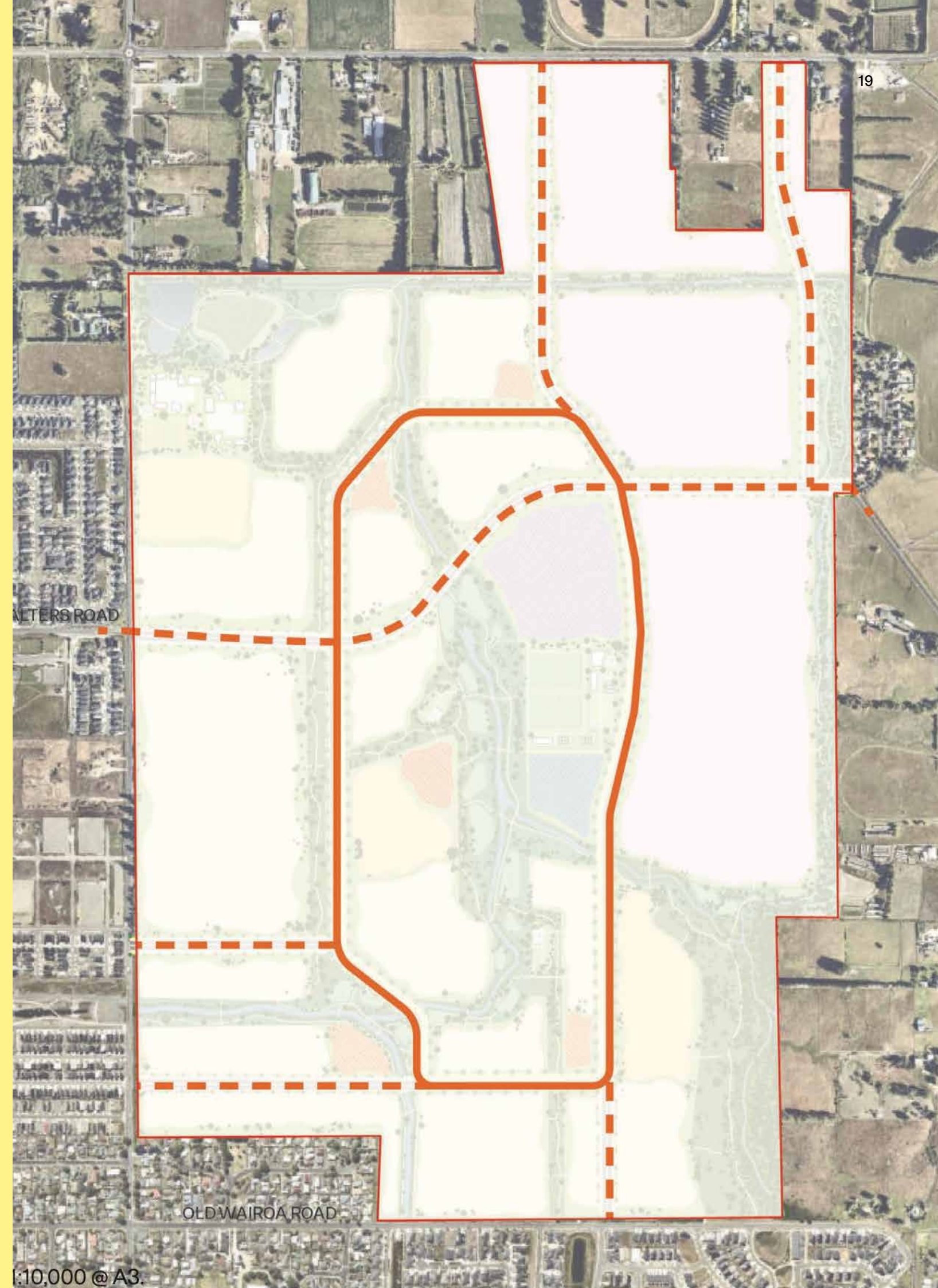
The Sunbus autonomous electric vehicle bus fleet accommodates the needs and facilitates the trips of residents with continuous operation.

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



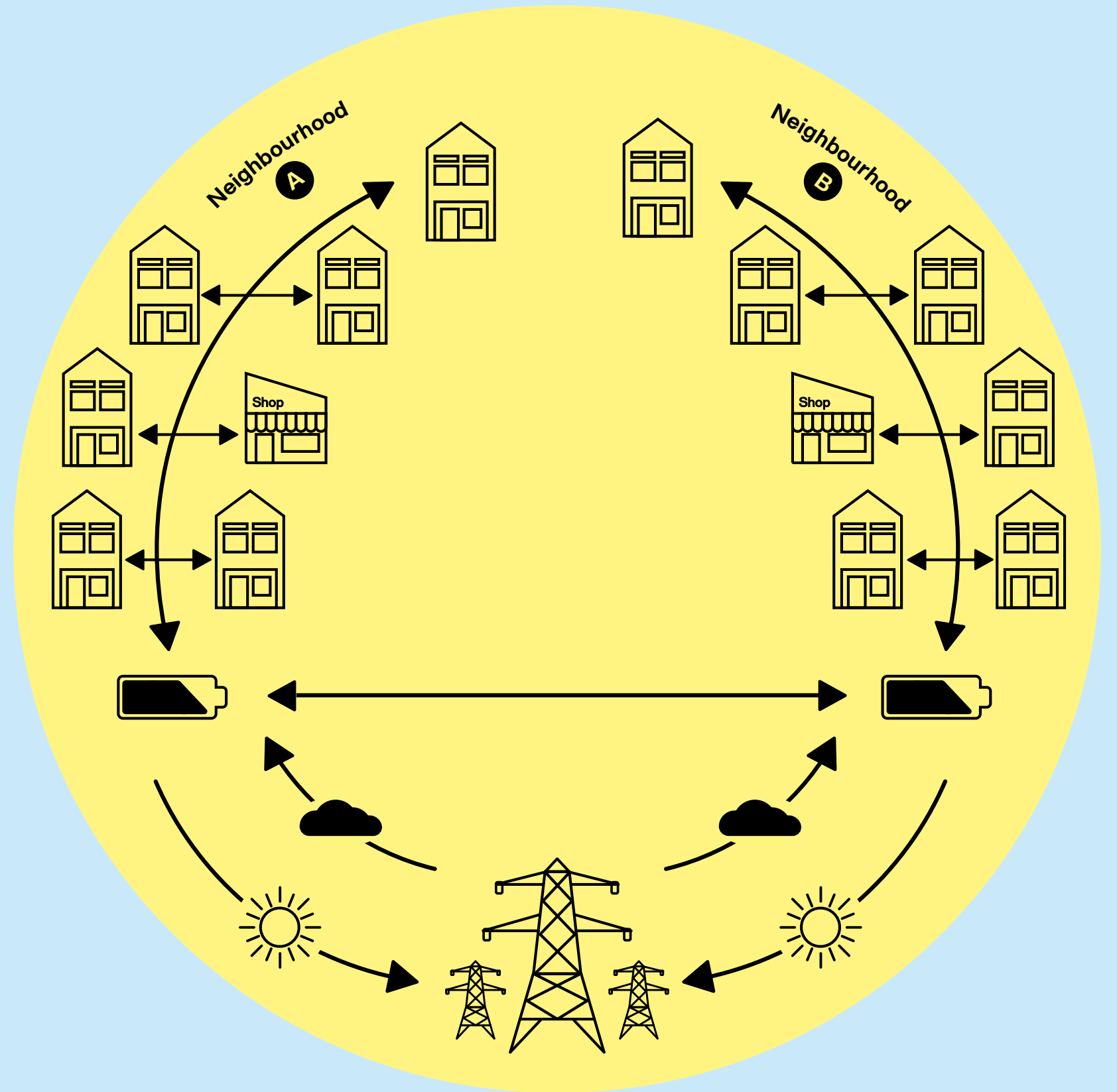
# Sunfield

## SOLAR

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

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**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 NZ with approval granted by regional line companies nationwide.



# Sunfield

## WAI MAURI STREAM REMEDICATION

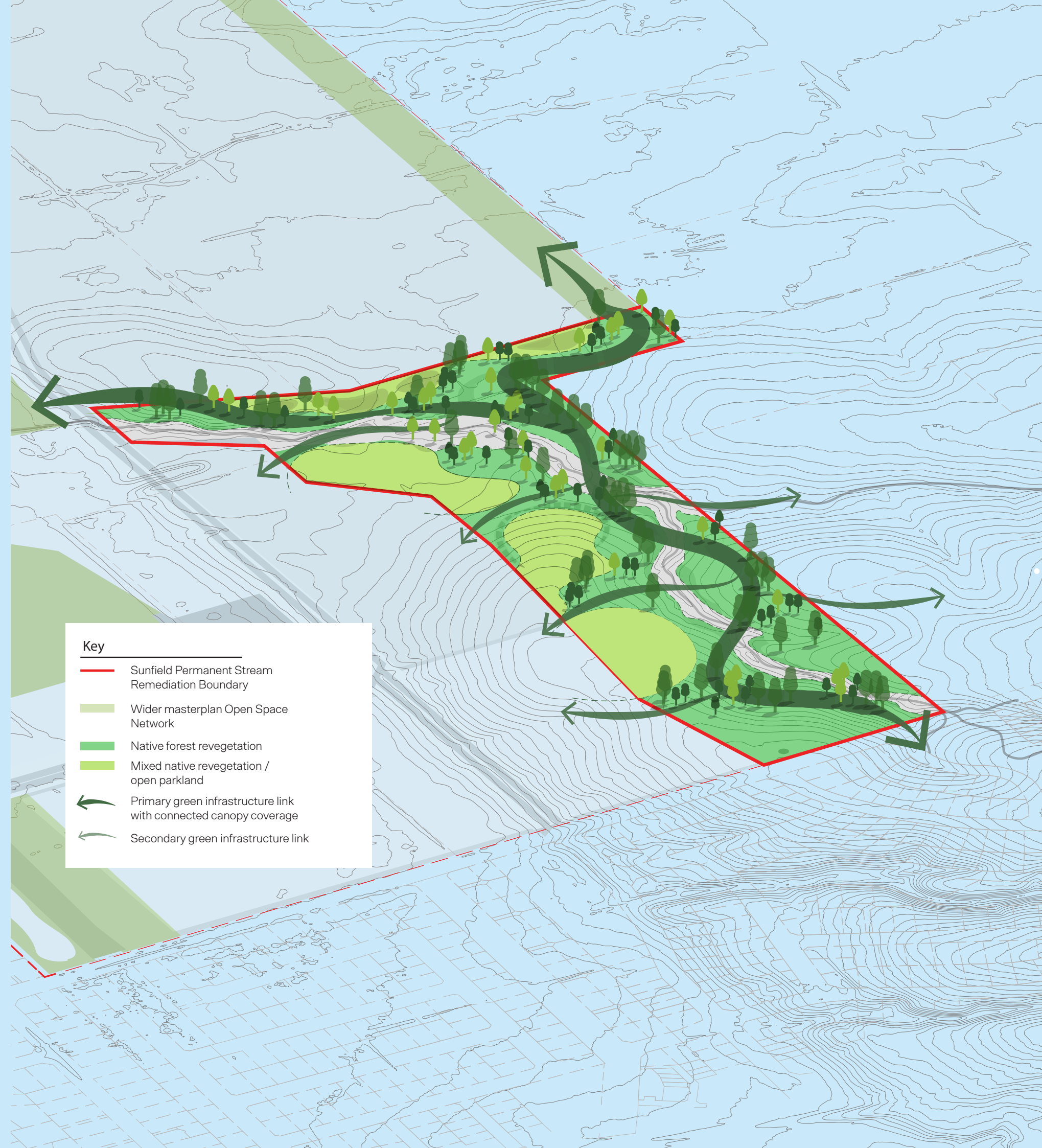
Located in the south-east corner of the Property is a natural inland wetland of approximately 3,930 sqm in area. The ecological value of this natural inland wetland has been assessed by Bioresearch as 'Low'. Winton and the six Iwi authorities who have engaged on Sunfield, identified this area as being 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.

**Ko wai Koe?**  
*(Who are you?)*

**Ko Wai Mauri ahau.**  
*(I am Wai Mauri)*

**I am a living moving thing,  
my mauri is strong and  
grow's stronger every day....**

**Wai (water)**  
**Mauri (life essence)**









### 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.<sup>2</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.<sup>3</sup>

**1.9.5** The Government retains the target that 90% of electricity generation be from renewable sources by 2025.<sup>4</sup>

**1.9.6** The most cost-effective way to reduce energy emissions is to reduce the amount of energy consumed.<sup>5</sup>

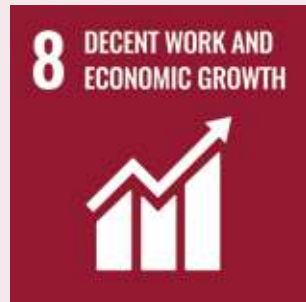
**1.9.7** Sunfield enables that shift by creating a lifestyle about people, not cars, eliminating the need for any vehicle, whether an ICE or EV, and the subsequent energy to fuel that vehicle.

**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.

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

<sup>5</sup> 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 460,000 sqm of employment, retail, healthcare and education buildings, 3 retirement villages, a 7.6 hectare town centre, 1 school and a further 5 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 Maori 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 27.7 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.



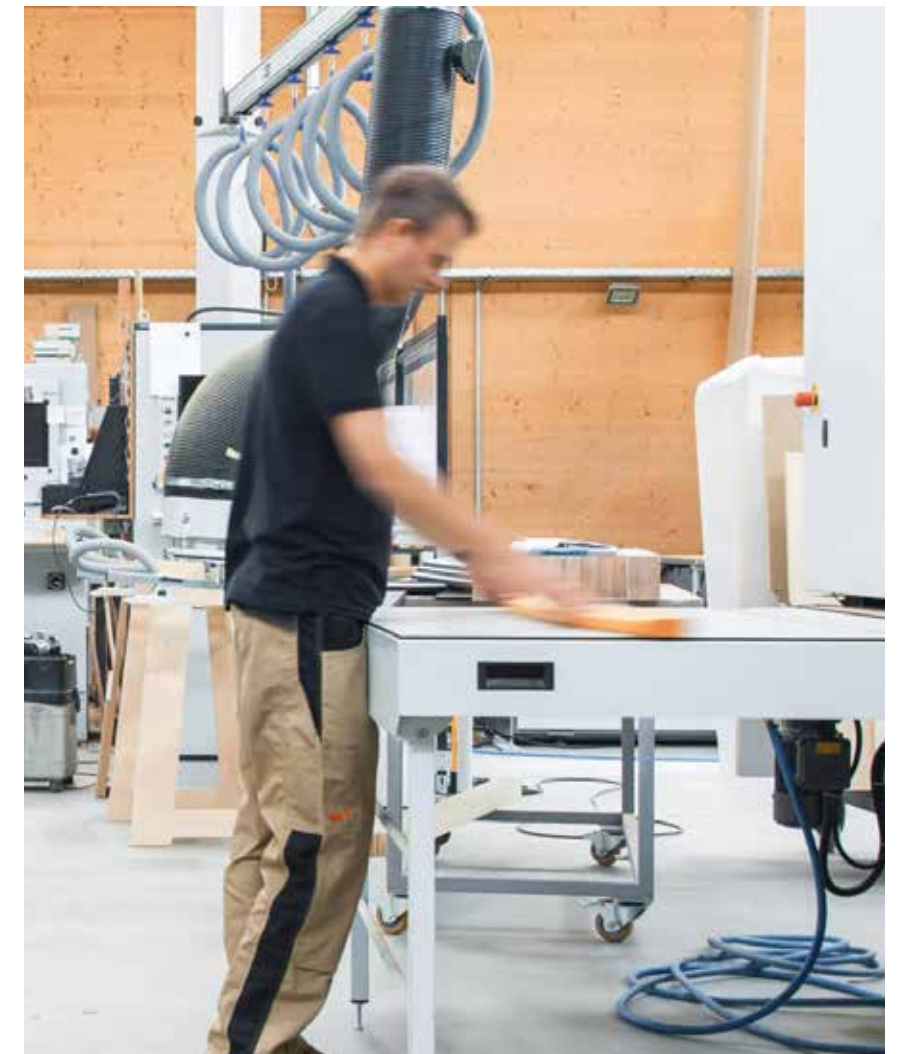
## Goal 13:

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<sup>6</sup>, 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.

<sup>6</sup> 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 sets a new paradigm. Winton will create the Sunfield Precinct Provisions for the Sunfield masterplanned community which will 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 will 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.** Please refer to section 4 for full details of the Sunfield Precinct Provisions.

















# 02 – Winton’s responses to the items contained in the ‘Fast-track Approvals Bill Listed Projects – Guidance for applicants’



## Applicant's Details

Winton Land Limited, through its wholly owned subsidiary  
Sunfield Developments Limited

**Contact person:**

Chris Meehan / Simon Ash

**Physical address:**

s 9(2)(a)

**Postal address:**

s 9(2)(a)

**Phone (day):**

s 9(2)(a)

**Mobile:**

s 9(2)(a)

**Email:**

s 9(2)(a)

- 2.1.** Winton is an NZX and ASX listed New Zealand residential developer of note, which is credible, well capitalised, with a proven track record of designing, consenting and delivering large scale masterplanned residential communities throughout New Zealand. Winton is a New Zealand owned and operated company as defined under the Overseas Investment Act 2005.

## Information Request 1: Project Location

- 2.2.** The site(s) to which this application relates is described as:  
Name of development: Sunfield.  
Total Area: 244.5 hectares consisting of:

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

Together the "Property". As further detailed on pages 34 and 35.

- 2.3.** Winton has entered into unconditional contracts to purchase the entire parcel of land which forms the Winton Property, 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 of support accompany this application.
- 2.4.** 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.
- 2.5.** Winton has entered into a Design and Consenting Deed ("Council Deed") with Auckland Council which will see Winton undertake the design and consenting of Stages 2 and 3 of the Awakeri Wetlands (noting that Stage 3 of the Awakeri Wetlands is to be constructed on the Auckland Council Property). 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.

- 2.6.** It is noted that 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. The Fast-track Approvals Bill does not prevent the inclusion of land which is not owned by applicant.



## Winton Property

Property	Owners	Address	Title	Legal Description	Area
1	Winton	55 Cosgrave Road, Papakura, Auckland	828127	Section 3-4 Survey Office Plan 495342	9.2433 hectares
2	Winton	Old Wairoa Road, Papakura, Auckland	828128	Section 5-6 Survey Office Plan 495342	11.8128 hectares
3	Winton	Cosgrave Road, Papakura, Auckland	NA6C/1128	Lot 1 Deposited Plan 55480	5.8014 hectares
4	Winton	Old Wairoa Road, Papakura, Auckland	NA6C/1131	Lot 4 Deposited Plan 55480	10.3587 hectares
5	Winton	508 Old Wairoa Road, Ardmore, Auckland	NA258/245	Deposited Plan 10383	23.6336 hectares
6	Winton	508 Old Wairoa Road, Ardmore, Auckland	NA778/296	Lot 8 Deeds Plan Whau 38	22.5233 hectares
7	Winton	80 Hamlin Road, Ardmore, Auckland	NA1B/856	Part Lot 2 Deposited Plan 22141	18.9937 hectares
8	Winton	80 Hamlin Road, Ardmore, Auckland	NA477/291	Lot 2 Deposited Plan 21397	10.1171 hectares
9	Winton	80 Hamlin Road, Ardmore, Auckland	NA477/75	Lot 1 Deposited Plan 21397	30.7192 hectares
10	Winton	80 Hamlin Road, Ardmore, Auckland	NA631/77	Lot 5 Deposited Plan 12961	35.9057 hectares
11	Winton	80 Hamlin Road, Ardmore, Auckland	NA636/171	Lot 4 Deposited Plan 12961	21.8505 hectares
12	Winton	279 Airfields Road, Ardmore, Auckland	NA128A/553	Lot 2 Deposited Plan 199521	14.4224 hectares
13	Winton	92 Hamlin Road, Ardmore, Auckland	NA1666/17	Lot 1 Deposited Plan 46615	0.0911 hectares



## Neighbouring Properties

Property	Owners	Address	Title	Legal Description	Area
14	Huashi Li	143 Cosgrave Road, Papakura, Auckland	NA57A/1149	Lot 1 Deposited Plan 103787	3.0400 hectares
15	Pak Kwong Lam and Shiu Ling Lam	131 Cosgrave Road, Papakura, Auckland	NA57A/1150	Lot 2 Deposited Plan 103787	3.0370 hectares
16	Pre-Con Pty Limited	121A Cosgrave Road, Papakura, Auckland	NA57A/1151	Lot 3 Deposited Plan 103787 and 1/3 Share in Lot 7 Deposited Plan 103787	3.0400 hectares and 2417 square metres
17	Huashi Li	123 Cosgrave Road, Papakura, Auckland	NA57A/1152	Lot 4 Deposited Plan 103787 and 1/3 Share in Lot 7 Deposited Plan 103787	8.6325 hectares and 2417 square metres
18	MC Investments (NZ) Limited	119A Cosgrave Road, Papakura, Auckland	NA61A/530	Lot 5 Deposited Plan 103787 and 1/3 Share in Lot 7 Deposited Plan 103787	3.0370 hectares and 2417 square metres
19	Elegant Garden Limited	119 Cosgrave Road, Papakura, Auckland	NA57A/1154	Lot 6 Deposited Plan 103787	3.0360 hectares
20	Jermyn Chiu-Ming Hsu and Lily Ling-Li H Hsu	101 Cosgrave Road, Papakura, Auckland	NA24C/216	Part Lot 1 Deposited Plan 45156	1.9425 hectares
21	Robert Thomas Wright	103 Cosgrave Road, Papakura, Auckland	NA18B/646	Part Lot 1 Deposited Plan 62629	0.0809 hectares'
22	Auckland Council	55A Cosgrave Road, Papakura, Auckland	828126	Section 1-2 Survey Office Plan 495342	2.9300 hectares

Together the "Neighbouring Property".

The Winton Property and the Neighbouring Property together are referred to as the "Property".



## Information Request 2: Project Details

### *Project name and brief summary:*

**2.7.** Sunfield is a 15-minute sustainable neighbourhood across 244.5 hectares of contiguous land which upon completion will be a fully functioning masterplanned community of scale. Sunfield will provide a sustainable, inclusive and thriving community. Refer:

- section 1.1 for more particular details of the housing, employment and facilities to be comprised within the Sunfield development;
- sections 1.3 to 1.7 which details the evolution of the Sunfield development; and
- section 1.8 for the Sunfield Design Principles which sets out the project objectives, outcomes and outputs.

**2.8.** The following summary of Sunfield incorporates the objectives that the project aims to deliver.

### **2.9. Concept Masterplan and Design Principles**

**2.9.1** Studio Pacific Architecture has prepared the Sunfield concept masterplan, which is detailed within the document entitled Sunfield Masterplan Community – Concept Masterplan which forms part of this application and provides details of:

- Design principles,
- Key spatial moves, Zoning and precinct plans,
- Site context, and
- Site analysis.

**2.9.2** The application of the Sunfield Design Principles has led to the creation of a series of key spatial moves at three scales, being My Sunfield Community, My Local Neighbourhood and My Home. The key spatial moves establish a robust framework for Sunfield in order to achieve the vision for a sustainable and future-thinking development.





## 2.10. Three Waters Strategy

**2.10.1** A key output for Winton in the design and implementation of Sunfield is the development and implementation of the three waters strategy. Winton has adopted the Water Sensitive Urban Design ("WSUD") approach to the engineering design of the three waters strategy for Sunfield. WSUD is a land planning and engineering design approach which integrates the urban water cycle – including stormwater, groundwater and wastewater management and water supply – to minimise environmental degradation and improve aesthetic and recreational appeal. The three waters strategy has been designed by Maven Associates and has been independently peer reviewed by McKenzie & Co. Tonkin + Taylor have also completed an independent peer review of the Stormwater modelling undertaken by Maven Associates. The report and peer reviews accompany this application.

**2.10.2** The overarching objectives of WSUD are to:

- protect or enhance the environmental, social and economic values of downstream environments.
- reduce the frequency, duration and volume of stormwater runoff to mitigate the risks of nuisance flooding and moderate post-development flows to waterways.
- reduce demand on potable water supply (and in turn wastewater discharge).
- improve amenity in the urban environment.

**2.10.3** Sunfield's three waters strategy incorporates a WSUD engineering design approach to create a low impact, sustainable development which minimises stormwater and wastewater discharge from the Property. A number of key WSUD techniques have been included within the three waters strategy, including:

- restrict / control the quantity of stormwater and wastewater discharge.
- reduce the frequency and severity of flooding in urban areas.
- reduce demand on potable water supply.

## 2.11. Protected Features and Environment

**2.11.1** Winton's comprehensive masterplanning process for the Property has ensured that the key features of the Property outlined below have been incorporated into the Sunfield concept masterplan:

- **Permanent Streams and Wetlands:** There are two permanent streams and a natural wetland present on the Property. The streams and wetland are extensive and bisect much of the eastern and south-eastern part of the Property. Both streams and wetland are currently highly degraded, and it is Winton's intention to undertake a restorative programme. As is detailed within the Wai Mauri Stream Park Remediation Design Report, these streams and wetland become a focus of the development and will become a key aspect of the green connection links that will be created through Sunfield.
- **Noise Contours:** Ardmore Airport's noise contours overlay the Property. A key requirement when developing the Sunfield concept masterplan was to ensure that only appropriate activities are undertaken within these noise contours. It should be noted that the Sunfield concept masterplan works within the existing constraints associated with the Ardmore Airport noise contours and that Winton is not proposing any changes to these noise overlays.
- **Mature Trees:** where appropriate, it is Winton's intention to retain mature trees within the green connections and reserves as detailed within the Sunfield concept masterplan.

**2.11.2** The open space strategy incorporated into the Sunfield concept masterplan comprises a series of networks that when layered together carry out important environmental functions, whilst creating a varied mix of outdoor environments that will meet the diverse needs of the community – including increased connection to nature and access to both informal and formal recreation and sports. At a more local neighbourhood scale, neighbourhood parks, pocket parks, and greenways will facilitate neighbourly interaction and allow opportunities to integrate potential community gardens and a shared connection to the environment.

**2.11.3** Crucially the open spaces have been designed to function as an interconnected network. This network enables a holistic approach to managing and treating stormwater, biodiversity remediation, and greenways which allow residents to connect throughout the development, on foot or bicycle, safely and directly avoiding conflict with vehicle traffic. The primary open space network is made up of:

- a series of greenways;
- a central stormwater system;
- a revitalised stream park (the Wai Mauri Stream Park);
- a wetland park;
- Sunfield Park – a central park with sports and community facilities;
- local neighbourhood parks – for play, respite and to gather; and
- pocket parks.

**2.11.4** With the transition from rural farmland to a comprehensively masterplanned community there is a significant opportunity for the introduction of different vegetation types and biodiversity initiatives that will greatly improve the ecological value of the site. With an overarching strategy to increase biodiversity and restore native vegetation throughout, a comprehensive vegetation strategy will be developed to provide for a range of habitats and ecological connections. The large land areas designated for recreation, restoration and water management will contribute holistically to improved environmental and social outcomes for flora, fauna, and the community.

**2.11.5** The Property has been fully farmed for decades and is a highly modified environment. The development of Sunfield will create a high-quality urban environment, core natural environment areas will be significantly enhanced, and new waterways will be established which will add to the general amenity and quality of the Sunfield development.



### ***The staging of the project, including the nature and timing of the staging:***

- 2.12.** 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.
- 2.13.** 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 consents to enable 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 section 3 for bios of the project team members) and tier 1 contractors who have demonstrable track records of completing projects of a similar scale.
- 2.14.** Immediate onsite works would include:
- the commencement of all lead in infrastructure required to service the entire development will be undertaken (including the Wai Mauri Stream Park remediation),
  - the initial residential stage of 500 dwellings, retail community hub and associated reserves / green spaces,
  - the initial industrial stage of 80,700 sqm across 6 buildings within the employment zone, and
  - the initial stage of the town centre consisting of 15,000 sqm across 5 buildings, sports fields and associated reserves / green spaces.
- 2.15.** 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.
- 2.16.** 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.

- 2.17.** 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.

### ***The regime under which approval is being sought:***

- 2.18.** Approval is being sought under the Resource Management Act (RMA).

### ***Relevant local authorities:***

- 2.19.** Auckland Council, Healthy Waters, Viola and Auckland Transport.

### ***Applications you have already made for approvals on the same or a similar project:***

- 2.20.** 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 is included as a listed project under the Fast-track Approvals Bill.









## Information Request 3: Consultation

### *Consultation undertaken:*

**2.21.** Winton has undertaken significant consultation and engagement in relation to Sunfield. An overview of this consultation and engagement as at the date of this application is detailed below.

#### • **Relevant iwi authorities:**

**2.21.1** Tiumalu Peter Fa'afiu of Navigator Limited has led the engagement with Mana Whenua and local Iwi as it relates to the Sunfield development. Navigator has experience in diverse sectors and communities in New Zealand and the Pacific Region. Winton has engaged Navigator to ensure that the Sunfield development best reflects the cultural values and aspirations of the Mana Whenua and local Iwi. This is consistent with the inherent concept of Kaitiakitanga adopted in the Sunfield development and the focus on connecting with the natural environment.

**2.21.2** To date, Winton and Navigator have undertaken best practice and authentic preliminary engagement with Mana Whenua, local Iwi and Māori organisations within the Papakura / Ardmore area. The preliminary engagement was undertaken at the commencement of the Sunfield development process to ensure that the technical workstreams that are currently being undertaken would align with Mana Whenua values.

**2.21.3** In March 2021, Navigator undertook the "Identification of Interest in Project Area" process and contacted 19 Iwi of Tamaki Makaurau / Auckland. The 19 Iwi are those identified by Auckland Council. Auckland Council, through other development projects and under the Auckland Unitary Plan, also identified 10 Iwi who were regarded as having Mana Whenua status in "Southern Auckland". The purpose of contacting the 19 Iwi was to ascertain the following in relation to the Sunfield development – "Yes, our Iwi has an interest in the Sunfield development", "No, our Iwi has no interest in the Sunfield development", or no response was received from the initial contact.

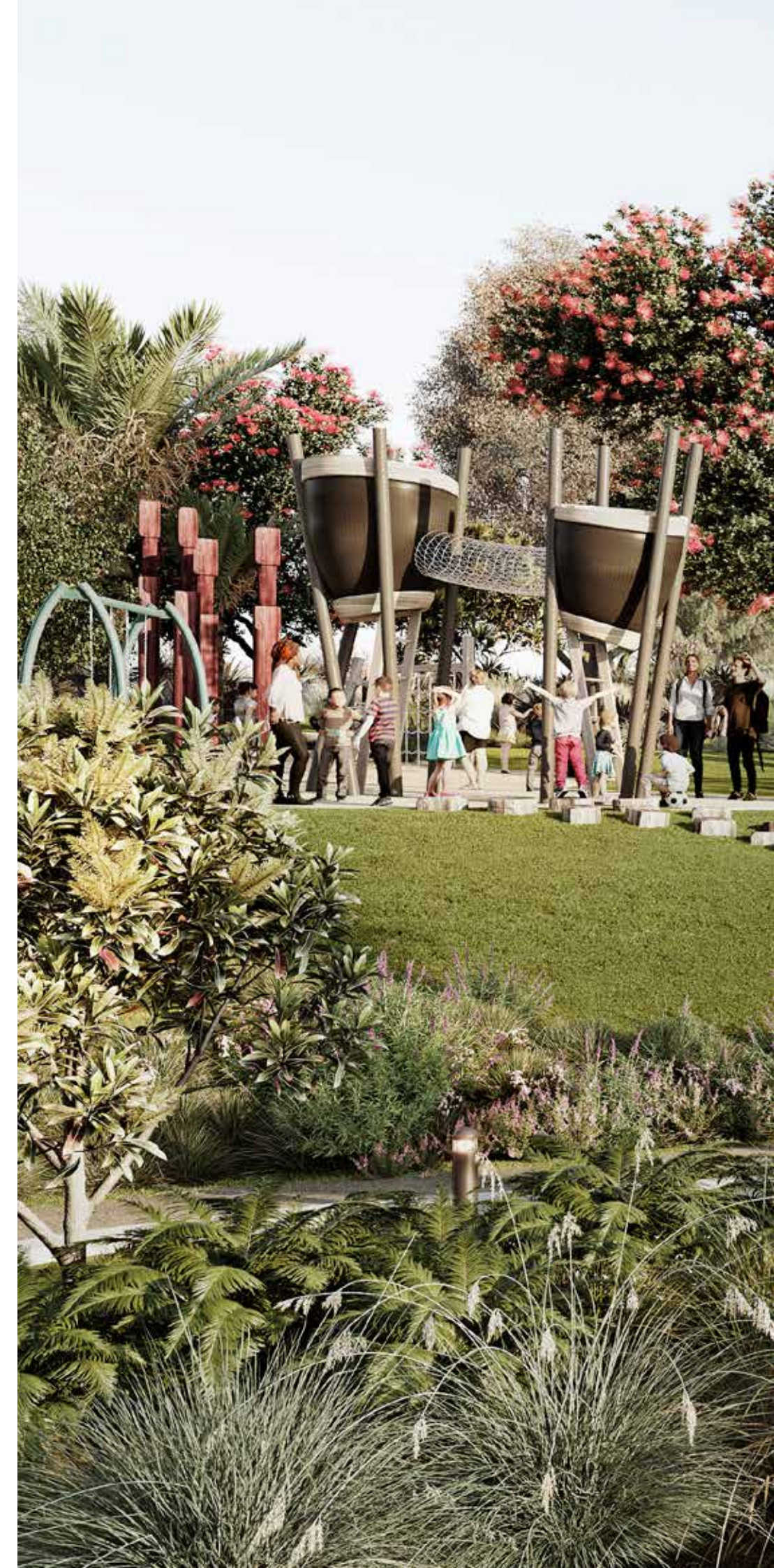
**2.21.4** Following the initial engagement, six Iwi expressed an interest in the Sunfield development after the initial engagement. These Iwi are:

- Ngai Tai ki Tamaki,
- Ngati Te Ata Waiohū,
- Ngati Tamaoho,
- Te Akitai Waiohū,
- Ngati Paoa, and
- Ngaati Whanaunga.

**2.21.5** Of the six Iwi, there is a shared consensus among the group that Ngai Tai ki Tamaki has the strongest historical and cultural connection to the land area of Ardmore, where the Sunfield development is situated.

**2.21.6** In addition to the above, Navigator contacted and subsequently met with Tony Kake, CEO of Papakura Marae, which is the most influential Māori organisation and *mātāwaka* (urban Māori/Māori who don't belong to a Mana Whenua Iwi) entity in the area of the Property. Tony Kake is interested in Sunfield particularly the employment opportunities for locals. He also reaffirmed he was not Mana Whenua however had strong working relationships with all six Iwi. All six Iwi were informed that Winton would approach Papakura Marae and all felt the approach was appropriate.

**2.21.7** The second task of the Navigator process was to review all information available relating to the Mana Whenua engagement and historical Cultural Values Assessments ("CVA") and Cultural Impact Assessments ("CIA") from all Iwi groups in the area such as - Drury, Opaheke, Papakura, Drury West. The output was a summation of relevant findings from the historical CVA's and CIA's which was provided to Winton and the Sunfield consultant team to ensure that previous learning would be incorporated into the Sunfield development. These findings also provide the framing for future discussions with the six Iwi on the Sunfield development to ensure consistency and appropriateness of feedback from those Iwi.









**2.21.8** Thirdly, “Opening Hui” have been held with each of the key Iwi leader / stakeholder / kaitiaki manager of the six Iwi who expressed an interest in the Sunfield development. The purpose of the individual Opening Hui was for Winton to meet with the respective Iwi representatives and for all parties to obtain a broad understanding of the Sunfield development and Winton’s objectives and outcomes for the project. Winton is also conscious of the capacity challenge of Iwi to engage with developers so the initial hui provided a ‘specific contact point’ for Sunfield going forward.

**2.21.9** In addition to the Opening Hui, “Project Update Hui” have also been held with each of the key Iwi leader / stakeholder of the six Iwi groups. The purpose of the individual Project Update Hui was for Winton to provide an update to the respective Iwi in relation to the Sunfield Design Principles and the Sunfield concept masterplan.

**2.21.10** An example of the ongoing Iwi 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 Bioreseach 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.

**2.21.11** The Mana Whenua Engagement Report prepared by Navigator Limited which accompanies this application provides full details of the engagement undertaken by Winton for Sunfield.

**2.21.12** The following CVA’s have been received from:

- Ngaati Te Ata Waiohua,
- Te Akitai Waiohua,
- Ngaati Whanaunga, and
- Ngaati Tamaoho.

**2.21.13** The following letters of support of the Sunfield masterplanned community have been received:

- Ngati Paoa, and
- the Papakura Marae.

**2.21.14** Winton is committed to continued best practice engagement with the six Iwi who have expressed interest in the Sunfield development and will continue to be guided through this engagement by Tiūmalu and the wider Navigator team.



#### • Relevant local authorities

**2.21.15** Auckland Council: Winton has engaged and continues to engage with multiple business units within Auckland Council in relation to Sunfield.

**2.21.16** Winton met with senior member of Auckland Council and Healthy Waters to provide an overview of Sunfield and the Sunfield concept masterplan.

**2.21.17** As referred to in Information Request 1 section above, Winton and Auckland Council have entered into the Council Deed which will see Winton undertake the design and consenting of Stages 2 and 3 of the Awakeri Wetlands. Winton and Auckland Council have commenced discussions around entering into an Infrastructure Funding Agreement for the delivery of Stage 2 and 3 of the Awakeri Wetlands. While progress is being made on this process, Winton continues to be frustrated at Auckland Council’s unwillingness to fully engage and progress this matter at pace.

**2.21.18** Auckland Transport: Winton and our consultant team continue to engage with Auckland Transport around the required upgrades to the existing transport network to bring Sunfield to fruition.

#### • Other parties

**2.21.19** Waka Kotahi: Winton has met with Waka Kotahi to discuss Sunfield and specifically Mill Road which abuts the development. As detailed within our submission on the Government Policy Statement on Land Transport 2023-2024:

*‘Winton strongly supports Mill Road being identified as a Road of National Significance as it will likely result in reduced congestion when heading to and from South Auckland, and in turn unlock economic benefits and productivity. This will enable people and freight to move between the hubs and nodes of Auckland more freely, and create land-use opportunities along its corridor.*

*As part of the Sunfield development proposal, an economic impact assessment has been prepared by Property Economics, which detailed that the total economic impact on business activity within Auckland, as a result of Sunfield development, to 2044 is estimated to be \$4.7 billion.*

*Finally, recognising that projects such as Mill Road require significant construction management plans, Winton would like to offer to the Ministry of Transport free of charge the use of an appropriate part of the Sunfield land for the Mill Road project team to use as required (i.e. as a lay down area, for storage of machines and equipment, location of site offices).’*



**2.21.20** Owners of the Neighbouring Properties: Winton has engaged with each of the individual property owners of the Neighbouring Properties and each of those owners have been provided with details on Winton, Sunfield and the Sunfield concept masterplan and have had the opportunity to provide comment. Comments received were incorporated into the concept masterplan.



**2.21.21** Ardmore Airport: Ardmore Airport is located on the eastern boundary of the Sunfield development. It is imperative that the Airport and Sunfield interact in a safe way and that the development of Sunfield does not impinge on the Airport's operations. Winton's engagement with Ardmore Airport to date has included discussion and input into the Sunfield concept masterplan. Winton has engaged Lambert & Rehbein to undertake an aviation safeguarding and airport compatibility assessment of the proposed Sunfield development as it relates to Ardmore Airport. The AUP Designation Schedule 200 – Ardmore Airport Ltd, the Civil Aviation Authority of New Zealand Civil Aviation Rules in conjunction with the Australian National Airports Safeguarding Framework have provided the basis for the aviation safeguarding assessment. This Aviation Assessment found that the development of Sunfield can occur without effecting the operation of Ardmore Airport. This Aviation Assessment has been independently peer reviewed by AVLAW Aviation Consulting and LEAPP (and these reports accompany this application).

**2.21.22** It should be noted that 22.3 hectares of the land which forms Ardmore Airport is zoned 'Ardmore Airport Sub-precinct Airport' which allows as a right the development of an industrial business park with buildings to a height of 20 metres. Works to develop this industrial business park are currently underway. Reset Urban Design have prepared a bulk and location study for this parcel of land based on the existing planning rules as stipulated under the Auckland Unitary Plan. This study demonstrates an indicative plan for the industrial business park, its location in relation to the existing Aircraft Noise Overlays, and its location between the existing runways and the Sunfield development. A copy of this study accompanies this application.

**2.21.23** Ministry of Education: As detailed in the Sunfield concept masterplan, provision has been made for a school site. Initial high-level discussion with the Ministry of Education around Sunfield has occurred and the school site located with the concept masterplan. The Ministry of Education has first-hand experience of Winton's capabilities in delivering large scale residential masterplanned communities as it is in the process of delivering a primary school site for the Ministry at the Lakeside development in Te Kauwhata.

**2.21.24** Network Utility Operators: Maven Associates has engaged with network utility operators in regard to the Sunfield development and there are no impediments to the proposed development of Sunfield.

**2.21.25** First Gas Limited: First Gas Limited is the owner/operator of a gas line which runs through approximately 1.8km of the Property. The gas line is protected by a 25-metre wide easement. This easement has been incorporated into the Sunfield concept masterplan. A letter from First Gas Limited outlining the engagement undertaken to date accompanies this application.

**2.21.26** KiwiRail: Winton has shared the Sunfield concept masterplan with KiwiRail and offered to meet to discuss the development within the Sunfield Mana Whenua Engagement Report.

**2.21.27** Heritage NZ Pouhere Taonga: Winton has shared the Sunfield concept masterplan with Heritage NZ Pouhere Taonga and offered to meet to discuss the development.

**2.21.28** NZ Police: Winton has meet with Tony Tumai, Senior Constable of Counties Manukau Police, onsite and discussed Sunfield with him.

**2.22.** There are no other key features that must be protected or excluded from urban development within Sunfield. In particular, and for the avoidance of doubt, the Property is not subject to any of the following classifications under the RMA, the Auckland Unitary Plan, or the Heritage New Zealand databases:

- heritage buildings;
- archaeological site;
- protected or scheduled tree;
- geological feature;
- outstanding natural landscape or landform;
- significant ecological area;
- known waahi tapu; or
- natural habitats.

**2.23.** There are no processes underway under the Public Works Act 1981 in relation to the Property.



## Information Request 4: Iwi authorities and Treaty settlements

**2.24.** As more particularly detailed in the response to Information Request 3 above, Winton has undertaken significant engagement with Mana Whenua and local Iwi on Sunfield. Provided below are responses to the specific information requests;

**What treaty settlements apply to the geographical location of the project? Include a summary of the relevant principles and provisions in those settlements and any statutory acknowledgement areas:**

**2.25.** 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 acknowledgement 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?**

**2.26.** No there are not.

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

**2.27.** 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.

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

**2.28.** No, it is not.

**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?**

**2.29.** No, it is not.





## Information Request 5: Adverse effects

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

**2.30.** Overall, it is considered that the proposed Sunfield development has responded to and mitigates the anticipated and known adverse effects. The below summarises the key anticipated and known adverse effects associated with the Sunfield development. The specialist consultant reports which provide full commentary on the anticipated and known adverse effect (and the respective proposed mitigants) of the Sunfield proposal accompany this application.

#### Effects Associated with Urban Growth

**2.31.** Sunfield is a logical greenfield area to develop, with it being the next contiguous block of land to the east of the existing urban areas of Takanini and Papakura, and north of the urban area adjacent to Old Wairoa Road. This area of appropriate urban growth is then bordered to the west by Ardmore Airport, and to a lesser extent Hamlin Road/Airfield Road in the north. Sunfield creates a logical expansion for growth adjacent to three existing edges of urban land.

**2.32.** Urban growth in this area will:

- Create better linkages and connections to the existing urban area given the close proximity to the rail network, creating efficiencies for the movement of people and infrastructure provision, and in turn reducing greenhouse gas emissions through less vehicle kilometres travelled.
- Not fragment rural land, which would create inefficiencies for rural production.
- Provide better access to different land-uses within the existing urban area including employment, open spaces, retail/cafes and education in areas such as Papakura, Takanini and Manukau Metropolitan Centre.

#### Effects Associated with Urban Growth

**2.33.** The landscape and visual impacts of the proposal have been considered. Sunfield will result in:

- Low adverse landscape effects, due to the existing landscape values and the proposed long-term rehabilitation, revegetation and enhancement of the Property. Proposed planting measures will notably enhance the ecological value over time along with its contribution to local linked habitats. There will be a range of positive environmental outcomes associated with the proposal.
- Low adverse visual effects, due to the mitigation measures of the proposal being considered effective at reducing impacts, and the overall adverse effects of the proposal on the visual amenity considered to be an acceptable change within the surrounding environment. The proposal successfully integrates into both the urban and rural context and provides a more suitable planted transition between these two zones.

**2.34.** The reasons for this overall assessment are:

- The current surrounding environment is transitional (rural and urban in nature), with Ardmore Airport being located immediately adjacent the site.
- The Sunfield area is currently used for rural production and has very limited vegetation. It therefore does not currently possess high landscape values or qualities.
- The generally flat topography and extensive shelterbelt planting in the area reduces the viewing audiences to primarily close views from the neighbouring roads.
- The design of Sunfield manages the landscape and visual effects, including the extensive open space, planting and restoration strategy, the central stormwater system, a revitalised stream park, a wetland park, neighbourhood parks, sports parks and extensive boundary buffer treatments.
- The proposed built form will typically be up to three storeys in a variety of sizes and forms which will visually connect to the neighbouring suburbs of Takanini and Papakura.



### Economic Impacts

- 2.35.** There will be limited adverse economic impact effects resulting from the proposal, which would primarily be the loss of rural land. As detailed within the Economics Assessment undertaken by Property Economics which accompanies this application 'the rural use of the Property does not significantly contribute to the overall performance of the region's primary production, rendering it a negligible loss to the region.'
- 2.36.** The economic benefits of the proposal, however, would significantly outweigh the potential economic costs. Property Economics determine that the total economic impact of Sunfield on business activity within Auckland 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.

### Reverse Sensitivity Noise Effects – Noise from Ardmore Airport

- 2.37.** Ardmore Airport is located to the east of Sunfield. The site is designated (number 200) under the Auckland Unitary Plan with the purpose being 'to provide for the efficient operation and growth of Ardmore Airport by enabling airport activities and flights while defining airport approach and land-use controls.'
- 2.38.** Sunfield is subject to Aircraft Noise Overlays to manage the subdivision of land and the location of activities sensitive to aircraft noise. Sunfield is not proposing any changes to these overlays at all. Instead the land-use responses within the Sunfield concept masterplan have been distributed to ensure adverse noise effects are appropriately mitigated, noting that mechanical ventilation and appropriate acoustic treatment will be applied to buildings within the noise overlays, particularly between 55 dB Ldn and 65 dB Ldn i.e. outside the ANB. Given that all dwellings and buildings within Sunfield will be 'new-builds' it will be easier to ensure internal amenity is achieved through ventilation, heat pumps, and glazing, as opposed to retrofitting older housing stock such as state dwellings in the proximity of Auckland Airport.

### *Activities Inside the ANB (65 dB Ldn and above)*

- 2.39.** The employment zone will be located in this area. Given the noise contours, activities within this area will be at grade industrial type activities or low-rise buildings which generate low human activity e.g. warehousing. This will therefore mitigate impacts of noise from low-level aircraft. No residential dwellings are proposed within this area.

### *Activities between 60 dB Ldn and 65 dB Ldn*

- 2.40.** This area will be occupied by activities which generally have an inside building focus, such as the Town Centre (retail and services), Healthcare (people seeking medical advice and employees), and the Local Hub (retail and services). Open Space in the form of active recreation will also be located in this area. Whilst this is an outside activity, aircraft noise is not considered to create adverse effects given the non-passive nature of the activity i.e. people won't occupy this area to seek peace and quiet. No residential dwellings are proposed within this area.

### *Activities within the ONB (between 55 dB Ldn and 60 dB Ldn)*

- 2.41.** Activities within this area will largely be occupied by residential activities and aged care facilities, which has a larger inside focus given the older population occupying these buildings. It is also envisaged that for the Town Centre and Local Hubs the outdoor activities e.g. cafes/restaurants and playgrounds, can be located within this noise overlay control area.
- 2.42.** It should be noted that residential dwellings to a density of 32.5 per hectare have recently been constructed within this area in the development which immediately abuts to the west of Sunfield.

### *Activities beyond ONB (55 dB Ldn or less)*

- 2.43.** This area will be occupied mainly by residential activities, but this area also includes the education facility in the north-western portion of the site, as well as two significant open space areas for passive recreation in the north-west and south-east.

- 2.44.** Therefore, adverse effects associated with noise from Ardmore Airport will be controlled and mitigated by:

- Large areas of open space being located outside of the ONB to the north-west and south-east providing for passive recreation and allowing people to enjoy the outdoors.
- No complaints covenants regarding aircraft noise will be registered on all titles within all the noise overlay contours.
- Given that Sunfield is being undertaken by one developer, prospective home owners will be able to choose where within the development they wish to live, as options will be able to be provided much more readily.
- Ardmore Airport generally operates during the daytime with other airports, in particular Auckland International Airport, operating both during the day and night. There are a number of controls within the Ardmore designation controlling flight hours, aircraft movements, and general sound emissions, reducing the impact on neighbouring properties.
- Mechanical ventilation will ensure an appropriate indoor environment.

### Reverse Sensitivity Safety Effects – Proximity of Ardmore Airport

- 2.45.** The land-use activities within the flight path and adjacent to the runway have been restricted in order to ensure potential safety issues are mitigated.

### *Wildlife Hazards*

- 2.46.** A stormwater conveyance channel will be located along the eastern boundary of Sunfield. An adaptive monitoring plan will be developed detailing the following requirements:
- Regular monitoring surveys.
  - Wildlife hazard assessments by qualified ornithologists or biologists.
  - Wildlife awareness and management training for relevant staff.
  - Establishment of bird population triggers.
  - Implementation of activities to reduce hazardous bird populations.
  - Adoption of wildlife deterrent technologies to reduce hazardous bird populations.



#### People Generating Activities

- 2.47.** A restriction of activities extending 900m from the end of the runways is proposed. Activities within this area will be at grade activities and low people generating activities.

#### Building Height

- 2.48.** Compliance with Designation 200 – Ardmore Airport and the heights of buildings will occur by restricting building heights to 20m within the identified flight path.

#### Windshear and Turbulence

- 2.49.** Buildings can impact windshear and turbulence, with the proposal being designed to ensure the heights and locations of buildings minimise these effects.
- 2.50.** Plume rise and air discharges from the emissions of steam or other gases, smoke, dust or other particulate matter will also be controlled to ensure air turbulence are not caused.

#### Lighting and Glare

- 2.51.** Lighting and glare from adjacent activities can potentially distract pilots, with a key consideration at detailed design stage being glare from solar panels, recognising the 'Low Impact and Sustainable' design principle of Sunfield and the use of clean energy.
- 2.52.** A letter from IBEX Lighting outlining how a lighting plan can be developed for Sunfield to mitigate this concern accompanies this application.

#### Flooding and Stormwater Effects

- 2.53.** Sunfield is subject to a flood plain and numerous overland flow paths. These, and the mitigation methods are described in more detail within the Sunfield Three Waters Strategy Report prepared by Maven Associates. The below provides a summary of the mitigation methods proposed:

- As detailed previously, the Stormwater Solution for Sunfield is via the construction of stage 2,3 and 4 of the Awakeri Wetlands. The proposed extension of the Awakeri Wetlands will vary in width between 40m and 100m and will be 2m deep and have 1:3 batters on each side. It is envisaged that weirs will be incorporated between 40m and 100m sections to ensure flows are adequately restricted.
- Secondary stormwater swales have been incorporated into the overall Sunfield masterplan to convey stormwater runoff from rain fall events up to the 10-year event and also provide additional storage for the 100-year flood flows. These stormwater swales will convey flows from the development area to the centralised main conveyance channel. Each stormwater channel will be 1.5 – 1.8m deep with base widths 3 – 10m. Side slopes will be 1:3 batters with overall channel widths ranging from 17- 22m.
- In the north-western part of Sunfield, a wetland provides a 100-year storm event attenuation volume of 16,570m<sup>3</sup> and provides 6,900m<sup>3</sup> for stormwater quality. A northern dry pond provides a 100yr storm event attenuation volume of 45,250m<sup>3</sup>.
- An engineered swale along the eastern perimeter of Sunfield. Once the swale reaches the northern boundary it is proposed to continue the swale along the northern site boundary at a flat grade to form a basin with a level spreader outlet structure, whereby stormwater would pond before overflowing to the north via controlled sheet flow over the level spreader at the existing pre-development flows.





- In the north-eastern part of Sunfield, within the industrial/commercial area, a dry pond is proposed to provide 1,650m<sup>3</sup> of attenuation volume to limit 100yr peak flow below the pre-development flow rate.

**2.54.** Stormwater discharge from the developed site will be restricted to an acceptable level which will avoid adverse downstream stormwater effects. Stormwater discharge will be limited by providing attenuation for, and up to, the 100-year flows for the overall catchment.

#### Effects on Wastewater Infrastructure

**2.55.** The proposed wastewater servicing for Sunfield is to design and construct a Low-Pressure Sewer ("LPS") system, as has been implemented within the surrounding developed residential areas. The wastewater network will provide wastewater reticulation within the development and will discharge flows to the downstream Takanini Branch Sewer (being the existing 525mmØ transmission line) via a new rising main along Cosgrave Road, Walters Road and Mill Road.

**2.56.** LPS systems are considered an acceptable alternative to the typical gravity wastewater disposal systems in areas that have:

- flat low-lying terrain,
- poor underlying soil quality, and
- a high water table.

**2.57.** The Property includes each of these components. Its underlying low strength peat soils and high-water table (which varies from 1m to 3m below the ground surface) have historically led to gravity wastewater networks 'dipping' and holding wastewater overtime and increases the risk of inflow and infiltration.

#### Effects on Water Supply Infrastructure

**2.58.** To provide sufficient water supply for future development of the site, a new public water main will connect the site to the bulk supply point ("BSP") Airfield #1 located on the 450mmØ transmission line on Airfield Road. The BSP will need to be upgraded as part of these works.

**2.59.** If this BSP point does not have sufficient capacity a new BSP point will need to be constructed on the transmission line closer to the Cosgrave Road intersection. Consultation with Veolia and Watercare has commenced around the preferred connection point and capacity.

#### Effects on the Existing Gas Line

**2.60.** A designation (number 9104) by First Gas Limited crosses the site in a north / south direction, which protects the main gas supply from Taranaki to Auckland.

**2.61.** Given the critical nature of this infrastructure, it is proposed to prevent the construction of buildings within this area (a 25m corridor), noting that the open space network is located within the gas pipeline location to minimise any impacts on the designation.

**2.62.** A letter detailing the engagement to date between First Gas Limited and Winton accompanies this application.

#### Transportation Effects

##### *Residential activities*

**2.63.** A 'standard' subdivision of Sunfield's scale would generate 0.5-0.65 traffic movements per dwelling in the peak hour. However it is anticipated that the residential component of the proposal will be in the range of 0.1-0.16 trips per dwelling in the peak hour or 400-640 movements in total in the peak hour (two way) due to:

- Parking is only provided in the order of 10% (excluding visitors) of a more typical development.
- Sunbus autonomous electric bus fleet providing continuous and reliable connection to the Papakura and Takanini Train Stations.
- The ability for residents to both live and work with the Sunfield precinct,
- The ability to walk and / or cycle to the Papakura and Takanini Train Stations.
- 600 of the dwellings will be retirement units.

##### *Employment Activities*

**2.64.** Due to residents of Sunfield being more likely to work in Sunfield, and controlling warehouse distribution to outside of peak hours, it is considered a reasonable assumption that the warehouse distribution peak hour traffic generation will be 10-15% of a typical development. The total for the employment activities is therefore 416-575 movements in the peak hour.

##### *Medical Facilities*

**2.65.** The proposed location of the medical facilities is located in the centre of the development so that the residents of Sunfield are more likely to use it. As such external traffic (i.e. that outside Sunfield) will also significantly reduce. It is therefore considered that a reasonable assumption is that the traffic generation will be 25-30% of a typical development. This is 77-92 movements in the peak hour.

##### *Town Centre*

**2.66.** In regard to the Town Centre, Commute outline that this area is to primarily serve the Sunfield residents and not those outside of the development area, with limited parking provision, meaning traffic generation is expected to be minimal.

##### *Total Traffic Generation*

**2.67.** The total external traffic generation is expected to be 893-1,308 movements in the peak hour (two-way).





### *Mitigating Transportation Effects*

**2.68.** The below provides a summary of the mitigation methods proposed:

- In the residential environment, it is proposed to reduce parking spaces with no dwellings having parking spaces, and communal and visitor parking provided at a ratio of 1 space per 10 dwellings.
- In the employment environment, it is proposed to restrict parking spaces to a maximum of 1 per 300 sqm for office and 1 per 500 sqm for manufacturing/warehouse and industrial.
- The Sunfield public transport system is expected to cater for a significant proportion of the movement through Sunfield with analysis showing that this equates to about 3,000 - 3,500 people per hour (peak hour) using the Sunfield public transport system (both externally and internally).
- Walking and cycling upgrades will be needed both within Sunfield and in the local network in order to provide appropriate connections to the Papakura and Takanini Rail Stations.
- Whilst public transport and active modes are a key component of Sunfield, it is recognised that a number of local network intersection upgrades will be required. Five upgrades to the roading network are currently being proposed.
- Upgrades to three main rail crossings are likely between Sunfield and Papakura and Takanini Rail stations being at Manuroa Road, Taka Street, Walters Road.
- A Travel Plan requirement for the employment activities is proposed, which would be continuously updated and refined, with the main aim at minimising freight and deliveries to the area during peak times.
- Sunfield is a unique proposal in the New Zealand context, meaning monitoring will be required to ensure the relevant assumptions have been accurate and measures can be adapted as necessary. This will particularly be the case for illegal parking within Sunfield, people parking outside of Sunfield and walking, loading and servicing, and public transport uptake. Including a requirement to monitor certain aspects of the Sunfield within set parameters is proposed as part of the planning provisions.





### Cultural Values

**2.69.** As outlined within Information Request 3, significant engagement with iwi and Mana Whenua has been undertaken in regard to the Sunfield proposal. To summarise:

- Winton has undertaken an extensive amount of engagement regarding Sunfield, which has been meaningful by ensuring iwi authorities are informed and understand the proposal and core principles, whilst having the opportunity to provide feedback and work collaboratively on tangible design solutions. If reservations or concerns have arisen regarding Sunfield, all the necessary information has provided to iwi, which has enabled open and constructive dialogue.
- This engagement has led to positive design outcomes which address cultural values. An example of this is collaborative approach to the Wai Mauri Stream Park Remediation Plan (the natural wetland in the south-eastern portion of Sunfield).
- Given the scale of the Sunfield proposal, feedback to date has largely been in the form of a high-level overview. It is recognised that on-going engagement will be required as the project progresses. Winton supports the continued activation of a structured engagement approach with the six iwi authorities and Papakura Marae.

### Effects on Potentially Productive Land

**2.70.** The Sunfield site is considered highly productive land when applying the NPS-HPL, however the majority of the site has soils with heavy clay soil textures, soil wetness limitations and land use considerations that in practice, reduce the productive potential of these areas.

**2.71.** The Property does not contain any LUC class 1 land and could be considered for urbanisation in preference to urbanising other land in the Auckland region with predominantly LUC class 1 land and well drained LUC class 2 land which have higher productive capacity. Amalgamation of the highly productive land of the Property with surrounding productive land is restricted due to the development that has occurred and fragmented ownership.

### Effects from Geotechnical Conditions

**2.72.** The site is underlain by extensive soft to firm organic peat soils and soft clay deposits generally in the western part of the site with variable depths of inorganic / organic stained crust up to 2.2m thick, although generally less than 1m thick. Isolated peat soils are also located along the eastern boundary adjacent to Ardmore Airport.

**2.73.** Groundwater levels were recorded in piezometers at depths of between 0.20m and 7.17m below existing ground levels, although most locations recorded groundwater depths between 1.0m and 3m. This is considered to be generally representative of a year-round seasonal groundwater regime.

**2.74.** The key geotechnical consideration is therefore consolidation settlements from imposed earthworks and building loads. The building size and scale is a key matter for minimising and mitigating these settlement matters. The building designs allow for one to two storey light weight timber frame construction, and heavier two or three storey terraced dwellings, which the geotechnical conditions can cater for and accommodate.

**2.75.** The one to two storey buildings will generally be accommodated on the flat land, which has more challenging geotechnical constraints, with the possibility of three storey buildings with a light-weight timber 'loft'. The three storey buildings will generally be located on the gently sloping land, which has more favourable geotechnical conditions.

### Ecological Effects

**2.76.** The ecological values of the site have been considered and factored into the Sunfield concept masterplan. To summarise:

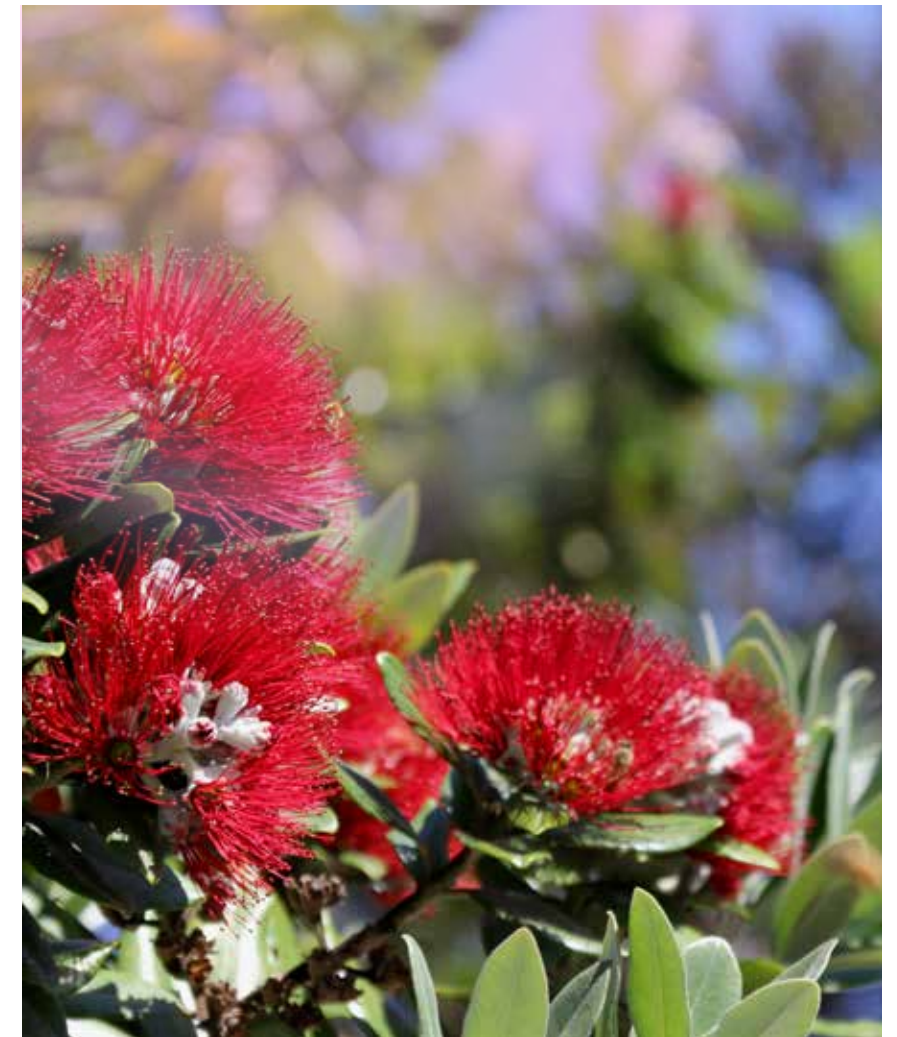
- The freshwater ecological value of the Sunfield area is considered to be low due to significant modifications (primarily for farming activities). A natural stream and wetland are located in the south-eastern portion of the site and will be protected and enhanced through the Wai Mauri Stream Park which has had input from Mana Whenua. This will see the creation of an environment with high ecological value.
- The terrestrial ecological value of the Sunfield area is considered to be moderate, primarily due to a stand of Kahikatea trees which have been present for at least 60 years. The proposal is to protect this stand of trees and the immediate environs so as to create a small bush glen.

### Contamination Effects

**2.77.** A suite of Preliminary Site Investigation reports and Detailed Site Investigation reports have been prepared. These reports have found that activities associated with the historic farming activities, which appear on the Hazardous Activities and Industries List, were identified at the Property. The Contamination Site Management Plan details the remediation requirements that need to be undertaken before development can occur. Each of these reports accompany this application.

### Archaeological Effects

**2.78.** A preliminary archaeological assessment has been undertaken for the Property. This assessment has identified existing and potential heritage constraints in the proposed development area. Detailed development plans will take into account these identified existing and potential heritage constraints.









## Information Request 6: National policy statements and national environmental standards

### *General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard.*

**2.79.** Detailed below is a general assessment of how Sunfield relates to the relevant National Policy Statements (NPS) and National Environmental Standards (NES).

#### National Policy Statement on Urban Development 2020 (NPS-UD)

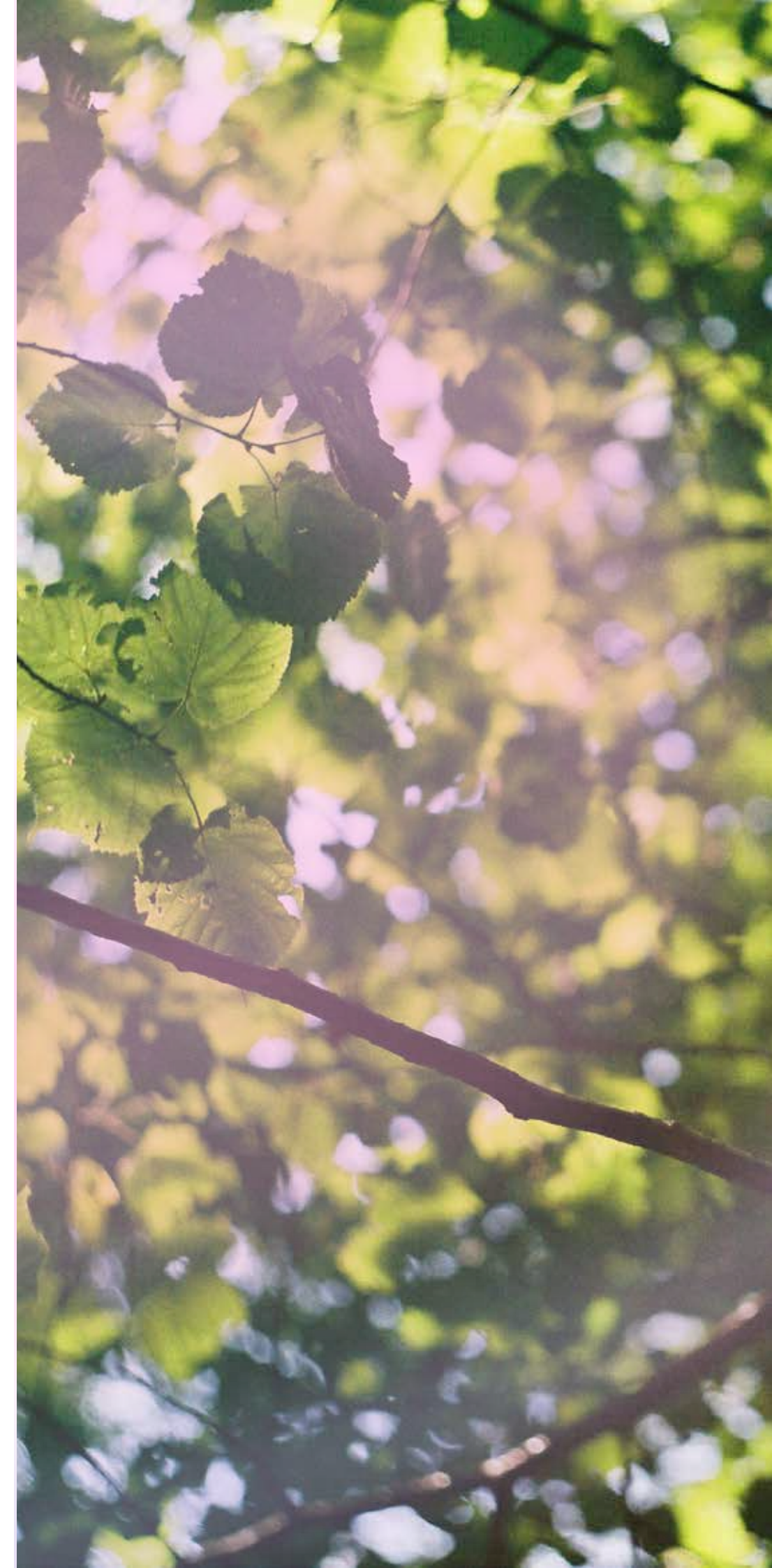
**2.80.** The NPS-UD provides direction to decision-makers on planning for urban environments. The NPS-UD sets out objectives and policies that apply when making planning decisions that affect an urban environment with the below key points of note:

- Sunfield will provide for a well-functioning urban environment given that employment zones, healthcare, schools, open spaces and local services are all easily accessible by walking, cycling and public transport. Sunfield will have its own Town Centre and Local Centres, and it is located approximately 2kms from the Papakura Town Centre zone and 10kms from Manukau Metropolitan Centre zone. Accessibility to public transport will be provided, through the Sunbus autonomous electric vehicle shuttle fleet and the rail station at Papakura is approximately 2km away.
- There is a high demand for housing in the South Auckland area, and the proposal will open up and make available approximately 244.5 hectares of land with 4,000 healthy homes, consisting of 3,400 individual homes and 3 retirement villages of approximately 600 independent living units and care suites. This will improve housing stock and affordability by supporting competitive land and development markets.
- The proposal will provide appropriate self-funded integrated infrastructure, which includes a significant stormwater network, roading upgrades, public transport, and the possibility of an appropriate connection and integration of Mill Road (a recently classified Road of National Significance).

- As noted below under Information Request 8, the proposal will support the reduction of greenhouse gases through walkable catchments, the Sunbus electric vehicle shuttle fleet and a restriction of private motor vehicles.
- Natural hazards, particularly flooding, will be mitigated through the proposed stormwater channels and wetlands which will ensure the proposal is resilient to the current and future effects of climate change.
- Sunfield will create an urban environment which has high amenity levels through its Open Space network, and provides a unique and diverse approach to the creation of a community which can live, work and play in the immediate vicinity.
- The engagement with iwi and Manu Whenua has been outlined under Information Request 3 above, noting that this engagement has been an integral part of the development to date and the formation of the Sunfield concept masterplan. Iwi are very supportive of Sunfield recognising the sustainable principles and practices underpinning the development, particularly the management of stormwater.

#### National Policy Statement on Freshwater Management 2020 (NPS-FM)

- 2.81.** The NPS-FM objectives and policies endeavour to ensure that natural and physical resources are managed in a way that prioritises the health and well-being of water bodies and freshwater ecosystems first, followed by the health needs of people, and then the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
- 2.82.** A natural stream and a natural wetland are located in the south-eastern portion of the Property. These will be protected and enhanced as part of Sunfield as is outlined in the Wai Mauri Stream Park Remediation Design Report. Over time the wetland, Awkeri Wetlands and streams, with the associated planting, will see the creation of an environment with high ecological value.
- 2.83.** Overall, it is considered that the approach taken at Sunfield will enable the efficient development of a well-functioning environment while protecting and enhancing the existing freshwater network within the catchment, in line with the anticipated outcomes of the NPS-FM.





National Policy Statement on Indigenous Biodiversity 2023 (NPS – IB)

**2.84.** The NPS-IB requires the identification of Significant Natural Areas (“SNA’s”) in Auckland Council’s planning documents and their consideration where they are affected by subdivision, use and development. Auckland Council is still considering these requirements and the approach required to give effect to it. However, it is noted that the current Auckland Unitary Plan identifies Significant Ecological Areas (“SEA’s”) and the criteria used to establish these are likely to be similar to that required under the new NPS-IB to identify SNAs. It is noted that there are no areas of significant ecological value or SEAs identified within the Auckland Unitary Plan for the Property.

National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

- 2.85.** The NPS-HPL seeks to ensure the availability of New Zealand’s most favourable soils for food and fibre production, with the below key points of note regarding Sunfield:
- There are several limitations with the Property, particularly due to heavy clay soil textures (LUC 2e5 and 3e4) and wetness limitations (LUC 3w2 and 2w2). These restrictions reduce the range of viable primary production land uses, making intensive horticulture and cropping during wet periods unsustainable.
  - Whilst the Property does contain highly productive land areas (LUC 2s4) suitable for vegetable production and deep-rooting horticulture, the size of these locations and isolation from similar land with good drainage (LUC 2s4) or surrounding heavy clay soils (LUC 2e5 and 3e4) make them less practical for intensive primary production.
  - The poorly drained soils (LUC 3w2 and 2w2), although deemed to be highly productive land, are not LUC class 1 land (with deep and well drained soils) and are of lesser productive value and not suitable for intensive horticulture crops requiring deep, well drained soils.
- 2.86.** Therefore, it is considered that the Property when assessed in detail is generally land not of high value, with urbanisation being an appropriate use, and the proposal is therefore in line with the NPS-HPL.

New Zealand Coastal Policy Statement 2010

**2.87.** Sunfield is located approximately 2km from the coastal environment, with the closest point being the eastern reaches of the Manukau Harbour. The physical construction of the activity will therefore not impact the coastal environment.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

**2.88.** As outlined under Information Request 5 above, a suite of Preliminary Site Investigation reports and Detailed Site Investigation reports have been prepared. These reports have found that activities associated with the historic farming activities, which appear on the Hazardous Activities and Industries List, were identified at the Property. The Contamination Site Management Plan details the remediation requirements that needs to be undertaken before development can occur. Each of these reports accompany this application.

National Environmental Standards for Freshwater 2020 (NES F)

**2.89.** The NES-F seeks to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. Sunfield will not trigger standards of the NES-F, recognising that it is proposed to enhance the freshwater environment and create an ecological area of high value through the enhancement of the stream and natural wetland in the south-eastern portion of the development as is outlined in the Wai Mauri Stream Park Design Report.



## Information Request 7: Eligibility

### *Explanation as to how the project will help achieve the purpose of the Bill.*

**2.90.** 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, and we set this out in further detail below.

**2.91.** The eligibility criteria for projects to be considered under the fast-track approval process are outlined in Sections 17 and 18 of the Bill, with the below providing an assessment of the relevant provisions for the Sunfield proposal.

*17(2)(a) whether referring the project is consistent with the purpose of this Act.*

**2.92.** The Economics Assessment undertaken by Property Economics outlines the significant regional benefits of the Sunfield proposal, to summarise:

- The southern Auckland markets are anticipated to have an additional 207,500 residents over the next 31 years (2022-2053), meaning a net growth in the catchment being proportionately equivalent to a 35% increase in the population. Average annual growth for these catchments over this period equates to around 6,700 people and nearly 2,500 dwellings per annum. The proposal will open up and make available approximately 244.5 hectares of land with 4,000 healthy homes, consisting of 3,400 individual homes and 3 retirement villages of approximately 600 independent living units and care suites. This will improve housing stock and affordability by supporting competitive land and development markets, and contribute significantly to the regional supply of housing in the southern Auckland catchment.
- The Sunfield catchment, with a proposed development of 4,000 dwellings, will generate around \$118m in annual retail expenditure.

- 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.
- The Awakeri Wetlands not only provides a functional / practical infrastructure solution for stormwater across the entire Property but also creates a quality public asset in the form of an attractive public space including a boardwalk network along the edge of the channel.
- Sunfield will provide its own public transport service through the Sunbus autonomous electric vehicle shuttle fleet providing connections throughout the development and to the rail stations in Papakura and Takanini, indicating the scale of the proposed development.
- A number of roading network upgrades are proposed within the surrounding area.
- The proposal will provide appropriate self-funded integrated infrastructure, with Winton having the capability to undertake infrastructure works on behalf of Auckland Council, ensuring that the Property is developed in a timely fashion.
- Mill Road abuts the Property and has recently been classified as a Road of National Significance.
- 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.

*17(2)(b) whether access to the fast-track process will enable the project to be processed in a more timely and cost efficient way than under the normal process and 17(2)(c) the impact referring this project will have on the efficient operation of the fast-track process*



**2.93.** The Property represents a unique opportunity to develop a contiguous 244.5-hectare parcel of land into a master-planned community of scale. However, it is complicated by a number of factors which need to be dealt with in a coordinated fashion.

**2.94.** A split zoning applies to the Property (being Future Urban Zoned land and Rural Zoned land), which prevents a unified approach being adopted across the entire Property. As is detailed below, a comprehensive approach to this Property must be adopted to ensure that the full potential of the Property is unlocked and the proposed master-planned community is developed in a timely fashion.

**2.95.** Land efficiency is a key aspect for Auckland. Not only is there strong growth pressure in south Auckland, which is requiring greenfield expansion, but due to a broad range of constraints which affect the suitability of land for residential development, it is critical that there is efficient use of available land that is suitable for greenfield residential development.



- 2.96.** Property Economics estimates a potential capacity reduction of approximately 7,500 dwellings in the south Auckland catchment based on the identified Future Urban Zone removals caused by the implementation of the Future Development Strategy by Auckland Council.
- 2.97.** As outlined previously, a comprehensive and significant engineering solution has been developed to manage the stormwater that affects the Property. This solution takes the form of an extension to the existing stormwater conveyance channel that has been designed to provide an overall stormwater solution for the entire Property.
- 2.98.** Auckland Council's budgetary constraints are well documented, and once again the COVID-19 pandemic and continuing lockdowns only exacerbate this issue (with a first-hand example provided above). Winton has the experience and financial capability to undertake infrastructure works on behalf of Auckland Council which will provide relief to the immediate budget constraints the Auckland Council is experiencing and will ensure that the Property is developed in a timely fashion.
- 2.99.** The Property requires a significant amount of capital to be invested if it is to be successful. Winton has not only the proven track record of undertaking projects of this nature, but also the financial capability to ensure that Sunfield becomes an exemplar masterplanned community.
- 2.100.** In addition to the budgetary restraints on Auckland Council noted above, it has for some time also been experiencing significant resourcing pressures due to the growth in the Auckland region and the Governments national direction which has been occurring over a number of years. It is clear that Auckland Council does not have the resourcing or the appetite to process an application of this scale or nature in a timely fashion.
- 2.101.** Winton believes that the best process to enable the development of the Property is through the Fast-track Approvals Bill and not through the normal Auckland Council processes, to ensure that the Property is consented and developed in a timely fashion to deliver family homes and employment opportunities that are so desperately required, particularly in the Auckland region.

- 2.102.** The RMA by any measure is an outdated piece of legislation. In recent times, various Governments have intended to repeal or amend the RMA. Two reasons are given for the intended repeal or amendment are directly relevant to Winton's preference for use of the Fast-track Approvals Bill process to achieve Sunfield, rather than the standard RMA process managed by Auckland Council.
- 2.103.** The first reason is the acknowledgment by the Government that the RMA focus on effects of activities does not easily enable the consenting of outcome focused projects. While the Sunfield project does and will address all relevant effects, the primary driver for Sunfield is Winton's desire to achieve a specific, and very different, outcome in relation to transportation in general and a reduction in use of private motor vehicles in particular. The Fast-track Approvals Bill process better enables a focus on that specific desired outcome than the standard RMA council process.
- 2.104.** The second reason relates to timeframes and delays inherent in the standard RMA council process. Under the Fast-track Approvals Bill, process appeals are limited to appeals on points of law. A stated intention in repealing the RMA, is to achieve a similar limitation on appeals which lead to extensive delays. Sunfield will achieve its proposed outcomes much more quickly under the Fast-track Approvals Bill process than under the standard RMA council process.

- 2.105.** Numerous consents and approvals from numerous agencies under various legislation are required to bring Sunfield to fruition – these include the RMA and the Local Government Act 1974. A streamlined and integrated approach to the consenting of the Sunfield development, rather than a disjointed approach, goes to the very essence of the Fast-track Approvals Bill and would enable the Government to implement real and tangible benefits that speak to the purpose of the Fast-track Approvals Bill and enable the delivery of homes immediately.
- 2.106.** The creation of Sunfield via the Fast-track Approvals Bill will ensure that not only an integrated comprehensive approach is implemented across infrastructure, planning and environment to deliver a master-planned 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.
- 2.107.** Sunfield does not include any activity which makes it ineligible under the Fast-track Approvals Bill.





## Information Request 8: Climate change and natural hazards

### *How the project will be affected by climate change and natural hazards.*

**2.108.** 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. Refer to Information Request 7 for full details.

**2.109.** 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 outlined above), 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 (and this report accompanies this application).

**2.110.** As noted previously, a key principle of Sunfield is for it to be a Low Impact and Sustainable development. 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. The approach to Sunfield has been to not only minimise its environmental impact and the risks associated with climate change but to incorporate the adaptation to climate change into the design of the concept masterplan and to create positive environmental outcomes. These measures include:

- The Sunfield concept masterplan, demonstrating a key concept of co-locating housing, core commercial servicing, retail and professional services offices and employment areas. Sunfield is not an extensive 'housing only' project – it is a masterplanned community. It provides for 460,000 sqm of employment, retail, healthcare and education buildings, a 7.6-hectare town centre, a school, 3 retirement villages consisting of approximately 600 independent living units and care beds and 27.7 hectares of open spaces, green links, recreation parks and reserves and ecological offsets. Sunfield enables the core needs of the community to be dealt with, within the area of the development.

- The development follows sound, sensible environmental practice. All homes will meet the sustainability criteria of the Building Act 2004 and associated codes.
- 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.
- The Sunfield concept masterplan providing a clear framework that will enable a dramatic reduction in car dependence which will promote healthier transport options.
- 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.
- 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.
- With more green areas, Sunfield residents will also have access to shade, community gardens, supporting self-sufficiency and community interaction.

## Information Request 9: Track record

### *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.*

**2.111.** 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.



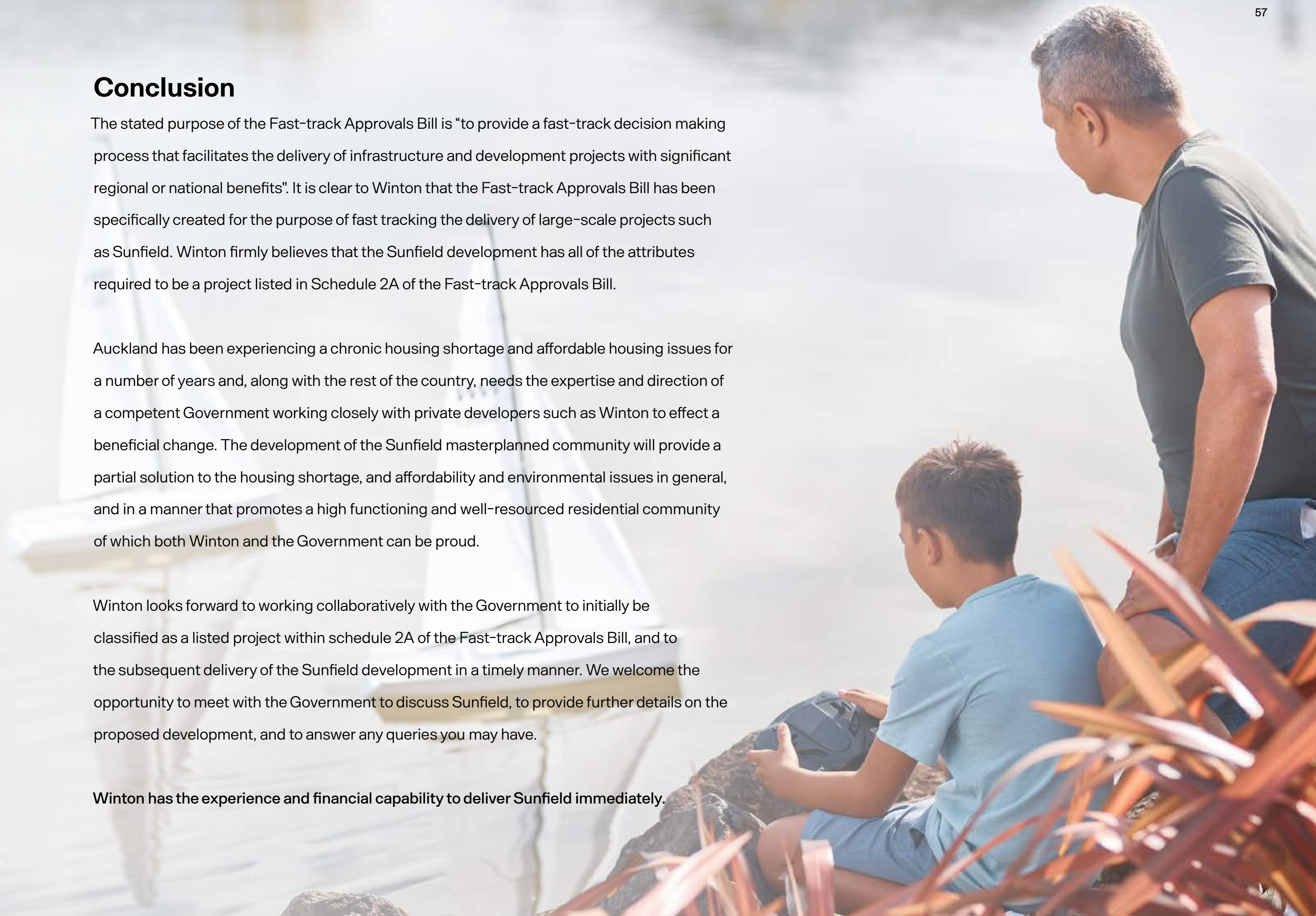
## Conclusion

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.**





# 03 – Sunfield Project Team

Sunfield



3.1 The Sunfield project team consists of best-in-class consultants who are experts in their area of expertise. Detailed below is a bio for each of the consultant and the reports / assessment which have been prepared for the Project, each of which accompany this application.

Consultant	Company Bio	Website	Report / Assessment Prepared
Tattico (Specialist Planning Advisers)	Tattico is a national consultancy providing specialist advice in the areas of governance and advocacy, resource management and regulatory planning, strategy, policy and planning, and project direction and management.	<a href="http://www.tattico.co.nz">www.tattico.co.nz</a>	Planning and Statutory Assessment included in Section 2 response
Studio Pacific Architecture (Architecture Design Practice)	Studio Pacific Architecture is a cross-disciplinary architecture, landscape and urban design practice shaping a more sustainable and people-centric built environment across the buildings, neighbourhoods, cities, and landscapes of New Zealand.	<a href="http://www.studiopacific.co.nz">www.studiopacific.co.nz</a>	Concept Masterplan and Wai Muari Stream Remediation Design Report
Navigator Limited (Cultural Engagement)	Navigator Limited is a group of generalist doers, supported by a small, multi-disciplinary team of associates and advisors who translate strategy into sustainable outcomes. We act as an independent intermediary, working to build capacity, negotiating the conditions for success, and laying down effective programmes.	<a href="http://www.navigator.co.nz">www.navigator.co.nz</a>	Mana Whenua Engagement Report
Maven Associates (Civil Engineering Consultants)	Maven Associates is a civil engineering and land development consultancy. Founded by a group of industry leaders in land development, surveying and civil engineering, Maven have worked on some of New Zealand's largest and most complex residential, commercial and public sector projects.	<a href="http://www.maven.co.nz">www.maven.co.nz</a>	Three Waters Strategy Report
McKenzie and Co (Civil Engineering Consultants)	McKenzie & Co. is a civil engineering and land development consultancy. Established in 2014, it was founded on a passion for quality design.	<a href="http://www.mckenzieandco.co.nz">www.mckenzieandco.co.nz</a>	Peer Review of the Sunfield Three Waters Strategy Report
Tonkin & Taylor (Stormwater Specialists)	Tonkin + Taylor Group is comprised of leading employee-owned environmental and engineering consultancies and testing businesses with offices across New Zealand and Australia. The Group is made up of four companies, delivering solutions to clients across five continents. Our focus on Energy, Industry, Land + Buildings, Transport, Waste + Resource Recovery, and Water sectors allows us to better understand the needs and business drivers of our clients and communities.	<a href="http://www.tonkintaylor.co.nz">www.tonkintaylor.co.nz</a>	Peer Review of the Stormwater Component of the Sunfield Three Waters Strategy Report
Property Economics (Property and Retail Specialists)	Property Economics is one of New Zealand's leading firms in property market analytics and economic enquiry providing tailored research services to both the Private and Public sectors.	<a href="http://www.propertyeconomics.co.nz">www.propertyeconomics.co.nz</a>	Economic Assessment
Reset Urban Design (Urban Design and Landscape Architecture)	Reset Urban Design, offer a broad scope of services within the specialist areas of Urban Design and Landscape Architecture. Reset Urban Design purpose is to enrich communities, improve well being and create healthy environments through the use of creative design, resourcefulness and a culture of collaboration for the good of our people, our clients and our planet.	<a href="http://www.reseturban.co.nz">www.reseturban.co.nz</a>	Landscape & Visual Assessment Ardmore Airport Industrial Business Park Bulk & Location Study
Lambert & Rehbein (Aviation Experts)	Lambert & Rehbein is an Australian owned and operated, multi-disciplinary aviation engineering consultancy. L+R broad spectrum of services means that our clients are able to engage a single firm to fulfil all of their aviation engineering requirements. L+R are geared to administer either specific aspects or a total package of professional, scientific and management services.	<a href="http://www.lar.net.au">www.lar.net.au</a>	Ardmore Airport Safeguarding Assessment



Consultant	Company Bio	Website	Report / Assessment Prepared
AVLAW (Aviation Experts)	Avlaw Aviation Consulting Pty Ltd is an established provider of aviation consultancy services, consulting to a diverse range of clients which include aircraft operators, property developers, government departments and agencies, safety regulators, airport operators, law firms, and mining and resources companies. A key component of any assignment we undertake is familiarity with the regulatory requirements and industry best practices to achieve desired outcomes in a timely and cost-effective manner.	<a href="http://www.avlaw.com.au">www.avlaw.com.au</a>	Peer Review of Ardmore Airport Safeguarding Assessment
LEAPP (Aviation Experts)	Leading Edge Aviation Planning Professionals (LEAPP) is an international specialist aviation consulting firm that provides aviation and airport planning and engineering services. LEAPP offers aviation management consulting internationally to civil aviation departments, airport authorities, private sector airport developers, airport operators and owners, multilateral and bilateral aid funding agencies, as well as commercial aviation financing institutions and insurers.	<a href="http://www.airport-technology.com/contractors/design/leapp/">www.airport-technology.com/contractors/design/leapp/</a>	Peer Review of Ardmore Airport Safeguarding Assessment
IBEX Lighting (Lighting Engineers)	Family owned IBEX Lighting is an end-to-end outdoor lighting solutions partner. Established in 2005, IBEX Lightings vision was to develop a world-class brand recognised as a leader in urban and infrastructure lighting, employing and investing in New Zealanders and designing and manufacturing luminaires locally.	<a href="http://www.ibexlighting.com">www.ibexlighting.com</a>	Credentials and Capability Letter on Sunfield Lighting Design
LDE (Geotechnical Engineers)	LDE are specialists in engineering geology, geotechnical engineering, civil engineering, structural engineering and environmental science (contaminated land and water). LDE is NZ owned and work with private and public clients across commercial, community, industrial, infrastructure, residential and rural sectors.	<a href="http://www.lde.co.nz">www.lde.co.nz</a>	Geotechnical Assessment
Clough & Associates (Archaeology and Cultural Heritage Management)	Clough & Associates operates throughout New Zealand. The archaeologists and other consultants at Clough & Associates Ltd have been involved in all aspects of cultural heritage management. Clough & Associates have undertaken research on pre-colonial and historic sites, Maori pā and settlements, NZ Colonial-era prisons and redoubts, historic farmhouses as well as 20th century heritage.	<a href="http://www.clough.co.nz">www.clough.co.nz</a>	Archaeology Assessment
Landsystems (Land Mapping and Soil Assessment)	Landsystems is an independent land resource and GIS consultancy, providing specialist soil mapping, soil sampling and land resource information expertise. Landsystems was formed to meet the needs of clients wanting soil and land resource information for farm management, catchment management and land development.	<a href="http://www.landsystems.co.nz">www.landsystems.co.nz</a>	Soils Assessment
Styles Group (Acoustic and Vibration Consultants)	Styles Group is a consulting company that has specialist knowledge in acoustics and vibration. Styles Group undertake design and assessment projects in environmental and building acoustics, machinery and building vibration and product testing. Styles Group's wide range of experience and industry knowledge, combined with exceptional knowledge of local government and resource management processes, means that projects are completed successfully and quickly whilst complying with all of the relevant legislation and local government environmental controls.	<a href="http://www.stylesgroup.co.nz">www.stylesgroup.co.nz</a>	Assessment of Noise Effects
Commute Transportation Consultants (Transportation Consultants)	Commute provide transportation services to clients with a focus on personalised service and a collaborative approach to delivering outstanding transport solutions.	<a href="http://www.commute.kiwi">www.commute.kiwi</a>	Transportation Assessment



Consultant	Company Bio	Website	Report / Assessment Prepared
Flow (Transportation Specialists)	Flow regularly forms part of professional design teams providing advice to a wide variety of development clients with regard to the multi modal and land use transport elements of a proposed development. Our services include input into master planning and design of large sites, design assistance at the resource consent stage including the preparation of Transport Assessment reports, as well as design assistance with detailed design.	<a href="http://www.flownz.com">www.flownz.com</a>	Peer Review of Transportation Assessment
Focus Environmental Services (Scientists and Environmental Consultants)	Focus provides quality, fast and efficient services to the residential, commercial and industrial sectors throughout New Zealand. Our experienced scientists and environmental consultants are providing services to clients in the private, commercial and industrial sectors throughout New Zealand. With extensive knowledge of the council and governmental regulatory requirements, coupled with widespread experience in the environmental field, our team will provide the most practical solution to your project to achieve the desired outcome.	<a href="http://www.focusenvironmental.co.nz">www.focusenvironmental.co.nz</a>	Detailed & Preliminary Site Investigations and Site Management Plan
Lightforce (Solar Experts)	Lightforces nationwide footprint includes solar hubs and a dedicated fully in-house team in Auckland, Kerikeri, Waikato, Wellington, Nelson, and Christchurch. Lightforce seeks to deliver world-class solar solutions to the residential, commercial and agricultural markets in the most environmentally responsible way possible.	<a href="http://www.lightforce.co.nz">www.lightforce.co.nz</a>	Credentials and Capability Letter
Bioresearches (Ecologists)	Bioresearches has been at the forefront of delivering practical and cost-effective ecological solutions for clients and communities throughout New Zealand for almost 50 years. The company was formed by biologists who saw a need for accurate information on the impacts of proposed resource extraction and land development projects on ecosystems. This information was used to inform decisions about actions that could be taken to mitigate these impacts.	<a href="http://www.bioresearches.co.nz">www.bioresearches.co.nz</a>	Ecological Assessment
Ohmio	Formed in the early 2000s, Ohmio has long held a strong reputation as an innovator of intelligent transport systems. Ohmio set out to work in partnership with others to develop a transport ecosystem which is smarter, safer and more efficient. Ohmio are committed to working in partnership with transport agencies, regulators, universities, local councils, large infrastructure operators like airports, property developers and other partners to develop a future proof transport system today.	<a href="http://www.ohmio.com">www.ohmio.com</a>	Credentials and Capability Letter



# 04 – Sunfield Precinct Provisions

Sunfield





- 4.1.** The planning approach for Sunfield sets a new paradigm. The planning provisions outlined below 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 is provided. These regulatory provisions are supported by non-regulatory design guidelines administered through the developer and land covenants.
- 4.2.** The Sunfield approved regulatory planning provisions will eventually be incorporated within the Auckland Council Unitary Plan (Operative in Part) 2016 (AUP). Consequently, the Sunfield application has been prepared consistent with the structure of the AUP so that it is readily transferable into that Plan. It introduces two new zones, one focused on the “living” area of the development and one on “employment” area of the development. Both zones provide for an appropriate mix of uses to achieve the objectives and design principles of the Sunfield Specified Development Project area. All provisions specific to Sunfield will be included within a “Precinct Plan”. The new zone provisions are capable of being applied elsewhere in the region should that be desirable for other projects.

- 4.3.** The AUP provides a three-level structure for plan provisions:

- Auckland wide overlays and controls.
- Zone provisions which classify various parts of the city with specific general provisions which apply to that zone.
- Site or area specific precinct provisions

**Auckland wide overlays and controls**


- 4.4.** The Sunfield application does not seek any exemption or modifications to the Auckland wide provisions dealing with streams, water quality, stormwater, earthworks or land contamination. Special provisions are introduced on subdivision and required parking levels.

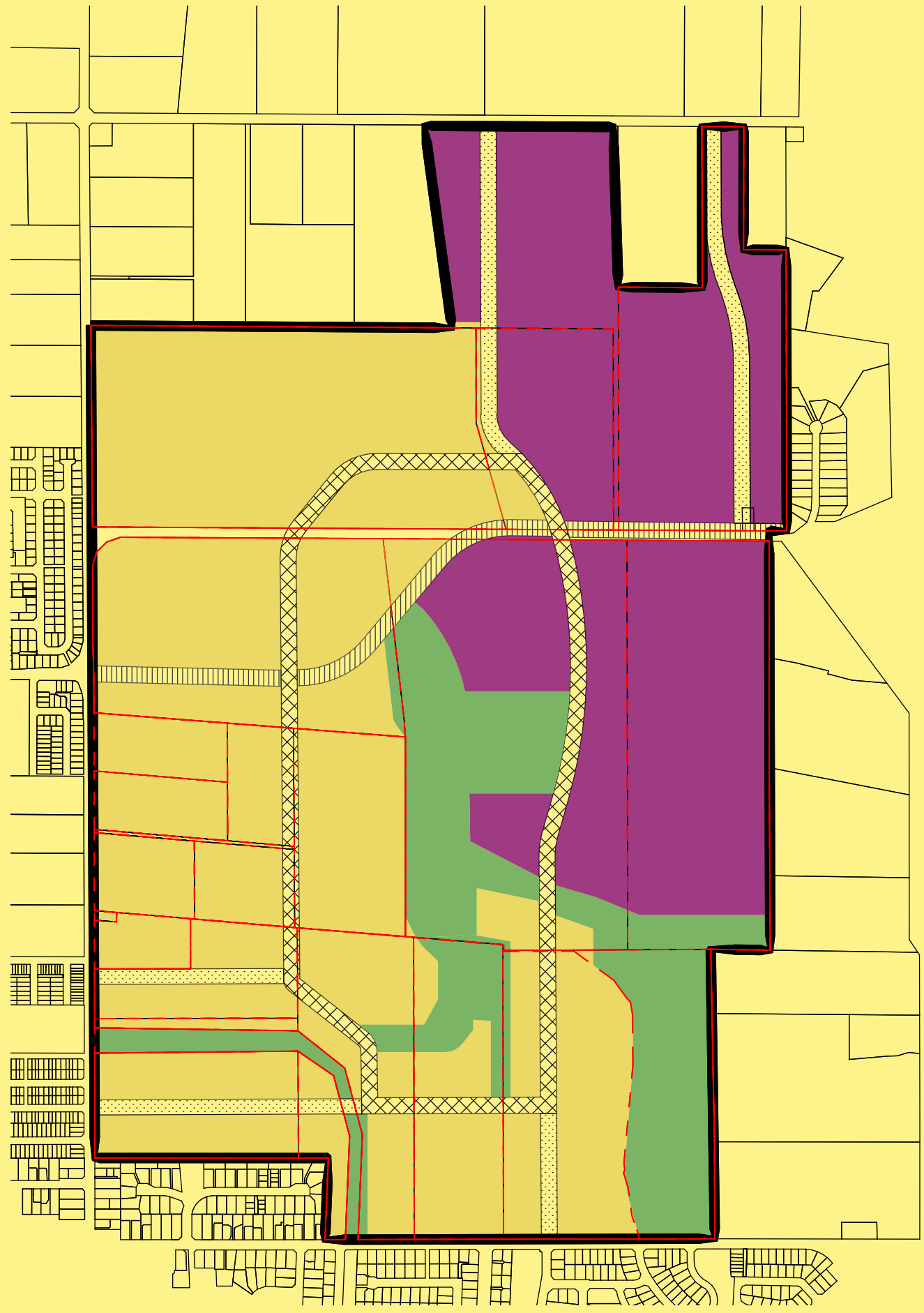
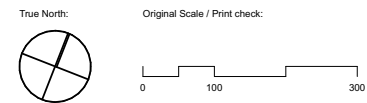


**Zones**

- 4.5. The Sunfield application includes two new zones each of which enables a mix of uses. One (Mixed Living Walkable) has a focus on the living areas but recognising the need for local services within a 15-minute walking distance, and the changed work pattern with small home-based business activity.
- 4.6. The other zone Mixed Employment Walkable has a focus on employment generating activities. These are shown in the attached proposed zoning map. This zoning map reflects Sunfield concept masterplan.

**Key (Indicative Locations Only)**

-  Sunfield Specified Development Project Boundary
-  Mixed Living Walkable
-  Open Space Informal Recreation
-  Mixed Employment Walkable
-  Indicative Location of Loop Road
-  Indicative Location of New Hamlin Road Alignment
-  Indicative Location local connector roads





**Mixed Living Walkable (as shown in the fawn colour on the above plan).**

- 4.7. The Mixed Living Walkable zone provides for a wide range of residential activities and housing typologies.
- 4.8. The core objectives and policies reinforce the Sunfield concept masterplan and the key undertakings as part of the Sunfield application. The objectives reflect the focus of this proposal on sustainability and creating a form of housing development that is minimising reliance on the private car form of transport and maximising public transport, walking and cycling. It drives a form of development which enables people to find their needs in terms of housing, employment, services and recreation opportunities within the neighbourhood.
- 4.9. The zone provides for high-density low-rise development achieving 50 homes per hectare across the zone equating to higher densities within neighbourhood. Development is largely 1 and 2 storeys. Open space is extensive but provided through a combination of private, communal, and public open spaces
- 4.10. A walkable community needs basic retail and community services within a 15-minute walk of each home. The Mixed Living Walkable zone consequently enables a network of local centres to meet these needs and to concentrate the provision of car parking for residents, car share vehicles and visitors. The Precinct Plan identifies the general location of each of these centres.
- 4.11. A key initiative of the Sunfield application is to promote an alternative form of housing development to help assist in Auckland's growth. It targets a high sustainability neighbourhood design and building technologies with a low reliance on private motor vehicles and efficient solar energy usage.
- 4.12. Higher density is not only appropriate in this form of housing, but will also assist in making a significant contribution to address Auckland's growth. Efficient use of new land for development reduces the pressure for future expansion into rural areas and maximises the benefits in terms of infrastructure expenditure and accommodating population growth.

**Mixed Employment Walkable (as shown in the purple colour on the above plan).**

- 4.13. The Sunfield application is also targeted at creating a sustainable living environment with significant employment opportunity located alongside the residential neighbourhoods. It targets a reasonable proportion of the community being able to find employment within the Sunfield community and provide for a number of commercial, healthcare and private education uses.
- 4.14. This development will create housing for an expected population of 15,000 people. Consequently, a town centre is created on the intersection of Hamlin Road (which is realigned to connect with Walters Road) and the main Sunfield Loop Road. This maximises accessibility from all portions of the site. The new town centre will provide for not only retail and office type uses but will provide a community hub for the future neighbourhood.
- 4.15. A portion of the Property is impacted by the "high aircraft noise area" (HANA) classification under the AUP. This seeks to prohibit noise sensitive activities on the flight paths into, in this case, Ardmore Airport. As a consequence, a significant area of employment land is located within the precinct in the specific location of the HANA.

**Open Space and Formal Recreation (as shown in the green colour on the above plan).**

- 4.16. A significant open space belt is constructed through the Property. On the eastern side, this is built around a stream flowing north from Old Wairoa Road. This also forms the boundary of the precinct.
- 4.17. In the centre of the Property is a major open space facility to provide recreational and sporting facilities for the residents and the wider community. This is centrally located within the neighbourhood and adjacent to the town centre.
- 4.18. It should be noted that there are other indicative neighbourhood parks within the Precinct Plan. However, the precise location of these is yet to be determined and hence zoning of those neighbourhood parks would occur at some stage in the future as is the norm in other major precincts within the AUP.




















**Precinct Plan**

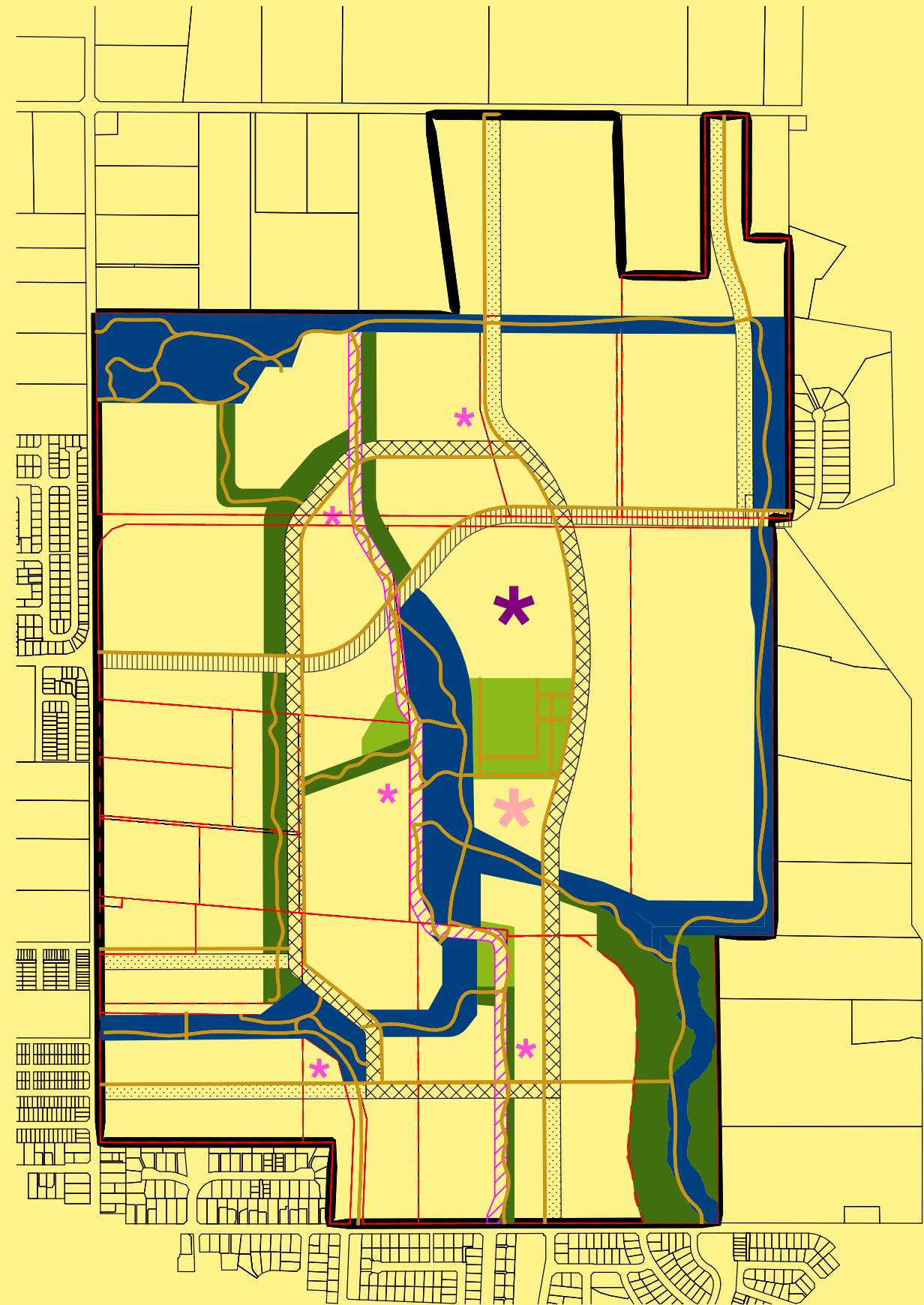
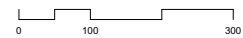
**4.19.** The Sunfield application includes a dedicated Precinct Plan specifically addressing the core planning issues applying to Sunfield and the Property. It follows the standard practises and approach of the AUP for precincts.

**Key (Indicative Locations Only)**

-  Sunfield Boundary
-  Stormwater management channels and wetlands
-  Loop road (32m corridor)
-  Realigned Hamlin Road (32m corridor)
-  Local Connector Roads (32m corridor)
-  Existing gas line and set back area (25m corridor)
-  Open space parkland
-  Primary cycleway network
-  Local retail/community hubs
-  Central retail/community hub
-  Neighbourhood reserves
-  Potential healthcare facility



Original Scale / Print check:





#### 4.20. The Precinct Plan:

- 4.20.1** Objectives and policies of the precinct deal with the growth targets for this new community, the focus on a very low reliance on private vehicle transport, key environmental and infrastructure aspects, particularly around streams, wetlands and flood management.
- 4.20.2** The Precinct Plan, both in the provisions within the plan and the precinct diagram, identifies the location of the Sunfield Loop Road and the transport network which underpins this sustainable community approach. It provides for the primary road location together with an alternative alignment, depending on staging of development. The Sunfield Loop Road is shown as indicative because the detailed alignment may change over time. However, the principle of an integrated network is assured. The Precinct Plan also shows the road cross-sections to reinforce the dedicated public transport, walking and cycling routes around this area and the complete segregation of vehicles from public transport and walkers/cyclists.
- 4.20.3** Flood plain management is a key part of this development and explained in detail elsewhere in this application. Consequently, the Precinct Plan itself provides for this sophisticated flood plain and stormwater management system. This is set out within the rules applying to the precinct and within the precinct diagram. These provisions are in addition to, and not in substitution of, the Auckland wide provisions.
- 4.20.4** The Precinct Plan addresses the issues of noise sensitive activities within the HANA. Those parts of the commercial area and the town centre within the HANA excludes residential and other noise sensitive activities.
- 4.20.5** The plan provisions provide for stream and ecological protection. Much of this relies on the Auckland wide provisions. However, certain critical streams, particularly on the eastern boundary, are identified for protection and significant revegetation.

**4.20.6** The Sunfield application identifies the need for the realignment of Hamlin Road (which is realigned to connect with Walters Road). This is aligned to give a more direct access to the rail station. The consequence is that a portion of the existing Hamlin Road is identified for closure.

**4.20.7** The northern gasline which traverses the Property is protected including the setbacks. This simply reinforces the underlying designation.

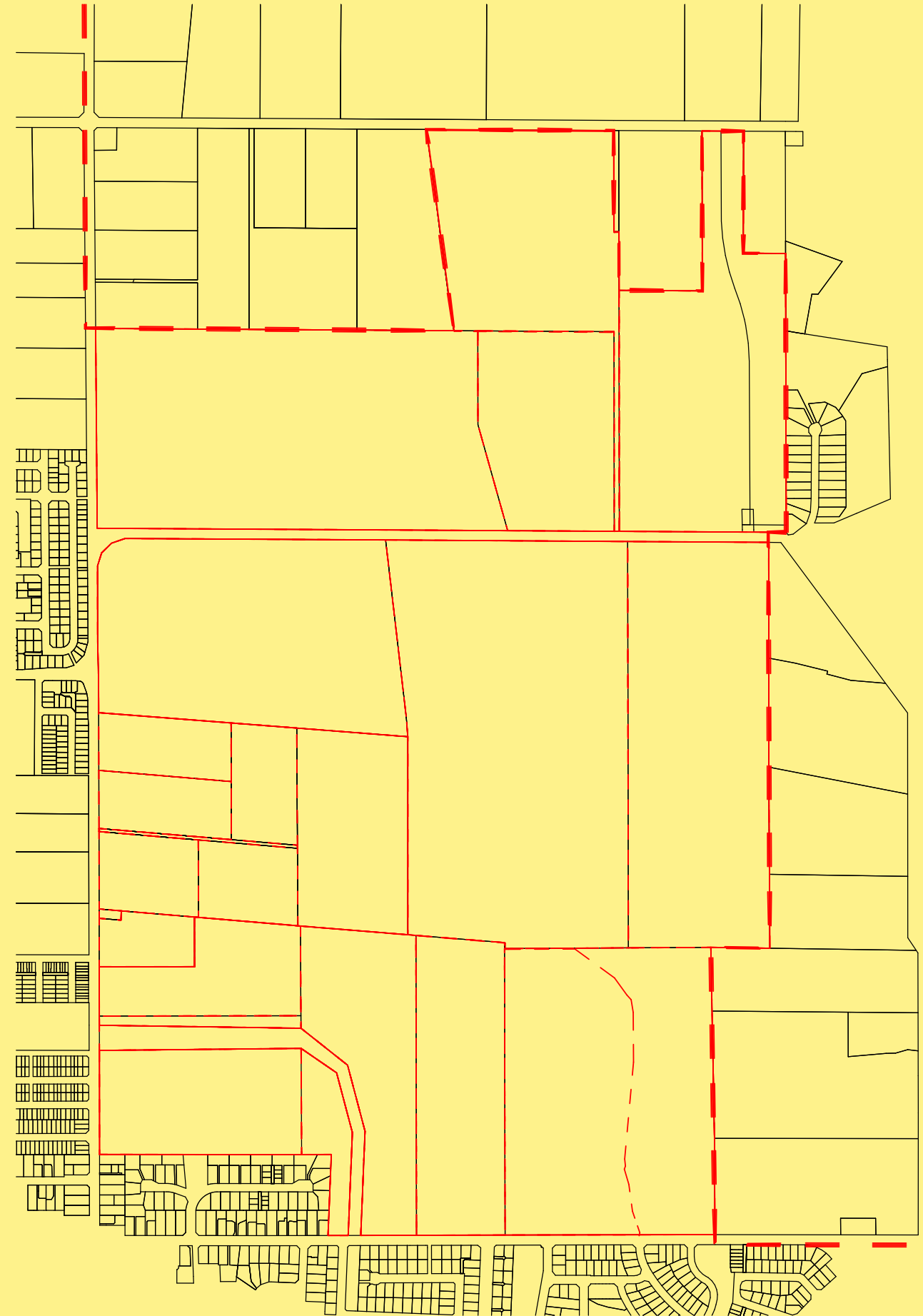
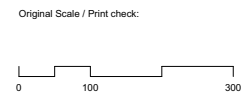


**Rural Urban Boundary**

**4.21.** The consequence of these changes is that the Rural Urban Boundary will shift to include Sunfield. The logical south-eastern boundary follows the stream. Thereafter it follows the lot boundaries of the precinct.

**4.22.** The net result is that if the Sunfield application is approved, it will be framed up in a way that readily integrates with, and is consistent with, the structure and approach of the AUP, including the Precinct provisions which address unique development areas within the Region.

--- Rural Urban Boundary









# 05 – Key Winton Projects

Sunfield









Lakeside comprises a 179 hectare parcel of waterfront development land located 80km south of the Auckland central business district, 50km south of Manukau and 50km north of Hamilton.

Located within the existing Te Kauwhata community is a primary and secondary school, golf club, rugby club and small shopping precinct. The private plan change decision to rezone the property for residential use was received in May 2018. The property is now zoned to deliver 1,658 residential lots and a community retail hub.

The Lakeside development was the catalyst for the Ministry of Business, Innovation and Employment's allocation of \$37m from the Housing Infrastructure Fund for Te Kauwhata. The "HIF" funding will be used to upgrade Te Kauwhata's roading, water and wastewater infrastructure.

Within walking distance of Lakeside is the Te Kauwhata railway station, which forms part of the regional rail network proposed in the "Rapid Rail in the Golden Triangle" policy.


Te Kauwhata has been identified by the Future Proof strategy as a 'Strategic Growth Node' within the Auckland/Hamilton corridor.

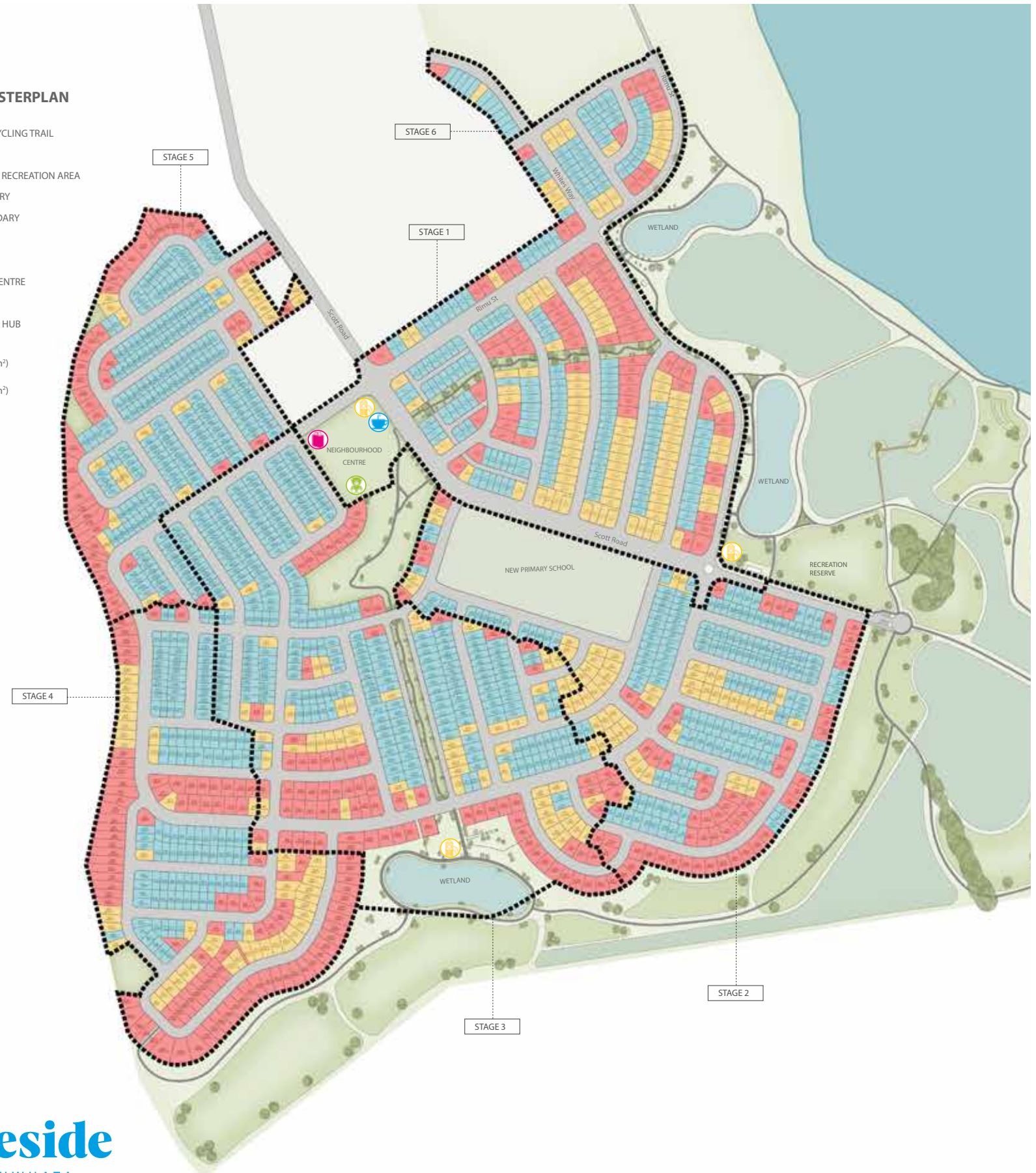
Scott Road, Te Kauwhata

[winton.nz/our-neighbourhoods/lakeside/](http://winton.nz/our-neighbourhoods/lakeside/)

1,658 residential lots, community retail hub and primary school

#### LAKESIDE MASTERPLAN

-  WALKWAY/ CYCLING TRAIL
-  BOARDWALK
-  OPEN SPACE / RECREATION AREA
-  SITE BOUNDARY
-  STAGE BOUNDARY
-  PLAY AREA
-  CHILDCARE CENTRE
-  CAFE
-  COMMERCIAL HUB
-  LOT TYPE 1 (225m<sup>2</sup> - 400m<sup>2</sup>)
-  LOT TYPE 2 (401m<sup>2</sup> - 500m<sup>2</sup>)
-  LOT TYPE 3 (501m<sup>2</sup> +)




**Lakeside**  
- TE KAUWHATA -









# LAUNCH BAY

Launch Bay is a high density residential development located on a 4.5 hectare parcel within Hobsonville Point.

Hobsonville Point is a 167 hectare high density residential development located on a peninsula within Auckland Harbour. Hobsonville Point commenced in 2015 and upon completion will consist of 4,500 dwellings and 11,000 people. A ferry service connects Hobsonville Point to the Auckland central business district via a 25-minute journey time.

Launch Bay is a high density residential development located on a 4.5 hectare parcel within Hobsonville Point. The development land includes a historic parade oval which forms the centrepiece of the project, along with four heritage officers' houses and a historic seaplane hangar.

Winton has completed the masterplanning, consenting and subdivision of the landholding into 24 individual lots. These 24 individual lots will deliver 350 apartment units, dwellings, townhouses and retirement village units.

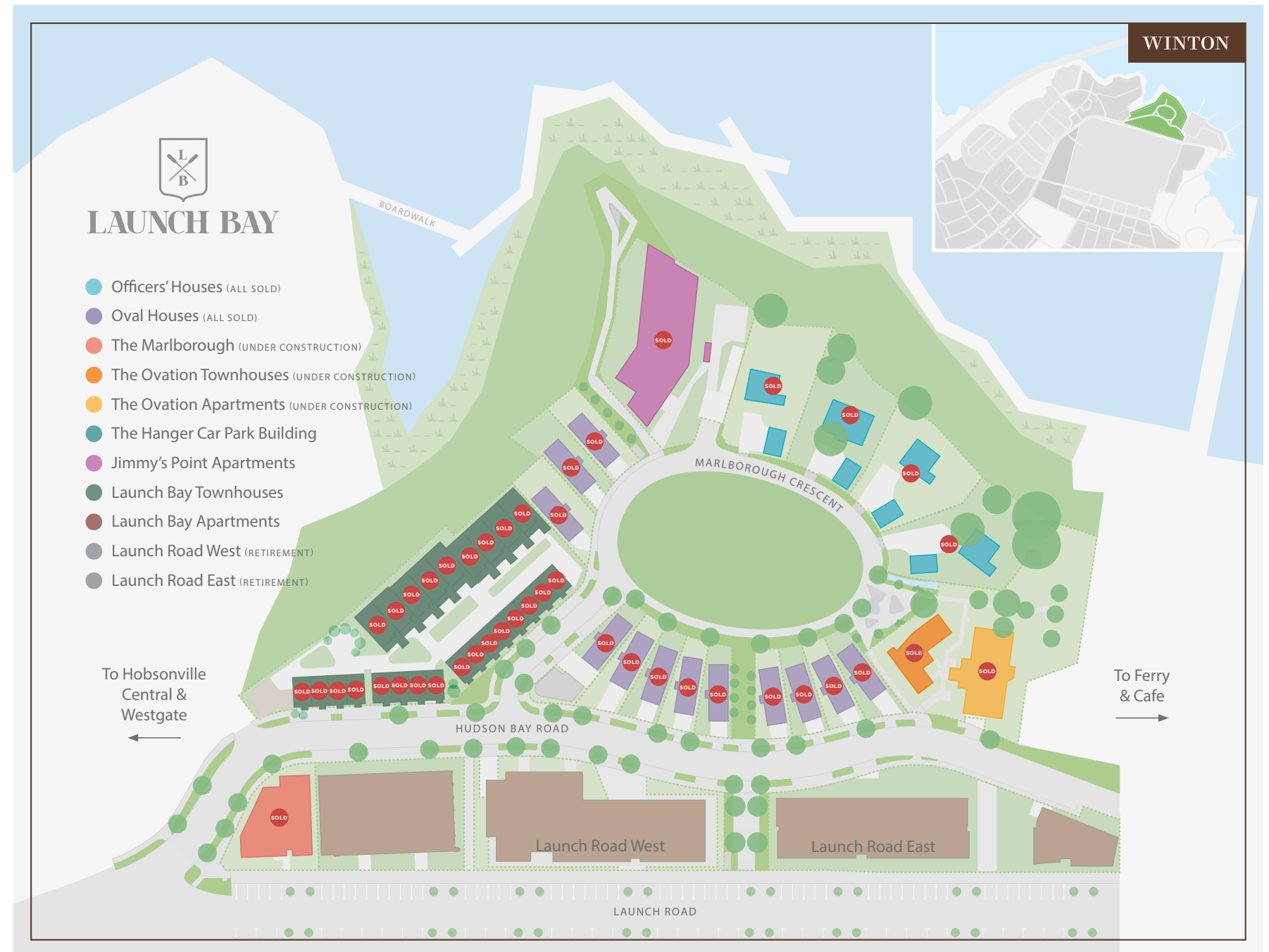
4 apartment buildings which will deliver 92 apartment units

Retirement village consisting of 172 units (including care suites)

27 townhouses

12 detached standalone dwellings, four existing officers' houses;

Commercial and retail hub, which includes 71 carpark/storage units









2015

### Winton Contracts To Purchase

Launch Bay is located on the north-eastern point of Hobsonville Point in Auckland and forms part of the historic air base that played a critical role during WWII. Winton identified the development potential of the property notwithstanding the challenges linked to the historic buildings on the site that were in very poor condition.



2015

2016

### Launch Bay Precinct Masterplan Completed

Working with Studio Pacific Architecture, Winton created the Launch Bay precinct centred around a historic central grassed oval with a broad offering of residential units including townhouses, free standing homes, apartments, retirement units alongside walkways, green space, play areas, restaurants and cafes.



2016

2017

### Resource Consents Granted

Following numerous Design Review Panel hearings and Resource Consent Applications, Resource Consents for each of the lots and dwellings which form the Launch Bay precinct were received in 2017 and 2018.

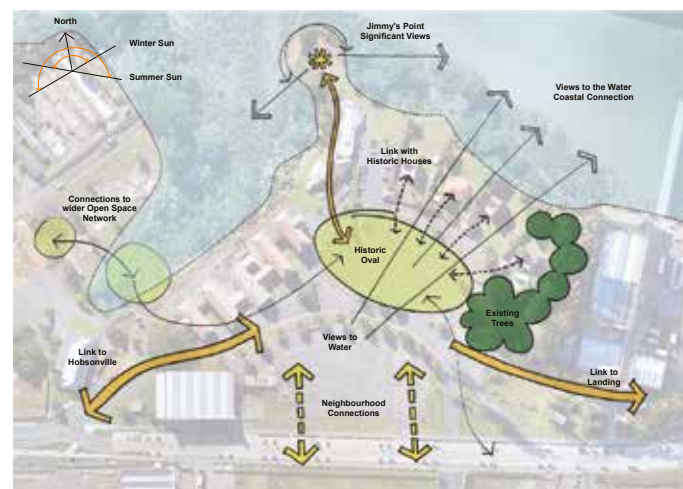


2017

2016

### Winton Enters Development Agreement with the Crown

In 2016 Winton entered into a development agreement with the Crown to design and develop the Launch Bay precinct.





2018

### Civil Works Commence on Site



2018

Early 2019 - Late 2020

### The Oval Homes

Construction of 9 free standing homes located around the central oval are undertaken throughout 2019 and 2020, with residents moving into the homes progressively from 2020.



2019

2020

### Ovation Apartments Construction Commences

A 19 unit apartment development.



2020

Late 2018 - 2019

### The Officers Houses

Refurbishment of 4 existing officers' houses is completed and each of the homes are sold.



2020

### Marlborough Apartments Construction Commences

A 39 unit apartment development.





Early 2021

### Ovation Construction Continues



Late 2021

### Ovation Townhouses

Construction to commence on two exclusive townhouses.



Early 2021

### Launch Bay Townhouses and Apartment Construction Commences

26 townhouses and 4 apartments.



Late 2022

### Ovation Completion



Mid 2022

### Marlborough Completion



2024

### Jimmy's Point Completion



2021

2022

2023

2021

### Marlborough Topping Out



Late 2021

### Jimmy's Point

30 generous apartments to be launched to market, with construction to commence in 2022 with completion forecast to occur in quarter 3 FY24.



2024

### Northbrook Launch Bay Retirement Village Construction Commences

As part of Winton's own retirement offering – Northbrook Launch Bay - will consist of 214 retirement village units being 175 apartments and 39 cares beds alongside generous public space.



2021

### Ovation Apartments Topping Out







# N O R T H L A K E

wanaka

Northlake is a master planned residential community located on a 108 hectare parcel of land.

Northlake is a masterplanned residential community located on a 108 hectare parcel of land. The land was rezoned to residential in December 2015 and upon completion Northlake will consist of over 824 residential lots, 128 retirement units and a 20 unit commercial centre. Northlake is located a few minutes' drive from the Wānaka town centre and it is also within walking distance of schools, Lake Wānaka and the Clutha River.

Since the launch of Northlake to the market in December 2015, over 719 lots and dwellings have been contracted for sale with 634 of these delivered and settled to date.

Aubrey Road, Wanaka

[winton.nz/our-neighbourhoods/northlake/](http://winton.nz/our-neighbourhoods/northlake/)

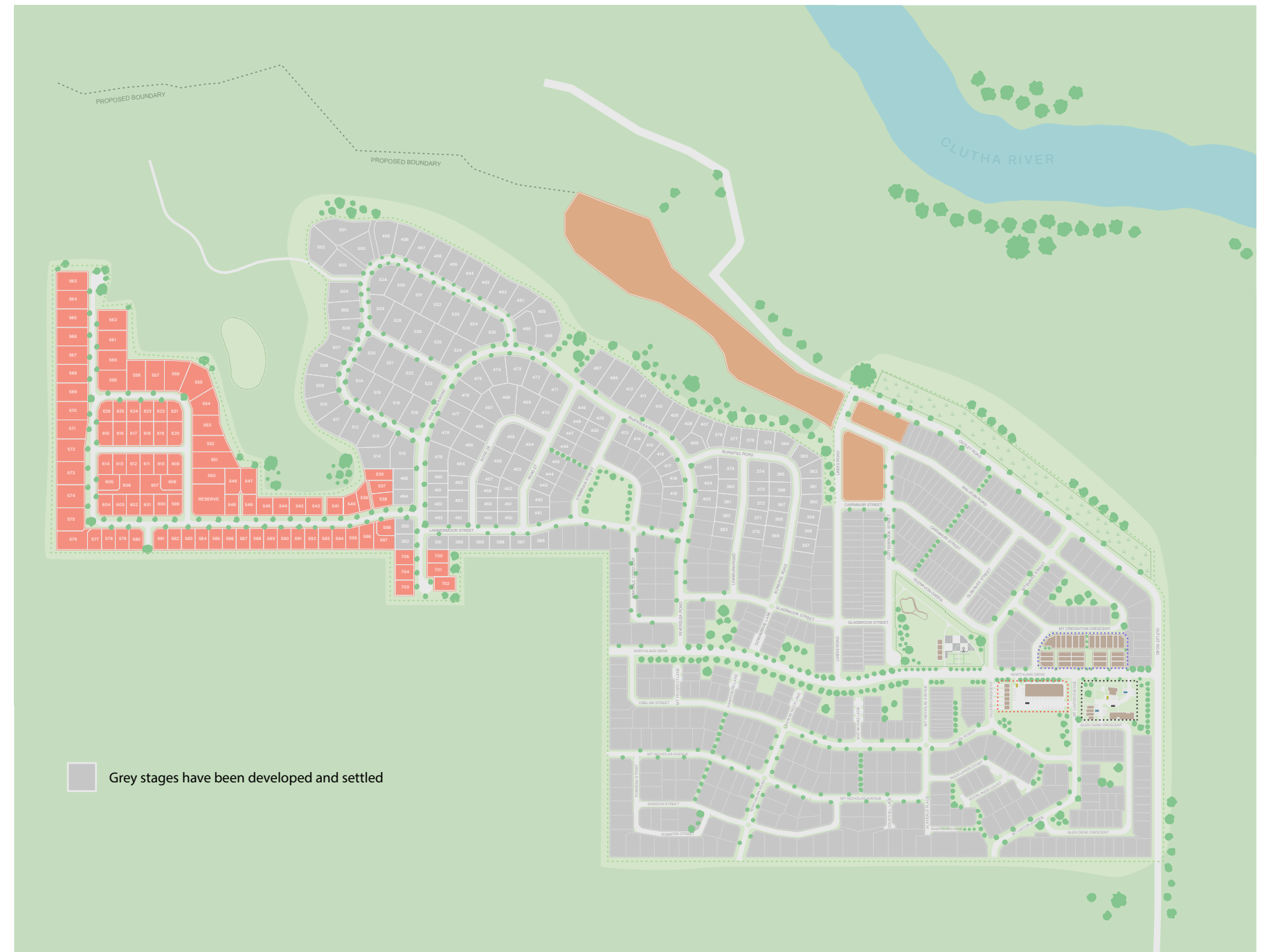
778 residential lots and dwellings

Commercial centre which includes a restaurant, childcare centre and commercial tenancies

Retirement village consisting of 124 units (including 24 care suites)

27 townhouse precinct

25 unit short term accommodation complex with supermarket and retail tenancies











# Northbrook

Luxury Later Living

Northbrook is Winton's Retirement Village offering. To date, the Northbrook portfolio consists of 5 locations that will deliver in excess of 902 retirement units.

Northbrook will set the new benchmark for retirement living. A best-in-class development delivering architecturally designed living and high-quality amenities within a welcoming community and refined landscapes. Shaped by New Zealand's leading design thinkers, Northbrook is a new vision for a premium retirement living offering.

Northbrook's locations are in some of New Zealand's finest urban, rural, and coastal locations. The architectural design reflects and supports the unique local environment, just as the facilities and amenities support community life.









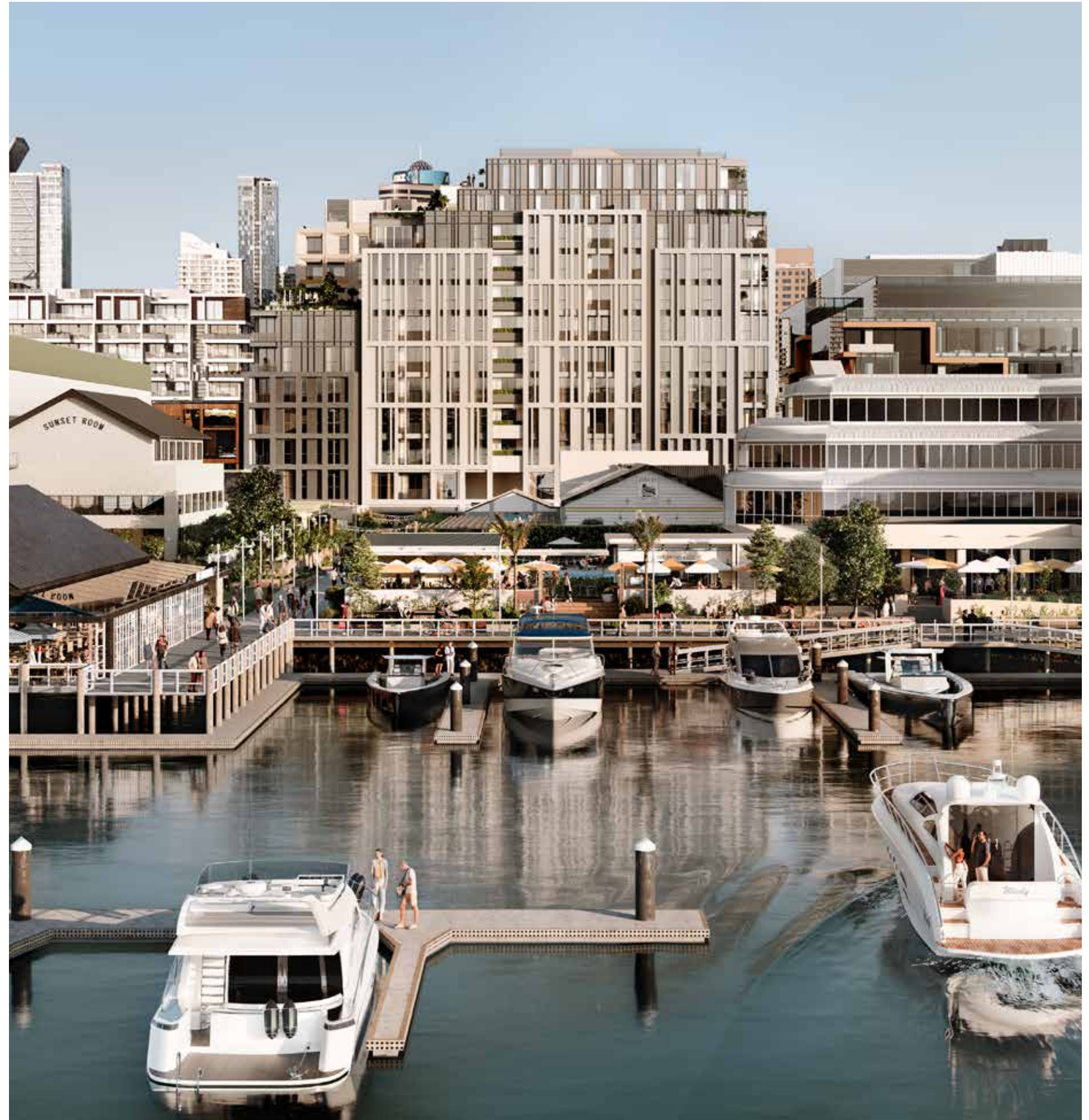
EST. 2023

# CRACKER BAY

36.8421° S, 174.7557° E

Cracker Bay is set on a spectacular piece of land on a long stretch of waterfront between Beaumont Street and Westhaven Drive. Cracker Bay will combine the vibrancy of a multifaceted hospitality precinct (complete with new restaurants, bars and casual eateries, open to the public) with the exclusivity of a private yacht club as well as a much-needed event space set up for a variety of functions and weddings.

Cracker Bay will become a precinct that finally allows Aucklanders to make the most of the city we call home. A place where excellent hospitality meets a breathtaking, sun-soaked setting. Cracker Bay is exactly what the City of Sails has been missing and when it opens, will be the place to visit for delicious food, exquisite views and the kind of convivial, vibrant atmosphere that will elevate Auckland's standing as a true world city.









# Beaches

MATARANGI

Beaches Matarangi is a coastal residential development located towards the north of the stunning east coast of the Coromandel Peninsula. Winton is developing an 86 hectare parcel of development land into residential lots and a holiday park.

All residential stages of Beaches are now completed.











# RIVER TERRACE

CROMWELL

River Terrace is located on a 55 hectare parcel of land on the western boundary of the Cromwell township. Cromwell has been identified by Central Otago District Council as the high growth node within the district.

The resort towns of Queenstown and Wānaka are located a 30 minute drive away from the property. Cromwell has emerged as a more affordable place to live for people working in Queenstown and Wānaka.









## Previous Projects Managed by Winton



A 27 level 'A' grade office tower located at 125 Queen Street, Auckland CBD, New Zealand.



A large scale mixed use land subdivision located at Albany Town Centre, Albany, New Zealand.



The Kawerau Falls Hilton, a 240 room five star hotel complex located in Queenstown, New Zealand.



A 38 level, 200 unit residential apartments, 4,500m<sup>2</sup> commercial and 3,200m<sup>2</sup> retail development located in York & George, Sydney CBD, Australia.



Lakes Edge, a 55 lot residential subdivision, 275 room five star hotel and 21 unit apartment development located in Queenstown, New Zealand.



North Park, a 180 residential lot subdivision located in Schofields, Sydney, Australia.



Civic Plaza, a 23,000m<sup>2</sup> mixed use commercial and residential development located in Chatswood, Sydney, Australia.



A 40,000m<sup>2</sup> office tower development located at 177 Pacific Highway, North Sydney, Australia.





The Sofitel Hotel, a 177 room five star hotel located in the Auckland CBD, New Zealand.



Wiroa Station, a high end 20 residential lot subdivision located in the Bay of Islands, New Zealand.



Capitol Apartments, a 120 unit apartment development located in Bondi Junction, Australia.



Longreach, a 163 residential lot subdivision located in Cook's Beach, New Zealand.



Eleven Apartments, a 65 unit apartment development located in Mt Maunganui, New Zealand.



IL Casino Apartments, a 34 unit apartment development located in Wellington, New Zealand.



# 06 – Winton References

Sunfield





KPMG Centre  
18 Viaduct Harbour Ave  
PO Box 1584  
Auckland 1140  
New Zealand

s 9(2)(a)

Our ref: 17420107\_1

To whom it may concern

6 April 2020

Dear Sir or Madam:

**Winton Group**

KPMG has acted for the Winton Group of companies ("Winton") since July 2011. We provide tax services to Winton, including preparing all tax returns and advice on projects, including numerous land transactions, group restructure and investment structuring.

Please do not hesitate to contact me on (09) 367 5904 should you require any further detail.

Yours faithfully

**Ross McKinley**  
National Managing Partner, Tax

## WHILLANS

Whillans Realty Group Limited. Licensed REAA 2008. Level 3, The Annex, 41 Shortland Street, PO Box 1928 New Zealand Phone +64 (09) 304 1453

WHILLANS.CO.NZ

31<sup>st</sup> March 2020

To whom it may concern.

I have dealt with Chris Meehan's Winton Group over the last ten years. During this time we have negotiated and transacted the sale of approximately \$750 million of property for his company.

One of the most notable sales we have done for Winton is the Albany Estate in Auckland, where we sold over \$200 million in subdivided land. We also sold a large commercial building on Queen Street, Auckland for Winton. The sale price was \$214 million.

We enjoy a very close working relationship with the Winton team and regard them as one of the largest and most credible land developers in New Zealand. Winton operate professionally, ethically and with proficiency across every facet of the sales process. Every deal with our company is transacted seamlessly whether Winton are purchasing land from us or we are presenting buyers for the sell down of their projects.

I would be happy to provide further comment and can be contacted by email or on mobile (021) 985 619.

Yours sincerely,

**Bruce Whillans**  
Managing Director  
Whillans Realty Group Limited  
s 9(2)(a)





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# 07 – Winton Executive Biographies

Sunfield



# Senior Management



**Chris Meehan**  
Chief Executive Officer

- » Founded Winton in 2009
- » Over 30 years' real estate experience
- » Strategic and operational leadership
- » Founded the Belle Property real estate franchise in Australia, and grew the business to 20+ offices across Australia and New Zealand



**Justine Hollows**  
General Manager, Corporate Services

- » Over 18 years' experience in law, including property development, transactional and leasing work
- » Responsible for legal oversight, risk management, compliance, and human resources
- » Previously at Auckland International Airport, Bell Gully, and Minter Ellison



**Simon Ash**  
Chief Operating Officer

- » Over 18 years' experience in real estate, finance and investment banking
- » Responsible for oversight of Winton's business operations
- » Previously at Macquarie Group and Brookfield Financial



**Jean McMahon**  
Chief Financial Officer

- » Over 18 years' experience in real estate, finance and investment
- » Responsible for finance, tax and accounting functions
- » Previously at Property for Industry, Lloyds Banking Group and KPMG



**Duncan Elley**  
General Manager, Project Delivery

- » over 20 years' experience in land development, real estate, finance and investment management
- » Responsible for the group's delivery of development projects
- » Previously at Capmark Bank Europe and Chenavari Investment Managers



## Auckland Office



### David Osborne

#### Head of Land Development

David is responsible for Winton's land development projects.

David has more than 30 years of experience in residential land development projects across the Auckland isthmus. David has an extensive knowledge of the land development process, in its entirety, ranging from post procurement through to project delivery. David joined the Winton team after spending 10 years with the Todd Property group, where he was responsible for delivering its Long Bay development.



### James Burgees

#### Head of Vertical Living

James is an experienced architect, responsible for Winton's Vertical Living development projects.

James returned to New Zealand in 2015, bringing with him extensive experience from across a broad range of sectors and projects in Saudi Arabia, Qatar, China, Australia and the United Kingdom. Since then, James' work has centred primarily on the creation of successful mixed use communities – whether in city centre redevelopment programmes, or community building residential developments. An advocate for alternative residential tenure, with a focus on strategic outcomes and creative vision.



### Julian Cook

#### Director of Retirement

Julian joined Winton after having worked with the Summerset Group for 11 years. Initially engaged as Summerset's Chief Financial Officer, Julian oversaw the company's transition to become a publicly listed company on the NZX and ASX, and in 2014 was appointed as Chief Executive Officer.

Prior to 2010, Julian was an Associate Director with Macquarie Group for over 12 years, gaining significant experience in the energy, industrial services, tourism and aged care sectors. He holds a Master of Applied Finance and Bachelor of Arts from Victoria University, and a Master of Science and Bachelor of Science from the University of Waikato.



### Sonya Fymore

#### Sustainability and External Relations Manager

Sonya is responsible for delivering Winton's ESG program and managing external relations, including external communications and media.

Before joining Winton, Sonya held different positions within the capital markets over the last 20 years, focusing on investor relations, corporate communications, business media, project management, sustainability, and most recently, carbon trading and ESG integration into the investment process.

Sonya has a Bachelor of Management Studies from Waikato University and completed executive education in sustainability at Harvard T.H. Chan School of Public Health and Cambridge Institute for Sustainable Leadership.



### Cara Doonan

#### Senior Development Manager

Cara has more than 23 years of experience as a Development Manager in Australia and New Zealand. Cara's broad skill set covers the full life cycle of commercial and residential development projects including apartments, town houses, large scale masterplanned communities, office, retail, and mixed-use developments.

Cara gained much of her Development Management experience in Australia working for publicly listed companies Stockland and Macquarie Bank, government entities and private developers. Cara came to New Zealand in 2017 to deliver large scale residential apartment projects for Kāinga Ora including the Northcote redevelopment precinct and apartments across wider Auckland. Prior to joining Winton, Cara was part of the senior leadership team establishing Fletcher Living's Apartments business and consented apartments across multiple market developments at Northcote.



### Steve Lewis

#### Senior Development Manager

Steve has over 20 years of project leadership and development management experience in New Zealand, for both publicly listed and privately owned entities.

Steve has successfully completed large scale and complex mixed-use developments and substantial retail projects.

Steve has a Bachelor of Property and Bachelor of Commerce in Finance from the University of Auckland. Steve is a Fellow of the Financial Services Institute of Australia (FINSIA).





## Andrew Bere-Adams

### Development Manager

Andrew has over 35 years' offshore experience in Development and Project Management and is responsible for Winton's Jimmy's Point project.

Andrew gained extensive knowledge and experience in the sector while engaged with a UK based developer and operator in the Netherlands focusing on extended-stay developments in mainland Europe. Prior to joining Winton, Andrew was a Partner in Private Practice in London, working from feasibility and acquisition through to planning, construction and supporting operational delivery.

Andrew holds an Honours degree in Building Technology from the University of Manchester and is a Chartered Surveyor.



## Finn Tearney

### Development Manager

Finn is responsible for the delivery of Beaches Matarangi and assists with managing the delivery of the North Ridge site in Cessnock, Australia. Finn is also responsible for financial modelling across various developments at Winton.

Finn joined Winton after a highly successful career as a professional tennis player. From 2014 – 2017, Finn played on the ATP tour where, alongside representing New Zealand in Davis Cup for multiple years, he was the top ranked tennis player in New Zealand.

Finn holds a Bachelor of Arts degree in Public Relations from Pepperdine University, Malibu, California and a Masters in International Business (MSc) from Durham University, United Kingdom.



## Adam Colleton

### Development Manager

Adam is an experienced Development Manager whose primary focus is the management of Winton's Lakeside project.

Prior to joining the Winton team, much of Adam's experience was gained in Melbourne, with roles in valuation, project feasibility and development delivery. Adam has worked across all stages of the property cycle - from acquisition and planning, through to development delivery, and brings with him to Winton, over a decade of industry experience.

Adam holds a Degree in Business Management majoring in Real Estate & Development from the University of Queensland.



## Michael Kensington

### Senior Associate

Michael's responsibilities for Winton include investment management and new site acquisitions for the Northbrook Retirement Village portfolio.

Michael returned from the United Kingdom in 2021 where he worked most recently as an Investment Manager for a senior living developer, funded by Legal & General Capital. Prior to this, Michael was an Investment Analyst for Grosvenor Estate, focusing on its London portfolio (£5bn, Mayfair and Belgravia). Michael started his career in New Zealand, working at both Russell McVeagh and PwC.

Michael holds a Bachelor of Laws and a Bachelor of Arts from the University of Canterbury.



## Shaun Niven

### Development Manager

Shaun's primary focus is new design and development opportunities.

Shaun has over 10 year's experience in design and construction across all aspects of the process, from design concept, engineering, through to production and delivery.

Prior to joining Winton Shaun project managed the design and construction of superyacht new build and refits in New Zealand and the United Kingdom.

Shaun holds a Bachelor of Design (Honours) in Transportation Design from Massey University, Auckland.



## Auckland Office



### Amy Arnold

#### Design Manager

Amy is primarily focusing on the Northbrook Retirement Village portfolio throughout New Zealand. Amy moved to Auckland in 2021, bringing experience across the high-end residential construction sector in London.

Amy has worked across all stages of a project, and prior to joining the Winton team, spent six years design managing a range of private residences and mixed-use developments in central London, including Belgravia, Mayfair and Marylebone.

Amy holds a Bachelor of Science (Honours) in Architectural Engineering and Design Management from Loughborough University, along with a Professional Diploma in Interior Design from the London National Design Academy.



### Charlotte Corden

#### Senior Legal Counsel

Charlotte is part of the legal team assisting the General Manager, Corporate Services with legal oversight and risk management. Charlotte has over 15 years of experience in law practising within New Zealand and internationally.

Prior to joining Winton, Charlotte worked in private practice focusing on all aspects of property transactions including commercial and residential developments, leasing and extensive transactional work.

Charlotte has a Bachelor of Laws and a Bachelor of Arts from Otago University, Dunedin.



### Hayley Borer-Poore

#### Finance Manager

Hayley is responsible for supporting the Chief Financial Officer in managing Winton's finance, tax and accounting functions.

Hayley has over 17 years experience in New Zealand, working within property and commercial law firms. Hayley's previous positions have been with Wynn Williams, Morrison Kent Lawyers (as both a Trust Accountant and Practice Manager) and prior to joining Winton, Qantas.

Hayley holds a Bachelor of Business (Accounting), a Legal Executive Diploma and is a member of Chartered Accountants Australia and New Zealand.



### Victoria Cooke

#### Human Resource Manager

Victoria is responsible for the HR function across the Winton Group.

Victoria has 10 years experience as an HR generalist within New Zealand, previously working across the hospitality and manufacturing industries as well as the not-for-profit sector.

Victoria holds a Bachelor of International Hospitality Management (specialising in Human Resources) from AUT University, Auckland.



### Genevieve Simmers

#### Senior Legal Counsel

Genevieve is part of the legal team assisting the General Manager, Corporate Services with legal oversight and risk management. Genevieve has over 15 years of experience specialising in property, including commercial property transactional and leasing work and development.

Prior to joining Winton, Genevieve held Senior Associate positions at top-tier firms, including Buddle Findlay.

Genevieve has a Bachelor of Laws and a Bachelor of Marketing from the University of Otago, Dunedin.



### Jan Loots

#### Finance Analyst

Jan is responsible for supporting the Chief Financial Officer in financial analysis reporting across all Winton operations. Prior to joining Winton Jan held positions at PwC and EY within Audit and Transaction Services, supporting a wide range of listed and private clients.

Jan holds a Bachelor of Commerce from the University of Auckland (Accounting and Finance) and is a member of Chartered Accountants Australia and New Zealand.





## Denham Freemantle-Kirby

### Assistant Accountant

Denham is responsible for the administration and maintenance procedures within the finance for the Winton Group. Denham joined the finance team at Winton, after moving to Auckland from the South Island.

Denham holds a Bachelor of Commerce, specialising in the fields of Accounting and Finance, from the University of Otago, and is currently pursuing his Graduate Diploma of Chartered Accounting



## Bianca Waar

### Marketing Manager

Bianca is responsible for overseeing all marketing for the Winton and Northbrook brands, as well as the developments projects.

Prior to joining Winton, Bianca acquired extensive marketing project management experience working alongside a private New Zealand property developer. Bianca was responsible for co-ordinating and managing events, campaigns and new project launches with an in-house marketing team. Bianca has also held marketing roles with several New Zealand real estate companies.

Bianca holds a Bachelor of Business Studies (Marketing Communications) from Massey University, Auckland and a New Zealand Real Estate Salesperson License.



## Niamh West

### Financial Accountant

Niamh is responsible for assisting with the administration and maintenance procedures within Finance for the Winton Group. Niamh joined the team at Winton from an Auckland based food distribution business.

Niamh holds a Bachelor of Business majoring in Accounting from the University of Waikato. Niamh is currently pursuing her Graduate Diploma of Chartered Accounting.



## Georgia Chilman

### Event and Marketing Coordinator

Georgia is Winton's Office Administrator and is responsible for all office procedures utilising her organisational skills ensuring the smooth running of office operations. Georgia also provides secretarial assistance to the Development Managers, and the wider Winton Team.

Georgia holds Bachelor of Science from Massey University, Auckland.



## Queenstown Office



### Lauren Christie

#### General Manager Queenstown

Lauren manages the Queenstown office overseeing the development of Waterfall Park and Ayrburn in Queenstown and River Terrace in Cromwell.

Lauren has been in the building industry for more than 15 years in a wide variety of roles including in government agencies, research organisations, and client-side project management. Lauren has delivered a wide variety of construction projects including education, retail, hospitality, commercial, heritage restorations, and residential.

Lauren holds a PhD and Bachelor of Building Science (Honours) from Victoria University of Wellington.



### Luke Hamilton

#### Development Manager

Luke is primarily involved in Waterfall Park and Ayrburn.

Luke brings to the team 12 years of civil construction experience across numerous multi-million dollar projects in the Queenstown Lakes region. Luke has worked the full spectrum of roles, literally from the 'ground up' through to project and division management. This experience has provided Luke with a valuable understanding of the industry and a wide gambit of skills, including budgeting, design review, value engineering, construction methodology and programming, quality control, health and safety and overall site management.

Luke holds a Diploma in Civil Engineering from the Otago Polytechnic.



### George Watts

#### Senior Design Manager

George is a landscape architect who is involved in the masterplanning and design of Winton's projects throughout New Zealand. George's primary focus is working with the development and project managers with masterplanning and design solutions, as well as overseeing landscape construction projects from concept to completion.

Before joining the team, George worked as an external Consultant for a Queenstown based landscape architecture practice and has extensive industry experience.

George holds a Bachelor of Landscape Architecture from Victoria University, Wellington.



### Nicola Tristram

#### Development Manager

Nicola is primarily involved with the development of Waterfall Park and Ayrburn in Queenstown, and River Terrace in Cromwell.

Nicola has over a decade's experience in the property industry in both New Zealand and Australia. Originally a planning consultant, she moved to Australia and gained experience as a development manager, working across all stages of the property cycle. Specifically, she was responsible for the masterplanning, design, and delivery of a 1400-hectare industrial redevelopment project.

Nicola holds a Bachelor of Science from the University of Otago.



### Stu Minty

#### Development Manager

Stu is primarily involved in the development of Ayrburn and Waterfall Park in Queenstown.

Prior to joining the Winton team, Stu was Project Engineer for a multi-disciplinary engineering consultancy. Stu brings over a decade of experience in the construction industry across the full project cycle, from feasibility to design and construction.

Stu specialises in the development of sites with challenging ground conditions and has been involved in numerous hotel, commercial, residential, civil and land development projects in both the public and private sector.



### Vicky Horncy

#### Designer

Vicky assists the Winton team with masterplanning and design solutions, as well as all aspects of site management, landscape design and construction from project inception to delivery.

Early in her design career Vicky worked as an interior designer in London and was primarily involved in a variety of high-end commercial projects, from conception to completion. Prior to joining Winton, Vicky worked for a Queenstown Landscape Architecture practice for many years. These experiences combined, have given Vicky a valuable skill set and a broad understanding of the industry.

Vicky holds a Bachelor of Arts Degree in Interior Design from Leeds University, United Kingdom.





## Alex Watts

### Visual Stylist

Alex is responsible for the visual styling of all Winton projects throughout New Zealand.

Alex has over 15 years experience previously working as a Stylist and Art Director in the film industry both domestically and internationally.

Alex holds a Bachelor of Fine Arts majoring in Design from Ilam School of Fine Arts, University of Canterbury.



## Jemima Watton

### Administrator / Project Support

Jemima is responsible for the Queenstown office procedures, using her organisational skills to ensure the smooth running of operations in the busy work environment.

In addition, Jemima also supports ongoing projects and secretarial duties for the General Manager within the Queenstown branch along with the wider development team.

Jemima has a certificate in Business Administration from Lakes College, Cumbria, United Kingdom. Jemima's previous work experience in the United Kingdom and New Zealand included working as a Senior Teaching Assistant and Sports Coordinator, and planning and delivering several different programmes to children of varied ages.



## Wānaka Office



### Nick Jennings

#### Development Manager

Nick leads the construction and development of Northbrook Wanaka.

Nick has more than 30 years of experience in construction industry with specific expertise in strategic programming and construction operations.

Prior to joining Winton, Nick held senior construction roles with Livingstone Building and Southbase Construction, delivering large scale retail, apartments, educational developments, and commercial fit outs.

Nick holds a Diploma of Management from the University of Sydney.



### Richard Belcher

#### Development Manager

Richard is responsible for delivering the Northlake, Wānaka project.

Richard has more than 20 years' experience in both the property and building sectors. Prior to joining Winton, Richard worked with ASX listed entity Scentre Group, gaining extensive commercial and project management experience on major retail developments in both New Zealand and Australia.

Richard holds a Diploma in Quantity Surveying from Unitech, New Zealand.



# Northbrook Team



**Julian Cook**

Director of Retirement

Julian joined Winton after having worked with the Summerset Group for 11 years. Initially engaged as Summerset's Chief Financial Officer, Julian oversaw the company's transition to become a publicly listed company on the NZX and ASX, and in 2014 was appointed as Chief Executive Officer.

Prior to 2010, Julian was an Associate Director with Macquarie Group for over 12 years, gaining significant experience in the energy, industrial services, tourism and aged care sectors. He holds a Master of Applied Finance and Bachelor of Arts from Victoria University, and a Master of Science and Bachelor of Science from the University of Waikato.



**Cecilia Storm**

General Manager, Operations



**Mellanie Lendrum**

Head of Clinical



**Donna Mead**

Sales



**Ursula Porter**

Sales Manager, Wānaka



**Jo Fuller**

Sales



# Board



## Chris Meehan

### Chair / Chief Executive Officer

Chris, a founding principal and CEO of Winton, has over 30 years of experience in real estate investment.

Prior to establishing Winton, Chris founded the Belle Property real estate franchise in Australia in 1999, and grew this business to circa 25 offices across Australia and New Zealand, prior to its sale to private equity interests in 2009.

Chris holds an Associate Diploma in Business (Property Valuation).



## Guy Fergusson

### Non-Executive Director

Guy is an experienced corporate finance and capital markets professional. He worked for the corporate advisory firm Grant Samuel, Australia for 14 years, most recently in the role of Co-Chief Executive.

Guy's investment banking experience spans 28 years. Along with his roles at Grant Samuel, he has also spent time at Deutsche Bank and UBS, working across all capital markets domestically and internationally (equity, debt and hybrids) and M&A, spanning all sectors with a focus in financial services, asset management, TMT, financial sponsors, real estate and education.

Guy is a qualified CA, holds a Bachelor of Commerce and a Masters of Taxation Law from UNSW Sydney.



## Glen Tupuhi

### Independent Director

Glen has over 30 years' governance experience, including in health and justice related fields, including representing Ngati Paoa, Hauraki and iwi Maori.

Glen has held senior positions in Oranga Tamariki, Corrections, Health Waikato, Hauora Waikato and Te Runanga o Kirikiriroa and ministerial appointments to the Independent Maori Statutory Board from 2010 – 2016, and nationally to the Maori Economic Development Panel.

Glen holds a Graduate Diploma Business Studies (Health Management) from Massey University.



## Michaela Meehan

### Non-Executive Director

Michaela is a founding principal and director of Winton.

Michaela was a Senior Product Manager for the Danish brewery Carlsberg, in Copenhagen, from 1995 and 2001. Michaela was also a professional sailor for 13 years, competing at three Olympic Games as a member of the Danish Sailing Team.

Michaela holds a Master of Science in Economics and Business Administration from the Copenhagen Business School.



## Julian Cook

### Executive Director and Director of Retirement

Julian joined Winton after having worked with the Summerset Group for 11 years. Initially engaged as Summerset's Chief Financial Officer, Julian oversaw the company's transition to become a publicly listed company on the NZX and ASX, and in 2014 was appointed as Chief Executive Officer.

Prior to 2010, Julian was an Associate Director with Macquarie Group for over 12 years, gaining significant experience in the energy, industrial services, tourism and aged care sectors. He holds a Master of Applied Finance and Bachelor of Arts from Victoria University, and a Master of Science and Bachelor of Science from the University of Waikato.

Julian is currently a director of Sky City Entertainment Group and WEL Networks.



## Steven Joyce

### Independent Director

Steven has more than 30 years of successful leadership experience across a unique mix of commercial and government roles, working in governance and executive positions.

During his time in government, Steven served as a senior economic minister, holding the portfolios of Finance, Economic Development, Science and Innovation, Transport, ICT and Tertiary Education, Skills and Employment. Prior to entering politics he was a successful radio entrepreneur, starting RadioWorks NZ Ltd and building it to become New Zealand's second largest radio company.

Steven is currently also the director of Joyce Advisory Limited, providing independent advice to boards, including on finance and economics and strategy execution.

Steven holds a Bachelor of Science from Massey University.





## James Kemp

### Non-Executive Director

James has been appointed to the Board of Winton in his capacity as a representative of TC Akarua 2 Pty Limited (as trustee of the TC Akarua Sub Trust), being a substantial shareholder in Winton.

James is a Senior Managing Director in Macquarie Asset Management and is Head of Real Estate, Asia-Pacific. He has over 16 years of experience in real estate private equity and investment banking across Asia-Pacific. James has been a director on a number of other real estate companies and is currently also a director of the Japan and China logistics developer and fund manager, Unified Industrial.

James has a Bachelor of Finance and a Bachelor of Commerce (First class Honours and University Medal) from the University of Newcastle and a Master of Finance from INSEAD.



## Jelte Bakker

### Non-Executive Director

Jelte has been appointed as an alternate director for James Kemp.

Jelte is a Senior Managing Director in Macquarie Asset Management and is Global head of Opportunistic Real Estate. Jelte has over 20 years of experience in real estate private equity and investment banking. Jelte is currently also a director on a number of other real estate companies around the world.



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# WINTON

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BEST BY DESIGN

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