

WINTON

11 July 2025

WINTON – STATEMENT OF INTENT

Winton Land Limited (**Winton**) strongly supports the purpose of the Act “... to facilitate the delivery of infrastructure and development projects with significant regional or national benefits”.

Winton is an NZX and ASX listed company based in Auckland, Queenstown and Wanaka. Winton has a residential land development portfolio comprising residential dwellings, apartments and retirement village units across 26 large-scale projects. Winton specialises in enhancing existing residential communities by creating additional residential opportunities along with supporting facilities and amenities.

Examples of Winton developments which are similar to the Ayrburn Film Hub, which is the subject to this substantive application, include:

- **Ayrburn:** Ayrburn is a premium hospitality precinct that repurposed historic stone and timber farm buildings alongside a restored ecological waterway into a vibrant food and wine destination. These initiatives reflect a major investment in the Queenstown Lakes District, offering lasting social, environmental, and economic value to the region.
- **Northlake:** Northlake is a master-planned residential community located on 108ha in Wanaka, purchased in 2011 and rezoned in 2015, to enable development of 778 residential dwellings plus a supporting Village Centre with retail, childcare, hospitality, and recreation facilities. The Northlake development is virtually completed and significantly sold down.
- **Northbrook Arrowtown:** Northbrook Arrowtown, located alongside Ayrburn and the Ayrburn Film Hub, is one of Winton’s premier retirement village offerings. With significant investment already made in infrastructure and native plantings, this 168-unit village represents more than just a premium lifestyle and wellness community. Northbrook is a long-term, considered investment in the social fabric of Arrowtown and the broader Central Otago region, delivering enduring community, environmental, and regional benefits.

The Winton Credentials document, which accompanies this substantive application, provides details of the above projects as well as other Winton developments.

Winton can in no way be considered a ‘land banker’. Winton buys land, obtains the required rezoning and/or resource consents, and develops as quickly as is reasonably possible. Winton has the team, the experience and the financial capability to commence the Ayrburn Film Hub as soon as consents are granted and to complete the development in a timely fashion.

Winton is particularly excited about the Ayrburn Film Hub because it represents a unique opportunity to build on the success of our existing Ayrburn development and further contribute to the cultural and economic vibrancy of the Queenstown Lakes District. The Film Hub will create a dynamic space that supports the creative industries, encourages tourism, and generates long-term employment and investment in the region. It aligns with Winton’s commitment to delivering projects that offer lasting social and economic benefits. We are enthusiastic about bringing this innovative development to life.



Chris Meehan, CEO