

16 February 2026

Expert Panel
Sunfield Fast-track Application
FTAA – 2503 -1039

Dear Expert Panel,

I am the Chairman and Managing Director of Bayley Corporation Limited. I have the ultimate responsibility for overseeing the operations of Bayleys Realty Group, Bayleys Property Services and Bayleys Real Estate Limited. The Bayleys Group is New Zealand's largest, private full-service property company concluding in excess of \$13.5 billion in transactions annually and employing over 2,200 people operating out of 100 offices throughout New Zealand, Australia and the Pacific Islands.

I am a graduate of Auckland University, an associate of the Real Estate Institute of New Zealand and have in excess of 30 years' experience in the property industry both within New Zealand and internationally. Prior to becoming Managing Director of Bayley Corporation Limited, I was General Manager for the real estate operations of the Bayleys Group responsible for overseeing the agency and transaction side of the business.

My agency background has been predominately in the commercial and industrial sectors with a focus on the Auckland market. I have worked alongside many of Australasia's largest listed companies, superannuation funds, fund managers and private individuals.

Winton has been a significant participant in the New Zealand property market since the early 2010's and they have a long history of setting the benchmark for delivering high quality master planned communities. The Bayleys Group has been, and continues to be, involved in the sell down of Winton's completed products throughout New Zealand.

I have been aware of the proposed Sunfield masterplan community since its inception and I strongly believe that its development by Winton will be beneficial to Auckland, not only through the provision of additional homes, but also the establishment of a contiguous employment precinct of 47 hectares to the South Auckland market.

I am aware of the proposed condition of consent relating to the maximum car parking ratios for the employment precinct at Sunfield. Based on my experience in the industrial sector, the proposed ratios of a maximum of 1 car park per 300m² for office activities and a maximum of 1 car park per 500m² for manufacturing / warehouse / industrial activities are too prohibitive and if implemented would have a detrimental effect on the ability of Winton to successfully develop the employment precinct at Sunfield. The prohibitive nature of the condition, as currently proposed, would be a significant impediment to securing tenants to lease the completed offices and warehouses once constructed within the employment precinct. A business park is only successful if it can attract tenants to it, so as to undertake commerce within it. It is this commerce that ultimately creates employment. Ratios of a maximum of 1 car park per 30m² for office activities and a maximum of 1 car park per 250m² for manufacturing / warehouse / industrial activities would ensure the economic viability of the employment precinct.

As noted above, I strongly believe that the development of Sunfield is beneficial to Auckland and that Winton is the right party to undertake its development.

Yours sincerely,



Mike Bayley
Chairman and Managing Director
Bayleys Real Estate