

WINTON

11 February 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 which consists of 45 executives based in Auckland, Queenstown and Wanaka and 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 Sunfield Masterplanned Community, which is the subject to this substantive application, include:

- **Northlake:** Northlake is a masterplanned residential community located on 108ha in Wanaka, purchased in 2012 and rezoned in 2015, to enable development of 778 residential dwellings plus a supporting commercial centre. The Northlake development is virtually completed and significantly sold down.
- **Lakeside:** Lakeside is a masterplanned residential community located on 179ha in Te Kauwhata, purchased in 2016 and rezoned in 2018, to enable the development of 1,658 residential dwellings plus a supporting commercial centre and a primary school. The Lakeside development is largely completed and significantly sold down.
- **Beaches:** Beaches is a masterplanned residential community located on 86ha in Matarangi, purchased in 2014 the development consists of 332 residential dwellings. The Beaches development is completed and sold down.

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

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

Winton is particularly excited about the nature of the Sunfield project. The Sunfield Concept Masterplan represents a forward-thinking approach to the traditional design of masterplanned communities that are constrained by their roading hierarchy and layout. The Sunfield ‘car-less’ and ‘solar’ based concept embodies a change in design philosophy to achieve a high functioning, healthy, environmentally and economically sustainable community for a wide variety of future residents.



Chris Meehan, CEO