

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **AMBURY PROPERTIES LIMITED** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

STATEMENT OF EVIDENCE OF DAVID McLAREN GAZE

1. INTRODUCTION

1.1 My name is David McLaren Gaze. I am the Executive Director of Gaze Commercial Ltd. I have been involved in the Property Sector since 1982, initially planning and overseeing office fit-outs and subsequently moving into major refurbishments and developments, both in New Zealand and overseas.

1.2 The company has now been operating for nearly 40 years and we have more than 40 staff involved in architectural and spatial design, seismic strengthening, project and cost management, construction, development and delivery throughout New Zealand.

Involvement in The Sleepyhead Estate Project

1.3 Gaze Commercial Ltd has (through me) for a number years been advising New Zealand Comfort Group Ltd ("TCG") and TCG's property owning entity, Ambury Properties Limited ("APL"), on options for relocating from TCG's current premises in Avondale, Otahuhu and Glen Innes to a single site where TCG can consolidate all its operations. After considering and discounting various sites in Auckland, I was engaged in an extensive site selection process that resulted in the identification of the Ohinewai site.

1.4 Since that time, I have been project managing and overseeing inputs from the team of professional advisors who have been engaged to advise on the Project; liaising with representatives of the Waikato District and Waikato Regional

Councils ("WDC" and "WRC"), iwi, local landowners; organising the inputs from consultants advising on the Project; and planning for work programmes, earthworks, etc.

Purpose and scope of evidence

1.5 The purpose of this evidence is to address a variety of practical matters that arise in the context of the Project that the Hearings Panel will wish to be aware of. My evidence should be read alongside the more 'high level' evidence prepared by Craig Turner.

1.6 My evidence addresses:

- (a) The site selection process and rationale for locating at Ohinewai (Section 3);
- (b) APL's landholdings at Ohinewai and other landowners (Section 4);
- (c) The Sleepyhead Estate concept, including the rationale for each component of the Project and issues raised by submitters and the s 42A Report in that regard (Section 5);
- (d) Time frames and staging (Section 6);
- (e) Accessing and servicing the development (Section 7);
- (f) Funding the infrastructure needed to implement the Sleepyhead Estate development (Section 8);
- (g) Consultation and stakeholder engagement (Section 9);
- (h) Contribution to the community (Section 10); and
- (i) A brief conclusion (Section 11).

1.7 A summary of my evidence is contained in Section 2.

2. SUMMARY OF MY EVIDENCE

2.1 TCG's business involves the importation of large quantities of raw materials through the Port of Auckland; the bulk manufacture of beds and bedding products; the distribution of those products throughout New Zealand; and the export of beds through Auckland and Tauranga Ports.

Site selection criteria and process

- 2.2 Due to severe constraints on TCG's facilities, TCG has decided to consolidate all of its operations to one large site outside Auckland. The criteria for selecting a new site involved:
- (a) Within a one hour drive from Auckland City (and the Port);
 - (b) Of a sufficient size and otherwise suitable for the construction of a 100,000m² factory for TCG's operations, with a high public profile to maximise exposure for the 'Sleepyhead' brand ;
 - (c) Proximate to the State Highway network and to the North Island Main Trunk Railway (NIMTR) where a rail siding could be constructed;
 - (d) Directly accessible to Tauranga Port to enable efficient export of products;
 - (e) A site that TCG could own; and
 - (f) The ability to build homes for TCG workers and to attract like-minded and associated businesses to the site.
- 2.3 Over a six month period, we searched extensively for a suitable location in the northern Waikato (Drury, Pukekohe, Tuakau, Pokeno, Meremere, Te Kauwhata, Huntly, Ngaruawahia and Waharoa) and also Ruakura. The process for site selection involved physical trips to all locations, discussions with local real estate agencies, councillors and council officers as to potential opportunities in their area. I was guided by a consultant planner.
- 2.4 Most sites could immediately be discounted because they would be too small to accommodate TCG's operations. Others were not available for purchase or had geotechnical or other issues.
- 2.5 We eventually identified the 178ha Ohinewai site ("Site"), which is ideal in terms of its large size; its positioning in the "Golden Triangle" between Auckland, Tauranga and Hamilton; and its easy access to the NIMTR and State Highway 1. APL purchased the site and, due to time constraints, immediately commenced the masterplanning process.

APL's landholdings at Ohinewai and other landowners

- 2.6 The majority (166ha) is in pasture and has been used for dairy farming. The dairy property is in three titles and all have been purchased by APL.

- 2.7 There are three other small parcels of land occupied by dwellings within the Site owned B and J Holmes (52 Lumsden Road), D and R Holmes (56 Lumsden Road) and I and L Macdonald (58 Lumsden Road). I have been negotiating the purchase of these properties but so far no agreement has been reached. Mr and Mrs McDonald have indicated to me that they would prefer to await the outcome of the rezoning hearing before reaching a position.

The Sleepyhead Estate concept

- 2.8 The concept of the Sleepyhead Estate comprises four main components.

Industrial component

- 2.9 The Ohinewai Zoning Plan provides for a zoned industrial area of 68ha. The Ohinewai Structure Plan ("OSP") provides for a gross industrial area of 61 hectares (i.e. excluding open space) which equates to a 56.49 hectare net area comprising:

- (a) 22.39ha of net land to be occupied by TCG for its 100,000sq.m factory (to be built in stages).
- (b) 7.55ha of net land allocated to the rail siding, to be used by TCG and other industrial land owners in Sleepyhead Estate and in the surrounding area, and for TCG storage.
- (c) 26.55ha net land for other industrial users.

- 2.10 Assuming a Gross Floor Area ("GFA") coverage of 40%, this equates to a total of 225,996sq.m of industrial buildings (including TCG and others).

Business component

- 2.11 The Ohinewai Zoning Plan provides for 13ha of the Site, in the south western corner, to be zoned for Business use. This equates to 10.1ha in the OSP. This comprises:

- (a) Provision for local convenience needs - 2.19ha net area for service station, bus terminal, and emergency vehicle station. A neighbourhood centre comprising convenience stores designed to cater for the local convenience needs of the up to 3,000 people who will live at Ohinewai will take up 0.9ha (including a corner store).
- (b) A discount factory outlet ("DFO") on 5.4ha of land (net) which will be a discount retail centre intended to appeal to a broader market, drawing customers from across the Waikato, Auckland and further afield.

Residential component - providing financially accessible housing

- 2.12 The OSP provides for a residential area of 52ha (gross).
- 2.13 Large manufacturers need a reliable, locally available work force. The ability to have staff living near their place of work has a massive impact on the efficiency of operations and provides consistency, community and lifestyle benefits for the staff. A key driver of the Sleepyhead Estate Masterplan ("Masterplan") is therefore to deliver residential development that is capable of achieving that objective, in a manner that enhances the opportunity for selected qualifying staff to achieve home ownership.
- 2.14 TCG is investigating means of achieving that; thus far, the most likely vehicle is shared equity / ownership. Shared equity structures are intended to bridge the gap between the market price of an entry level home and the price which the home buyer can afford, with additional 'bridging' equity provided by a third party Shared Equity Provider ("SEP"). TCG would also provide the 'wrap around' support that is provided to prepare prospective buyers and support them through the journey to home ownership.

Recreation / open space component

- 2.15 A key objective for Sleepyhead Estate is to create a community that has a real culture and heart, compared to fragmented city style living. To achieve that, the OSP provides for 55ha of land to be allocated to reserves, stormwater infrastructure, fitness tracks, community playing fields, community vegetable plots, barbeque areas and playgrounds.
- 2.16 A Sleepyhead Estate Residents Society will be established to manage and maintain the community facilities.

Time frames and staging

- 2.17 TCG needs to secure a new home for its operations as soon as possible due to inefficiencies of operating out of three different locations in Auckland, the lack of available space to meet our production requirements, as well as the pending expiry of the lease of the Avondale premises.
- 2.18 Due to this urgency to replace the foam factory (which is the major constraint), APL is already applying for a resource consent for the new 25,000m² plant in the north western part of the Site.
- 2.19 If successful with the rezoning submission and resource consent application, APL and TCG envisage commencing earthworks in the summer of 2020/21, and, due

to preloading requirements, would commence construction in August 2021 with occupancy in the last quarter of 2022.

Staging

- 2.20 Stage 1 will involve the construction of the foam factory which would employ approximately 45 staff. Applications will be lodged with WDC and WRC in late July 2020 for resource consents to construct and operate the foam factory and complete preparatory earthworks.
- 2.21 APL has a groundwater take that is authorised as a permitted activity under the Waikato Regional Plan ("WRP") and a wastewater system for up to 50 employees that is also a permitted activity under the WRP.
- 2.22 As regards power supply, WEL Networks has confirmed that it has existing capacity for 2mVA for the foam factory.
- 2.23 Post Stage 1, development of the remainder of the Site would occur on a staged basis over the following eight years, as follows:
- (a) Stage 2 comprises 100,900m² of industrial area, 21,900m² of commercial area (including the service station and associated facilities and part of the DFO) and 145 residential lots.
 - (b) Stage 3 comprises 116,000m² of industrial area, 1,000m² of commercial area and 214 residential lots;
 - (c) Stage 4 comprises 245 residential lots;
 - (d) Stage 5 comprises 48,200m² of industrial area, 34,300m² of commercial area (including the remainder of the DFO) and 158 residential lots; and
 - (e) Stages 6-8 comprise the remainder of the residential lots.

Servicing and accessing the development

- 2.24 APL has engaged a range of experts to advise on the manner in which the development will be accessed and serviced. APL is satisfied that this can be achieved.

Stormwater and flood management

- 2.25 A large tract of open space on the eastern side of the Site is proposed to connect to the existing Department of Conservation ("DOC") reserve to be used for stormwater treatment, open space and ecological restoration. This area will be

a wetland that will be enhanced with new planting, as well as being engineered to provide treatment for part of the residential zone.

- 2.26 Mr Wadan's evidence explains in detail the "treatment train" approach to stormwater management that is proposed.

Electricity and gas supply

- 2.27 WEL Networks has indicated that it has sufficient capacity to service the development. This includes the high power consumption needed for the foam factory and subsequent stages.
- 2.28 FirstGas has confirmed that it supports the project and that the gas supply needed (in volume and pressure) could be delivered to Sleepyhead Estate from a connection in its existing Huntly network.
- 2.29 Ultrafast Fibre has confirmed that it supports the project and that it has the ability to deliver fibre to the development from their Huntly connection.

Water supply

- 2.30 The preferred option for supplying water to the proposed development would be the use of the existing capacity within the Huntly Water Treatment Plant and servicing the development via a dedicated delivery main. Given the consented volume of water take and average and peak daily demand there is sufficient capacity for several years (approximately 2026).

Wastewater management

- 2.31 Stage 1 of the development will be serviced by a septic system that has already been constructed.
- 2.32 The preferred option for wastewater servicing subsequent stages of the development is the use of the existing capacity at Huntly Wastewater Treatment Plant, approximately 5km away.

Road access

- 2.33 The Site is adjacent to a major (but underutilised) grade-separated interchange on State Highway 1, allowing easy access to the site.
- 2.34 There are several access points to the business and residential areas on Tahuna Road. Access to the industrial area will primarily be from Lumsden Road, via two three-way intersections. Some realignment of Lumsden Road is required to ensure traffic approaches the proposed rail siding at a 90 degree angle.

- 2.35 A separated pedestrian / cycle bridge over the railway line and expressway is proposed south of the interchange.

Rail siding

- 2.36 The proximity of the site to the North Island Main Trunk Line ("NIMT") and the prospect of constructing a rail siding was a critical part of the rationale for selecting this site. APL has worked with Kiwirail to confirm the feasibility of this proposal.

Educational facilities

- 2.37 The Ministry of Education ("MoE") has confirmed that there is capacity in the existing primary school at Ohinewai to cater for a larger roll and that there is no need for an additional primary school in Sleepyhead Estate.
- 2.38 MoE also confirmed that substantial funding has been allocated to the refurbishment of Huntly College and that it would welcome more residential development in the area to fulfil the roll capacity at the school.

Funding the infrastructure needed to implement The Sleepyhead Estate development

- 2.39 TCG / APL are fully aware that there are significant sums to be spent on infrastructure and acknowledge that they need to bear a fair share of the costs of this infrastructure alongside WDC and other landowners / developers in the area.
- 2.40 APL has been in discussion with WDC representatives in relation to infrastructural requirements and their implementation for some time. The anticipated outcome of those discussions is a Private Developers Agreement ("PDA") in which:
- (a) Key infrastructure elements and the costs thereof are identified.
 - (b) Timing / staging for the implementation of the infrastructure is spelt out.
 - (c) Responsibility for expenditure is as between APL, WDC and (where relevant) other agencies is clearly identified.
- 2.41 It is hoped that a PDA can be agreed, at least in principle, before the September hearing.

Consultation and stakeholder engagement

- 2.42 Consultation with stakeholders has been a fundamental part of the development of the OSP. Over the course of the Project from the outset, we have looked to

build a solid relationship / partnership with Waikato-Tainui and to understand, discuss with, and address the issues raised by other key stakeholders.

- 2.43 Over the course of the last 18 months, APL representatives have met with or had discussions the following people.

Waikato-Tainui

- 2.44 We have attended a number of hui with representatives of Waikato- Tainui. On 20 November 2019 we entered into a memorandum of understanding which set up a Tangata Whenua Governance Group (“TWGG”) to formalise the relationship between the parties and how mana whenua and TCG / APL will continue to work together, including monthly iwi. The four iwi entities involved in the TWGG comprise:

- (a) Waahi Whaanui Trust, representing hapuu / marae/ whanau within the Raahui Pookeka (Huntly / Ohinewai area).
- (b) Te Riu o Waikato Ltd (TROWL) is a mandated company of Te Whakakitenga o Waikato overseeing 15 Marae and over 16,500 beneficiaries.
- (c) The Nga Muka Development Trust represents five marae spread between Rangiriri and the northern boundary of Lake Waikere.
- (d) Te Whakakitenga o Waikato incorporated is the Waikato Tainui post settlement governance group consisting of 68 marae and 33 hapuu.

- 2.45 The TWGG has prepared a Kaitiaki Environmental Value Assessment which is favourable to the Project. Given that these organisations representing a large number of iwi in the area are supportive of the Project it is very disappointing that Waikato-Tainui has maintained its opposition on environmental grounds.

Waikato Regional Council and New Zealand Transport Agency

- 2.46 The Project was introduced to WRC and New Zealand Transport Agency (“NZTA”) on 8 May 2019. Since then, the project team has worked closely with those parties on key technical issues, including stormwater and flooding, public transport and wider transport issues.

Emergency services

- 2.47 APL’s fire risk experts have met with the Fire Brigade, Fire and Emergency New Zealand and St John in mid-2019 and we have been advised that, at this stage, they would not require a base at Ohinewai.

Ohinewai Lands Limited

- 2.48 We have met with representatives of Ohinewai Lands Limited (“OLL”) several times since mid-2019 to discuss our respective development proposals and how they could be integrated, particularly as regards access.

Ralph Estates

- 2.49 Since receiving the further submission by Ralph Estates in November 2019, I have made numerous attempts to discuss their position with the Public Trust (which administers Ralph Estates). The first meeting between Ralph Estates and APL representatives occurred on 7 July 2020 and further discussions are proposed with a view to achieving an agreement.

Ohinewai and Huntly communities

- 2.50 APL recognised the need to build a relationship with the local community. Our first formal community meeting was held on 19 June 2019. That meeting was attended by Mayor Alan Sanson and WDC representatives as well as members of the community and local marae. The support shown bolstered our desire to proceed with the Project.
- 2.51 We also held an ‘Open Day’ at the Ohinewai Community hall on 31 October 2019. APL’s technical experts attended and produced displays addressing issues including urban design, ecology, transport, flood mitigation, education and employment. The Open Day highlighted a number of issues of concern to residents that we are addressing.
- 2.52 I also attended the Huntly Community meeting on the 1st July 2020 chaired by WDC’s Deputy Mayor Aksel Bech and attended by Councillors and the Huntly public.

Contribution to the local community

- 2.53 TCG is committed to making a positive contribution to the Waikato District and Ohinewai / Huntly area. In that regard, I note that:
- (a) TCG is developing a technical training programme (covering IT, chemical and mechanical engineering, trades and marketing) that is available to its staff. We also intend to work with local schools, Waikato Tainui and other groups to support the development of the skills of the local labour force.

- (b) Through TCG's engagement with Waikato Tainui, TCG was introduced to TROWL, which is a mandated company of Te Whakakitenga o Waikato Incorporated. With a cluster of 15 Marae and over 16,500 beneficiaries, its purpose is to build and accelerate economic prosperity. TROW's focus is on creating economic platforms to grow the social fabric of Waikato-Tainui whanau, hapu, marae and iwi.
- (c) TCG is working with Waikato Tainui, the Waikato Institute of Technology (Wintec) and the local community to develop the Sleepyhead Academy, a training centre at the Site that would provide a support and training programme for Waikato teenagers.

Conclusion

2.54 The TCG / APL submission on the proposed Waikato District Plan ("PDP") represents the culmination of a long and thorough process of careful site selection; comprehensive structure planning based on a wide range of technical advice to confirm the suitability of the Site for TCG's objectives; acquisition of land interests within the site; assessment of effects across a broad range of issues to support the APL submission; consultation with affected landowners, the local community, iwi and other key stakeholders.

2.55 I am satisfied that:

- (a) The process has been thorough and robust; and
- (b) As proposed, the Project will be undertaken in a manner that is consistent with best practice, TCG's company and environmental values, and TCG's commitment to the community.

3. THE SITE SELECTION PROCESS AND RATIONALE FOR OHINEWAI LOCATION

3.1 TCG's business involves:

- (a) The importation of large quantities of raw materials, including imported steel wire, pocket paper (for the pocket springs), chemicals for foam manufacture, fabric and thread and receipt of locally supplied materials such as consumables (glue, staples etc), plastic and cardboard wrapping, as well as New Zealand produced timber (for the bed bases) and wool (for duvets);

- (b) The manufacture of TCG's beds, pillows, mattress toppers, duvets and foam products (both as components for other New Zealand based businesses and consumer products); and
- (c) The distribution of those products within New Zealand and export of beds through Auckland and Tauranga Ports.

Site selection criteria

3.2 With TCG having made the decision to relocate TCG's Auckland operations to a single location, a number of criteria needed to be satisfied in identifying a suitable site to relocate to. I was instructed to identify a site that was:

- (a) Within a one hour drive from Auckland City (and the Port);
- (b) Of a sufficient size and otherwise suitable for the construction of a 100,000m² factory for TCG's operations; and
- (c) Proximate to the State Highway network and to the NIMT where a rail siding could be constructed to offload imported steel wire and fabric that would primarily be transported from Auckland Port.

3.3 In addition, TCG wanted to be able to offer the opportunity of home ownership to its workers who can no longer afford to own a house in Auckland. TCG needed the ability to construct homes that are financially achievable for staff to own.

3.4 The ability to attract like-minded and associated businesses to the same area were fundamental criteria. It was also essential for TCG to own its own site and to find a location which would offer TCG a high public profile for its 'Sleepyhead' brand.

Site selection process

3.5 Over a six month period, we searched extensively for a suitable location in Auckland and the Waikato that met these criteria. It soon became apparent that no site in Auckland would be feasible and that an Auckland location would not enable TCG to meet its objectives of accessibility to road and rail as well as making housing financially accessible to its workers.

3.6 We explored a number of areas within one hour of Auckland, predominantly located along the NIMT, including Drury, Pukekohe, Tuakau, Pokeno, Meremere, Te Kauwhata, Huntly, Ngaruawahia and Waharoa. We also considered Ruakura, upon request by Waikato Tainui.

- 3.7 The process for site selection involved physical trips to all locations, and discussions with local real estate agencies, councillors and council officers as to potential opportunities in their area. I was guided by a consultant planner.
- 3.8 Most sites could immediately be discounted because they would be too small to accommodate TCG's operations. Only three potential sites were identified. Meremere and Ruakura were discounted as their owner, Tainui Group Holdings would not sell its land, and Ruakura was too far from Auckland. Further, it was understood that Meremere was likely to become an area occupied by heavy industry, which would not be consistent with TCG's operations (manufacturing white linen, etc.).
- 3.9 One of the largest industrial areas identified was a 178ha area near Huntly. We received geotechnical advice that the potential of the site was limited by the presence of numerous non-surveyed underground mines and that we should "steer clear". Furthermore, the site was also not large enough to meet TCG's needs.

The Ohinewai site

- 3.10 We eventually identified the Site, which is ideal in terms of its large size; its positioning in the "Golden Triangle" between Auckland, Tauranga and Hamilton; and its proximity to the NIMT and State Highway.
- 3.11 The Site is 178ha in size. It is located at the corner of Tahuna Road and Lumsden Road in Ohinewai. It has easy access to State Highway 1 via the Ohinewai Interchange and the NIMT which make it ideal for TCG's operations.
- 3.12 A move to this site offers a huge opportunity to build a custom manufacturing facility, enabling TCG to consolidate and expand the business as well as to achieve TCG's goal of providing a better life for its workers by providing opportunities for staff to settle in an location where quality home ownership is more accessible.
- 3.13 It is TCG's intention that Sleepyhead Estate will contribute positively to growth in the Mid-Waikato, including by providing employment opportunities for residents of Huntly and Te Kauwhata, and by supporting Huntly as the area's major commercial centre through creating a new neighbourhood that will rely on Huntly for many of its goods and services.
- 3.14 APL purchased the Site and, due to time constraints, immediately commenced the masterplanning process.

4. **APL'S LANDHOLDINGS AT OHINEWAI AND OTHER LANDOWNERS**

4.1 Of the total site area of 178ha, the majority (166ha) is in pasture and has been used for dairy farming. The dairy property is in three titles and was purchased by APL pursuant to an agreement for sale and purchase dated 24 September 2018. The smaller of the three titles (36.9 hectares) in the north-western corner of the Site (shown on the plan attached as **Attachment A**) was settled on 2 August 2019.

4.2 The purchase of the balance of the dairy farm property (129.2ha) was settled in May 2020. The former landowner is leasing back a 129ha block for one year, while APL retains the 36ha block to allow for preparatory works for commencement of construction of the foam factory.

4.3 There are three other small parcels of land occupied by dwellings within the Site, as follows:

(a) Mr Bruce Holmes - 52 Lumsden Road (Lot 3 DP 474347) - 10872m²;

(b) Mr and Mrs Daniel and Rebekah Holmes - 56 Lumsden Road (Lot 2 DP 474347) - 8004m²; and

(c) Mr and Mrs McDonald - 58 Lumsden Road. (Lot 1 DP 474347) - 8001m².

4.4 APL has undertaken negotiations with the owners of 52, 56 and 58 Lumsden Road (B and J Holmes, D and R Holmes and I and L Macdonald respectively).

4.5 I first met with Mr Bruce Holmes, and Mr and Mrs Daniel and Rebekah Holmes, on 6 October 2018 to make an offer of purchase for both properties. Since then, we have met on numerous occasions to advance discussions. Although both parties appeared to be very interested in the sale, at our last meeting on 7 March 2020 they advised me that they have decided to wait for the outcome of the rezoning hearing before continuing discussions.

4.6 Similarly, I have met with Mr and Mrs McDonald on a number of occasions. Mr and Mrs McDonald have indicated to me that they would prefer to await the outcome of the rezoning hearing before reaching a position.

5. **THE SLEEPYHEAD ESTATE CONCEPT**

5.1 Craig Turner's evidence outlines the need for TCG to relocate from Auckland and the rationale for locating at Ohinewai and Jonathon Broekhuysen's evidenced has provided an overview of the masterplan. He also provided a broad overview of the Sleepyhead Estate project.

- 5.2 The purpose of this section of my evidence is to take a 'deeper dive' into the main components of the Masterplan.

The industrial component

- 5.3 The Ohinewai Zoning Plan provides for a zoned industrial area of 68ha. The Ohinewai Structure Plan provides for a gross industrial area of 61ha. (i.e. excluding open space) comprising the following:

- (a) 22.39ha of net land occupied by TCG. On this land APL intends to build (in stages) a 100,000sq.m factory.
- (b) 7.55ha of net land allocated to the rail siding, to be used by TCG and other industrial land owners in Sleepyhead Estate and in the surrounding area, and for TCG storage.
- (c) 26.55ha net land for other industrial users.

- 5.4 Assuming a GFA coverage of 40%, this equates to a total of 225,996 sq.m of industrial buildings (including TCG and others).

- 5.5 A key benefit of the Site is the opportunity to construct a rail siding.

The business component

- 5.6 The Ohinewai Zoning Plan provides for 13ha of the site, in the south eastern corner, to be zoned for Business use. This equates to 10.1ha in the OSP.

Provision for local convenience needs

- 5.7 The Masterplan has apportioned to 2.19ha net area for the service station, bus terminal, and emergency vehicle station. A neighbourhood centre comprising convenience stores designed to cater for the local convenience needs of the up to 3,000 people who will live at Ohinewai will take up 0.9ha (including a corner store).

- 5.8 The bus terminal will enable the hourly bus service between Hamilton and Huntly to be extended to Ohinewai. Discussions with Waikato Regional Council ("WRC") are currently under way to establish initial bus services, prior to full development. Recent discussions indicate that they are open to a funding arrangement to establish initial bus services prior to full development.

- 5.9 In terms of provision for emergency services, St John has indicated that even with the development of Ohinewai, the stations at Te Kauwhata and Huntly will be adequate to respond to the emergency medical needs of Sleepyhead Estate,

as shown in the letter attached as **Attachment B**. However, we have left provision for that station for the time being.

The discount factory outlet

- 5.10 Approximately 5.4 hectares of land (net) has been allocated to a DFO. This will be a discount retail centre designed to draw customers from across the Waikato, Auckland and beyond.

The residential component

- 5.11 All large manufacturers in New Zealand need a reliable, motivated and locally available work force. The ability to have staff living locally - with no traffic issues or public transport breakdowns - has a massive impact on the efficiency of operations and provides consistency, community and lifestyle benefits for the staff. The costs associated with transport can instead be put towards home ownership. For that reason, the OSP provides for a residential area of 52ha (gross).
- 5.12 A key driver of the Masterplan is to deliver residential development and, in particular, a development that is capable of offering staff the opportunity of home ownership, an opportunity that may not otherwise be available to them if the factories remained in Auckland.
- 5.13 The design of the residential area is addressed in detail in the evidence of Mr Broekhuysen. The lot sizes are relatively small, but with large communal areas that are designed to create an engaging, vibrant community. APL anticipates that it will be able to construct three-bedroom homes that can be sold to workers for between \$480,000 to \$625,000, which is substantially cheaper than the equivalent in Auckland.
- 5.14 There is further opportunity to achieve economies of scale considering the sheer number of homes to be built at the Site. It may be that large blocks of housing are built at once to reduce the establishment costs on-site and provide efficiencies by building multiple homes at once.
- 5.15 There is also the potential to implement more efficient house building technologies such as prefabrication or modular housing. There is an opportunity to set up a warehouse or factory on-site to build prefabricated homes protected from the weather and in a production line type arrangement. This factory could be set-up on-site which would drastically reduce the transportation costs. This could result in substantial cost savings if implemented at a large scale.

- 5.16 As part of the implementation of the development TCG will be building homes for the open market, the number of which will be dependent on prevailing market conditions. A proportion of these homes will be made available to its workers, the number of which will be determined in private negotiations between staff and TCG. Other industrial occupiers of the Site would also have the opportunity to construct and offer homes to their workers.

Providing financially accessible housing

- 5.17 The issue has been raised as to the manner in which TCG proposes to assist its people into financially accessible housing.
- 5.18 TCG's average worker earns between \$46,000 and \$55,000 per year. This is unlikely to be sufficient to purchase a home in Auckland but would be achievable via TCG's vision for Ohinewai. For example, a worker on \$50,000 less tax would have \$38,500 per annum take home pay. The average South Auckland rental cost is around \$587 per week, or \$30,524 per annum.¹ At Ohinewai, this cost could be directed into a mortgage that enables the worker to get onto the property ladder. Assuming a \$500,000 property and interest rates of 3.5%, the total cost of interest per annum would be \$17,000.
- 5.19 This development is unique in that there will be a longstanding custodian involved in the form of TCG and its factory. TCG has a track record of looking after its employees and wants to see its employees and New Zealanders move into their very own healthy, affordable and quality home. TCG is considering options to help its workers achieve this, the most likely vehicle being shared equity / ownership.
- 5.20 Shared equity structures are intended to provide entry level home buyers (typically 1st home buyers) with a 'leg up' to home ownership.
- 5.21 Structures are intended to bridge the gap between the market price of an entry level home and the price which the home buyer can afford, with additional 'bridging' equity provided by a 3rd party SEP.
- 5.22 The principle of this model is that the home buyer will buy out the SEP over time (this process is known as 'stair-casing') or in one transaction when the home buyer has grown their equity to the extent that they can refinance and buy out the SEP.

1 <https://www.enz.org/house-rents-auckland-south.html>.

The recreation / open space component

- 5.23 A key objective for Sleepyhead Estate is to create a community that has a real culture and heart, compared to fragmented city style living.
- 5.24 55ha of the Site has been allocated in the OSP to open space, which will include community gardens, playgrounds, running and cycling tracks, places for team sports and informal recreation.
- 5.25 The Sleepyhead Estate Residents Society will be established to manage and maintain the community facilities. Owners of all residential, industrial and commercial properties on Sleepyhead Estate will be members of the Body Corporate (via covenants on the titles) and will be required to contribute to the society and comply with its rules. A draft set of rules prepared by Auckland Body Corp is attached as **Attachment C**.

The overall concept

- 5.26 I am aware that there is some concern about / opposition to both the residential component and the DFO, including in the Waikato District Council's ("WDC") s42A Report. However, the composition of these elements have been thoroughly and carefully thought through and we see all elements of the proposal as being important to the success of the development - we have no wish, and would prefer not, to "slice and dice the Ohinewai pie".

6. TIME FRAMES AND STAGING

Time frames – the need to get on with the development

- 6.1 Mr Turner's evidence has addressed the inefficiencies of operating out of three different locations in Auckland. My brief was to resolve TCG's property concerns efficiently, with financial practicality and speed. TCG needs to secure a new home for its operations as soon as possible. A key issue is that the lease for the foam factory operation in Avondale expires in 2021 with one right of renewal for one year to September 2022.
- 6.2 The urgency associated with the foam factory issue has meant that we have had to apply concurrently for a resource consent for the new 25,000m² plant in the north western part of the Site (on the corner of Lumsden and Balemi Roads).
- 6.3 If successful with the rezoning and resource consent application, we envisage commencing earthworks in the summer of 2020/21, and due to preloading requirements would commence construction in August 2021 with occupancy in the last quarter of 2022.

Staging

- 6.4 Time is of the essence for TCG. The intention is to carefully stage the development of Sleepyhead Estate to coincide with the provision of infrastructure. The staging programme is described in detail in John Olliver's evidence; I provide a broad overview in this section.

Stage 1 – foam factory

- 6.5 Stage 1 is the construction of the foam factory. The factory would employ approximately 45 staff.
- 6.6 APL has a groundwater take and wastewater system for up to 50 employees that are both authorised as permitted activities under the WRP. We have engaged A-Rated Wastewater Services Limited to ensure that the wastewater system is operated and maintained in accordance with the system requirements.
- 6.7 Applications are expected to be lodged with WDC and WRC in late July 2020 for resource consents to construct and operate the foam factory and complete preparatory earthworks. Associated consents for air and stormwater discharges will also be sought.
- 6.8 WEL Networks has confirmed that it has existing capacity for 2mVA for the foam factory. The next stage of the development will, however, require a network upgrade.

Stages 2-8

- 6.9 Development of the remainder of the Site would occur on a staged basis over the following eight years, as shown on the Staging Plan provided to WDC on 21 May 2020.
- 6.10 In summary, development will occur broadly extending out from the Tahuna and Lumsden Road boundaries, as follows:
- (a) Stage 2 comprises 100,900m² of industrial area, 21,900m² of commercial area (including the service station and associated facilities and part of the DFO) and 145 residential lots.
 - (b) Stage 3 comprises 116,000m² of industrial area, 1,000m² of commercial area and 214 residential lots;
 - (c) Stage 4 comprises 245 residential lots;

(d) Stage 5 comprises 48,200m² of industrial area, 34,300m² of commercial area (including the remainder of the DFO) and 158 residential lots;

(e) Stages 6-8 comprise the remainder of the residential lots.

6.11 The proposed plan provisions require that key infrastructure must be in place prior to commencement of certain stages, as set out in the evidence of Mr Olliver.

7. **SERVICING AND ACCESSING THE DEVELOPMENT**

7.1 Other witnesses will address in more detail the specifics of the manner in which the development will be accessed and serviced. This section provides a broad overview of APL's planning in that regard.

Stormwater and flood management

7.2 As Mr Broekhuysen has explained in his evidence, the stormwater management approach for Sleepyhead Estate was an important influence on the masterplanning process, consistent with TCG's environmental objectives, including achieving betterment of catchment water quality, particularly for Lake Rotokawau and Lake Waikere, both of which currently have water quality issues.

7.3 Mr Wadan's evidence explains in detail the "treatment train" approach to stormwater management that is proposed. A central open space area ("Central Park Area") runs through the middle of the Site. This has multiple functions, buffering the effects of the industrial and commercial land uses on the residential areas and providing amenity. Importantly, it will also provide stormwater treatment and centralised conveyance via a series of stormwater devices such as wetland, rain gardens and swales.

7.4 A large tract of open space is proposed on the eastern side of the Site to connect to the existing DOC reserve and create a significant nature area for residents. This land is also low lying and difficult to develop and therefore is better suited to stormwater treatment, open space and ecological restoration. This area will be a wetland that will be enhanced with new planting, as well as being engineered to provide treatment for part of the residential zone.

7.5 The risk of flooding and breaching of the Waikato River stopbanks has been considered in detail by Mr Desai, in close collaboration with his counterparts at WRC and Mercury Energy, who had raised concerns about flood risk.

7.6 Mr Desai's evidence explains that the modelling indicates that:

- (a) Under all flood scenarios modelled, there is no increase in water levels or flood extents in neighbouring properties compared with the pre-development scenario, except for one overland flow path around Lumsden Road which exhibits some ponding (and can be addressed by way of a new culvert at this location).
- (b) The development creates a marginal increase in flows to the lake but there is capacity in the Lower Waikato River Flood Control Scheme to provide for it with no significant increase in water level.
- (c) The Central Park Area will be subject to flooding which will be taken into account while locating the treatment devices.

Electricity, gas supply and broadband

- 7.7 WEL Networks, which services the northern and central Waikato, has indicated that it has sufficient capacity to service the development. This includes the high power consumption needed for the foam factory and subsequent stages.
- 7.8 We anticipate that the full development will require a further 8mVA (although this could vary depending on the needs of future proposed industrial tenants). By letter dated 10 October 2019 (attached as **Attachment D**), WEL Networks has confirmed that it is able to supply that capacity, on a staged basis, and will work together with APL to deliver the necessary network upgrades required. A location for a transformer station has been identified, in the south west corner of the Site near the State Highway 1 interchange.
- 7.9 FirstGas has confirmed that it supports the project and that the gas supply needed (in volume and pressure) could be delivered to Sleepyhead from a connection in its existing Huntly network. A letter from FirstGas is attached as **Attachment E**.
- 7.10 Ultrafast Fibre has also confirmed that it is able to service the development, as set out in the letter also attached under **Attachment E**.

Water supply

- 7.11 Mr White's evidence describes in detail the arrangements for delivery of water to the site. The Site is not currently connected to the municipal system. As set out in paragraph 6.6 above, Stage 1 of the development (i.e., the foam factory) will be serviced by a bore on site. External water supply will be needed to service further stages of the development.

7.12 APL has reached a preliminary agreement with the Te Kauwhata Water Association ("TKWA") for the supply of water in the interim. A Letter from TKWA to APL is attached as **Attachment F**.

7.13 However, the preferred option for supplying water to the proposed development would be the use of the existing capacity within the Huntly Water Treatment Plant and servicing the development via a dedicated delivery main. As Mr White has explained in his evidence, given the consented volume of water take and average and peak daily demand there is sufficient capacity for several years (approximately 2026). Watercare is considering options for servicing Ohinewai over the long term as part of its Mid-Waikato Servicing Strategy.

Wastewater

7.14 Mr White's evidence also explains the proposed arrangements for conveyance of wastewater from the Site. Stage 1 of the development will be serviced by a septic system that has already been constructed.

7.15 The preferred option for wastewater servicing subsequent stages of the development is the use of the existing capacity at Huntly Wastewater Treatment Plant, approximately 5km away.

Road access

7.16 The transport infrastructure servicing the Site is addressed in detail in the evidence of Cameron Inder. In summary, Sleepyhead Estate is adjacent to a major but underutilised grade-separated interchange on State Highway 1, allowing easy access to the Site. The development also offers the opportunity to improve Tahuna and Lumsden Roads by reducing speeds and improving pedestrian and cycle access.

7.17 It would be unsafe for pedestrians and cyclists to use the interchange between Ohinewai West and East, so a separated pedestrian / cycle bridge over the railway line and expressway is proposed south of the interchange. This will provide connectivity to the Ohinewai Primary School and the original Ohinewai Community Hall. In addition, this would also enable the establishment of a designated cycle / walkway down Ohinewai South Road and the riverbank to Huntly which will be a major benefit for the community in Ohinewai township.

7.18 There are several access points to the business and residential areas on Tahuna Road. Access to the industrial area will primarily be from Lumsden Road, via two three-way intersections. Some realignment of Lumsden Road is required to ensure traffic approaches the proposed rail siding at a 90 degree angle.

Rail siding

- 7.19 The proximity of the site to the NIMT and the prospect of constructing a rail siding was a critical part of the rationale for selecting this Site. APL has worked with Kiwirail to confirm the feasibility of this proposal. An email from David Brinsley, Kiwirail National Manager, is attached as **Attachment G**, confirming its support.
- 7.20 Once established, the rail siding will remove a substantial number of truck movements from the road network (it is anticipated that the foam factory will generate 2,400 truck movements per year, which could increase as the factory is fully developed). Kiwirail has estimated that the siding will cost \$14.4 m, plus road alignment and compacting the Site.
- 7.21 The occupiers of the remaining 26.55ha of industrial land in the OSP area will also be able to have access to the rail siding. As set out in the letter attached as **Attachment H**, JLL International Real Estate has confirmed strong market demand for occupiers wanting to own their industrial sites, with rail sidings and close connectivity and an available work force.
- 7.22 In addition, there is interest in the siding from existing local commercial operators as illustrated by the letter from Adobo Wood Limited attached as **Attachment I**.

Educational facilities

- 7.23 I met with the MoE in October 2019. MoE has confirmed (by letter dated 16 October 2019 attached as **Attachment J**) that there is capacity in the existing primary school at Ohinewai to cater for a larger roll and that there is no need for an additional primary school in Sleepyhead Estate.
- 7.24 MoE also confirmed that substantial funding has been allocated to the refurbishment of Huntly College and that it would welcome more residential development in the area to fulfil the roll capacity at the school.

8. FUNDING THE INFRASTRUCTURE NEEDED TO IMPLEMENT THE SLEEPYHEAD ESTATE DEVELOPMENT

8.1 We are fully aware that there are significant sums to be spent on infrastructure.

8.2 The key items of infrastructure associated with the implementation of the OSP are shown in the table below.

Infrastructure	Detail	Timing	Parties
Wastewater	Short term – on-site	Year 0-2	N/A
	Medium - term - upgrade to Huntly WWTP to account for existing compliance issues and bulk main infrastructure	Year 3 – 6	PDA; WDC/APL
	Long-term – Huntly (MWSS solution)	Year 7 on	PDA; WDC/APL
Water supply	Short-term (on site)	N/A	N/A
	Medium-term (Huntly WTP). Bulk main infrastructure only	Years 3-6	PDA; WDC/APL
	Long-term (MWSS - Te Kauwhata) Bulk main infrastructure only	Years 7 on	PDA; WDC/APL
Transport	Rail siding	(50% of factory and 50% of general industrial) Year 6	APL (APL to negotiate contributions from other developers as part of sales agreements)
	Tahuna Road upgrades	2A, 2C, 2D (triggered by development along the frontage of Tahuna Road)	APL
	Lumsden Road upgrades	2B	APL
	Balemi Road upgrades	Factory Stage 3	APL
	Lumsden Road realignment and rail crossing	At rail siding construction	APL
	Ohinewai Interchange safety improvements	Stage 1	APL

	Local road intersection improvements Tahuna Road & Lumsden Road roundabout	Stage 5 – to be confirmed via ITA	APL
	Balemi Road/Lumsden Road intersection	Triggered by rail siding	APL
	Left turn slip lane from Great South Road (old SH1) to Ohinewai South Road	Factory Stage 3 plus Stage 5A and 5B	PDA; APL/WDC
	New access intersections to OSP <ul style="list-style-type: none"> • Access 1 • Access 2 • Access 3 • Access 4 	Intersection forms to be confirmed at resource consent stage <ul style="list-style-type: none"> • Stage 2C & 2D • Stage 4 • Stage 2B • Stage 3B 	APL
	Cycling & Walking overbridge across SH1, including shared paths along Tahuna and Ohinewai South Road	After the completion of 100 dwellings. Year 3 in ITA Table 31	PDA; APL/WDC
	Connection to future path on Waikato River stop bank	Stage 5. Timing to be confirmed with other stakeholders	PDA; APL/WDC
	Bus stop and services <ul style="list-style-type: none"> • Interim stop on Tahuna Rd • Bus terminus within service centre 	<ul style="list-style-type: none"> • Stage 2A/ 2B • Long term (Stage 5?) demand driven/ timing to be confirmed with other stakeholders) 	PDA; APL/WRC/WDC
	Community Centre	Stage 4 (Year 5)	APL
	Sports Fields	Stage 4 (Year 5)	APL
	Central Park Wetland amenity	Stage 5C (Year 6)	APL
	Wetland Park amenity	Stage 6 (Year 7)	APL
	Shared Paths	Stage 7 (Year 8)	APL
	Market Gardens	Stage 7 (Year 8)	APL
	Orchard/Beehive	Stage 8 (Year 9)	APL

- 8.3 The key issue with a development such as Sleepyhead Estate, which will involve a range of other participants, and produce significant public benefits, is how the costs can most equitably be borne.
- 8.4 TCG / APL are fully aware that there are significant sums to be spent on infrastructure and acknowledge that they need to bear a fair share of the costs of this infrastructure, alongside WDC and other landowners / developers in the area.
- 8.5 APL has been in discussion with WDC representatives in relation to infrastructural requirements and their implementation for some time. The anticipated outcome of those discussions is a PDA in which:
- (a) Key infrastructure elements and the costs thereof are identified.
 - (b) Timing / staging for the implementation of the infrastructure is spelt out.
 - (c) Responsibility for expenditure is as between APL, WDC and (where relevant) other agencies is clearly identified.
- 8.6 I have been engaging with WDC on those matters with a view to having a PDA agreed before the hearing on 15 September 2020.

9. **CONSULTATION AND STAKEHOLDER ENGAGEMENT**

- 9.1 Consultation with stakeholders has been a fundamental part of the development of the OSP proposal. In this section, I provide an overview of the consultation process undertaken by APL and TCG to date.

Waikato Tainui

- 9.2 From the inception of our project we have fostered a strong relationship with Waikato Tainui. From mid-2018, we engaged with Rukumoana Schaafhausen, the chairperson of Te Arataura (executive arm of Te Whakakitengo o Waikato, the tribal authority representing the people of Waikato-Tainui) and others at Te Arataura including Donna Flavell, Raewyn Mahara, Karla Blackburn and Maria Haereroa-Martins, to explain the Project and discuss the opportunities that it offers in terms of employment and training for mana whenua.
- 9.3 On 8 November 2018 we met with Tainui Group Holdings (Chris Joblin CEO; Robert Batters & Richard Jefferies) to discuss TCG's relocation to the Waikato, initially discussing the possible location of the development in Ruakura, Meremere or other areas of land Tainui Group Holdings might own (none of

which proved suitable) and subsequently addressing the opportunities offered by the development.

- 9.4 Waikato Tainui lodged a further submission in opposition to the rezoning. We subsequently undertook a number of constructive meetings with Waikato Tainui Taiao and local marae. Mr Turner presented his vision for the area at a hui at the Matahuru Marae on 19 June 2019. This was warmly received.
- 9.5 A Memorandum of Understanding was signed on 20 November 2019 with four parties, as follows:
- (a) Waahi Whaanui Trust, representing hapuu / marae / whanau within the Raahui Pookeka (Huntly / Ohinewai area). This trust was established in 1983 and became an incorporated charitable trust in 1987. It provides health, social, education and employment services for their whanau and Hapuu;
 - (b) TROWL is a mandated company of Te Whakakitenga o Waikato overseeing 15 Marae & over 16,500 beneficiaries with the sole purpose to build and accelerate economic prosperity for the whanau, hapuu, marae and iwi.
 - (c) The Nga Muka Development Trust represents five marae spread between Rangiriri and the northern boundary of Lake Waikere. They are Maurea, Horahora, Waikare, Okarea and Taniwha.
 - (d) Te Whakakitenga o Waikato incorporated is the Waikato Tainui post-settlement governance group consisting of 68 marae and 33 hapuu. It manages assets for their 72,000 registered tribal members.
- 9.6 The Memorandum of Understanding established a TWGG to formalise the relationship between the parties and how mana whenua and TCG / APL will continue to work together. This relationship has continued with monthly hui since November 2019, including through COVID-19 lockdown.
- 9.7 The TWGG has prepared a Kaitiaki Environmental Value Assessment ("KEVA"), similar to a Cultural Impact Assessment, which is attached as **Attachment K**.
- 9.8 Given that these organisations representing a large number of iwi in the area are supportive of the project it is very disappointing that Waikato-Tainui has maintained its opposition on environmental grounds.

Waikato Regional Council and NZTA

- 9.9 The project was introduced to Waikato Regional Council and NZTA on 8 May 2019 at a meeting attended by me and our technical consultants. Since then, the project team has worked closely with those parties on key technical issues, including stormwater and flooding, public transport and wider transport issues, as set out in the evidence of Mr Wadan, Mr Desai and Mr Inder.

Emergency services

- 9.10 APL's fire risk experts first met with the Fire Brigade and Fire and Emergency New Zealand in mid-2019 to introduce the Sleepyhead Estate and discuss TCG's requirements for the foam factory.
- 9.11 Since then, further discussions have taken place with Fire and Emergency New Zealand. On 3 March 2020, we met with them to discuss the practicalities of servicing the foam factory. It is intended that further discussions will take place as the detailed design progresses to ensure that NZ Fire Service Firefighting Water Supplies Code of Practice 2008 (4509:2008) and any other applicable requirements are adhered to.

Ohinewai Lands Limited

- 9.12 We have met with representatives of OLL (Mr Peacocke) on a number of occasions since mid-2019 to discuss our respective development proposals and how they could be integrated. A key focus of discussions was the design of access arrangements on Tahuna Road to service both properties. Since then, OLL has indicated to us that it does not wish to advance its development at the present time and has withdrawn from discussions. This has necessitated a change to the Masterplan to increase the landscaped strip along Tahuna Road (from 8m to 15m) to achieve a suitable buffer between Sleepyhead Estate and OLL's rural land. We have retained a roundabout intersection on Tahuna Road that will be in a suitable location to provide future access to the OLL land.

Ralph Estates

- 9.13 Since receiving the further submission by Ralph Estates in November 2019, I have made numerous attempts to discuss their position with the Public Trust (which administers Ralph Estates). A meeting was planned for 24 October 2019 but the Public Trust cancelled at the last minute. On 26 June 2020 I received correspondence which again indicated that Ralph Estates is keen to engage in communications with APL but is not yet in a position to do so.

- 9.14 The first meeting between Ralph Estates and APL representatives occurred on 7 July 2020 and further discussions are proposed with a view to achieving an agreement.

The Ohinewai community

- 9.15 As soon as we selected the Ohinewai site, we recognised the need to start building a relationship with the local community. Our first formal community meeting was held on 19 June 2019. That meeting was attended by Mayor Alan Sanson and WDC representatives as well as members of the community and local marae.
- 9.16 Mr Turner, one of the owners of TCG, presented his vision to the community. We considered that this public meeting was a great success and delivered the confidence to proceed with the development.
- 9.17 We also held an 'Open Day' at the Ohinewai Community hall on 31 October 2019. APL's technical experts attended and produced displays addressing issues including urban design, ecology, transport, flood mitigation, education and employment.
- 9.18 The Open Day highlighted a number of issues of concern to residents, including the provision of public toilets, emergency service facilities, rubbish collection. Some residents on Lumsden Road also raised concerns about a change of land use from rural to industrial near to their properties.
- 9.19 I also attended the Huntly Community meeting on the 1st July 2020 chaired by WDC's Deputy Mayor Aksel Bech and attended by Councillors and the Huntly public. The meeting was to gain community inputs to the update of WDC's 'Blueprints' for the Huntly / Ohinewai area. At the meeting I received thanks from a number of locals for what Sleepyhead Estate will do for Huntly.

10. CONTRIBUTION TO THE LOCAL COMMUNITY

- 10.1 The Ohinewai / Huntly area is attractive because of its strong local employment base, and the contribution that TCG can offer to the Waikato District community is extremely important to it. TCG is committed to making a positive contribution to the area.
- 10.2 TCG is developing a technical training programme (covering IT, chemical and mechanical engineering, trades and marketing) that is available to its workers. It also intends to work with local schools, Waikato Tainui and other groups to support the development of the skills of the local labour force. In fact, TCG has already started work in this area.

Collaboration with Te Riu o Waikato

- 10.3 Through TCG's engagement with Waikato Tainui, TCG was introduced to TROWL, which is a mandated company of Te Whakakitenga o Waikato Incorporated. With a cluster of 15 marae and over 16,500 beneficiaries, its purpose is to build and accelerate economic prosperity. TROWL's focus is on creating economic platforms to grow the social fabric of Waikato-Tainui whanau, hapu, marae and iwi.
- 10.4 As detailed in the letter from Rebecca Phillips, Manager of People and Culture at TCG (attached as **Attachment L**) TCG and TROWL have built up a strong relationship over the last year, working together to recruit workers for TCG's operations.
- 10.5 By way of summary, TCG normally sources workers for its peak production period from temping agencies, but in 2019 TCG worked with TROWL to set up a recruitment scheme to provide opportunities to marae members to apply for these roles. Twelve people were engaged on five month contracts, provided with training and transported daily from their homes in Huntly to the site in Otahuhu. From the original number of selected whanau to go through TCG's training /employment program, eight are now in full time employment of whom five have accepted permanent offers of employment with TCG.
- 10.6 **Attachment M** is a letter from TROWL Waikato confirming the collaboration between TCG and TROWL.

Proposed training centre

- 10.7 In addition, TCG is currently working on opportunities for supporting and training youth in the Waikato, which TCG sees as key opportunity arising from the relocation of TCG from Auckland.
- 10.8 TCG is working with Waikato Tainui, the Waikato Institute of Technology ("Wintec") and the local community to develop the Sleepyhead Academy, a training centre at the Site that would provide a support and training programme for Waikato teenagers.
- 10.9 The programme is in the early stages of development but it is anticipated that it would offer NZQA level qualifications and ultimately the opportunity of jobs with TCG. Students would also be offered the opportunity to progress through Wintec's programme to achieve full university degrees. The vision is that students would be able to commence their training at around Year 9, in various trades that are relevant to TCG's development and operations (for example,

geotechnical, earthmoving, ecology, mechanics, horticulture and construction) in purpose built facilities on the Site.

10.10 Apart from the obvious benefits to the community, the programme would have a number of benefits for TCG, including:

- (a) Providing a reliable skilled labour force for TCG;
- (b) Enabling the advancement of Sleepyhead Estate factory operations; and
- (c) Developing and enhancing the relationship between TCG and the local community.

10.11 A presentation setting out the nature of the proposal is attached as **Attachment N**.

11. **CONCLUSIONS**

11.1 The TCG / APL submission on the PDP represents the culmination of a long and thorough process of:

- (a) Careful site selection;
- (b) Comprehensive structure planning based on a wide range of technical advice to confirm the suitability of the Site for TCG's objectives;
- (c) Acquisition of land interests within the Site;
- (d) Further analysis and assessment of effects across a broad range of issues to support APL's submission; and
- (e) Consultation with affected landowners, the local community, iwi and other key stakeholders.

11.2 I am satisfied that:

- (a) The process has been thorough and robust and that TCG and APL have had sound advice available to them throughout.
- (b) As proposed, the project will be undertaken in a manner that is consistent with best practice, TCG's company and environmental values, and TCG's commitment to the community.

David Gaze
9 July 2020

ATTACHMENT A
APL LANDHOLDINGS

ATTACHMENT B
LETTER FROM ST JOHN AMBULANCE DATED 21 MAY 2020

ATTACHMENT C
DRAFT BODY CORPORATE RULES

ATTACHMENT D
LETTER FROM WEL NETWORKS DATED 10 OCTOBER 2019

ATTACHMENT E
LETTER FROM FIRSTGAS DATED 18 JUNE 2020

ATTACHMENT F
LETTER FROM TE KAUWHATA WATER ASSOCIATION TO APL

ATTACHMENT G
EMAIL FROM KIWIRAIL DATED 13 SEPTEMBER 2019

ATTACHMENT H
LETTER FROM JLL REAL ESTATE DATED 9 MARCH 2020

ATTACHMENT I
LETTER FROM ADOBO WOOD LIMITED DATED 6 APRIL 2020 INDICATING
SUPPORT FOR RAIL SIDING

ATTACHMENT J
LETTER FROM THE MINISTRY OF EDUCATION DATED 16 OCTOBER 2019

ATTACHMENT K
KAITIAKI ENVIRONMENTAL VALUES ASSESSMENT

ATTACHMENT L

**LETTER FROM REBECCA PHILLIPS, MANAGER OF PEOPLE AND CULTURE AT
TCG DATED 20 MAY 2020**

ATTACHMENT M
LETTER FROM TE RIU O WAIKATO DATED 20 MAY 2020

ATTACHMENT N
PRESENTATION TO WAIKATO TAINUI – PROPOSED TRAINING CENTRE