

BEFORE THE HEARING PANEL

UNDER the Resource Management Act 1991 (RMA)

IN THE MATTER the Proposed Far North District Plan (PDP)

**STATEMENT OF ANDREW GAVIN NOCK
ON BEHALF OF FAR NORTH HOLDINGS LTD**

14 June 2024

INTRODUCTION

1. My full name is Andrew Gavin Nock.
2. I am currently the Chief Executive of Far North Holdings Ltd (FNHL), where I have served since 2011, applying expertise in property development to foster significant partnerships and lead innovative projects throughout Te Tai Tokerau.
3. I am a member of the Royal Institute of Chartered Surveyors.
4. Prior to this role, I offered property development and investment consultancy services to International and New Zealand-based companies, with high-profile clients such as LaSalle Investment Fund, Carrefour and Pradera. My experience also includes leading roles at Auckland International Airport Ltd and Real Property Consultants in Europe.

PURPOSE OF STATEMENT

5. This statement provide support to the FNHL submission on the Far North District Council's PDP Special Purpose Zone – Ngawha Innovation and Enterprise Park.

SUMMARY OF COMPETING ENVIRONMENT

6. In New Zealand, business and manufacturing areas are challenged by various issues such as pollution, waste handling, resource consumption, infrastructure aging and adequate land. Subsequent to the introduction of sustainable development and industrial ecology, the idea to develop the Ngawha Innovation & Enterprise Park (“the Park”) based upon the exchange of resources was identified as a strategy to address these issues. The creation of a materials and energy exchange network through processes coupling, also called industrial symbiosis, is achievable in the manufacturing and processing of primary resources as exists in Northland.
7. Other types of collaborations at the Park are envisaged, such as shared services for employees and companies, collective logistics, or joint research and development.
8. Moreover, the approach to the Park's design and infrastructure planning was a reflection of this with every waterway/wetland and tree mapped and the Park and its buildings designed to fit in and around the natural landscape.
9. It inherently stands out for its environmental credentials.
10. **Despite this, you cannot survive on credentials you need to be competitive and Ngawha Innovation & Enterprise Park is competing, not only with Auckland, but the rest of New Zealand and it must therefore not only match what they offer but provide additional reasons for businesses to locate here.**
11. **In Auckland**, modern business parks offer prime locations that provide unrivalled access and market proximity for companies. Their strategic sites next to major transportation hubs, airports, and highways allow for easy movement of employees, goods and services to local customers.
12. The convenience and connectivity of these centralised hubs gives businesses access to regional, national and global markets. When you are considering setting up your business in a business park, taking into account of the above benefits, you'll be able to:
 - Readily tap into dense talent pools and a concentration of potential vendors, partners, and clients with which to do business efficiently
 - Reduce commute times for employees with their close proximity to surrounding residential areas and public transit links
 - Make use of on-site amenities like cafes, restaurants, hotels and convenience stores to minimise trips outside the office
13. At the same time, their strategic locations similarly allow convenient access for visiting clients and business partners coming from other regions. The combination of connectivity, visibility and accessibility offered by prime business park locations provides a strategic advantage for tenant companies.

14. Whilst NIEP is strategically located for Northland, it is disadvantaged by its poor connectivity with its main market – Auckland and the rest of New Zealand

COST-EFFICIENCY AND SHARED RESOURCES

15. Business parks are, by their very nature, designed to deliver significant cost savings and efficiency gains by consolidating access to critical facilities, amenities and services. Companies located in these centralised hubs can benefit from shared resources without incurring substantial setup and operational costs.
16. **Auckland Business parks provide:**
 - Built-in services like high-speed internet, backup generators, meeting rooms, technical support and managed security
 - Access to shared spaces like outdoor recreational space, cafes, service centres, fitness centres, child creche facilities and hotel and conference facilities
 - Everything a new office or manufacturing facilities would require, with very flexible site coverage and design and build packages, flexible, scalable spaces to support evolving business needs

NETWORKING OPPORTUNITIES AND COLLABORATION

17. In addition to cost savings, the cluster model of business parks promotes networking, partnerships and knowledge exchange. The concentration of companies from diverse industries fosters innovation and idea-sharing across traditional boundaries. Again, Auckland has a much bigger proliferation of similar companies who can gather and share industry knowledge and promote new opportunity through shared R&D etc
18. Both formal opportunities, like shared conference venues, as well as informal interactions like meetings in common eateries enable productive networking.
19. Many companies also prefer, where they can, to locate alongside industry associations, academic institutions and development organisations where they can also gain access to events, seminars and think tanks.
20. These networking opportunities allow companies to make connections with vendors, find new clients, recruit skilled talent and identify potential partners. The cross-pollination of ideas, skills and capabilities drives new initiatives and technologies.
21. Occupiers essentially gain exposure to an ecosystem of peers, partners and specialists that can propel business growth and expansion, and the open exchange of insights and capabilities makes business parks a nexus for innovation and collaboration.

PROFESSIONAL IMAGE AND BRANDING

22. Selecting a prime location in an esteemed business park enhances a company's professional image and brand identity.
 - The prestige and reputation of surrounding occupiers and neighbours confer credibility by association
 - State-of-the-art architecture, robust infrastructure and amenities project an image of innovation and vitality
 - Professional on-site staff, including security and concierge personnel, also contribute to a distinguished atmosphere
23. Companies located in these business hubs gain brand equity from their address and neighbourhoods. They can better attract top talent by underscoring the strategic location and facilities. Customers and partners similarly gain confidence in the brand based on the enterprise's home in a thriving business park.
24. The professional environment enables brands to project success, establish authority in their industry and attract business. As a result, occupying space in a prime business park can boost brand awareness, positioning and equity in the marketplace.

INFRASTRUCTURE AND TECHNOLOGICAL ADVANCEMENTS

25. Business parks can provide access to first-class technology infrastructure and facilities to give companies a competitive edge. Innovation centres, labs, testing facilities and maker spaces enable occupiers to conduct R&D and pilot emerging technologies.
26. Business parks increasingly feature intelligent building management systems, renewable energy capabilities and EV charging stations as well. Access to scientific and technical talent from neighbouring institutions allows companies to maximise the use of these technological resources.
27. The sustainable, future-ready facilities provide a launchpad for companies to implement innovations in operations, manufacturing, products and services. State-of-the-art infrastructure can empower your business to achieve its strategic goals and build a competitive advantage.
28. Whether you're a business owner looking for the ideal space to set up shop or a professional hoping to work in a dynamic environment, business parks need to offer the infrastructure, community, and strategic location to foster growth and innovation.

KEY ISSUES 1-3 : WHERE DOES NGAWHA INNOVATION & ENTERPRISE PARK FIT INTO THIS?

29. We need, at a minimum, to match this and where we can exceed what is on offer elsewhere.
30. Northland has major inhibitors to business locating here. The primary ones being its distance to every business's main market, being Auckland, and a limited "pool" of experience employees.
31. The Park does have very strategic advantages in its central location to the wider Northland Region and the primary sector economy that exists within this area. Northland has 1.5 jobs for every 1,000 tonnes exported, the Hawkes Bay 8 jobs per 1,000 tonnes and Auckland 32 jobs per 1,000 tonnes. So, Northland is well behind the rest of New Zealand.
32. The Park hopes to address this so needs a framework around the Park that provides flexibility and removes as many boundaries as possible to those business's considering investment in our District.
33. If we cannot provide the services staff will seek before, during and after working hours such as a gym, cafes, service centres as the Park evolves, or creches for the children of staff working on the Park or training at Regent or Te Pūkenga to upskill themselves so they can seek full-time employment elsewhere, then we are not even competing on a like for like basis with many existing Park's nationwide. This is the most basic of needs.
34. The Park needs to offer flexibility and encourage a business to seriously consider NIEP as a location, by being pro-active in our approach and removing as many barriers as we can, whilst maintaining our values and vision, as attached.
35. Council purchased the land, Government have provided the infrastructure, FNHL have built the Innovation Centre housing the economic agency and laboratory space for Research & Development. Regent and Te Pūkenga have provided a level of educational skills-based training but more educational courses and providers should be encouraged to grow our people, not just in respect of the opportunities that will hopefully unfold at the Park, but across the wider Region.
36. The foundation has been laid.
37. However, if we come from a position of protecting against the unknown, we will make things so constrained and unlikely or time consuming that the Park is not worth consideration.

38. The planning framework needs to encourage business in setting parameters that approve in principle as much as we can by way of activity and footprint, as otherwise, the time and cost of a resource consent becomes a major concern for many businesses.
39. So, further educational providers, childcare facilities, cafes and retail (over time), gyms etc all need to be allowed for as they are a natural feature of most Parks as they reach a level of critical mass.
40. Accommodation is also key. There is a huge shortage nationwide, and this applies to a business that is considering establishing itself at the Park, or for an education provider running a course.
41. Attached is an email from Te Pūkenga received on the 14th June 2024 that talks to precisely this. They are introducing new and bespoke courses that connect to Northland – Horticulture and Nursing. These courses appeal right across our district and students cannot travel every day as they face up to 2 hours travel each way. Student accommodation is essential for the duration of the course, the same applies for international students that Te Pūkenga have for these courses. If the Park cannot provide accommodation, then the courses will move south to Whangarei and beyond where accommodation is available. Education facilities worldwide come hand in hand with accommodation.
42. Staff accommodation also applies here as they seek to attract and hold staff when there is very little accommodation available in the area.
43. The second email is from Te Kura Kaupapa Māori o Kaikohe, who use the Te Pūkenga classrooms as it helps start bridging the gap between school and training/careers in the real world. It creates a degree of autonomy and develops independence as they slowly transition from a school environment.
44. On-site accommodation is essential for staff or attendees from around the region or New Zealand attending an educational course.
45. If we don't address the above now then we simply add another major reason to the lists as to why not to invest in our district, behind distance to market and lack of a qualified labour market.
46. The requests simply seek to put the Park on an equal footing with our competition. Even then, our competition is far better located, so we need to offer more than they do. The Park's Vision and Values are part of our balancing the scales. The rest sits with the council.

Email 1.

From: Toa Faneva <Toa.Faneva@tepukenga.ac.nz>
Sent: Friday, June 14, 2024 11:13 AM
To: Andy Nock <Andyn@fnhl.co.nz>
Subject: Accommodation requirements for Ngawha NorthTec
Importance: High

Morena Andy,

Just dropping you a line on the growing accommodation needs for our Ngawha Campus.

We have just been confirmed to deliver bachelor level programs in Ngawha beginning with the BN and BN Maori for Sem. 1 2025 and Bachelor Occupational Therapy for Sem 2. 2025. These collectively will add approximately 50+ new fulltime students on the campus per year as well as an additional 5 teaching staff.

Many of these students will require accommodation close to the campus as well as accommodation for our teaching staff who will be based at Ngawha for a period over the working week.

In addition, we have earlier this year revised and signed improved training agreements in with the two largest Chinese horticulture polytechnics for program delivery in Horticulture, Agriculture and Forestry for initially 20 international students per year. We are looking to begin this in Sem.2 2025, which we are intending to have delivered also at Ngawha.

However, we do not have enough homestay providers identified at the moment which may impact on our ability to serve these international students.

International student accommodation is a priority if you are also able to provide this, then we can move forward with confidence with these partnership schools.

The international student presence in the mid-north significantly lifts the local economy with accommodation, living expenses, dining etc. and contributions to tourism being a significant part of their needs.

These are Diploma and higher-level Horticulture and Agriculture courses which will also be open to domestic students who may also need accommodation, but we will if successful have an ongoing pipeline of international students initially from China annually based at Ngawha which can grow as the accommodation and other student needs are met.

Happy to discuss this in detail, but I would say if you can provide student accommodation for at least 30 students fulltime (20 for International and 10 for domestic) for the year and staff accommodation of about 5 units this would be helpful for us to overcome the current accommodation challenges and enables us to build a strong vocational education platform in the mid-north at Ngawha.

Thanks,

Toa.

Toa Faneva MNZM
(Ngāpuhi, Ngāti Kahu ki Whangaroa, Te Māhurehure)
Tumu Whenua ā-Rohe 1 | Executive Director, Region 1



M 021 280 2841 tepukenga.ac.nz

Email 2.

From: Moana Timoko <mtimoko@northtec.ac.nz>
Sent: Friday, June 14, 2024 12:40 PM
To: Amber Wihongi-Alderton <amberw@fnhl.co.nz>; Andy Nock <Andyn@fnhl.co.nz>
Cc: Marea Timoko <marea.timoko@kurakaikohe.school.nz>
Subject: Info about our Kura mahi at the NIEP

Kia ora

Feel free to add this to your submission. I have also cc'd in our Tumuaki so she's aware of the info I'm sharing about our mahi here at the NIEP.

Contact number: 021722930

Contact email: moana.timoko@kurakaikohe.school.nz

Role:

Tumuaki Tuarua

Pou Arataki – Wharekura Tau 9-13

Te Pūkenga Ngāwhā Campus Manager (On behalf of Te Kura Kaupapa Māori o Kaikohe.

We, as Te Kura Kaupapa Māori o Kaikohe have a current contract to manage Te Pūkenga Ngāwhā Campus. We can utilise the classroom spaces and facilities as part of the agreement. From Monday to Friday (during our kura terms) we have students transported by bus to the campus. This opportunity supports our wider reo Māori strategy for our kura to remain as a reo Māori speaking environment. All English instruction is delivered at Te Pūkenga. Our ākonga and kaiako enjoy working at the park and often comment about the serenity or calmness of the location. Our students are exposed to tertiary learning options and experiences on a daily basis. Our ākonga get to observe the development and growth of the NIEP and have are often invited to participate in different kaupapa whilst on-site.

Moana Timoko

NGĀWHĀ CAMPUS MANAGER

TUMUAKI TUARUA O TE KURA KAUPAPA MĀORI O KAIKOHE

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Noho tata, haere tawhiti – Stay Close, Go Far

KEY ISSUE 4: TANGATA WHENUA

47. Our relationship with Ngāti Rangī has been important to the Park from the day the site was first considered. As the vision began unfolding, Ngāti Rangī was alongside FNHL.
48. The engagement has not just been in the Cultural Impact Assessment (CIA), which is the overarching document, but in numerous workshops: Cultural, Environmental, Landscape, Design Guidelines, Vision and Values, Marketing and Branding, etc., so much so that the Park won the Award from Economic Development NZ for the most inclusive development process.
49. Ngāti Rangī hapū members and kaumātua are regularly on-site at the Park, and some work here, participating in events and providing guidance. For example, kaumātua have led pōwhiri for visiting groups, supported by park staff, and recently conducted the naming and blessing of meeting rooms at the main hub building, Mahinga.
50. Currently, the Memorandum of Understanding (MOU) is being updated through governance-to-governance workshops, which continue to build on the foundation set and established by Stage 1 as we look to update it and adapt it to the park's future needs.
51. The most recent workshop was held on Friday, 14th June 2024. This workshop agreed the relationship needs to be nimble and adapt to the changing workstreams created by the Park, as the Park adapts to a rapidly moving economic market both domestically and internationally. It is more important how the relationship remains capable of addressing these challenges. The key outcome being both parties agreed we have a strong relationship, regular conversation and trust was more important than words. "the MOU". So the key thing is regular and open engagement, we have the founding CIA, and going forward if an MOU or other terms of reference are needed it will be pulled together.