

## Zen Gerente

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**From:** Philip Brown s 9(2)(a)  
**Sent:** Wednesday, 8 March 2023 4:26 pm  
**To:** Jess Hollis  
**Cc:** Zen Gerente; Michelle Kemp  
**Subject:** RE: [COMMERCIAL]Whenuapai Business Park Extension  
**Attachments:** Lots 200 300 Direct Effects Calculation.xlsx; 196.3 Whenuapai B Park Lot 200 BL1.3 08 03 23.pdf; 196.3 Whenuapai B Park Lot 300 BL2.2 08 03 23.pdf  
  
**Importance:** High

### MFE CYBER SECURITY WARNING

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Kia ora Jess,

Thank you for your discussions with Michelle earlier. As Michelle has indicated, the applicant has decided to amend the proposal by committing to build industrial buildings on Lots 200 and 300 in order to capture the benefits of providing additional direct FTE employment. **Attached** are plans illustrating the nature and form of development proposed on Lots 200 and 300, together with a spreadsheet setting out the economic benefits that are envisaged, including the additional direct jobs.

As you will see from the economic effects spreadsheet, the proposed building development on Lots 200 and 300 provides an additional 75 direct FTE jobs, over a period of 18 months. These direct jobs are additional to the numbers already provided in the application, relating to civil works on 73 Trig Road. The calculations in the attachment are based on the same methodology that was utilised in relation to Teal Park, as advised by the applicant's economic consultant. While of less interest in determining public benefits, we note that the proposal would also provide 205 indirect jobs and substantial economic activity measured in monetary terms.

The drawings show the proposed development of industrial buildings on each of the two lots. Lot 200 is able to accommodate a 4,600m<sup>2</sup> building with canopies of an additional 1,000m<sup>2</sup>, together with ancillary office, car parking, truck manoeuvring and yard. All development is set back at least 10m from wetland and riparian areas, and extensive landscaping is proposed. Lot 300 has a smaller area of developable land, but is still able to accommodate a 1,950m<sup>2</sup> warehouse building with ancillary office, canopies, yard and carpark. Again, development is appropriately setback from the stream.

By way of commentary, we note that the purpose of the Act is to "*urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the ongoing investment across New Zealand*".

In considering (for the purpose of section 18(2)) whether the project would help to achieve the purpose of the Act, we note that the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant:

- *Project's economic benefits and costs for people or industries affected by COVID-19*
- *Project's effects on the social and cultural wellbeing of current and future generations*
- *Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case*

## Public Benefit

- *Whether the project may result in a 'public benefit.' Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.*
  - *Generating employment*
  - *Housing supply*
  - *Contributing to well-functioning urban environments*
  - *Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity*
  - *Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity*
  - *Minimising waste*
  - *Contributing to NZ's efforts to mitigate climate change and transition more quickly to a low emissions economy (in terms of reducing NZ's net emissions of greenhouse gases)*
  - *Promoting the protection of historic heritage*
  - *Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change*
  - *Other public benefit*
  - *Whether there is potential for the project to have significant adverse environmental effects*

There is no explicit hierarchy in the various matters identified as a potential public benefit, although we understand that there has been an emphasis on the creation of direct employment. The amendments to the proposal now provide a response that squarely addresses the employment benefits through the creation of a significant number of additional direct jobs.

Beyond that, we consider that the Whenuapai Business Park extension has a key role in contributing to a well-functioning urban environment (another of the public benefits noted above). Lots 200 and 300 are located at the main entrance to Whenuapai Business Park and provide a gateway into the broader development and an opportunity to showcase and restore the stream. Similarly, the site at 73 Trig Road enables a connected street network and avoids an interim development outcome where the road is essentially a cul-de-sac.

All the land within the Whenuapai Business Park extension will be used for industrial activities and will therefore make a significant contribution to the availability of business land in this sought-after location. This will address a strong and growing body of market evidence that conclusively reveals a distinct lack of available business land supply. The additional employment uses in an area of significant projected population growth will enable more people to choose to work closer to their home, thereby reducing the need for long distance commuting, with resultant economic, environmental, and social benefits.

Significantly, the project would progress considerably faster by using the processes provided by the Act than would otherwise be the case and the timeframe would also be more certain. It is considered that the changes proposed will result in the same effects as contemplated in the Assessment of Environment Effects for the proposal.

I trust that this additional information is of assistance to you and Zen.

Ngā mihi

Philip Brown | Director

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**From:** Michelle Kemp s 9(2)(a)  
**Sent:** Wednesday, March 8, 2023 11:23 AM  
**To:** Jess Hollis s 9(2)(a)  
**Cc:** Zen Gerente s 9(2)(a); Philip Brown s 9(2)(a)  
**Subject:** RE: [COMMERCIAL]Whenuapai Business Park Extension

Mōrena,

You will both see a few missed calls from me. By way of update, our client, Neil Construction, has decided to include the development of two industrial buildings on lots 200 and 300 which results in an increase to the creation of direct jobs. I have prepared the draft response. Employment figures and plans are being updated today. I am expecting to receive these at 4pm. I will send the full response to you by the end of the day and I hope that assists with your timing. Philip and I are available to answer any questions you have at any time.

Ngā mihi

Michelle Kemp | [Principal Planner](#) | [BSocSc \(Hons\) MEP](#) | [MNZPI](#)

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**From:** Jess Hollis s 9(2)(a)  
**Sent:** Wednesday, 8 March 2023 9:21 am  
**To:** Michelle Kemp s 9(2)(a)  
**Cc:** Zen Gerente s 9(2)(a)  
**Subject:** RE: [COMMERCIAL]Whenuapai Business Park Extension

Mōrena Michelle

Just tried to give you a call back. I will be on a meeting 9.30-10 but free following that.

Ngā mihi

**Jess Hollis**

*Senior Policy Analyst (Contractor) | Kaitātari Kaupapa Here Matua  
Fast Track Consenting Team*

Ministry for the Environment | Manatū Mō Te Taiao

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**From:** Michelle Kemp s 9(2)(a)  
**Sent:** Tuesday, 7 March 2023 4:22 pm  
**To:** Jess Hollis s 9(2)(a) >  
**Cc:** Zen Gerentes s 9(2)(a)  
**Subject:** RE: [COMMERCIAL]Whenuapai Business Park Extension

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Kia ora Jess,

Thank you for your email. You will see a missed call from me. I would like to quickly discuss our response to this matter and alternative option for lot 200 and 300.

Ngā mihi

Michelle Kemp | [Principal Planner](#) | [BSocSc \(Hons\) MEP](#) | [MNZPI](#)

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**From:** Jess Hollis [REDACTED]  
**Sent:** Tuesday, 7 March 2023 12:05 pm  
**To:** Michelle Kemp [REDACTED]  
**Cc:** Zen Gerente [REDACTED] Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>  
**Subject:** [COMMERCIAL]Whenuapai Business Park Extension

Hi Michelle

Thanks for your time on the phone just now. As discussed, and as per our previous RFI, our understanding is that direct jobs to be created (rather than enabled) will only relate to the development at 73 Trig Road as only land use consents are being sought and no physical works will be implemented as part of this project on Lots 200 and 300. Please confirm.

If this is the case, the question for us is does that component of the project meet the urgently promoting employment purpose of the FTCA or should it be removed from the referral application?

Ngā mihi

**Jess Hollis**

*Senior Policy Analyst (Contractor) | Kaitātari Kaupapa Here Matua  
Fast Track Consenting Team*

Ministry for the Environment | Manatū Mō Te Taiao

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