

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of Proposed Plan Change 11 to the
Waipa District Plan – Bardowie Industrial
Precinct

STATEMENT OF EVIDENCE OF CRAIG VINCENT

19 NOVEMBER 2018

INTRODUCTION

1. My name is Craig Vincent. I am the Chief Executive Officer of Architectural Profiles Ltd (APL), a position I have held since 1998.
2. The purpose of my evidence is to:
 - Introduce APL; and
 - Outline the aspirations, vision and development philosophy of APL in relation to its relocation and consolidation of its various businesses onto one large site within the proposed Bardowie Industrial Precinct.

APL

3. APL has been successfully designing, developing and manufacturing windows and doors for the New Zealand building industry since 1971. We have evolved into a large company, creating roles for like-minded people up and down the country.
4. APL is the parent company of New Zealand's popular window brands Altherm Window Systems, First Windows & Doors and Vantage Windows & Doors.
5. Within our group of companies we have an on-site aluminium extrusion plant (INEX), surface finishing plants (Colour Works for powdercoating and FINEX for anodising), a manufacturing facility (ALPAC), plastic profile extrusion (PPL) and a distribution fleet (APL Direct) servicing our manufacturers nationwide.
6. APL is a family-owned business with a strong association with Cambridge, and we strive to maintain our 'family feel' throughout our business. APL is recognised as a truly pioneering and innovative New Zealand company, something we hold much pride in. The future of the company is forever evolving and the company's direction is at the forefront of our thinking. APL partners with industry leaders throughout New Zealand and globally to deliver the best products to

our customers. Together we push the limits of window and door technology to make tomorrow's visionary buildings a reality.

7. APL is equally visionary with our environmental impact, setting an example of how large industrial companies can do their bit to achieve sustainable outcomes. We are striving towards how we can make the future better for generations to come, through the steps we take in our business on a daily basis. We are constantly working to reduce our environmental footprint.
8. The Waikato is our primary home and playground. We enjoy the special benefits that come with the Waikato lifestyle, and we are committed to our region and the rest of New Zealand for the long-term. We take our place within community life, dedicating time and resource to various industry, sporting and charitable organisations as our way of giving back to those around us.

COMMUNITY SUPPORT

9. APL has been committed to the communities of New Zealand for almost 50 years, and is proud to have a wide range of industry and sporting relationships. We're behind the Vantage Black Sticks Men and Women, the Gallagher Chiefs, Hamish Bond, the Avantidrome, Cycling New Zealand and many others.
10. Supporting success in our industry is part of APL's philosophy. We are a sponsor of the New Zealand Institute of Architects (NZIA) Graduate Development Programme and Design Lecture Series. APL is also a major sponsor of Architectural Designers of New Zealand (ADNZ) New Zealand Green Building Council (NZGBC) and Sustainable Coastlines NZ. Altherm is a long-term sponsor of the Home NZ Magazine Home of the Year award - celebrating the success of architecture in New Zealand.
11. APL has a keen interest in motorsports, with Altherm sponsoring the Altherm Jetsprint Team and Josh Coppins Motocross team (Altherm

JCR Yamaha team). Vantage sponsors New Zealand rally drivers Emma Gilmour and Ben Hunt.

12. In addition to being a major sponsor of the Avantidrome, APL is supporting a range of other community initiatives within and around Cambridge including the release of Kaka within the Maungatautari Ecological Island and providing doors and windows for the upgrade of the Cambridge Swimming Pool Complex.

RELOCATION TO THE BARDOWIE INDUSTRIAL PRECINCT

13. APL currently operates on four sites (separated by arterial roads) at Te Rapa within Hamilton City. Before deciding on Hautapu, a range of alternative locations were investigated for the relocation of APL including Te Rapa North, Ruakura, and Hamilton Airport (Titanium Park). However, each of those locations had issues or fatal flaws (including insufficient land being available).
14. Our proposed relocation to the Bardowie Industrial Precinct will enable us to consolidate our business operations within one large 28.8 hectare site (Nodes 1A and 2) which will enable us to operate far more efficiently and provide the opportunity to expand the scale of our business. Initial expansion opportunities will see APL enter into the glass processing industry providing further job opportunities within the Cambridge district. This new business will be located in the first building to be built in the new precinct. It will also enable us to develop a world class manufacturing facility and investing in the latest technologies that will see APL's future solidified for the next 50 to 100 years.
15. Following a programme of land release from Fonterra, building development and the relocation of the various APL businesses over a five-year period, APL will employ approximately 460 people in Cambridge. The development of Node 3 will enable other compatible industrial activities to establish which will further increase the economic and employment base for Cambridge. APL will also be

developing a programme to provide job pathways into APL for Cambridge High School students.

16. The philosophy behind the Bardowie Industrial Precinct and the Structure Plan is to enable light to medium industry to develop in the Bardowie Industrial Precinct, with the adherence to contemporary design principles.
17. The principles guiding the Bardowie Industrial Precinct Structure Plan are as follows:
 - A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge's unique character;
 - Maximisation of multi-purpose open space network opportunities;
 - Low impact design is encouraged (in terms of both stormwater and built form);
 - A local transport network that is fully integrated with the regional transport network;
 - A Campus Hub is developed for public open space, appropriately scaled commercial and retail amenities, a wellness centre that serve the employees of the industrial precinct. In addition, other activities that have co-benefits to the Bardowie Industrial Precinct and the Cambridge township such as a visitor accommodation facility and a conference centre, may be considered in this area which do not impact on the Cambridge central business district and can be accommodated within the servicing capacity of the precinct;
 - Flexibility around the staging and sequencing of development;
 - The provision of transportation corridors and infrastructure design capacity, taking into account the balance of the C10 Growth Cell

and not foreclosing the opportunity for efficient servicing and development of other land within the growth cell; and

- Ensuring health, safety and site security is provided for.
18. A very important and relatively unique aspect of the proposed Bardowie Industrial Precinct is the Campus Hub. In addition to being the proposed location for APL's corporate offices, the Campus Hub is intended to provide for a range of businesses and services that support our business and workforce (and which will also be available to others working within the wider Hautapu Industrial Area).
 19. APL has a strong emphasis on the wellbeing of our staff. Accordingly, having facilities on site such as a café, a wellness centre and childcare facilities will significantly enhance the quality of the working environment. The 'park-like' appearance of the Bardowie Industrial Precinct, including extensive landscaping, will also make it a pleasant environment in which to work.
 20. The APL site will have the highest level of amenity and landscaping and we will enforce these standards on its future land/industrial owners in Node 3 through enforceable covenants.
 21. As a result of travelling throughout Europe, APL has observed first-hand some of the best manufacturing facilities in the world and taken these examples into account when designing our facilities at the Bardowie Industrial Precinct and modified to them to suit our objectives. The Bardowie Industrial Precinct will be designed with a green focus including an emphasis on renewable energy and water conservation and reuse.
 22. We see significant value in planning for the opportunity to develop a hotel and conference centre within the Campus Hub. APL hosts and/or sponsors many conferences throughout New Zealand and the opportunity to hold these conferences within our own site will be invaluable. Having the ability to host national and international guests is also seen as advantageous and will offer APL a very unique

advantage against our natural competitors. It will also have significant economic benefits for Cambridge.

23. Attached to my evidence are some images showcasing the preliminary design of the first building we proposed to construct within Node 1A. These images show the high standard of architectural design and construction that will be implemented.

CONCLUSION

24. APL fully supports Plan Change 11 and would urge Council to approve it in the manner set out in the evidence for Bardowie Investments Ltd.

Dated this 19th day of November 2018



Craig Vincent