

South Waikato Open for Business

“

Our Council facilitates quality new investment that will create new jobs for local people and attract new residents with specialist skills to come and live here. It's amazing just how many people have been discovering the best kept secret in the Waikato.

Mayor Shattock says recent investments totalling hundreds of millions of dollars by multinational companies Olam Food Ingredients (OFI), to build a new state of the art dairy processing facility, and by Oji Fibre Solutions to enhance the Kinleith pulp and paper mill, show the Council's economic development investment is paying dividends.

Alongside this, local company Heyden Farms, which markets as Better Eggs, is developing its 139-hectare free range forest near Tokoroa that will become New Zealand's leading-edge egg production site and incorporates the highest welfare standards alongside cutting-edge automation.

“Our location advantage between Waikato and the Bay of Plenty and road, rail and digital connectivity has resulted in significant levels of interest from investors and enterprises. Planned new investments in industrial and business parks will ensure we are ready to deliver our brand promise of Space to Grow,” says Paul Bowden, Council's Head of Economic Development.

“Securing international investment is a major pillar of our shared economic development strategy with the South Waikato Investment Fund Trust (SWIFT) and Te Waka alongside providing support for entrepreneurs and business startups, expansion of existing businesses and to attract growth-constrained New Zealand businesses.”

The Council's business-friendly policies and welcoming South Waikato locals have also attracted highly successful small businesses such as health food company Nothing Naughty, which has relocated from Tauranga to Tirau, and is loving its new home in this boutique shopping village.

Not to be left out, exclusive riverside village Arapuni is also benefiting from investment by local tourist business Riverside Adventures Waikato which is developing chalets near the Waikato River providing luxury eco-friendly accommodation to its clients as a base to explore the stunning unspoilt and non-touristy part of New Zealand.

“Alongside investments to support employment growth there are a significant number of new residential housing developments underway which should provide over 800 homes in the next few years, so not only can we support new enterprises but we will also offer a wide range of housing solutions to employees and business owners,” says Bowden.

In summary, Mayor Shattock says “This district could be part of your future, be it a business venture, a new lifestyle or simply a chance to ‘Discover Different’. Take a look at www.swnz.co and come and talk with us. We can't wait to show you why we love to call this place home, but remember it's our secret!”



Jenny Shattock

South Waikato is “open for business” and thriving says South Waikato District Council Mayor Jenny Shattock.

“Our Council facilitates quality new investment that will create new jobs for local people and attract new residents with specialist skills to come and live here. It's amazing just how many people have been discovering the best kept secret in the Waikato,” says Mayor Shattock.

“Since the early 1890s with native timber processing in Putaruru, the building of the Kinleith Timber, Paper and Pulp Mill in 1954, through to world class engineering companies like Waratah and Satco, the District has innovation in its DNA. We are home to the southern hemisphere's largest cheese processing facility and milk drier at Fonterra Lichfield and other world class companies like Coca-Cola Amatil.”

Maria Te Kanawa, Tumu Whakarae Raukawa Charitable Trust, says “South Waikato District Council continues to work closely with Raukawa the iwi on multiple projects which would be of benefit to our uri and the wider community.”



Earthworks begin for \$14m South Waikato Trades Training Centre



Earthworks by local company Tirau Earthmovers have begun for a new \$14 million South Waikato Trades Training Centre being built on corner of State Highway 1 and Chambers St at the northern entrance to Tokoroa.

The site was blessed by Raukawa kaumātua Te Hapuku Rikiriki and Poihaere Barrett at a ceremony in July attended by representatives from the South Waikato district's diverse cultures. Raukawa Charitable Trust Tumu Whakarae (General Manager) Maria Te Kanawa said the Trades Training Centre will enable many South Waikato rangatahi to train in Tokoroa rather than travelling out of the district away from

the support of their whānau. The South Waikato Trades Training Centre is being funded through the South Waikato Investment Fund Trust (SWIFT), a community-owned economic development fund dedicated to South Waikato's prosperity, with grants from the Provincial Growth Fund, Trust Waikato and SWIFT. SWIFT Chairperson Bruce Sherman said the Trades Training Centre was being developed alongside Toi Ohomai

Institute of Technology which will be the training provider. The Centre will cater for up to 500 students a year. “We have strongly encouraged South Waikato tradespeople and building suppliers to tender for this work to help the local economy and to provide job and learning opportunities.”

The Centre will be a combined 3,500m² of learning space, four workshops and staff space with a commercial kitchen, café and barber shop. It will also have a space allocated for a digital and entrepreneurial hub to help address the digital divide and assist young people into their own businesses. South Waikato District Council Mayor Jenny Shattock said the new Trades Training Centre was an excellent



example of the South Waikato education, business and local government sectors working together to help the district thrive and grow economically and socially. “The Centre's location near State Highway 1 will provide a fabulous new gateway to the northern entrance to Tokoroa

and will complement the recent town centre redevelopment.” Toi Ohomai Board of Directors Chairperson, Catherine Cooney, said the new campus will help breathe life into the community and it was exciting to see this initiative come to fruition after all the planning. “This campus will enable

more students to develop their skills in the community. Local employers need more skilled workers and this new campus will help bridge that gap. “We look forward to seeing the build progressing and once opened, to help provide a skilled workforce to see this great community prosper.”

SWIFT designs purpose-built office for Hancock Forest Management



Hancock Forest Management NZ, part of the global Hancock Natural Resource Group, has commissioned South Waikato Investment Funding Trust (SWIFT) to design a purpose-built office complex on a high-profile site at the northern entrance to Tokoroa.

A team of over 35 Hancock Forest Management NZ staff based in Tokoroa manage Taumata Plantation Ltd forest estate (Kinleith Forest), the largest forest in the district. Hancock approached SWIFT to see if they could design, build, and lease a purpose-built office as the com-

pany's current facilities were unsuitable and in a back street. “Part of the brief was to be more visible to the public and local community,” says SWIFT manager Francis Pauwels. “SWIFT purchased the Chambers St Tokoroa site, which has high visibility at the entrance to Tokoroa on State Highway 1.

“The project was all set to get underway in early 2020 when COVID hit the world and created some uncertainty as to what the future needs would be. But one thing with trees in the forest is that they just keep growing bigger and more valuable and still needed managing and harvesting,” quips Pauwels.

“A revised office layout was agreed, project managers appointed, and design got underway. The earthworks are progressing and building is set to start shortly. The office complex is designed specifically for the needs of the various teams involved - engineering, contracting, silviculture, logistics etc.

“A key feature is a large meeting area and outdoor spaces for the large number of contractors involved in the forestry industry. This project builds on the South Waikato's focus on the forestry and timber processing sector which includes the Generation Training Programme, New Zealand Timber Museum visitor centre, mobile forestry simulators with Waratah/John Deere and Caterpillar machines and now up to five new companies that have re-located to the South Waikato and more are in the pipeline.” Hancock's new office will be adjacent to the new \$14 million South Waikato Trades Training Centre that is being built on the same site.



Fresh opportunities with new dairy factory in Tokoroa

Tokoroa will be home to a new state-of-the-art dairy processing plant planned by Olam Food Ingredients (OFI), a global leader in natural and sustainable food ingredient solutions. It wants to hear from farmers, contractors, suppliers and employees who are interested in partnership opportunities.

OFI Global Head of Dairy Processing Naval Sabri said the facility will open up more supply options for South Waikato farmers and create 50 to 60 full time jobs in the community when fully operational, with more jobs anticipated in the future.

"We have a long and successful history in New Zealand through our previous investment in the dairy sector and are pleased to deepen our presence here," Sabri said.

"The facility will help us to support our global customers to meet growing consumer demand for products that are natural, nutritious and delicious

and, with New Zealand's farming standards and high-quality milk so well-regarded, address their innovation, traceability, and sustainable sourcing requirements."

Two senior New Zealand-based appointments have been made to support the development: Operations Director Paul Rennie joins from Tasti Products Ltd and GM Milk Supply Paul Johnson joins from Fonterra. Both have deep experience in the dairy and food industries.

GM Milk Supply Paul Johnson said OFI has been, and is, focused on talking to local farmers to



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understand their business needs. "We are taking a long-term view with milk supply



OFI GM Milk Supply Paul Johnson (left) and Operations Director Paul Rennie

partnerships," Johnson said. "This means taking the time to understand what will make a genuine difference to our milk supply partners and then shaping an offer that works for farmers on every level."

"We are looking forward to meeting with farmers to discuss our milk supply partnership agreement in the coming months."

OFI supplies natural, sustainable food and beverage ingredients – cocoa, coffee, nuts, spices and dairy – to thousands of customers worldwide. It ranks among the top three

global dairy suppliers and the Tokoroa plant will become part of a network that spans 20 major milk consumption markets, such as South-East Asia, China, the Middle East, and Africa.

The first stage of the development is expected to be commissioned in Q3 of 2023 and will involve the construction of a spray dryer facility to produce high-value milk powder, with more facilities added over time to extend the range of products that can be manufactured. Operations Director Paul Rennie said OFI is excited to join

the Tokoroa community and share its strong focus on operating sustainably.

"This will include maximising the use of renewable energy sources, waste minimisation and building infrastructure to ensure we handle our waste in the most sustainable way possible," Mr Rennie said.

"It will complement the work we will do throughout the supply chain and the work that farmers are doing on their farms."

To learn more, visit ofnz.co.nz or email: newzealand@olamnet.com.

Forest farm to be New Zealand's largest free range egg producer

Better Eggs' sustainable forest farm near Tokoroa in South Waikato is set to become New Zealand's leading free range egg production site.

Opened in April this year, the 139-hectare property will be developed over the next five years to ultimately be the home of 320,000 laying hens free ranging in the forest's 90,000 native and exotic trees with eight laying sheds.

"Better Eggs is a New Zealand family-owned business with strong family values," says Chief Executive Gareth van der Heyden.

"These values are what have led us to innovate a whole new way of poultry farming in New Zealand that will enable the hens to live in a natural forest environment from which they originated, while producing eggs in a

sustainable manner. "Hens will be able to roam and scratch on the forest floor in the shade, shelter and safety provided by the trees and the laying sheds are specially designed to give the birds natural light and ample space to roam around in. We are providing the birds with the highest animal welfare and hen enrichment standards. We sought advice from Australia and Europe that enables us to exceed best practice in many facets."

Van der Heyden said the forest free range farm is an agro-forestry venture combining forestry and poultry enterprise. The pine, oak, poplar, eucalyptus, redwood and manuka trees planted on the property will be milled for timber or pulp when they mature. The growing trees

will sequester carbon. The farm is highly automated enabling staff on site to spend a greater portion of their time caring for the hens. Eggs are transported from the nesting boxes via conveyor belts to a robot that packs the eggs into trays and pallets which are then collected by trucks for delivery to the existing grading and distribution facility nearby in Lichfield.

The forest free range site was officially opened by local Member of Parliament Louise Upston who said she was delighted to have such a substantial and innovative business expansion in South Waikato.

The forest farm opened with 20,000 hens. The development of the free range forest is creating employment in the district.

der Heyden family is demonstrating their commitment to our community," said Upston.

Van der Heyden said the land for the forest farm was purchased in early 2018 and the first shed was completed in late 2020. The second shed is scheduled to be completed in 2022 and tree planting for shed three got underway in September 2021.

Better Eggs is the combination of three proud family-owned poultry farms, Heyden Farms Limited, Henergy Cage-Free Limited and Rasmusen's Poultry Farm Limited. Henergy pioneered cage-free barn egg production in New Zealand and Rasmusen's is a fourth-generation family farm founded in 1937.

Under the banner of Better Eggs, Heyden Farms is now pioneering free range egg production with this leading forest free range project.



Better Eggs Chief Executive Gareth van der Heyden.



Hens live in a natural forest environment.



Development of Better Eggs free range forest has created employment in South Waikato.



Oji Fibre Solutions Kinleith pulp and paper mill near Tokoroa

South Waikato potential centre of wood-based bioeconomy

Oji Fibre Solutions, the Japanese owner of Tokoroa's Kinleith pulp and paper mill, believes South Waikato has the potential to be the centre of a wood-based bioeconomy for New Zealand.

"There is growing demand for sustainable packaging, to use timber as an environmentally friendly structural material for multi-storey buildings, for hi-tech products made of plant cellulose and for biofuels developed from forest products," says Oji Fibre Solutions Group Manager Environment and External Relations Philip Millichamp. "We believe Kinleith will be at the centre of that."

Millichamp said South

Waikato has the natural resources in terms of land and forestry, the infrastructure in terms of roading and specialised forestry equipment suppliers and a willing and engaged workforce which make it perfectly placed to be a centre for a wood-based bioeconomy.

"We have been really impressed with how our employees have responded to the COVID-19 restrictions. Kinleith is an essential service and has operated all through the

lockdown and our people have been incredible in adapting to these conditions."

Millichamp says the major challenge to development of this wood-based bioeconomy is strong international competition for investment. "Oji takes a long-term view and has a great track record in New Zealand. We want to invest more and to do that we need to work closely with central and local government."

Oji is already investing at scale in New Zealand, demonstrating its commitment to sustainability with a \$200 million investment to future-proof its waste-water treatment systems at Kinleith Mill. "Project Waikato" will improve efficiency, reduce environmental impact and preserve the integ-

city of the Waikato River.

"We received great support from Raukawa, local mana whenua, and the community when we sought consents for Project Waikato, which were granted early this year." Millichamp said the project is driven by Oji's aspiration to achieve zero environmental burden.

Oji Fibre Solutions is South Waikato's largest employer with 450 directly employed at Kinleith and 1800 across New Zealand and Australia. The site is New Zealand's largest producer of bio-renewable energy, using just under 14 million gigajoules per year of biomass. With gross revenue of \$1.2 billion across its New Zealand and Australian operations, the company is also a significant contributor to the local



Oji Fibre Solutions paper products

and national economy. The company uses locally grown pinus radiata to produce over one million tonnes a year of kraft pulp, containerboard and fibre-based packaging products with aligned logistics and recycling services. The end use of these products includes: cardboard boxes used by fruit and meat exporters; paper bags for milk powder or sugar; cellulose fibre-reinforced cement boards used in buildings; tissues and nappies; and chemicals used in water treatment plants or swimming pools.

Impact Hub launches co-working hub in South Waikato

Impact Hub Waikato has launched an entrepreneurial hub in South Waikato. Located on Swanston St in the Tokoroa CBD, the new space offers two floors with flexible co-working options, meeting and workshop rooms.

"The space is everything you would expect of a modern co-working environment, but an Impact Hub is so much more," says

Impact Hub Director and South Waikato Development Lead Nanise Ginnen. "We are a part of a global community of more than 100

Impact Hubs in more than 50 countries. Over the last two years we've built an entrepreneurial support offering with a focus on building entrepreneurial skills and fostering a community with a shared desire to use business as a vehicle for positive change in the world. We look forward to bringing this offering to start-ups in South Waikato, and to providing a connection with the vibrant Kiwi start-up scene in wider New Zealand."

The Digital Space in the hub set to open later this year will provide digital capability building opportunity for businesses.

"Waikato has developed a reputation for being a leader in technological development, with more than 50 information technology companies based here. Tokoroa and the South Waikato are on the periphery of this development, and this is an excellent opportunity to focus on building digital competency, entrepreneurial skills and developing linkages between regional tech companies and budding young talent from South Waikato," says Ginnen.

"Impact Hub South Waikato looks forward to delivering a range of opportunities to learn through workshops, events, entrepreneurial and business support options. The first event on 13 October is an Impact Hub partnership with Waikato website company Rocketspark, where local businesses not yet online will learn to build and manage their own websites and local IT professionals will be enabled to support them through the platform.



Impact Hub director Nanise Ginnen (left) with resident Paniora Daniels



Tokoroa's new Impact Hub for entrepreneurs will be part of a global community of 100 hubs in 50 countries

<https://events.humanitix.com/build-your-own-website-ihw> "We hope South Waikato and the wider Waikato community will embrace the hub and make great use of it. If you are looking for a friendly, uplifting space from which to work, run a workshop or host a meeting then visit us at <https://impacthubwaikato.co.nz> locations, South Waikato, and our team will help you make it happen!"

Buttermilk - the perfect ingredient for business success

South Waikato is home to incredible dairy products and some amazing bakers, but its recipe for success involves a wide range of ingredients, chief of which is the brand promise "Space to Grow".

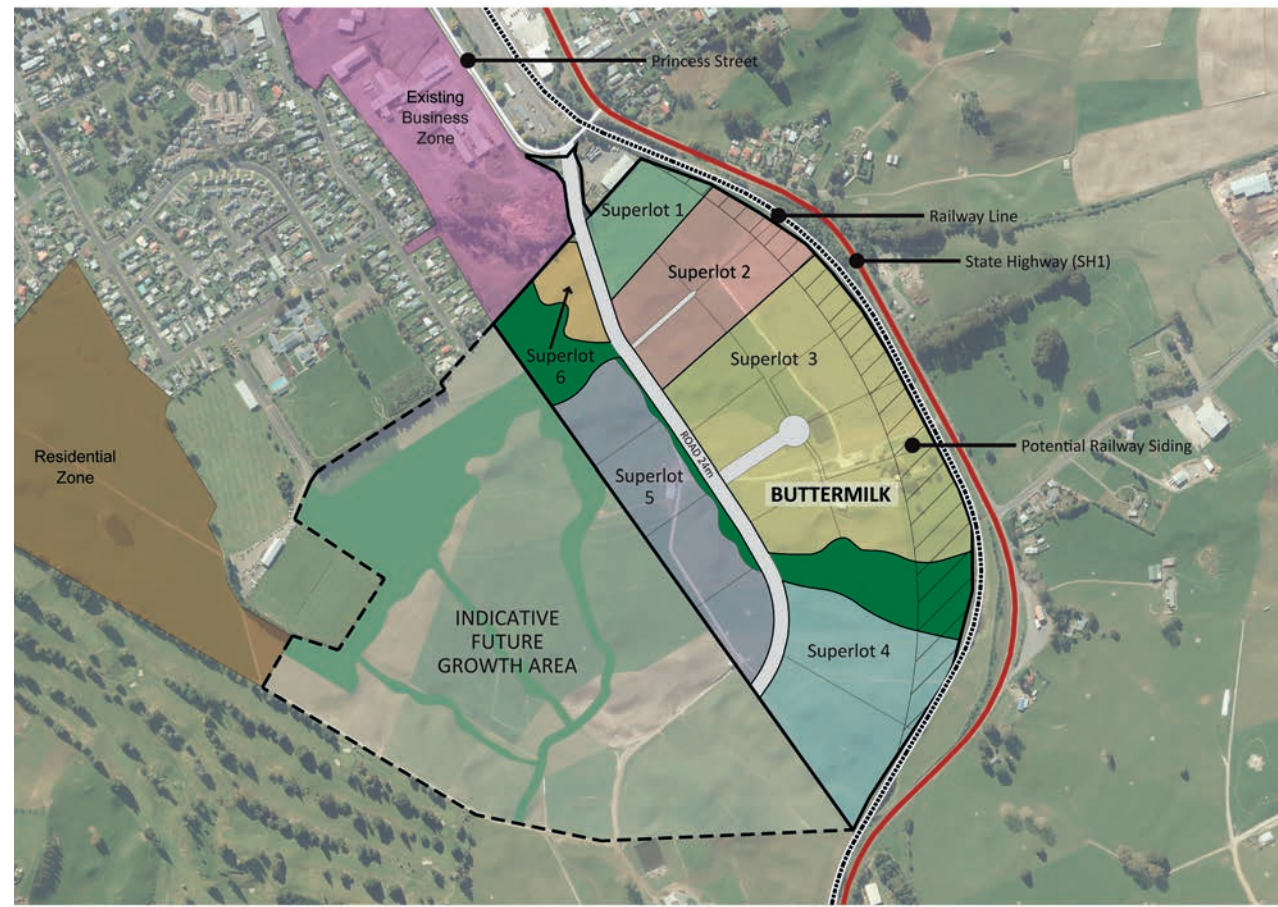
“That’s exactly what we have across the district - and it’s affordable,” says Francis Pauwels of the South Waikato Investment Fund Trust (SWIFT). “From Tirau through Putāruru to Tokoroa, south along State Highway 1 there are industrial and residential sites available right now as well as several significant projects in the development pipeline.”

The largest of these is the Buttermilk development just south of Putāruru on State Highway 1. This greenfield 40-hectare Business Park will soon be available off-plan to investors and owner-occupiers with a unique opportunity to shape the scale and type of development, precisely tai-

lored to meet the bespoke requirements of its owners and tenants.

Developers Dave Macfarlane and Sam Wulff of DPS Developments Limited say Buttermilk is strategically located beside State Highway 1 with access to Auckland, the Bay of Plenty and the Central Plateau. The site can incorporate a rail siding providing container freight access to Ports of Tauranga, should this be required.

“It’s a great opportunity for a large-scale manufacturing, processing or logistics operation to future-proof its business from smart, integrated design through to build, with a range of tenure options from design, build and



leaseback to site ownership,” says Macfarlane.

Pauwels says the attractions are increasingly obvious, particularly with companies looking to diversify their production or operational footprint or to manage future risks of further lockdowns and supply chain constraints. South Waikato is about 70 kilometres from the Port of Tauranga and the district is a popular stop-over for truck drivers, working within their time limits.

“Buttermilk provides excellent site profile, access to SH1 with flexible Putāruru Business Zoning, which provides

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With connectivity through to a new residential development, it can meet your business needs and those of your workforce.

for a wide range of industrial and commercial activities with the ability for development to

start in early 2022. Working across the Waikato and the Bay of Plenty as we do, there are very few opportunities of a comparable scale and nothing as affordable. With connectivity through to a new residential development, it can meet your business needs and those of your workforce,” said Macfarlane.

South Waikato District Council’s Head of Economic Development Paul Bowden says the Buttermilk development, alongside other commercial and industrial investments, supports Council’s plans to build sustainable, resilient and

connected communities.

“Co-terminous development of a significant range of new homes, from social, progressive through to affordable, market and lifestyle mean that increasingly enterprises and people can work and live within a 15-minute walk or commute. The wellbeing impact of smarter growth is immense - more time with family, friends, connecting and interacting with our beautiful environment. Increasing numbers of people and businesses are Discovering Different and realising the benefits of Space to Grow.”

South Waikato all good for Nothing Naughty

When Nothing Naughty was looking to expand, the central location, willing local workforce, and affordability of land drew the company to South Waikato.

Nothing Naughty is a health food manufacturer located in Tirau, South Waikato. Originally operating out of Tauranga, Nothing Naughty moved to

Tirau in April 2019 to keep its overheads down.” Tirau is the perfect location for the business, we have a ready, willing and growing local workforce, are located just off State High-

way 1 with easy access to both Hamilton and Tauranga, and have been made to feel very welcome within the community.” says Nothing Naughty Director Alex Mark.

Previously contract manufacturing for larger corporate clients, the Nothing Naughty team hit a wall when they found themselves making a ‘real fruit bar’ which contained 48% icing sugar. They decided they could do better on their own account, using natural ingredients at prices that make

healthy products accessible for all Kiwis. Nothing Naughty’s turnover has increased every year which reflects the number of consumers becoming more attentive about what they are eating.

Nothing Naughty’s range of health foods consists of protein bars, protein powders, collagen powders, low-carb and low-sugar baking mixes, sauces, supplements and more. The business has a strong focus on sustainability, moving its plastic containers to glass, and using alternatives such as cleaned sheep wool to replace polystyrene in its courier bags.

Rob Greed and Alex Mark of Sportsfuel recently acquired Nothing Naughty with the ambition to grow it into a household name. “We’re excited to invest our learnings from Sportsfuel into Nothing Naughty and take the business to the next level whilst ensuring the product range remains at a high standard. The products are well-loved throughout the country and we’re looking forward to getting Nothing Naughty into more kitchens across Aotearoa.”

“

We’re excited to invest our learnings from Sportsfuel into Nothing Naughty and take the business to the next level whilst ensuring the product range remains at a high standard.



Local tourists blown away by twilight kayak glow worm tour

Operating a tourism business has been challenging during the Covid-19 pandemic but family-owned Riverside Adventures Waikato has more than kept its head above water by targeting the local market.

Having lost its international visitors - previously 60% of the customer base - the company increased its exposure to the domestic market with support from the local council and

Hamilton Waikato Tourism. “This strategy has worked with many Kiwis coming to the South Waikato for the first time and being blown away by what is on offer,” says Steve Hastie, who runs with business with

wife Sally and Sally’s parents Mike and Ann Paget.

“Our hero product is an amazing twilight kayak glow worm tour. This activity can be enjoyed by anyone with a basic level of fitness - if you can sit upright, you can paddle a kayak! The tour showcases one of the natural hidden gems of the South Waikato, topped off by the reflection of twinkling stars on the calm waters of Lake Karāpiro.”

Riverside Adventures (rebranded from Lake District Adventures in September) offers authentic outdoor experiences. “We provide kayak, bike, SUP and ebike hire, transport shuttles to all bike trails in the central North Island, guided bike and kayak tours, and

fully inclusive multi-day tour packages,” says Hastie. “Our true strength is the way we welcome people to the region. How our customers ‘feel’ is just as important as ‘what they do’.”

He says the business is supported by the fantastic Waikato River Trail. Trail riders catch a shuttle to the historic hydro village of Arapuni to cross the iconic swing-bridge over the power station below, stopping to support the local Rhubarb Café and often staying overnight in B&Bs.

Riverside Adventures has been growing its corporate event and team-building activities, created to suit customer requirements. Recent clients include Rocketspark, Top

Notch Calves, Vazey Child Chartered Accountants and Sentinel Homes. The company has also put together adventure races for Putāruru High School and the NZ under-21 Rowing Squad, and is keen to do the same for other schools and sports.

Having outgrown its existing premises, Riverside Adventures plans to move to a larger site near the northern end of the Waikato River Trail. The new five-acre site will have a new operations building, safer access to the lake and bike trail, and an exciting expansion into the accommodation sector with six lakeside pod-style units.

“There is strong demand for unique accommodation which aligns with the natural and

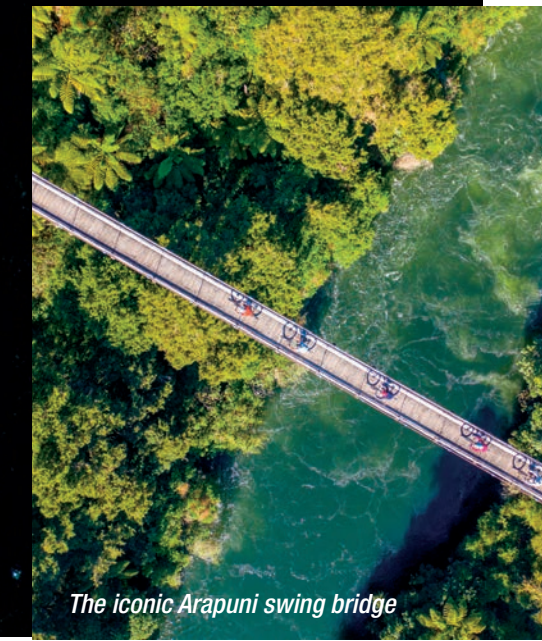
environmental aspects of our business. We have partnered with Putāruru-based building company Nest Homes to design and build the units and manager’s residence.”

Financial assistance from SWIFT has helped the company through the planning and developmental stages of the business expansion, and South Waikato District Council has been supportive from the start.

“Our goal is to create a tourism asset for the South Waikato that locals can be proud of. We want to encourage people to play, stay and explore what the region has to offer,” says Hastie. “And we look forward to being well-positioned for the return of international visitors when the borders open.”



Waikato River Trail



Riverside Adventures chalet design



The iconic Arapuni swing bridge



Riverside Adventures owners Steve and Sally Hastie

New intermodal business park for Tokoroa

A planned new business park for Tokoroa will facilitate significant expansion of container rail-freight volumes through the existing Tokoroa Road/Rail Terminal. The existing facility, which opened in 2015, provides intermodal connectivity to Ports of Tauranga and Ports of Auckland.

“We are really excited about the new business park and meeting the inbound or outbound container freight needs of its occupiers,” says Gavin O’Donoghue, General Man-

ager of facility operator Lincoln Logistics.

Paul Bowden, Head of Economic Development at South Waikato District Council, says the new business park will provide up to 20

fully serviced lots, all with freight access through the adjoining terminal, ranging in size from 1500m² to just under one hectare with the flexibility to combine lots to meet investor/

occupier requirements.

He said the development of this 10-hectare business park will meet the needs of owner-occupiers or investors keen to secure highly flexible, industrial-zoned sites with

existing rail-freight capacity.

When considered alongside the development of the Ruakura Superhub, it means the Waikato Region has a range of intermodal options for leasehold tenants and cus-



Left: Indicative plan of Maraetai Road Intermodal Business Park

tomers, alongside those enterprises who wish to benefit from capital growth, through ownership of the asset.

“Waikato is the smart choice for logistics operators and manufacturers; affordable, connected and accessible with a highly skilled workforce. Why would you go anywhere else?” asked Bowden. The development of the business park is planned to start in 2022 with staged development through to the end of 2023.

South Waikato District Council is working with The South Waikato Investment Fund Trust (SWIFT) and the Government to fully leverage the benefits of the Tokoroa Road/Rail Terminal for the district and the region.