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## **New Co-located Processing facility in Palmerston North**

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New Zealand Post has recently commenced operations at its new Manawatu Co-located Processing Facility.

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Comprising over 7,000 square metres including a mail processing warehouse, staging interchange areas, and associated office accommodation (and a combined investment of over \$10 million), the facility houses NZ Post's mail processing functions for the entire lower North Island.

The facility is situated in the heart of Palmerston North's main industrial area, and is strategically convenient to all major transport systems in the city (including the airport, state highways and rail network).

Greenwood Roche assisted NZ Post on the development, construction and leasing aspects of the facility. The development agreement provided for delivery of tenant works as a variation to the landlord's main contract and early engagement of the Main Contractor on a fixed margin open book basis. Both features enabled the project to be completed seamlessly to a tight schedule while maintaining the appropriate distribution of risk and responsibility between the parties.

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### **Specialist Expertise**

Property & real estate  
Construction

### **Key lawyers involved**

Mark Hay  
Barry Walker  
Kelly Johnson

