



Northgate
BUSINESS PARK

NORTHGATE

Northgate. The crossroads of the golden triangle where Auckland, Tauranga and the Waikato intersect and your golden opportunity to position yourself at the strategic hub of New Zealand business growth.

From here, to everywhere.

A **hub** built for business.

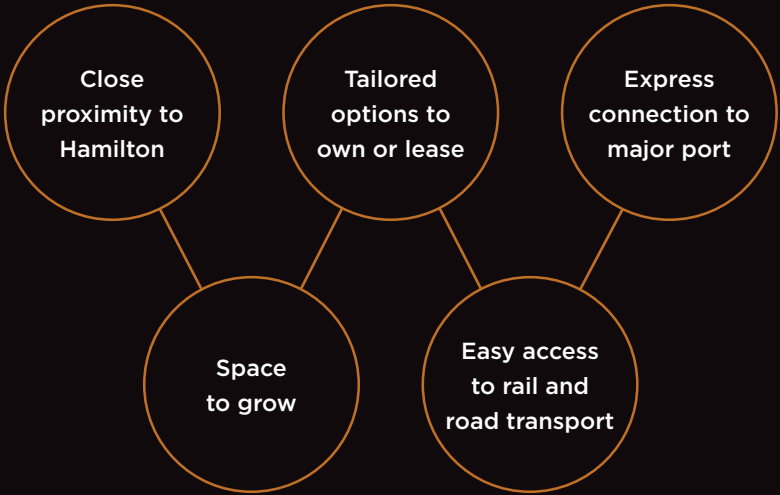
Northgate Business Park gives your business the space, flexibility and connection it needs to thrive and grow. With the development now reaching Stage 3, we can work with you to establish the right site for your needs.

OWN OR LEASE

Sites at Northgate are available to purchase today with complete flexibility of lot sizes ranging from 3,000m to 10ha+. Alternatively, Northgate can tailor a complete design, build and lease package for users not wanting to purchase and/or build their facility. We are happy to work through leasing options to suit your business needs subject to qualification criteria.

PORTS OF AUCKLAND RAIL CONNECTION

Resident businesses share access to rail connections through Ports of Auckland's Waikato Freight Hub based at Northgate Business Park.





From here, you can reach **everywhere.**

When it comes to logistics, you couldn't be better situated to maximise your connection to New Zealand's economic golden triangle, and to the world.

Northgate is a strategically located business park just 8km from central Hamilton. Road or rail connections at your gate provide links to Ports of Auckland and Tauranga, each exactly 110km away, and Auckland Airport is even closer.

Major infrastructure projects continue to roll out across Auckland, Waikato and the Bay of Plenty, increasing the flow of goods across the three regions and industry supply chains. Securing space at Northgate Business Park is therefore simply smart business.



Northgate Business Park is simply **smart** business.



The heart of the triangle.

Hamilton and the Waikato region are a growing economic powerhouse. As key infrastructure projects continue to create faster, safer connections to key population centres and ports like Auckland and Tauranga, operating from a strategic Waikato location is simply smart business.

WAIKATO FREIGHT HUB

Ports of Auckland have developed their Waikato Freight Hub on 33ha at Northgate. This is part of an integrated network of inland freight hubs which capitalise on the efficient and sustainable use of rail.

The network brings the port and international markets closer to your business, by allowing you to pick-up and/or drop off goods at your nearest hub. The network will drive the use of rail, generating infrastructure savings at a national level and reducing the impact of freight movement on the environment.

Ports of Auckland currently has freight hubs at Wiri in South Auckland; Mt Maunganui in the Bay of Plenty; and Longburn, near Palmerston North.

EMPLOYEE CONVENIENCE

Northgate is an appealing location for employees. Only 8km from central Hamilton, it's convenient for the local workforce. It's also an option for workers who want to make the most of the rural lifestyle and live between Auckland and Hamilton or Hamilton and Tauranga.

GROWING MARKETS

The population within one hours drive of Northgate is growing year on year providing a good labour resource, which together with surrounding infrastructure makes Northgate Business Park an ideal location for the efficient operation of any business.

PORT CONNECTIONS

Exactly halfway between The Ports of Auckland and Tauranga — 110km to either — Northgate gives you more options for sea freight. Auckland International Airport is only 100km away. And the Waikato Freight Hub connects to New Zealand's other key ports at Napier and Lyttleton.





New **home**, new neighbours.

Northgate Business Park is developing into a thriving and active business community. With Stage 3 underway, key operators are already established and operating in Stage 1 and construction has begun on Stage 2. As new businesses arrive and new services are introduced, it is set to develop into an enviable location with plenty of positives for businesses based here.



Northpower



Join a **thriving** business community.

There's a constant hum of activity at Northgate Business Park and the first wave of businesses to relocate here are reaping the benefits of this premium, connected location.

Northgate can facilitate design and build solutions and long term lease structures as they did for Waikato Milking Systems who relocated into their newly completed 9,000m² facility in mid 2015.

Their state-of-the-art facility was designed to future-proof their business and built in two stages by Hamilton-based Downey Construction. It consolidated a number of sites throughout Hamilton, including their global headquarters and sole New Zealand manufacturing plant.

Our staff were excited to move into a purpose-built facility and we quickly adapted to having four business units on the one site for the first time; it changed the way we operate and we've become more efficient. The easy access to the motorway is great for visitors, freight is no problem and we can be in the CBD quicker than when we were in Te Rapa.

Throughout the project, Northgate provided a good standard of service, met timelines, and were proactive and supportive with any changes.

Richard Aubrey, Chief Operating Officer
Waikato Milking Systems



Stage **three** available now.



What's on offer.

With Stage 1 of Northgate Business Park fully operational and Stage 2 nearly all sold, Stage 3 is now under construction.

Northgate can tailor a long-term lease solution for your brand new, purpose built facility from detailed design to construction with a complete design-build-lease package. This presents an exciting opportunity for businesses seeking to purchase and build their own premises or work with Northgate to create a strategic facility for the future of their business without tying up capital in land and buildings.

LOTS FOR SALE

The third and final stage of Northgate is now available for sale. This conceptual lot plan shows a hypothetical layout however, complete flexibility of lot sizes and location within stage 3 is available to early sales.

DESIGN, BUILD AND LEASE

Northgate has the experience and expertise to facilitate design and build options as well as flexibility of leasing structures to create a package to best suit your business.



Northgate environment.

Northgate Business Park is zoned industrial and is within the territory of the Waikato District Council. WDC are a progressive Council who are supportive of development and this is reflected in their relatively low development contributions.

Northgate Business Park sets a new benchmark in environmental standards, providing protection to the waterways that presently flow through the development areas. The existing streams and gullies are a feature of the development and will be vested in the Waikato District Council as stormwater reserves. All stormwater runoff will be directed into ponds where it will then be treated for quality before being attenuated out to the existing streams.

ENVIRONMENTAL SETTING

Streams will have extensive planting along their banks, which has been approved in consultation with both the local iwi and Environment Waikato. The chosen plant species support bird life and provide shelter for the aquatic species that hide under the banks of the streams.

RECREATION

Intermittent pedestrian access to the stormwater ponds enable employees in the Northgate Business Park to enjoy the peaceful setting in a recreational environment that is removed from the office yet easily accessible for a lunchtime walk or run.

WASTEWATER

All wastewater at Northgate Business Park is pumped to the upgraded wastewater treatment plant north of Ngaruawahia.



PLANNING RULES - Northgate Business Park is zoned Industrial. The key permitted development controls and performance criteria are:

BUILDING HEIGHT

- 1. Height does exceed 25m and
- 2. Height does not exceed 15m over 90% of the site

BUILDING SETBACK

- 1. 7.5m from and road boundary
- 2. 10.0m from SH1 and the Waikato Expressway

BUILDING COVERAGE

- 1. Total building not to exceed 70% of the site area

NOISE

- 1. Does not exceed 75dBa at any time
- 2. Does not exceed 55dBa 7am to 10pm
- 3. Does not exceed 45dBa and 70dBa the following day

The Waikato District Plan and Planning Rules are linked to the Northgate Business Park website and can be viewed at northgatepark.co.nz/planning-rules/

Your new **flagship** address.

Stage 3 is filling up fast, so don't miss the
opportunity to be part of Northgate Business Park.

northgatepark.co.nz

JONNY REID

021 769 071

jonny@upcgroup.co.nz

NORTHGATE

