

**NORTHGATE is a premium Business Park
located just 8 km north of central Hamilton**



The Business Park

The extensive experience of the development team ensures Northgate Business Park provides a premium opportunity for your business.

Premium Location

Situated exactly 110km from both the Ports of Auckland and the Port of Tauranga, the park provides great access to rail (the North Island Main Trunk Railway) and road (SH1 via the Waikato Expressway).

Pristine Environment

The naturally occurring streams and gullies are being developed into a major environmental feature.

Location

Call now on **+64 7 856 1870**

Visit www.northgatepark.co.nz

Northgate's strategic position in the central Waikato, with both major road and rail access provides a superior location for business.

Developed to the highest standards, Northgate Business Park anticipates the growth of your business. Our experienced development team has ensured that the park is ideally positioned for the future growth of the Waikato, which means your business is well placed to take advantage of the northward growth trend of this vibrant region.

Set amongst existing large industrial sites such as Fonterra's Te Rapa dairy factory, Affco's meat processing facility, Open Country Dairy's dairy factory and the Ports of Auckland Waikato Freight Hub. Northgate provides an ideal location in which to do business.



Road Access



Road Access is provided to State Highway 1 and the Waikato Expressway.

The Te Rapa, Ngaruawahia and Cambridge sections of the Expressway are complete with the Huntly section due for completion in mid 2020 and the Hamilton bypass section due for completion in 2021. This will then provide four lane expressway access from the Northgate Business Park to Hamilton City and Cambridge in the south and Auckland City in the north.

When coupled with the access to rail available at Northgate Business Park, your business can enjoy the best distribution and access opportunity available in the region.

Rail Access



Rail Access has been confirmed by Kiwi Rail via sidings off the existing double track Main Trunk Railway. The Ports of Auckland are developing rail access to service their adjoining Waikato Freight Hub with work to be undertaken in 2021.

Flexibility

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Northgate Business Park is being developed in stages to meet the needs of individual businesses. Northgate will work with each end user to provide the best solution for their business. Northgate has the ability to change Lot sizes and roading layouts to meet the needs of each end user.

Ownership

Businesses are able to purchase their site. Site sizes can be tailored to the requirements of the individual business.

Design Build Lease

Northgate Business Park is able to provide the complete package for your business. We are experienced in the design and build process and are happy to work through leasing arrangements subject to qualification criteria.

3PL Services

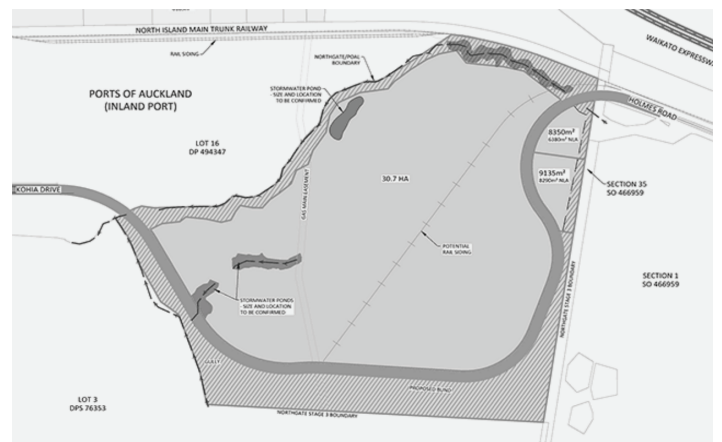
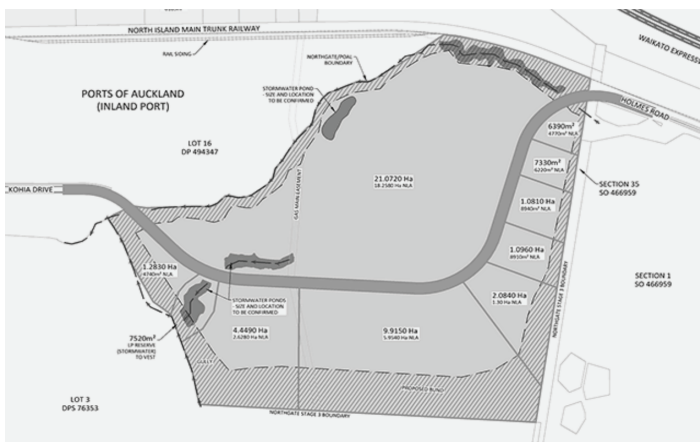
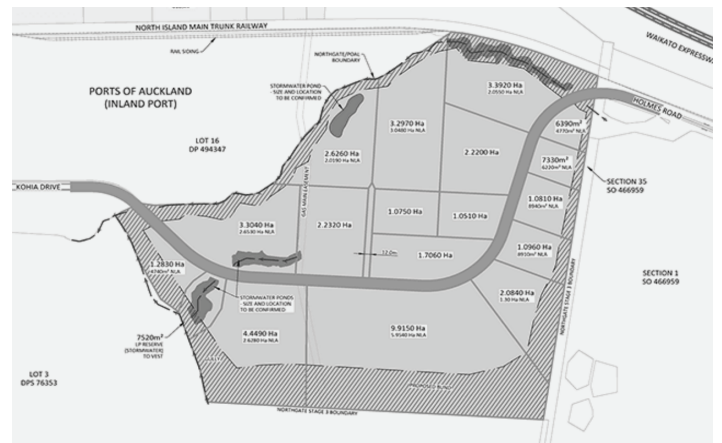
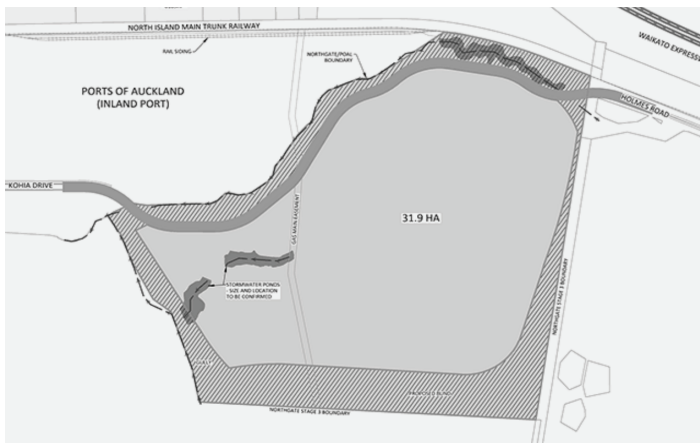
3PL services are also ready available to business owners through the Ports of Auckland at its neighbouring Waikato Freight Hub.

- More about 3PL services:

<https://bit.ly/2GwBrq8>

Concepts Stage 3 (Lot 17)

Northgate Business Park currently has Stage 3 (a total of 32 ha) under construction. Lot sizes and locations remain flexible with potential roading layouts and subdivisions shown below.





CLIENT



BLOXAM

BURNETT & OLIVER

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PROJECT

NORTHGATE BUSINESS PARK

STAGE

NORTHGATE STAGE 3 DEVELOPMENTS

PROPOSAL

CONCEPT PLAN C
NORTHGATE STAGE 3 - LOT 17

STATUS

PRELIMINARY

DATE

28.11.2019

SCALE (ORIGINAL SIZE)

1:4000

PREPARED BY

159470-15-0103

REVISION

A

Version 3.0 - September 2017

| REVISION | DATE | DESCRIPTION | APPROVED | BY |
|----------|------------|-----------------|----------|----|
| 1 | 28.11.2019 | GENERAL UPDATES | | |
| 2 | 28.11.2019 | INITIAL ISSUE | | |

DESIGNED

TM

BM

DRAWN

DB

CHECKED

US

BM

DATE

28.11.2019

BY

TM

DATE

28.11.2019

BY

DB



1:4000 (EYEDRA)

1:4000 (ORIGINAL)

1:4000 (PRINT)

28.11.2019

139470-15-0104

PRELIMINARY

139470-15-0104

CONCEPT PLAN D

NORTHGATE STAGE 3 - LOT 17

NORTHGATE STAGE 3 DEVELOPMENTS

NORTHGATE BUSINESS PARK

BLUXAM BURNETT & OLLIVER

PHOTO: GUY A. BURNETT, PHOTOS: GUY A. BURNETT

| REVISION | DATE | BY | CHKD | APPD | REASON |
|----------|------------|-----------------|------|------|--------|
| 1 | 28.11.2019 | GENERAL UPDATES | | | |
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Planning Rules

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

Building Height

1. Height does not 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

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

Building Coverage

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

The full planning rules that apply to the Northgate Business Park are available as follows:

- Northgate Rules Waikato District Plan PDF: <https://bit.ly/3aTEJli>
- Northgate Planning Rules PDF: <https://bit.ly/2GzPWJL>

Northgate Environment

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.