



Te Rapa park continuing on track

Karen Phelps

Stage two of new industrial park Te Rapa Gateway is currently under construction with site works due for completion in August.

Comprising 20ha the second stage of the development was released to the market in September last year. Indicative boundaries have been set for 28 sites and individual sites can be combined to create larger parcels of land, says Michael Clark, sales and marketing manager for Chalmers Properties.

A 1.35ha site is already under contract in stage two which comprises six of the indicative lots.

Located next to State Highway 1 Te Rapa Gateway is being developed by Chalmers Properties Ltd's subsidiary Te Rapa Gateway Limited.

The 60ha South Precinct is being developed in the five stages with stage one, 13ha offering 24 sites, already completed. Stage one of the development was opened in June 2014 by Hamilton mayor Julie Hardaker. Eight sites have already

been sold in stage one and buildings completed for Norman's Transport & Storage and Lely NZ.

Michael says that the site has been engineered to a high spec.

He says that this means purchasers can be assured the sites are ready to build on with the lot of the risk of unseen factors, that can lurk beneath the ground, removed.

The development includes ultrafast broadband and 11kV of power along with prepaid Hamilton City Council development contributions up to 30% of the gross floor area.

Michael says there are strong covenants in place to ensure only a good mix of high quality businesses will operate in the park, protecting the value of the property.

Although sites can be purchased lease options are also available with Chalmers Properties Ltd working with clients to custom design and build premises.

Zoned Rotokauri Industrial under the Hamilton City Council's district plan Te Rapa Gateway is located within what Michael refers to as "the golden

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triangle": within 10 kilometres of Hamilton's CBD, an hour and quarter from Auckland and under an hour and a half's drive from Port of Tauranga.

He says proposed bus and rail links close to the industrial park along with the Rotokauri planned urban area on the opposite side of the expressway, will provide potential future customers as well as a readily accessible workforce for businesses moving to Te Rapa Gateway.

With the expressway from Hamilton to Auckland due for completion by 2019 there will be more direct access between these two cities, he says.

He says predictions are that the northern part of the city, where Te Rapa Gateway is located, will continue to grow as a result of the booming Auckland market.

Ports of Auckland has recently purchased a large parcel of land just north of Hamilton to create a significant container port, he says, and other companies which have already established themselves in the immediate area include New Zealand Post, Mainfreight and the Porter Group.

He says that Te Rapa Gateway is aiming to bring out-of-town businesses to the region.

"Land is scarce in Auckland and very expensive. Te Rapa Gateway is located not far from South Auckland so attracting Auckland businesses is a focus. A modern industrial park has been needed in Hamilton. The hope is that it will bring quality businesses to the region creating employment and business opportunities."

• Schick enjoying challenge - page 8



Te Rapa Gateway is located within 10km of Hamilton's CBD, an hour and quarter from Auckland and under an hour and a half's drive from Port of Tauranga.



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Leading in design...

Creating great places of industry - to work in and to live in - is the focus for award-winning Waikato based architectural and engineering practice Stiles and Hooker.

"We have a team of dedicated professionals who are driven to create world class solutions for our clients, delivering quality built environments that truly contribute to the success of the organisations we serve," says architect director Glenn McHardie.

Stiles and Hooker has worked on the full range of built environments for over 35 years both in New Zealand and overseas.

The range of buildings for which the company offers architectural and engineering services include industrial, commercial, residential, educational, health care, hospitality and retail.

Stiles and Hooker offers a unique blend of skills under one roof which sets it apart including a key design team with synergies created between the architects and engineers.

This gives the company an edge when it comes to industrial process projects, which form the company's main clientele.

Glenn says that being a medium sized multi-disciplinary practice with a relatively flat business structure, enables Stiles and Hooker to offer clients a personal service free from some of the usual constraints that can cause delays.

Decisions can get made quickly and issues resolved efficiently.

Glenn says with commercial projects, the company's first priority is to understand the client's organisation at a deeper level:

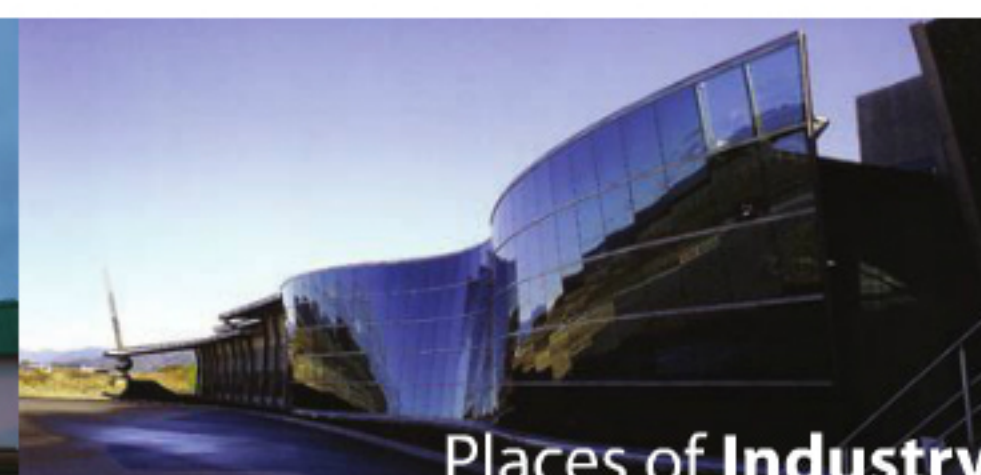
"Their culture and their overall identity, and the marriage between this and the solutions that lead to best-considered built environment, ultimately leads to success for our clients," he explains.

Stiles and Hooker have specialist expertise and a reputation of being New Zealand leaders in dairy and meat processing plant design including hygiene facilities and processing plants. These projects are complex and involve extensive technical services and equipment, require exacting standards and a rigid time line to meet production schedules. Getting things done as efficiently as possible is a strong focus for Stiles and Hooker.

Stiles and Hooker is registered with TELARC New Zealand as a Registered Supplier (ISO 9001:2008) assuring the highest levels of quality assurance.

The company is also committed to the implementation of Environmentally Sustainable Design principles for its projects – something that is becoming increasingly important.

"At Stiles and Hooker we continually strive to add value through the delivery of smart design solutions that provide balance between quality, cost effectiveness and timely delivery. With a great team we're in a good position to carry on doing what we do best - delivering great places; of industry, to work and to live."



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