



Location and Access



Business location decision making is no longer just a factor of cheap land and labour and access to basic infrastructure and services. Global and local trends have seen the rising importance of:

- Clustering near like-minded and upstream and downstream businesses;
- Locating near growing markets;
- World-class communications and technology services;
- Transport and infrastructure links; and
- Meeting the lifestyle and work flexibility expectations of a growing knowledge economy workforce.

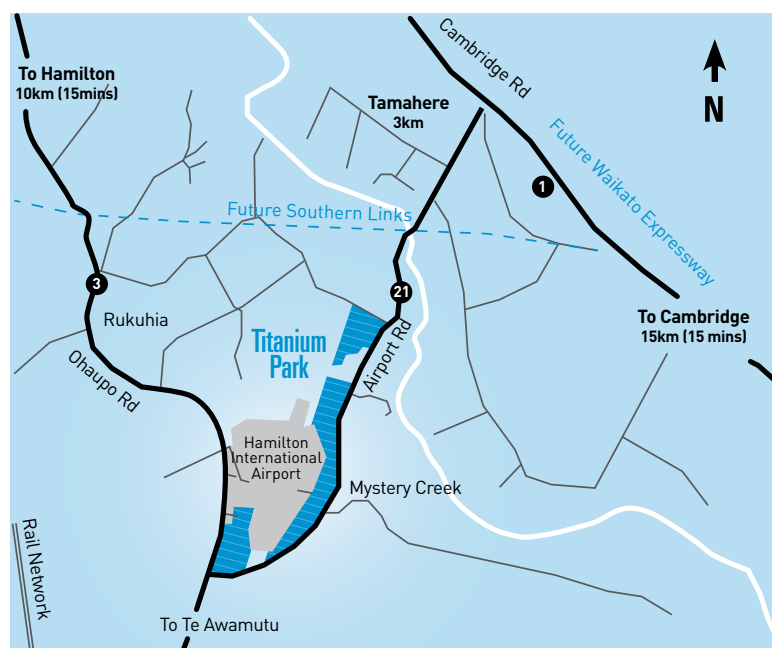
Titanium Park is located adjacent to Hamilton International Airport, at the junction of State Highways 3 and 21, about 15 minutes to the south of Hamilton CBD. This location will also benefit from the future proposed Southern Links motorway and Waikato Expressway.

The design and planning for Titanium Park has responded to this location by:

- Designing generous landscaped “edges” and street frontages to reflect the surrounding regional rural landscape qualities;
- Proposing a minimum number of external road access points to ensure district and regional traffic flows are not adversely impacted;
- Planning for on-site amenities and facilities to support the wider community as well as Titanium Park tenants; and
- Creating different precincts and lot types based on their accessibility to the highway or airport.



Location from Hamilton	Time (hour:mins)	Distance (kms)
Auckland Airport	1:30	133
Tauranga	1:10	97
Rotorua	1:10	99
Taupo	1:35	145
New Plymouth	2:45	230





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Hamilton is New Zealand's leading food, ag-bio and agri-tech business centre, with strengths also in stainless steel, aluminium and plastics.

With a significant tertiary education presence in Hamilton, it is also one of the country's leading scientific research centres and a centre for horticultural, agricultural and biological testing for food industries.

"Hamilton's niche is around innovation and commercialisation of ideas."

Source: Economic Development Strategy, Hamilton City Council.

Waikato's freight role to grow

"The amount of freight moving within New Zealand will grow by 75 percent from 2006 to 2031, according to a study by the ministries of Transport and Economic Development.

The study finds substantial growth in freight is expected in Waikato and Canterbury, reflecting growth in the forestry and dairy industries and, in the case of the Waikato, in the transport

of aggregates. Auckland is expected to get more freight through it from primary products produced in Northland and Waikato.

According to the study, total freight moved nationally in 2006/07 was about 225 million tonnes. An estimated 70 percent of that freight moved via roads compared to 67 percent in 2005."

Source: More freight to move in New Zealand, The National Business Review, 18 August 2008.

- Fieldays at Mystery Creek is the largest agricultural event in the southern hemisphere, with 131,000 visitors and 98 acres of demonstration and exhibition space in 2008.
- The Waikato is New Zealand's leading export region, accounting for around 20% of the country's total exports.
- In 2007 total net GST in the Waikato Region increased by \$840.1m or 7.8%, compared to a national increase of 2.8%.

