

A new era
of property
possibilities
starts here.

take **flight**

take/part

Auckland Airport has a significant and strategically located land asset – an ideal place to do business.

Continually evolving, the airport is no longer just a point of arrival or departure. Recently voted one of the world's top ten airports, it's the central connection between Auckland, the rest of New Zealand and the world, as well as a dynamic social and economic hub.

Today, nearly every single industry in New Zealand is reliant in some way on air transport and the need for ease and speed when delivering goods and services.

A place to be

Auckland Airport has become a compelling commercial property proposition – the Airport Business District is an attractive, multi-industry and sustainable business location based around the ever-growing importance of New Zealand's largest transport hub.

New precincts to meet different business needs

Because being part of this dynamic environment is an opportunity for smart companies to gain an advantage over their competition, we have accelerated our property development activities. We have looked hard at all our property assets and developed a new, integrated series of logical, flexible and attractive precincts to meet different market needs and provide a home for business.

We believe that Auckland Airport is the best location in New Zealand for your business; this is your opportunity to be part of it.

Top 10 facts:

1. Auckland Airport owns over 1,500 hectares of freehold land, of which 443 hectares is currently available for development.
2. Over 890 businesses have already chosen to locate themselves at the airport in a wide range of property types which include warehouse, office, retail, service and accommodation facilities.
3. Some of the world's top companies do business from here including – DHL, TNT, Shell Oil, UTI, DFS, Federal Express, Accor, Air New Zealand, Qantas and Expeditors.
4. Auckland Airport is committed to developing its offering for businesses. We offer a range of expansion and relocation options for businesses looking to locate here.
5. Flexible design and lease packages are at the core of what we can offer companies considering moving their operations to the airport.
6. We offer a secure environment and dependable infrastructure which allow for businesses to work and grow safely.
7. A huge range of amenities are on the doorstep for any business located here.
8. Over 65,000 vehicles pass through the airport every day, and 18.6 million people visit each year, offering great exposure to businesses located in the Airport Business District.
9. The airport is only 21 kilometres from Auckland's central business district – approximately 35 minutes by motor vehicle or bus – and only 12 kilometres from Manukau City.
10. Auckland Airport is one of the top 10 airports in the world, as voted by 9.8 million travellers in the 2009 and 2010 World Airport surveys conducted by UK-based aviation research organisation Skytrax.



You're invited
to be part of
a new era
of possibilities
in property.

take/a look

We are developing an airport business district of which New Zealand can be proud – an environment of international-standard which will become a major Pacific Rim hub. It will match the likes of Singapore, Hong Kong, Seoul and Dubai airports in acting as a hive of economic activity, and a world-class business experience in its own right.

Our vision is to be the recognised leader in creating value for businesses centred around hubs for the large-scale movement of people and goods.

We will continue to develop our property assets to deliver the greatest benefit to New Zealand's economic growth.

We believe Auckland Airport has a pivotal part to play, helping Auckland realise its long-term ambitions as a global city.

High-quality design framework

To deliver on our vision, we have worked with renowned architects and urban designers to create a high-quality, flexible land-use plan and urban design framework.

By taking a well-considered, coordinated and long-term approach, we will maximise the range of commercial activities that can be accommodated around the airport hub.

Our plans are tailored specifically to the needs of business, and aimed directly at the requirements of business owners, occupiers and tenants. Our plans will result in efficient spaces that maximise use of available land and deliver optimum commercial value for businesses in a world-class location.



This is the place
where vision,
design and flexible
options come
together for you.

Why you should be here

Our plans are geared to providing businesses with four core outcomes:

Value

- **Opportunity** – The size, scale and positioning of our land gives us the ability to generate significant value for businesses through highly competitive packages, each one tailor-made to fit the needs of an individual business.
- **Experience** – We have the competence and expertise to make it happen. We are capable of delivering the building you need on time and on budget.
- **Competitive** – We understand the climate in which we operate. We have the financial credentials, ability and desire to deliver competitive occupation packages and lease structures.

Flexibility

- **Options** – We are well placed to provide your business with a property solution that meets your needs now and into the future. Talk to us about your vision and we will structure a package to suit.
- **Scalability** – Once you decide to relocate your business to Auckland Airport, we want to ensure you can grow. With an extensive land holding, we offer a range of expansion and relocation options that have already been used effectively by many companies.
- **Design and build** – We can manage the whole process from the brief through to delivering the keys on completion of development. We use noted architects and designers who are specialists in their fields.

Security

- **Financially fit** – Auckland Airport's strong financial position ensures that you will have a stable property partner who can support your growing business.
- **Secure** – We have the ability to offer security to your property and customers, to eliminate these worries from your operational landscape. We also have our own security and emergency services operations complementing the on-site police presence.
- **24/7** – We are a 24/7 airport community operating around the clock, making it a safe and secure environment at any time of the day or night.
- **Dependable** – Reliable infrastructure, such as power, IT, roading and transport, is critical to the success and future development of the airport. Few things are more important to us. We therefore have a secure power and IT network to support your business requirements.
- **Improving** – We work constantly to upgrade our infrastructure, liaising closely and proactively with local and regional authorities to develop the links that connect us to our surrounding world.

Quality

- **Commitment** – We are committed to high-quality built outcomes that reflect the business and working environment. This will be the best business park around.
- **Services** – We offer a huge range of amenities, including shops, banks, food outlets, services, leisure and culture to support the Airport Business District – and there is much more to come.
- **Proximity** – We are situated close to New Zealand's primary transport hub and to the enormous social and economic activity that this creates. We are strongly focused on aeronautical activities and will help your business capture the benefits of air travel.
- **Exposure** – We can offer your business massive public exposure, with over 65,000 cars travelling through the airport every day, and 18.6 million people visiting each year.
- **Parking** – We operate New Zealand's largest public carparking facilities and can offer a wide range of parking options either within your site or nearby.
- **Accessibility** – Auckland Airport and regional and national transport planners are very focused on maintaining and growing accessibility to and from the airport, with many major improvements to roading and public transport services planned or under construction.

your/options

the landing

The Landing will be a world-class warehouse and logistics location developed to a concept designed by renowned US-based firm Surface Design. In addition to its leading business park facilities, The Landing will

border the Oruarangi Creek and will provide a significant recreational asset for the public of Auckland as well as providing an important link to the Otuaatua Stonefields.

the quad

This is the business heart of the Airport Business District, providing a wide mixture of amenities to service the wider airport. The Quad is focused mainly on office activities with some hotel accommodation and retail to service passengers and airport workers.

The office development provides businesses with a quality environment for staff and clients. The Quad is already home to airlines and support services integral to the airport.

altitude

Altitude provides a whole range of commercial opportunities that showcase New Zealand's way of life to the world. It is an entertainment, retail and education precinct that is focused on services to airport users,

particularly tourists, trade and airport workers. The Airport Shopping Centre is located here and includes a supermarket, discount department store, medical services and cafes.

the common

The Common comprises 111 hectares and is being developed as a recreation and heritage area. It features our golf course, driving range and marae. A range of other activities is currently being planned including bike and walking trails. The Common will also be home to a

number of historic buildings that are being relocated and restored as part of ongoing airport expansion. There will be a range of opportunities for unique buildings set in a low-density natural environment.

cargo south

Located at the operational heart of the airport, the Cargo South precinct offers a unique environment with close proximity and access to the existing Southern runway. The 57 hectare precinct is already home to a range of aviation-focused businesses including aeronautical engineering, general aviation, postal and courier services, sterilisation facilities, flight catering, specialised perishable goods and livestock export facilities, freight forwarding and logistics. There is a range

of opportunities including sites for new facilities and existing warehouse and office space. Cargo South is also home to Cargo Central, a multi-let air cargo centre where over 31 organisations occupy a range of office and warehouse spaces ranging in size from 35 to 850 square metres. The New Zealand Customs Freight Inspection facility is located at the entrance to Cargo South on the corner of George Bolt Memorial Drive and Tom Pearce Drive, together with the main ground handling facilities.

cargo north

Located to the north of The Quad, this is another vital operational hub with close proximity and access to the planned future Northern runway. Cargo North has a total area of 17 hectares. It is suitable for businesses seeking

larger footprints with close access to ground handling and customs services. Existing businesses located in Cargo North include 3PL logistics providers and freight forwarders.

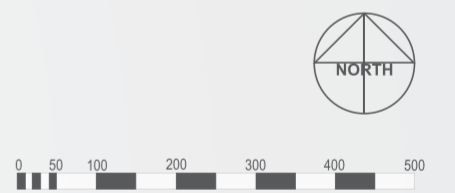
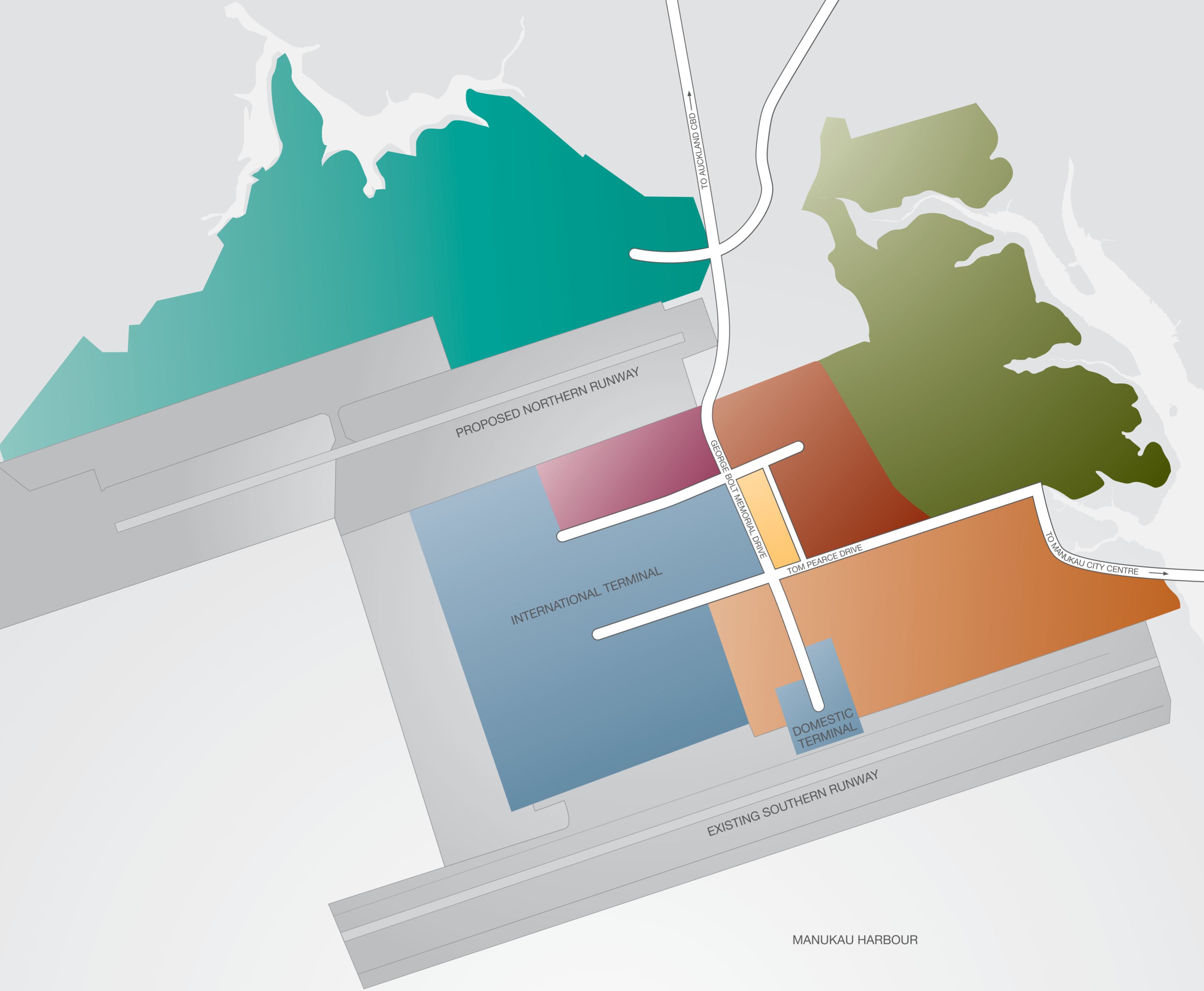
terminal precincts

The Terminal precinct is strongly related to the terminals and their passenger function. Its uses are focused on circulation and services for airport users: for example, hotels, parking buildings and rental cars. The Novotel Auckland Airport is in this precinct and includes a public square. The entire precinct will, in time, be

connected to the business district by pedestrian links and our own bus services. The long-term masterplan will eventually see the domestic terminal located adjacent to the international terminal. This offers the opportunity to reduce traffic conflict and support the long-term growth of both international and domestic terminals.



See the full precinct plan in this fold-out and take your pick.



take/your pick

Seven new precincts in a new space and place... where you can choose what fits you.

Precinct Plan

- The Landing
- The Quad
- Altitude
- The Common
- Cargo South
- Cargo North
- Terminal Precincts

We have opportunities for industrial, commercial, travel, tourism, leisure and retail activities.

Within the Airport Business District there are seven precincts that focus on specific land-use types and cater for the varying needs of particular businesses.

The airport is a dynamic and forward-looking asset which, in its entirety, currently offers a wide range of commercial, industrial, travel, tourism, leisure and retail opportunities.

take/note

Don't just take our word for it.

New Zealand Customs – flexibility allows for relocation

Auckland Airport identified and offered us a facility that better suited our operational requirements for the screening of air and sea cargo at Auckland Airport. Through their support they provided us with an early release from our existing leases allowing us to take up this opportunity. Their professionalism and commitment carried through to the negotiation and agreement of the internal fit-out and external site works which was a challenging project for us. This was all completed on time and on budget, and was, without a doubt, due to the support of the airport's property team.

Alan Crawford, New Zealand Customs Service

Accor – design and building new fields

Auckland Airport offered Accor an unparalleled opportunity to deliver a world-class and uniquely New Zealand hotel, Novotel Auckland Airport, right on the doorstep of the international terminal. The team has been instrumental in driving this deal and delivering a significant piece of tourism infrastructure. At the same time, they have worked with us on the development of a Formule1 Auckland Airport, all of this despite the difficult market conditions.

Paul Richardson, Accor Hospitality

Apex – creating more leg room

We experienced rapid growth and outgrew our purpose-built premises at Auckland Airport. It was time for us to consider a new site that could accommodate our growth and improve our public profile. We had a good relationship with Auckland Airport and it was a natural choice for us to re-engage their services. Their team managed the entire process – from the initial brief through to completion and final hand-over. We found that working with a professional landlord made the development of our new premises a smoother process, allowing us to focus on our core business. They ensured that we were kept in the loop throughout the process with ongoing communication and discussion. We are delighted with the final outcome of our new premises and look forward to a continued close working relationship with Auckland Airport.

Derek Naughton, Apex Rental Cars

transport links

Auckland Airport is located on State Highway 20 providing direct links to the Auckland CBD, Onehunga, Manukau, Wiri, the Wiri inland port and State Highway 1. Within the airport, we are developing a legible grid road pattern which will see a number of new local roads. We will continue to work with public transport planners at a local, regional and national level to help drive ongoing improvements in transport to and from the airport.

sustainability

Auckland Airport has its own sustainability programme, which includes New Zealand's first LEED-accredited building, our new international pier. We are working towards our EarthCheck accreditation and will work with any businesses that want to showcase their own sustainability credentials through their property.



let's/talk

How to locate your business at the airport

Talk to your preferred real estate agent or come and meet with our proven team of experts.

Our property team wants to work with all of our tenants, new and existing, to maximise the potential of their businesses. Our development process is totally aligned with this approach. We aren't just landowners, we are commercially driven property people focused on growing our partners' businesses.

We will make sure that a detailed brief is developed and will guarantee tenant involvement throughout the development process and the ensuing tenancy. This will ensure we continually meet the needs and requirements of your business and property.

Auckland Airport looks forward to discussing your business needs with you. Let's talk.

deal

Contact us today

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