

Haere mai

**HIGHBROOK**

A world class business park





6,000 people and growing





# Home to global and NZ companies









Customers' requirements for long-term savings and future-proofing, enables Goodman to develop leading-edge industrial buildings with a focus on sustainability, innovation and quality.

NZ Blood Service  
6 Green Star Design rating\*



Tawharau Lane Development  
6 Green Star Built rating\*

\*Green Star – Design & As Built NZv1.0 Certified Design Review Rating

# World-leading design

HIGHBROOK





OfficeMax



Gateway Warehouses



NZ Post



Big Chill Supersite

Highbrook Crossing



➤ **NEW ZEALAND'S FIRST INDUSTRIAL 6 GREEN STAR RATED FACILITIES**

➤ **THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS DESIGN, ANALYSIS AND PLANNING AWARD**

➤ **PROPERTY COUNCIL NEW ZEALAND SUPREME AWARD, EXCELLENCE IN URBAN LAND DEVELOPMENT**

- 2024 Award of Excellence Industrial: Tāwharau Lane
- 2024 Award of Excellence Sustainability: Tāwharau Lane
- 2024 NZ Institute of Architects' Commercial Architecture Auckland Award: Tāwharau Lane
- 2021 Gold Landscapes of Distinction: Mace Landscape Group for Highbrook Business Park
- 2019 Award of Excellence: Gateway Warehouse Development
- 2017 Award of Excellence: Big Chill Supersite
- 2015 Award of Excellence: Metro Performance Glass
- 2014 Award of Merit in Commercial Office: Highbrook Crossing
- 2014 Award of Merit: Panasonic
- 2011 The Best of the Best Supreme Award: Highbrook Business Park
- 2011 Award of Excellence in Urban Land Development: Highbrook Business Park
- 2010 Award of Excellence: Schneider Electrical
- 2009 Award of Excellence: OfficeMax
- 2008 Award of Merit: NZ Post
- 2006 Award of Merit: DHL

# Green rated and award winning





Building upgrades including submetering to measure and monitor energy use. Optimising energy efficiency and reducing operating costs.



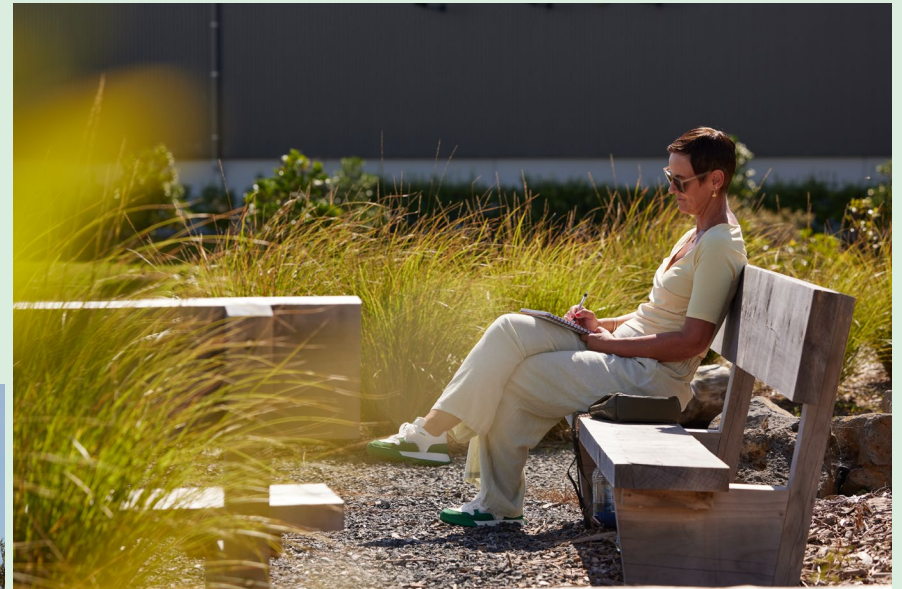
## Sustainability features



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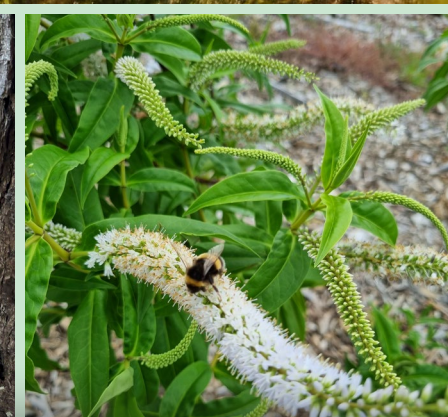
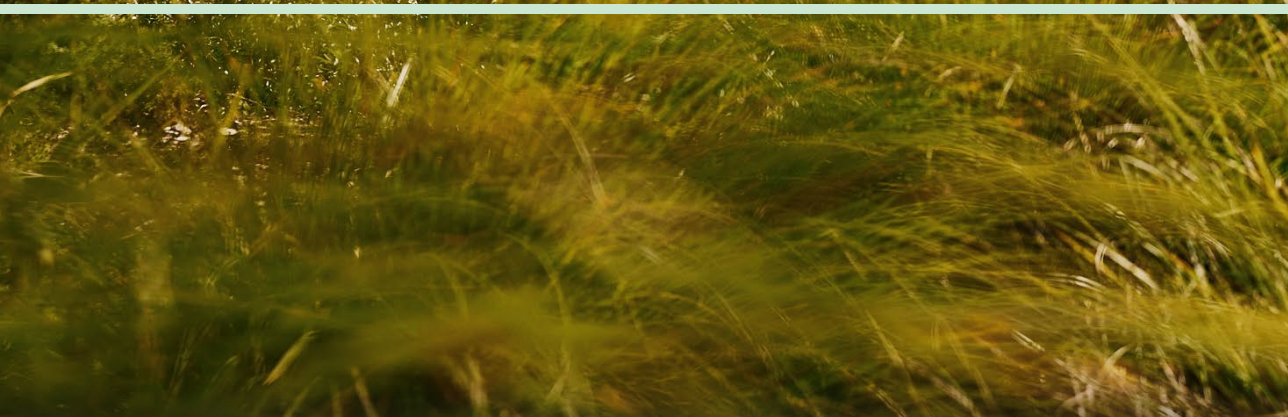
8 km of cycling and running tracks.  
Space for time out and relaxation.

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Surrounded by 40 ha  
of Highbrook parklands





Biodiversity strategies  
to improve the ecosystem





## Bringing people and industry together

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109 meticulously planned hectares incorporating a business town, retail hub and commercial services, all just 18 km from Auckland's CBD. Unprecedented scale and unique features allow companies to build their business, their way.

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# More than just a workplace



# A vibrant community

Highbrook Park and Highbrook Crossing provide outdoor environments and meeting place. Sports, business and fundraising events showcase the support and sense of community at Highbrook.



Community events like the Highbrook Rotary Fun Run Walk



On-site Beehives



Highbrook Parklands



Food truck visits



Events like ZM Beat the Bar challenge



Community fundraising



Business networking events



# At its hub is Highbrook Crossing



Highbrook Crossing is the community hub of Highbrook Business Park, where relaxation, innovation and connection come together. You will find cafes, restaurants, serviced apartments, childcare, gym, 90 min free parking and more.





# Highbrook Crossing Amenities



## PROFESSIONAL SERVICES

- ▲ Barfoot & Thompson
- ▲ BDO – Auckland
- ▲ BNZ Partners
- ▲ BSM Group Architects
- ▲ Colliers
- ▲ Forsyth Barr Investment Advisors
- ▲ Harcourts
- ▲ Kiwibank Business Hub
- ▲ Madison Recruitment
- ▲ Professional Building Consultants
- ▲ Public Trust
- ▲ RSM Accountants
- ▲ Te Pūkenga – EarnLearn
- ▲ Wright Recruitment
- ▲ Wynyard Wood Lawyers & Notaries
- ▲ Coworking Highbrook

## CAFÉS AND RESTAURANTS

- ▲ Hollywood Bakery Espresso
- ▲ Kagura Sushi Donburi Bánh Mì
- ▲ Namaste Indian Restaurant & Bar
- ▲ Olea Café & Eatery
- ▲ Subway

## CONVENIENCE RETAIL

- ▲ Smile Supermarket Lotto
- ▲ Z Service Station

## ACCOMMODATION

- ▲ Quest Highbrook Serviced Apartments providing 120 rooms

## RECREATION

- ▲ **Gym:** Jetts 24-hour Fitness
- ▲ **Highbrook Parklands:** Beautiful parklands with 8km cycle, running, walking track and stunning coastal views over the Tāmaki River

## CHILD CARE

- ▲ Active Explorers' Childcare

## EV CHARGING

- ▲ Two ChargeNet fast chargers are located in the 90min free car park on Tūhana Lane.
- ▲ Between the 2 chargers there are 3x CCS and 1x CHAdeMO cables, so 4 EVs could charge at one time.
- ▲ There is plenty of space for larger vans or small trucks too.

## CAR PARKING

- ▲ Highbrook Crossing has 90 minute free parking for casual use. Fees apply for longer term use.
- ▲ A multi-level car park providing 343 spaces.

See Highbrook car parking map for full details.





# Close to key infrastructure and transport links

1 km  
SH1



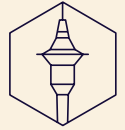
5 km  
Botany Downs



16 km  
Airport



18 km  
CBD






# Central to the wider Auckland for easy distribution and last mile delivery

DRIVE TIME CATCHMENT  
from 60 Highbrook Drive, as at 01 May 2024

10 MINUTE DRIVE

 **120,000**  
POPULATION

 **3.9bn**  
PURCHASING POWER

20 MINUTE DRIVE

 **560,000**  
POPULATION

 **20.4bn**  
PURCHASING POWER

30 MINUTE DRIVE

 **960,000**  
POPULATION

 **38.1bn**  
PURCHASING POWER



\* Purchasing Power describes the disposable income (income without taxes and social security contributions, including received transfer payments) of a certain area's population. The figures are in New Zealand Dollars (NZD). Population is rounded to the nearest 10,000. Source: Michael Bauer Research 2021. Drive times are reflective of off-peak traffic conditions. Source: Esri. These statistics are provided as an indicative guide and while care has been taken in relation to accuracy, no warranty is given or implied.





# Highbrook customer case studies



# NZ POST HIGHBROOK BUSINESS PARK

## GOODMAN CASE STUDY

### OVERVIEW

NZ Post have a long-established relationship with Goodman that stretches back to 2006. They were one of the first customers to locate to Highbrook Business Park and the new Auckland Regional Mail Centre was quickly followed by other NZ Post businesses, CourierPost, Contract Logistics and Datamail.

### Challenge

NZ Post wanted to improve the operating efficiency of its Auckland, mail, courier and data operations. Bringing these businesses together in well located, modern new facilities was a key objective.

The new facilities needed to be close to transport infrastructure with a neighbouring population that would support the many jobs these businesses provide. The company also wanted excellent amenities for its employees.

### Goodman solution

Goodman was the obvious property partner and Highbrook Business Park the ideal location.

Goodman ensured NZ Post had direct input into the development process of each project, ensuring each building met the customers operational requirements.

“We took a cooperative approach, thoroughly understanding NZ Post’s needs before designing a property



solution specifically tailored to its requirements” says John Dakin, Chief Executive Officer for Goodman.

Highbrook is now home to NZ Post’s flagship mail centre, Te Riu o Tāmaki Makau Rau (the heart beat that blends Tāmaki and its hundred lovers). The centre processes all the mail posted each day between Cape Reinga in the Far North to Pokeno, on Auckland’s southern outskirts.

CourierPost’s premises incorporate automated sorting facilities that can now handle up to 120,000 items a

day. It replaces manual processes, improving efficiency as parcel volumes increase with the growth of e-commerce. It is also New Zealand’s first green star rated industrial facility.

A substantial warehouse for Contract Logistics has almost doubled the capacity of its logistics services, providing enormous potential for customer growth.

### Results

Four design-built facilities at Highbrook have successfully

“Goodman understands that a well-executed property strategy is critical to the NZ Post business. They are true partners and have the scale and expertise to meet almost any property requirement we have in Auckland.”

*Greg Morris, National Property Manager for NZ Post.*

brought together previously separate businesses into an important regional hub for NZ Post. Better business integration, more efficient buildings and high-quality work spaces have been positive outcomes for the customer.

Shared corporate values mean NZ Post and Goodman are also working together on new sustainability and energy efficiency initiatives at Highbrook Business Park, improving the performance of all four NZ Post facilities for the benefit of both parties.



# OFFICEMAX HIGHBROOK BUSINESS PARK

## GOODMAN CASE STUDY

“Goodman is a likeminded partner, and Highbrook is the location of choice for our North Island distribution centre and headquarters. We share similar corporate values around sustainability and have worked together on this new green energy initiative.”

*Kevin Obern, Managing Director of OfficeMax New Zealand Limited.*

### OVERVIEW

Adapting to the changing needs of the business and education sectors has been a feature of OfficeMax’s long and successful history in New Zealand. As the company has grown, so has its relationship with Goodman.

### Challenge

A design-built facility at Highbrook Business Park, that allowed OfficeMax to integrate its head office functions with its distribution warehouse, was completed for the office supply company in 2008.

A functional and efficient building that facilitated staff interaction and provided high quality workspaces were key objectives in the design brief. Equally important was the desire to achieve a property

Installation of solar panels on the roof of the 7,500sqm warehouse extension(2021).



solution that was environmentally sustainable and cost effective.

More than 10 years later the 18,900 sqm facility has been expanded to accommodate the customer’s e-commerce focused growth strategy. The project includes a large warehouse extension and new enclosed breezeway.

With a constrained site area, existing parking and yard areas needed to be utilised with construction staged to enable OfficeMax to keep operating throughout the project.

### Solution

The original office and warehouse were designed, to maximise operational efficiencies while meeting sustainable best practice guidelines. Natural materials were left in their raw state where possible and the building was orientated and designed to be energy efficient. Comprehensive onsite amenities were provided for staff and a ‘street like’ central atrium was created, forming a social heart through which all employees enter and circulate.

In 2021 a new 7,500 sqm warehouse extension was completed with the existing yard being converted into a 6,500 sqm breezeway. The project also included a solar energy system with an 780-panel photovoltaic array installed on the roof of the warehouse.

With an annual generation capacity of 374,000 kWh the system is producing around 26% of the customer’s electricity, enough to power around 60 New Zealand homes for a year.



# ACCO HIGHBROOK BUSINESS PARK

## GOODMAN CASE STUDY

### OVERVIEW

ACCO is a supplier of a number of leading brands of stationery and art-related consumer products. Distributing to retail chains throughout New Zealand.

Originally Pelikan Artline, in 2006 the business leased 2,645 sqm at Goodman's Penrose estate in The Gate Multi-Units. The business grew requiring a larger modern warehouse so in 2014 moved to Highbrook taking 4,302 sqm of space. The Pelikan Artline business was purchased by ACCO in 2017.

### Challenge

In 2017 the business required a larger space where ACCO and Pelikan Artline could combine resources and become one business, under one brand.

### Goodman solution

Goodman created a design and build option on land very close to their existing location. Doubling the size to 8,759 sqm, the new facility was custom-designed to suit the businesses specific requirements.



ACCO expands 300% over 11 years

### Results

Goodman worked closely with ACCO to provide a facility that represents a strong brand and a building the team is proud of. An efficient operation suited to their new way of working was delivered on time and to budget.

## 2006

Pelikan Artline,  
2,645 sqm  
The Gate Multi-Units,  
Penrose

## 2014

Pelikan Artline,  
4,302 sqm,  
Business Parade Sth,  
Highbrook Business Park

## 2017

ACCO purchases Pelikan Artline,  
8,759 sqm  
Pukekiwiriki Place,  
Highbrook Business Park



# BIG CHILL HIGHBROOK BUSINESS PARK

## GOODMAN CASE STUDY

### OVERVIEW

Big Chill Distribution specialises in the delivery of chilled and frozen products throughout New Zealand. They operate a fleet of 150 refrigerated trucks.

The Supersite at Highbrook was the third cool store completed for the freight company over the last 10 years, facilitating its rapid growth.

### Challenge

A substantial facility that included a head office, chilled warehouse areas, docking bays and extensive yard areas with additional space for future expansion.

The topography of the site required efficient planning with the design complicated by overhead transmission lines and planning controls protecting the view shaft from Pukekiwiri Reserve.

### Goodman solution

Goodman's experience in large scale industrial development was critical to the success of the project. Adopting a collaborative, flexible approach and working closely with Big Chill to deliver their new purpose-built facility on time and to budget.



Winner – 2017 PCNZ Industrial Property Excellence Award

The architectural and engineering solution integrated a corporate head office, two substantial refrigerated warehouse areas (operating at 3 degrees and -20 degrees Celsius) and 15 loading docks. Future expansion was contemplated in the design and a further 5,200 sqm of space is

currently under development, adding to the existing 7,866 sqm facility.

### Results

The Big Chill Supersite facility won the 2017 Property Council Excellence Award for Industrial Property. The award-winning property has performed to Big Chill's exacting specifications

and is now being extended to facilitate the customers business growth.

Careful planning, with expansion options included in the original design, has extended the relationship and demonstrated Goodman's commitment to long-term customer partnerships.



# NISBETS HIGHBROOK BUSINESS PARK

## GOODMAN CASE STUDY



In Europe, Nisbets offer same day or next day delivery. They are replicating that service here in New Zealand to ensure the hospitality industry has immediate access to the high-quality kitchen and catering products it needs.



### OVERVIEW

The acquisition of a local company by Nisbets, an international catering supply retailer, led to the requirement of new premises that were better suited to its business ambitions.

The rapidly expanding global brand wanted to showcase its range of products and sought a showroom, office and distribution facility in Auckland that fulfilled the demands of a multi-channel retailer.

### Challenge

Finding an available property that met these operational requirements, in a location that had excellent transport links and was close to freight and courier services, was a challenge in a market with record low vacancy.

### Solution

The scale of the Goodman portfolio and its Auckland industrial focus made it the logical property partner. Highbrook Business Park met Nisbet's

locational requirements and with over 80 buildings already developed and more under construction Goodman had a range of solutions it could offer.

A lease expiry in an existing building was managed to ensure Nisbets had a facility that was suitable for its business operations.

### Results

As Europe's largest catering supplies distributor, Nisbets has been

extremely successful at promoting and distributing its range of products.

A new lease on an existing Goodman owned building provided the combination of showroom, office and warehouse space they required to continue this strategy in New Zealand. Nisbets now stocks hundreds of items at its Highbrook facility ranging from restaurant furniture and chef clothing through to cleaning equipment and catering disposables.



Owner, developer and manager  
of Highbrook Business Park



## About Goodman



# SERVICE+

Makes it easy  
for you to

Login

Track

Comment

History

We provide you with  
dedicated service  
24/7.

Every business within the Goodman property portfolio has a team of property professionals focused on delivering superior service.

Our team work closely with you to ensure your property is maintained and presented to the very highest standards.

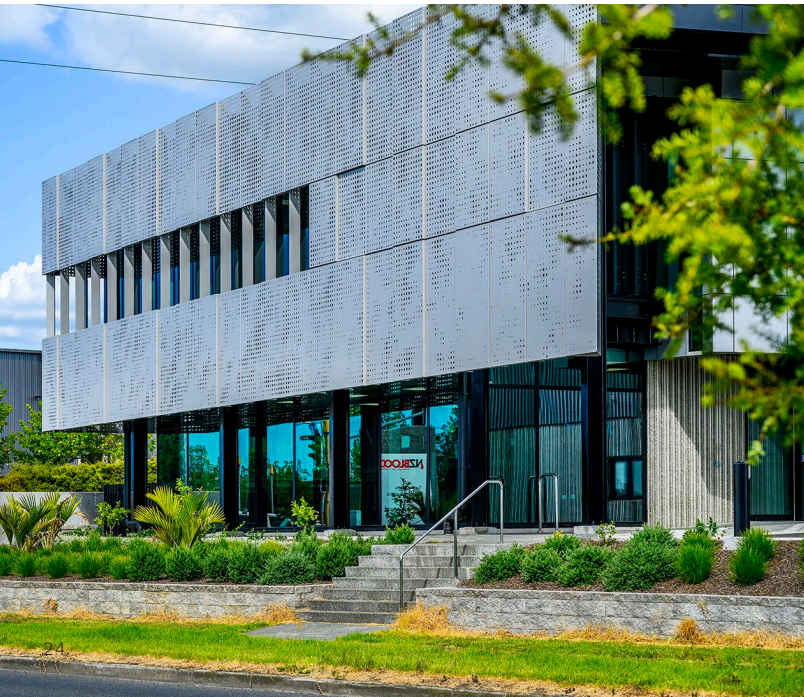
Included in this support is the Goodman Service Desk and the Service+ online portal **SERVICEATGOODMAN.COM**

This will ensure a prompt response and allow you to track and review the progress of any job that has been lodged.

**SERVICEATGOODMAN.COM**  
**SERVICE@GOODMAN.COM**  
**0800 375 6060**

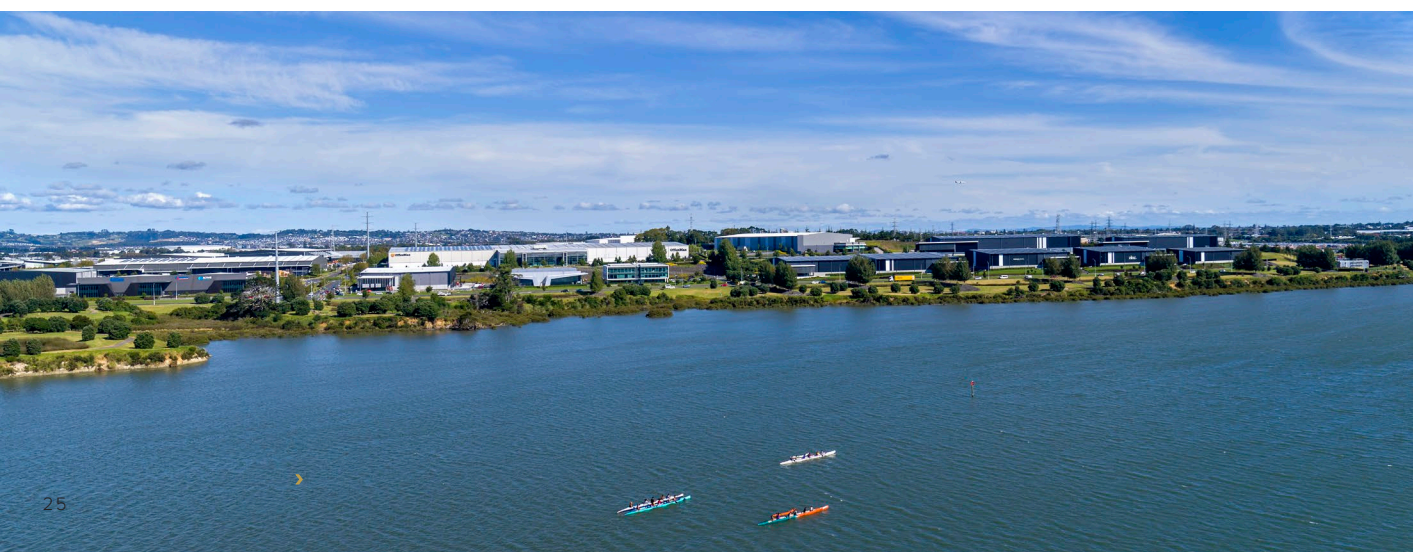


# Gallery





# Gallery







# Ngā mihi

Highbrook.co.nz

## Highbrook Property Team

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**HIGHBROOK**

