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design | develop | deliver

Building quality
since

1987

Building B, Basalt Business Park

11 Matukutūruru Road, Wiri, Auckland

P 0800 222 898 E info@euroclass.co.nz A Level 3, 40 Onehunga Mall, Onehunga, Auckland 1061 PO Box 13129, Onehunga, Auckland 1643 euroclass.co.nz

Information Memorandum

Presented by:
Euroclass, January 2025

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Euroclass welcomes your interest. For further information, please contact your preferred agent, or the following:

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Euroclass
Peter Bishop
021 228 4656
peter@euroclass.co.nz

Euroclass
Charlie Bishop
021 280 2341
charlie@euroclass.co.nz





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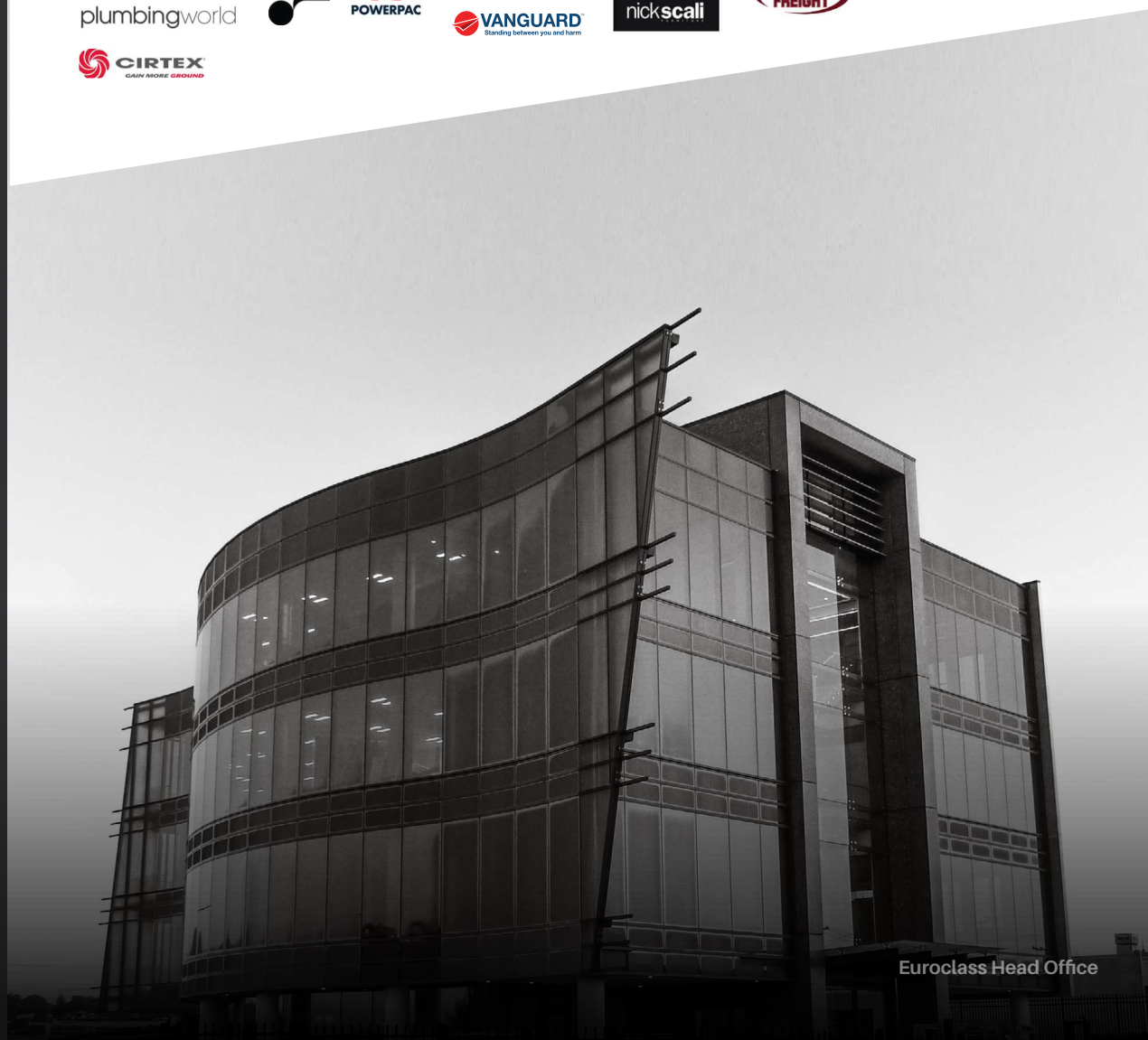
About Euroclass

Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction.

We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget, and to the highest standard. We focus on building long-term relationships with our clients and have completed projects for a wide range of tenants, investors, and owner-occupiers.

Our focus is on developing a deep understanding of our client's requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional service, whether it's a design and build project or a turnkey development, that exceeds our client's expectations.

With Innovated buildings come Innovated partners, some of our clients are listed below:



Euroclass Head Office

11 Matukutūruru Road, Wiri, Auckland



24 km

AKL City
Approx. 25 minutes



5.0 km

SH1
Approx. 6 minutes



1.5 km

SH20
Approx. 4 minutes



8.0 km

AKL Airport
Approx. 15 minutes



3.0 km

Railway
Approx. 7 minutes



Basalt Business Park⁶

December 2024



LEGAL DESCRIPTION
SITE ADDRESS - 11 MATUKUTURURU ROAD, WIRI, MANGERE.
LOT 2, DP 590175 & Lot 1000 DP 561419
AREA = 0.7646 ha
Zone : Heavy Industrial Zone
Wind Zone : Region A - High
Exposure Zone : Medium Inland Coastal
Earthquake Zone : Zone 1

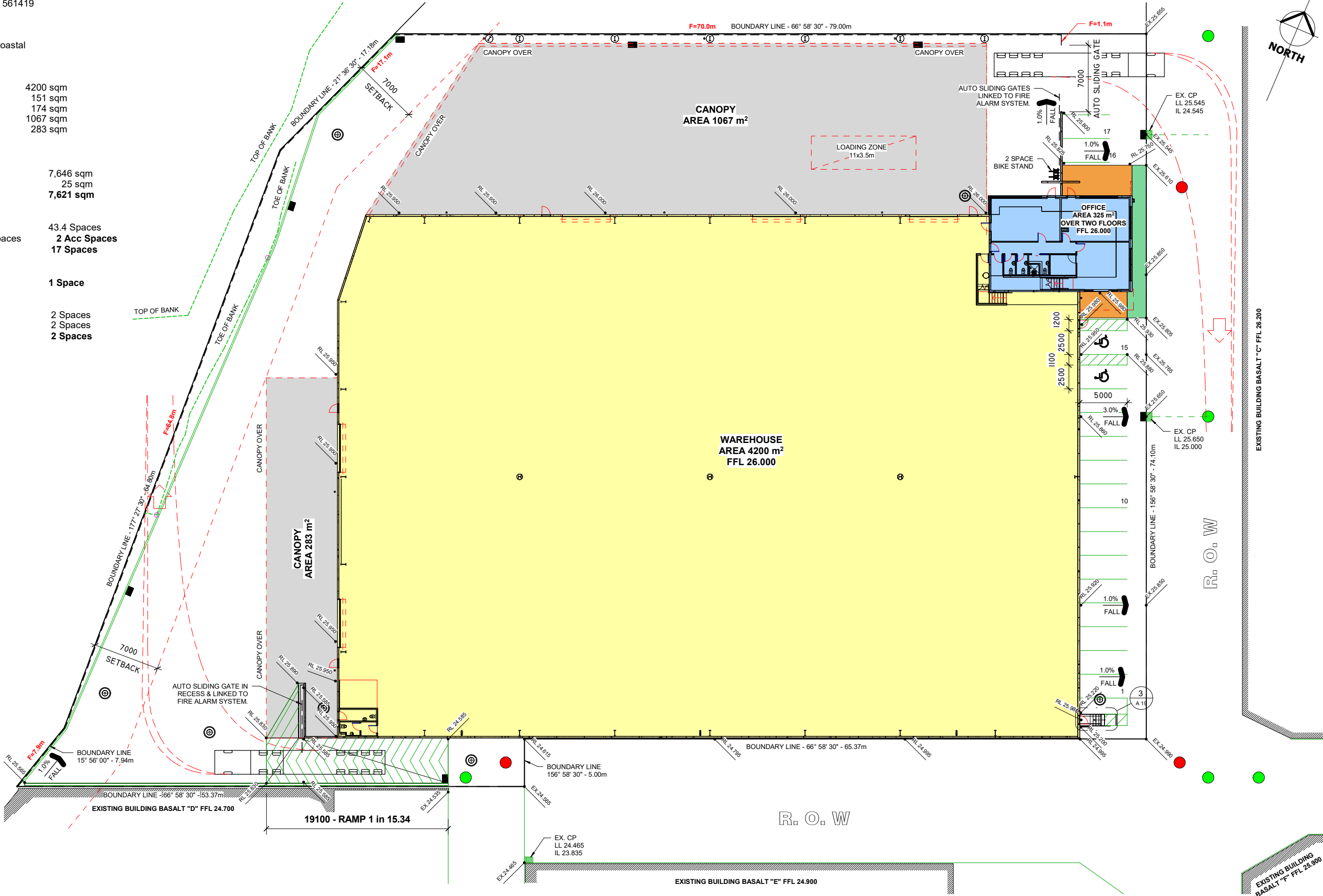
AREAS	
GROUND FLOOR WAREHOUSE	4200 sqm
GROUND OFFICE	151 sqm
MEZZANINE OFFICE	174 sqm
NORTH CANOPY	1067 sqm
WEST CANOPY	283 sqm

SITE REQUIREMENTS	
LAND AREA	7,646 sqm
LANDSCAPING AREA	25 sqm
IMPERMEABLE SURFACE	7,621 sqm

CARPARKING	
62 People x 0.7 =	43.4 Spaces
@ 2 Accessible carparks for 50 Spaces	2 Acc Spaces
TOTAL CARPARKS PROVIDED	17 Spaces

LOADING BAYS	
300m ² to 5000m ²	1 Space

BICYCLE PARKING	
Short Stay 1 + 1 / 750m ² Office	2 Spaces
TOTAL	2 Spaces
BICYCLE PARKS PROVIDE	2 Spaces



CONSTRUCTION ISSUE

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PROJECT NAME
**WAREHOUSE OFFICE DEVELOPMENT
BASALT BUSINESS PARK
11 MATUKUTURURU ROAD, WIRI for
Euroclass**

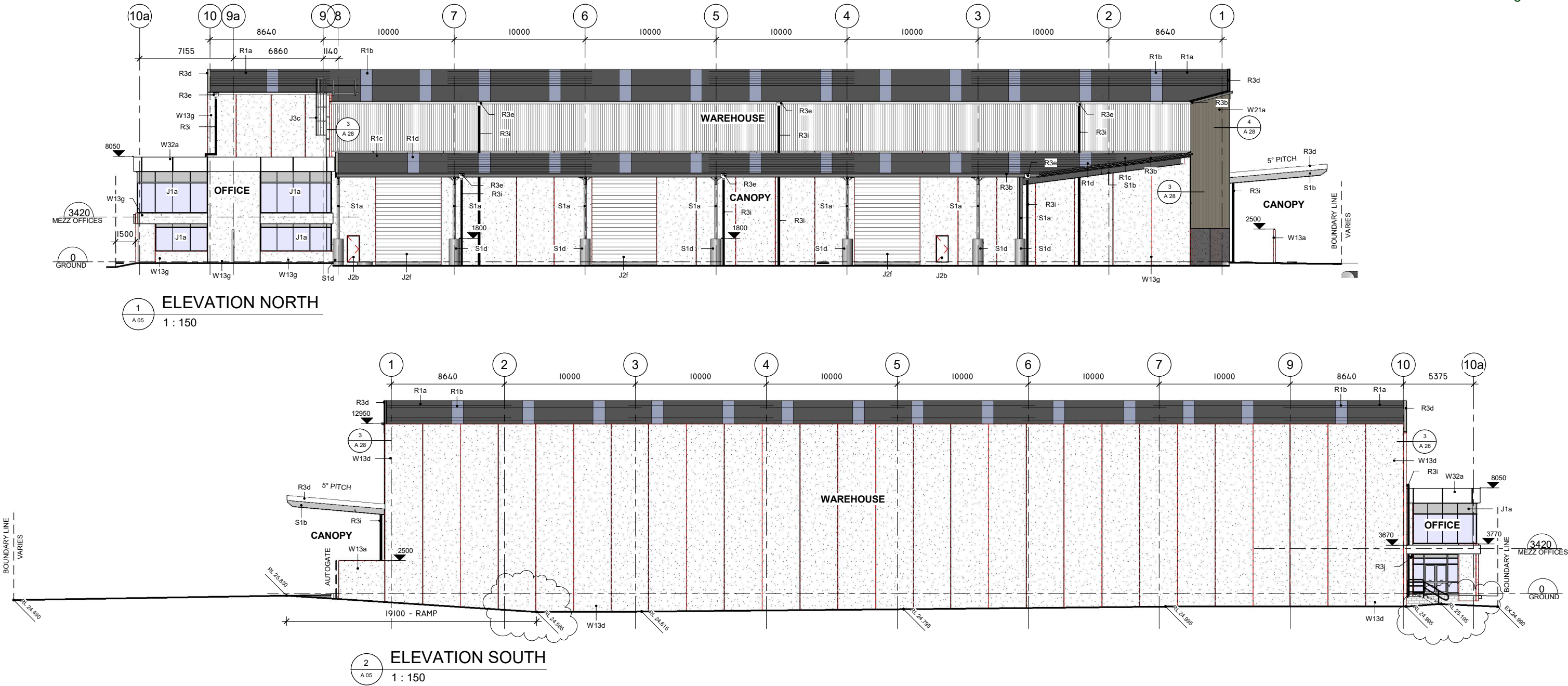
euroclass
design | develop | deliver
40 Onehunga Mall, Onehunga, Auckland, P.O. Box 13129, Onehunga.
T: (09) 634 0915 M: 021 2284656 Peter@euroclass.co.nz

**DESIGN & SOLUTIONS
ARCHITECTURE LIMITED**
20 Rewi Road
PO Box 24 373
Royal Oak
Auckland
Mobile 0272 888088
Email dsaooffice2003@gmail.com

SITE PLAN
B 04/02/25 CONSTRUCTION ISSUE
A 03/12/24 WH CORNER AMENDED
DESIGN DSA
DRAWN RG

TITLE ARCHITECTURAL
DATE 17/02/2025 2:01:18 pm
SCALES As indicated @ A1

SHEET
A 02
REVISION **B**
REF **DSA-103**



FINISHES LEGEND	
Key Value	Keynote Text
J1a	Selected powdercoated Commercial Aluminium Joinery with Double glazing to be installed to manufacturers recommendations.
J2b	Selected External pre finished, Parkwood Aluminium panel bonded door in Aluminium frame, with closer.
J2f	Selected Aluminium Framed Single glass door, Double Glazed in 6mm selected toughened safety glass, (Including side panels) to NZS 4223, Parts 3 & 4.
J3c	Aluminium Ladder with cage installed to manufacturer's details.
R1a	0.55mm ST963 Zincalume steel roofing laid over Thermakraft 397 Synthetic Foil (or similar approved) and galv. Kiwimesh safety mesh, and fixed to manufacturers specifications.
R1b	Ampelite SL Group 3 GRP Translucent sheets (2400g/m GRP) to match roofing profile, laid over safety netting and fixed to manufacturers specifications.
R1c	0.55mm ST963 Double sided colour steel roofing to canopy (No netting, but a safety net required for installation), fixed to manufacturers specifications.
R1d	Ampelite Webglas GC Translucent sheets (3660g/m GRP) to match roofing profile, laid over safety netting and fixed to manufacturers specifications.
R3b	300x165x120mm colorsteel fascia gutter fixed on matching colour galv. steel brackets @ 600mm CRS.
R3d	0.55 Folded colour steel Barge flashing.

FINISHES LEGEND	
Key Value	Keynote Text
R3e	0.75mm thk Fabricated colorsteel rain head with overflow and 150mm dia PVC downpipes, securely fixed with purpose made brackets at 2.0m CRS. Max.
R3i	uPVC 150 downpipe.
R3j	uPVC 100 downpipe.
S1a	External Steel columns, hot dipped galvanized finish.
S1b	External Steel beams, hot dipped galvanized finish.
S1d	Concrete protection to steel column, Refer structural details.
W13a	150 reinforced concrete Panel, unpainted
W13d	180 reinforced concrete Panel, unpainted
W13g	165 reinforced concrete panel, paint finish.
W21a	MSS Steel girts with ST900 0.4mm coloursteel Vertical cladding outer face.
W32a	Paneltec Indurabond ACP Panel cladding system on Building Wrap to H1.2 Timber stud framing at 600mm crs. Supplied and fixed by Specialist contractors to manufacturers specifications.

CONSTRUCTION ISSUE

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PROJECT NAME

WAREHOUSE OFFICE DEVELOPMENT
BASALT BUSINESS PARK
11 MATUKUTURURU ROAD, WIRI for
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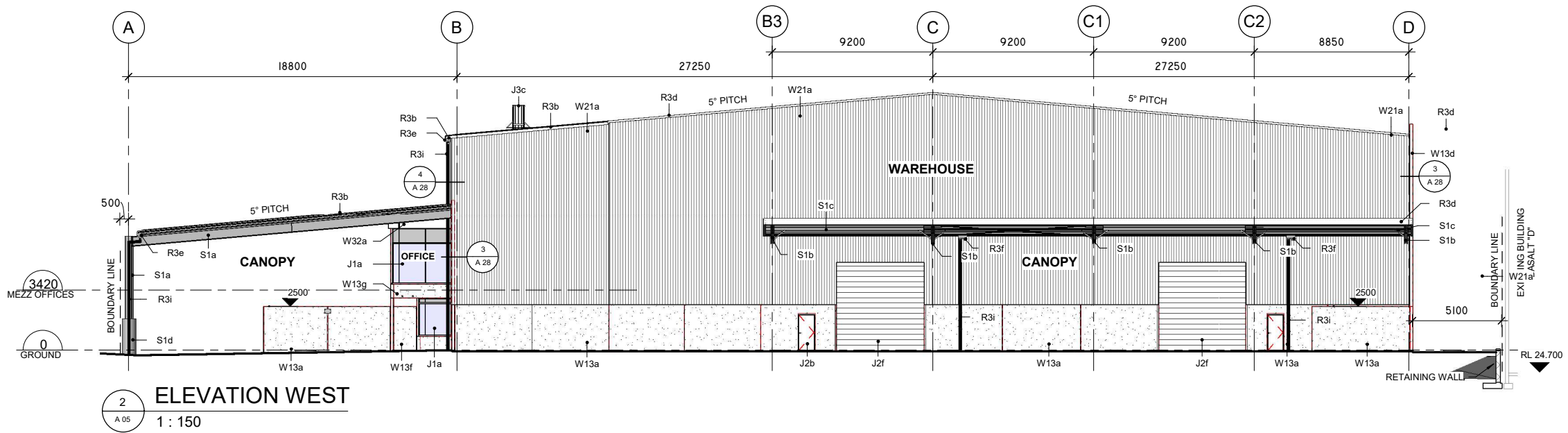
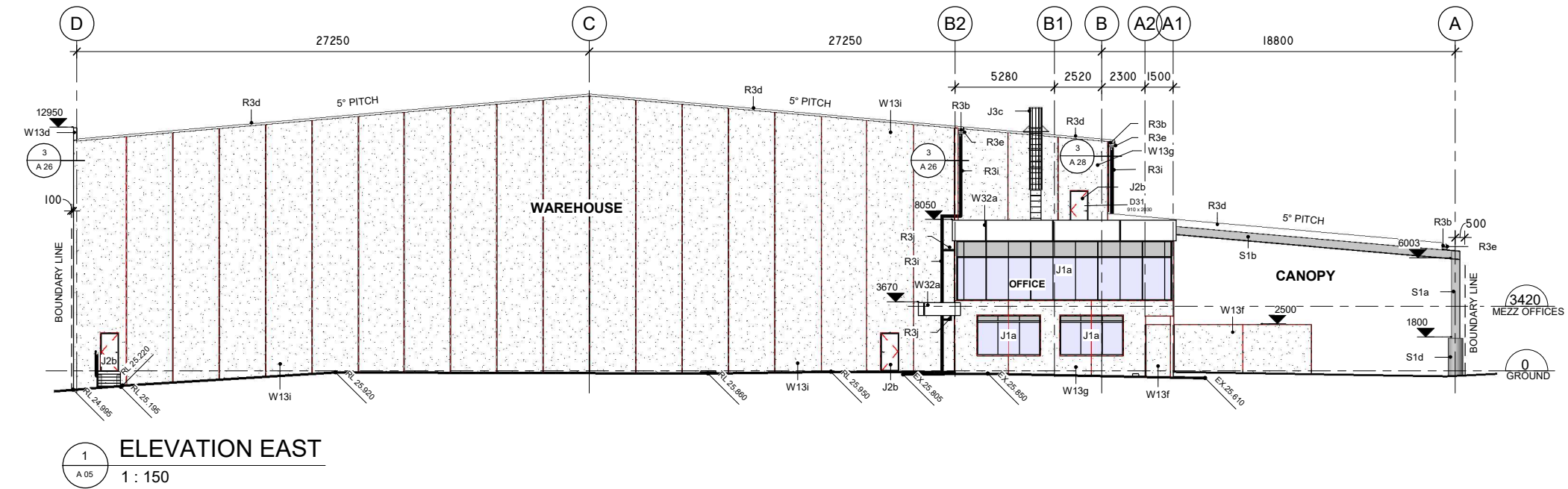
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ARCHITECTURE LIMITED

20 Rewi Road
PO Box 24 373
Royal Oak
Auckland

Mobile 0272 888088
Email dsaooffice2003@gmail.com

OVERALL ELEVATIONS - NORTH & SOUTH				SHEET	
C 17/02/25 SWMH HIDDEN B 04/02/25 CONSTRUCTION ISSUE A 03/12/24 WH CORNER AMENDED				A 06	
DESIGN DSA	TITLE ARCHITECTURAL	SCALES 1 : 150 @ A1	REVISION C	REF DSA-103	
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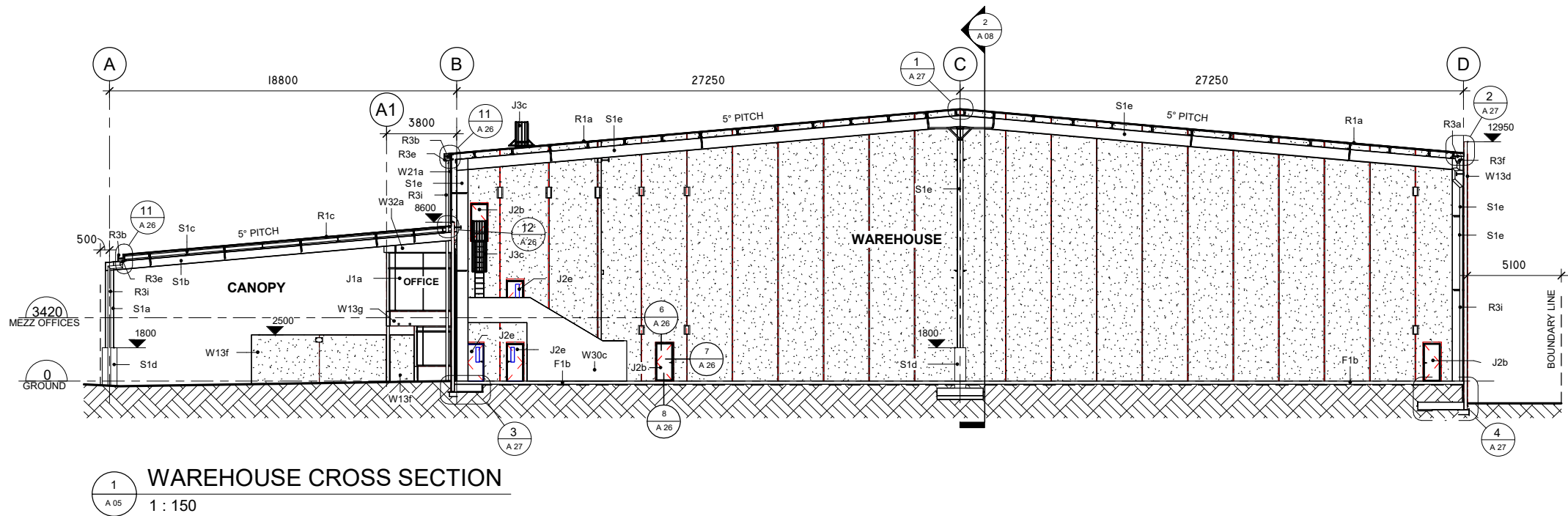
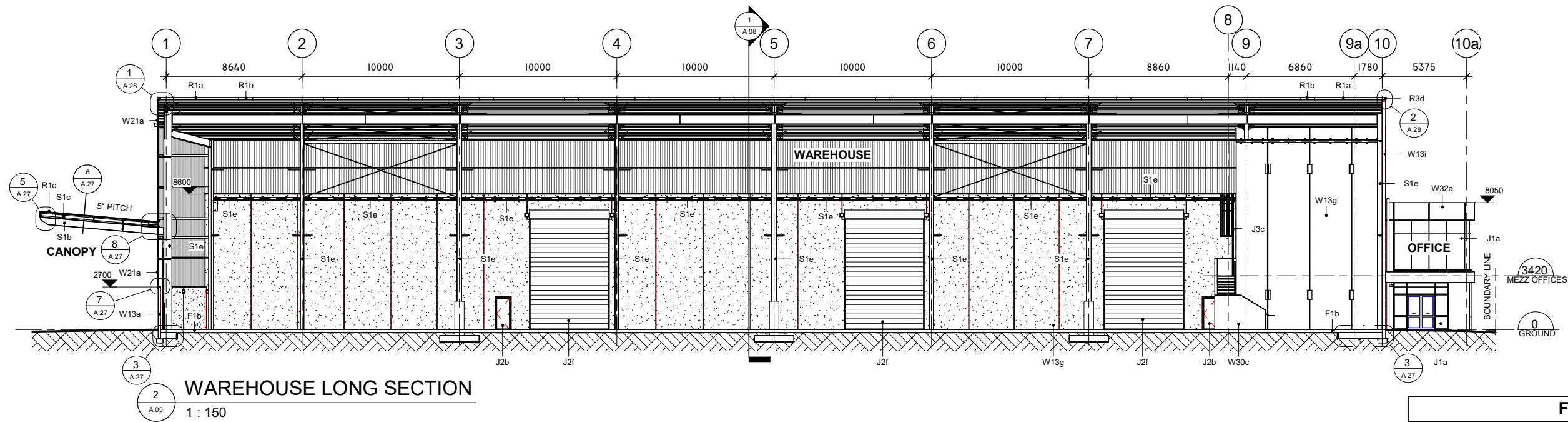


FINISHES LEGEND	
Key Value	Keynote Text
J1a	Selected powdercoated Commercial Aluminium Joinery with Double glazing to be installed to manufacturers recommendations.
J2b	Selected External pre finished, Parkwood Aluminium panel bonded door in Aluminium frame, with closer.
J2f	Selected Aluminium Framed Single glass door, Double Glazed in 6mm selected toughened safety glass, (Including side panels) to NZS 4223, Parts 3 & 4.
J3c	Aluminium Ladder with cage installed to manufacturer's details.
R3b	300x165x120mm colorsteel fascia gutter fixed on matching colour galv. steel brackets @ 600mm CRS.
R3d	0.55 Folded colour steel Barge flashing.
R3e	0.75mm thk Fabricated colorsteel rain head with overflow and 150mm dia PVC downpipes, securely fixed with purpose made brackets at 2.0m CRS. Max.
R3f	Skellerup IMR 130 Rainhead with 150 or 200 downpipe and overflow.
R3i	uPVC 150 downpipe.
R3j	uPVC 100 downpipe.
S1a	External Steel columns, hot dipped galvanized finish.

FINISHES LEGEND	
Key Value	Keynote Text
S1b	External Steel beams, hot dipped galvanized finish.
S1c	External Steel purlins, Z450 galvanized finish.
S1d	Concrete protection to steel column, Refer structural details.
W13a	150 reinforced concrete Panel, unpainted
W13d	180 reinforced concrete Panel, unpainted
W13f	150 reinforced concrete panel, paint finish.
W13g	165 reinforced concrete panel, paint finish.
W13i	200 reinforced concrete panel, paint finish.
W21a	MSS Steel girts with ST900 0.4mm coloursteel Vertical cladding outer face.
W32a	Paneltec Indurabond ACP Panel cladding system on Building Wrap to H1.2 Timber stud framing at 600mm crs. Supplied and fixed by Specialist contractors to manufacturers specifications.

CONSTRUCTION ISSUE

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				<p>DESIGN DSA</p> <p>DRAWN RG</p>	<p>TITLE ARCHITECTURAL</p> <p>DATE 17/02/2025 2:01:26 pm</p>	<p>SCALES 1 : 150 @ A1</p> <p>REVISION B</p> <p>REF DSA-103</p>



FINISHES LEGEND	
Key Value	Keynote Text
F1b	180mm Post Tensioned Concrete Slab on 250 Mu DPM membrane on 50mm thk blinding on 300mm thk compacted hardfill.
J1a	Selected powdercoated Commercial Aluminium Joinery with Double glazing to be installed to manufacturers recommendations.
J2b	Selected External pre finished, Parkwood Aluminium panel bonded door in Aluminium frame, with closer.
J2e	NZFD FIRE RATED DOORSET, NZFD30 or 60 Internal, MDF faced Solid core, Smoke rated, 30mm Pine Jamb, paint quality doors, with lever handle hardware, If noted Vision Panel 200x600mm High 6mm Georgian Glass, refer to door schedule.
J2f	Selected Aluminium Framed Single glass door, Double Glazed in 6mm selected toughened safety glass, (Including side panels) to NZS 4223, Parts 3 & 4.
J3c	Aluminium Ladder with cage installed to manufacturer's details.
R1a	0.55mm ST963 Zincalume steel roofing laid over Thermakraft 397 Synthetic Foil (or similar approved) and galv. Kiwimesh safety mesh, and fixed to manufacturers specifications.
R1b	Ampelite SL Group 3 GRP Translucent sheets (2400g/m GRP) to match roofing profile, laid over safety netting and fixed to manufacturers specifications.
R1c	0.55mm ST963 Double sided colour steel roofing to canopy (No netting, but a safety net required for installation), fixed to manufacturers specifications.
R3a	1.5mm thk Butynol membrane laid to fall, adhesive fixed to H3 CCA construction plywood complete with fall to dp and overflows.
R3b	300x165x120mm colorsteel fascia gutter fixed on matching colour galv. steel brackets @ 600mm CRS.
R3d	0.55 Folded colour steel Barge flashing.
R3e	0.75mm thk Fabricated colorsteel rain head with overflow and 150mm dia PVC downpipes, securely fixed with purpose made brackets at 2.0m CRS. Max.
R3f	Skellerup IMR 130 Rainhead with 150 or 200 downpipe and overflow.
R3i	uPVC 150 downpipe.
S1a	External Steel columns, hot dipped galvanized finish.
S1b	External Steel beams, hot dipped galvanized finish.
S1c	External Steel purlins, Z450 galvanized finish.
S1d	Concrete protection to steel column, Refer structural details.
S1e	Internal Steel column or Beam, Paint finish.
W13a	150 reinforced concrete Panel, unpainted
W13d	180 reinforced concrete Panel, unpainted
W13f	150 reinforced concrete panel, paint finish.
W13g	165 reinforced concrete panel, paint finish.
W13i	200 reinforced concrete panel, paint finish.
W21a	MSS Steel girts with ST900 0.4mm coloursteel Vertical cladding outer face.
W30c	FRR 30/30/30 (GBTL30 2S) 140x45mm SG8 H1.2 Timber stud framing at 600mm crs. 140x45mm SG8 H1.2 top & Bottom plate & nogs at 800 crs. Bituminous DPC at Concrete floor & walls. Clad both sides with 13mm gib. Fyreline, Stop & sand to level 4 & paint finish.
W32a	Paneltec Indurabond ACP Panel cladding system on Building Wrap to H1.2 Timber stud framing at 600mm crs. Supplied and fixed by Specialist contractors to manufacturers specifications.

CONSTRUCTION ISSUE

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PROJECT NAME

WAREHOUSE OFFICE DEVELOPMENT

BASALT BUSINESS PARK

11 MATUKUTURURU ROAD, WIRI for Euroclass

euroclass

design | develop | deliver

40 Onehunga Mall, Onehunga, Auckland, P.O. Box 13129, Onehunga.

T: (09) 634 0915 M: 021 2284656 Peter@euroclass.co.nz

DESIGN & SOLUTIONS ARCHITECTURE LIMITED

20 Rewi Road PO Box 24 373 Royal Oak Auckland

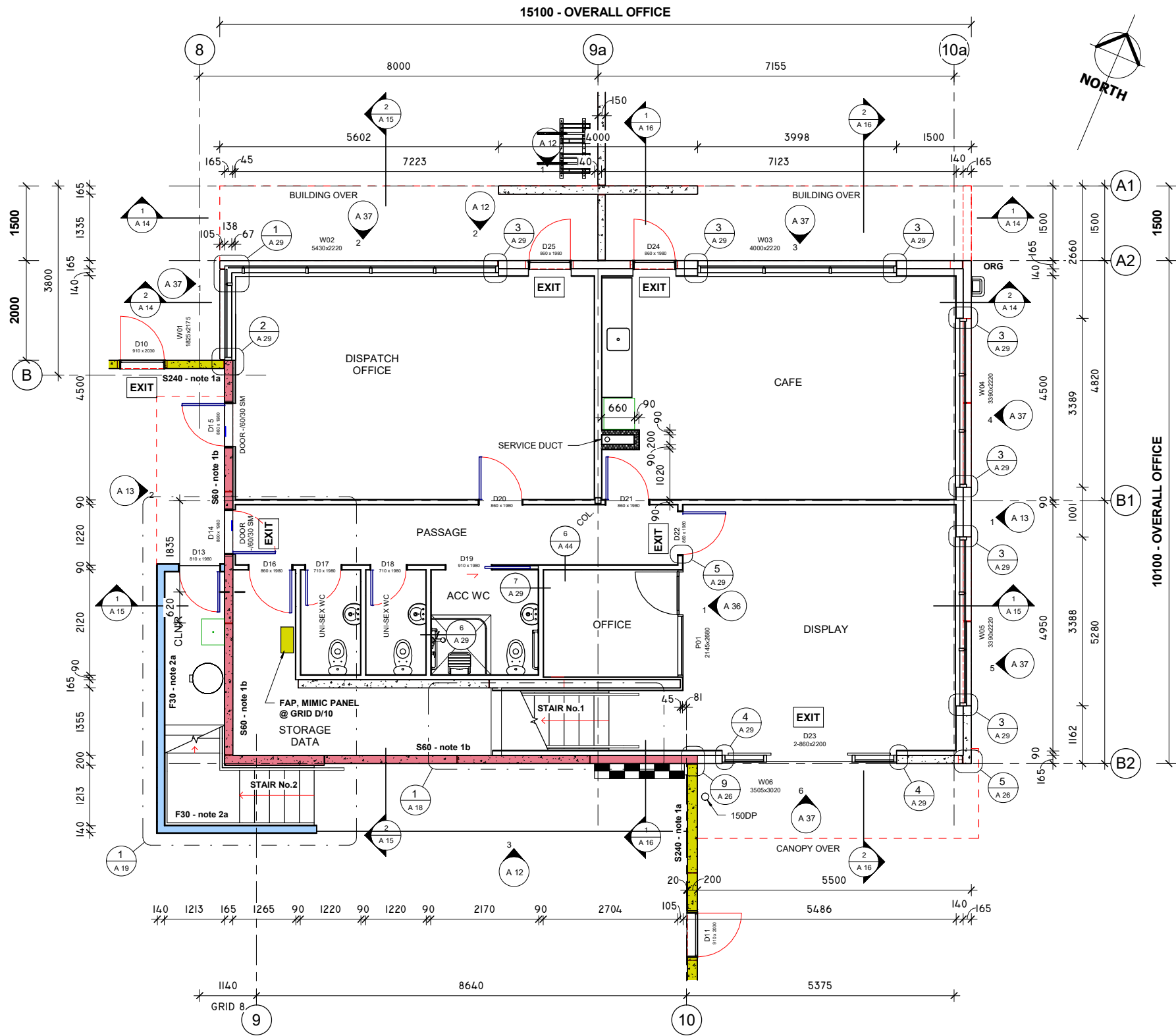
Mobile 0272 888088 Email dsaooffice2003@gmail.com

WAREHOUSE SECTIONS	
B 04/02/25 A 03/12/24	CONSTRUCTION ISSUE WH CORNER AMENDED
DESIGN DSA	TITLE ARCHITECTURAL
DRAWN RG	DATE 17/02/2025 2:01:28 pm

SHEET

A 08

REVISION	B
REF	DSA-103



1 OFFICE - GROUND FLOOR PLAN
1 : 50

MECHANICAL VENTILATION / AIR CONDITIONING

ALLOW TO PROVIDE MECHANICAL EXTRACT VENTILATION TO ALL TOILET / AMENITIES AREAS. VENTILATION SHALL BE A MINIMUM OF 15 AIR CHANGES PER HOUR.

ALLOW TO PROVIDE AIR CONDITIONING TO ALL THE OFFICE AREAS. OUTDOOR AIR SUPPLY SHALL BE DESIGNED AND EQUIPMENT INSTALLED TO COMPLY WITH NZS4303, OR AS 1668.2 AND OUTDOOR AIR FLOW RATES TO OCCUPIED SPACES TO COMPLY WITH NZS4303 TABLE 2.

AIR HANDLING SYSTEMS SHALL BE INSTALLED AND MAINTAINED TO THE REQUIREMENTS OF NZS4302 SECTIONS 202 TO 204.

FIRE SAFETY PRECAUTIONS

14. IN ACCORDANCE WITH C/AS2, THE FOLLOWING MINIMUM FIRE SAFETY PRECAUTIONS ARE REQUIRED FOR THIS BUILDING.

- a) TYPE 3 - WAREHOUSE & CANOPY - AUTOMATIC FIRE ALARM SYSTEM ACTIVATED BY HEAT DETECTORS AND MANUAL CALL POINTS COMPLYING WITH NZS 4512:2021, AND F7/AS1.
- TYPE 4 - OFFICE - AUTOMATIC FIRE ALARM ACTIVATED BY SMOKE DETECTORS AND MANUAL CALL POINTS COMPLYING WITH NZS 4512:2021, AND F7/AS1.
- b) TYPE 16 - EMERGENCY LIGHTING TO NZBC F6/AS1. THIS IS APPLICABLE TO THIS BUILDING AND SHALL BE DESIGNED BY THE LIGHTING ENGINEER.
- c) TYPE 18c - FIRE HYDRANT SYSTEM, NOT REQUIRED AS THE FIRE SERVICE HOSE RUN DISTANCE, FROM THE FIRE SERVICE VEHICULAR ACCESS TO ANY POINT ON THE UPPER LEVEL FIRECELL FLOOR IS LESS THAN 75m. NOT REQUIRED FOR COVERAGE ON GROUND LEVEL BY C/VM2 REFERENCED HYDRANT STANDARD NZS 4510. REFER APPENDIX B FOR BACKGROUND INFORMATION. THE REQUIREMENTS FOR FIRE SERVICE VEHICLE ACCESS ARE PROVIDED IN APPENDIX C.

15. FIRE HOSE REELS AND EXTINGUISHERS ARE NOT REQUIRED BY THE VERIFICATION METHOD FOR THIS BUILDING. HOWEVER, EITHER PORTABLE FIRE EXTINGUISHERS OR HOSE REELS, INSTALLED IN COMPLIANCE WITH NZS 4503, ARE RECOMMENDED AND MAY BE C CLIENT OR THIER INSURER'S REQUIREMENT.

16. ESCAPE ROUTES SHALL HAVE EXIT SIGNAGE TO FACILITATE ESCAPE IN ACCORDANCE WITH F8/AS1. THIS WILL INCLUDE EXIT SIGNS AT DOORS GIVING ACCESS TO A FINAL EXIT OR EXITWAY, DIRECTIONAL SIGNS WITHIN THE EXITWAY WHEN THE ROUTE OF TRAVEL IS NOT CLEAR, AND AT DOORS IN OPEN PATHS WHERE THE DOOR GIVES ACCESS TO AN EXITWAY OR FINAL EXIT AND IS NOT VISABLE IN NORMAL USE. SELF ILLUMINATED EXIT SIGNS ARE RECOMMENDED AS THEY REQUIRE EMERGENCY LIGHTING ILLUMINATION IN COMPLIANCE WITH F6/AS1.

INTERNAL SURFACE FINISHES

OFFICE		GROUP No
WALLS	- ACRYLIC PAINT FINISHED GIB BOARD	G1-S
CEILINGS	- MINERAL FIBRE TILES ON USG STEEL GRID	G1-S
HVAC	- ACRYLIC PAINT FINISHED GIB BOARD	G1-S
	- INTERNAL SURFACES OF DUCTS	1-S
	- EXTERNAL SURFACES OF DUCTS	1, 2 or 3
WAREHOUSE		
ROOF UNDERLAY	- TASMAN SISILATION 420WI	SFI=5
INTERIOR WALLS	- PRECAST CONCRETE NATURAL	G1-S
FLOOR COVERINGS		
	- COLORSTEEL CLADDING	G1-S
	- Primo Safe.T 2mm VINYL FLOORING TO WET AREAS	CRF 10.2
	- CODFREY HURST TUFTED LOOP PILE WOOL CARPET	CRF 9.3

FIRE RATING NOTES

S240 - note 1a
165, 180 & 200mm THICK 40MPa PRECAST CONCRETE PANELS TO ACHIEVE A FRR 240/240/240

S60 - note 1b
165 & 200mm THICK 40MPa PRECAST CONCRETE PANELS TO ACHIEVE A FRR 60/60/60

F30 - note 2a
ALL LOAD BEARING TIMBER FRAMED WALLS TO HAVE ONE LAYER OF 13mm GIB FYRELINE EACH SIDE TO ACHIEVE A TWO WAY FRR 30/30/30. (GBTL 30 2S)

F30 - note 2b
ALL STEEL BEAMS AND COLUMNS SUPPORTING THE MEZZANINE FLOOR TO HAVE AN INTUMESCENT PAINT TREATMENT TO ACHIEVE A FRR 30/30/-

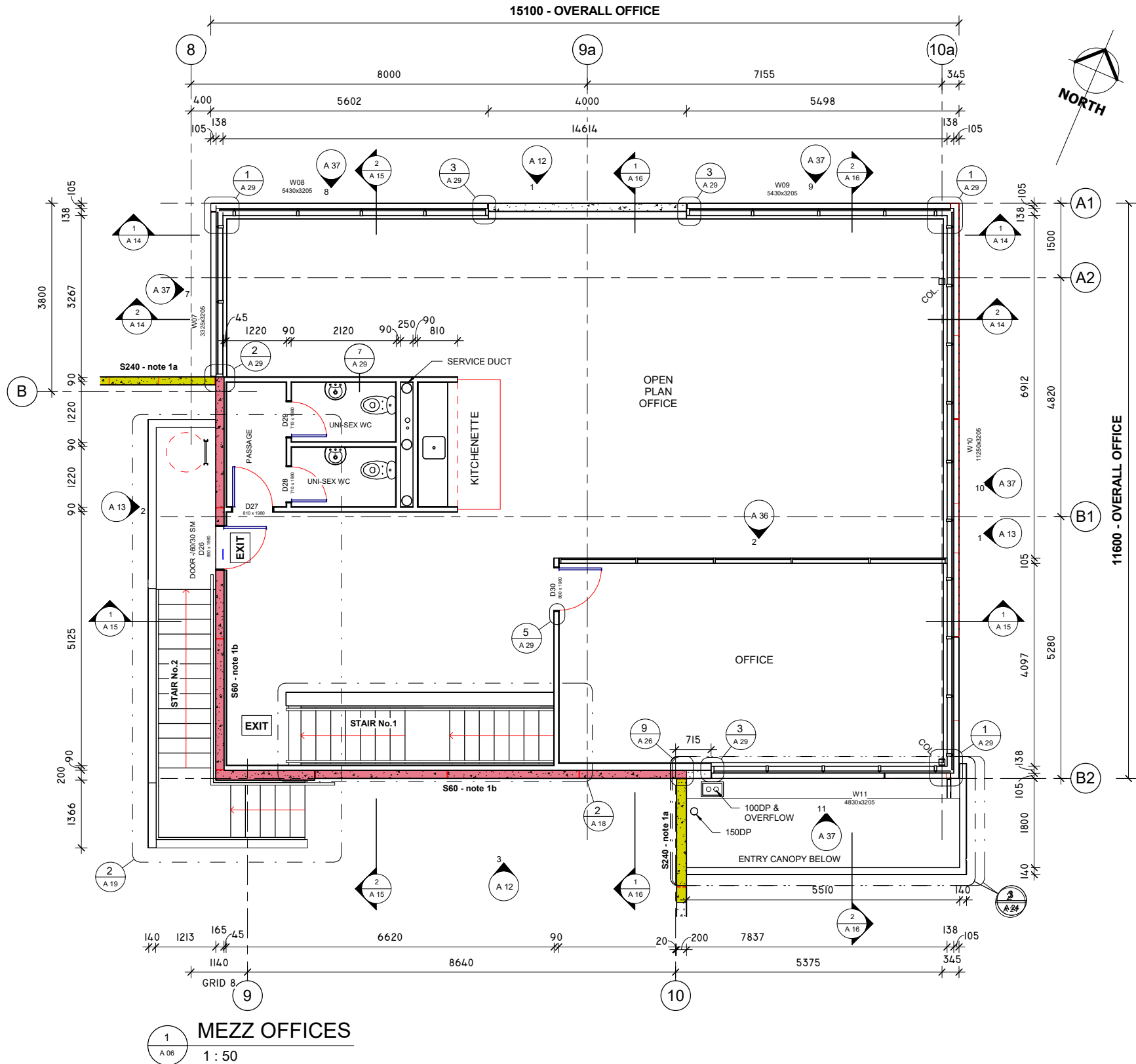
SERVICES PENETRATIONS
ALL SERVICE PENETRATIONS THRU FIRE RATED WALLS & FLOORS TO HAVE FIRE COLLARS INSTALLED TO MATCH FIRE RATING OF ELEMENT THEY PASS THRU.

FIRE RATING SEALANTS

- S240 - note 1a
10mm THICK SIKA 400 FIRE SEALANT INSIDE & 10mm THICK SIKAFLEX AT CONSTRUCTION POLYURETHANE OUTSIDE.
- S240 - note 1a - Party Wall
10mm THICK SIKA 400 FIRE SEALANT BOTH SIDES.
- S60 - note 1b
10mm THICK SIKA 400 FIRE SEALANT BOTH SIDES.

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				DESIGN DSA	TITLE ARCHITECTURAL	REVISION A
				DRAWN RG	DATE 17/02/2025 2:01:30 pm	REF DSA-103



MECHANICAL VENTILATION / AIR CONDITIONING

ALLOW TO PROVIDE MECHANICAL EXTRACT VENTILATION TO ALL TOILET / AMENITIES AREAS. VENTILATION SHALL BE A MINIMUM OF 15 AIR CHANGES PER HOUR.

ALLOW TO PROVIDE AIR CONDITIONING TO ALL THE OFFICE AREAS. OUTDOOR AIR SUPPLY SHALL BE DESIGNED AND EQUIPMENT INSTALLED TO COMPLY WITH NZS4303, OR AS 1668.2 AND OUTDOOR AIR FLOW RATES TO OCCUPIED SPACES TO COMPLY WITH NZS4303 TABLE 2.

AIR HANDLING SYSTEMS SHALL BE INSTALLED AND MAINTAINED TO THE REQUIREMENTS OF NZS4302 SECTIONS 202 TO 204.

FIRE SAFETY PRECAUTIONS

14. IN ACCORDANCE WITH C/AS2, THE FOLLOWING MINIMUM FIRE SAFETY PRECAUTIONS ARE REQUIRED FOR THIS BUILDING.

- a) TYPE 3 - WAREHOUSE & CANOPY - AUTOMATIC FIRE ALARM SYSTEM ACTIVATED BY HEAT DETECTORS AND MANUAL CALL POINTS COMPLYING WITH NZS 4512:2021, AND F7/AS1.
- TYPE 4 - OFFICE - AUTOMATIC FIRE ALARM ACTIVATED BY SMOKE DETECTORS AND MANUAL CALL POINTS COMPLYING WITH NZS 4512:2021, AND F7/AS1.
- b) TYPE 16 - EMERGENCY LIGHTING TO NZBC F6/AS1. THIS IS APPLICABLE TO THIS BUILDING AND SHALL BE DESIGNED BY THE LIGHTING ENGINEER.
- c) TYPE 18c - FIRE HYDRANT SYSTEM, NOT REQUIRED AS THE FIRE SERVICE HOSE RUN DISTANCE, FROM THE FIRE SERVICE VEHICULAR ACCESS TO ANY POINT ON THE UPPER LEVEL FIRECELL FLOOR IS LESS THAN 75m. NOT REQUIRED FOR COVERAGE ON GROUND LEVEL BY C/VM2 REFERENCED HYDRANT STANDARD NZS 4510. REFER APPENDIX B FOR BACKGROUND INFORMATION. THE REQUIREMENTS FOR FIRE SERVICE VEHICLE ACCESS ARE PROVIDED IN APPENDIX C.

15. FIRE HOSE REELS AND EXTINGUISHERS ARE NOT REQUIRED BY THE VERIFICATION METHOD FOR THIS BUILDING. HOWEVER, EITHER PORTABLE FIRE EXTINGUISHERS OR HOSE REELS, INSTALLED IN COMPLIANCE WITH NZS 4503, ARE RECOMMENDED AND MAY BE C CLIENT OR THIER INSURER'S REQUIREMENT.

16. ESCAPE ROUTES SHALL HAVE EXIT SIGNAGE TO FACILITATE ESCAPE IN ACCORDANCE WITH F8/AS1. THIS WILL INCLUDE EXIT SIGNS AT DOORS GIVING ACCESS TO A FINAL EXIT OR EXITWAY, DIRECTIONAL SIGNS WITHIN THE EXITWAY WHEN THE ROUTE OF TRAVEL IS NOT CLEAR, AND AT DOORS IN OPEN PATHS WHERE THE DOOR GIVES ACCESS TO AN EXITWAY OR FINAL EXIT AND IS NOT VISABLE IN NORMAL USE. SELF ILLUMINATED EXIT SIGNS ARE RECOMMENDED AS THEY REQUIRE EMERGENCY LIGHTING ILLUMINATION IN COMPLIANCE WITH F6/AS1.

INTERNAL SURFACE FINISHES

OFFICE		GROUP No
WALLS	- ACRYLIC PAINT FINISHED GIB BOARD	G1-S
CEILINGS	- MINERAL FIBRE TILES ON USG STEEL GRID	G1-S
HVAC	- ACRYLIC PAINT FINISHED GIB BOARD	G1-S
	- INTERNAL SURFACES OF DUCTS	1-S
	- EXTERNAL SURFACES OF DUCTS	1, 2 or 3
WAREHOUSE		
ROOF UNDERLAY	- TASMAN SISILATION 420WI	SFI=5
INTERIOR WALLS	- PRECAST CONCRETE NATURAL	G1-S
FLOOR COVERINGS	- COLORSTEEL CLADDING	G1-S
	- Primo Safe.T 2mm VINYL FLOORING TO WET AREAS	CRF 10.2
	- CODFREY HURST TUFTED LOOP PILE WOOL CARPET	CRF 9.3

FIRE RATING NOTES

S240 - note 1a
165, 180 & 200mm THICK 40MPa PRECAST CONCRETE PANELS TO ACHIEVE A FRR 240/240/240

S60 - note 1b
165 & 200mm THICK 40MPa PRECAST CONCRETE PANELS TO ACHIEVE A FRR 60/60/60

F30 - note 2a
ALL LOAD BEARING TIMBER FRAMED WALLS TO HAVE ONE LAYER OF 13mm GIB FYRELINE EACH SIDE TO ACHIEVE A TWO WAY FRR 30/30/30. (GBTL 30 2S)

F30 - note 2b
ALL STEEL BEAMS AND COLUMNS SUPPORTING THE MEZZANINE FLOOR TO HAVE AN INTUMESCENT PAINT TREATMENT TO ACHIEVE A FRR 30/30/-

SERVICES PENETRATIONS
ALL SERVICE PENETRATIONS THRU FIRE RATED WALLS & FLOORS TO HAVE FIRE COLLARS INSTALLED TO MATCH FIRE RATING OF ELEMENT THEY PASS THRU.

FIRE RATING SEALANTS

- S240 - note 1a
10mm THICK SIKA 400 FIRE SEALANT INSIDE & 10mm THICK SIKAFLEX AT CONSTRUCTION POLYURETHANE OUTSIDE.
- S240 - note 1a - Party Wall
10mm THICK SIKA 400 FIRE SEALANT BOTH SIDES.
- S60 - note 1b
10mm THICK SIKA 400 FIRE SEALANT BOTH SIDES.

CONSTRUCTION ISSUE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF THESE DRAWINGS, IF IN DOUBT CONTACT EUROCLASS RSH. COPYRIGHT WARNING. THESE DRAWINGS, IP AND DESIGNS REMAIN THE SOLE PROPERTY OF EUROCLASS RSH	PROJECT NAME WAREHOUSE OFFICE DEVELOPMENT BASALT BUSINESS PARK 11 MATUKUTURURU ROAD, WIRI for Euroclass	euroclass design develop deliver 40 Onehunga Mall, Onehunga, Auckland, P.O. Box 13129, Onehunga. T: (09) 634 0915 M: 021 2284656 Peter@euroclass.co.nz	DESIGN & SOLUTIONS ARCHITECTURE LIMITED 20 Rewi Road PO Box 24 373 Royal Oak Auckland Mobile 0272 888088 Email dsaooffice2003@gmail.com	OFFICE FLOOR PLAN - MEZZANINE		SHEET A 11 REVISION A REF DSA-103
				DESIGN DSA	TITLE ARCHITECTURAL	
				DRAWN RG	DATE 17/02/2025 2:01:30 pm	





Outline Specification

Project: Basalt Business Park Building B

Date: 30 July 2024

The following “outline specification” is a precise description of the construction elements, plumbing services, internal fitting out, sundry costs and contingencies provided and included for in the Design & Build proposal. Any specified product may be substituted with a comparable product with the same or better performance characteristics at the discretion of the main contractor.

The outline specification, the bulk & location plan (Ref 24/77 (B&L)(OP10)(LOT B)(rev B)) attached hereto constitute the essential documentation to a bona fide tender. Each of the above documents should be read in conjunction with each other.

Contents:

Section A	Preliminary & General
Section B	Site Preparation
Section C	Office – Basic Structure and Elements
Section D	Warehouse – Basic Structure and Elements
Section E	Internal Fitout and Finishes to the Offices
Section F	Services
Section G	External Works
Section H	Exclusions + Clarifications
Section I	Programme

Preliminary & General

- A 01 Professional Fees (Design Consultants)**
Allowance is included for professional fees associated with a structural engineering design and architectural design of the project by a registered engineer and architectural consultant.
- A 02 Fire Design Summary (Fire Report)**
Allowance is included for professional fees associated with the preparation of a fire design summary. The fire design will be prepared to allow for the greatest storage height allowed based on the building height and will generally be designed in accordance with the Verification Method C/VM2. Note as outlined in H01, sprinklers are excluded.
- A 03 Geotechnical Report (Soil Report)**
Allowance is included for the preparation of a geotechnical soil report by a registered engineer experienced in geotechnical engineering.
- A 04 Cranes, Plant, Small Tools and Scaffolding**
Allowance is included for the provision of all craneage, plant and equipment, all installed and operated in accordance with pertinent standards, codes and regulations and in accordance with local authority requirements.
- A 05 Builders Site Services**
Allowance is included for all necessary on-site sheds, hoardings, builders' sign, toilets, site phone, power, water supply and safety requirements.
- A 06 Insurance**
Allowance is included for contract works insurance, Professional Indemnity insurance, Public Liability insurance, accident compensation, tool and plant insurance.
- A 07 Consent Fees**
Allowance is included for building consent fees. No allowance for resource consent costs, council fees and development levies, or compliance costs for special conditions are included in our offer.
- A 08 Waste Disposal**
Allowance is included for periodic cleaning up of the works of waste materials, and removal from site.
- A 09 Final Clean Up**
Allowance is included for final cleaning of the works and removal of waste and for final interior and exterior clean, including windows.

Site Preparation

- B 01 Demolition**
No allowance is included for demolition of any kind.
- B 02 Excavation**
Allowance is included for excavation to levels to be specified in the detailed design and for all excess material to be removed from site and or relocated and compacted elsewhere on the site all in accordance with such pertinent standards, codes and regulations as may apply and to the satisfaction of the local authority.
- B 03 Rock Excavation**
No allowance has been made for the excavation and removal of any solid rock. Solid rock is defined as rock which requires blasting or drilling and/or rock breaking and cannot be removed by a 12 tonne excavator machine.
- B 04 Unsuitable Ground**
No allowance is included for the excavation and removal of unsuitable founding materials as determined and instructed by the Geotechnical Engineer.
- B 05 Relocation of Existing Services**
No allowance has been made to relocate any existing services, sewer, stormwater lines or manholes, as may be required by local authority.

Office - Basic Structure and Elements

- C 01 Foundations**
Allowance is included to construct in situ reinforced concrete strip footings, column pads, tie beams etc. all as designed and specified by the Registered Structural Engineer.
- C 02 Floor**
Ground Floor – 100mm thick 20 MPa in situ reinforced concrete floor laid over polythene damp proof membrane over compacted hardfill. Concrete floor shall be power float finished to a smooth, dense, even surface. Construction joints as designed and specified by designer.
First Floor – concrete floor on proprietary Hibond steel decking as designed by registered engineer. Floor loading 3.0 kPa to the office slab.
- C 03 Structural Frame**
a Structural steel frames with rafters at a 3 to 5 degree pitch. Stud height 2.68m minimum from concrete floor to underside of ceiling. All structural frames shall be complete with all necessary transverse members, bracing etc and all as designed and specified by the structural engineer.
- C 04 External Walls**
Shall be a combination of painted precast concrete panels, and composite aluminium and selected powder coated aluminium windows with 6mm reflective glass.
- C 05 Roof**
0.55mm thick galvanised or zincalume steel roofing over minimum R3.2 fibreglass blanket insulation over breather type roof underlay over 75mm galvanised wire netting over galvanised steel and/or timber purlins.
- C 06 Gutters, Flashings & Downpipes**
All external gutters are allowed to be Coloursteel fascia gutters with PVC downpipes as designed. All internal gutters shall be butynol lined plywood internal gutters complete with downpipes and overflow.
- C 07 Windows & Glazing**
All windows to be commercial quality powder coated aluminium frames glazed with selected tinted glass.
- C 08 Matwell**
3 x 'Advance Flooring' commercial entrance mat has been included.
- C 09 External Finishes**
a Prefinished aluminium panels to façade. Only panels proved to comply with fire requirements of NZBZ will be used.
b Selective reflective glazing in powder coated aluminium joinery.
c Paint finished precast concrete panels, lime wash effect.
d Unpainted zincalume finish roofing.
- C 10 Internal Finishes**
All areas have been allowed to be painted. No allowance has been made for special finish of any kind.

Warehouse – Basic Structure and Elements

D 01 Foundations

Allowance is included to construct in situ reinforced concrete strip footings, column pads, tie beams etc, all as designed and specified by the designer and their consultant registered structural engineer.

D 02 Floor

165mm thick in post tensioned floor, 40 MPa concrete floor laid over polythene damp proof membrane over 150mm min compacted hardfill. Floor loading 20 kPa uniform floor load. Concrete finish to FM2 standard.

The floor shall be power float finished to a dense, smooth, even surface. Construction joints will be at centres specified by the consultant registered structural engineer. The floor shall be coated with Sika Purigo 5S or similar (surface hardener/dust sealer) on completion. The joints shall be unfilled. Slab free of any structural cracking but as concrete shrinks, minor shrinkage cracks are inevitable. Construction joints are armoured steel proprietary system. Typically, LESA or similar.

D 03 Structural Frame

- a Structural steel portal frames at 4-5 degrees pitch. Stud height to be 12m to top of portal knee and approximately 14.5m in the centre with central spine beam.
- b All structural frames shall be complete with all necessary transverse steel members, bracing etc, all as designed and specified by the consultant registered structural engineer and finished with steel primer paint.
- c All purlins and girts shall be galvanised cold rolled steel type.

D 04 External Walls

- a Precast Concrete Panels
Shall be designed by the Consultant Registered Structural Engineer. Walls on boundaries shall be full height as required by the NZ Building Code. The remaining walls not required to be fire rated shall be low height panels 2.7m high above floor level unless otherwise noted. Precast panels shall be jointed with flexible sealants. Walls are natural finished unless noted otherwise.
- b Metal Cladding
0.4mm selected Colorsteel metal profiled cladding fixed vertically on galvanised steel girts – standard colour range.

D 05 Roof

- a 0.55mm galvanised or zincalume roofing of selected profile laid over 314 thermobar whitecap paper, over 75mm galvanised wire mesh netting over galvanised steel purlins.
- b Included is 1 strip of translucent sheeting per 5m run of roofing for natural lighting.

- D 06 Gutters, Flashings & Downpipes**
Exterior gutters shall be colour selected profile, with PVC downpipes. Internal gutters shall be 1.5mm butynol rubber lined on plywood, complete with downpipes and overflows. All flashings to roofing shall be made from the same material as the roofing.
- D 07 External Doors**
a 5 electrically operated powder coated Roller Shutter doors (minimum 5m x 5m) by an industrial door specialist with 3 phase motors are included in our offer. External doors to have 150mm diameter steel bollards each side.
b Aluminium powder coated exterior personnel doors as requested to warehouse.
- D 08 External Finishes**
a Precast concrete panels; paint finish where facing east and canopy yard. Clear sealer to southern elevation.
b Coloursteel cladding: selected Coloursteel colour
c Roller doors: selected standard powder coat colour
d Aluminium egress doors: selected powder coat finished
e Roof: Zinalume unpainted
- D 09 Internal Finishes**
a Warehouse side of partition walls to the offices are paint finished
b No allowance has been made for any special finished to any surface including the concrete floor, apart from the dust seal.
c Timber doors from the office into the warehouse are to be enamel paint finished.
- D 10 Canopy**
Canopy clearspan with a minimum height of 6.0m above FFL, external legs to canopy hot dip galvanised. Translucent roofing as per warehouse roof. Includes LED lowbay lights to underside of canopy for night loading.

Internal Fitting Out and Finishes to the Offices

- E 01 Partitions**
- a** Office Partitioning
Partitions to the office perimeter, lunchroom and amenities only. Balance open plan (office partitioning can be provided by Euroclass if required)
 - b** Office Perimeter, lunchroom and amenities
Timber or steel partitions 2.70m high, 10mm Gibraltar board lining, flush stopped and paint finished. (Note toilet amenities ceiling at 2.4m high)
- E 02 Door Hardware**
- a** Offices etc
Cylinder Mortise latch sets with lever arm handles. Door closer allowed where necessary. No allowance to master key door locks.
 - b** Toilets
Toilet indicator bolts allowed.
- E 03 Sundry Hardware**
- a** Total 1 toilet roll holder per toilet cubicle
 - b** Total 1 mirror per each wash hand basin
 - c** Total 1 coat hook per toilet cubicle
 - d** Total 1 towel rail per each toilet room
- E 04 Sundry Fittings**
- a** Water Closets
Total 5x (4 x separate and 1 x disabled persons toilets) white vitreous china wash down pans complete with low level flushing cistern (Dux centre flush or equivalent) complete with white plastic seat.
 - b** Wash Hand Basins
Total 5 x white wall mounted wash hand basins complete with hot and cold chrome single lever tap per basin
 - d** Shower
Allowance for one shower in the disabled cubicle
 - e** Hot Water Cylinder
Allow to install 1 x 7.5 litre boiling water units. Allow to install 1 x 135 litre mains pressure hot water cylinder.
- E 05 Floor Coverings**
- a** Carpet
A PC Sum of \$90.00 per m² laid for commercial carpet (40 oz Godfrey Hirst or similar laid by direct stick method)
 - b** **Vinyl (Amenities and Lunchroom)**
2mm thick Polyflor commercial vinyl or similar. An allowance of \$90.00 per m² laid is included for floor coverings to the lunchroom and amenities.

- E 06 Ceilings**
- a** Offices
USG 600mm x 600mm two-way white suspended ceiling system with 12mm (USG or similar) mineral fibre tiles or 10mm paint finished Gib board.
 - b** Amenities
10mm thick Gib board painted ceiling.
 - c** Feature tiles t.b.c.
- E 07 Kitchen**
- a** Total 2 (1/1800mm & 1/2700mm) wide sink bench tops in Silestone Range and a matching splashback in Silestone Range
 - b** Prefinished Melamine cabinetry with under bench and overhead cupboards. 1 x rubbish bin and 1 x microwave box included
 - c** Cupboard doors and drawer fronts in Melteca range
 - d** 1 x lever action faucet and 1 x Hydrotap G5 B Classic Plus Chrome Boiling Only under bench tap unit included
 - e** 2 x double power outlets above bench. Power outlets to client supplied appliances.
 - f** A provisional sum per kitchen of \$12,500.00 + GST has been included for kitchen cabinetry

Services

- F 01 Plumbing**
 Allowance is included to lay a 20mm diameter watermain from the site boundary to the building. All sanitary fittings shall be connected to the mains water supply and drained to the council sanitary drainage connection. All hand basins, sinks, shall be connected to a hot water system. All materials and workmanship shall be in accordance with all applicable regulations, standards and to the satisfaction of the local authority.
- F 02 Drainage**
- a Stormwater**
 All downpipes shall be connected to an underground stormwater drainage system comprising PVC or concrete pipes, complete with all the necessary manholes, traps etc to discharge into the council stormwater system.
 - b Sanitary Drainage**
 All sanitary fittings shall be connected to an underground sanitary drainage system comprising PVC pipes and complete with all necessary manholes, traps, vents etc and connected to the council sanitary drainage system.
- F 03 Electrical**
- a Mains Supply**
 Allowance is included to supply and lay a 150 amps per phase, 3 phase mains cable to the building and to supply 1 no mains switch/meter board. Included is a provisional sum for \$10,000 for your local electrical network provider to provide a plinth at the boundary.
 - b Power Reticulation**
 Allowance is included for 35 No single phase double switched socket outlets to the office area only.
 Wiring is included for the Hot Water cylinders.
 Wiring is included for the 3 phase motorised roller doors.
 - c Lighting**
 - i Offices (Generally)**
 1200 x 300 LED panel lights with diffusers to give lighting level of 500 lux maximum. Flush mounted.
 - ii Toilet/Amenity Areas**
 LED down lights included.
 - iii Warehouse**
 200w high LED Highbay lights 56 x quantity.
 - iv Exterior**
 Includes LED down lighting to the main entry, lowbay lighting to the canopy and 2 off 400w floodlights to building and yard.
- F 04 Telephone & Data**
 Exclusion: The provision of all telephone systems, equipment and cabling shall be the responsibility of the client. Allowance is included for a 100mm diameter PVC telecom duct.

- F 05 Fire Protection**
An allowance for a minimum of a type 2f (Manual fire alarm system with call points) fire alarm system is included. The alarm system shall be in accordance with the fire design summary as required by the NZ building code.
- F 06 Air-Conditioning**
- a** Air-conditioning of the offices and ventilation of the toilet/amenity areas is included in our offer, all to comply with the NZBC to offices areas including lunchroom.
- b** Design Parameters
- | | |
|---|--------------------------------|
| Summer Outdoor conditions | 26.5 deg C DB
21.0 deg C WB |
| Indoor Temperature | 22.0 deg C DB |
| Winter Outdoor conditions | 7.0 deg C DB
6.0 deg C WB |
| Indoor Temperature | 21.0 deg C DB |
| Maximum deviation in temperature anywhere | 1.5 deg C DB |
| Occupancy Rate | 1 person / 10m ² |
| Total Power & Lighting Input | 30 watts / m ² |
| Glass Shading Coefficient | 0.60 or better |
| Sound Levels between | NC 35 and NC 40 |
- c** Fresh Air
Allowed to introduce fresh air at the rate of 1 litres/second/m² of floor area, or 10 litres/second/person, whichever is the greatest.
- F 07 Security System/Data**
Provisional sum \$120,000 is included for a security system or data.

External Works

G 01 Yards, Car Parking & Drives

Included in our offer is to extend the formation of all yard area shown in the drawings. The warehouse yards to be 150mm 30 MPa reinforced concrete, placed over 150mm hardfill and finished with a light broom finish, and saw cut into rectangles as directed outside main warehouse only. The main front car park is in 30mm Hotmix M10 on 300mm subbase. The joints shall be unfilled. Slab free of any structural cracking but as concrete shrinks, minor shrinkage cracks are inevitable.

G 02 Car Park Marking

Allowance is included for marking out each car parking space in white marking paint, and yellow to disabled car parks.

G 03 Landscaping

A provisional sum allowance of \$12,000 is included to landscape the project.

G 04 Fencing & Gates

Included in our offer is for the supply and installation of standard black chain link security fencing to the perimeter with auto gates.

G 05 Hose Taps

Total 4 hose taps have been allowed for in our offer.

Exclusions & Clarifications

H 01 Exclusions

No allowance has been made for the following:

- GST
- Telecom and telephone works
- Fit out additional internal partitioning
- Office furniture / reception counter
- White ware / kitchen appliances
- Blinds and curtains
- Specialist equipment
- Additional wiring to the warehouse for power points, forkhoist charges, sub-boards etc.
- Corporate signage
- Flag poles etc
- Lockers
- Gas installation
- Any shelving whatsoever
- Fitout of any kind to warehouse
- Consent lodgement for racking, associated engineering, emergency lighting and fire report revisions
- Additional lighting to suit racking aisles
- Air-conditioning & Ventilation to the general warehouse
- Water and drainage reticulation inside the warehouse for manufacturing
- Sprinklers
- Resource Consent application and associated costs
- Council reserve contributions and development levies
- Infrastructure upgrade levies
- Building Warrant of Fitness fees and ongoing compliance schedule costs
- Piling
- Contamination
- Unsuitable ground conditions
- Any service works outside the boundary, i.e. moving data pits, streetlights, cesspits etc.
- No cable trunking included
- Access control to gates

H 02 Clarifications

Any variations to the contract shall be costed out and approved in writing by Client prior to being carried out.

Programme

I 01 Preliminary Programme

The following programme is an indication of the time that we would expect to achieve once all the contracts have become unconditional. Note – Euroclass can't be held responsible for delays in the consent phase – best endeavours only but we are not contractually liable.

I 02 Drawings

Time from acceptance of our quotation	12 Weeks
---------------------------------------	----------

I 03 Building Consent

Time from lodgement with Local Authority	12 Weeks
--	----------

I 04 Construction

Time from Issue of Building Consent	36 Weeks
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I 05 Total

Total time from acceptance to completion	60 Weeks
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EUROCLASS

PROPOSED WAREHOUSE SOLUTION

LOT B, BASALT PARK

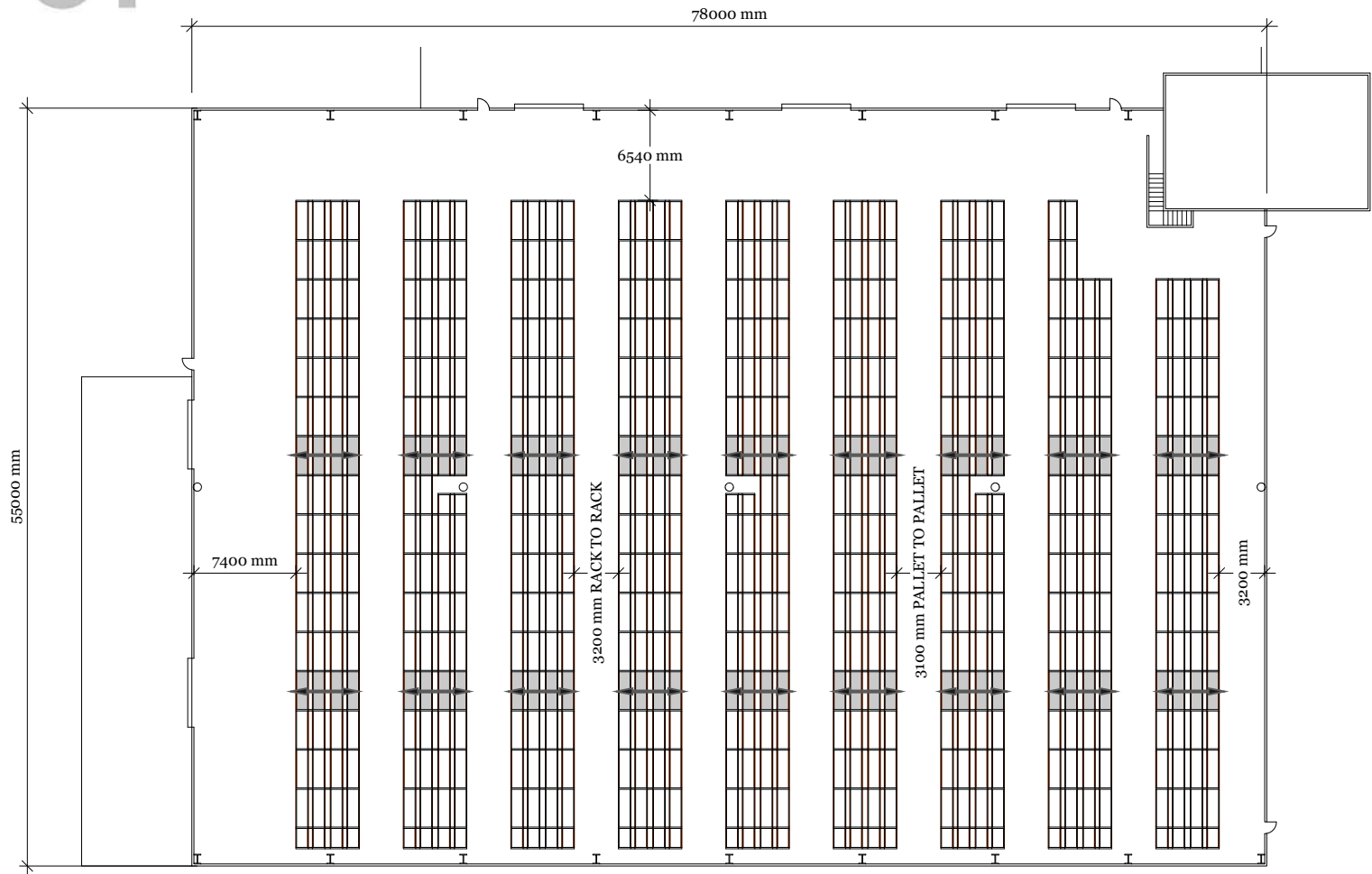
PROPOSED WAREHOUSE SOLUTION

euroclass
design | develop | deliver

SHELVING
DEPOT

August 29, 2024

VERTICAL LAYOUT 1



TOTAL PALLET SPACES: 8346
Spacing between racking is 300mm back-to-back

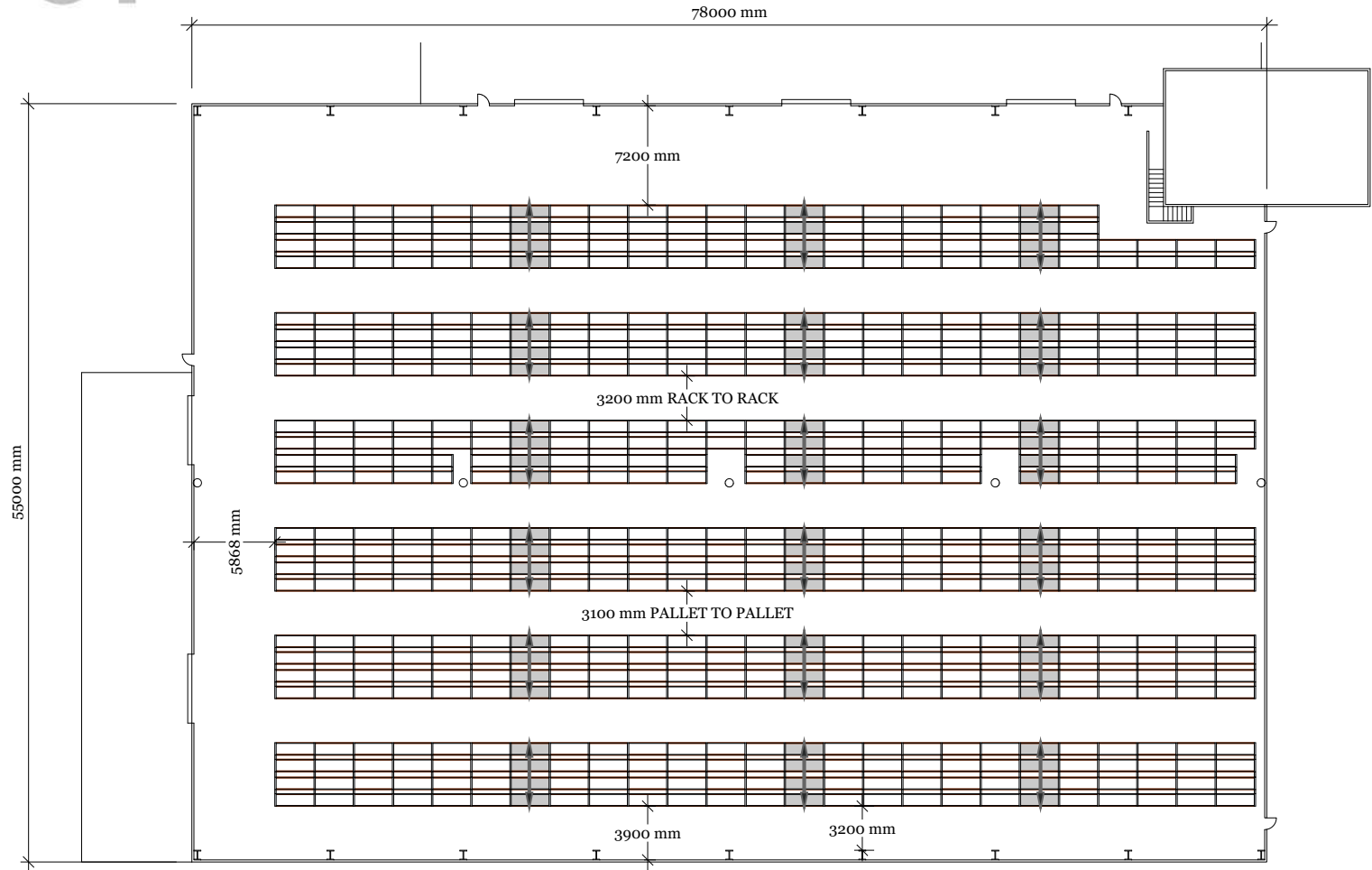
Capacity Calculations subject to hard measure and
Fire & Egress Report

** ALL RACKING TO BE 300mm OFF ANY STURCTURAL MEMBERS*

FLOOR PLAN - 3200 mm AISLES RACK-TO-RACK
SCALE 1:350 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 09/07/2024	FIRST DRAFT COMPLETED BY MICHAEL SOON
2 29/08/2024	MODIFIED DRAFT COMPLETED BY MICHAEL SOON
3	...
4	...
5	...

HORIZONTAL LAYOUT 2



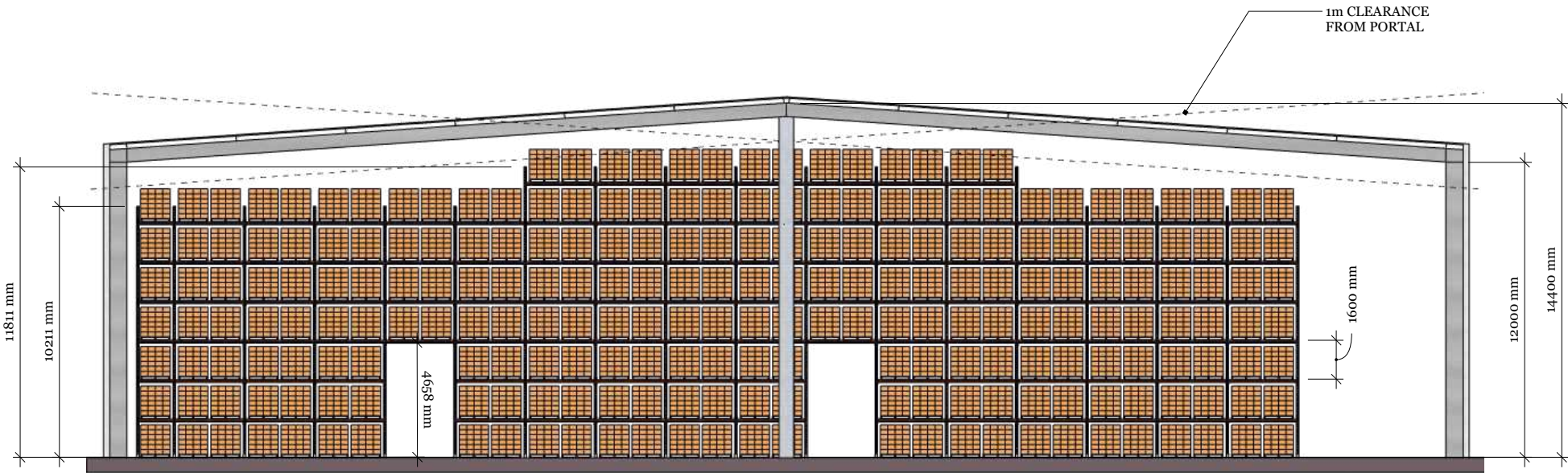
TOTAL PALLET SPACES: 8260
Spacing between racking is 300mm back-to-back

Capacity Calculations subject to hard measure and
Fire & Egress Report

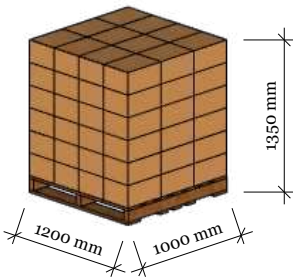
* ALL RACKING TO BE 300mm OFF ANY STURCTURAL MEMBERS

FLOOR PLAN - 3200 mm AISLES RACK-TO-RACK
SCALE 1:350 @ A3

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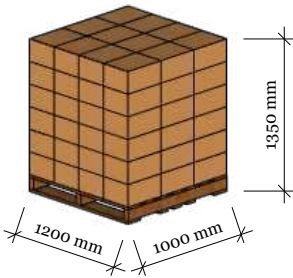
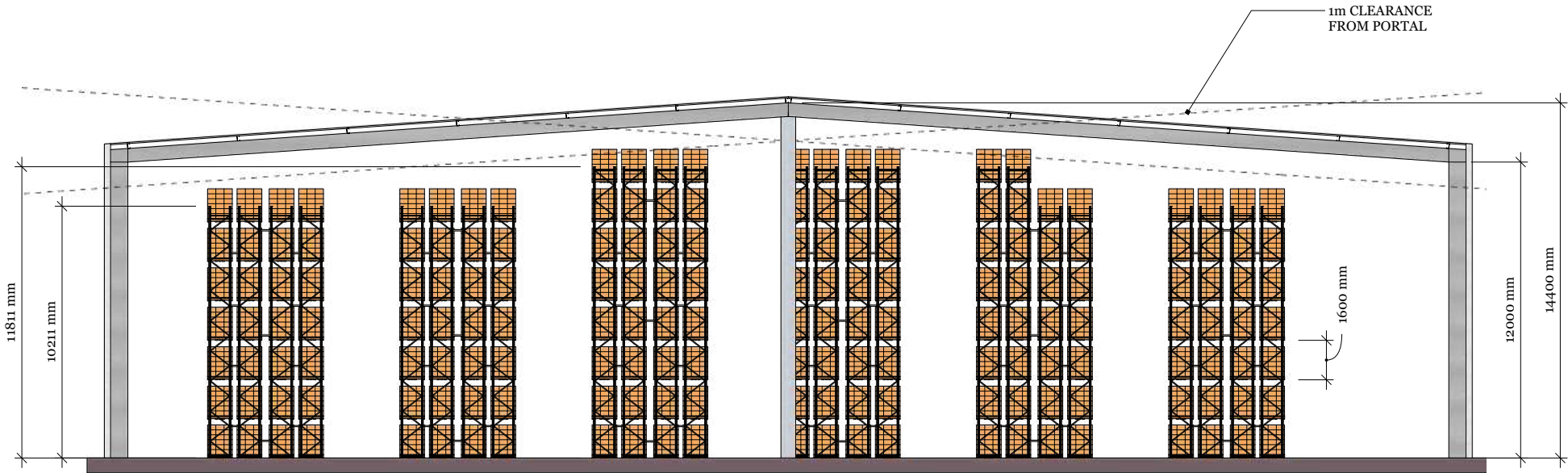


BEAM SPACING: 1600 mm
CLEARANCE BETWEEN LEVELS: 1480 mm
PALLETS DRAWN AT 1350 mm HIGH



SECTION VIEW
SCALE 1:175 @ A3

REVISIONS		
MM/DD/YY	REMARKS	
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3	...	
4	...	
5	...	



SECTION VIEW
SCALE 1:175 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 09/07/2024	FIRST DRAFT COMPLETED BY MICHAEL SOON
2 29/08/2024	MODIFIED DRAFT COMPLETED BY MICHAEL SOON
3	...
4	...
5	...

Executive Summary

11 Matukutururu Road, Wiri, Auckland 2104

As per bulk & location

Sizes

Warehouse	4,200m ²
Office	325m ²
Canopy	1,350m ²
Carparks	18

Design Rationale

The complex is designed as a full drive around with disciplined traffic flows for maximum efficiency and to minimise health and safety risk.

The warehouse is 12m to the top of the portal, increasing to 13m in the centre, with a post-tensioned jointless floor. This enables up to 8000 standard pallets to be stored.

The office is 2 level with a concrete mid floor. The internal walls are precast to provide a 60min firewall and an excellent sound barrier. The office overviews the main drive through canopy.

Rental Rates

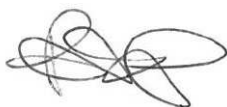
Warehouse	4,200m ² @ \$225.00/m ²	\$ 945,000.00
Office	325m ² @ \$300.00/m ²	\$ 97,500.00
Canopy	1,350m ² @ \$95.00/m ²	\$ 128,250.00
Carparks	18 @ \$20.00ea/week	\$ 18,720.00
TOTAL RENTAL PER ANNUM		\$ 1,189,470.00
		+ GST

Commercial Terms:

10 Year Lease to ADLS 2012 Fifth Edition
 Annual increase 3.5%
 Midterm review to market hard ratchet
 Bank bond for 12 months rental
 5+5 rights of renewal

Available to purchase.

Kind Regards,



Peter Bishop
021 228 4656



Charlie Bishop
021 280 234

Sustainability in action

We are committed to:

Sustainable design principles from large-scale developments to single-building units

Implementation of comprehensive environmental management plans on development sites

Recycling of construction materials where possible, including in-house concrete recycling

Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation

Continual education and training of employees and trades on waste minimization

Continual education and training of employees and trades on waste minimization

Utilization of local suppliers and service providers to reduce environmental impact

Encouragement and support for industry development of sustainable construction methods



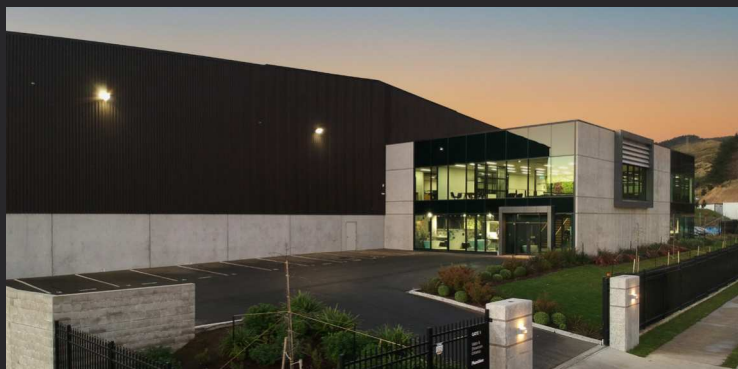
Stonehill Business Park 2010 / 2024



Basalt Business Park 2016 / 2024



Feature Projects



Plumblin, Wellington



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot. Hamilton

Building quality
since

1987



euroclass
design | develop | deliver

P 0800 222 898 E info@euroclass.co.nz W euroclass.co.nz

A Level 3, 40 Onehunga Mall, Onehunga, Auckland 1061

PO Box 13129, Onehunga, Auckland 1643

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