



# Executive Summary for 65 Walls Road

Presented by:  
Euroclass Design and Build

April 2026

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



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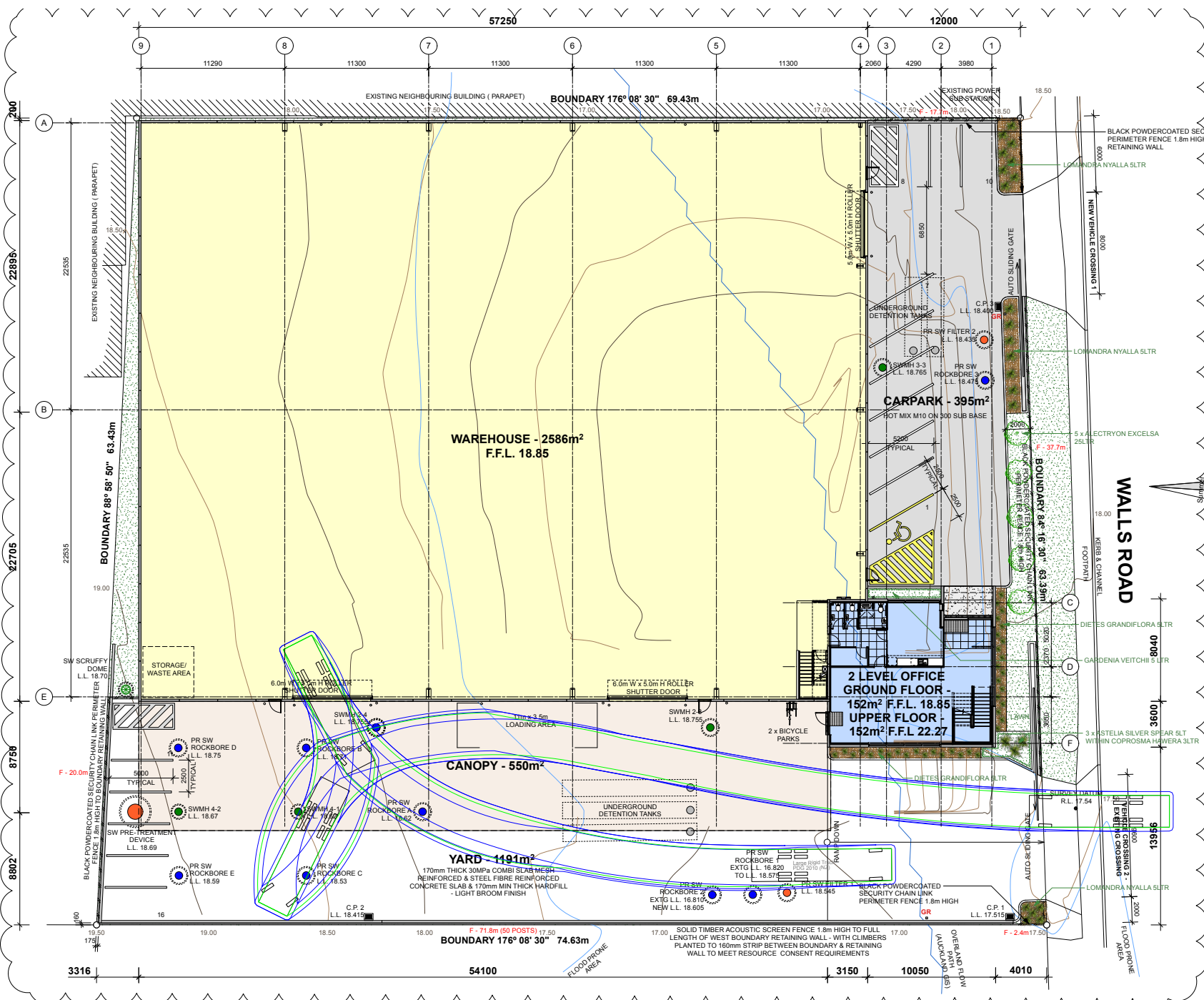
# About Euroclass

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.





**SITE INFORMATION**

65 Walls Road  
Penrose  
AUCKLAND

LOT 7 - 10  
DP 19321  
Auckland City Council

Area: 4563m<sup>2</sup>  
Zone: Business - Light Industry  
BRANZ MAPS INFORMATION:  
Wind Zone: High  
Exposure Zone: C  
Earthquake Zone: 1  
Climate Zone: 1

**FLOOR AREAS:**

Warehouse: 2586m<sup>2</sup>  
Office Ground Floor: 152m<sup>2</sup>  
Office Upper Floor: 152m<sup>2</sup>  
Note: Areas include covered entrance area to Office

**SITE SURVEY DATA**

**SURVEY WORK**  
Refer Topographical Survey Plan  
9484-705-01 - Rev 0

1/ BEARING AND COORDINATE DATUM -  
NEW ZEALAND GEODETIC DATUM 2000  
MT EDEN CIRCUIT 2000

2/ LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 2016.

3/ ORIGIN OF LEVELS - RM 1 SO 510336 (GC - EVW3)  
78624.981m  
403557.048mE  
R.L. = 24.32m

4/ TOTAL AREA = 4563m<sup>2</sup>  
5/ RECORD OF TITLE - NA80561  
6/ SURVEY DATUM - LP IISO 58316 IN DRIVEWAY  
78681.76mN  
403732.97mE  
R.L. 17.54

**WAREHOUSE VENTILATION NZBC**

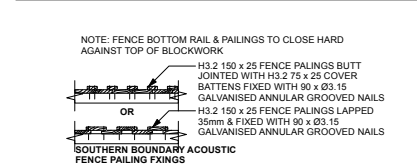
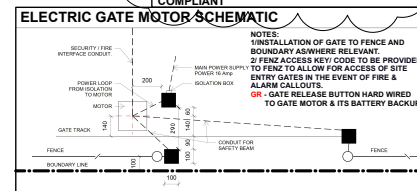
TOTAL WAREHOUSE OPEN AREA - 2586m<sup>2</sup>

**NATURAL VENTILATION**  
OPENABLE AREAS:  
ROLLER DOORS: 2 x 6.0m x 5.0m = 60.0m<sup>2</sup>  
ROLLER DOOR: 1 x 5.0m x 5.0m = 25.0m<sup>2</sup>  
SIDE DOOR: 4 x 0.9m x 2.1m = 7.6m<sup>2</sup>

**MECHANICAL VENTILATION**  
Refer NZS4303:1990 Table 2:  
WAREHOUSE MECHANICAL VENTILATION REQ. 0.25 l/s/m<sup>2</sup> FANTTECH EZIFIT ECE204 ACHIEVES 360 l/s AS P.F. OF OPa (AS DIRECT EXTRACT FROM THE WAREHOUSE SPACE - NOT DUCTED - REFER MANUFACTURERS TECHNICAL DATA) FANTTECH EZIFIT ECE204 AT 30 l/s PROVIDES VENTILATION FOR 1440m<sup>2</sup> OF THE WAREHOUSE AREA WHICH IS 72% OF THE OPENABLE AREA REQUIREMENT.

EZIFIT FAN 1 x ECE204 = 72m<sup>2</sup>

5% MIN. REQ. OPEN AREA TOTAL = 129.30m<sup>2</sup>  
TOTAL OPEN AREA ACHIEVED = 164.6m<sup>2</sup>  
COMPLIANT



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		STATUS PRELIMINARY

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PROJECT NAME

**PROPOSED NEW DEVELOPMENT**  
65 WALLS ROAD  
PENROSE  
AUCKLAND



DRAWING NAME

**SITE PLAN**

SCALE - 1:150 @ A1

DRAWN - SMP

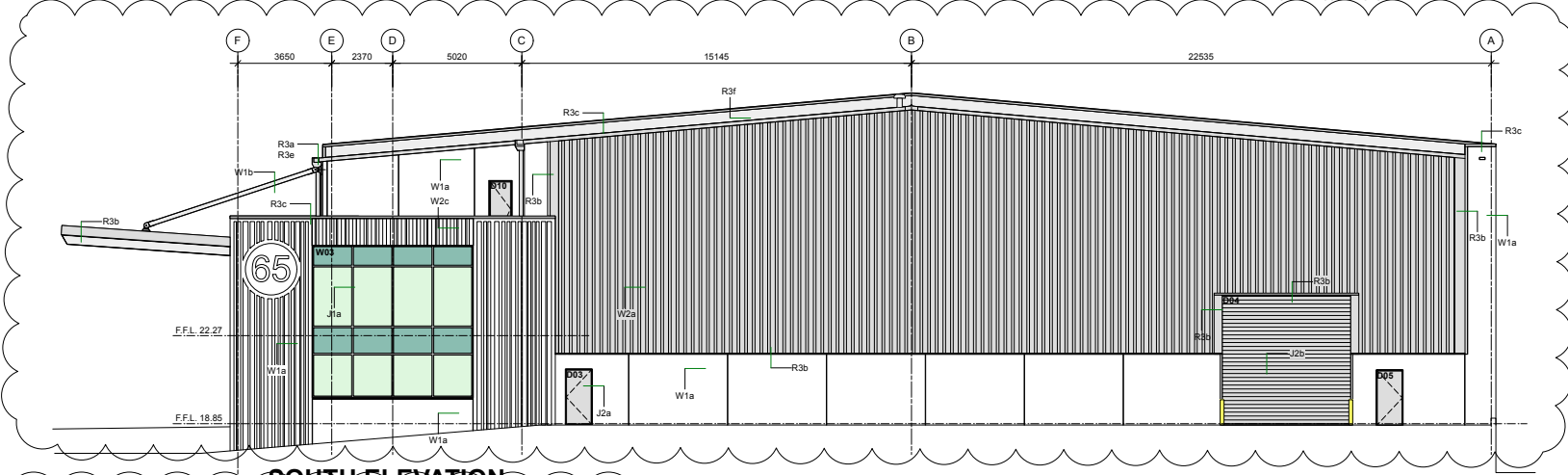
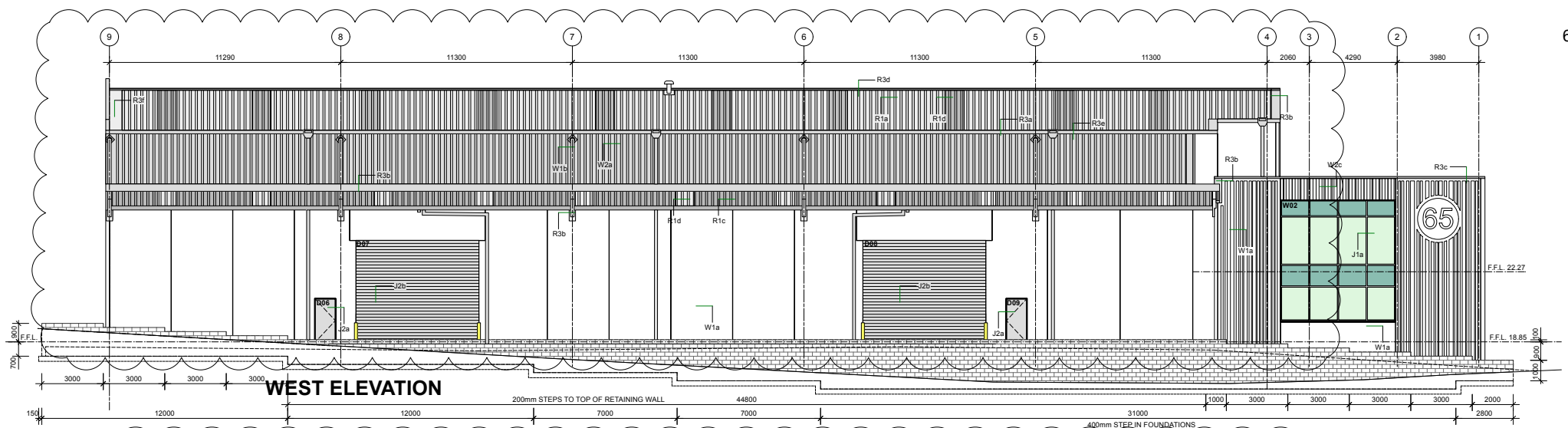
DATE - 05/04/2026

JOB REF. 24 003

DRAWING NO. **A01**

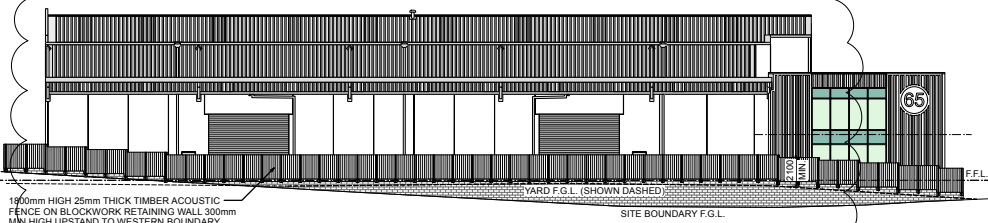
REV.





RISK MATRIX CALCULATION	
Table 2 of AS/NZS 4360:1	Slope
Control Zone	150m
Number of Storeys	2
Roof/Wall Attachment Detail	Very Good
Panel Weight	Very Light
Envelope Complexity	Very Simple
Work Position	Low
Total Risk Score = 13	

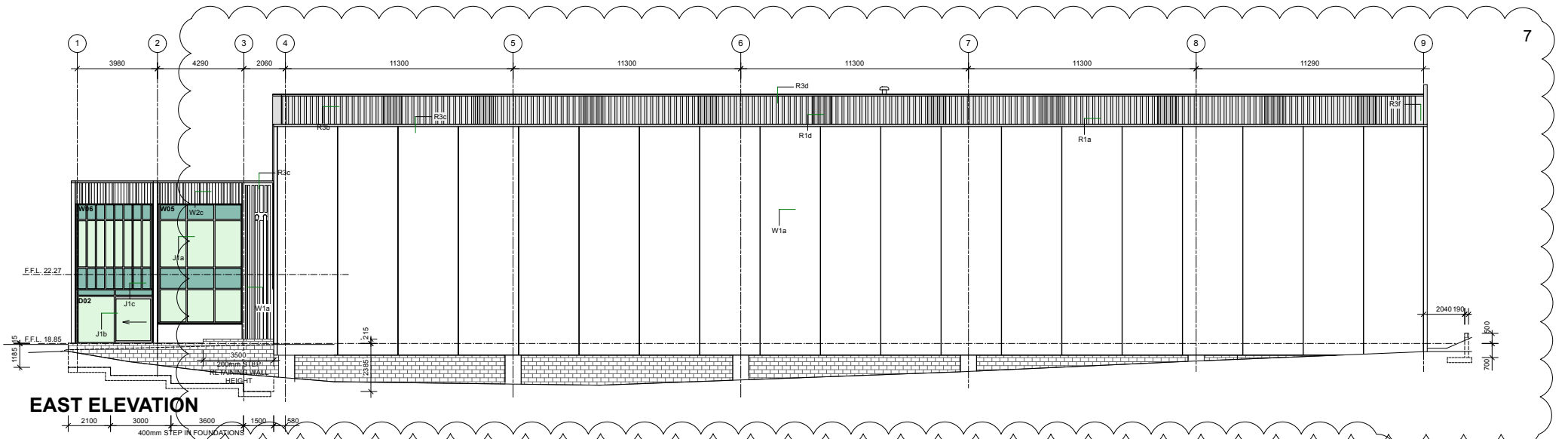
RISK MATRIX COVERS WORST CASE ALL ELEVATIONS  
 Selected Wall Cladding: Precast panel solid construction & vertical long run aluminium cladding on cavity system



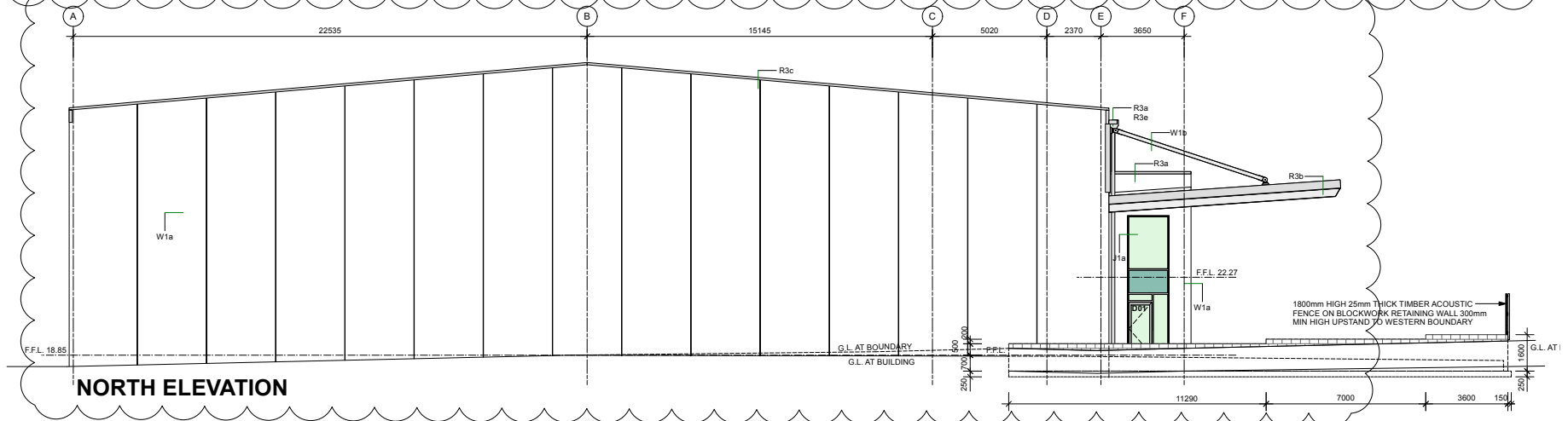
FINISHES LEGEND	
Keynotes Text	
J1a	R0.35 Selected powdercoated commercial 132mm aluminium flush glaze joinery to offices. All glazing to be Low E3 double glazed Argon gas 'Light Green' body tint glass and compliant with NZS 4223, Parts 3 and 4.
J1b	R0.35 Selected powdercoated commercial 132mm aluminium flush glaze joinery to Main Entry door with sliding auto opening double door. All glazing to be Low E3 double glazed Argon gas 'Light Green' body tint and compliant with NZS4223, Parts 3 and 4.
J1c	Selected 250 x 50 RHS powder coated aluminium vertical decorative fins bracket fixed to joinery mullions.
J2a	Selected external primed ash Parkwood Commercial Garsport FL or similar aluminium panel bonded door in Box Frame 75mm with flange aluminium frame.
J2b	Apex electrically operated heavy duty roller shutter door with Enviroslide frame system with high mount roller for closer of shutter at head.
R1a	0.55mm BMT Steel and Tube S1963 natural zincalume roofing laid over Thermakraft Themabar 307 white cap foil and vapour control laminate underlay over Kivimash fixed to manufacturers specifications.
R1c	0.55mm BMT Kwik Roofing Smartdek 710 natural zincalume roofing with DWRPS O/P anticondensation membrane to underside to exposed breezeaway, fixed to manufacturers specifications. No underlay under sheets.
R1d	Ampelite SL-3 Group 3 FR 2400gsm translucent sheeting to warehouse over Kivimash and Ampelite Webglas GC 3660gsm to canopy to match selected roofing profile, installed to manufacturers specifications at equal spacings as indicated on roof plan.
R3a	0.55mm BMT Zincalume waves flashing into 0.55mm BMT 300 x 165 x 120mm Dimond Box 300 Colorsteel fascia gutter fixed on matching coloured not dipped galvanneal brackets.
R3b	0.55mm BMT folded Colorsteel flashings.
R3c	0.55mm BMT folded Colorsteel parapet cap flashing with 5° slope to inside.
R3d	0.55mm BMT folded zincalume ridge flashing with 0.55mm BMT folded Colorsteel visible ends to ridge flashings.
R3e	0.75mm BMT folded Colorsteel rain water head with overflow and 1500 PVC downpipes securely fixed with purpose made brackets at 2000c/s max.
R3f	0.55mm BMT folded zincalume flashings.
W1a	40MPa 150mm x 165mm thick reinforced precast concrete panels typically to warehouse with 180mm thick panels to grid line 9 walls with unpanned 'natural' concrete finish typical and exterior paint finish: Grids E & 4.
W1b	40MPa exterior paint finished 200mm thick full height panels with 15mm decorative rebates where specified to offset 150mm thick precast panels to grid line 4.
W2a	All canopy structure and braces to be unfinished 'natural' hot-dipped galvanneal. All canopy purins & girts to be Z450 galvanneal.
W2c	0.4mm BMT Steel & Tube S1963 Colorsteel vertical run cladding over MSS girts.
W2c	Powdercoated aluminium Nu-Wall Random S-Series Vertical cladding (to Nu-Wall pattern setouts) over impervious barrier tape to H3.145 x 20 castellated horizontal battens at 600c/s over Thermakraft Watergate Plus building underlay.

D 19/02/2026 REVISED FOR BUILDING CONSENT  
 C 27/01/2026 REVISED FOR BUILDING CONSENT  
 B 18/11/2025 REVISED FOR BUILDING CONSENT  
 A 11/09/2025 ISSUED FOR BUILDING CONSENT

	PROJECT NAME <b>PROPOSED NEW DEVELOPMENT</b> 65 WALLS ROAD PENROSE AUCKLAND	DRAWING NAME <b>WEST &amp; SOUTH ELEVATIONS</b>	JOB REF. 24 003
	STATUS <b>PRELIMINARY</b> © COPYRIGHT WARNING These drawings, IP and designs remain the sole property of Euroclass RSH. Do not scale off these drawings. If in doubt contact Euroclass RSH.	SCALE - 1:100 @ A1	DRAWN - SMP
DRAWING NO. <b>A09</b>			REV. <b>D</b>



**EAST ELEVATION**



**NORTH ELEVATION**

FINISHES LEGEND	
Keynote Text	
J1a	R0.35 Selected powdercoated commercial 132mm aluminium flush glaze joinery to offices. All glazing to be Low E3 double glazed Argon gas 'Light Green' body tint glass and compliant with NZS 4223, Parts 3 and 4.
J1b	R0.35 Selected powdercoated commercial 132mm aluminium flush glaze joinery to Main Entry door with sliding auto opening double door. All glazing to be Low E3 double glazed Argon gas 'Light Green' body tint and compliant with NZS4223, Parts 3 and 4.
J1c	Selected 250 x 50 RHS powdercoated aluminium vertical decorative fins bracket fixed to joinery mullions.
J2a	Selected external prefinished Parkwood Commercial Garrison F1 or similar aluminium sand bonded door in Box Frame 75mm with flange aluminium frame.
J2b	Apex electrically operated heavy duty roller shutter door with Enviroslide frame system with high mount roller for closer at head.
R1a	0.55mm BMT Steel and Tube S1963 natural zincalume roofing laid over Thermkraft Thermaker 307 white cap foil and vapour control laminate underlay over Kivmesh, fixed to manufacturers specifications.
R1c	0.55mm BMT Kwik Roofing Smarttek 710 natural zincalume roofing with DIPS10P anticondensation membrane to underside to exposed breezeaway, fixed to manufacturers specifications. No underlay under sheets.
R1d	Ampelite SL3 Group 3 FR 2400gsm translucent sheeting to warehouse over Kivmesh and Ampelite Webglas GC 3660gsm to canopy to match selected roofing profile, installed to manufacturers specifications at equal spacings as indicated on roof plan.
R3a	0.55mm BMT Zincalume eaves flashing into 0.55mm BMT 300 x 165 x 120mm Diamond Box 300 Colorsteel fascia gutter fixed on matching coloured hot dipped galvanised brackets.
R3b	0.55mm BMT folded Colorsteel flashings.
R3c	0.55mm BMT folded Colorsteel parapet cap flashing with 5° slope to inside.
R3d	0.55mm BMT folded zincalume ridge flashing with 0.55mm BMT folded Colorsteel visible ends to ridge flashings.
R3e	0.75mm BMT folded Colorsteel rain water head with overflow and 1500 PVC downpipes securely fixed with purpose made brackets at 2000cra max.
R3f	0.55mm BMT folded Zincalume flashings.
W1a	40MPa 150mm x 165mm thick reinforced precast concrete panels typically to warehouse with 180mm thick panels to grid line 9 walls with unpainted 'natural' concrete finish typical and exterior paint finish Grids E & 4.
W1p	40MPa exterior paint finished 200mm thick full height panels with 15mm decorative rebates where specified to office (150mm thick precast panels to grid line 4).
W1b	All canopy structure and braces to be unfinished 'natural' hot-dipped galvanised. All canopy purlins & girts to be Z450 galvanised.
W2a	0.4mm BMT Steel & Tube S1963 Colorsteel vertical run cladding over MSS girts.
W2c	Powdercoated aluminium Nu-Wall Random E Series Vertical cladding to Nu-Wall pattern setouts) over impervious barrier tape to H3.1 45 x 20 castellated horizontal battens at 600cra over Thermkraft Watergate Plus building underlay.

RISK MATRIX CALCULATION	
TABLE 2 of NZBC EAS11	Score
Most Risk	0
Number of Situations	0
Controlled Situations/Design	0
Excess Work	0
Excess Complexity	0
Area Design	0
Total Risk Score	0

RISK MATRIX COVERS WORST CASE ALL ELEVATIONS  
 Selected Wall Cladding: Precast panel solid construction & vertical long run aluminium cladding on canopy system

C 19/02/2026 REVISED FOR BUILDING CONSENT  
 B 18/11/2025 REVISED FOR BUILDING CONSENT  
 A 11/09/2025 ISSUED FOR BUILDING CONSENT

REV	DATE	ISSUE
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PROJECT NAME  
**PROPOSED NEW DEVELOPMENT**  
 65 WALLS ROAD  
 PENROSE  
 AUCKLAND



DRAWING NAME  
**EAST & NORTH ELEVATIONS**

SCALE - 1:100 @ A1

DRAWN - SMP

DATE - 05/04/2026

JOB REF. 24 003

DRAWING NO. **A10**

REV. **C**

**euroclass**  
design | develop | deliver  
0025-65WA-AI-V1-01-A



euroclass  
design | develop | deliver  
0025-65WA-AI-V2-01-A



euroclass

design | develop | deliver

0025-65WA-AI-V3-01-A



















**EUROCLASS**

**PROPOSED WAREHOUSE STORAGE  
SOLUTION**

**65 WALLS ROAD PENROSE AUCKLAND**

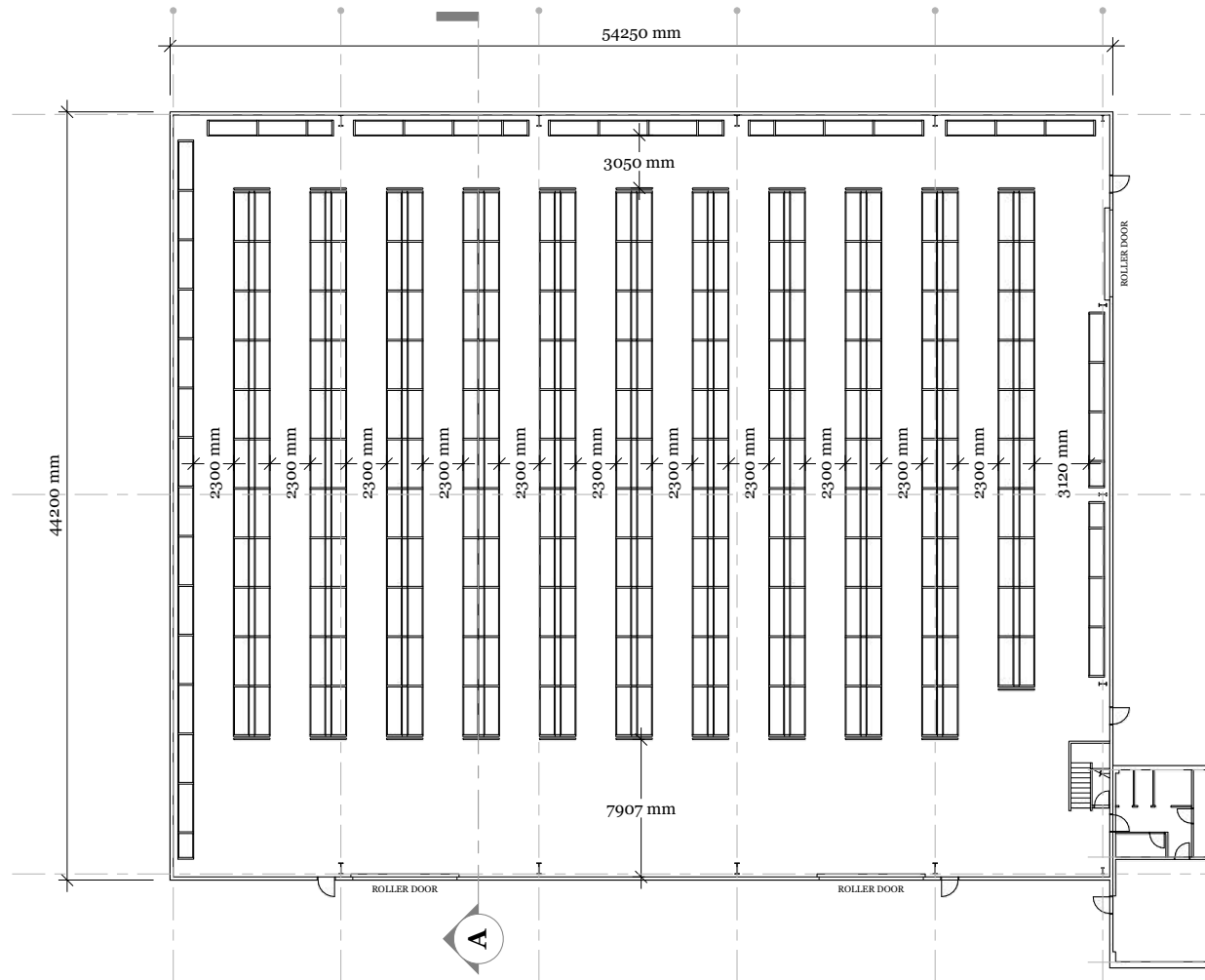
PROPOSED WAREHOUSE STORAGE SOLUTION

**euroclass**  
design | develop | deliver

**SH**ELVING  
**DE**POT

August 25, 2025

## PROPOSED LAYOUT 1

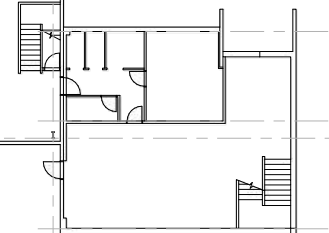


TOTAL PALLET SPACES: 3336

EQUIPMENT REQUIRED: Articulated forklift such as the Aislemaster 20SHE or similar

**DESIGN NOTES:**

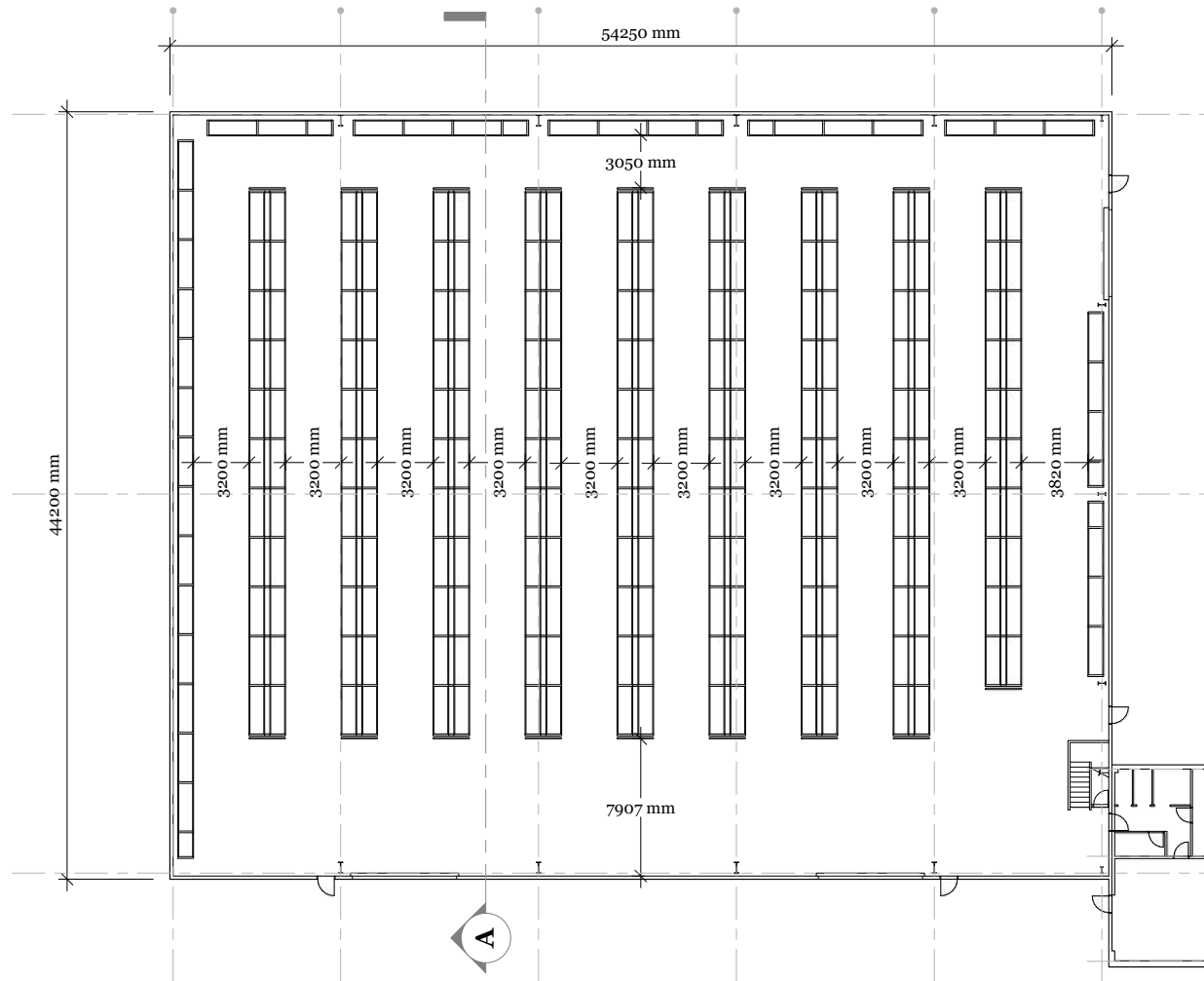
- > Spacing between racking is 300mm back-to-back
- > Capacity Calculations subject to hard measure and Fire & Egress Report



FLOOR PLAN - 2300 mm AISLE RACK-TO-RACK  
SCALE 1:300 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 25/08/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...

## PROPOSED LAYOUT 2



TOTAL PALLET SPACES: 3072

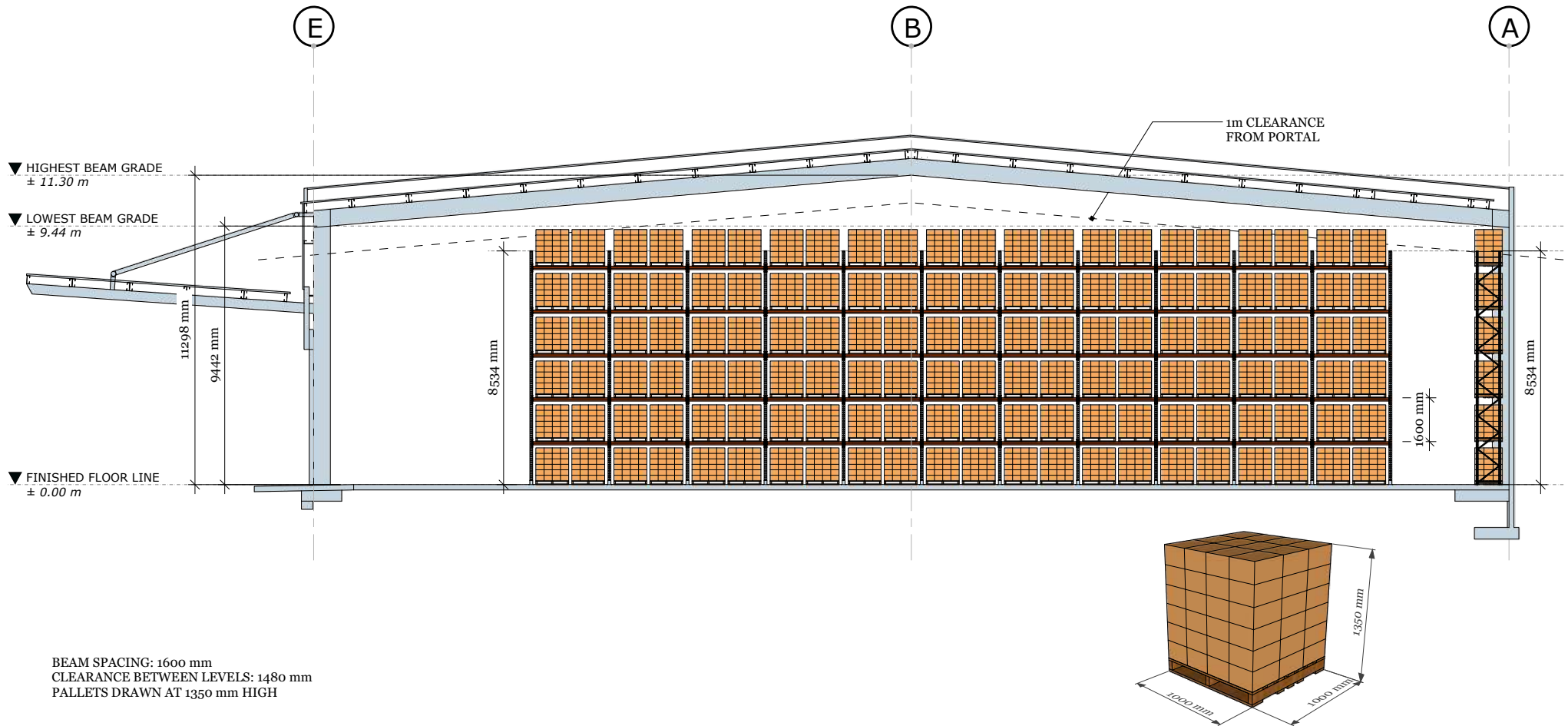
EQUIPMENT REQUIRED: Reach truck such as Crown RR-5700

**DESIGN NOTES:**

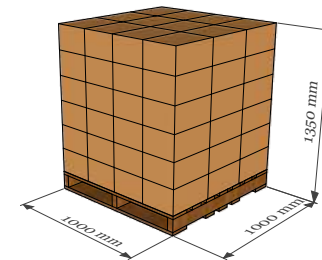
- > Spacing between racking is 300mm back-to-back
- > Capacity Calculations subject to hard measure and Fire & Egress Report

FLOOR PLAN - 3200 mm AISLE RACK-TO-RACK  
SCALE 1:300 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 25/08 /2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...



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



SECTION ALONG A  
 SCALE 1:150 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 25/08/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...

# OUTLINE SPECIFICATION

**Project: 65 Walls Road, Penrose, Auckland 0510**

**Date: 01/08/2025**

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 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:**

<b>Section 1</b>	<b>Preliminary &amp; General</b>
<b>Section 2</b>	<b>Site Preparation</b>
<b>Section 3</b>	<b>Office – Basic Structure and Elements</b>
<b>Section 4</b>	<b>Warehouse – Basic Structure and Elements</b>
<b>Section 5</b>	<b>Internal Fitout and Finishes to the Offices</b>
<b>Section 6</b>	<b>Services</b>
<b>Section 7</b>	<b>External Works</b>
<b>Section 8</b>	<b>Exclusions + Clarifications</b>
<b>Section 9</b>	<b>Programme</b>

**1.1 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. This also includes the fees of consultants required to provide reports to get the design complete.

**1.2 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 8.1, sprinklers are excluded. There is no allowance for addressing inadequate firefighting water supply.

**1.3 Geotechnical Report (Soil Report)**

Allowance is included for the preparation of a geotechnical soil report by a registered engineer experienced in geotechnical engineering.

**1.4 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.

**1.5 Builders Site Services**

Allowance is included for all necessary on-site sheds, fencing/hoardings, builders' sign, toilets, data, power, water supply and safety requirements.

**1.6 Insurance**

Allowance is included for contract works insurance, Professional Indemnity insurance, Public Liability insurance, accident compensation, tool and plant insurance.

**1.7 Consent Fees**

Allowance is included for building consent fees. No allowance for resource consent costs, development levies, infrastructure upgrades or compliance costs for special conditions are included in our offer.

**1.8 Waste Disposal**

Allowance is included for periodic cleaning up of the works of waste materials, and removal from site.

**1.9 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.

- 2.1 Demolition**  
No allowance is included for demolition of any kind.
  
- 2.2 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.
  
- 2.3 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.
  
- 2.4 Unsuitable Ground**  
No allowance is included for the excavation and removal of unsuitable founding materials as determined and instructed by the Geotechnical Engineer.
  
- 2.5 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.

**3.1 Foundations**

Allowance is included to construct 25 MPa in situ reinforced concrete strip footings, column pads, tie beams etc. all as designed and specified by the Registered Structural Engineer.

**3.2 Floors**

**3.2.1 Ground Floor**

100mm thick 25 MPa in situ reinforced concrete floor laid over polythene damp proof membrane over compacted hardfill. Polystyrene insulation placed under the concrete to achieve the thermal requirements. Concrete floor shall be power float finished to a smooth, dense, even surface. Construction joints and saw cuts as designed and specified by designer.

**3.2.2 First Floor**

30 MPa concrete floor on proprietary composite steel decking (Hibond or similar) as designed by registered engineer. Floor loading 3.0 kPa to the office slab.

**3.3 Structure**

Structural steel frames with rafters at a 4-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.

**3.4 External Finishes**

**3.4.1 Precast Panels**

40 MPa Concrete steel reinforced Precast Panels. Produced off-site in approved facilities under structural engineer's supervision.

**3.4.2 Aluminium cladding**

To be powder coated extrusion systems such as Nuwall or Flashclad. Mounted on a cavity system with approved installation methods and with appropriate flashings.

**3.4.3 Painted Precast Panels.**

Will be washed, then have one coat of concrete sealer and then two coat of Resene Lumbersider or equivalent.

**3.4.4 Windows & Glazing**

All windows to be commercial quality powder coated aluminium frames double glazed with selected tinted glass.

**3.5 Roof****3.5.1 Conventional Profiled Roofing.**

0.55mm thick zincalume steel roofing either Dimond DP955 or Steel and Tube ST963 profile over minimum R5.0 fibreglass insulation over breather type roof underlay (Covertek 405 or similar) over galvanised wire netting over galvanised steel and/or timber purlins. Roofing sheets are thermally separated from the purlins by 20mm

Thermax B (or similar) strips.

**3.6 Gutters, Flashings & Downpipes**

All external gutters are allowed to be Colourcote Zinacore or Colorsteel fascia gutters with PVC downpipes as designed. All internal gutters shall be 1.5mm Ardex butynol or similar lined plywood internal gutters complete with downpipes and overflow. Downpipes and/or rain heads used in main entrance area.

**4.1 Foundations**

Allowance is included to construct boxed 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.

**4.2 Floor**

The floor shall be power float finished to a dense, smooth, even surface. The floor shall be coated with Ashfords or similar (surface hardener/dust sealer) on completion.

**4.2.1 Post Tensioned Slab**

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 design of the slab will be carried out and supervised by specialist slab engineers and joints will be at locations specified by the consultant registered structural engineer. The perimeter of the slab will be protected by movement joints (Canzac, Danley or similar), steel cover plates and with aluminium angles to ensure the shrinkage of the slab is managed.

### 4.3 Structure

- 4.3.1** Structural steel portal frames at 5 degrees pitch. Stud height to be 10m to top of portal knee and approximately 11.9m in the centre. Clear span as per cross section.
- 4.3.2** 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.
- 4.3.3** 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 front gable wall not required to be fire rated shall be low height panels 2.7m high above floor level and the canopy side precast is 7.2m high above floor level, unless otherwise noted. Precast panels shall be jointed with flexible sealants.
- 4.3.4** Solar Panels. Roof structure will be designed to be able to withstand the weight of solar panels between gridlines A - E / 6 - 9.

### 4.4 External Finishes

#### 4.4.1 Precast Panels

Walls are natural finished unless noted otherwise.

#### 4.4.2 Painted Precast Panels.

Will be washed, then have one coat of concrete sealer and then two coat of Resene Lumbersider or equivalent.

#### 4.4.3 Structural Steel

- All external steel will be blasted and have a hot dip galvanised finish.
- All purlins and girts shall be galvanised cold rolled steel type.

#### 4.4.4 Metal Cladding

0.4mm selected Colourcote Zinacore or Colorsteel Endura metal profiled cladding fixed vertically on galvanised steel girts – standard colour range.

### 4.5 Roof

- 4.5.1** 0.55mm zincalume roofing either Dimond DP955 or Steel and Tube ST963 profile laid over 314 thermobar whitecap paper, over 150mm x 300mm galvanised wire mesh netting over galvanised steel purlins.
- 4.5.2** Included is 1 strip of translucent sheeting per 5m run of roofing for natural lighting. Typically 2 per bay.

#### 4.6 Gutters, Flashings & Downpipes

Exterior gutters shall be Colourcote Zinacore or Colorsteel Endura finish, with uPVC, painted downpipes. Internal gutters shall be 1.5mm Ardex butynol or similar lined on plywood, complete with downpipes and overflows. All flashings to roofing shall be made from the same material as the roofing.

#### 4.7 External Doors

4.7.1 3x electrically operated Roller Shutter doors (1 x 5m wide x 5m high & 2 x 6m wide x 5m high) provided by an industrial door specialist are included in our offer, powdercoated, Single phased motors. If required by the fire report, UPS devices may need to be installed on some of the roller doors which will be included.

4.7.2 External Roller doors to have 150mm diameter steel bollards each side.

4.7.3 5 x Aluminium powdercoated three-sided frame exterior personnel doors to warehouse. Legge 991 V31 individually keyed locks with Alpha 700 series handles fitted to the doors. One of these doors is to access the office roof.

4.7.4 An internally accessed aluminium ladder to provide safe access the office roof will be included.

#### 4.8 Internal Finishes

4.8.1 No allowance has been made for any special finished to any surface including the back of cladding, inside face of precast and concrete floor, apart from the dust seal.

#### 4.8.2 Structural Steel

All internal steel will be blasted and primed with Resene Steelfab or similar paint to 75 Microns thickness. All purlins and girts shall be galvanised cold rolled steel type.

4.8.3 Timber doors from the office into the warehouse are to be enamel paint finished. Kick plates and vision panels will be installed on main throughfare routes.

#### 4.9 Canopy

Canopy cantilever clearspan with a minimum clearance height of 6.0m. 2 sheets of translucent roofing as per warehouse roof. Includes 6 x LED lowbay lights to underside of canopy for night loading.

**5.1 Partitions**

**5.1.1 Office Partitioning**

Partitions to the office perimeter, lunchroom and amenities only.  
Balance open plan (office partitioning can be provided by Euroclass if required)

**5.1.2 Office Perimeter, lunchroom and amenities**

Timber or steel partitions 2680mm high, 10mm Gibraltar board lining, flush stopped and paint finished. (Note toilet amenities ceiling at 2.4m high)

**5.2 Door Hardware**

**5.2.1 Offices etc**

Cylinder Mortice latch sets (Legge Commercial 990 or similar Mortice with lever arm handles. Door closer allowed where necessary. No allowance to master key door locks.

**5.2.2 Toilets**

Toilet indicator bolts allowed.

**5.3 Sundry Hardware**

**5.3.1** Total 1 toilet roll holder per toilet cubicle

**5.3.2** Total 1 mirror per each wash hand basin

**5.3.3** Total 1 coat hook per toilet cubicle

**5.3.4** Total 1 towel rail per each toilet room

## 5.4 Sundry Fittings

### 5.4.1 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 (Clark Alto II or equivalent) complete with white plastic seat.

### 5.4.2 Wash Hand Basins

Total 5 x white wall mounted wash hand basins complete with hot and cold chrome single lever tap per basin.

### 5.4.3 Shower

Allowance for one shower in the disabled cubicle. This includes the required grab handles, seat and fabric curtain.

### 5.4.4 Hot Water Cylinder

Allow to install 1 x 135 litre mains pressure hot water cylinder.

### 5.4.5 Kitchen Boiler tap

1 x Hydrotap G5 B Classic Plus Chrome tap boiling unit under each kitchen bench included. 2 x total.

### 5.4.6 Cleaners sink

1 x metal cleaners sink is included under the warehouse stairs.

## 5.5 Floor Coverings

### 5.5.1 Carpet

A PC Sum of \$98.00 per m<sup>2</sup> laid for commercial carpet (40 oz Godfrey Hirst or similar laid by direct stick method)

### 5.5.2 Matwell

2 x 'Advance Flooring' CoralTread commercial entrance mat has been included. The allowance of \$98.00 per m<sup>2</sup> for all floor coverings includes the entrance matwells.

### 5.5.3 Vinyl (Amenities and Lunchroom)

2mm thick Polyflor commercial vinyl or similar. An allowance of \$98.00 per m<sup>2</sup> laid is included for floor coverings to the lunchroom and amenities.

## 5.6 Ceilings

### 5.6.1 Offices

1200mm x 600mm two-way white suspended ceiling system with 12mm (AMF Thermafon Thermatex or similar) mineral fibre tiles or 10mm paint finished Gib board.

### 5.6.2 Amenities

10mm thick Gib board painted ceiling.

## 5.7 Kitchen

- 5.7.1 Total 2 (1 x 3600mm & 1 x 2100mm) wide sink bench tops in Silestone Range and a matching splashback in Silestone Range
- 5.7.2 Prefinished Melamine cabinetry with under bench and overhead cupboards. 1 x rubbish bin and 1 x microwave box included
- 5.7.3 Cupboard doors and drawer fronts in Melteca range
- 5.7.4 1 x lever action faucet installed to each sink. 2 x total.
- 5.7.5 2 x double power outlets above bench. Power outlets to client supplied appliances.
- 5.7.6 A provisional sum per kitchen of \$12,500.00 + GST has been included for kitchen cabinetry

## 5.8 Internal Finishes

All areas have been allowed to be painted.

- 5.8.1 Office gib walls and gib ceilings will have one coat of boardwall sealer followed by two coats of Resene Spacecoat Low sheen or equivalent.
- 5.8.2 Wet area gib walls and ceilings to have one coat of pigmented sealer followed by two coats of Resene Zylone sheen or equivalent.
- 5.8.3 Wood work; e.g. internal doors, frames, handrail capings, skirtings to have one coat of sealer then two coats of Resene Lystacryl or equivalent.

## SERVICES

### 6.1 Plumbing

Allowance is included to lay a 25mm 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.

### 6.2 Drainage

#### 6.2.1 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 onsite site soakage devices.

#### 6.2.2 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.

### 6.3 Electrical

#### 6.3.1 Mains Supply

Allowance is included to supply and lay a 100amps 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.

#### 6.3.2 Power Reticulation

Allowance is included for 22 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 single phase motorised roller doors.

#### 6.3.3 Lighting

##### Offices (Generally)

1200 x 300 LED panel lights with diffusers to give lighting level of 500 lux maximum. Flush mounted.

**6.3.4 Toilet/Amenity Areas LED**  
down lights included.

**6.3.5 Warehouse**  
200w high LED Highbay lights 35 x quantity.

**6.3.6 Exterior**  
Includes LED down lighting to the main entry, lowbay lighting to the canopy and 2 off 400w floodlights to building and yard.

**6.4 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.

**6.5 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.

**6.6 Air-Conditioning**

**6.6.1** 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.

**6.6.2** 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 21.0
Indoor Temperature	deg C DB

Maximum deviation in temperature anywhere	1.5 deg C DB
Occupancy Rate	1 person / 10m <sup>2</sup> 30
Total Power & Lighting Input	watts / m <sup>2</sup> 0.60 or
Glass Shading Coefficient	better NC 35 and
Sound Levels between	NC 40

### 6.6.3 Fresh Air

Allowed to introduce fresh air at the rate of 1 litres/second/m<sup>2</sup> of floor area, or 10 litres/second/person, whichever is the greatest.

### 6.7 Security System/Data CCTV

Allowance to install 4 x external cameras to provide visibility to the yards and coverage over the gates. 1 x internal camera will be installed in the ground floor lobby to cover the main entrance door.

#### Access Control

Both office external doors and the warehouse personnel door next to the accessible carpark will be fitted with electronic locks with swipe card and pin access capabilities.

#### Security

All external doors and office-to-warehouse doors will be fitted with reed switches connected to a security alarm.

#### Data

A main data cabinet will be installed in the server room along with the fibre ONT connection. 1 x double data outlet will be installed on each floor for printer connections and 2 x access points will be installed to provide wifi coverage throughout the office. A fibre link will be installed to a separate warehouse cabinet for future connections.

## EXTERNAL WORKS

### 7.1 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.

### 7.2 Car Park Marking

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

### 7.3 Landscaping

A provisional sum allowance of \$20,000 is included to landscape the project.

### 7.4 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.

### 7.5 Hose Taps

Total 3 x 15mm diameter hose taps with have been allowed for in our offer.

## EXCLUSIONS AND CLARIFICATIONS

### 8.1 Exclusions

No allowance has been made for the following:

- GST
- Computer and data wiring
- Telecom and telephone works
- Fit out additional internal partitioning
- Office furniture / reception counter
- Whiteware / 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
- Council reserve contributions
- 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

### Clarifications

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

## PROGRAMME

### 9.1.1 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.

### 9.1.2 Drawings

Time from acceptance of our quotation 12 Weeks

### 9.1.3 Building Consent

Time from lodgement with Local Authority 12 Weeks

### 9.1.4 Construction

Time from Issue of Building Consent 32 Weeks

### 9.1.5 Total

Total time from acceptance to completion 56 Weeks

# Executive Summary

## 65 Walls Road, Penrose, Auckland 0510

As per drawings REF 24 003 A01-A23

### Areas

Land	4,563m <sup>2</sup>
Warehouse	2,586m <sup>2</sup>
Office	304m <sup>2</sup>
Canopy	550m <sup>2</sup>
Carparks	20
Yards	as shown

### Design Rationale

The complex has a 10m stud height at the portal knee, to 12m in the centre, clear span warehouse with full height precast on boundary walls. The warehouse has 30kPa UDL floor loading with a post-tensioned jointless floor, allowing for extremely low maintenance. This is served by three roller doors, two of which are under a 10m cantilevered canopy onto a concrete yard.

The office is two levels with a concrete mid floor, carpet and air conditioning, ready for occupants. The location of the office allows for great visual connectivity out onto the operational warehouse face, and the carpark out the front separates the office staff from the truck traffic to mitigate pedestrian health & safety risks. Included is a preliminary office layout.

This high stud warehouse has a racking capacity of 3,336 pallet spaces (refer to page 21-24 of IM) with aisle spaces of 2.3m and space available to stack up to 6 pallets high.

## Rental Rates

Area	m <sup>2</sup>	\$/m <sup>2</sup>	Total
Warehouse	2,586	\$250.00	\$ 646,500.00
Office	304	\$350.00	\$ 106,400.00
Canopy	550	\$103.00	\$ 56,650.00
Carparks	20	\$25ea/week	\$ 26,000.00
Yards	1,026	\$60.00	\$ 61,560.00
<b>Total</b>			<b>\$ 897,110.00</b> <b>+ GST</b>

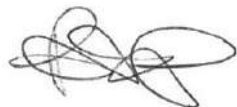
## Commercial Terms

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

Practical completion October 2026.  
 Available for purchase.



Charlie Bishop  
[charlie@euroclass.co.nz](mailto:charlie@euroclass.co.nz)  
 021 280 2341



Peter Bishop  
[peter@euroclass.co.nz](mailto:peter@euroclass.co.nz)  
 021 228 4656

# 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 minimisation

Maintaining a modern and efficient fleet of vehicles, plant and machinery

Utilisation of local suppliers and service providers to reduce environmental impact

Encouragement and support for industry development of sustainable construction methods

# Feature Projects



Featurecraft, Hawkes Bay



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot, Hamilton

# Euroclass Business Parks



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PO Box 13129, Onehunga, Auckland 1643

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