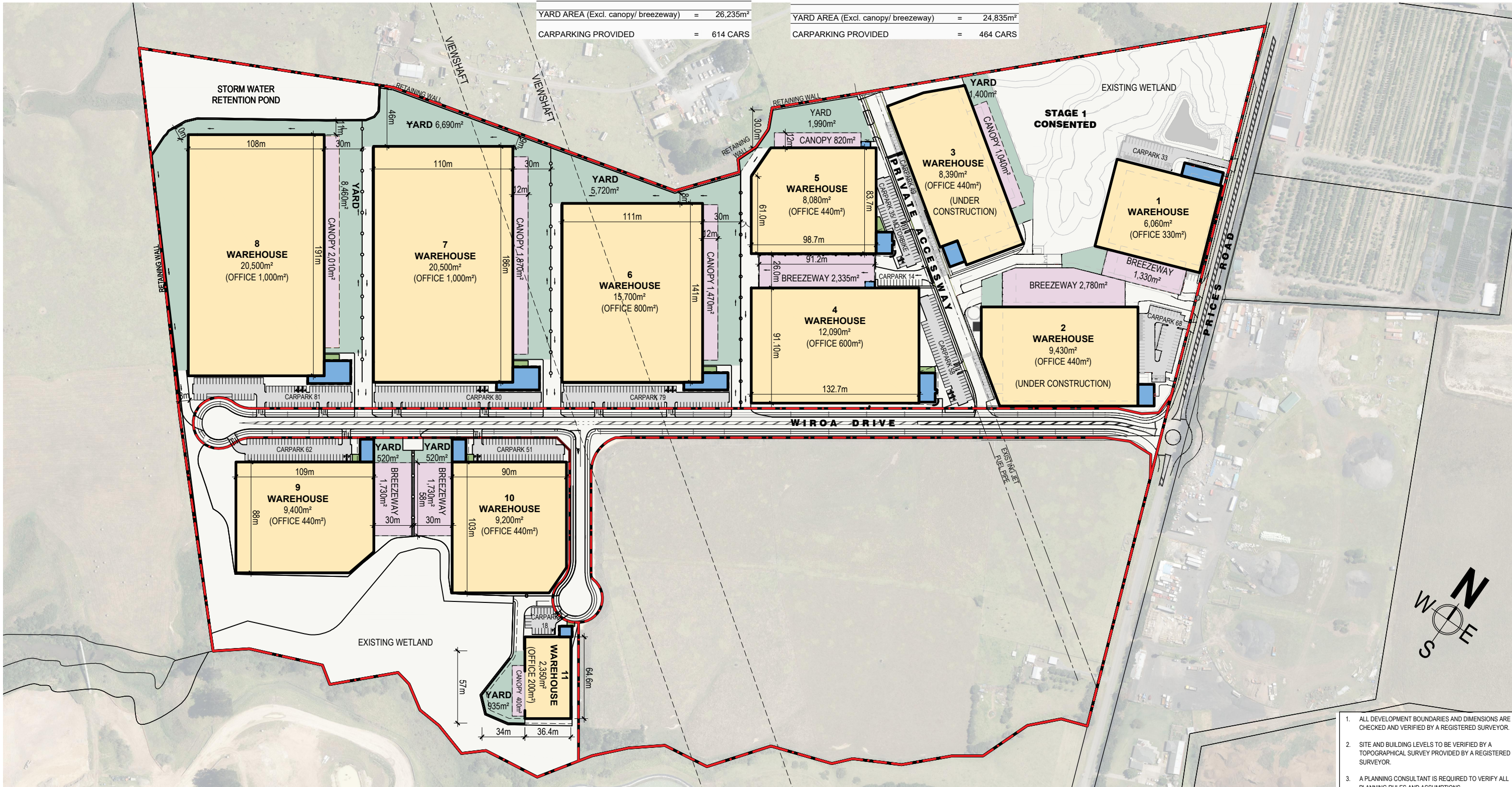


FULL DEVELOPMENT SCHEDULE OF AREAS (stage 1-4)			
SITE AREA	=	288,681m ²	
WETLAND, RETENTION POND, ROAD, & RETAINING AREA	=	80,317m ²	
NET SITE AREA	=	208,364m ²	
APPROX. GROSS BUILDING AREAS			
OFFICE	=	6,130m ²	
WAREHOUSE	=	121,700m ²	
CANOPY/BREEZEWAY	=	17,515m ²	
TOTAL	=	145,345m ²	
GROSS SITE COVERAGE			
(127,830 /288,681)	=	44.3 %	
Excl Canopy/Breezeway			
NET SITE COVERAGE			
(127,830 /208,364)	=	61.3 %	
Excl Canopy/Breezeway			
YARD AREA (Excl. canopy/ breezeway)			
=	26,235m ²		
CARPARKING PROVIDED			
=	614 CAR		

FUTURE DEVELOPMENT SCHEDULE OF AREAS (stage 2-4)			
SITE AREA (Excl. Stage 1- Unit 1~3 & FULE PIPE EASEMENT)	=	219,599m ²	
WETLAND, RETENTION POND, ROAD, & RETAINING AREA	=	53,131m ²	
NET SITE AREA	=	166,468m ²	
APPROX. GROSS BUILDING AREAS			
OFFICE	=	4,920m ²	
WAREHOUSE	=	97,820m ²	
CANOPY/BREEZEWAY	=	12,365m ²	
TOTAL	=	115,105m ²	
GROSS SITE COVERAGE	(102,740 /219,599)	=	46.8 %
Excl Canopy/Breezeway			
NET SITE COVERAGE	(102,740 /166,468)	=	61.7 %
Excl Canopy/Breezeway			
YARD AREA (Excl. canopy/ breezeway)	=	24,835m ²	
CARPARKING PROVIDED	=	464 CARS	

1. ALL DEVELOPMENT BOUNDARIES AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY A REGISTERED SURVEYOR.
2. SITE AND BUILDING LEVELS TO BE VERIFIED BY A TOPOGRAPHICAL SURVEY PROVIDED BY A REGISTERED SURVEYOR.
3. A PLANNING CONSULTANT IS REQUIRED TO VERIFY ALL PLANNING RULES AND ASSUMPTIONS.
4. A CERTIFICATE OF TITLE IS REQUIRED TO VERIFY EXISTING SITE CONSTRAINTS, EASEMENTS AND LEGAL RESTRICTIONS.



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SITE PLAN

Scale 1:1,500 @ A1, 1:3,000 @ A3

PROPOSED INDUSTRIAL ESTATE

LOCATION: 31 PRICES ROAD, MANUKAU | DATE: 08-10-2026 | JOB: 1449-06 | DWG: SK101-84