

- GENERAL NOTES:
- DO NOT SCALE OFF THESE DRAWINGS.
  - CONTRACTOR NEEDS TO VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
  - ALL BUILDING WORK NEEDS TO COMPLY WITH NEW ZEALAND BUILDING CODE & ALL RELEVANT REGULATIONS.
  - THE ARCHITECT RETAINS THE COPYRIGHT TO THESE DRAWINGS.

SITE INFORMATION	
ADDRESS	23 CLEM NEWBY ROAD HAMILTON 3200
CERTIFICATE OF TITLE IDENTIFIER	XX
LEGAL DESCRIPTION LOT 2 DP 531937	
ZONE	HEAVY INDUSTRIAL
SITE AREA	3,908m²
LOCAL AUTHORITY	HAMILTON CITY COUNCIL
SITE CHARACTERISTICS	
WIND ZONE	REFER STRUCT. ENG
EXPOSURE ZONE	B
EARTHQUAKE ZONE	1

LEGEND	
	PROPOSED LANDSCAPED AREAS
	PROPOSED CANOPY COVERAGE
	PROPOSED WAREHOUSE
	PROPOSED OFFICE
	PROPOSED YARD

SCHEDULE OF AREAS		
TOTAL SITE AREA		3,908 m²
BUILDING GFA	57.6%	2,280 m²
IMPERVIOUS AREA	33.3%	1,301.6 m²
LANDSCAPED AREA	10%	391 m²

TE RAPA  
GATEWAY

3	09.06.25	WIP PRELIM DESIGN
2	05.06.25	FOR INFORMATION
1	30.05.25	RESOURCE CONSENT
REV	DATE	DESCRIPTION

TE RAPA GATEWAY LTD WAREHOUSE  
& OFFICE DEVELOPMENT

ADDRESS LOT 21-22 CLEM NEWBY ROAD

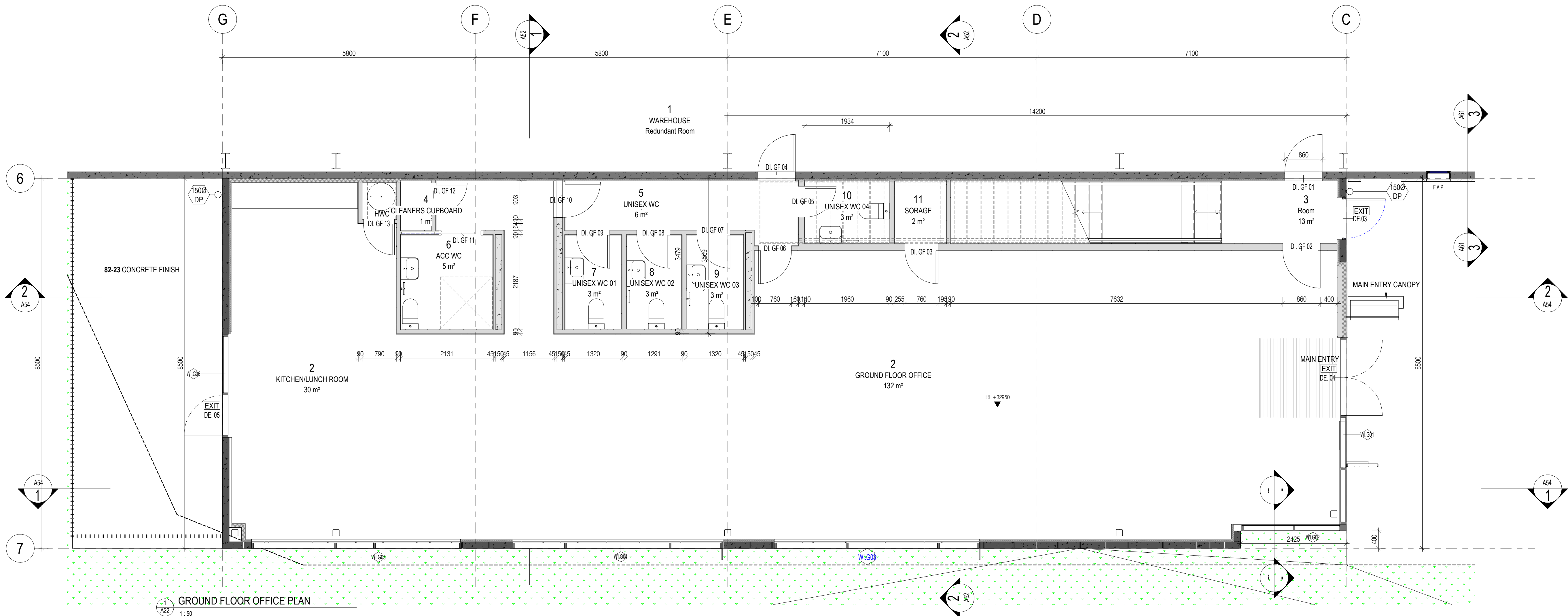
CLIENT CHALMERS PROPERTIES



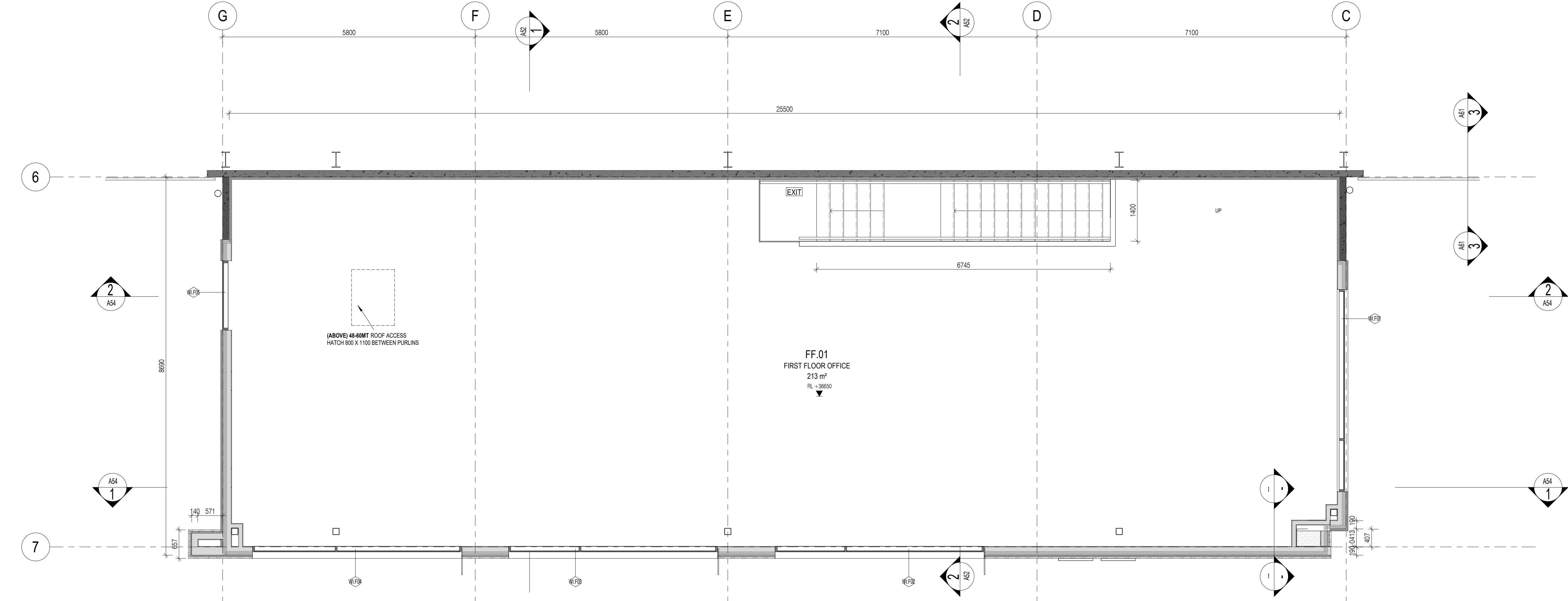
DRAWING TITLE  
PROPOSED OVERALL SITE PLAN

t. plus architects	
8/114 St. Georges Bay Rd, Parnell Auckland, New Zealand P.O. Box 38 394, Howick 2145 Auckland, New Zealand P: (09) 625 0224 F: (09) 973 4675 E: studio@tplusarchitects.co.nz	
PROJECT	207.6
START	MAY 2025
DRAWN	T+
CHECKED	SNT
SCALE	As indicated
SHEET	A12
REV	3



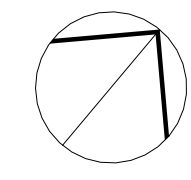


GROUND FLOOR OFFICE PLAN  
1:50



FIRST FLOOR OFFICE PLAN  
1:50

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- LEGEND**
- 31-30 PRECAST CONCRETE PANELS.
  - 38-21 TIMBER FRAMING WITH STANDARD OR WET AREA LINING AS REQUIRED
  - 45-21AC EXTERIOR GLAZED ALUMINIUM FIXED WINDOW SYSTEM
  - MSB MAIN SWITCH BOARD
  - 52-31 TIMBER FACED, HOLLOW CORE INTERNAL DOOR. U.N.O. PAINT FINISH

**NOTES:**

- REFER TO A91 DOOR & WINDOW SCHEDULE FOR DETAILS.
- REFER TO STRUCTURAL ENGINEER DRAWINGS FOR COLUMNS/ WALLS.
- AT LEAST 1 LAYER OF 41-61C DPM UNDER ALL ROOFINGS AND SLABS, REFER TO STRUCTURAL DRAWINGS FOR NUMBER OF LAYER AND PLACING.

**FIRE RATED WALL 240/240/240 FULL HIGH**

**FIRE RATED STAIR 30/30/30**

**SMOKE SEPARATION TO OFFICE**

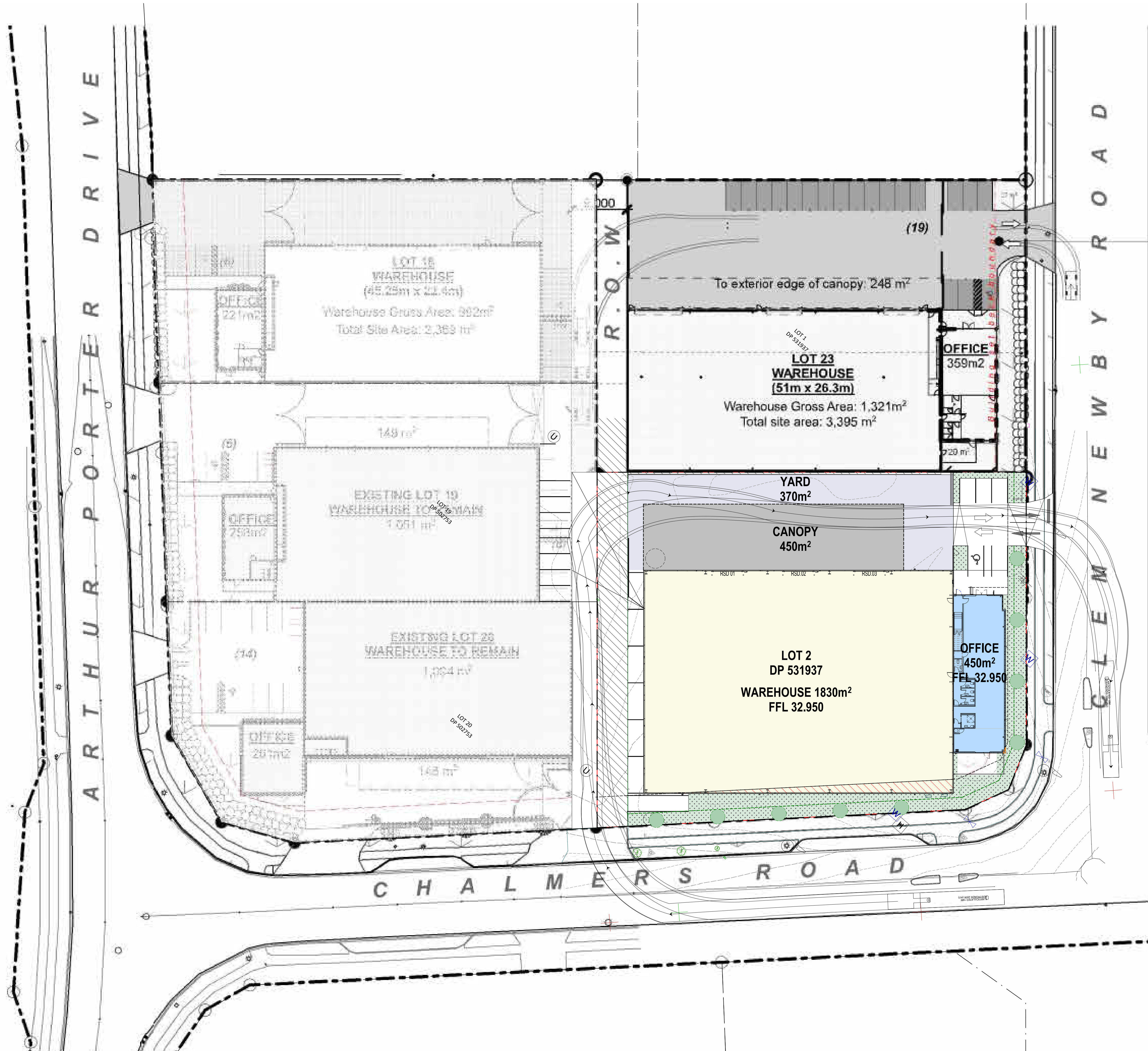
**TE RAPA GATEWAY**

1	09.06.25	WIP PRELIM DESIGN
REV	DATE	DESCRIPTION
PROJECT		
TE RAPA GATEWAY LTD WAREHOUSE & OFFICE DEVELOPMENT		
ADDRESS LOT 21-22 CLEM NEWBY ROAD		
CLIENT CHALMERS PROPERTIES		

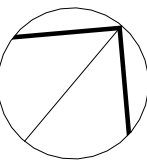
DRAWING TITLE  
PROPOSED OFFICE FLOOR PLANS

**t. plus architects**  
8/114 St. Georges Bay Rd. Parnell  
Auckland, New Zealand  
P.O. Box 38 394, Howick 2145  
Auckland, New Zealand  
P: (09) 625 0224 F: (09) 973 4575  
E: studio@tplusarchitects.co.nz

PROJECT	207.6	START	MAY 2025
DRAWN	T+	CHECKED	SNT
SCALE	1:50		
SHEET	A22	REV	1



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WIND ZONE	REFER STRUCT. ENG
EXPOSURE ZONE	B
EARTHQUAKE ZONE	1

LEGEND	
	PROPOSED LANDSCAPED AREAS
	PROPOSED CANOPY COVERAGE
	PROPOSED WAREHOUSE
	PROPOSED OFFICE
	PROPOSED YARD

SCHEDULE OF AREAS		
TOTAL SITE AREA		3,908 m <sup>2</sup>
BUILDING GFA	57.6%	2,280 m <sup>2</sup>
IMPERVIOUS AREA	33.3%	1,301.6 m <sup>2</sup>
LANDSCAPED AREA	10%	391 m <sup>2</sup>

23 CLEM NEWBY ROAD  
TE RAPA GATEWAY

TE RAPA  
GATEWAY

REV	DATE	FOR INFORMATION DESCRIPTION
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TE RAPA GATEWAY LTD WAREHOUSE  
& OFFICE DEVELOPMENT

ADDRESS LOT 21-22 CLEM NEWBY ROAD

CLIENT CHALMERS PROPERTIES



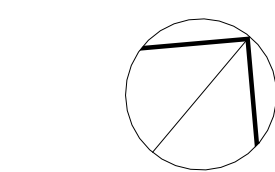
DRAWING TITLE  
OVERALL SITE PLAN OVERLAY

<b>t. plus architects</b>	
8/114 St. Georges Bay Rd, Panmure Auckland, New Zealand P.O. Box 38 394, Howick 2145 Auckland, New Zealand P: (09) 625 0224 F: (09) 973 4675 E: studio@tplusarchitects.co.nz	
PROJECT	207.6
START	MAY 2025
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CHECKED	SNT
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SHEET	SK01
REV	1





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LEGEND	
	PROPOSED LANDSCAPED AREAS
	PROPOSED CANOPY COVERAGE
	PROPOSED WAREHOUSE
	PROPOSED OFFICE
	PROPOSED YARD

SCHEDULE OF AREAS		
TOTAL SITE AREA		3,908 m²
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IMPERVIOUS AREA	33.3%	1,301.6 m²
LANDSCAPED AREA	10%	391 m²

23 CLEM NEWBY ROAD  
TE RAPA GATEWAY

TE RAPA  
GATEWAY

1	03.06.25	FOR INFORMATION
REV	DATE	DESCRIPTION

TE RAPA GATEWAY LTD WAREHOUSE  
& OFFICE DEVELOPMENT

ADDRESS LOT 21-22 CLEM NEWBY ROAD

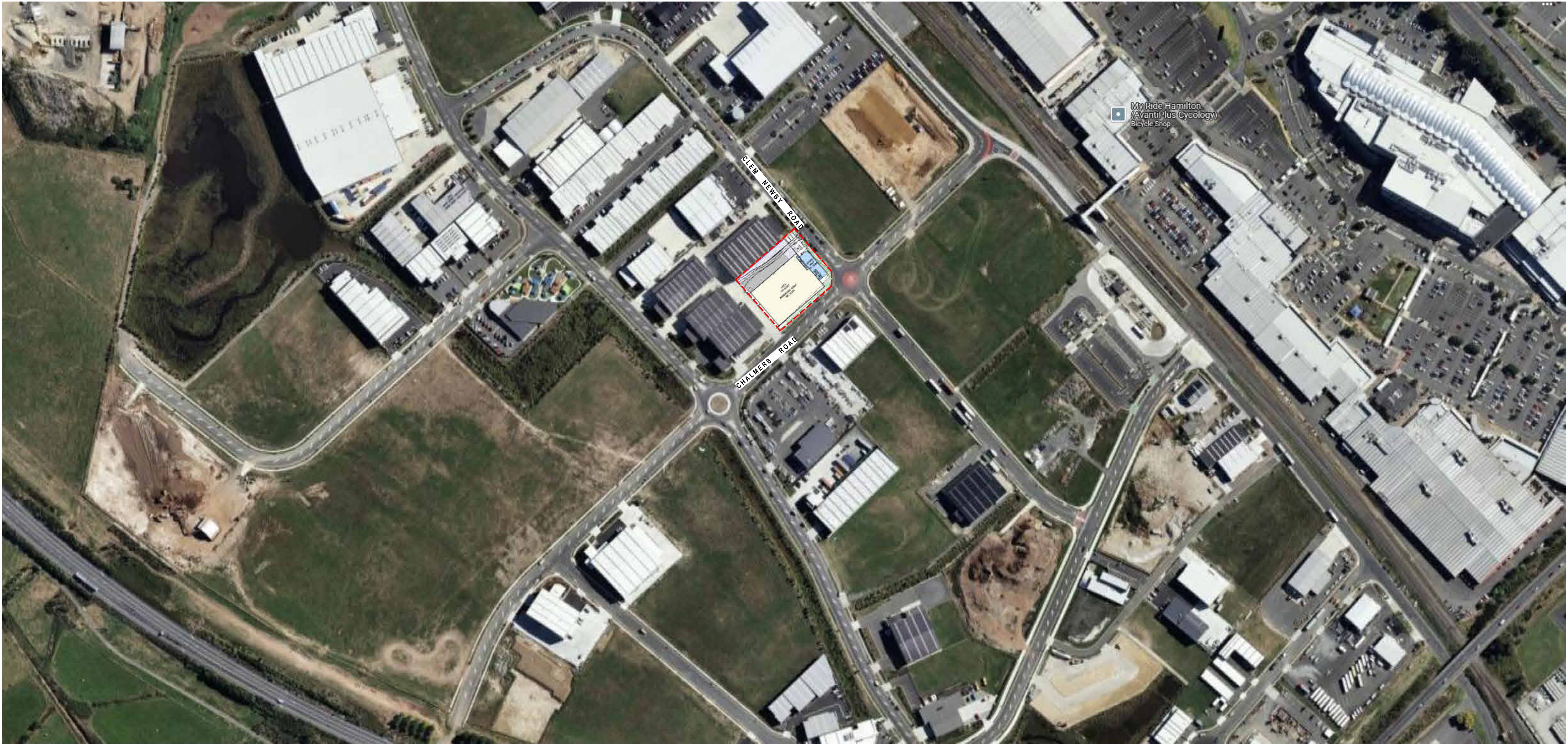
CLIENT CHALMERS PROPERTIES



DRAWING TITLE  
OVERALL SITE PLAN PHOTO OVERLAY

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SHEET	SK02
REV	1





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SITE CHARACTERISTICS	
WIND ZONE	REFER STRUCT. ENG
EXPOSURE ZONE	B
EARTHQUAKE ZONE	1

LEGEND		
	PROPOSED LANDSCAPED AREAS	
	PROPOSED CANOPY COVERAGE	450 m²
	PROPOSED WAREHOUSE	1,830 m²
	PROPOSED OFFICE (2 LEVELS)	450 m²
	PROPOSED YARD	370 m²

SCHEDULE OF AREAS		
TOTAL SITE AREA		3,908 m²
BUILDING GFA	57.6%	2,280 m²
IMPERVIOUS AREA	33.3%	1,301.6 m²
LANDSCAPED AREA	10%	391 m²