

January 2025

# Information Memorandum

WPC Group



Artist impression – subject to final design.



O'RORKE  
QUARTER  
NORTH

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# UPC

UPC has a proven track record in delivering high-quality industrial developments tailored to meet the specific needs of corporate clients, including a



- ◆ 14,000m<sup>2</sup> warehouse in Hamilton for a listed corporate tenant which was completed in December 2024 (see recent drone shot to the left). This project demonstrates UPC's ability to manage large-scale developments with strict timelines, with design and works commencing in January 2024 and April 2024, respectively.



# UPC

UPC owns approx. 25ha of land in Penrose, including 13ha of Heavy Industrial zoned land on O'Rorke Rd. The site at 2-16 O'Rorke Rd is 3.8ha and subject to an existing lease expiring in March 2026. UPC tenants include James Hardie, Mainfreight, Fletchers, Waste Management, Mitre10 and Waikato Milking Systems, among others.



Artist impression – subject to final design. Boundary lines indicative only.

# Indicative Building Areas

|                                     |                      |
|-------------------------------------|----------------------|
| Warehouse                           | 18,860m <sup>2</sup> |
| Office (2-level)                    | 800m <sup>2</sup>    |
| Breezeways / Canopies               | 2,828m <sup>2</sup>  |
| Rear Yard                           | 3,882m <sup>2</sup>  |
| Carparking                          | 155                  |
| Optional Expansion Land / Side Yard | Subject to design    |

# Location

Penrose is one of Auckland's most established industrial hubs, offering unparalleled connectivity to key transport networks. Situated near the Southern Motorway (SH1) and the South-Western Highway (SH20), O'Rorke Rd provides seamless access to Auckland's central business district, Auckland Airport, and the broader Auckland region. This prime location enables efficient distribution and streamlined supply chain operations, reducing travel time for both inbound and outbound logistics.

→ See map on page 7 Penrose, Auckland's Industrial Hub

→ See map on page 8 Seamless Local, National and Global Access

Additionally, Penrose is serviced by a robust public transportation network, including 200m to a train station on Station Rd and with a bus stop directly out front on O'Rorke Rd, ensuring easy access for employees and facilitating efficient workforce mobility. The area is also well-supported by essential services and amenities, such as nearby retail centres, fuel stations, gyms, physios, daycares and dining options, making it a convenient and practical choice for supply chain operations.

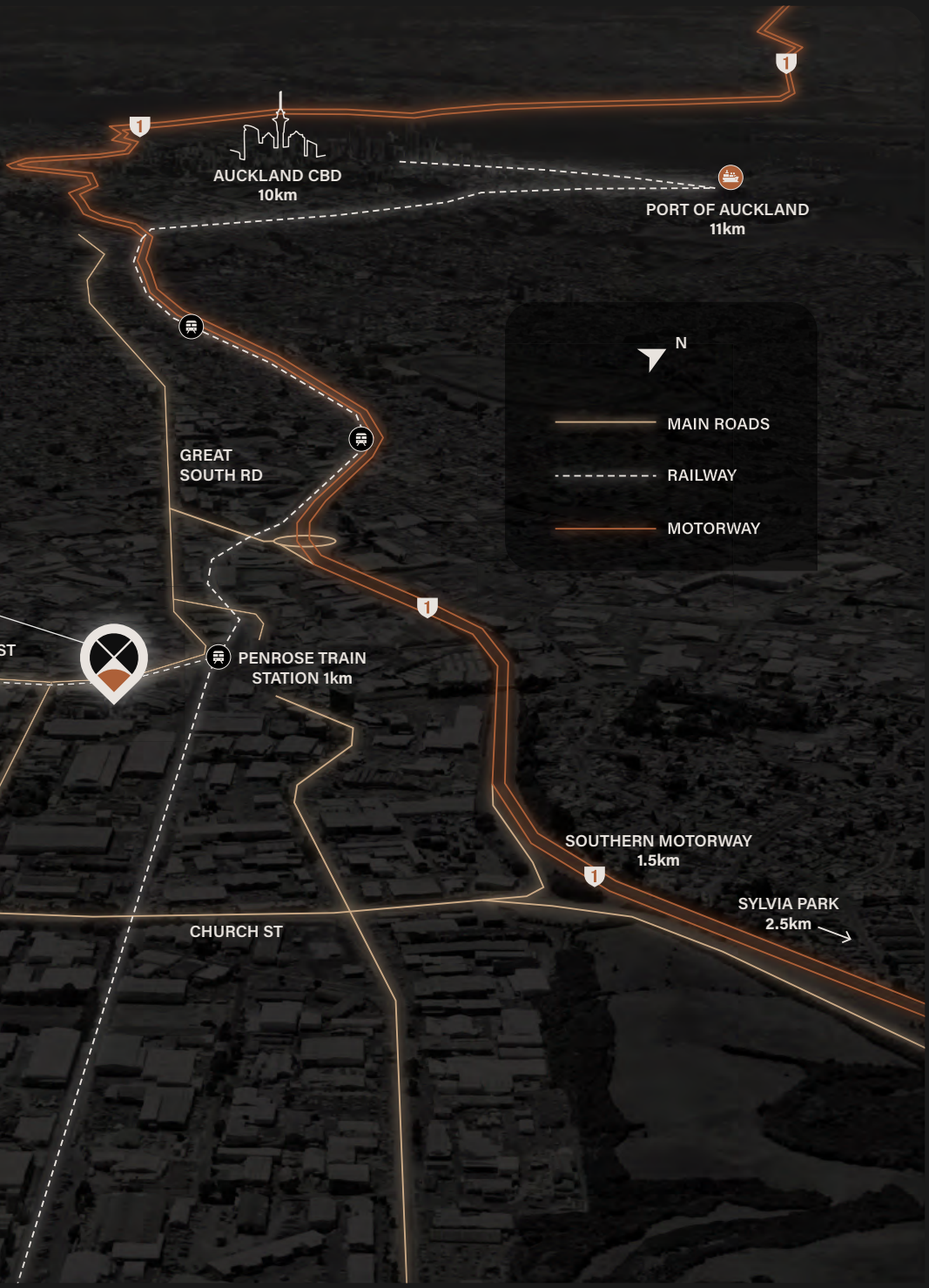
Raffies cafe is the go-to hospitality offering in Penrose and is based directly over the road from the office.

 [www.raffiescafe.co.nz](http://www.raffiescafe.co.nz)



# Location

## Penrose, Auckland's Industrial Hub





# Location

Seamless Local, National and Global Access

The map displays the Auckland region with various transport routes highlighted in orange and white. A central callout bubble identifies the 'O'RORKE QUARTER NORTH' location. A legend in the bottom-left corner provides details on the route types and distances to key landmarks.

|  |                              |
|--|------------------------------|
|  | MAIN ROADS                   |
|  | RAILWAY                      |
|  | MOTORWAY                     |
|  | STATE HIGHWAY 1 ..... 1.5km  |
|  | STATE HIGHWAY 20 ..... 4.4km |
|  | AUCKLAND CBD ..... 10km      |
|  | PORTS OF AUCKLAND ..... 11km |
|  | SYLVIA PARK ..... 2.5km      |
|  | AUCKLAND AIRPORT ..... 14km  |





Artist impression – subject to final design.



# O'RORKE QUARTER NORTH



Unparalleled  
Connectivity



Streamlined  
Logistics

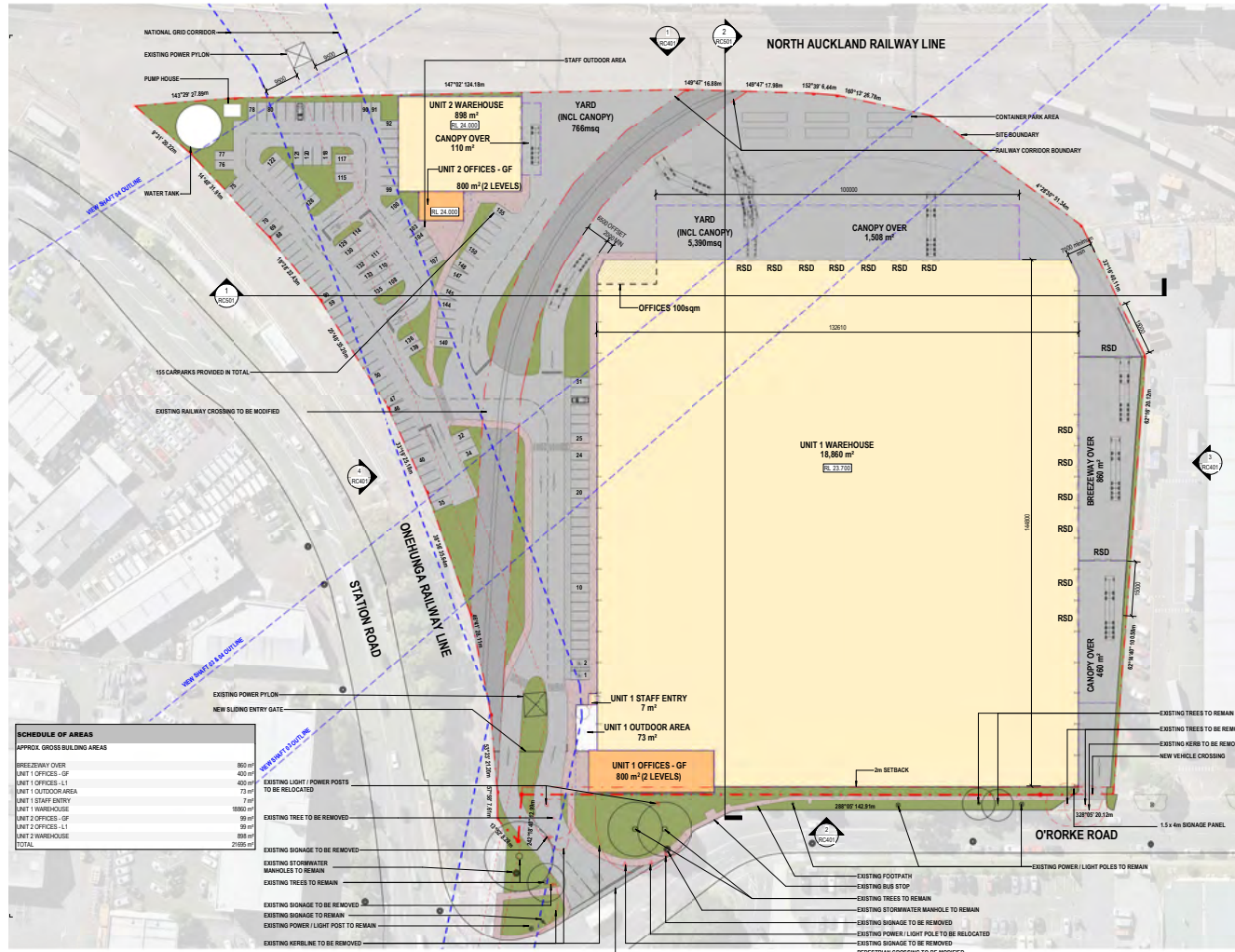


Workforce  
Accessibility



Comprehensive  
Amenities

# Resource Consent – Site Plan



**SITE & GROUND LEVEL FLOOR PLAN**  
Scale 1:500 @ A1, 1:1000 @ A3

Woodhams Meike Zhan New Zealand Limited | Level 4, 65 Upper Queen Street, Auckland 1010, New Zealand | T (+64) 09 377 5215 | F (+64) 09 377 5214 | WWW.WMZA.CO.NZ



## Schedule of areas

### Approx. gross building areas

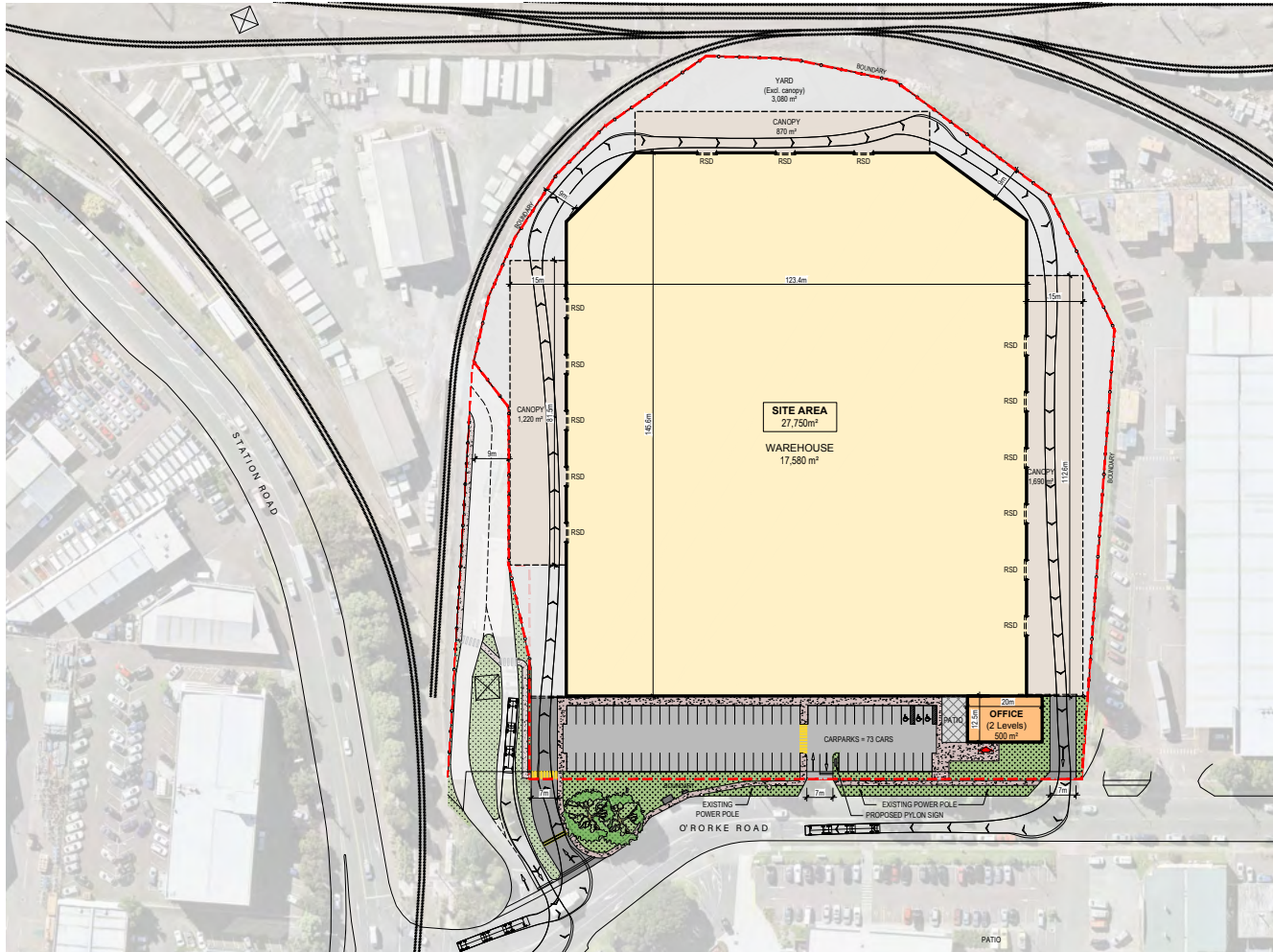
|                     |                           |
|---------------------|---------------------------|
| Breezeway Over      | 860m <sup>2</sup>         |
| Unit 1 Offices - GF | 400m <sup>2</sup>         |
| Unit 1 Offices - L1 | 400m <sup>2</sup>         |
| Unit 1 Outdoor Area | 73m <sup>2</sup>          |
| Unit 1 Staff Entry  | 7m <sup>2</sup>           |
| Unit 1 Warehouse    | 18860m <sup>2</sup>       |
| Unit 2 Offices - GF | 99m <sup>2</sup>          |
| Unit 2 Offices - L1 | 99m <sup>2</sup>          |
| Unit 2 Warehouse    | 898m <sup>2</sup>         |
| <b>Total</b>        | <b>21695m<sup>2</sup></b> |

### Notes:

- All development boundaries and dimensions are to be checked and verified by a registered surveyor.
- Site and building levels to be verified by a topographical survey provided by a registered surveyor.
- A planning consultant is required to verify all planning rules and assumptions.
- A certificate of title is required to verify existing site constraints, easements and legal restrictions.



# Alternative Site Plan



### Schedule of areas

|                                  |                            |
|----------------------------------|----------------------------|
| Site Area                        | 27,750m <sup>2</sup>       |
| Approx. Gross Building Areas     |                            |
| Office                           | 500m <sup>2</sup>          |
| Warehouse                        | 17,580m <sup>2</sup>       |
| Canopy                           | 3,780m <sup>2</sup>        |
| <b>Total</b>                     | <b>21,860m<sup>2</sup></b> |
| Site Coverage<br>(18,080/27,750) | 65.2%                      |
| Yard (Excl. canopy)              | 3,080m <sup>2</sup>        |
| Car Parking Provided             | 73 Cars                    |

### Notes:

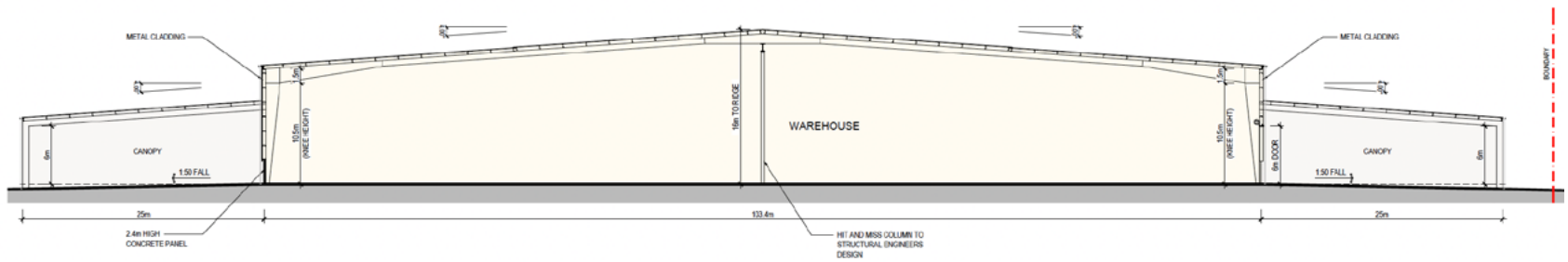
1. All development boundaries and dimensions are to be checked and verified by a registered surveyor.
2. Site and building levels to be verified by a topographical survey provided by a registered surveyor.
3. A planning consultant is required to verify all planning rules and assumptions.
4. A certificate of title is required to verify existing site constraints, easements and legal restrictions.
5. Sprinkler water tanks location to be confirmed.

SITE PLAN Scale 1:500 @ A1, 1:1000 @ A3

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# Alternative Site Plan – Cross Section

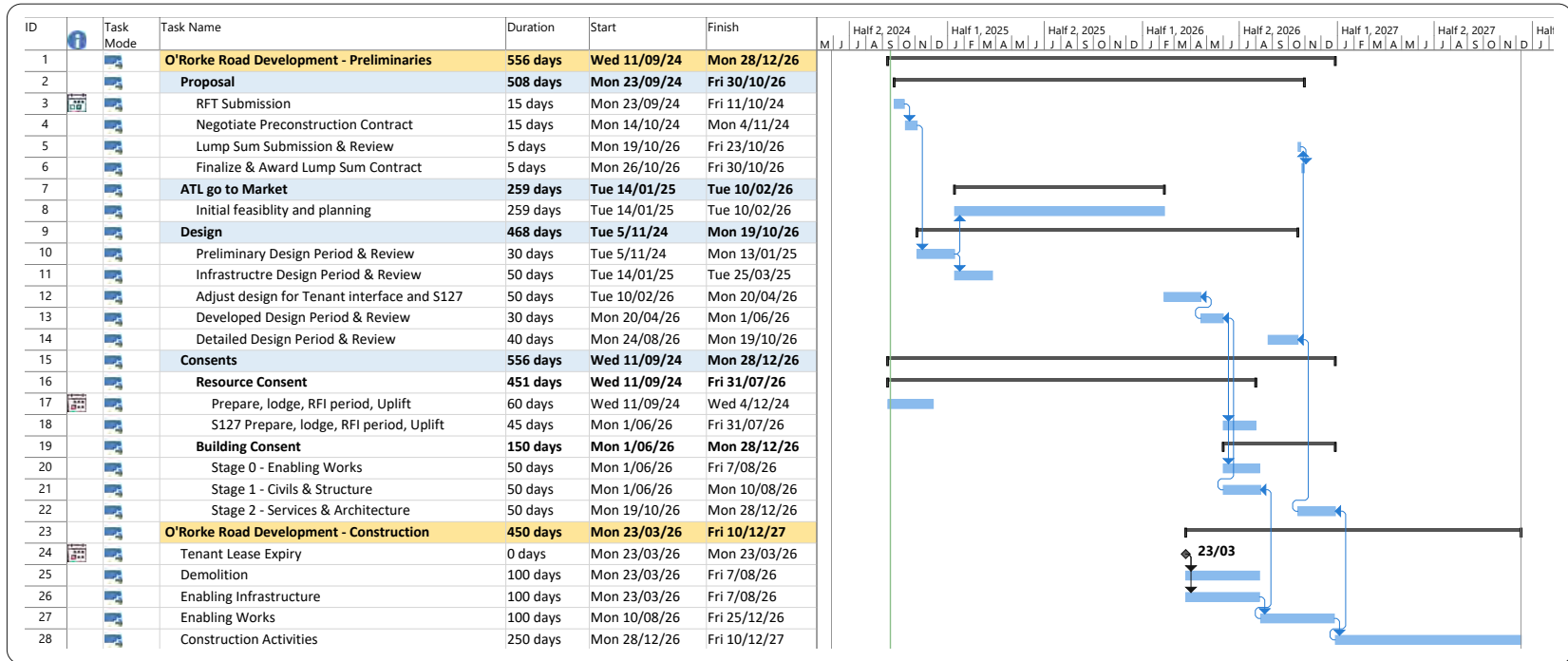


**WAREHOUSE CROSS SECTION - A** Scale 1:200 @ A1, 1:400 @ A3 Woodhams Meikle Zhan New Zealand Limited | Level 4, 65 Upper Queen Street, Auckland 1010, New Zealand | T (+64) 09 377 5215 | F (+64) 09 377 5214 | WWW.WMZA.CO.NZ

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# Programme



Project: O'Rorke Road - Master  
Date: Mon 16/09/24

|           |  |                    |  |                       |  |                    |  |                 |  |
|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Task      |  | Project Summary    |  | Manual Task           |  | Start-only         |  | Deadline        |  |
| Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
| Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
| Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |



O'RORKE  
QUARTER  
NORTH

The logo consists of two stylized circular icons. The first is a black circle with a white cross. The second is a black circle with a white cross and a small orange segment in the bottom right corner. Below the icons, the text "O'RORKE QUARTER" is written in a bold, black, sans-serif font, and "NORTH" is written below it in a smaller, orange, sans-serif font.

All images are artist impression – subject to final design.



## Contact

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O'RORKE  
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