

# Concept



The overall project area is estimated to be approximately 419 Ha. The concept establishes approximately 264 Ha of land for business activities such as manufacturing, wholesale trade, construction, transport and storage activities. Stevenson Group presently owns or controls approximately half of the estimated project area.



The concept establishes a business development area to the west of the Hingaia Stream and to the east of SH1 that will accommodate a less dense, more campus style of development. This provides the opportunity to create a landscaped edge to SH1.



The concept establishes riparian corridors in excess of 40 metres in width along the Hingaia and Maketu stream corridors. When combined with the stormwater treatment and flood management areas these corridors result in approximately 117 Ha (approx. 1/3 of the project area) of riparian reserve and open space.



The concept boundary treatment and buffer zones will use the natural topography and landscape features to create planted edges of a scale and height that will clearly define and frame the project area. These edge treatments will also assist with the mitigation of any visual impacts.