

URBAN PLUS

PROPERTY THAT BUILDS COMMUNITIES



BRITANNIA

VILLAS

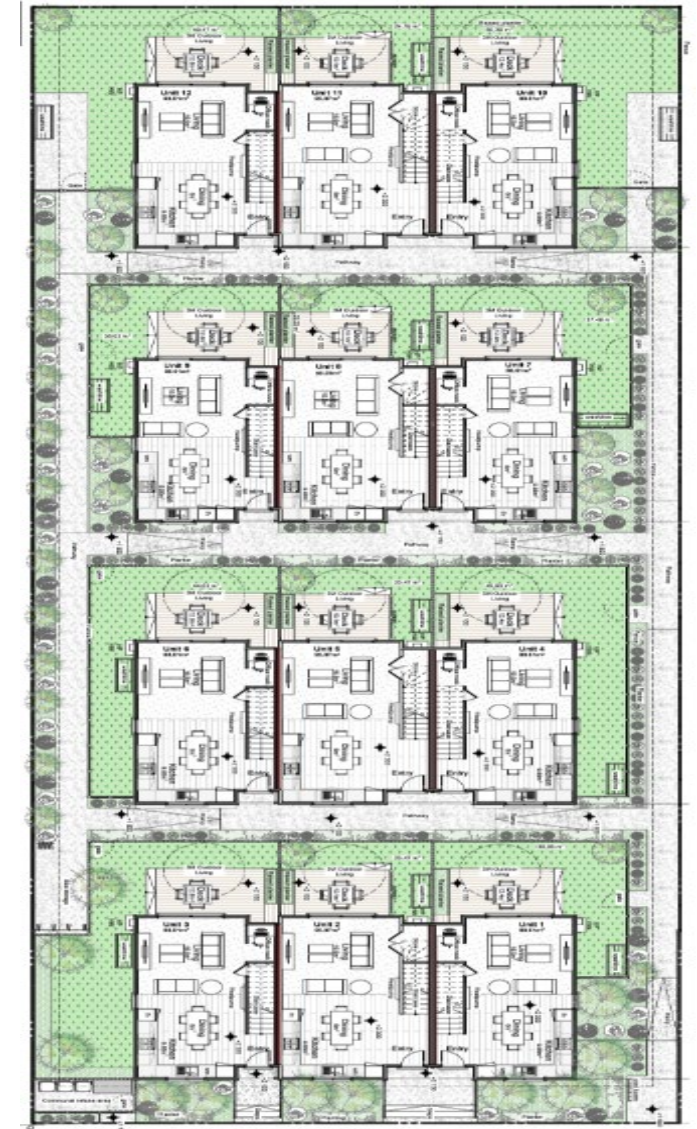
Britannia Villas | 55 Britannia Street, Petone



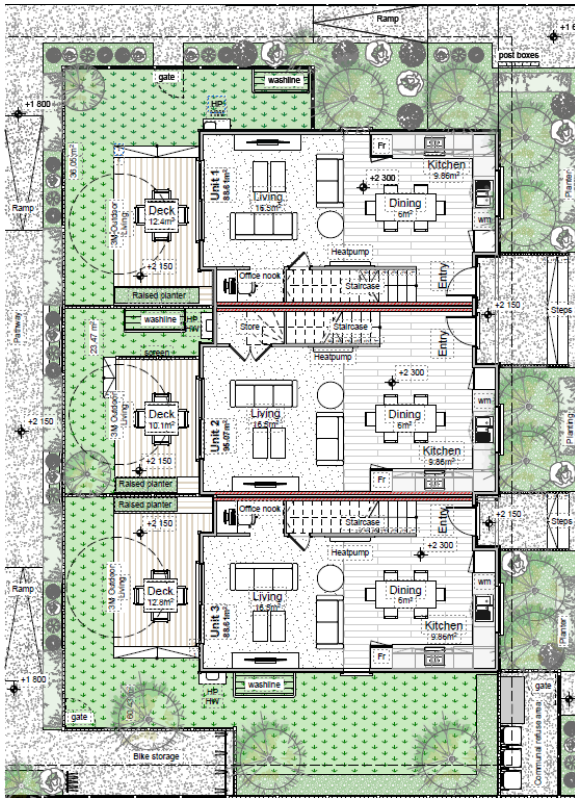
Urban Plus Limited (UPL) is proud to present a unique opportunity in the heart of Petone. Our Britannia Villas development features 12 contemporary freehold 3-bedroom homes, each achieving New Zealand Green Building Council's Homestar 6 Design & Built rating accreditation. Set for completion in September 2024, this project reflects our commitment to efficiency and quality standard of living.

UPL warmly welcomes all enquiries to discuss how this opportunity can enhance your community housing initiatives. For further details, please contact us using the information provided at the end of this document. Let's shape a brighter future together as we build towards completion in 2024.

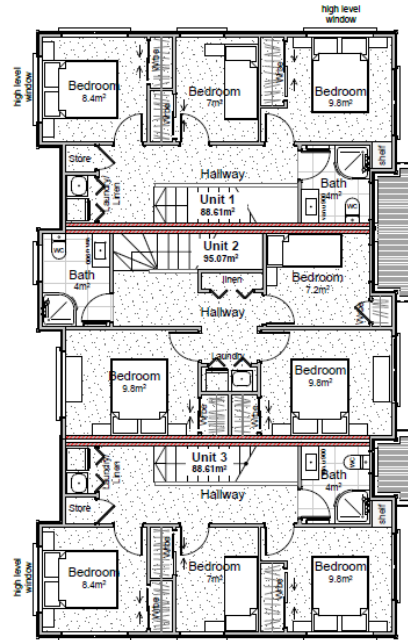
This development would ideally suit a Community Housing Provider or socially minded investor with long term rental ownership models.



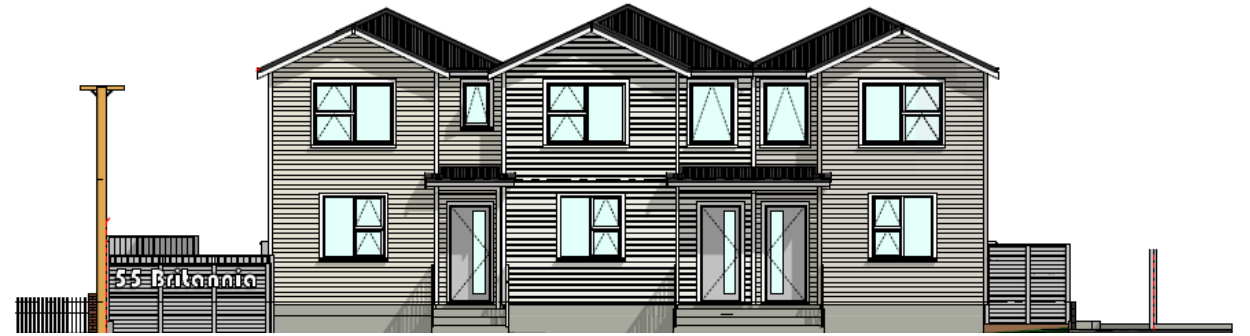
Block A | Floor Plan & Elevation



Ground Floor



First Floor



Block A | East Elevation



Block A | West Elevation



3

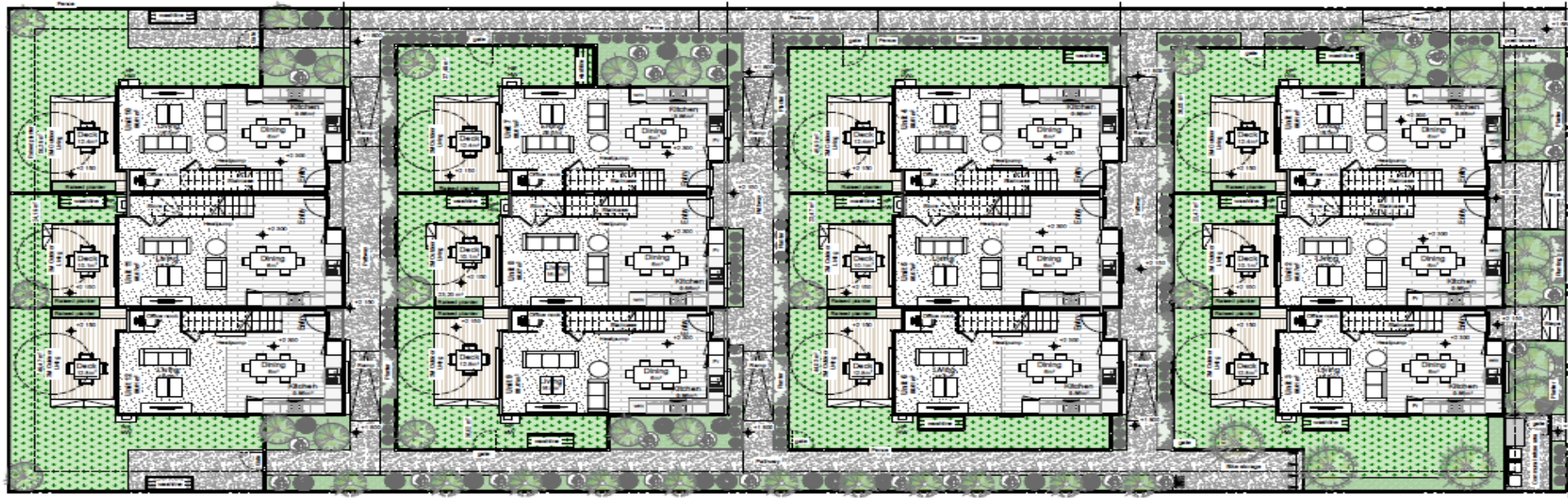


2



89m³





Britannia Street

1 Floor Plan - Ground Floor
1:200

RESOURCE CONSENT
GRANTED
6/02/2023
HUTT CITY COUNCIL

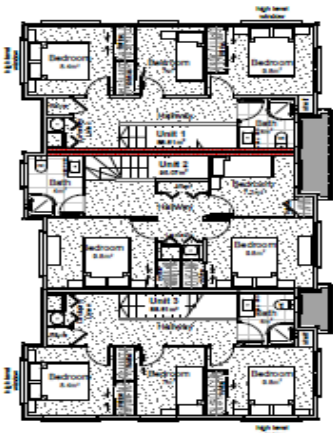
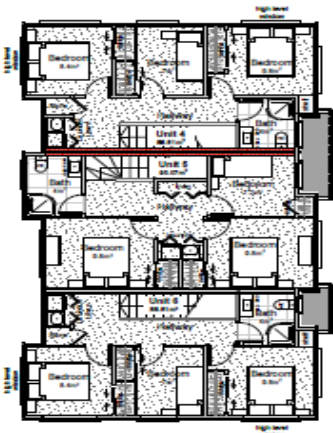
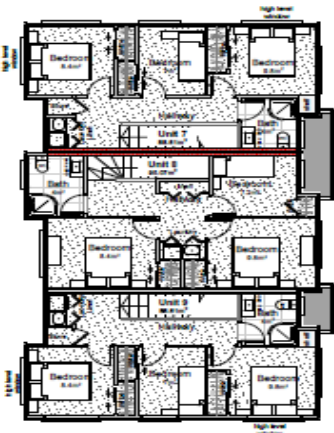
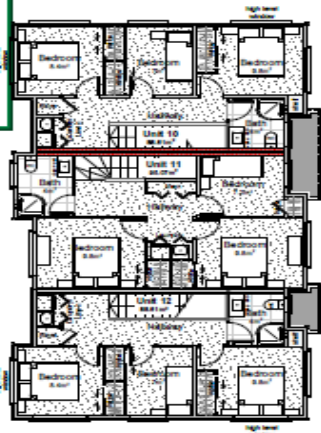
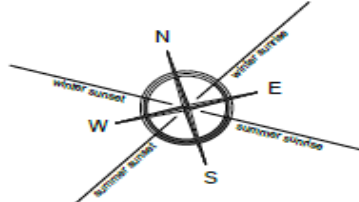
HUTT CITY COUNCIL

Site Coverage Calculation:

Site gross area:	1447 m ²
Block A:	151.19 m ²
Block B:	151.19 m ²
Block C:	151.19 m ²
Block D:	151.19 m ²
Total building foot print:	604.76 m²
Site coverage:	41.78%
Site coverage allowed:	60%
Permeable surface:	524m ² (36%)

Landscaping Legend:

	Concrete Path / Permeable Paving
	Garden Bed
	Artificial Lawn
	Communal Garden / Artificial Lawn



2 Floor Plan - First Floor
1:200

Project: **55 Britannia Street**
Petone, Lower Hutt

Client: **Urban Plus**

Contents:
Proposed Floor plans

Drawing Issue and Amendments
Rev. No. Description Date
H Redesign to development 31/10/2022
Draw: RC Ctd: SRS



Design: CM
Drawn: RC
Checked: SRS

Contractor to check dimensions on site prior to fabrication & construction.

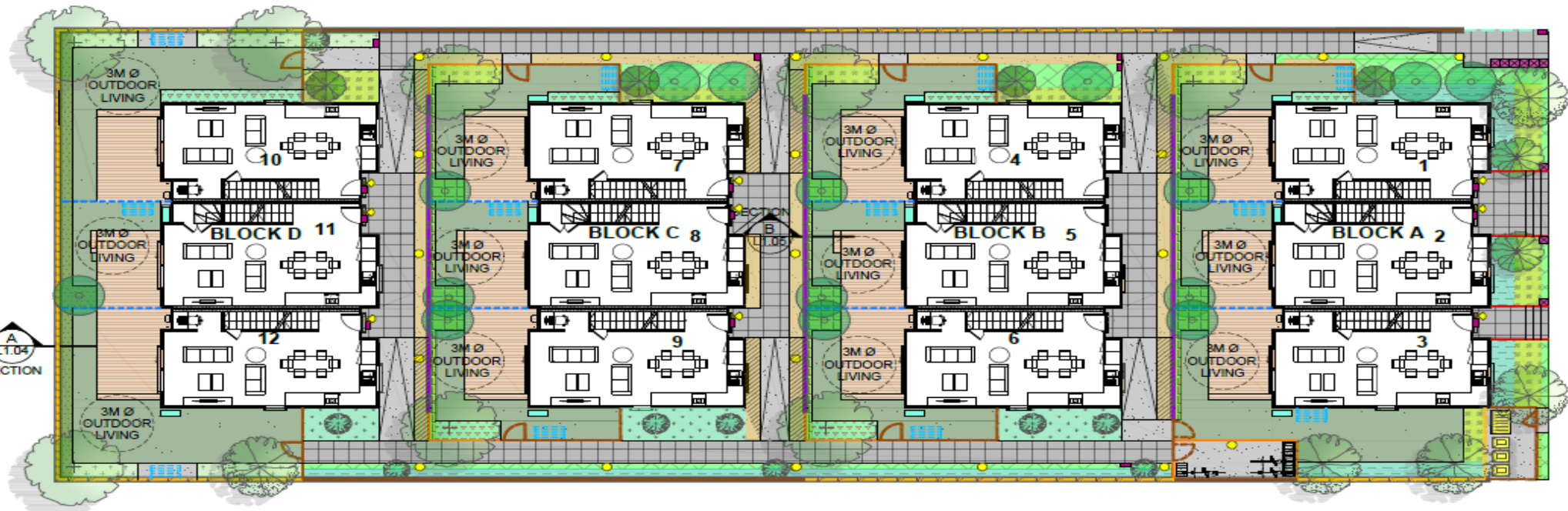
A3 Scale: 1:200
Date: 22 Nov 2022
Job No: J0965

SHEET No. **RC04**
REV No. **H**

RESOURCE CONSENT

GRANTED
6/02/2023

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LEGEND	
[Green Box]	ARTIFICIAL GRASS (PERMEABLE)
[Grey Box]	CONCRETE. BRUSH FINISH.
[Patterned Box]	EXPOSED AGGREGATE FINISH CONCRETE
[Brown Box]	DECK. REFER ARCHITECTURAL DOCUMENTATION FOR DETAILS.
[Blue Box]	2.0M HIGH ROUGH SAWN CLOSED BOARDED TIMBER OR METAL PANEL FENCE.
[Orange Box]	1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER OR METAL PANEL FENCE.
[Yellow Box]	1.8M HIGH HORIZONTAL OPEN SLAT TIMBER FENCE WITH 5MM BETWEEN PANELS.
[Light Blue Box]	1.5M HIGH ROUGH SAWN CLOSED BOARDED TIMBER OR METAL PANEL FENCE WITH 0.3M HIGH VISUALLY PERMEABLE SLATTED TOP (1.8M TOTAL FENCE HEIGHT).
[Light Green Box]	1.2M HIGH ROUGH SAWN CLOSED BOARDED TIMBER OR METAL PANEL FENCE WITH 0.3M HIGH VISUALLY PERMEABLE SLATTED TOP. (1.5M TOTAL FENCE HEIGHT). - WHERE LOCATED ON A 0.3M HIGH RETAINING WALL THE TOTAL STRUCTURE HEIGHT IS 1.85M.
[Red Line]	HR STAIR HANDRAIL. REFER ENLARGED STAIR PLANS FOR DETAILS.
[Light Blue Box]	1.0M HIGH HORIZONTAL OPEN SLAT TIMBER FENCE WITH 5MM GAP BETWEEN SLATS.
[Yellow Box]	SERVICE AREA FOR BINS
[Purple Box]	LETTERBOX. MAIL SLOT 900MM - 1200MM FROM THE GROUND
[Pink Box]	UNIT NUMBER
[Green Box]	EXTERIOR HEAT PUMP UNIT ON CONCRETE PLINTH. REFER ARCHITECTURAL DOCUMENTATION FOR DETAILS.
[Blue Box]	WASHING LINE- RETRACTABLE OR FOLD DOWN.
[Red Line]	RETAINING WALL (INDICATIVE. REFER ENGINEER AND ARCHITECTURAL DOCUMENTATION FOR DETAILS).
[Bike Icon]	PROPRIETARY BICYCLE PARKING STAND. SELECTED FITTING BY CLIENT.
[Yellow Circle]	LED BOLLARD LIGHTING. SELECTION AND LOCATION TBC.
[Yellow Triangle]	LED SECURITY LIGHTING WITH DAYLIGHT AND MOTION SENSOR. LOCATED AT EACH MAIN ENTRANCE. SELECTION AND LOCATION TBC.
[Hatched Box]	SLOPED GARDEN. TO MATCH ADJACENT RAMP. ALLOW TO SLOPE ADJACENT FENCE TO MATCH.
[Blue Box]	FDL FINISHED DECK LEVEL
[Light Blue Box]	FFL FINISHED FLOOR LEVEL
[Light Green Box]	LEVELS APPROX. TBC BY OTHERS.

PERMEABLE AREAS:
GRASS/ GARDENS/ DECKS LESS THAN 0.5M HIGH

LOT	SITE AREA	PERMEABLE SURFACES
SITE	1,447M ²	484M ² (33.44%)

SITE AREA	LANDSCAPED AREA GRASS/ GARDENS/ TREE CANOPIES
1,447M ²	351M ² (24.28%)



55 BRITANNIA STREET
PETONE

NOTES: - READ IN CONJUNCTION WITH THE SUBDIVISION AND ARCHITECTURAL DRAWINGS - REFER ARCHITECTURAL PLANS FOR SITE DRAINAGE. - LANDSCAPE PLAN IS INDICATIVE. ALLOW TO CONFIRM LANDSCAPE POST BUILDING CONSTRUCTION.

- FLOOR PLANS AND SITE PLANS INCLUDING BOUNDARIES FROM ARCHITECT/ SURVEYOR. WE DO NOT TAKE LIABILITY FOR ITS ACCURACY. VERIFY SITE FEATURES ON SITE BEFORE CONSTRUCTION COMMENCES.










0 5 10 15 20 25 30 35 40 45 50
ORIGINAL SCALE (MM)
SCALE 1:200 @ A3
ISSUE FOR: RESOURCE CONSENT

REV: G	DATE: 29/07/21	ISSUE: RESOURCE CONSENT
REV: H	DATE: 29/07/21	ISSUE: RESOURCE CONSENT
REV: I	DATE: 29/07/21	ISSUE: RESOURCE CONSENT
REV: J	DATE: 29/07/21	ISSUE: RESOURCE CONSENT
REV: K	DATE: 29/07/21	ISSUE: RESOURCE CONSENT
REV: L	DATE: 09/10/21	ISSUE: RESOURCE CONSENT
REV: M	DATE: 15/10/21	ISSUE: RESOURCE CONSENT
REV: N	DATE: 03/11/22	ISSUE: RESOURCE CONSENT

OVERALL LANDSCAPE PLAN
PRINT IN COLOUR L1.00







INTERIOR Colour Selection



Fixture	Product	Colour	Swatch
Vinyl	Godfrey Hirst – Regent 1200	Georgetown	
Carpet	Godfrey Hirst - Columbia	Paua	
Cabinetry	Laminex Melteca - Naturale	Malibu	
Benchtop	Laminex Formica	White Valencia - Natural	
Paint Ceillings	Resene	Resene White	
Paint Interior Walls	Resene	Merino	
Paint Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Double Alabaster Semi-gloss	
Kitchen and Vanity Splash Back		Resene Merino Y91-009-076	
Kitchen Handel	Archant edge straight 200mm	Inox Look	



EXTERIOR Colour Selection

Area	Colour Name	Paint Finish	Swatch
Roofing, Spouting, Downpipes and front doors. All lots Carpet	Flaxpod	Prefinished	 <p>FlaxPod®</p> <p>TSR : 25%</p> <p>LRV : 7%</p>
Fascia, Soffits, window facings, boxed corners	Resene Half Sea Fog N94-005-102	Resene Sonyx 101	 <p>Resene Half Sea Fog</p>
Weatherboards Lots – 1, 5, 9, 10	Resene Tripple Thorndon Cream Y81-018-086	Resene Sonyx 101	 <p>Resene Tripple Thorndon Cream</p>
Weatherboards Lots – 2, 6, 7, 11	Resene Half Titania G90-011-092	Resene Sonyx 101	 <p>Resene Half Titania</p>
Weatherboards Lots – 3, 4, 8, 12	Resene Quarter Friar Grey N74-006-088	Resene Sonyx 101	 <p>Resene Quarter Friar Grey</p>
Windows - All Lots	Warm White Pearl Matt Thermally Broken	21P1367M	



Marnin Evans

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Partnering with

