



BROOK STREET

LOT 10



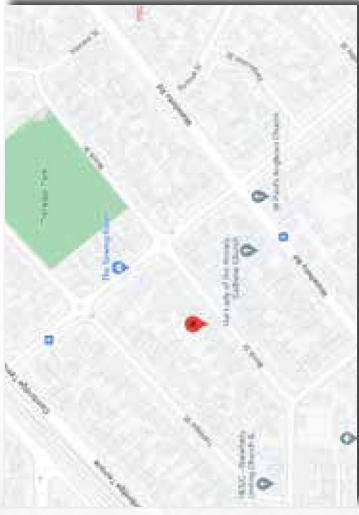
URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhehu | Lower Hutt

Artists impression only



LOT 10 | Block D



Lot 10 is a 68m² two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu.

All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.

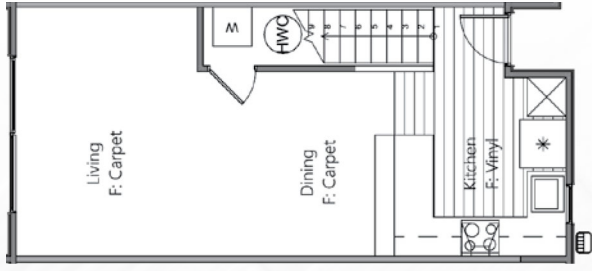


BROOK STREET

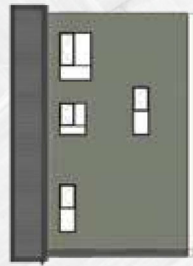
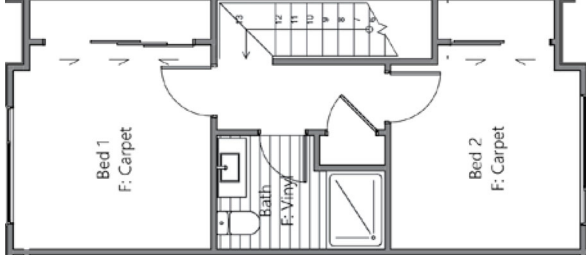
20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt



LOT 10 | Ground Floor



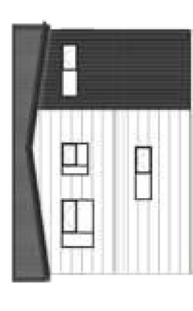
LOT 10 | Second Floor



BLOCK D | North East Elevation



BLOCK D | North West Elevation



BLOCK D | South West Elevation



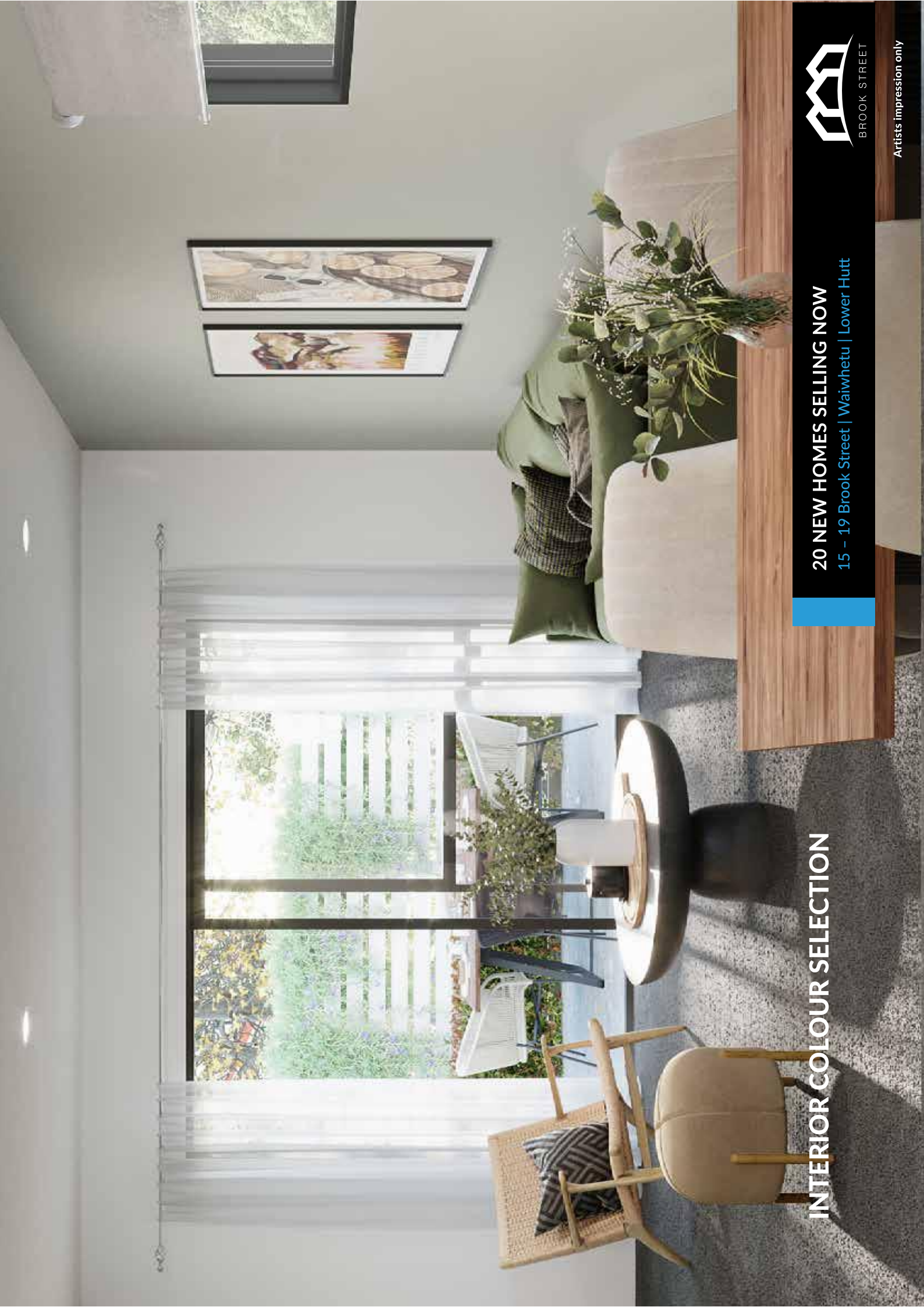
BLOCK D | South East Elevation

-  2
-  1
-  68 m²
-  60 m²

LOT 10 | Block D

20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt





INTERIOR COLOUR SELECTION

20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt



BROOK STREET

Artists impression only

WHIO

FIXTURE **PRODUCT** **COLOUR** **SWATCH**



Vinyl Godfrey Hurst Regent 1200 Stamford



Carpet Feltex Cable Bay Pelorus



Cabinetry Melteca Warm White



Benchtop (38mm) Formica Jordan Stone



Paint: Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors Resene Half Black White



Paint: Interior Walls Resene Foggy Grey



Paint: Bathroom, Ensuite, WC walls Resene Hermitage



Kitchen and Vanity Splash Back Resene Foggy Grey

CABINERY HANDLES



Contemporary Handle in Brushed Nickel (code 7022)

20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt



BROOK STREET

EXTERIOR COLOUR SELECTION

AREA COLOUR FINISH SWATCH

Roof, Spouting and Windows (all Lots) Ebony (Matte Black) Pre-finished



Stria Cladding

(Horizontal Boards)

Resene Black Haze

Resene Sonyx 101



LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20

Vertical Axon Panel

(Dark Selection)

Resene Element

Resene Sonyx 101



LOTS 1, 2, 3, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20

Vertical Axon Panel

(Grey Selection)

Resene Delta

Resene Sonyx 101



LOTS 5, 10, 11, 16, 19



20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt



BUILD SPECIFICATIONS

STRUCTURE

Engineered Foundation
Slab Edge Insulation
90 x 45mm and
140 x 45mm Timber framing
2.4m Stud height
Gib GBT(L)AB60b (IT)
Intertennacy Wall
Gib Rondo
Timber Trusses

EXTERIOR FINISH

Colorsteel Endura Trapezoidal Roof
Colorsteel Fascia
Marley uPVC Spouting and Downpipes
with Leaf Diverter
Horizontal / Vertical Fibre
Cement Cladding
Fibre Cement Soffits

ALUMINIUM JOINERY

Thermally Broken Windows and Doors
Front Door with Peep Hole

INTERNAL LININGS

R7.0 Ceiling Batts
R2.8 Wall Batts
13mm Gib to Ceilings
10mm Gib to Walls
Gib Aqualine to Wet Areas
Level 4 Stopping, Square Stop
90mm Skirtings
40mm Architraves
Flush Panel Doors Paint Finish
Shelf and Rail to Wardrobes
Windsor Brass Futura Hardware Set

ELECTRICAL

5 Bar Ladder Towel Rail – Heated
LED Lighting
Double Sockets Throughout
Fibre Ready
Phone and TV Jack
Heat Pump
Extractor Fan to Bathroom and Laundry
Exterior Sensor Light to Front Door
Alarm System
Smoke Alarm

PLUMBING

Englefield Alcove Shower
Englefield Vanity 900mm – (white)
Englefield Mini Vanity to WC – (white)
3 Bedroom Only and Lot 19
Englefield Tapware
Mirror Cabinet over Bathroom Vanity
Englefield Back to Wall Toilet
Water Cylinder
Toilet Roll Holder
Glass Splashback to Vanity
– Wall Colour

FLOOR COVERINGS

Godfrey Hurst Vinyl
Feltex Carpet
11mm Underlay

KITCHEN

Melteca Cabinetry
Formica Benchtop Square Edge
Glass Splash Back – Wall Colour
Soft Close Drawers and Hinges

APPLIANCES

Bosch Built in Oven
Bosch Ceramic Cooktop
Bosch Dishwasher
Rangehood

LANDSCAPING

Car Park – 3 Bedroom Lots Only
2x Exterior Taps
Minor Planting
Boundary Fencing as per Plans
Clothesline
Letter Box

Artificial Lawn – Lots 1, 7, 13 and 20
Concrete Paths and Patios as per Plans



All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.

20 NEW HOMES SELLING NOW
15 – 19 Brook Street | Waiwhetu | Lower Hutt

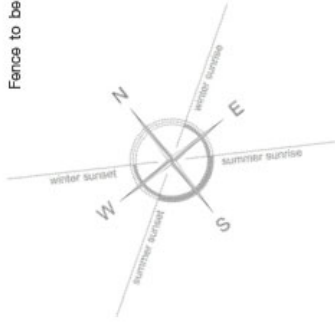


BROOK STREET

BOUNDARY TREATMENT PLAN



Fence to be installed without damaging trees



Existing boundary fences to be retained where possible, depending on condition

Key:

RE	Retain existing fence - Timber closeboard (1.8m)
F1	Fence type 1 - Timber closeboard (2.0m)
F2	Fence type 2 - Timber closeboard (1.8m)
F3	Fence type 3 - Timber closeboard (1.0m)
F4	Fence type 4 - Timber slat bin enclosure (1.2m)
F5	Fence type 4 - Aluminium slat (1.5m)
F6	Fence type 6 - Acoustic timber fence (1.8m)
G1	Gate type 1 - Timber closeboard (1.8m)
G2	Gate type 2 - Timber slat (1.8m)
G3	Gate type 3 - Aluminium slat (1.5m)

20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt



BROOK STREET

SITE PLAN



LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED FARMY WALL/FASBENT
- PROPOSED RESIDENTIAL LOT
- PROPOSED ACCESS LOT
- PROPOSED CARPARK LOT
- PROPOSED BUILDING OUTLINE

- NOTES:**
- THE PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO OTHER INFORMATION SHOULD BE RELIED UPON WITHOUT THE DATA OF A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THE PLAN IS BASED ON THE PROJECT AND MAY NOT BE REALISED WITHOUT THE NECESSARY CONSENTS OF THE RELEVANT AGENCIES.
 - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THE PROPERTY RECORDS AND SHOULD BE VERIFIED TO THE DEGREE REQUIRED TO ANYWAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
 - THE PROPOSED BUILDING SHOWN ON THE PLAN, ARE NOT A BOUNDARY OR EASEMENT AND SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
 - PROPOSED BUILDING OUTLINE SHOWN HEREON ARE BASED ON THE CURRENT LOCAL COUNCIL DEVELOPMENT PERMIT APPLICATIONS.
 - LEGAL DESCRIPTION: LOT 20 IN BLOCK XI HUTT VALLEY SETTLEMENT WITH PARTS OF THE PASTORAL RESERVE (RESERVED) IN RESPECT OF S1(1) COMPANED AT AREA 27/07.
 - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET NO 610010102.
 - FOR FURTHER DETAILS AND AN AVALUATION OF THE PLAN AND ADDITIONAL NOTES SEE PLAN 610010102.

The design and drawings shall only be used for the purposes for which they are prepared and shall not be altered, reproduced, or used for any other purpose without the prior written consent of the author. No liability shall be accepted for any loss or damage arising from the use of this design and drawing.

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	05/01/20
2	REVISION FOR RESOURCE CONSENT	05/01/20
3	REVISION FOR RESIDENTIAL CONSENT	05/01/20
4	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
5	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
6	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
7	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
8	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
9	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
10	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
11	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
12	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
13	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
14	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
15	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
16	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
17	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
18	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
19	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
20	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
21	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
22	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
23	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
24	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
25	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
26	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
27	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
28	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
29	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
30	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
31	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
32	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
33	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
34	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
35	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
36	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
37	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
38	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
39	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
40	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
41	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
42	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
43	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
44	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
45	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
46	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
47	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
48	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
49	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
50	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
51	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
52	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
53	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
54	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
55	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
56	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
57	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
58	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
59	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
60	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
61	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
62	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
63	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
64	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
65	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
66	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
67	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
68	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
69	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
70	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
71	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
72	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
73	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
74	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
75	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
76	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
77	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
78	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
79	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
80	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
81	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
82	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
83	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
84	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
85	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
86	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
87	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
88	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
89	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
90	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
91	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
92	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
93	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
94	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
95	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
96	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
97	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
98	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
99	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20
100	REVISION FOR ROAD AND FARMY WALL SETTLEMENT	05/01/20

TITLE: SCHEME PLAN OF PROPOSED SUBDIVISION
PROJECT: URBAN PLUS LIMITED
 15 TO 19 BROOK STREET
 WAIWHEHU, LOWER HUTT

20 NEW HOMES SELLING NOW
 15 - 19 Brook Street | Waiwhehu | Lower Hutt



CK & CO

REALTY



HANNAH KILGARIFF

021 345 095

hannah@ckandco.nz

URBANPLUS
PROPERTY THAT BUILDS COMMUNITIES

WWW.URBANPLUS.CO.NZ



20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt



BROOK STREET

Artists impression only