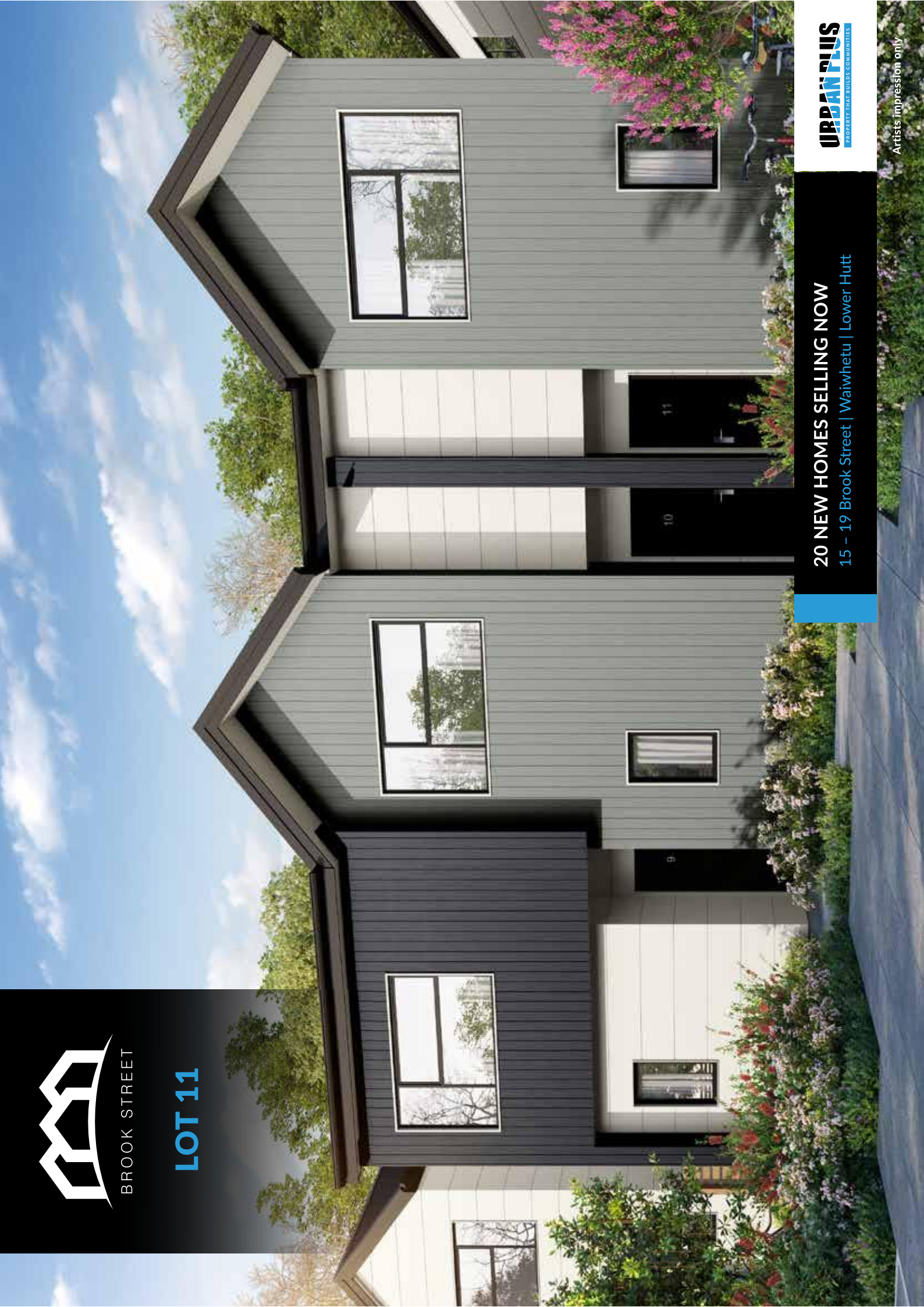




BROOK STREET

LOT 11



URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

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

Artists impression only



LOT 11 | Block D



Lot 11 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.



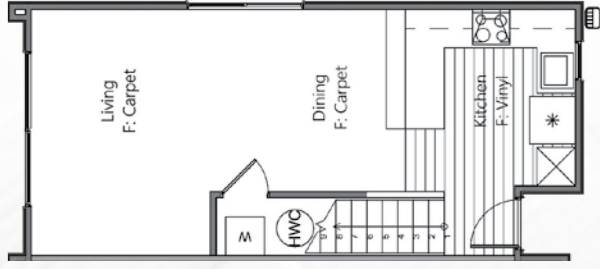
BROOK STREET

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

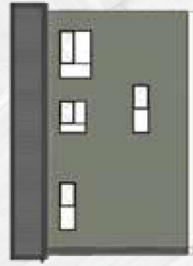
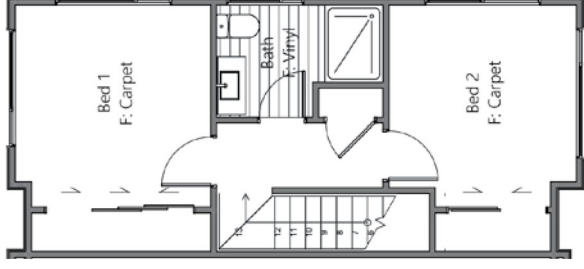
URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

15 YEARS PROVIDING HOMES FOR HUTT CITY

LOT 11 | Ground Floor



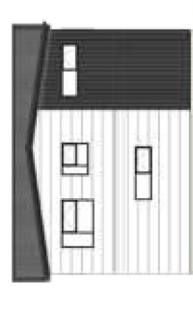
LOT 11 | Second Floor



BLOCK D | North East Elevation



BLOCK D | North West Elevation



BLOCK D | South West Elevation



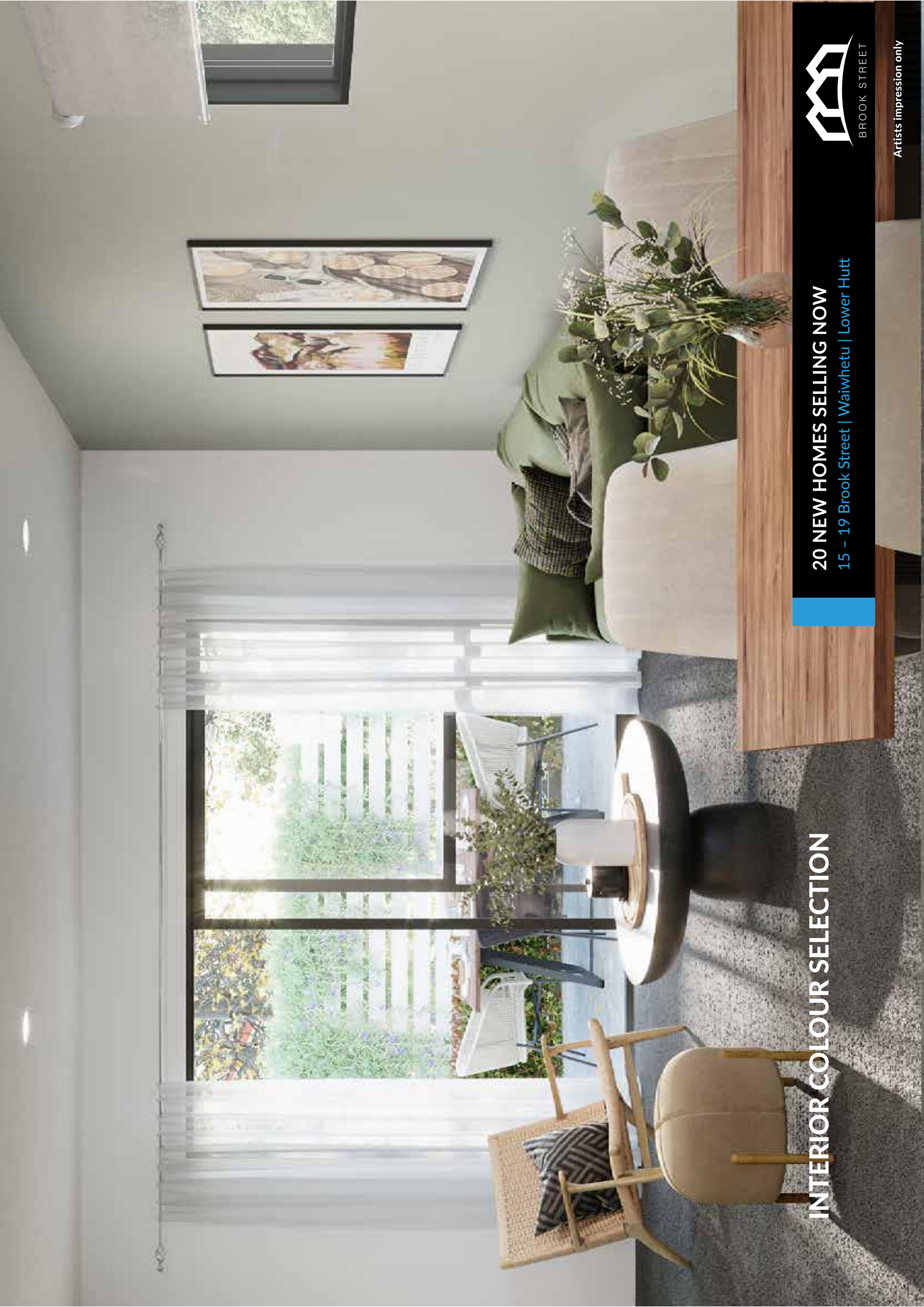
BLOCK D | South East Elevation



LOT 11 | 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

KAHU

FIXTURE	PRODUCT	COLOUR	SWATCH
Vinyl	Godfrey Hurst Regent 1200	Winton	
Carpet	Feltex Cable Bay	Erie	
Cabinetry	Melteca	Bullet Pearl	
Benchmark (38mm)	Formica	Cocoa Sand	
Paint Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Half Black White	
Paint Interior Walls	Resene	Eighth Friar Greystone	
Paint Bathroom, Ensuite, WC walls	Resene	Taupe Grey	
Kitchen and Vanity Splash Back	Resene	Eighth Friar Greystone	

CABINERY HANDLES



Contemporary Handle in Brushed Nickel (code 7022)

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



BROOK STREET

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.

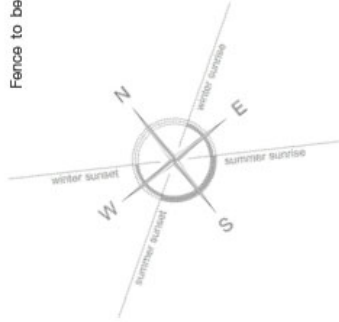
20 NEW HOMES SELLING NOW
 15 – 19 Brook Street | Waiwhetu | Lower Hutt



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 FROM THE RELEVANT AUTHORITIES.
 - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THE RELEVANT UTILITY PROVIDERS AND SHOULD BE VERIFIED TO THE PROPERTY OWNER'S SATISFACTION. ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
 - THE PLAN SHOWS THE SHOWN ON THE PLAN, AND A BOUNDARY OF THE ROADWAY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
 - PROPOSED BUILDING OUTLINE IS SHOWN HEREON ARE BASED ON THE CURRENT ZONING RULES. SUPPLEMENT THE RELEVANT ZONING RULES.
 - LEGAL DESCRIPTION: LOT 20 IN BLOCK XII HUTT VALLEY SETTLEMENT, SECTION 30, HUTT VALLEY SETTLEMENT, RT W 9352/280, COMPILED AT AREA 27/07.
 - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN. SET OUT 6/10/2022.
 - FOR FURTHER INFORMATION AND AVALUATION CONTACT THE ENGINEER AND ADDITIONAL NOTES SET OUT IN 6/10/2022.

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 Engineer. No liability shall be accepted for unauthorised use of this design and drawing.

NO.	DATE	BY	CHKD
1	06/10/2022	...	...
2	06/10/2022	...	...
3	06/10/2022	...	...
4	06/10/2022	...	...
5	06/10/2022	...	...
6	06/10/2022	...	...
7	06/10/2022	...	...
8	06/10/2022	...	...
9	06/10/2022	...	...
10	06/10/2022	...	...
11	06/10/2022	...	...
12	06/10/2022	...	...
13	06/10/2022	...	...
14	06/10/2022	...	...
15	06/10/2022	...	...
16	06/10/2022	...	...
17	06/10/2022	...	...
18	06/10/2022	...	...
19	06/10/2022	...	...
20	06/10/2022	...	...
21	06/10/2022	...	...
22	06/10/2022	...	...
23	06/10/2022	...	...
24	06/10/2022	...	...
25	06/10/2022	...	...
26	06/10/2022	...	...
27	06/10/2022	...	...
28	06/10/2022	...	...
29	06/10/2022	...	...
30	06/10/2022	...	...
31	06/10/2022	...	...

PROJECT:
 URBAN PLUS LIMITED
 15 TO 19 BROOK STREET
 WAIWHEHU, LOWER HUTT

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



BROOK STREET

TITLE:
 SCHEME PLAN OF PROPOSED SUBDIVISION

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