



BROOK STREET

LOT 13



20 NEW HOMES SELLING NOW

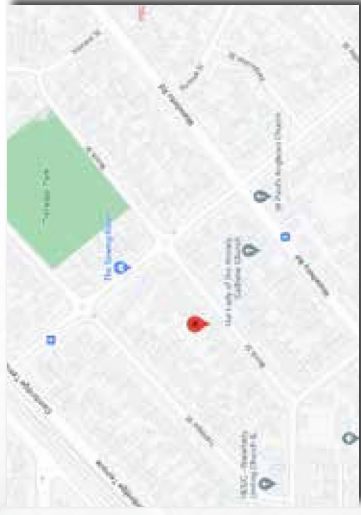
15 - 19 Brook Street | Waiwhehu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



LOT 13 | Block E



Lot 13 is a 93m² two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu. Featuring three generous bedrooms, bathroom and additional toilet on the lower level. Included with this lot is a private car parking space.

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.

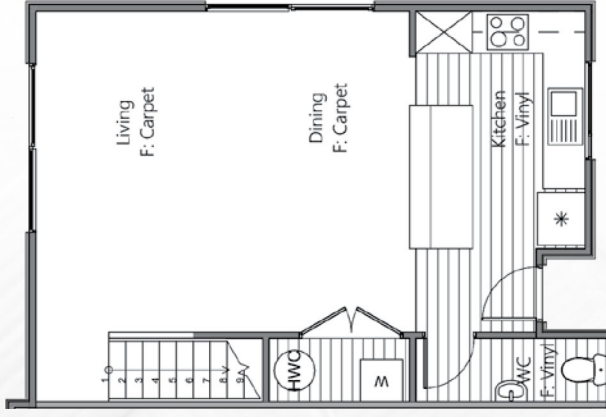


BROOK STREET

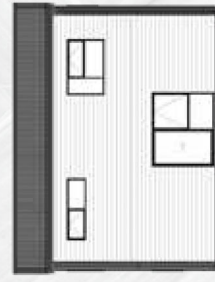
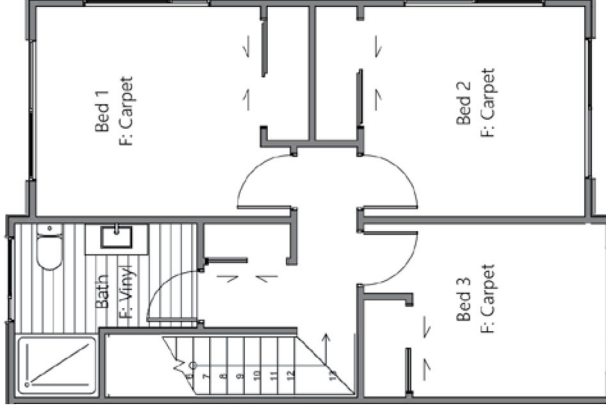
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LOT 13 | Ground Floor



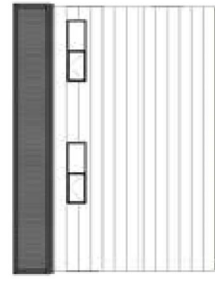
LOT 13 | Second Floor



BLOCK E | North East Elevation



BLOCK E | North West Elevation



BLOCK E | South West Elevation



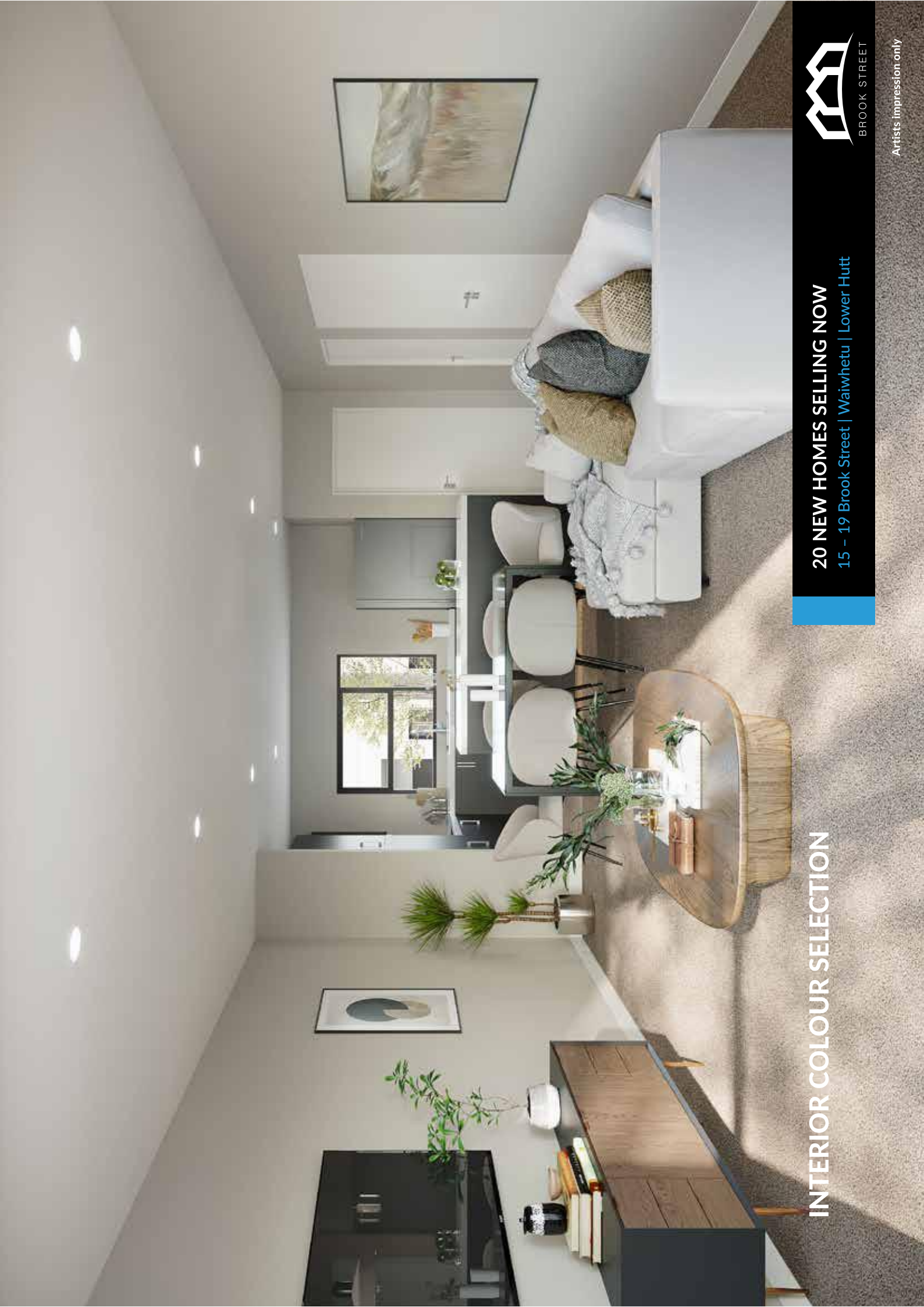
BLOCK E | South East Elevation

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LOT 13 | Block E

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INTERIOR COLOUR SELECTION









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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)


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EXTERIOR COLOUR SELECTION

AREA **COLOUR** **FINISH** **SWATCH**

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

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

Linea Weatherboard
(Narrow Horizontal Boards) Resene
Black Haze Resene
Sonyx 101 

LOTS 7, 13



LOT 13



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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



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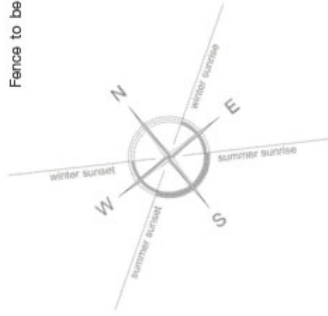


BROOK STREET

BOUNDARY TREATMENT PLAN



Fence to be installed without damaging trees



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

Key:

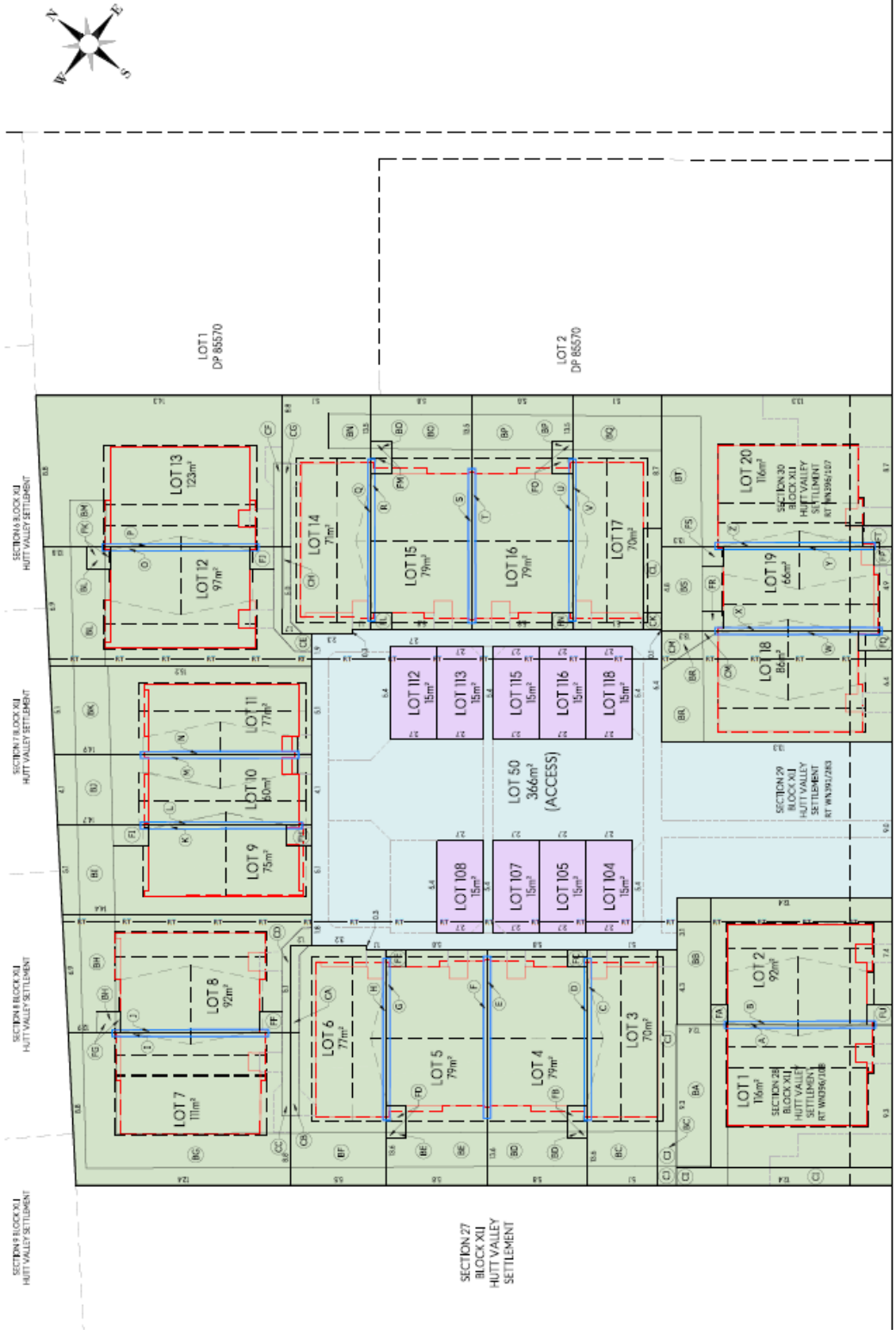
(RE)	Retain existing fence - Timber closeboard (1.8m)
(F1)	Fence type 1 - Timber closeboard (2.0m)
(F2)	Fence type 2 - Timber closeboard (1.8m)
(F3)	Fence type 3 - Timber closeboard (1.0m)
(F4)	Fence type 4 - Timber slat bin enclosure (1.2m)
(F5)	Fence type 5 - Aluminium slat (1.5m)
(F6)	Fence type 6 - 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)

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SITE PLAN



LEGEND:

- PROPOSED LOT BOUNDARY (dashed line)
- EXISTING LOT BOUNDARY (solid line)
- ROAD BOUNDARY (thick solid line)
- PROPOSED FARMY WALL FASBENT (blue line)
- PROPOSED RESIDENTIAL LOT (green fill)
- PROPOSED ACCESS LOT (purple fill)
- PROPOSED CARPARK LOT (red fill)
- PROPOSED BUILDING OUTLINE (red dashed line)

- 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 PROPOSED BOUNDARIES SHOWN ON THE PLAN ARE BASED ON A BOUNDARY SURVEY AND SHOULD BE CHECKED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
 - PROPOSED BUILDING OUTLINES SHOWN ARE BASED ON A PLAN FOR INFORMATION ONLY. SUPPLIER SPECIFICATIONS SHOULD BE REFERRED TO FOR EXACT DIMENSIONS.
 - LEGAL DESCRIPTION: LOT 20 IN BLOCK XXI HITT VALLEY SETTLEMENT, SECTION 30, HITT VALLEY SETTLEMENT, DISTRICT OF HOKITIKA, SOUTH ISLAND, NEW ZEALAND.
 - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET NO 27/04/2012/02.
 - FOR FURTHER INFORMATION AND AVALUATION CONTACT THE LAND AND INFORMATION SERVICES DEPARTMENT.

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NO.	DATE	BY	CHKD
1	15/01/2012
2	15/01/2012
3	15/01/2012
4	15/01/2012
5	15/01/2012
6	15/01/2012
7	15/01/2012
8	15/01/2012
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12	15/01/2012
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14	15/01/2012
15	15/01/2012
16	15/01/2012
17	15/01/2012
18	15/01/2012
19	15/01/2012
20	15/01/2012

TITLE: SCHEME PLAN OF PROPOSED SUBDIVISION

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URBAN PLUS LIMITED
15 TO 19 BROOK STREET
WAIWHETU, LOWER HUTT

CK & CO
REALTY



HANNAH KILGARIFF

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hannah@ckandco.nz

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PROPERTY THAT BUILDS COMMUNITIES

WWW.URBANPLUS.CO.NZ



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