



BROOK STREET

LOT 16



20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhehu | Lower Hutt

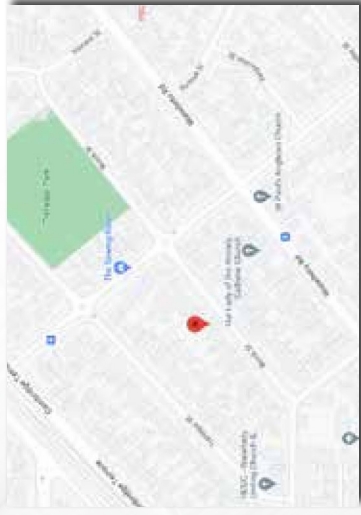


Artists impression only



## LOT 16 | Block F

- 3
- 1.5
- 1
- 95 m<sup>2</sup>
- 79 m<sup>2</sup>



Lot 16 is a 95m<sup>2</sup> 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.



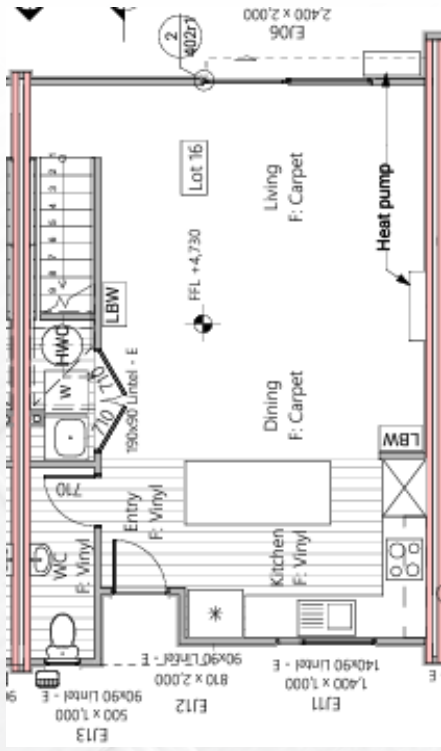
**20 NEW HOMES SELLING NOW**  
15 - 19 Brook Street | Waiwhetu | Lower Hutt



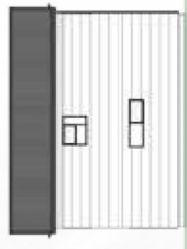
BROOK STREET



**LOT 16** | Ground Floor

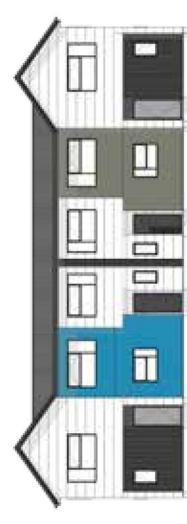
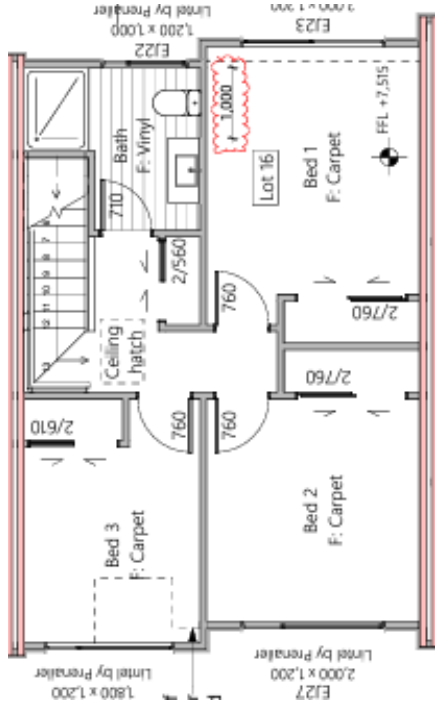


**BLOCK F** | North East Elevation

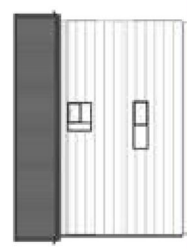


**BLOCK F** | North West Elevation

**LOT 16** | Second Floor



**BLOCK F** | South West Elevation



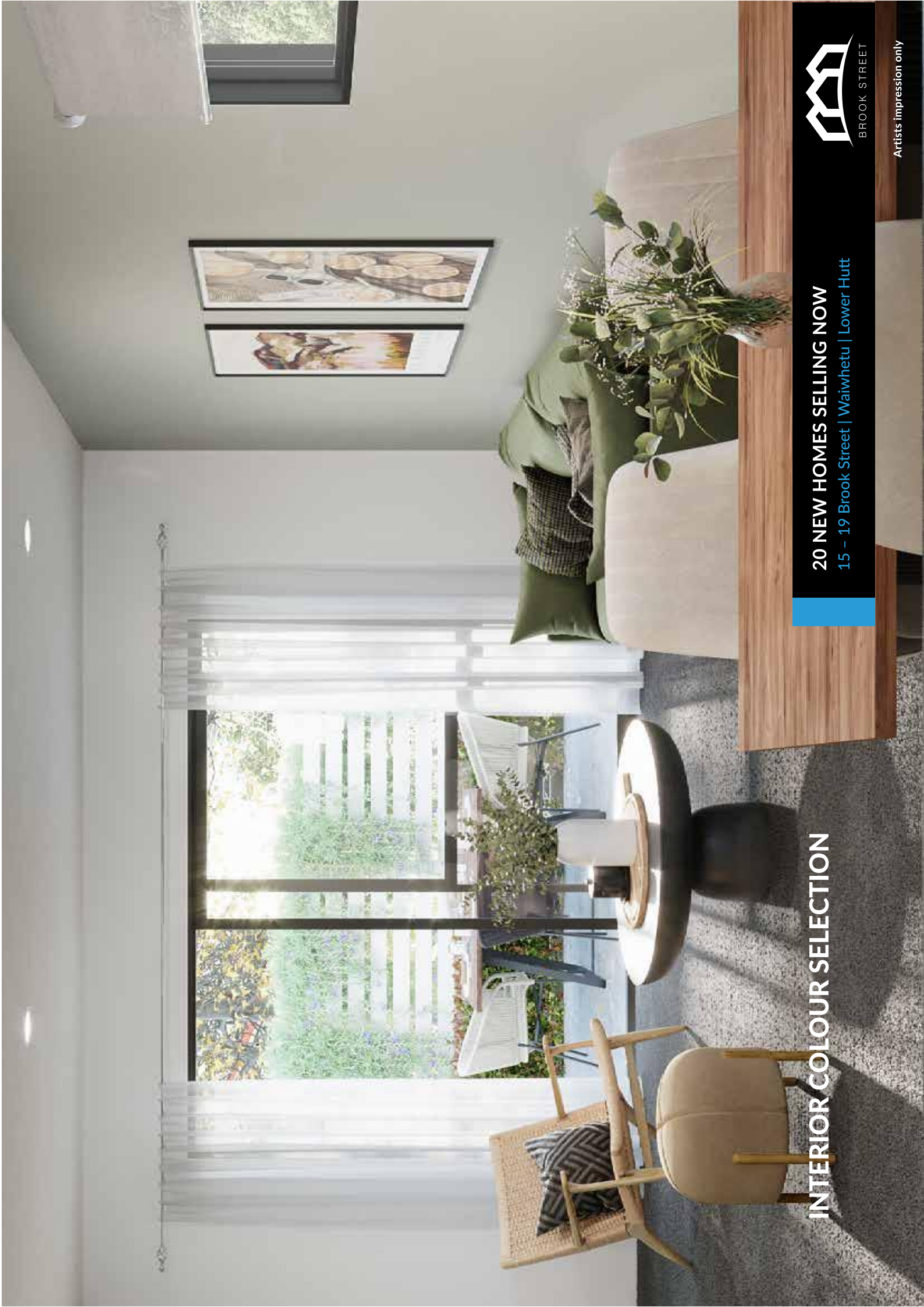
**BLOCK F** | South East Elevation

**LOT 16** | Block F



**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



Artists impression only

# WHIO

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

Vinyl      Godfrey Hurst Regent 1200      Stamford      

Carpet      Feltex Cable Bay      Pelorus      

Cabinetry      Melteca      Warm White      

Benchmark (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)

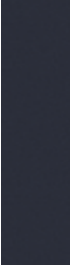


**20 NEW HOMES SELLING NOW**

15 - 19 Brook Street | Waiwhetu | Lower Hutt



BROOK STREET

## EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
<b>Roof, Spouting and Windows</b> (all Lots)	Ebony (Matte Black)	Pre-finished	
<b>Stria Cladding</b> (Horizontal Boards)	Resene Black Haze	Resene Sonyx 101	
<b>LOTS</b> 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20			
<b>Vertical Axon Panel</b> (Dark Selection)	Resene Element	Resene Sonyx 101	
<b>LOTS</b> 1, 2, 3, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20			



LOT 17

**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)  
 Intermnacy 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.

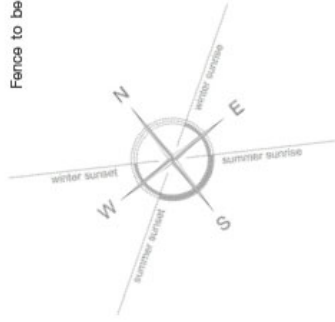
**20 NEW HOMES SELLING NOW**  
 15 – 19 Brook Street | Waiwhetu | Lower Hutt



# 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





# 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 PRIOR TO CONSTRUCTION. ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
  - THE PROPOSED BOUNDARIES SHOWN ON THE PLAN ARE FINAL AND A BOUNDARY OF THE PROPERTY SHOULD BE CAREFULLY ESTABLISHED EXACT BOUNDARY POSITIONS ON THE.
  - PROPOSED BUILDING OUTLINE IS SHOWN HEREON ARE BASED ON THE LOCAL COUNCIL DEVELOPMENT SPECIFICATION REQUIREMENTS.
  - LEGAL DESCRIPTION: LOT 20 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 19 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 18 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 17 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 16 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 15 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 14 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 13 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 12 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 11 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 10 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 9 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 8 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 7 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 6 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 5 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 4 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 3 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 2 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280. LOT 1 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 9332/280.
  - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET W 9332/280.
  - FOR FURTHER INFORMATION AND AVALUATION CONTACT THE LAND INFORMATION NZ.

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 unauthorised use of this design and drawing.

NO.	DATE	BY	CHKD
1	15/01/2024	...	...
2	15/01/2024	...	...
3	15/01/2024	...	...
4	15/01/2024	...	...
5	15/01/2024	...	...
6	15/01/2024	...	...
7	15/01/2024	...	...
8	15/01/2024	...	...
9	15/01/2024	...	...
10	15/01/2024	...	...
11	15/01/2024	...	...
12	15/01/2024	...	...
13	15/01/2024	...	...
14	15/01/2024	...	...
15	15/01/2024	...	...
16	15/01/2024	...	...
17	15/01/2024	...	...
18	15/01/2024	...	...
19	15/01/2024	...	...
20	15/01/2024	...	...

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

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



BROOK STREET

TITLE:  
SCHEME PLAN OF PROPOSED SUBDIVISION

**CK & CO**  
REALTY



**HANNAH KILGARIFF**

021 345 095

[hannah@ckandco.nz](mailto:hannah@ckandco.nz)

**URBANPLUS**  
PROPERTY THAT BUILDS COMMUNITIES

[WWW.URBANPLUS.CO.NZ](http://WWW.URBANPLUS.CO.NZ)



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



BROOK STREET

Artists impression only