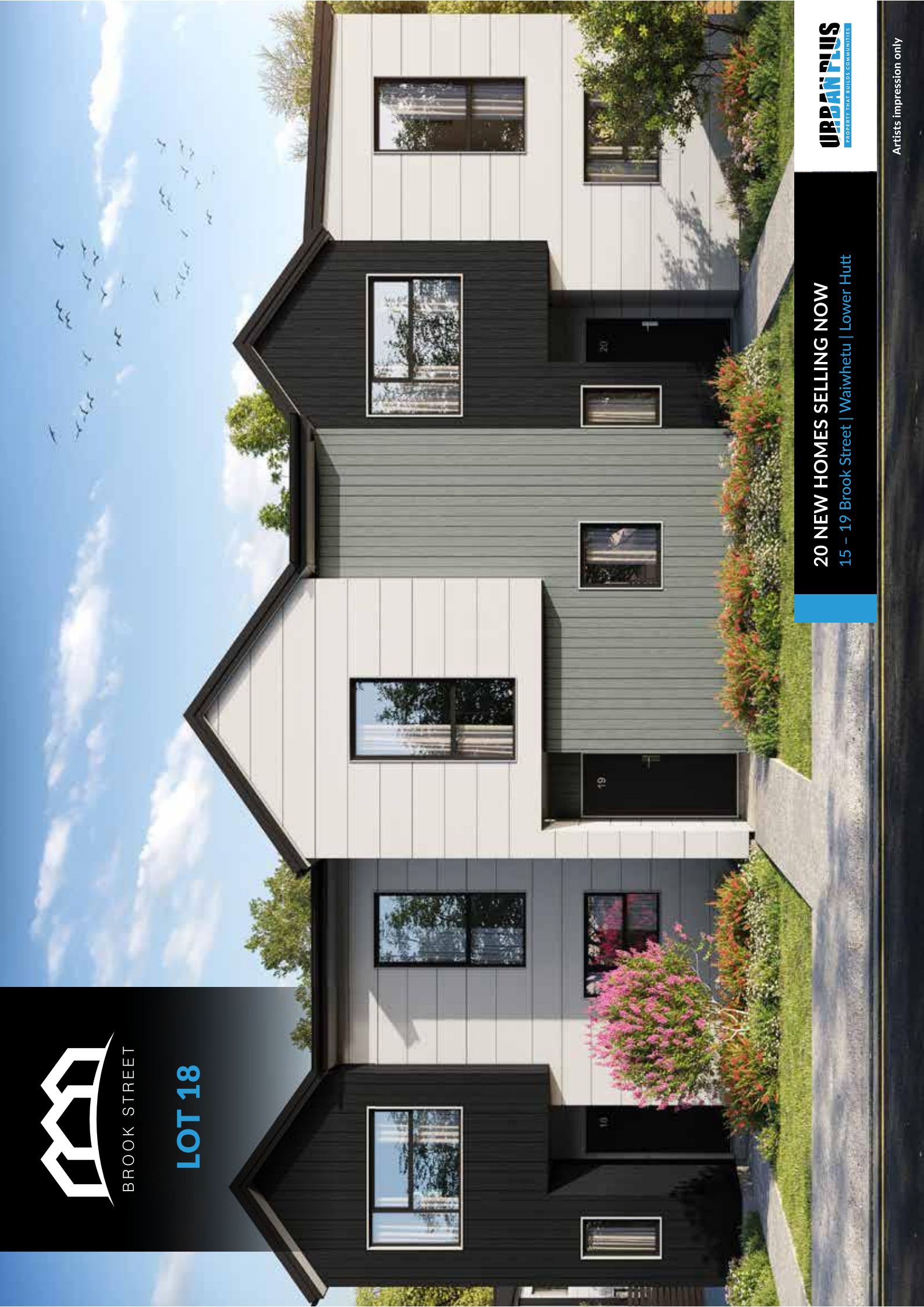




BROOK STREET

LOT 18



20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt

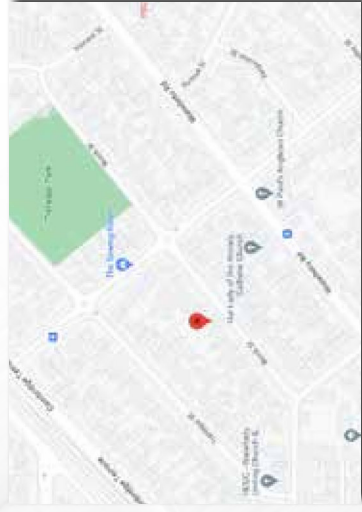
URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



BROOK STREET

LOT 18 | Block G



Lot 18 is a 92m² 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.

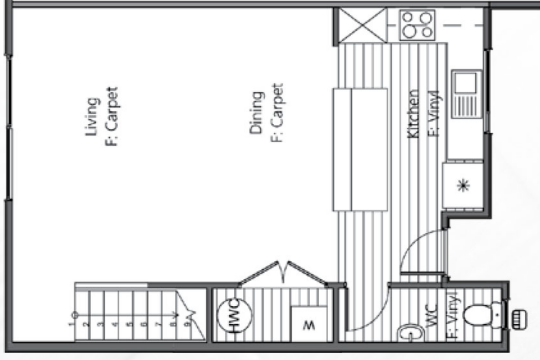


20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

15 PROVIDING
KEY HOMES
FOR HUTT CITY

LOT 18 | Ground Floor

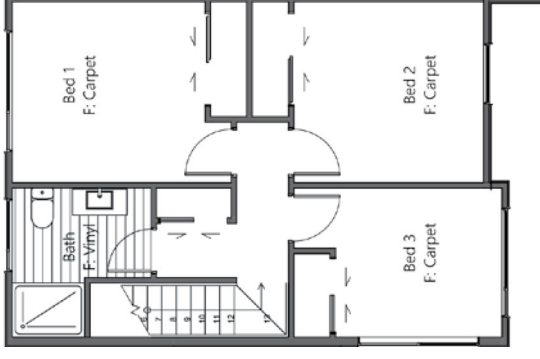


BLOCK G | South East Elevation



BLOCK G | South West Elevation

LOT 18 | Second Floor



BLOCK G | North West Elevation



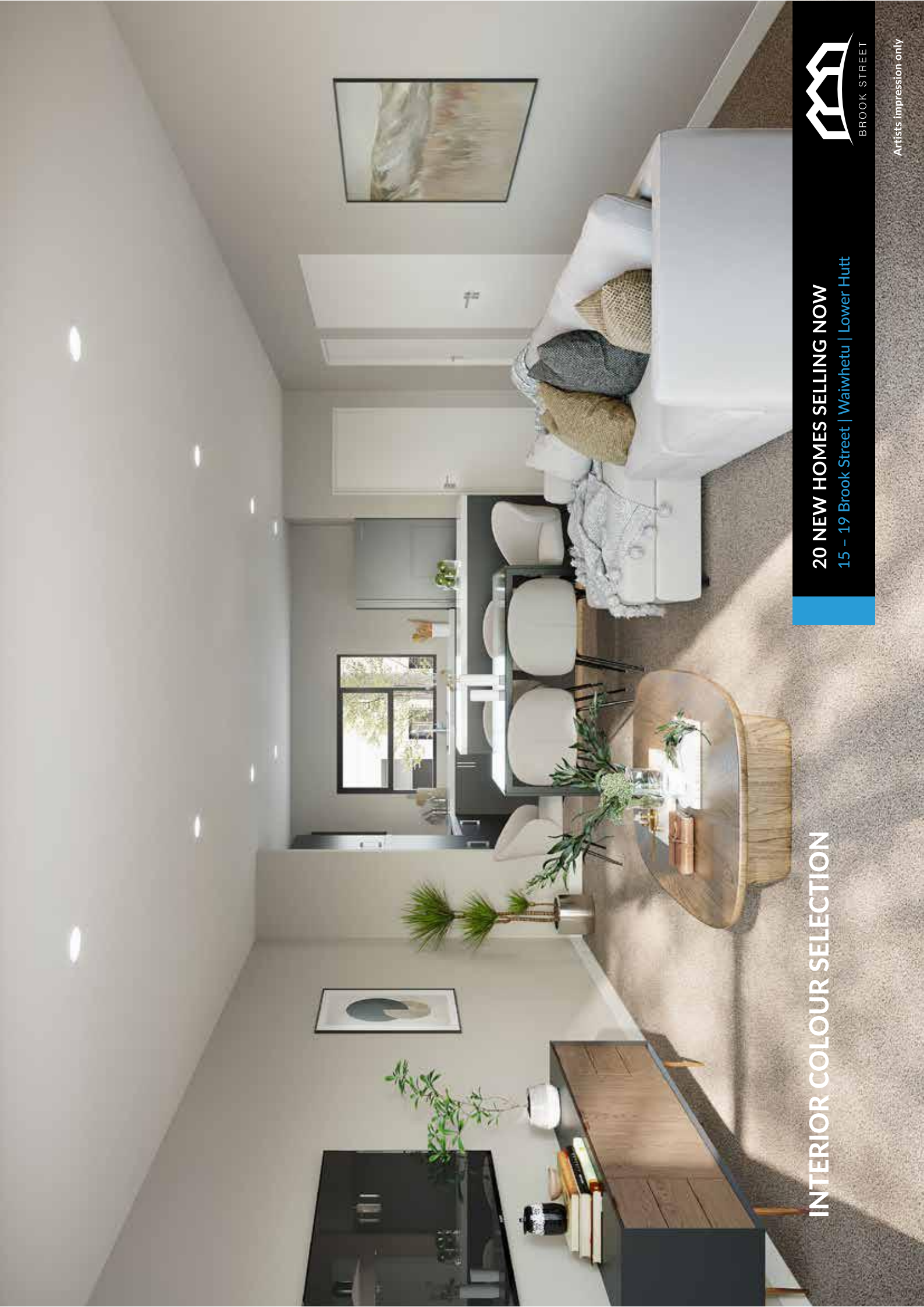
BLOCK G | North East Elevation



LOT 18 | Block G

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

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			



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



BOUNDARY TREATMENT PLAN



Fence to be installed without damaging trees

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

Key:

(F6)	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 FENCE
- PROPOSED PARTY WALL / FASBART
- 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 A LICENSED SURVEYOR.
 - ALL LEGAL BOUNDARIES AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY A LICENSED SURVEYOR.
 - THE PLAN IS BASED ON THE PROPOSED PROJECT AND MAY NOT BE REALIZED WITHOUT THE NECESSARY RESOURCE CONSENTS.
 - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THE PROPERTY RECORDS AND SHOULD BE VERIFIED TO THE PROPERTY TO ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
 - THE PROPOSED BOUNDARIES SHOWN ON THE PLAN ARE FOR INFORMATION ONLY AND A FULL LEGAL SURVEY SHOULD BE COMPLETED TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
 - PROPOSED BUILDING OUTLINES SHOWN ARE BASED ON THE PROPOSED DEVELOPMENT AND SHOULD BE VERIFIED TO THE PROPERTY RECORDS AND APPROVAL BY A LICENSED SURVEYOR.
 - LEGAL DESCRIPTION: LOT 20 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 935272803 RT W 935272803 COMBINED AT AREA 2107.
 - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET W 935272803 TO 2102.
 - FOR FURTHER INFORMATION AND A FULL LEGAL SURVEY, CONTACT THE SURVEYOR AND ADDITIONAL NOTES SET AT PLAN 935272803.

The design and drawings shall only be used for the purpose for which they are prepared and shall not be reproduced, copied, or transmitted in any form or by any means without the prior written consent of the design professional.

NO.	REVISION	DATE
1	ISSUED FOR RESOURCE CONSENT	05/05/2024
2	ISSUED FOR RESOURCE CONSENT	05/05/2024
3	ISSUED FOR RESOURCE CONSENT	05/05/2024
4	ISSUED FOR RESOURCE CONSENT	05/05/2024
5	ISSUED FOR RESOURCE CONSENT	05/05/2024
6	ISSUED FOR RESOURCE CONSENT	05/05/2024
7	ISSUED FOR RESOURCE CONSENT	05/05/2024
8	ISSUED FOR RESOURCE CONSENT	05/05/2024
9	ISSUED FOR RESOURCE CONSENT	05/05/2024
10	ISSUED FOR RESOURCE CONSENT	05/05/2024
11	ISSUED FOR RESOURCE CONSENT	05/05/2024
12	ISSUED FOR RESOURCE CONSENT	05/05/2024
13	ISSUED FOR RESOURCE CONSENT	05/05/2024
14	ISSUED FOR RESOURCE CONSENT	05/05/2024
15	ISSUED FOR RESOURCE CONSENT	05/05/2024
16	ISSUED FOR RESOURCE CONSENT	05/05/2024
17	ISSUED FOR RESOURCE CONSENT	05/05/2024
18	ISSUED FOR RESOURCE CONSENT	05/05/2024
19	ISSUED FOR RESOURCE CONSENT	05/05/2024
20	ISSUED FOR RESOURCE CONSENT	05/05/2024
21	ISSUED FOR RESOURCE CONSENT	05/05/2024
22	ISSUED FOR RESOURCE CONSENT	05/05/2024
23	ISSUED FOR RESOURCE CONSENT	05/05/2024
24	ISSUED FOR RESOURCE CONSENT	05/05/2024
25	ISSUED FOR RESOURCE CONSENT	05/05/2024
26	ISSUED FOR RESOURCE CONSENT	05/05/2024
27	ISSUED FOR RESOURCE CONSENT	05/05/2024
28	ISSUED FOR RESOURCE CONSENT	05/05/2024
29	ISSUED FOR RESOURCE CONSENT	05/05/2024
30	ISSUED FOR RESOURCE CONSENT	05/05/2024
31	ISSUED FOR RESOURCE CONSENT	05/05/2024

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

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