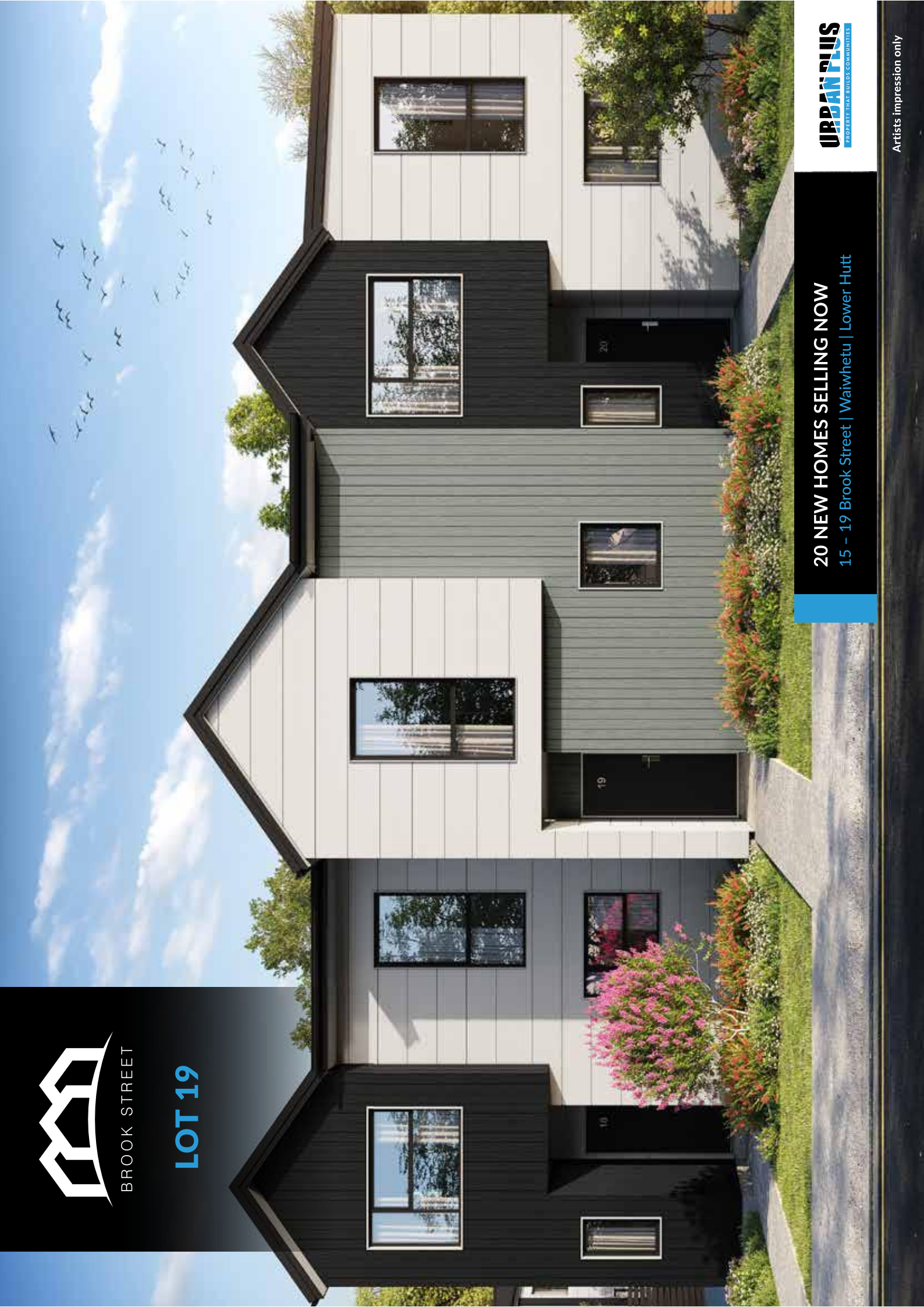




BROOK STREET

LOT 19



20 NEW HOMES SELLING NOW

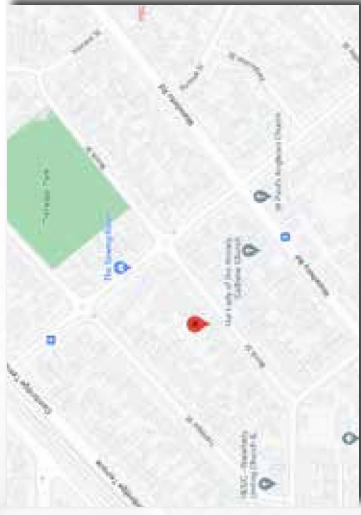
15 - 19 Brook Street | Waiwhetu | Lower Hutt



Artists impression only



## LOT 19 | Block G



Lot 19 is a 84m<sup>2</sup> two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu. Featuring two generous bedrooms, bathroom and additional toilet on the lower level.

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.

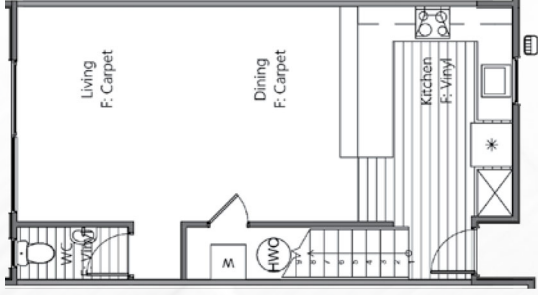


**URBAN PLUS**  
PROPERTY THAT BUILDS COMMUNITIES

15 YEARS PROVIDING HOMES FOR HUTT CITY

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**LOT 19** | Ground Floor



**BLOCK G** | South East Elevation



**BLOCK G** | South West Elevation

**LOT 19** | Second Floor



**BLOCK G** | North West Elevation



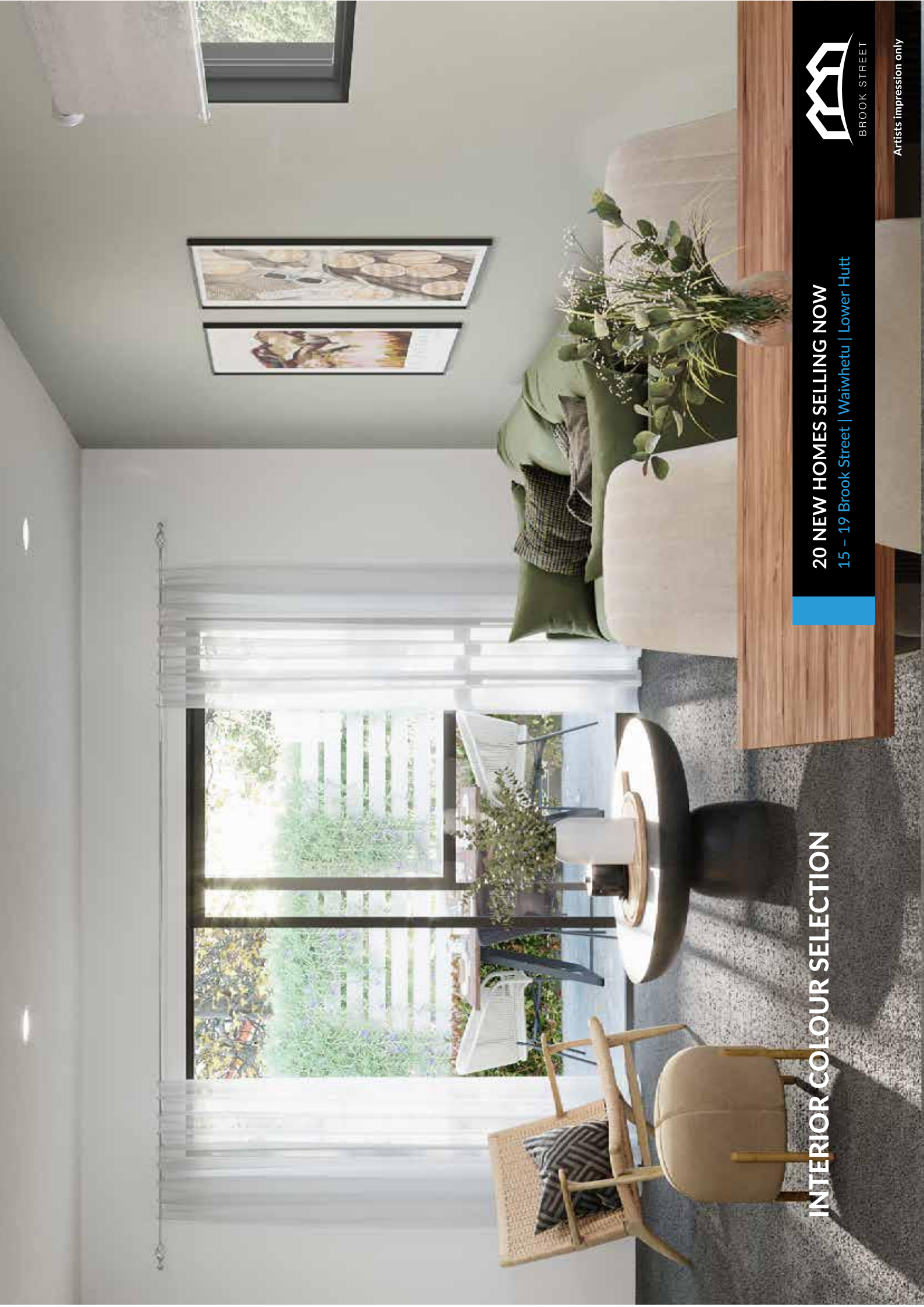
**BLOCK G** | North East Elevation

- 2
- 1.5
- 84 m<sup>2</sup>
- 66 m<sup>2</sup>

**LOT 19** | Block G

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## INTERIOR COLOUR SELECTION

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# 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)

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BROOK STREET

## EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
Roof, Spouting and Windows (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> (Grey Selection)	Resene Delta	Resene Sonyx 101	
<b>LOTS</b> 5, 10, 11, 16, 19			



LOT 19

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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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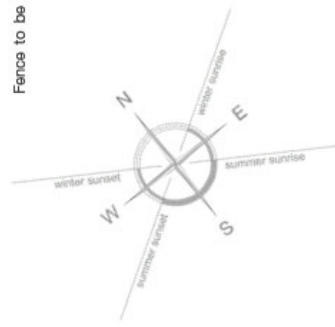


BROOK STREET

# 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 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)

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# 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 AGENCIES.
  - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THE RELEVANT AGENCIES AND SHOULD BE VERIFIED TO THE PROPERTY TO ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THE PLAN.
  - THE PLAN SHOWS THE SHOWN ON THE PLAN, AND THE BOUNDARY OF THE ROADWAY SHOULD BE CAREFULLY ESTABLISHED EXACT BOUNDARY POSITIONS ON THE.
  - PROPOSED BUILDING OUTLINE IS SHOWN HEREON ARE BASED ON THE LOCAL COUNCIL'S SUPPLIED PRELIMINARY SPECIFICATIONS DRAWINGS.
  - LEGAL DESCRIPTION: LOT 29 IN BLOCK XXI HUTT VALLEY SETTLEMENT, SECTION 29, HUTT VALLEY SETTLEMENT, DISTRICT OF LOWER HUTT, CANTONMENT AREA 27/01.
  - THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET NO 6100/10/02.
  - FOR FURTHER DETAILS AND AVALUATION CONTACT THE LAND AND ADDITIONAL NOTES SET AT PLAN 807-0-202.

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.	REVISION	DATE
1	ISSUED FOR RESOURCE CONSENT	05/01/2024
2	ISSUED FOR RESOURCE CONSENT	05/01/2024
3	ISSUED FOR RESOURCE CONSENT	05/01/2024
4	ISSUED FOR RESOURCE CONSENT	05/01/2024
5	ISSUED FOR RESOURCE CONSENT	05/01/2024
6	ISSUED FOR RESOURCE CONSENT	05/01/2024
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29	ISSUED FOR RESOURCE CONSENT	05/01/2024
30	ISSUED FOR RESOURCE CONSENT	05/01/2024
31	ISSUED FOR RESOURCE CONSENT	05/01/2024

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

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BROOK STREET

TITLE:  
 SCHEME PLAN OF PROPOSED SUBDIVISION

**CK & CO**  
REALTY



**HANNAH KILGARIFF**

021 345 095  
hannah@ckandco.nz

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PROPERTY THAT BUILDS COMMUNITIES

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



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