



BROOK STREET

LOT 5



20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhetu | Lower Hutt

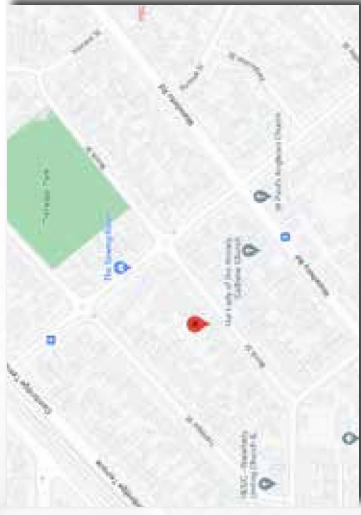


Artists impression only



LOT 5 | Block B

-  3
-  1.5
-  1
-  95 m²
-  79 m²



Lot 5 is a 95m² 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.

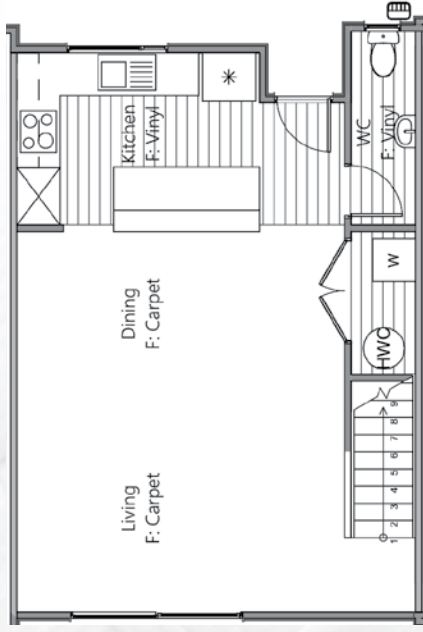


URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

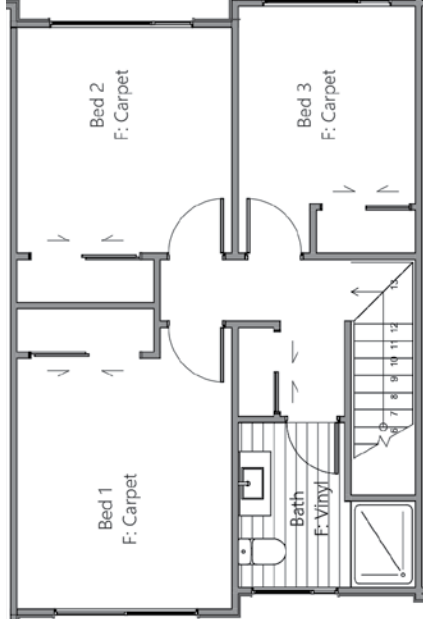
15 YEARS PROVIDING HOMES FOR HUTT CITY

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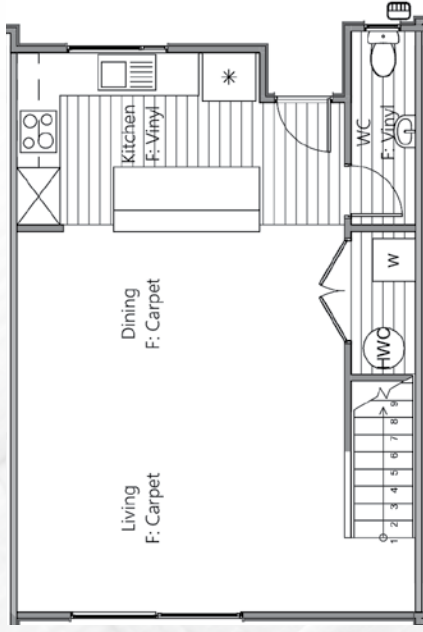
LOT 5 | Ground Floor



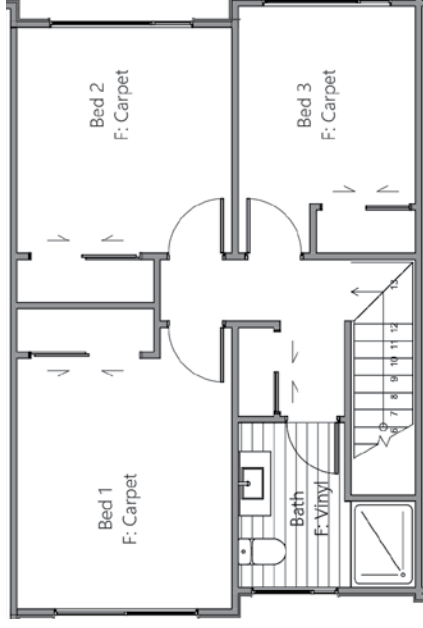
LOT 5 | Second Floor



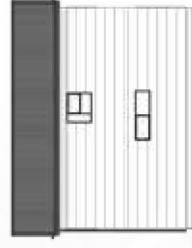
LOT 5 | Ground Floor



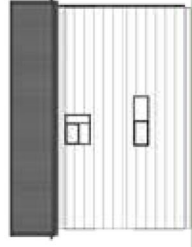
LOT 5 | Second Floor



BLOCK B | North East Elevation



BLOCK B | North West Elevation



BLOCK B | South East Elevation



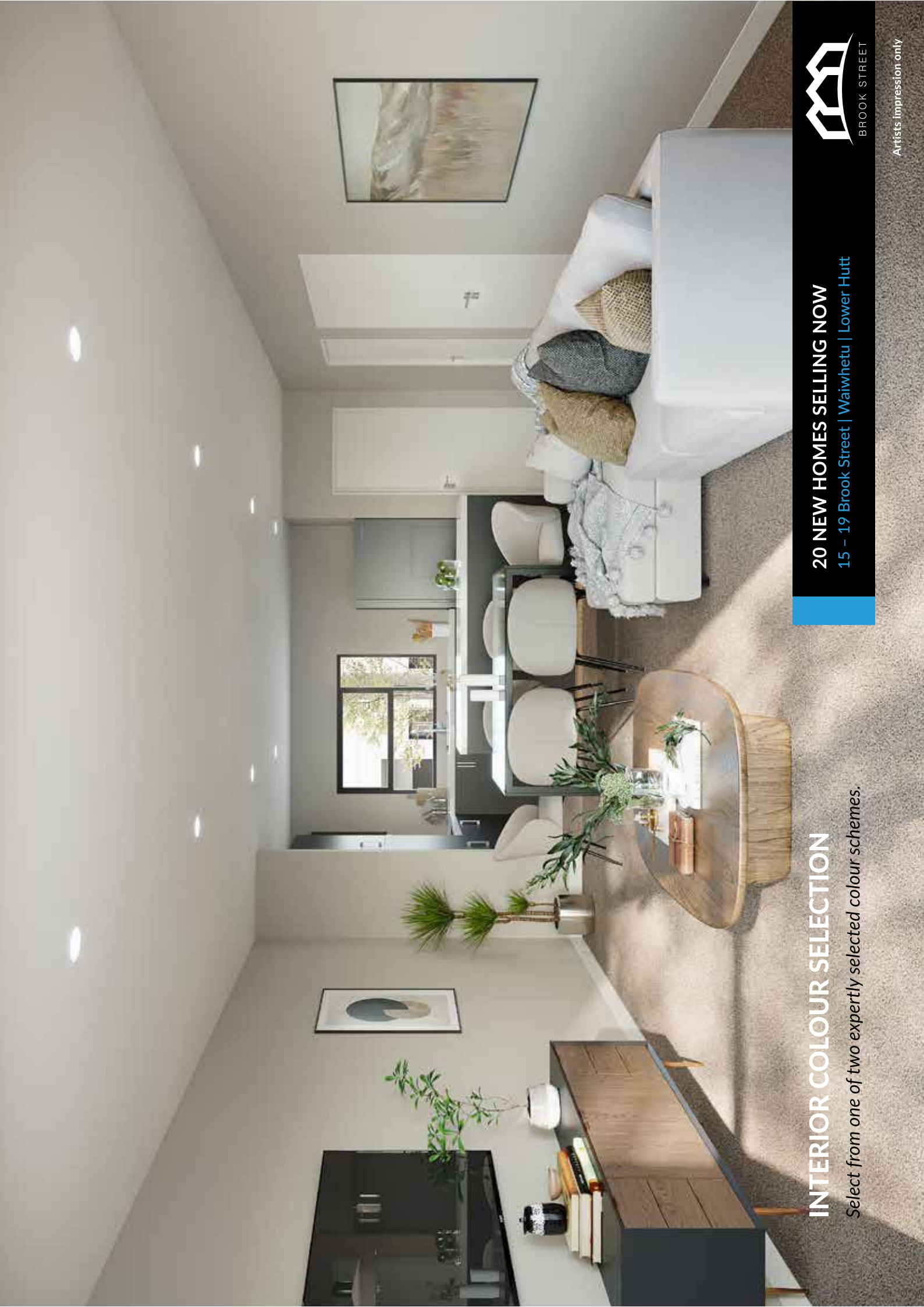
BLOCK B | South West Elevation

- 3
- 1.5
- 1
- 95 m²
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LOT 5 | Block B

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INTERIOR COLOUR SELECTION

Select from one of two expertly selected colour schemes.

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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	
Stria Cladding (Horizontal Boards) LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20	Resene Black Haze	Resene Sonyx 101	
Vertical Axon Panel (Grey Selection) LOTS 5, 10, 11, 16, 19	Resene Delta	Resene Sonyx 101	



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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



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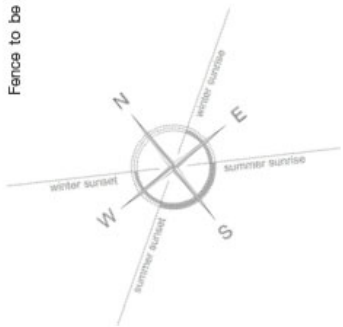
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BOUNDARY TREATMENT PLAN



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
	EXISTING LOT BOUNDARY
	ROAD BOUNDARY
	PROPOSED FARMY WALL FASBENT
	PROPOSED RESIDENTIAL LOT
	PROPOSED ACCESS LOT
	PROPOSED CARPARK LOT
	PROPOSED BUILDING OUTLINE



- NOTES:**
1. THESE PLANS HAVE 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.
 2. ALL ALLEGED BOUNDARIES AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY A LICENSED SURVEYOR.
 3. THE PLANS ARE BASED ON THE PROJECT AND MAY NOT BE REALIZED WITHOUT THE NECESSARY RESOURCE CONSENTS AND APPROVALS FROM THE RELEVANT AGENCIES.
 4. SERVICES, POLES AND ALIENMENTS MAY HAVE BEEN OBTAINED FROM THE RELEVANT AGENCIES AND SHOULD BE VERIFIED TO THE PROPERTY OWNER'S SATISFACTION BEFORE CONSTRUCTION. ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THESE PLANS.
 5. THE PROPOSED BOUNDARIES SHOWN ON THESE PLANS ARE BASED ON A BOUNDARY SURVEY AND SHOULD BE VERIFIED TO THE PROPERTY OWNER'S SATISFACTION BEFORE CONSTRUCTION. ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THESE PLANS.
 6. PROPOSED BUILDING OUTLINES SHOWN ARE BASED ON THE PROPOSED BUILDING OUTLINE SUBMITTED WITH THESE PLANS.
 7. LEGAL DESCRIPTION: LOT 20 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 19 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 18 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 17 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 16 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 15 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 14 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 13 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 12 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 11 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 10 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 9 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 8 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 7 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 6 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 5 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 4 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 3 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 2 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280; LOT 1 IN BLOCK XI HUTT VALLEY SETTLEMENT RT W 103551280.
 8. THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET W 103551280.
 9. FOR FURTHER INFORMATION AND A FULL LEGAL SURVEY, CONTACT THE SURVEYOR.

The design and drawings shall only be used for the purpose for which they are prepared and shall not be altered, reproduced, or used for any other purpose without the prior written consent of the design and drawing engineer. No liability shall be accepted for unauthorised use of this design and drawing.

NO.	DESCRIPTION	DATE
1	ISSUED FOR RESOURCE CONSENT	05/10/20
2	ISSUED FOR RESOURCE CONSENT	05/10/20
3	ISSUED FOR RESOURCE CONSENT	05/10/20
4	ISSUED FOR RESOURCE CONSENT	05/10/20
5	ISSUED FOR RESOURCE CONSENT	05/10/20
6	ISSUED FOR RESOURCE CONSENT	05/10/20
7	ISSUED FOR RESOURCE CONSENT	05/10/20
8	ISSUED FOR RESOURCE CONSENT	05/10/20
9	ISSUED FOR RESOURCE CONSENT	05/10/20
10	ISSUED FOR RESOURCE CONSENT	05/10/20
11	ISSUED FOR RESOURCE CONSENT	05/10/20
12	ISSUED FOR RESOURCE CONSENT	05/10/20
13	ISSUED FOR RESOURCE CONSENT	05/10/20
14	ISSUED FOR RESOURCE CONSENT	05/10/20
15	ISSUED FOR RESOURCE CONSENT	05/10/20
16	ISSUED FOR RESOURCE CONSENT	05/10/20
17	ISSUED FOR RESOURCE CONSENT	05/10/20
18	ISSUED FOR RESOURCE CONSENT	05/10/20
19	ISSUED FOR RESOURCE CONSENT	05/10/20
20	ISSUED FOR RESOURCE CONSENT	05/10/20

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



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TITLE:
 SCHEME PLAN OF PROPOSED SUBDIVISION

CK & CO

REALTY



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URBANPLUS
PROPERTY THAT BUILDS COMMUNITIES

WWW.URBANPLUS.CO.NZ



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