



BROOK STREET

LOT 6



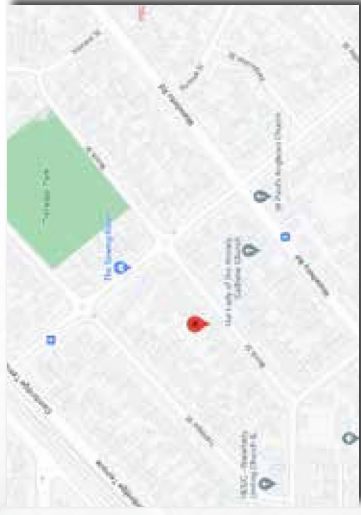
20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



LOT 6 | Block B



Lot 6 is a 70m² two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu.

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.

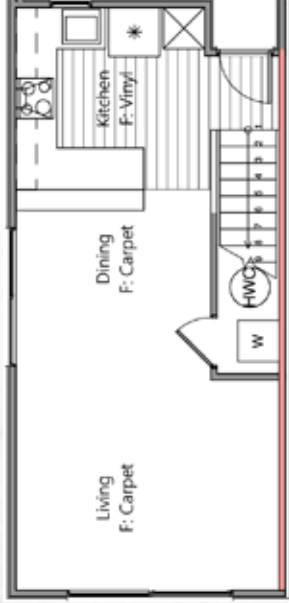


BROOK STREET

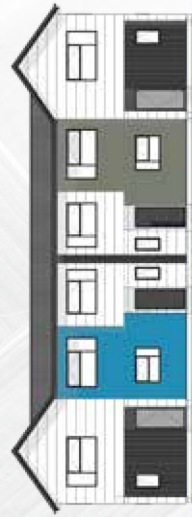
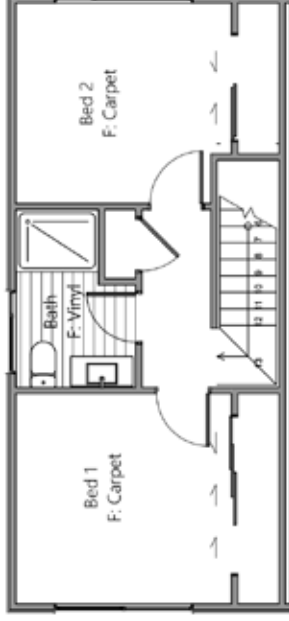
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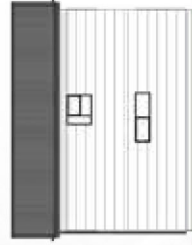
LOT 6 | Ground Floor



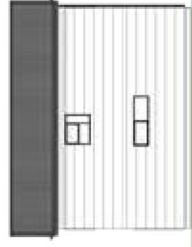
LOT 6 | Second Floor



BLOCK B | North East Elevation



BLOCK B | North West Elevation



BLOCK B | South East Elevation



BLOCK B | South West Elevation

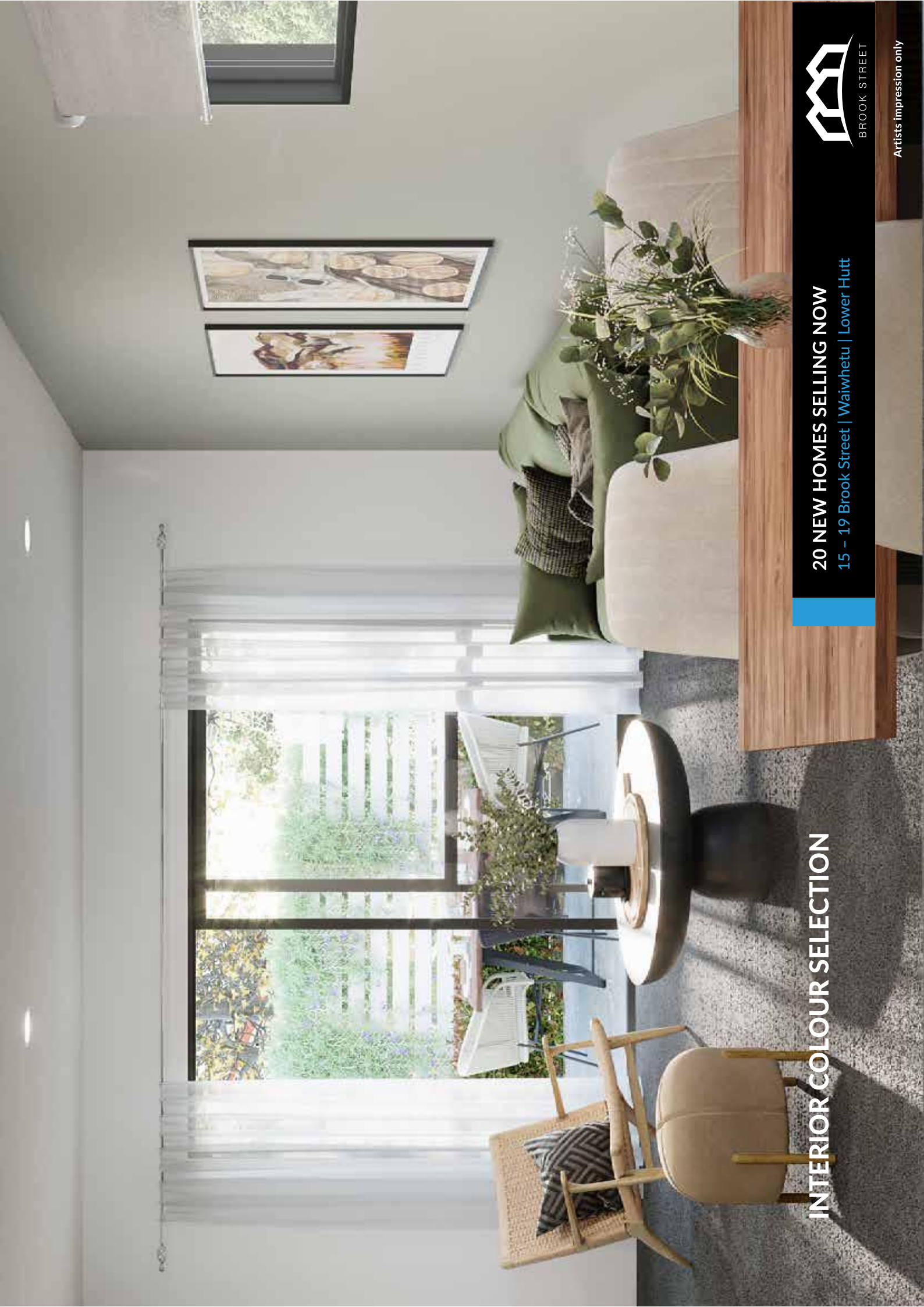
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LOT 6 | Block B

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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 

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)

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BROOK STREET

EXTERIOR COLOUR SELECTION

AREA COLOUR FINISH SWITCH

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



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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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BOUNDARY TREATMENT PLAN

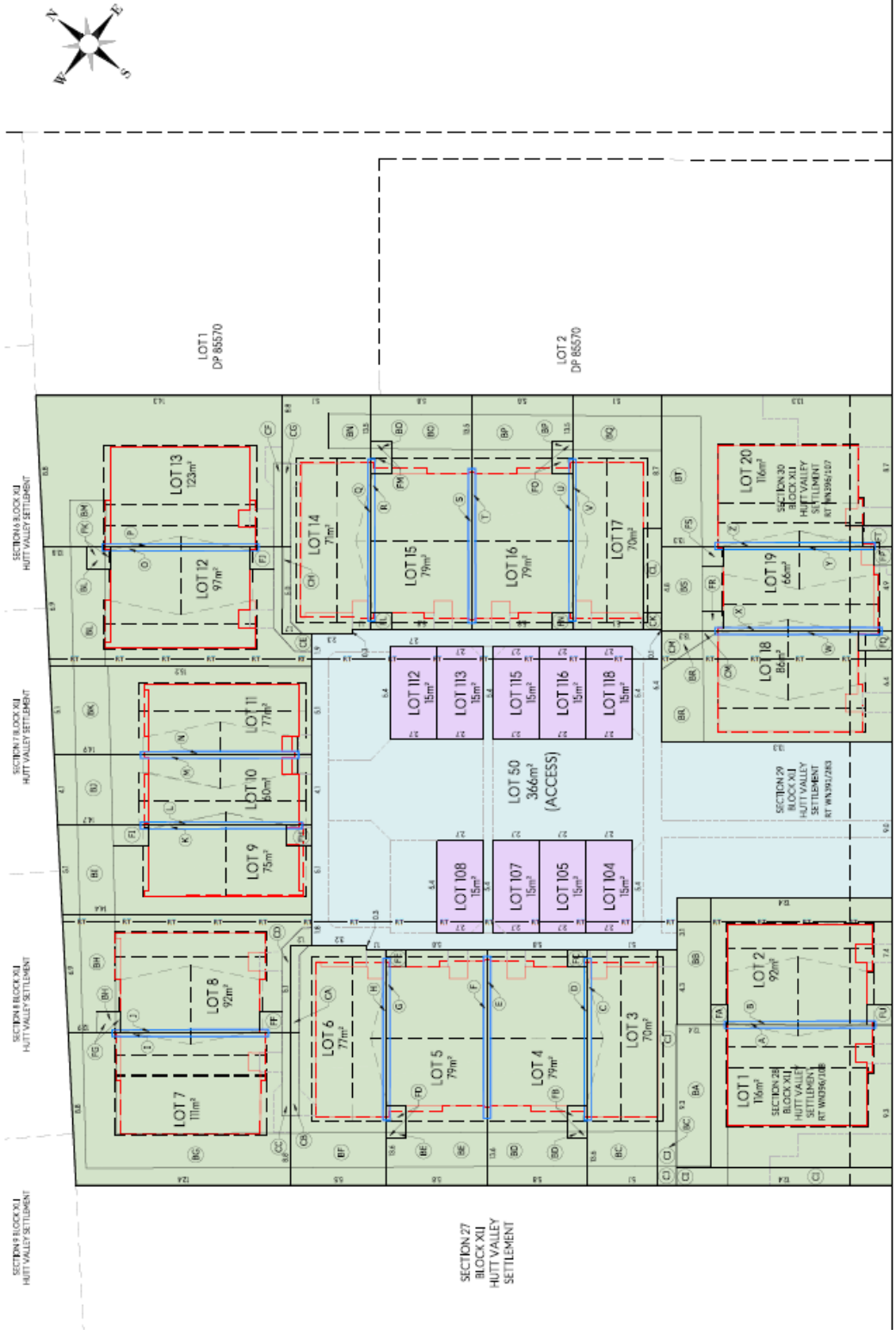


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SITE PLAN



LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED FARMY 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 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 PLAN SHOWS THE SHOWN ON THE PLAN, AND A BOUNDARY OF THE ROADWAY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON THE GROUND.
 - PROPOSED BUILDING OUTLINE IS SHOWN HEREON ARE BASED ON THE CURRENT ZONING RULES. SUPPLEMENT THE PROVISIONS OF THE ZONING RULES.
 - 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 20/04/2022.
 - FOR FURTHER INFORMATION AND AVALUATION CONTACT THE LAND AND INFORMATION SERVICES DEPARTMENT.

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	15/01/2022
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28	15/01/2022
29	15/01/2022
30	15/01/2022
31	15/01/2022

TITLE: SCHEME PLAN OF PROPOSED SUBDIVISION

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



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CK & CO

REALTY



HANNAH KILGARIFF

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WWW.URBANPLUS.CO.NZ



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