



BROOK STREET

LOT 8



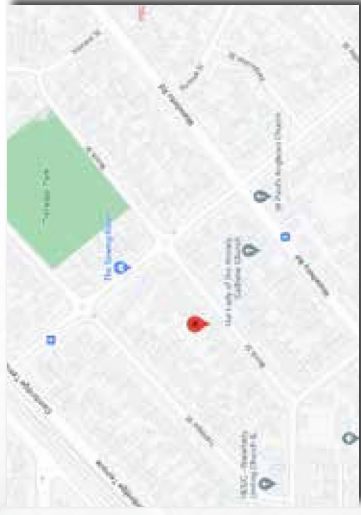
20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhehu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



LOT 8 | Block C



Lot 8 is a 93m² 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.

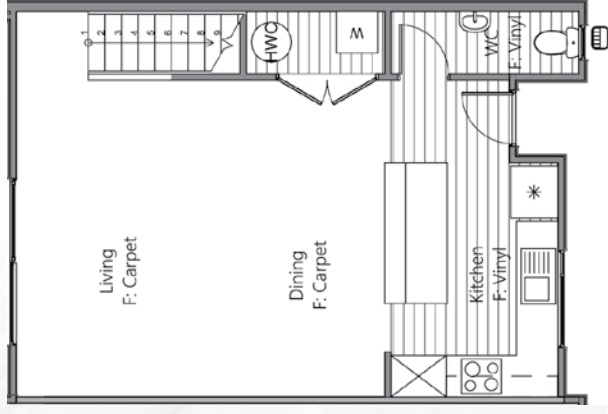


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PROPERTY THAT BUILDS COMMUNITIES

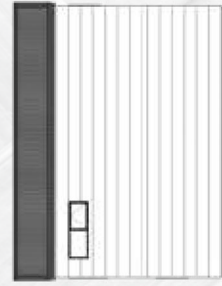
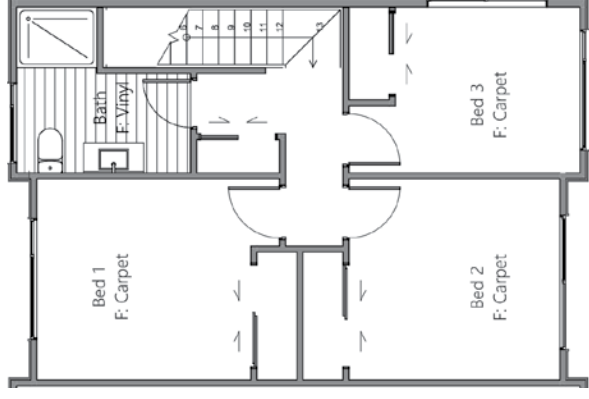
15 YEARS PROVIDING HOMES FOR HUTT CITY

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LOT 8 | Ground Floor



LOT 8 | Second Floor



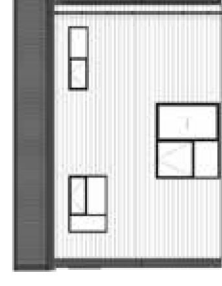
BLOCK C | North East Elevation



BLOCK C | North West Elevation



BLOCK C | South East Elevation



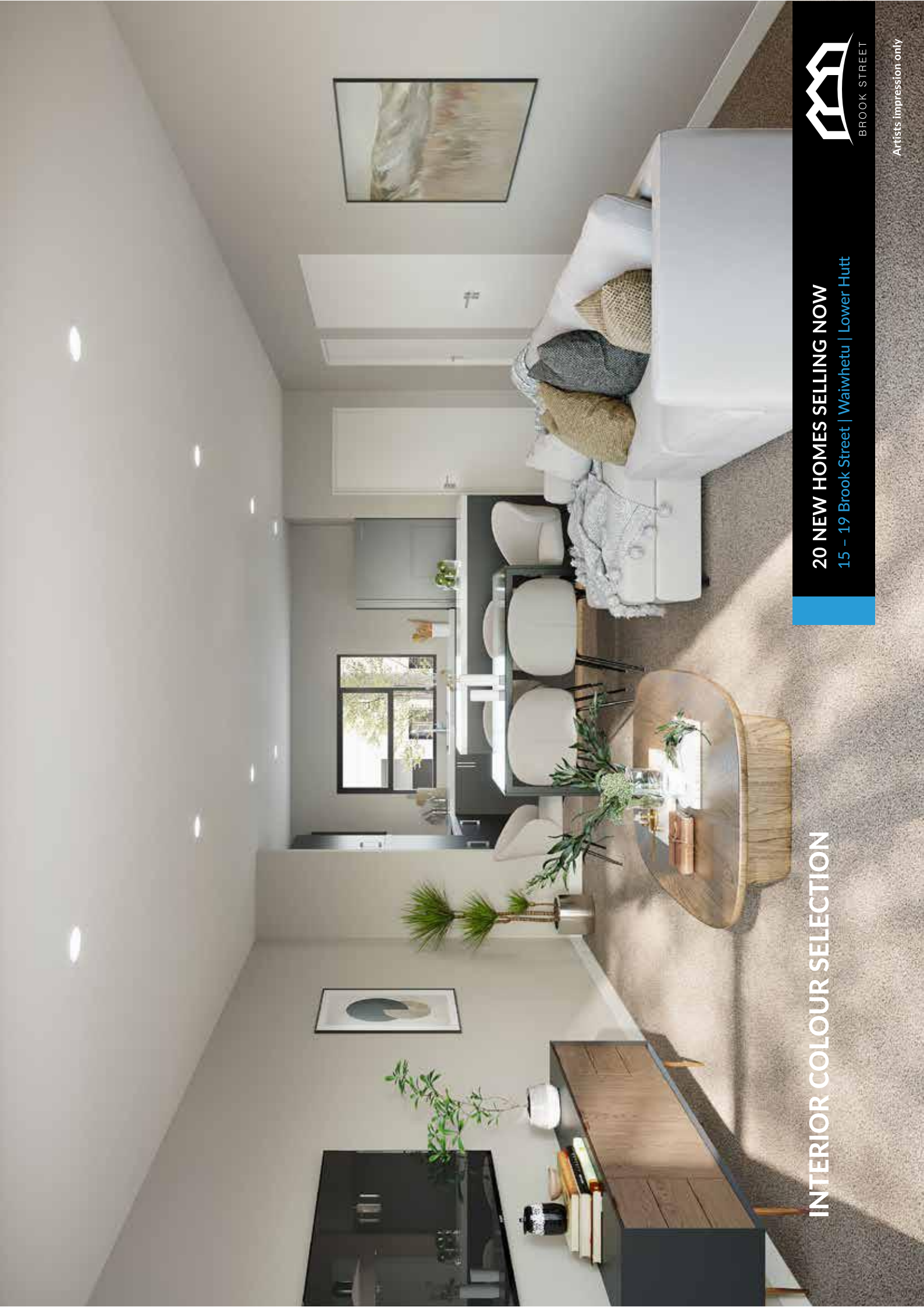
BLOCK C | South West Elevation

LOT 8 | Block C

- 3
- 1.5
- 93 m²
- 92 m²

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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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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 (Blue Selection) LOTS 4, 8, 12, 15	Resene Artemis	Resene Sonyx 101	



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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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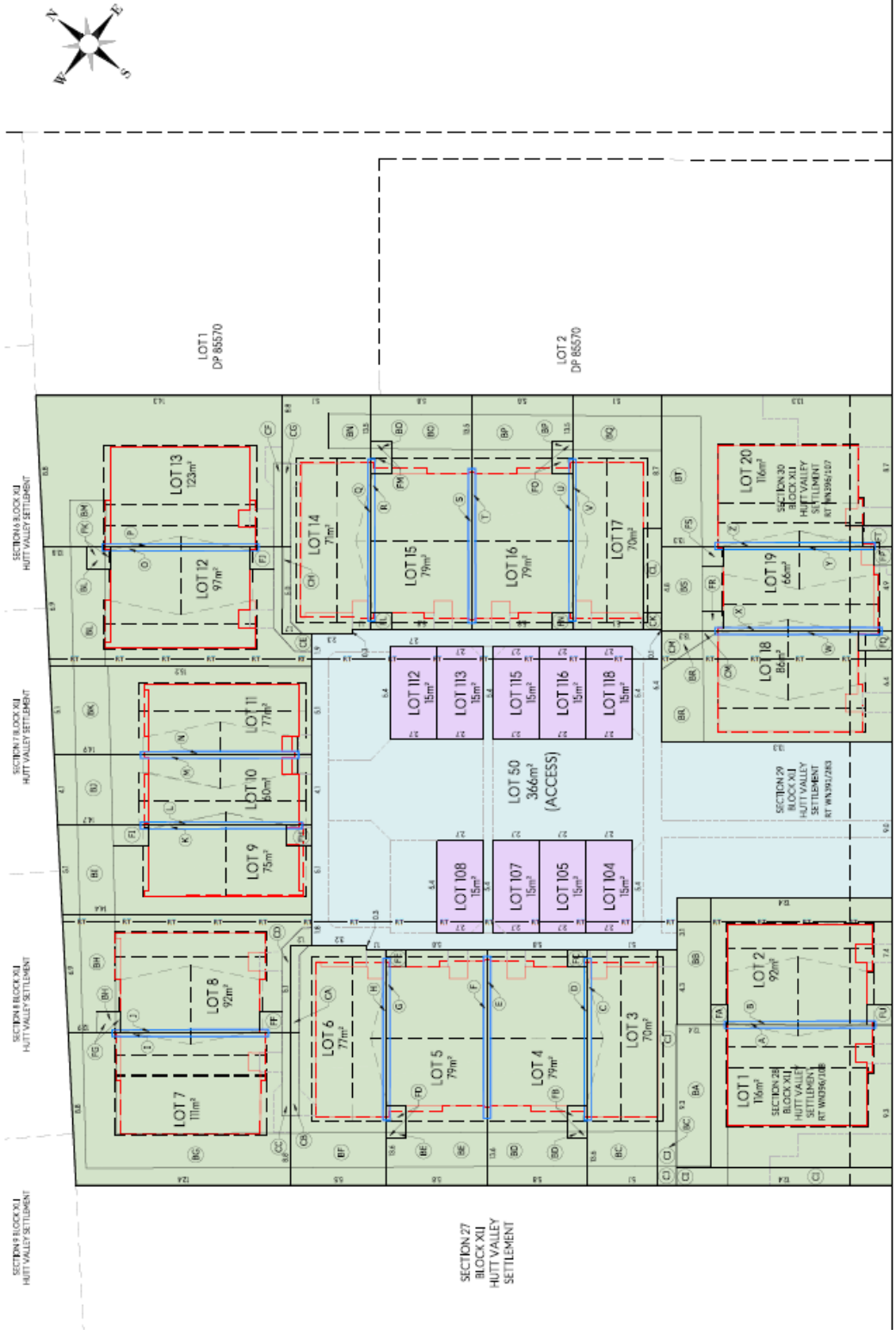
BOUNDARY TREATMENT PLAN



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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:**
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 AREAS, DIMENSIONS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY A LICENSED SURVEYOR.
 3. THE PLANS ARE BASED ON THE PROPOSED PROJECT AND MAY NOT BE REALIZED WITHOUT THE NECESSARY RESOURCE CONSENT FROM THE COUNCIL.
 4. SERVICES, POLES AND ALIENMENTS MAY HAVE BEEN OBTAINED FROM THE PROPERTY RECORDS AND SHOULD BE VERIFIED TO THE PROPERTY RECORDS AND THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THESE PLANS.
 5. THE PROPOSED BUILDING OUTLINE IS SHOWN AS A BUILDING OUTLINE AND A BUILDING OUTLINE SHOULD BE OBTAINED TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 6. PROPOSED BUILDING OUTLINE IS SHOWN HEREON AS BASED ON A PROPOSED BUILDING OUTLINE. SUPPLIER'S SPECIFICATIONS SHOULD BE OBTAINED.
 7. LEGAL DESCRIPTION: LOT 20 IN BLOCK XIII HUTT VALLEY SETTLEMENT, SECTION 30, HUTT VALLEY SETTLEMENT, RT W 9332/280, COMBINED WITH AREA 27/17.
 8. THESE NOTES ARE AN INTEGRAL PART OF THE PLAN SET W/04/20/10/12.
 9. FOR FURTHER INFORMATION AND AVALUATION CONTACT THE LAND AND ADDITIONAL NOTES SET W/04/20/10/12.

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 design engineer. No liability shall be accepted for unauthorised use of this design and drawing.

NO.	REVISION	DATE
1	ISSUED FOR RESOURCE CONSENT	05/01/2024
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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



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PROPERTY THAT BUILDS COMMUNITIES

WWW.URBANPLUS.CO.NZ



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