



BROOK STREET

**LOT 1**



**20 NEW HOMES SELLING NOW**

15 - 19 Brook Street | Waiwhetu | Lower Hutt

**URBAN PLUS**  
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



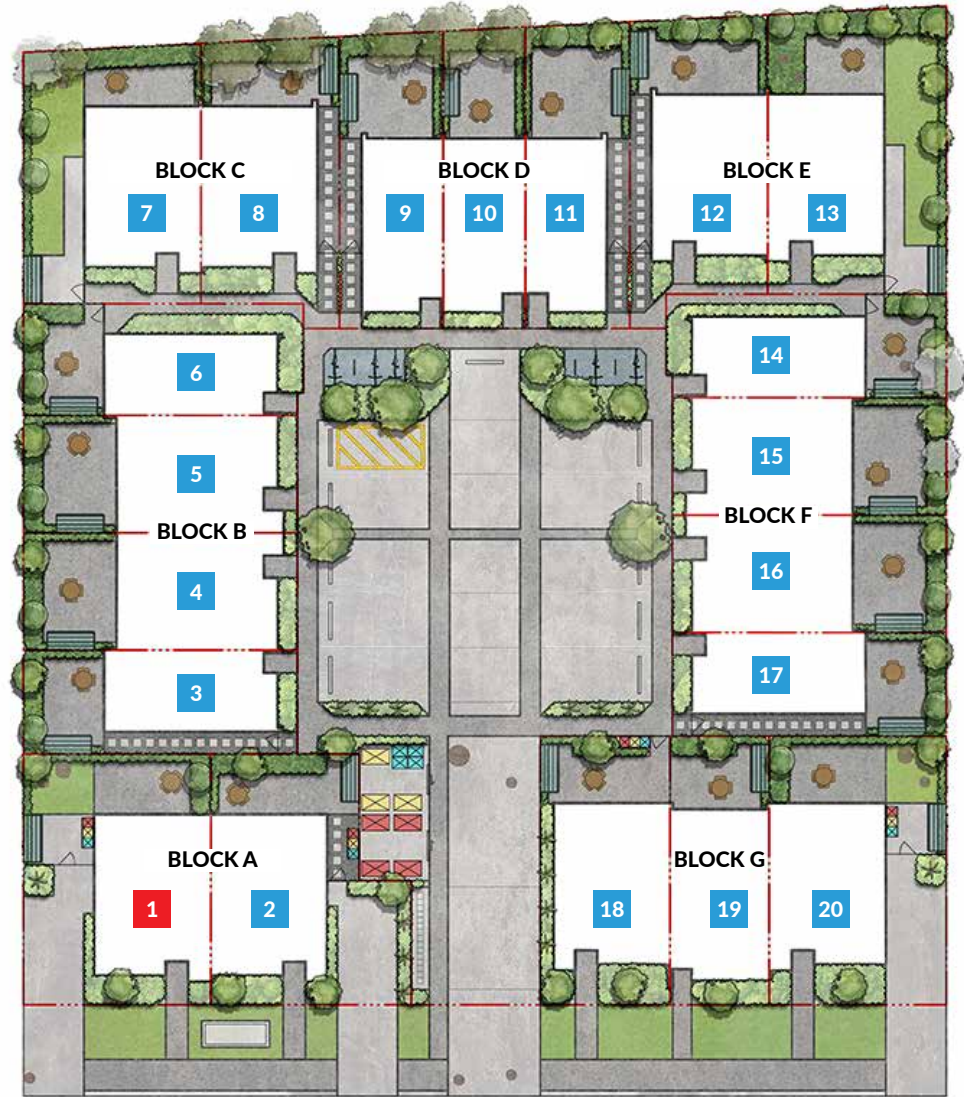


## LOT 1 | Block A



Lot 1 is a 92m<sup>2</sup> 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.

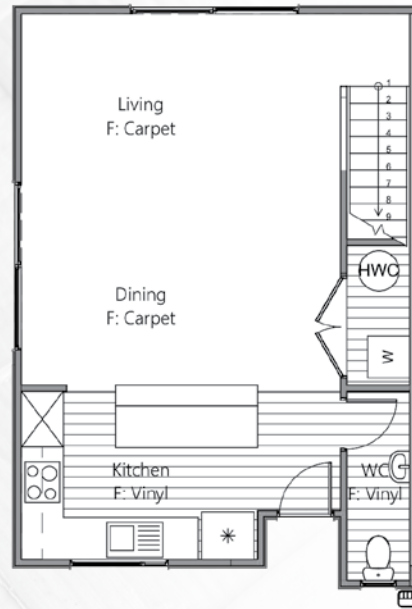
All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.



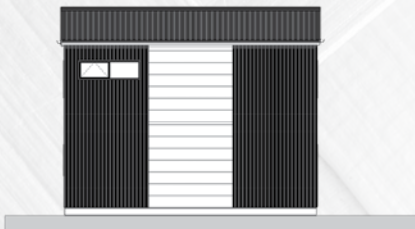
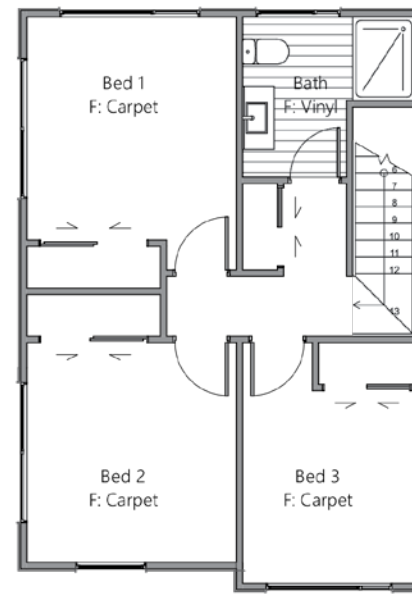
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**LOT 1** | Ground Floor



**LOT 1** | Second Floor



**BLOCK A** | North East Elevation



**BLOCK A** | South West Elevation



**BLOCK A** | North West Elevation



**BLOCK A** | South East Elevation

**LOT 1** | Block A

 3  
 1.5  
 1  
 92 m<sup>2</sup>  
 116 m<sup>2</sup>

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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	
Benchtop (38mm)	Formica	Cocoa Sand	
<b>Paint</b> Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Half Black White	
<b>Paint</b> Interior Walls	Resene	Eighth Friar Greystone	
<b>Paint</b> Bathroom, Ensuite, WC walls	Resene	Taupe Grey	
<b>Kitchen and Vanity Splash Back</b>	Resene	Eighth Friar Greystone	

### CABINETS HANDLES











**Option 1** | Contemporary Handle in  
Brushed Nickel (code 7022)



**Option 2** | Kara Slim Square Handle in  
Brushed Nickel (code 6885)

## 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	
<b>Paint:</b> Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Half Black White	
<b>Paint:</b> Interior Walls	Resene	Foggy Grey	
<b>Paint:</b> Bathroom, Ensuite, WC walls	Resene	Hermitage	
<b>Kitchen and Vanity Splash Back</b>	Resene	Foggy Grey	

### SELECTION

- KAHU     HANDLE Contemporary  
 WHIO     HANDLE Kara Slim

NAME: .....

SIGNED: .....


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## EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
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<b>Roof, Spouting and Windows</b> (all Lots)	Ebony (Matte Black)	Pre-finished	
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<b>Stria Cladding</b> (Horizontal Boards) <b>LOTS</b> 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20	Resene Black Haze	Resene Sonyx 101	
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<b>Vertical Axon Panel</b> (Dark Selection) <b>LOTS</b> 1, 2, 3, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20	Resene Element	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

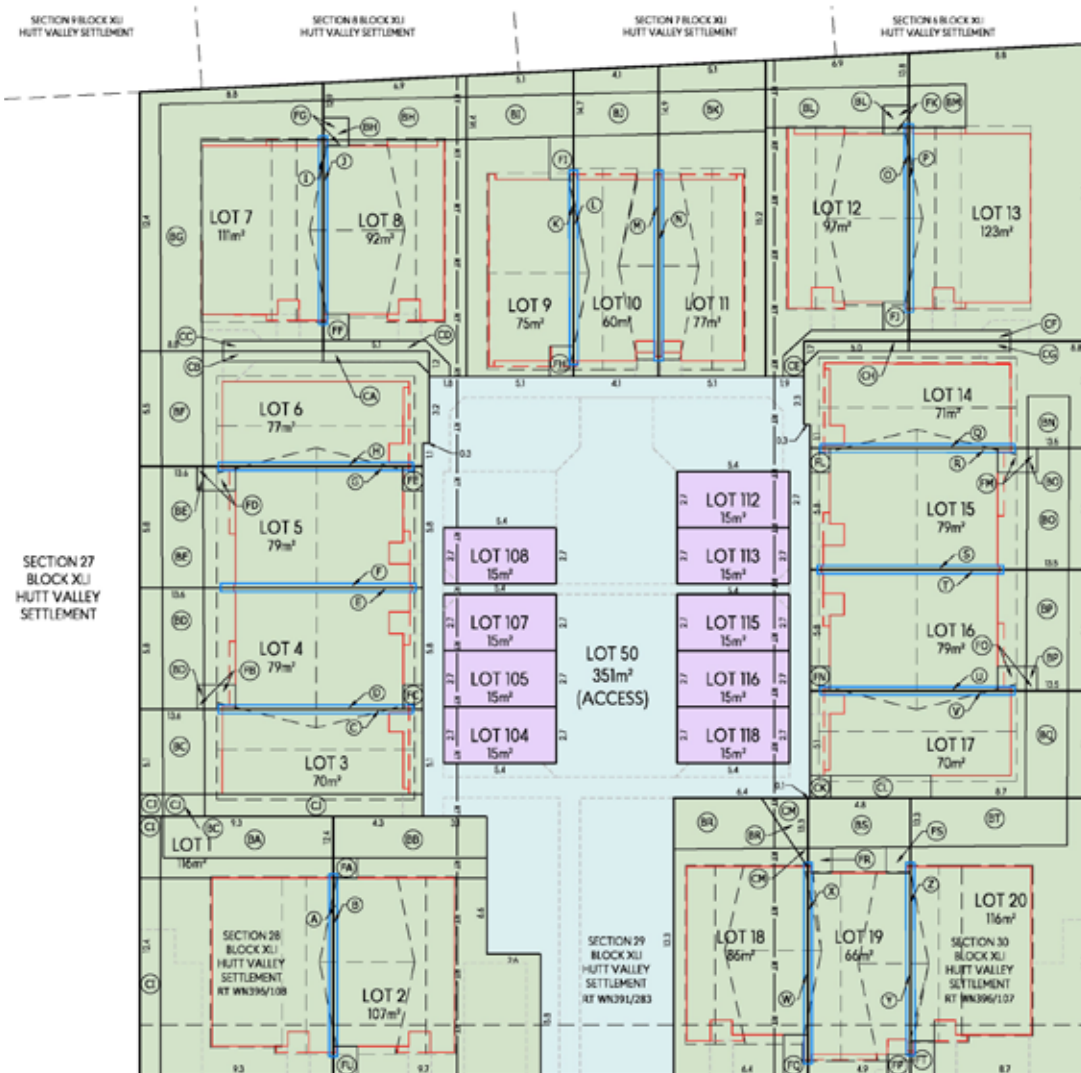


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# SITE PLAN



**LEGEND:**

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- ROAD BOUNDARY
- PROPOSED EASEMENT
- PROPOSED PARTY WALL EASEMENT
- PROPOSED RESIDENTIAL LOT
- PROPOSED ACCESS LOT
- PROPOSED CARPARK LOT
- PROPOSED BUILDING OUTLINE

**NOTES:**

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION COMMENCING. ENVELOPE ENGINEERING DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THIS PLAN.
5. EXISTING BOUNDARIES SHOWN ON THIS PLAN, ARE FROM LAND INFORMATION DCDS (22/05/2021) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
6. PROPOSED BUILDING OUTLINE SHOWN HEREON ARE BASED ON ARCHITECTURAL DRAWING FILE SUPPLIED BY PRIME DESIGNS HOMES 30-09-2022.
7. LEGAL DESCRIPTION:  
LOTS 28, 29 & 30 BLOCK XU HUTT VALLEY SETTLEMENT (COMPRSED IN RST WN296/108, WN299/283 & WN296/107 RESPECTIVELY).  
COMBINED RST AREA 2281m²
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. SET 1627-01-100 TO 102.
9. FOR EASEMENT SCHEDULES AND AMALGAMATION CONDITIONS AND ADDITIONAL NOTES SEE PLAN 1627-01-102.

**RESOURCE CONSENT**

**GRANTED**

**17/01/2023**

**HUTT CITY COUNCIL**

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**REVISIONS:**

REV	NOTES	BY	DATE
00	ISSUED FOR RESOURCE CONSENT	JEG	30/06/20
01	ISSUED FOR RESOURCE CONSENT	JEG	01/12/21
02	BOUNDARIES AND EASEMENTS LOT 7 & 17 UPDATED	JEG	30/07/22
03	DRAWINGS AND LOT BOUNDARIES REVISED - ONE LESS LOT	JEG	16/02/22
04	DRAINAGE EASEMENTS UPDATED	JEG	09/02/22
05	CARPARK LOTS REALLOCATED	JEG	24/02/22

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# CK & CO

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REALTY



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