



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



Artists impression only



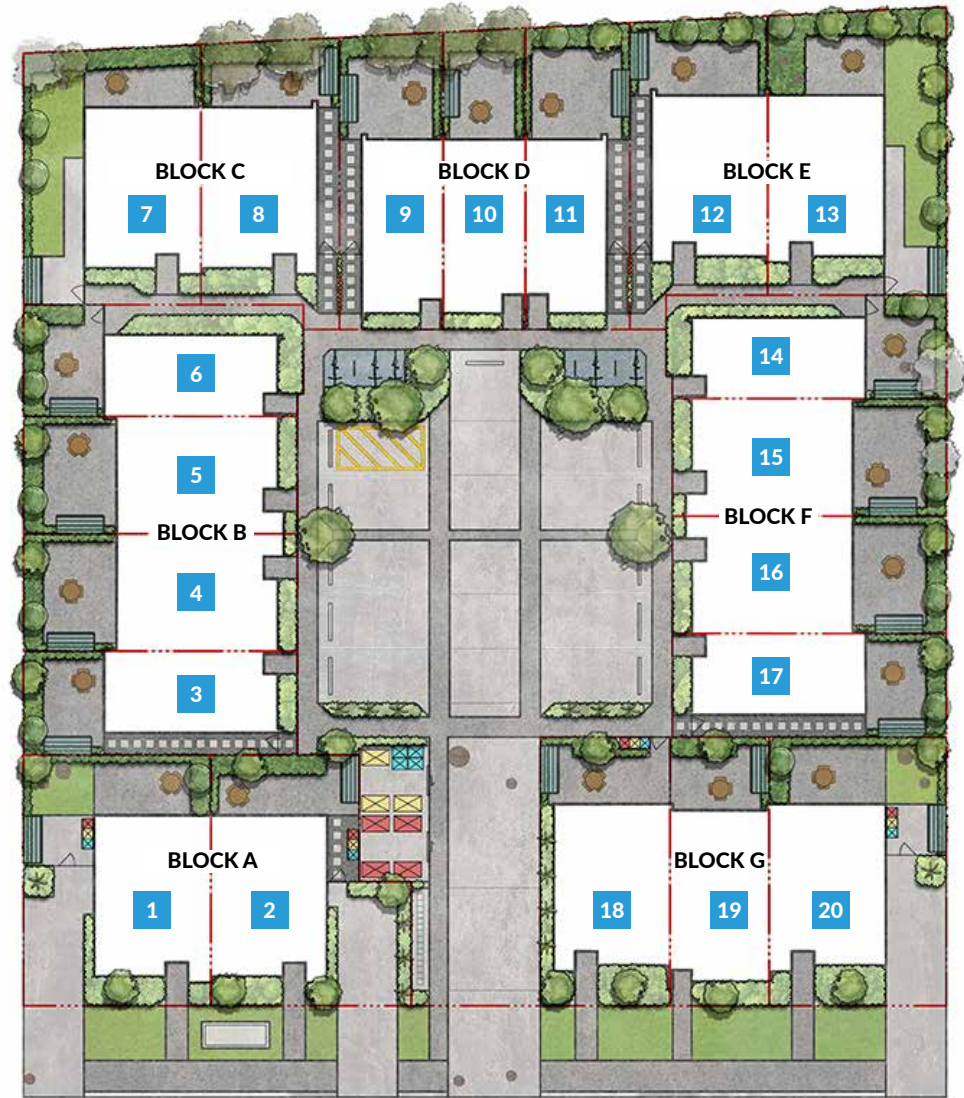
URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

15 YEARS PROVIDING
HOMES FOR HUTT CITY



20 two and three bedroom townhouses on fee simple titles are now selling. This multi-unit, housing project offers easy living in modern, warm, dry, healthy homes and will focus on delivering homes for first home buyers and owner-occupiers.

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 its environmental impact.



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BLOCK A | Lots 1 and 2



BLOCK B | Lots 3, 4, 5 and 6



BLOCK C | Lots 7 and 8



BLOCK D | Lots 9,10 and 11



BLOCK E | Lots 12 and 13



BLOCK F | Lots 14, 15, 16 and 17

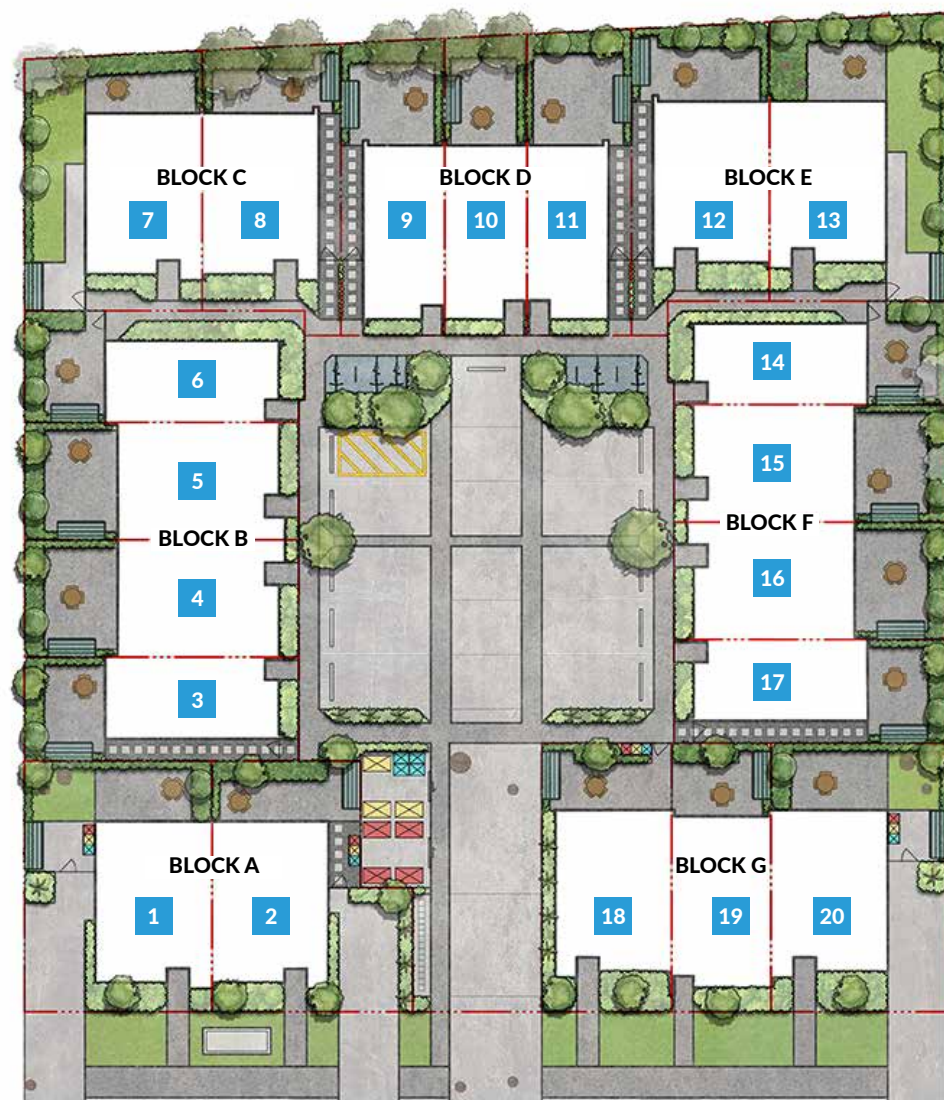


BLOCK G | Lots 18,19 and 20

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| | LOT | BEDS | BATHS | FLOOR (m ²) | SECTION (m ²) |
|---------|-----|------|-------|-------------------------|---------------------------|
| BLOCK A | 1 | 3 | 1.5 | 92 | 116 |
| | 2 | 3 | 1.5 | 92 | 107 |
| BLOCK B | 3 | 2 | 1 | 70 | 70 |
| | 4 | 3 | 1.5 | 95 | 79 |
| | 5 | 3 | 1.5 | 95 | 79 |
| BLOCK C | 6 | 2 | 1 | 70 | 77 |
| | 7 | 3 | 1.5 | 93 | 111 |
| BLOCK D | 8 | 3 | 1.5 | 93 | 92 |
| | 9 | 2 | 1 | 69 | 75 |
| BLOCK E | 10 | 2 | 1 | 68 | 60 |
| | 11 | 2 | 1 | 68 | 77 |
| | 12 | 3 | 1.5 | 93 | 97 |
| BLOCK F | 13 | 3 | 1.5 | 93 | 123 |
| | 14 | 2 | 1 | 70 | 71 |
| BLOCK G | 15 | 3 | 1.5 | 95 | 79 |
| | 16 | 3 | 1.5 | 95 | 79 |
| | 17 | 2 | 1 | 70 | 70 |
| BLOCK G | 18 | 3 | 1.5 | 92 | 86 |
| | 19 | 2 | 1.5 | 84 | 66 |
| | 20 | 3 | 1.5 | 92 | 116 |



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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 |  |
| 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 |  |

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 |  |
| 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 |  |

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EXTERIOR COLOUR SELECTION


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| 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 (Dark Selection) LOTS 1, 2, 3, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20 | Resene Element | Resene Sonyx 101 |  |
|---|-------------------|---------------------|--|

| | | | |
|---|-----------------|---------------------|--|
| Vertical Axon Panel (Grey Selection) LOTS 5, 10, 11, 16, 19 | Resene Delta | Resene Sonyx 101 |  |
|---|-----------------|---------------------|--|

| | | | |
|--|-------------------|---------------------|--|
| Vertical Axon Panel (Blue Selection) LOTS 4, 8, 12, 15 | Resene Artemis | Resene Sonyx 101 |  |
|--|-------------------|---------------------|--|

| | | | |
|--|----------------------|---------------------|--|
| Linea Weatherboard (Narrow Horizontal Boards) LOTS 7, 13 | Resene Black Haze | Resene Sonyx 101 |  |
|--|----------------------|---------------------|--|



BLOCK E



BLOCK F

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BUILD SPECIFICATIONS

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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

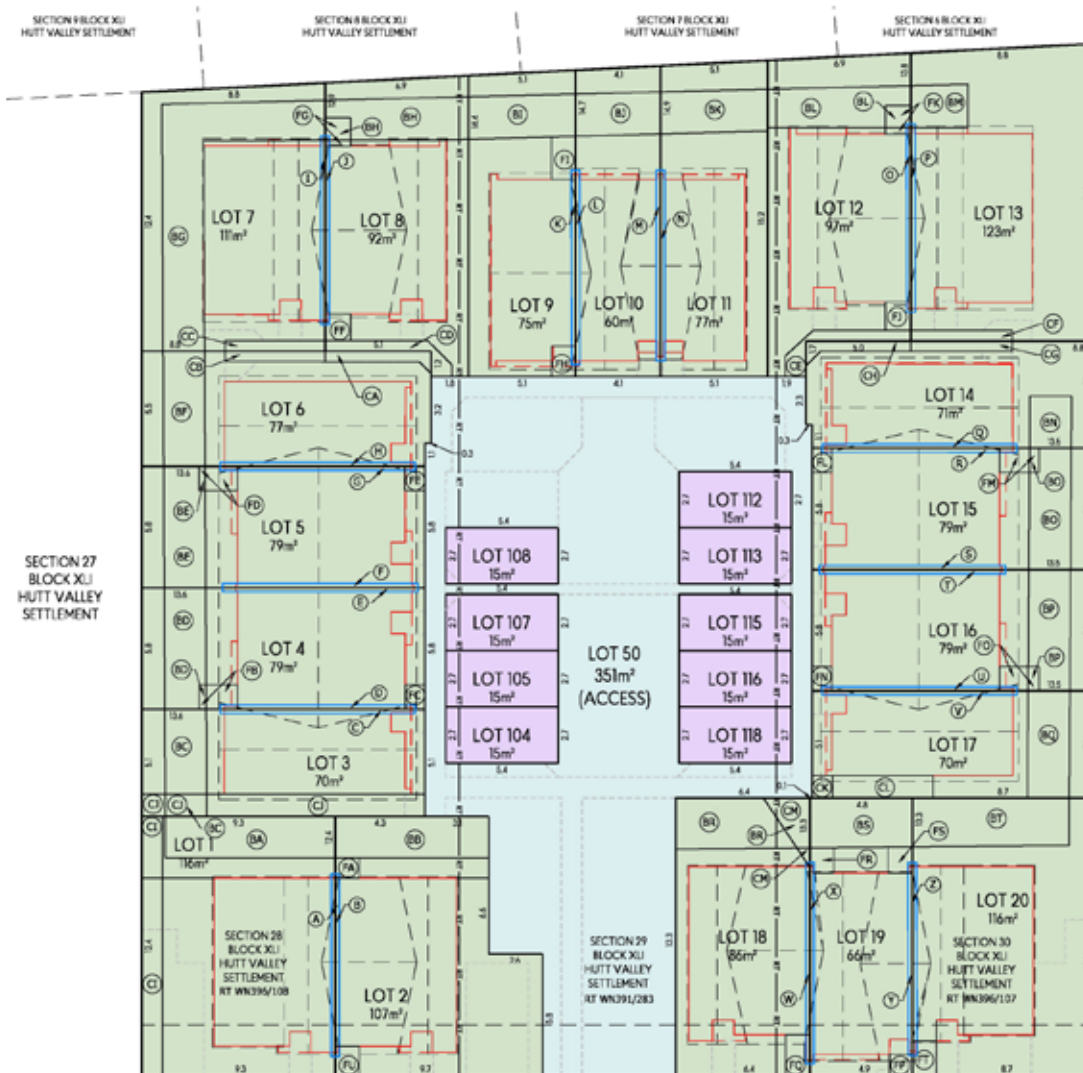
BOUNDARY TREATMENT PLAN



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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 R1T WN296/108, WN299/283 & WN296/107 RESPECTIVELY).
COMBINED R1T 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 | 20/02/22 |
| 05 | CARPARK LOTS REALLOCATED | JEG | 24/02/22 |

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CK & CO

REALTY



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