



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 it's 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	92
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
	15	3	1.5	95	79
BLOCK G	16	3	1.5	95	79
	17	2	1	70	70
	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

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	

CABINETY HANDLES



Contemporary Handle in Brushed Nickel (code 7022)

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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BROOK STREET




EXTERIOR COLOUR SELECTION


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AREA	COLOUR	FINISH	SWATCH
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Roof, Spouting and Windows (all Lots)	Ebony (Matte Black)	Pre-finished	
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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	
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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	
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Vertical Axon Panel (Grey Selection) LOTS 5, 10, 11, 16, 19	Resene Delta	Resene Sonyx 101	
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Vertical Axon Panel (Blue Selection) LOTS 4, 8, 12, 15	Resene Artemis	Resene Sonyx 101	
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Linea Weatherboard (Narrow Horizontal Boards) LOTS 7, 13	Resene Black Haze	Resene Sonyx 101	
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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 – specified 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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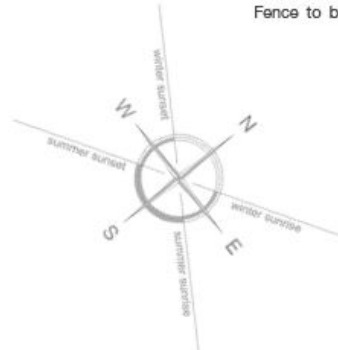
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BROOK STREET

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 4 - 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)

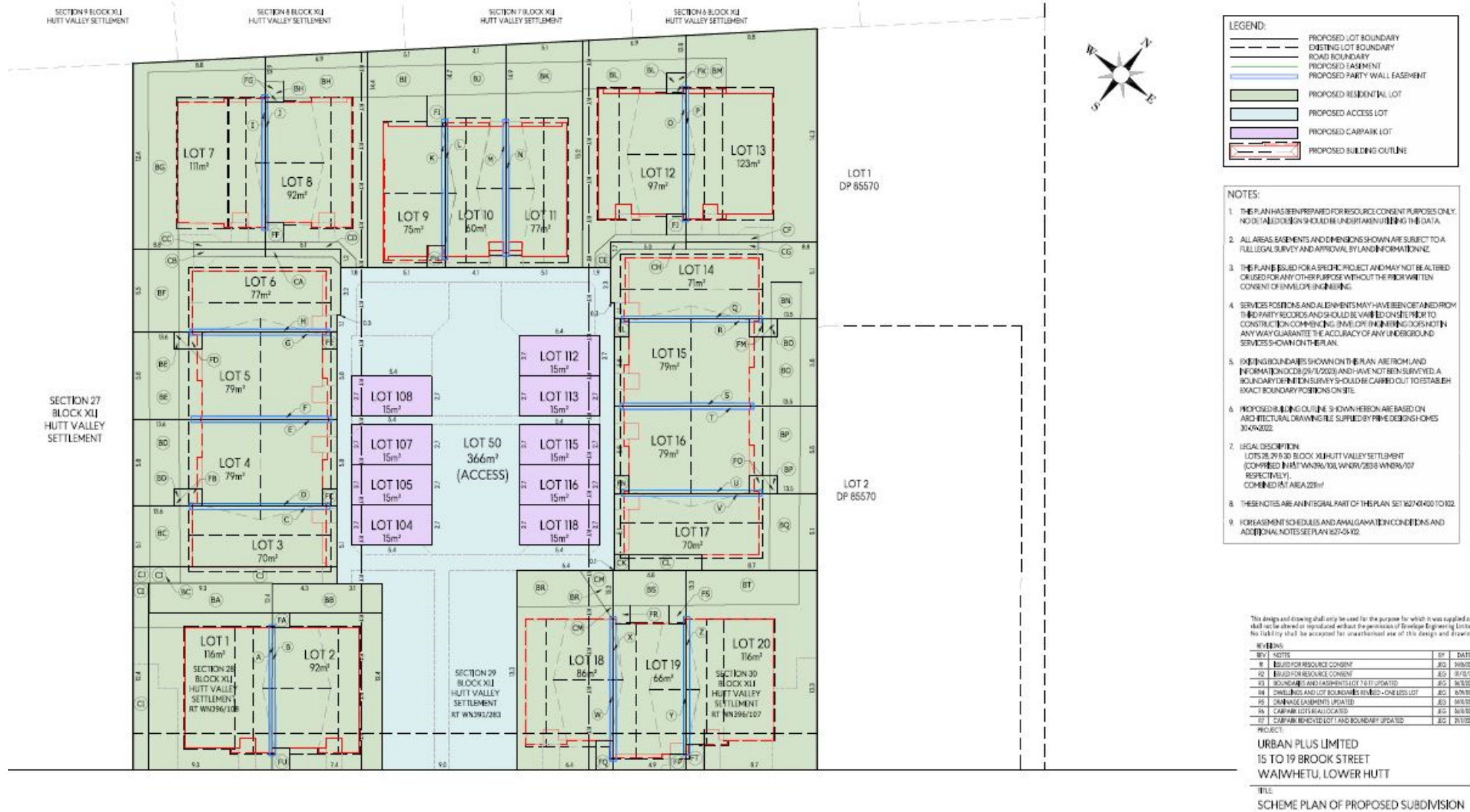


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SITE PLAN



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CK & CO

REALTY



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