BROOK STREET

LOT 3

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only

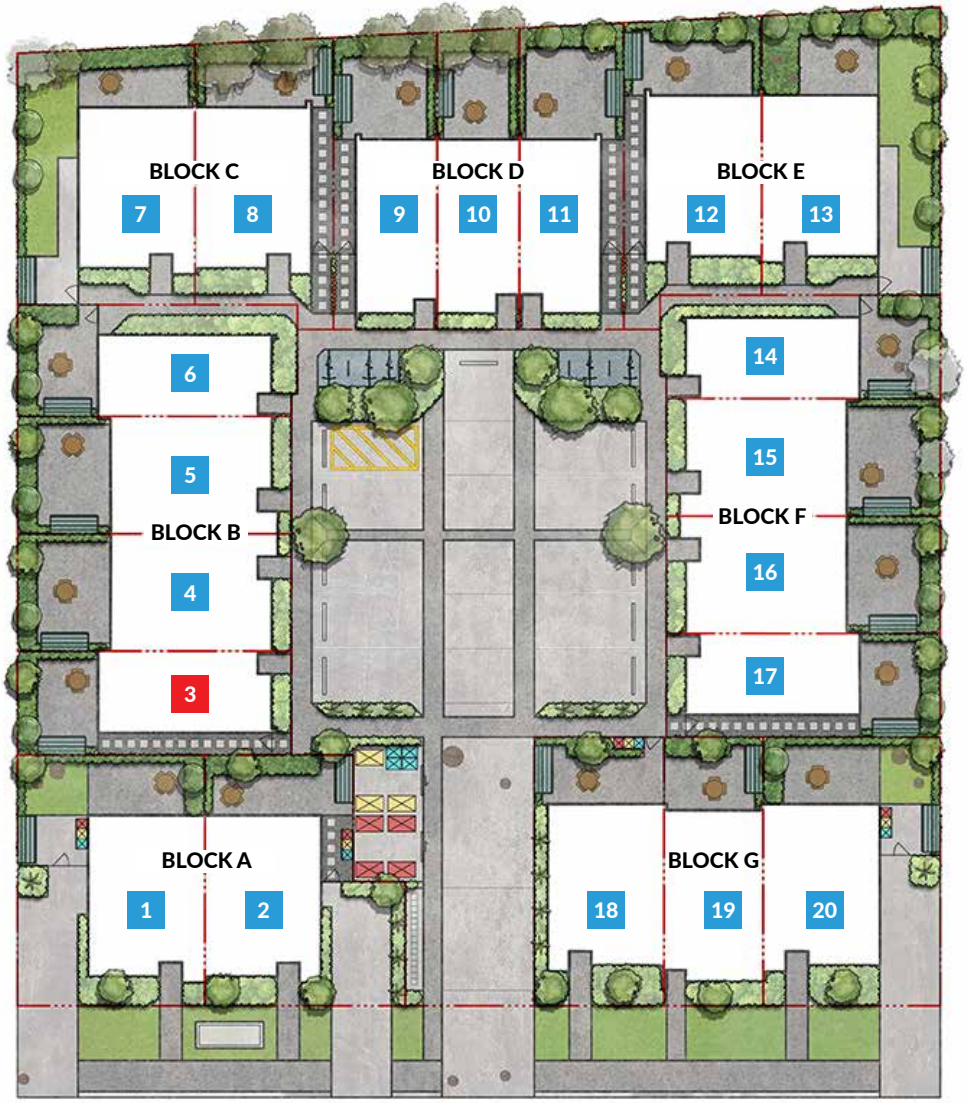
BROOK STREET

LOT 3 | Block B

2 | 1 | 70 m² | 70 m²

Lot 3 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.



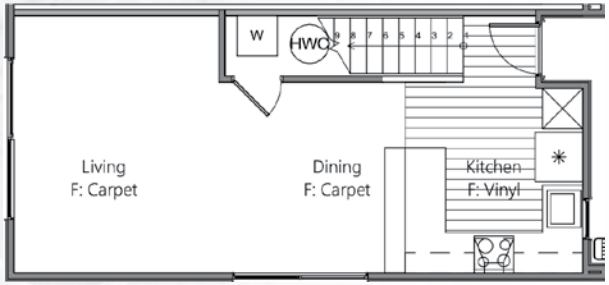
URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

15 YEARS PROVIDING HOMES FOR HUTT CITY

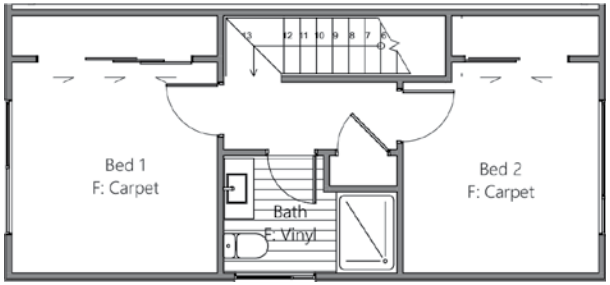
20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

LOT 3 | Ground Floor



LOT 3 | Second Floor



BLOCK B | North East Elevation

BLOCK B | North West Elevation

BLOCK B | South East Elevation

BLOCK B | South West Elevation

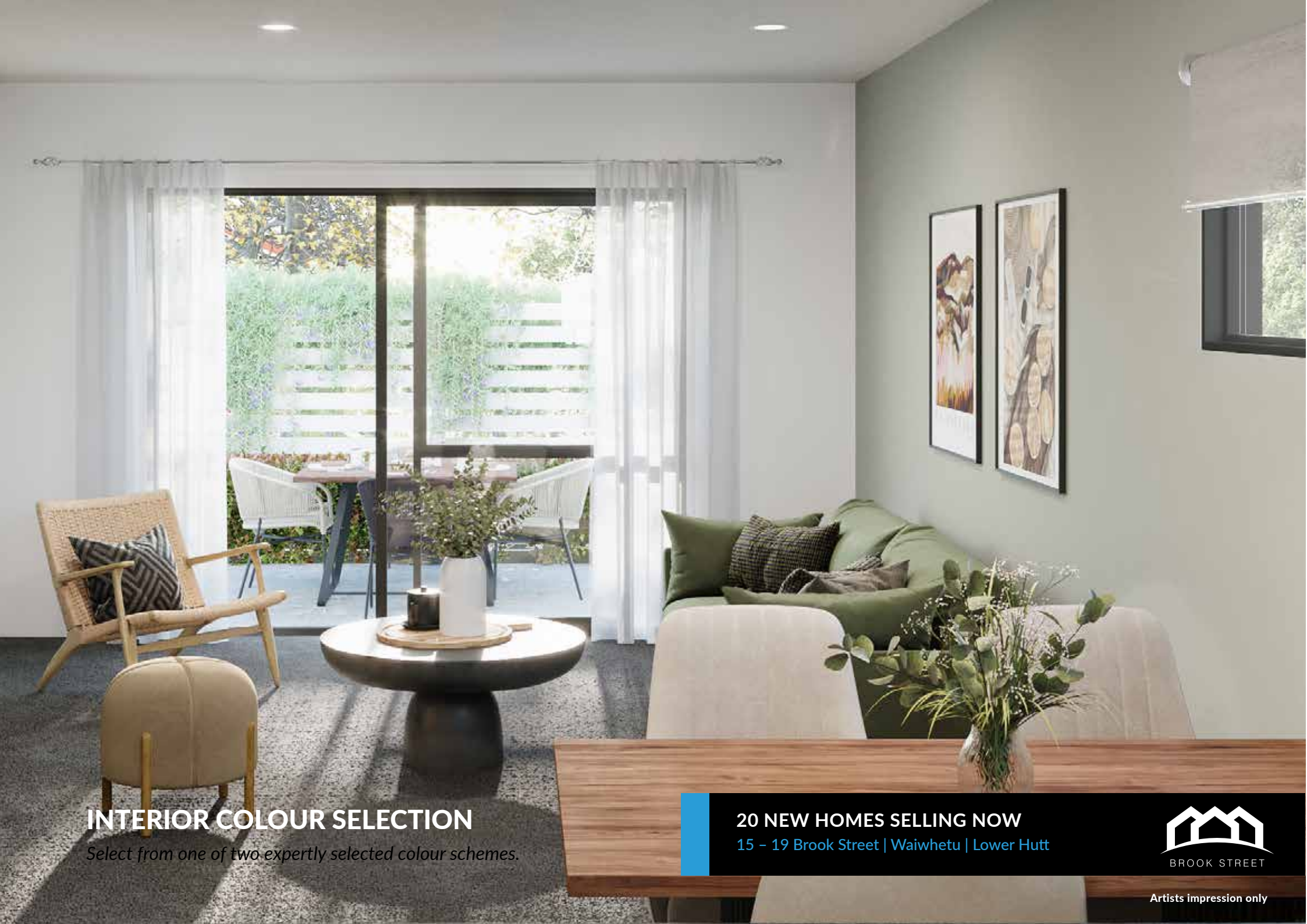
LOT 3 | Block B

2 | 1 | 70 m² | 70 m²

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

BROOK STREET



INTERIOR COLOUR SELECTION

Select from one of two expertly selected colour schemes.

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

BROOK STREET

Artists impression only

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	

CABINETRY 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	

SELECTION

- ◯ KAHU
- ◯ WHIO
- ◯ HANDLE Contemporary
- ◯ HANDLE Kara Slim

NAME: .....

SIGNED: .....

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

BROOK STREET

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

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

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

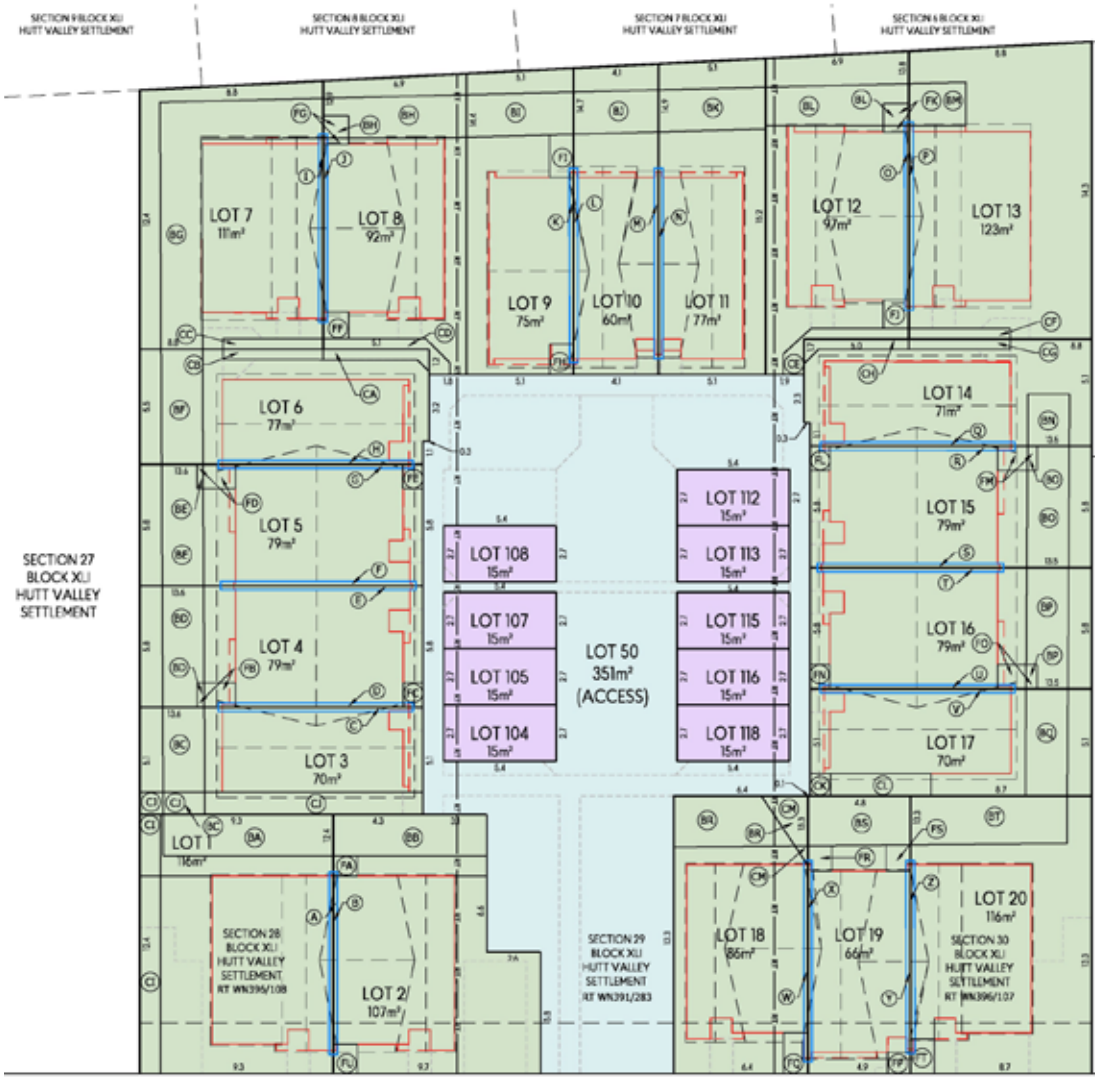
- Car Park – 3 Bedroom Lots Only
- 2x Exterior Taps
- Minor Planting
- Boundary Fencing as per Plans
- Clothesline
- Letter Box
- Artificial Lawn – Lots 1, 7, 13 and 20
- Concrete Paths and Patios as per Plans

NZGBC homestar

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.

BOUNDARY TREATMENT PLAN

SITE PLAN



RESOURCE CONSENT

GRANTED
17/01/2023

HUTT CITY COUNCIL

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 VARIFIED 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 DCDB (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 XLI HUTT VALLEY SETTLEMENT
   (COMPRISED IN RsT WN396/108, WN391/283 & WN396/107 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.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	26/06/2022
R2	ISSUED FOR RESOURCE CONSENT	JEG	01/11/22
R3	BOUNDARIES AND EASEMENTS LOT 7 & 17 UPDATED	JEG	24/01/2023
R4	DWELLINGS AND LOT BOUNDARIES REVISED - ONE LESS LOT	JEG	14/11/2022
R5	DRAINAGE EASEMENTS UPDATED	JEG	24/11/2022
R6	CARPARK LOTS REALLOCATED	JEG	06/12/2022

CK & Co

REALTY

HANNAH KILGARIFF

021 345 095

hannah@ckandco.nz

URBAN PLUS

PROPERTY THAT BUILDS COMMUNITIES

WWW.URBANPLUS.CO.NZ

20 NEW HOMES SELLING NOW

15 – 19 Brook Street | Waiwhetu | Lower Hutt

BROOK STREET

Artists impression only