

High St



100 High Street is an architect-designed development of 15 new townhouses in sought-after Lower Hutt — ideally positioned for transport, parks, recreation, schools, shops and many other amenities.

These two-level, two-bedroom homes are located just 250m from Wingate Station and are also on bus routes — providing a perfect location for accessing public transport around Lower Hutt and into Wellington City.

Making a strong visual statement, these sleek homes will set a new standard in the popular suburb of Taitā, while also offering smart layouts and warm, dry, efficient and healthy living.

Please contact our Lead Agents from Professionals for more information:

Shane Brockelbank

Licensed Real Estate Salesperson

021 459 622

shane@redcoats.co.nz

Ben Fidow

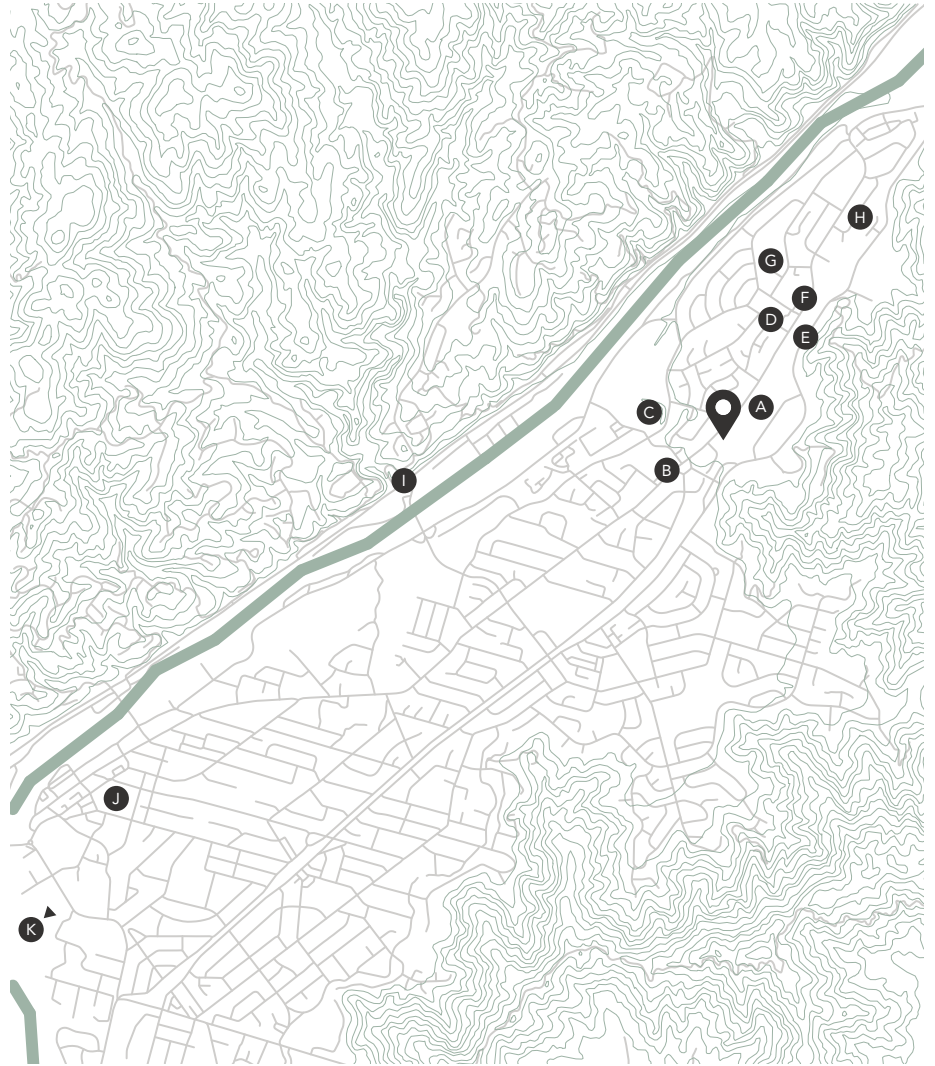
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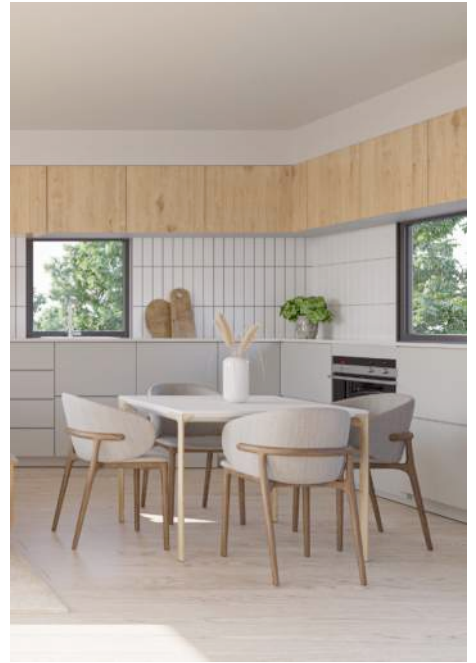
Map.



A	Bus Stop	1 min walk	-
B	Avalon Intermediate School	5 min walk	1 min drive
C	Fraser Park	7 min walk	1 min drive
D	Taita Shops	12 min walk	1 min drive
E	Taita Train Station	12 min walk	1 min drive
F	Walter Nash Centre	13 min walk	2 min drive
G	Walter Nash Park	13 min walk	2 min drive
H	Taita College	24 min walk	4 min drive
I	Hutt Expressway / SH2	37 min walk	5 min drive
J	Queensgate Mall / Lower Hutt Town Centre	-	8 min drive
K	Central Wellington (20.4km)	-	21 min drive



Figure & Ground Architecture's design showcases Vale's mandate for sleek, attractive homes, incorporating carefully-selected materials which provide long-lasting, low-maintenance performance as well as a contemporary visual statement.



1100 High Street

Site Plan.



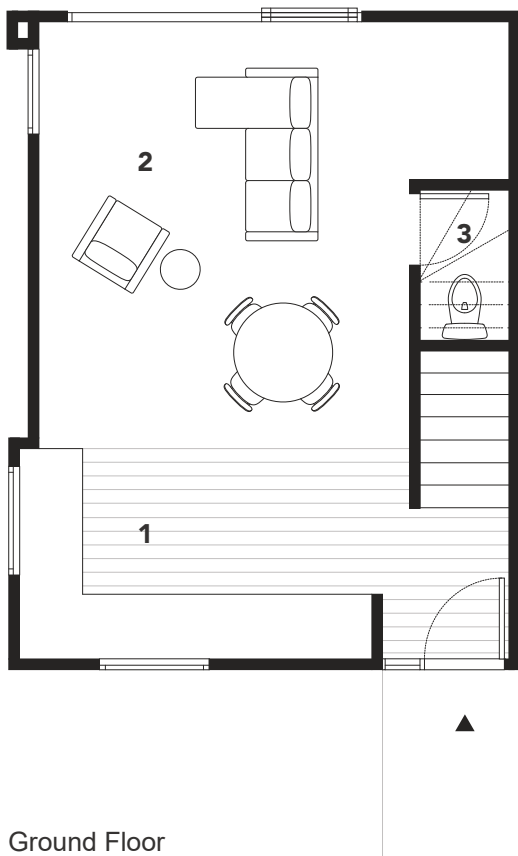
Each home is positioned with careful consideration to privacy and sun, with car parks included with eight of the units to suit buyers' individual needs.

Property Schedule

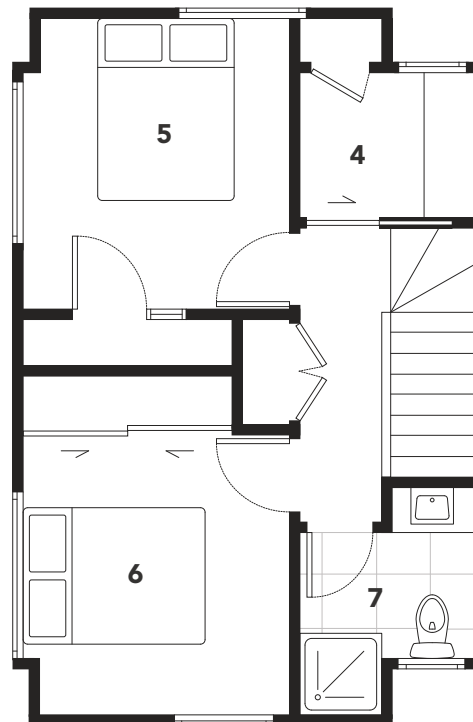
Unit	Configuration	Floor Area (m ²)	Site Area (m ²)
1	2 bedroom, 1.5 bathroom, study with carpark	74	83
2	2 bedroom, 1.5 bathroom, study with carpark	73	57
3	2 bedroom, 1.5 bathroom, study with carpark	73	57
4	2 bedroom, 1.5 bathroom, study with carpark	73	69
5	2 bedroom, 1.5 bathroom, study with carpark	74	73
6	2 bedroom, 1.5 bathroom, study with carpark	73	57
7	2 bedroom, 1.5 bathroom, study with carpark	73	57
8	2 bedroom, 1.5 bathroom, study with carpark	72	59
9	2 bedroom, 1.5 bathroom	68	124
10	2 bedroom, 1.5 bathroom	69	78
11	2 bedroom, 1.5 bathroom	69	70
12	2 bedroom, 1.5 bathroom	69	69
13	2 bedroom, 1.5 bathroom	69	69
14	2 bedroom, 1.5 bathroom	70	108

Floor Plans.

Units 1 - 8



Ground Floor



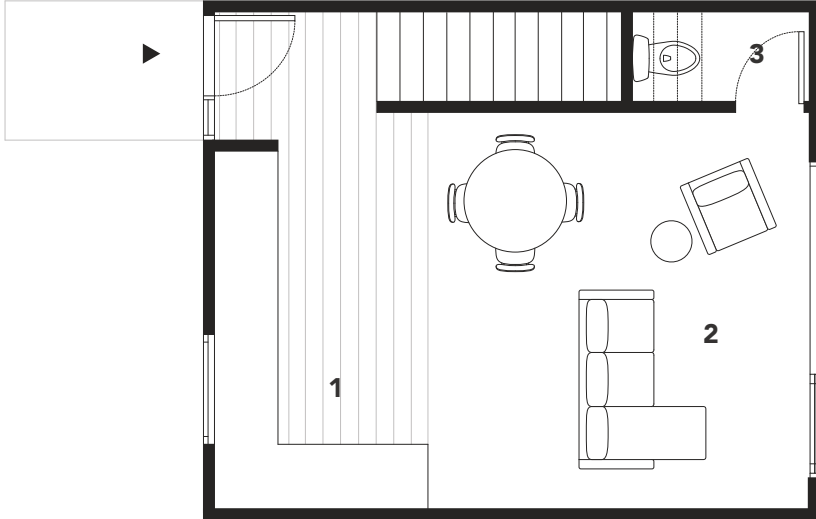
First Floor

- 1 Kitchen/Dining
- 2 Living Room
- 3 Bathroom
- 4 Study
- 5 Bedroom 1
- 6 Bedroom 2
- 7 Main Bathroom

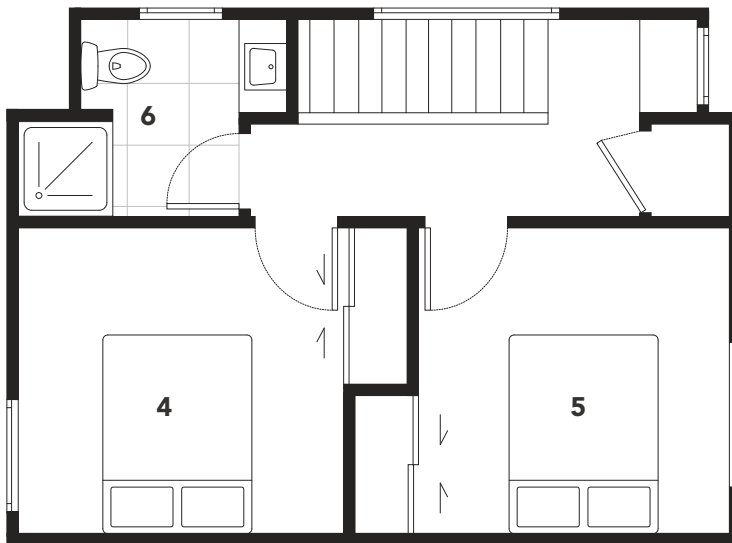
Ground Floor Area: 33 - 34m²
First Floor Area: 38 - 39m²
Total Area: 72 - 74m²

Two bedrooms and one bathroom are positioned on the upper levels, including built-in wardrobes. The ground floor provides well-designed contemporary living, with open-plan spaces that open out onto private courtyard gardens.

Quality finishes, tiling, appliances, and floor coverings are selected for their timeless appeal and high performance; while the homes also provide the convenience of a separate downstairs WC.



Ground Floor



First Floor

- 1 Kitchen/Dining
- 2 Living Room
- 3 Bathroom
- 4 Bedroom 1
- 5 Bedroom 2
- 6 Main Bathroom

Ground Floor Area: 32m²
First Floor Area: 36 - 37m²
Total Area: 69 - 70m²

Specification

General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety & Employment Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

Construction

Foundation	Enhanced concrete foundation slab
Framing	90 x 45 SG8 w 2400 mm ceiling height
Intertenancy Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4 Intertenancy Wall - R2.2

Exterior

Roof	Metalcraft Colorsteel Kahu
Fascia & Gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Ground Floor - 70 series brick veneer First Floor - Truwood horizontal weatherboard, 70 series brick veneer, Metalcraft Colorsteel Kahu
Window and Door Joinery	Double glazed, powder coated aluminium
Entry Door	Aluminium w digital touch pad door lock
Garage Door	N/A

Interior - General

Door Hardware	Lever action handles satin chrome
Internal Doors	Pre-hung Door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric
Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - Living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Vinyl Planking - Kitchen, WC Tiles - Bathroom - Ceramic tiles with ceramic tile skirting

General (continued)

Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

Kitchen

Benchtop	Acrylic
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Kitchen Mixer	Uno goose chrome neck
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHX2 Dishwasher - Fisher & Paykel - DD60SAX9

Bathroom

Shower Base	Acrylic
Shower Walls	Ceramic tiles (floor to ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno chrome
Shower Rose & Slide	Splash plus column shower chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Mirror cabinet 600 2 doors - Melamine French Oak
Heated Towel Rail	Chrome heated towel rail
Toilet Roll Holder	Heiko - Chrome

WC

Toilet	Back to wall
Vanity	Mini Soft 500 wall hung - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Polished edge to align with vanity top of internal door
Toilet Roll Holder	Heiko - Chrome

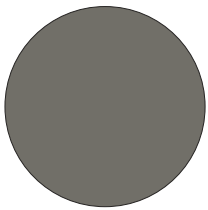
Colour Schedule

Exterior - Gable

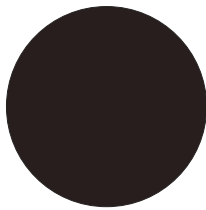
Roof, Fascia, Gutter & Downpipes	Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Recycled
First Floor	Truwood horizontal weatherboard - Resene Wood-X Damper 70 series brick veneer - Recycled Metalcraft Colorsteel Kahu - Sandstone Grey
Window and Door Joinery	Sandstone Grey
Entry Door	Sandstone Grey
Garage Door	N/A

Exterior - Monopitch

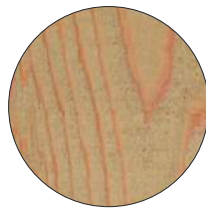
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Midland Bricks Euro - Nieve
First Floor	Truwood horizontal weatherboard - Resene Wood-X Damper 70 series brick veneer - Midland Bricks Euro - Nieve Metalcraft Colorsteel Kahu - Flaxpod
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	N/A



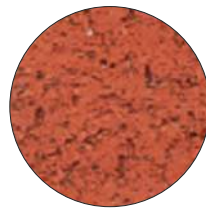
Colorsteel
Sandstone Grey



Colorsteel
Flaxpod



Resene Wood-X
Damper



Recycled Bricks



Midland Bricks Euro
Nieve

Colour Schedule

Interior

Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium

Kitchen

Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	300 x 75 white tiles with grey grout

Bathroom/Ensuite

Tiling	Floor - 600 x 600 grey tiles with grey grout Shower walls - 600 x 600 grey tiles with grey grout (floor to ceiling)
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Paint

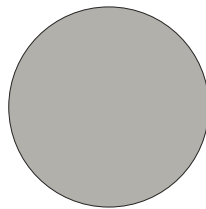
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



Feltex Cable Bay
Coles



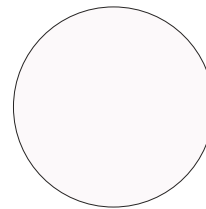
Quickset Laminate
Soft Oak Medium



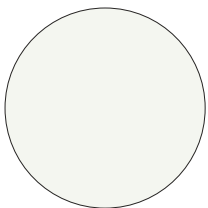
Bestwood Subtle
Grey Velvet



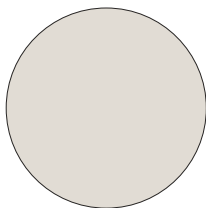
Melteca Classic Oak
Puregrain



Pure White



Resene Double
Alabaster



Resene Sea Fog

Chattels

Exterior

Letter box

Clothes line

Aerial

Interior

Appliances

Cooktop

Dish drawer

Oven

Rangehood

Roller blinds with blackout fabric

Fixed floor coverings

Light fittings

Heat pump and remote

Heated towel rail x1

Smoke alarms

Residents Society Budget

When you purchase a Vale home, you receive a freehold (or fee simple) title – meaning you own the land, along with anything built on it. You also share common areas within the development with your neighbours – driveways, bike parking, landscaped gardens and the like. It's important to make sure these areas are maintained and protected, as well as adequately insured, especially if there are shared walls between units. This is why every Vale development has a residents' association which looks after common areas on behalf of all homeowners, ensuring they are clean and well-presented and dealing with any issues or damage that may arise.

Estimate annual levy - \$1,000 - \$1,250

Completed Homes



1100 High Street

Warranty

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

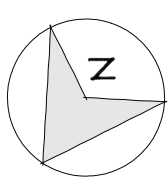
The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.



GENERAL NOTES

ALL TREES TO BE PLANTED AS PER THE TREE PIT DETAIL SHOWN AT THE BOTTOM OF THIS PLAN.

ALL PLANTS AND TREES TO BE PLANTED WITH FERTILISER TABLETS.

GARDEN BEDS TO BE OFFERED WITH BARK MULCH TO A MINIMUM DEPTH OF 100MM.

ALL TREES MUST BE AT LEAST 2 METRES HIGH AT THE TIME OF PLANTING.



WATER TANK (REFER TO ENGINEERS DRAWINGS). NOTE: TANK TO HAVE TIMBER SCREEN SURROUNDING IT.

SHARED BIKE SHED (REFER TO DETAILS)

EXPOSED AGGREGATE FEATURE STRIP IN FRONT OF UNIT ENTRY

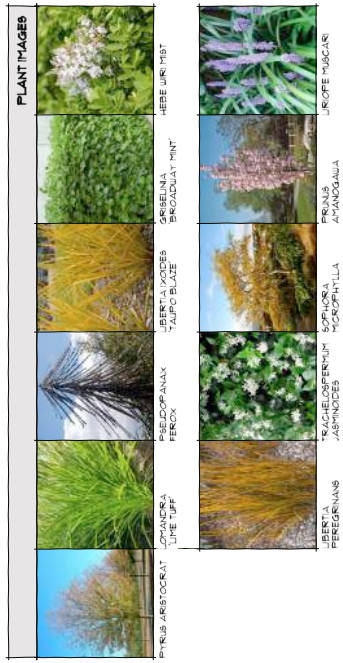
SMALL FOLD DOWN WASHING LINE

1.8M SOLID TIMBER FENCES BETWEEN UNITS

REFER TO SUPPORTING ELEVATION FOR FRONT FENCE & GATES

BIN AREA ON PAVED SURFACE

PLANT SCHEDULE			
ID	BOTANICAL NAME	QTY	GRADE
1	LOMANERA LINE TUFT	1500 CTRS	15 LITRE
2	LIBERTIA PEREGRINANS	500 CTRS	15 LITRE
3	LIBERTIA MOSES TAPPO BLAZE	500 CTRS	15 LITRE
4	GRIBELINEA BRIGADALY MINT	100 CTRS	10 LITRE
5	PSIDOPANAX FEROC	0 LITRE	N/A
6	HEBE URU MIST	3 LITRE	100 CTRS
7	TRACHELOSPERTUM JASNYODES	15 M CTRS	15 LITRE
8	LIROPE HUGGARI	15 LITRE	400 CTRS
9	PRUNUS AMANGAALA	45 LITRE	N/A
10	SOPHORA MICROPHYLLO	45 LITRE	N/A
11	PHYLLIS ARISTOCRAT	45 LITRE	N/A



SURFACE KEY	
TOTAL SITE AREA	1418 M ²
LANDSCAPING	24.50 M ²
GARDEN BED	318.64 M ²
TIMBER DECK	125.20 M ²
EXPOSED CONCRETE	132.27 M ²
DRIVE WAY / CAR PARK (BRUSHED CONCRETE FINISH)	269.20 M ²
PAVING	51.80 M ²
STANDARD CONCRETE	604.80 M ²
LAWN	331.0 M ²

NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES.

SCALE	1:100 @ A1
DATE	01 MARCH 2022
PAGE	1 OF 2
REVISION	3
DRAWN BY:	D. GREG

LEVEL 2
7/71 GLOUCESTER STREET
CHRISTCHURCH 8013
NEW ZEALAND
WWW.VALEPROPERTY.CO.NZ

LANDSCAPE PLAN FOR CONSENT
1100 HIGH STREET & 1 RAINY GROVE, CHRISTCHURCH



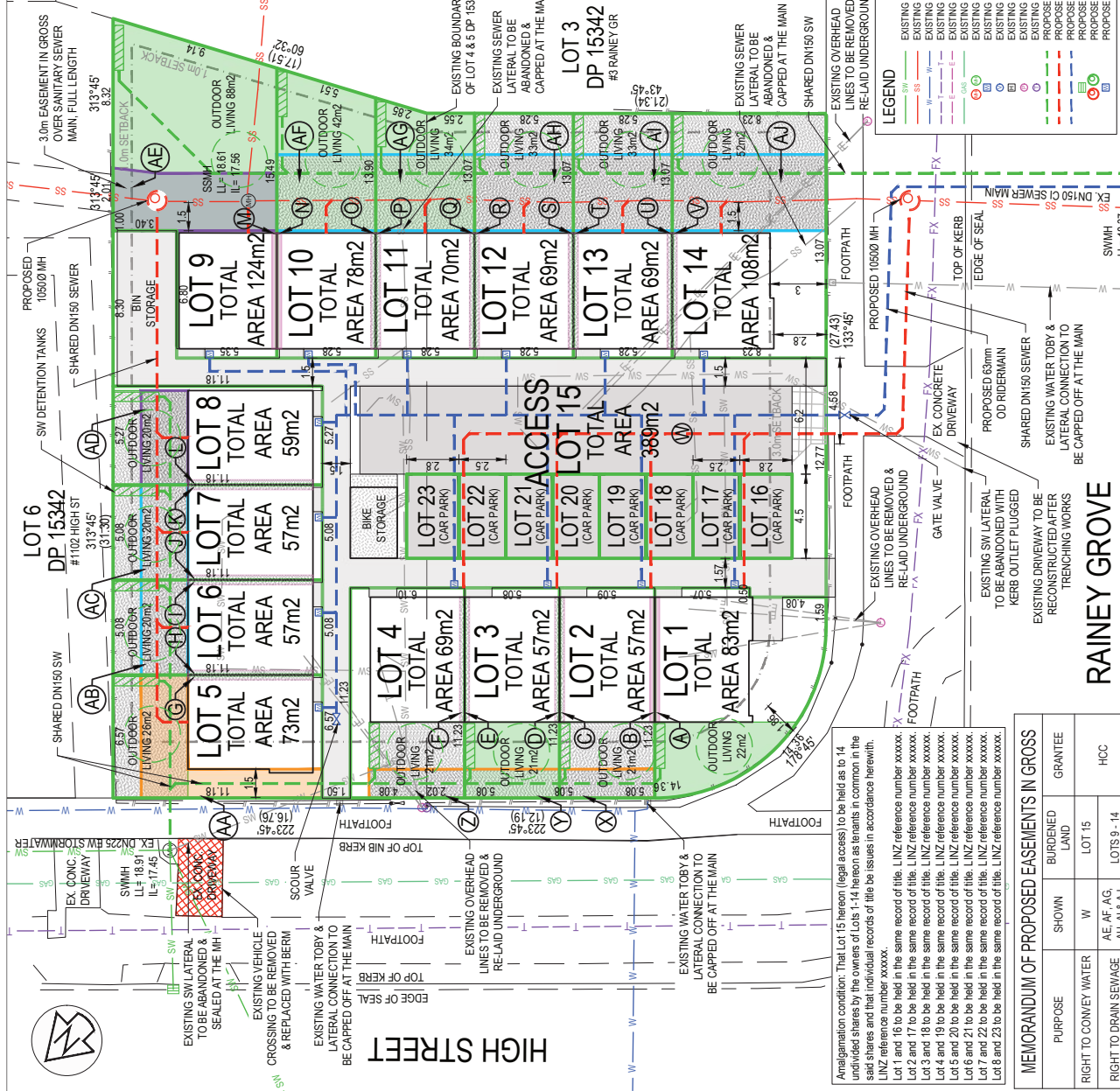
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT PURSUANT TO THE PROVISIONS OF THE RESOURCE MANAGEMENT ACT 1991. UNAUTHORISED USE OR COPYING OF THIS PLAN FOR ANY OTHER PURPOSE IS NOT PERMITTED WITHOUT PRIOR CONSENT OF THE SURVEYING COMPANY WELLINGTON. BY FINAL SURVEY CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. REFER ANY DISCREPANCIES TO THE SURVEYING COMPANY (WELLINGTON) LIMITED.

LOCAL AUTHORITY	HUTT CITY COUNCIL
ZONING	GENERAL RESIDENTIAL
TOTAL AREA	656m ² ± 762m ² = 1418m ²
COMPRISED IN RT	WN22B909 & WN46CA73
REGISTERED OWNERS	KEVIN CHARLES BROOKER & REBECCA DIANE JANES NILA APUJULA

SITE COVERAGE			
NET SITE AREA	BUILDING AREA	SITE AREA	COVERAGE
LOT 1	83m ²	34m ²	41%
LOT 2	57m ²	34m ²	60%
LOT 3	57m ²	34m ²	60%
LOT 4	69m ²	34m ²	49%
LOT 5	73m ²	34m ²	47%
LOT 6	57m ²	34m ²	60%
LOT 7	57m ²	34m ²	60%
LOT 8	59m ²	34m ²	58%
LOT 9	124m ²	32m ²	26%
LOT 10	78m ²	33m ²	42%
LOT 11	70m ²	33m ²	47%
LOT 12	69m ²	33m ²	48%
LOT 13	69m ²	33m ²	48%
LOT 14	108m ²	33m ²	31%
LOT 15	389m ²	N/A	N/A
AGGREGATE	1419m ²	469m ²	33%

- GENERAL NOTES**
- WATER DRAINAGE DESIGN TBD.
 - EACH LOT WILL HAVE A PROPOSED 200mm NB PE100 PN12 WATER LATERAL WITH A 200mm MANIFOLD CONNECTION AT THE BOUNDARY. EACH LOT WILL HAVE 200L SW DETENTION TANKS & A PROPOSED 100mm UPVC/SNG OR SNG AS APPROPRIATE FOR STORMWATER.
 - EXISTING STREET SW NETWORK AS SHOWN. SW PIPE & INTO THE EXISTING STREET SW NETWORK AS SHOWN. SW PIPE & INTO THE EXISTING STREET SW NETWORK AS SHOWN. SW PIPE & INTO THE EXISTING STREET SW NETWORK AS SHOWN.
 - EACH LOT WILL HAVE A PROPOSED 100mm UPVC/SNG OR SNG AS APPROPRIATE FOR STORMWATER. EACH LOT WILL HAVE A PROPOSED 100mm UPVC/SNG OR SNG AS APPROPRIATE FOR STORMWATER.
 - APPROPRIATE SEWER LATERAL, WHICH WILL EITHER CONNECT DIRECTLY TO THE EXISTING SEWER MAIN RUNNING THROUGH THE SITE OR TO A SHARED SEWER PIPE & THEN TO THE EXISTING MAIN. UNABANDONED PIPES & LATERALS ARE SHOWN IN GREY. ALL WORKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER ACT 2002 & THE RESOURCE MANAGEMENT ACT 1991. ALL WORKS SHALL COMPLY WITH LOCAL REQUIREMENTS.
 - ALL OVERHEAD POWER & TELECOM LINES TO BE REMOVED & RELOCATED UNDERGROUND BY THE SERVICE PROVIDERS.

SCALE:	1:250 @ A3	JOB/DRAWING NUMBER	34249
CHECKED:	KC 23 JUN 2021	REV: A: 1 LOT REMOVED	29 NOV 2021
FIELDWORK:	RAA 13 MAY 2021		
DRAWN:	JWM 22 JUN 2021		



MEMORANDUM OF PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT TO DRAIN WATER & SEWAGE	AE, AF, AG, AH, AI & AJ	LOT 15	LOT 15
RIGHT TO CONVEY WATER	AE, AF, AG, AH, AI & AJ	LOTS 9 - 14	HCC
RIGHT TO DRAIN SEWAGE	AE, AF, AG, AH, AI & AJ	LOTS 9 - 14	HCC
RIGHT TO CONVEY TELECOMMUNICATIONS	W	LOT 15	CHORUS

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER	W	LOT 15	HCC
RIGHT TO DRAIN SEWAGE	W	LOT 15	HCC
RIGHT TO CONVEY TELECOMMUNICATIONS	W	LOT 15	CHORUS

Amalgamation condition: That Lot 15 hereon (legal access) to be held as to 14 undivided shares by the owners of Lots 1-14 hereon as tenants in common in the said shares and that individual records of title be issued in accordance herewith.

Lot 1 and 16 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 2 and 17 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 3 and 18 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 4 and 19 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 5 and 20 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 6 and 21 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 7 and 22 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 8 and 23 to be held in the same record of title. LINZ reference number xxxxxx.

LEVEL 2
771 GLOUCESTER STREET
CHRISTCHURCH, 8013
NEW ZEALAND
WWW.VALEPROPERTY.CO.NZ

Vale

LOTS 1 TO 23 BEING A SUBDIVISION OF LOTS 4 & 5 DP 15342
1 RAINNEY GROVE & 1100 HIGH STREET, TAITA
Prepared for Vale Property Ltd