

Rimu St

Vale



Architecturally-designed and constructed to the highest quality, these 15 townhouses located in the popular Lower Hutt suburb of Naenae offer the best hassle-free, low-maintenance, contemporary living. These sharply-priced, two-level homes showcase the latest in leading-edge design, while embodying Vale's core value of providing affordable architecture in places people want to live.

Quality building materials, a contrasting yet complementary mix of cladding profiles, quality appliances and interior finishes, and up-to-the-minute healthy home technology combine to deliver homes of a superior standard that is unmatched in this area.

Please contact our Lead Agents from Professionals for more information:

Shane Brockelbank

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021 459 622

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Harry Lamb

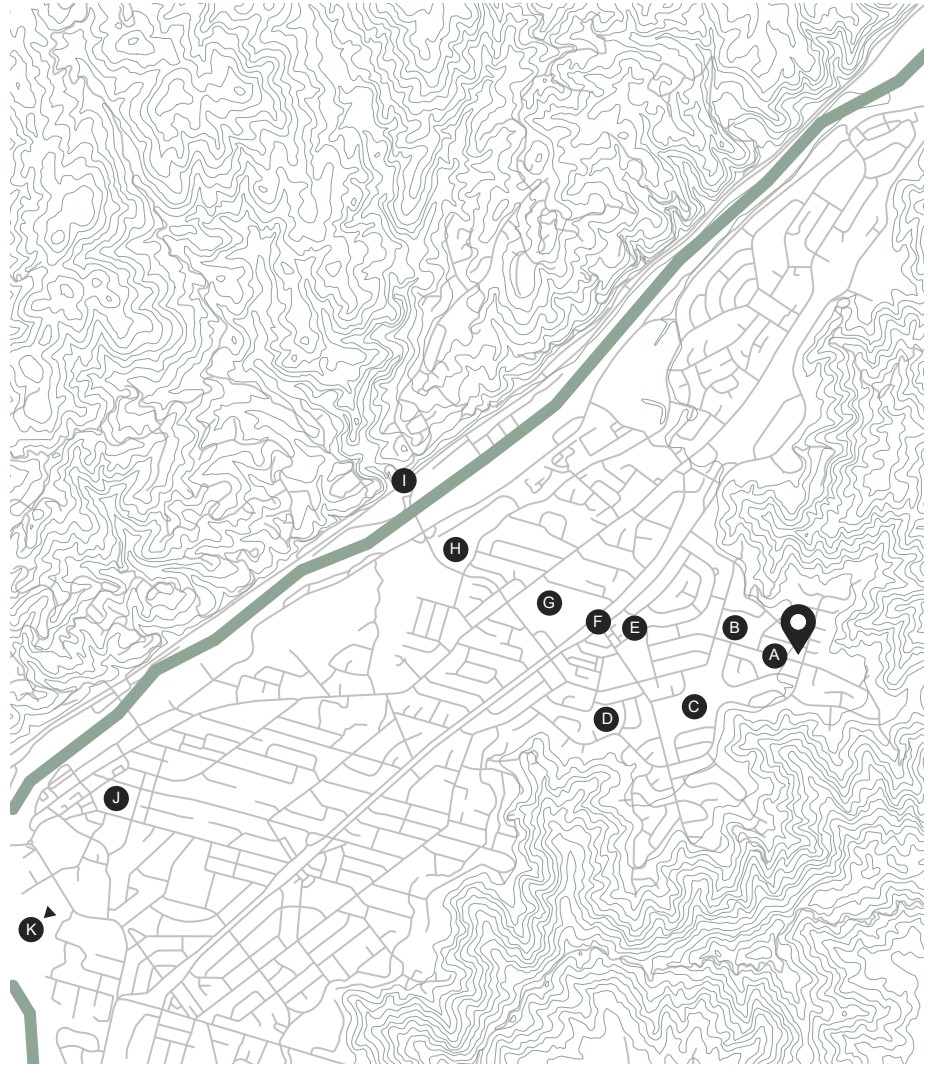
Licensed Real Estate Salesperson

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redcoats.co.nz

Map.



A	Bus Stop	1 min walk	-
B	Rata Street School	6 min walk	1 min drive
C	Naenae Park	10 min walk	3 min drive
D	Naenae Primary School & Community Hub	20 min walk	3 min drive
E	Naenae Shops & Naenae Library	18 min walk	4 min drive
F	Naenae Train Station	20 min walk	5 min drive
G	Naenae College & Naenae Intermediate	25 min walk	6 min drive
H	Avalon Park	35 min walk	6 min drive
I	Hutt Expressway / SH2	40 min walk	7 min drive
J	Queensgate Mall / Lower Hutt Town Centre	-	9 min drive
K	Central Wellington (21.1km)	-	25 min drive

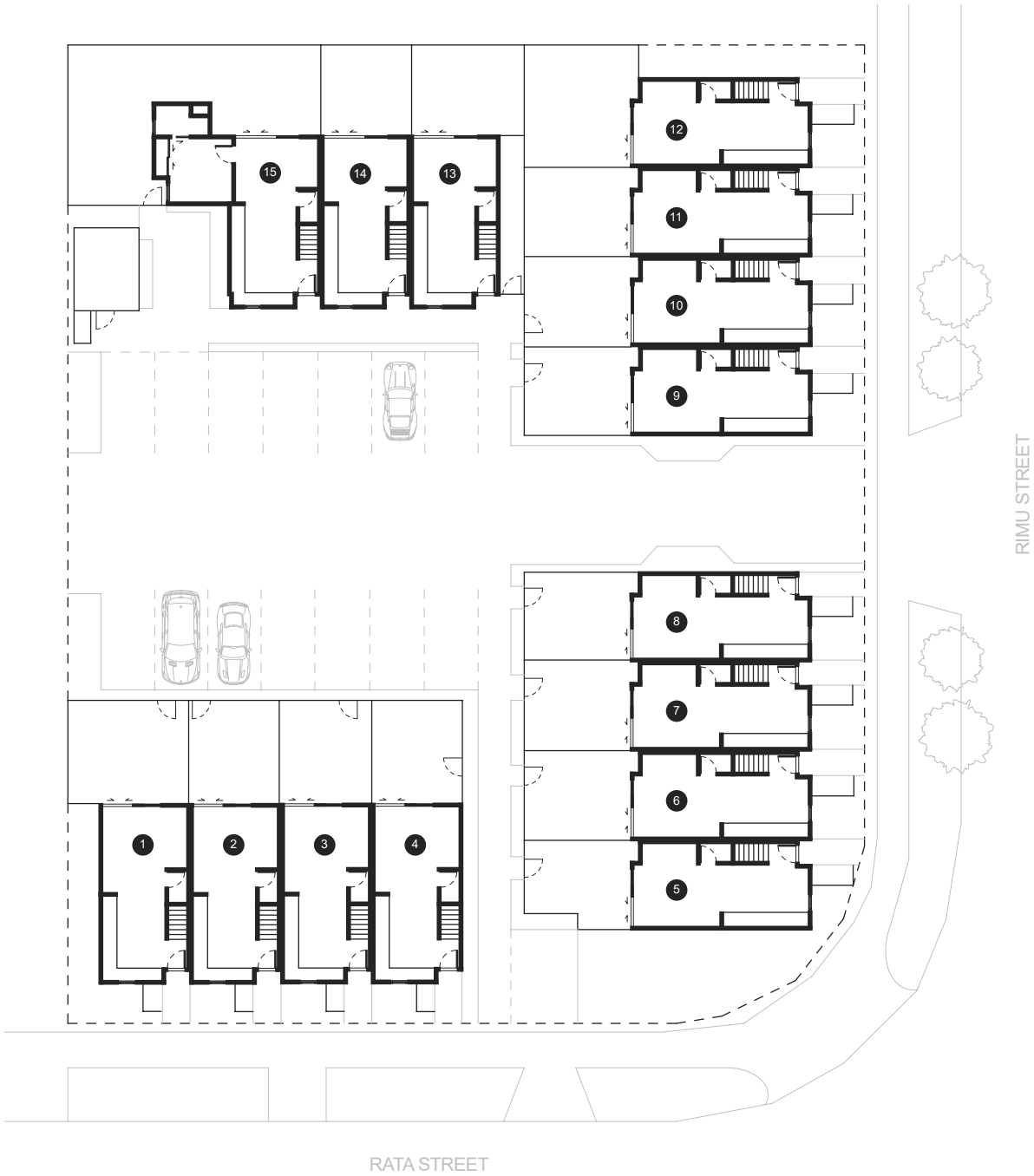


Vale's focus on carefully thought-out selection of materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.



1 Rimu Street

Site plan.



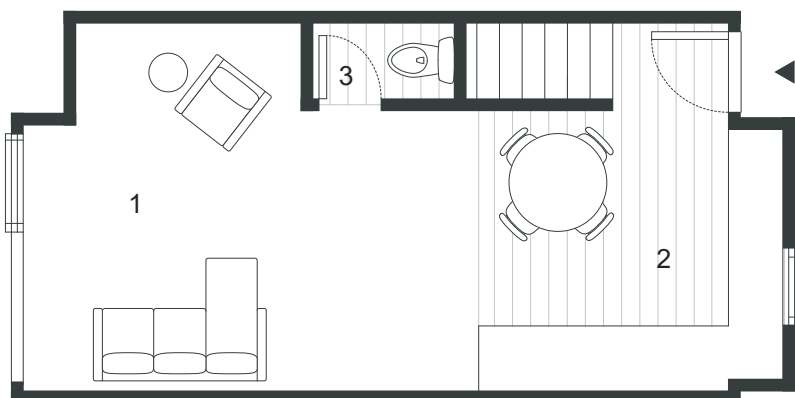
Each home is positioned with careful consideration to privacy and sun, with car parks included with all of the units to suit buyers' individual needs.

Property Schedule

Unit	Configuration	Floor Area (m ²)	Site Area (m ²)
1	2 bedroom, 1.5 bathroom with carpark	69	87
2	2 bedroom, 1.5 bathroom with carpark	68	65
3	2 bedroom, 1.5 bathroom with carpark	68	65
4	2 bedroom, 1.5 bathroom with carpark	67	77
5	2 bedroom, 1.5 bathroom with carpark	67	121
6	2 bedroom, 1.5 bathroom with carpark	67	69
7	2 bedroom, 1.5 bathroom with carpark	67	69
8	2 bedroom, 1.5 bathroom with carpark	67	74
9	2 bedroom, 1.5 bathroom with carpark	67	74
10	2 bedroom, 1.5 bathroom with carpark	67	67
11	2 bedroom, 1.5 bathroom with carpark	68	66
12	2 bedroom, 1.5 bathroom with carpark	67	90
13	2 bedroom, 1.5 bathroom with carpark	67	66
14	2 bedroom, 1.5 bathroom with carpark	68	52
15	3 bedroom, 2.5 bathroom with 2 carparks	84	115

Floor Plans.

Units 1 - 14



Ground Floor



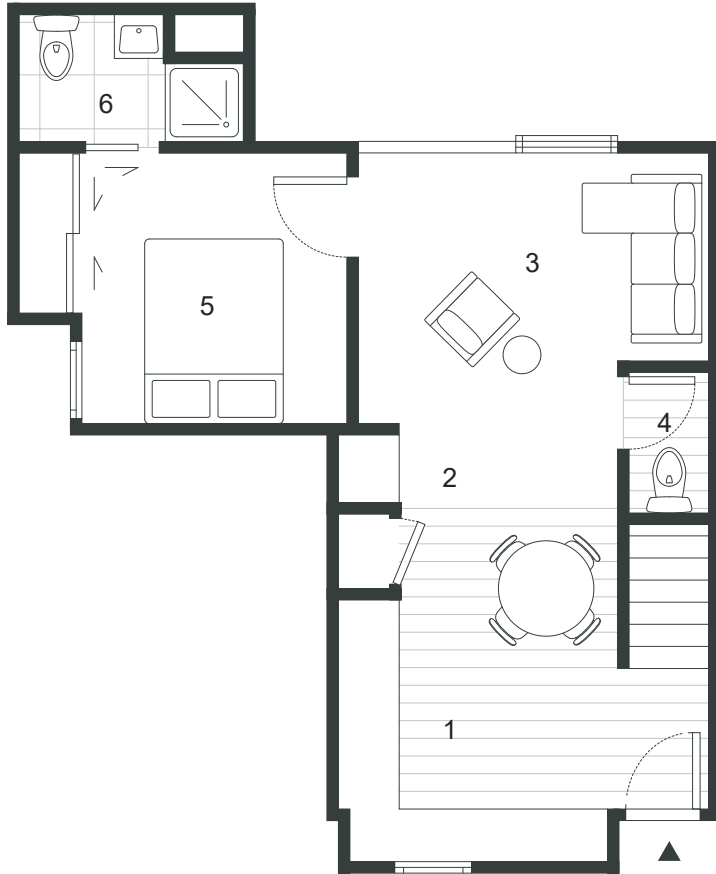
First Floor

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

Ground Floor Area: 32 - 34m²
First Floor Area: 33 - 36m²
Total Area: 66 - 68m²

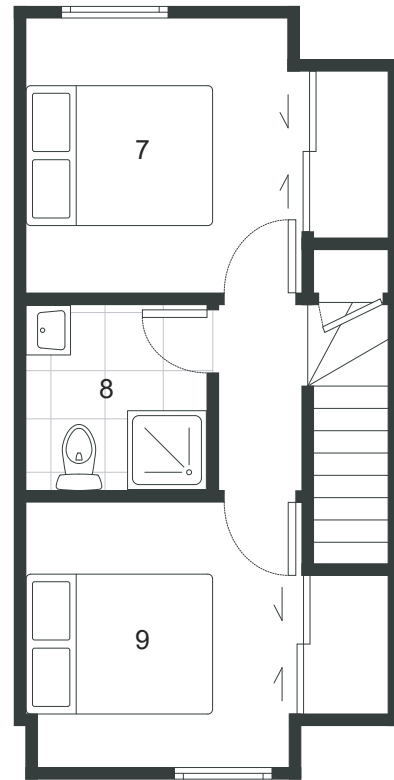
Fourteen of the fifteen homes at 1 Rimu Street come with a dedicated car park, while all units enjoy a private, landscaped courtyard garden. Most homes have two bedrooms and one bathroom with an additional separate WC. A three-bedroom unit features a master ensuite in addition to the main bathroom and separate WC, along with two car parks for added convenience.

Unit 15



Ground Floor

Ground Floor Area: 48m²
First Floor Area: 36m²
Total Area: 84m²



First Floor

- 1 Kitchen/Dining
- 2 Laundry/Study
- 3 Living Room
- 4 Bathroom
- 5 Bedroom 1
- 6 Ensuite
- 7 Bedroom 2
- 8 Bathroom
- 9 Bedroom 3

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	Gable Ground Floor - 70 series brick veneer, Truwood vertical weatherboards, Metalcraft Colorsteel Kahu First Floor - 70 series brick veneer, Truwood vertical weatherboards, Metalcraft Colorsteel Kahu Monopitch Ground Floor - 70 series brick veneer, Metalcraft Colorsteel Kahu First Floor - 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

General (continued)

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
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, stone
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	Cloud
Soffit	Resene Alabaster

Exterior Cladding

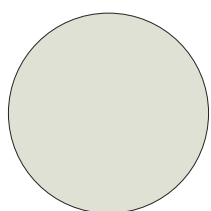
Ground Floor	70 series brick veneer - Recycled Truwood vertical weatherboard - Resene Wood-X Damper Metalcraft Colorsteel Kahu - Cloud
First Floor	70 series brick veneer - Recycled Truwood vertical weatherboard - Resene Wood-X Damper Metalcraft Colorsteel Kahu - Cloud
Window and Door Joinery	Cloud
Entry Door	Flaxpod
Garage Door	N/A

Exterior - Monopitch

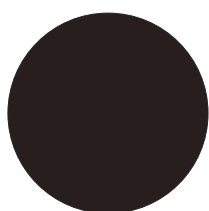
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster

Exterior Cladding

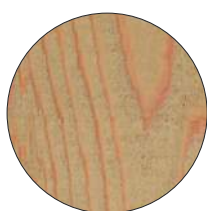
Ground Floor	70 series brick veneer - Midland Bricks Euro - Nieve Metalcraft Colorsteel Kahu - Flaxpod
First Floor	70 series brick veneer - Midland Bricks Euro - Nieve Metalcraft Colorsteel Kahu - Flaxpod
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	N/A



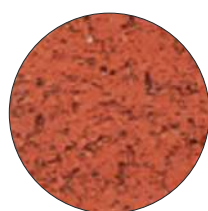
Colorsteel
Cloud



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

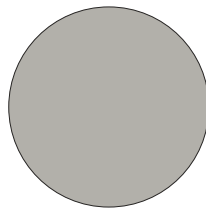
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



Feltex Cable Bay
Coles



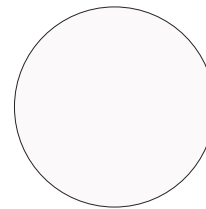
Quickset Laminate
Soft Oak Medium



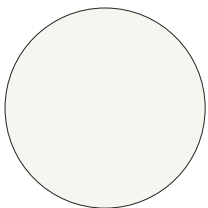
Bestwood Subtle
Grey Velvet



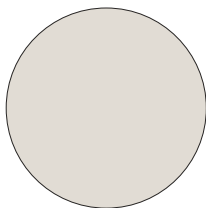
Melteca Classic Oak
Puregrain



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, 2*

Smoke alarms

* Unit 15 only

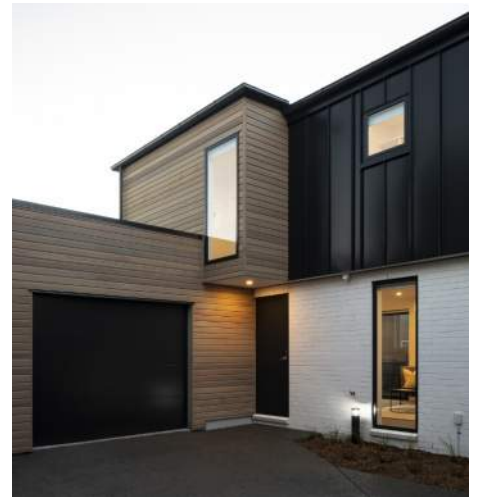
1 Rimu Street

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



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.

1.8M SOLID TIMBER FENCES BETWEEN UNITS

WATER TANK (REFER TO ENGINEERS DETAILS)
NOTE: TANKS TO HAVE TIMBER SCREEN SURROUNDING IT

STEPPING STONES FLUSH TO LAWN

SMALL FOLD DOWN WASHING LINE

SHARED BIKE AREA (REFER TO DETAIL)

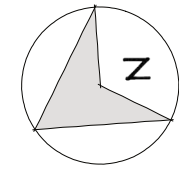
UNIT 14 BINS

CLIMBER TRAINED JIP BOUNDARY FENCE

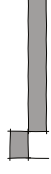
1 X STEP RISER FROM FFL TO DECK LEVEL

PAVED PATHWAY WITH ENCLOSED BIN AREA

FEATURE STRIP OF VEHICLE LOAD BEARING PAVERS
ALONG CARPARK ENTRY



SCALE BAR



1M 5M



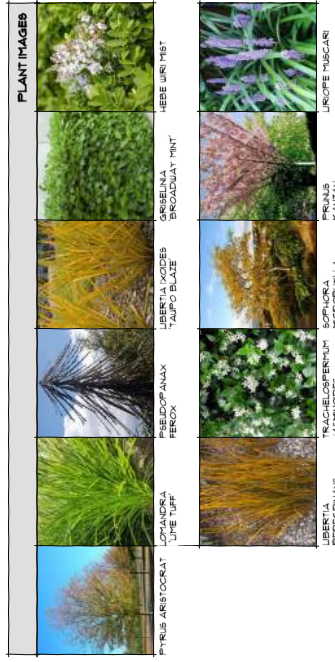
NOTE: DECKS ARE TO BE MORE MORE THAN 500MM FROM NATURAL GROUND LEVEL.

SURFACES KEY	
TOTAL SITE AREA 463.08 M ²	05.00% LANDSCAPING
GARDEN BED	401.840 M ²
TIMBER DECK	125.63 M ²
EXPOSED CONCRETE	114.49 M ²
DRIVE WAY / CAR PARK (BRUSHED CONCRETE FINISH)	386.1 M ²
PAVING	63.11 M ²
LAWN	15.00 M ²

NOTE

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

PLANT SCHEDULE			
ID	BOTANICAL NAME	CITY	GRADE
	LOMANDBA 'LIME TUFF'		1.5 LITRE
	LIBERTIA PEREGRINANS		500 CTRS
	LIBERTIA XODDES 'TAUPO BLAZE'		1.5 LITRE
	GRIBELINEA 'BROCADELAY MINT'		10 LITRE
	PSEUDOPANAX FENOX		10 LITRE
	HEBE 'URI MIST'		3 LITRE
	TRACHELOSPERMUM 'JASMINODES'		1.5 M CTRS
	LIROPE 'KAWANANUI'		1.5 LITRE
	FRUNUS 'KANZAN'		45 LITRE
	SOPHORA 'MICROPHANTILLA'		45 LITRE
	PIRUS 'ARISTOCRAT'		45 LITRE



SCALE	1:100 @ A1
DATE	16 SEPTEMBER 2021
PAGE	1 OF 2
REVISION	6
DRAWN BY:	D. GREG

LEVEL 2
7771 GLOUCESTER STREET
CHRISTCHURCH 8013
NEW ZEALAND
WWW.VALEPROPERTY.CO.NZ

Vale

LANDSCAPE PLAN FOR CONSENT
1 - 3 RIMU STREET, WELLINGTON

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 COPING TO THIS PLAN FOR ANY OTHER PURPOSE IS NOT PERMITTED WITHOUT THE PRIOR CONSENT OF THE SURVEYING COMPANY (WELLINGTON) LIMITED. AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. REFER TO THE SURVEYING COMPANY'S SURVEY REPORT FOR A MORE DETAILED DESCRIPTION OF THE SITE. BEFORE COMMENCING ANY WORK, REFER ANY DISCREPANCIES TO THE SURVEYING COMPANY (WELLINGTON) LIMITED.

NET SITE AREA	BUILDING AREA	SITE COVERAGE
LOT 1	87m ²	38%
LOT 2	65m ²	51%
LOT 3	65m ²	51%
LOT 4	77m ²	42%
LOT 5	121m ²	27%
LOT 6	69m ²	49%
LOT 7	69m ²	49%
LOT 8	74m ²	45%
LOT 9	74m ²	45%
LOT 10	67m ²	51%
LOT 11	66m ²	52%
LOT 12	90m ²	37%
LOT 13	66m ²	47%
LOT 14	52m ²	63%
LOT 15	115m ²	43%
LOT 16	502m ²	N/A
AGGREGATE	1659m ²	31%

LOCAL AUTHORITY	HUTT CITY COUNCIL
ZONING	GENERAL RESIDENTIAL
TOTAL AREA	826m ² + 832m ² = 1658m ²
COMPRISED IN RT	WN23D/04 + WN13D/851

REGISTERED OWNERS	REGISTERED OWNERS
LOT 1	DONNA MARIA WALKINSHAW,
LOT 2	RICHARD OLIVE WALKINSHAW
LOT 3	& INDEPENDENT TRUST
LOT 4	COMPANY (2011) LIMITED
LOT 5	KATE JULIA FITZGERALD
LOT 6	SCOTT ROBERT FITZGERALD

Amalgamation condition: That Lot 16 hereon (legal access) to be held as to 15 undivided one-fifteenth shares by the owners of Lots 1-15 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith. LINZ reference number xxxxxx.

Lot 1 and 17 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 2 and 18 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 3 and 19 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 4 and 20 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 5 and 21 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 6 and 22 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 7 and 23 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 8 and 24 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 9 and 25 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 10 and 26 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 11 and 27 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 12 and 28 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 13 and 29 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 14 and 30 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 15 and 31 to be held in the same record of title. LINZ reference number xxxxxx.

REV A: LOT 5 PARKING PAD ADDED 06 DEC 2021

7711 GLOUCESTER STREET
CHRISTCHURCH, 8013
NEW ZEALAND
WWW.VALEPROPERTY.CO.NZ

Vale

Level 2
7711 Gloucester Street
Christchurch, 8013
New Zealand
www.valeproperty.co.nz

Prepared for Vale Property Ltd

1 & 3 RIMU STREET, NAENAE

LOTS 1 TO 31 BEING A SUBDIVISION OF LOT 88 & 89 DP 15343

SCALE: 1:250 @ A3

JOB/DRAWING NUMBER: 34304

CHECKED: KC 27 JUN 2021
FIELDWORK: TARARUA 17 JUN 2021
DRAWN: JWM 25 JUN 2021

Sheet 1 of 1

MEMORANDUM OF PROPOSED EASEMENTS

SHOWN	BURDENED LAND	BENEFITTED LAND
A	LOT 1	LOT 2
B	LOT 2	LOT 1
C	LOT 2	LOT 3
D	LOT 3	LOT 2
E	LOT 3	LOT 4
F	LOT 4	LOT 3
G	LOT 5	LOT 6
H	LOT 6	LOT 5
I	LOT 6	LOT 7
J	LOT 7	LOT 6
K	LOT 7	LOT 8
L	LOT 8	LOT 7
M	LOT 9	LOT 10
N	LOT 10	LOT 9
O	LOT 10	LOT 11
P	LOT 11	LOT 10
Q	LOT 11	LOT 12
R	LOT 12	LOT 11
S	LOT 13	LOT 14
T	LOT 14	LOT 13
U	LOT 14	LOT 15
V	LOT 15	LOT 14
W	LOT 16	LOTS 1-15
X	LOT 2	LOT 1
Y	LOT 3	LOTS 1 & 2
Z	LOT 4	LOTS 1-3
AB	LOT 6	LOTS 1-5
AC	LOT 7	LOTS 1-6
AD	LOT 8	LOTS 1-7
AE	LOT 9	LOTS 1-8
AF	LOT 10	LOTS 1-9
AG	LOT 11	LOTS 1-10
AH	LOT 12	LOTS 1-11
AI	LOT 13	LOTS 1-12
AJ	LOT 14	LOTS 1-13
AK	LOT 15	LOTS 1-14
AA	LOT 5	LOTS 1-4 & 6-16
AB	LOT 6	LOTS 1-5 & 7-16
AC	LOT 7	LOTS 1-6 & 8-16
AD	LOT 8	LOTS 1-7 & 8-16
AE	LOT 9	LOTS 1-8 & 16
AF	LOT 10	LOTS 1-9 & 16
AG	LOT 11	LOTS 1-10 & 16
AH	LOT 12	LOTS 1-11 & 16
AI	LOT 13	LOTS 1-12 & 16
AJ	LOT 14	LOTS 1-13 & 16
AK	LOT 15	LOTS 1-14 & 16

PURPOSE

RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS

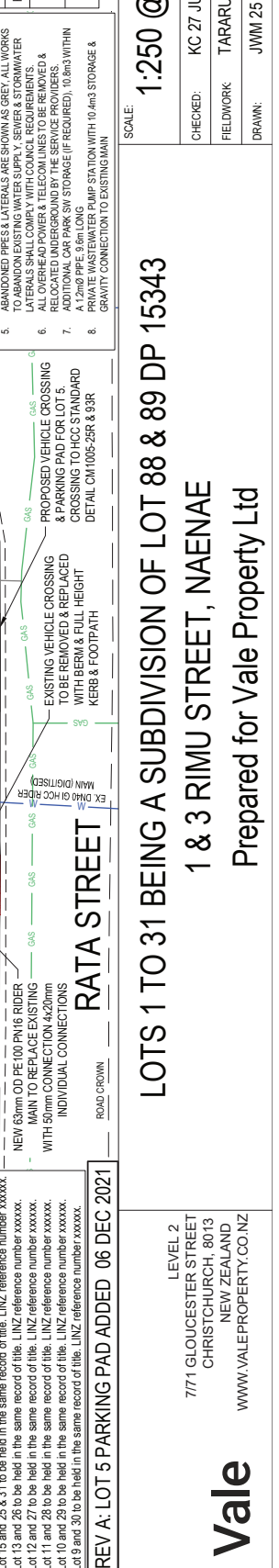
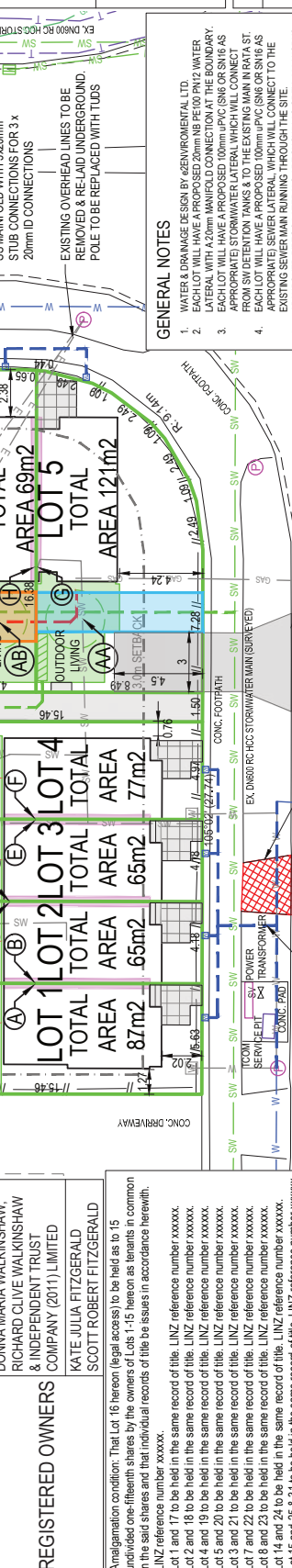
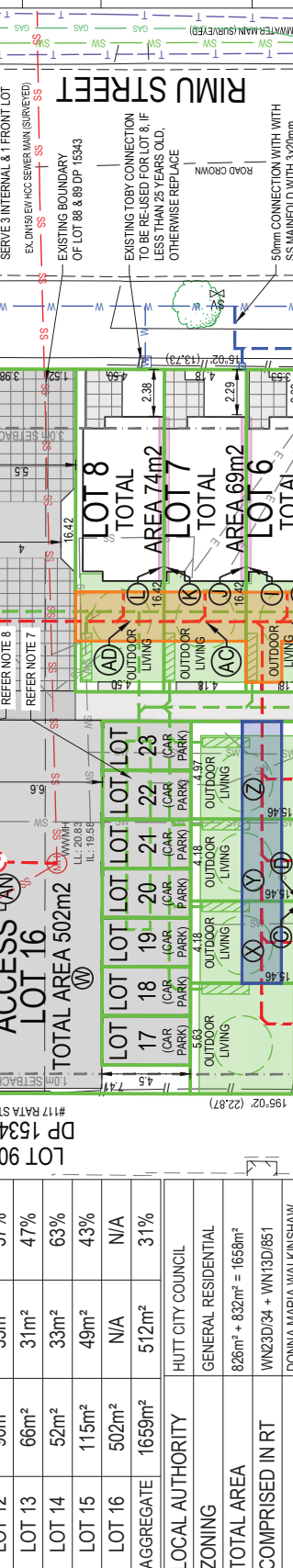
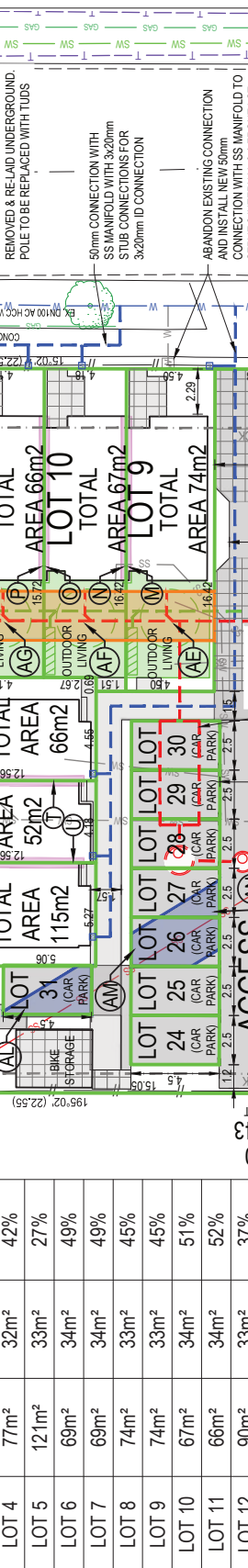
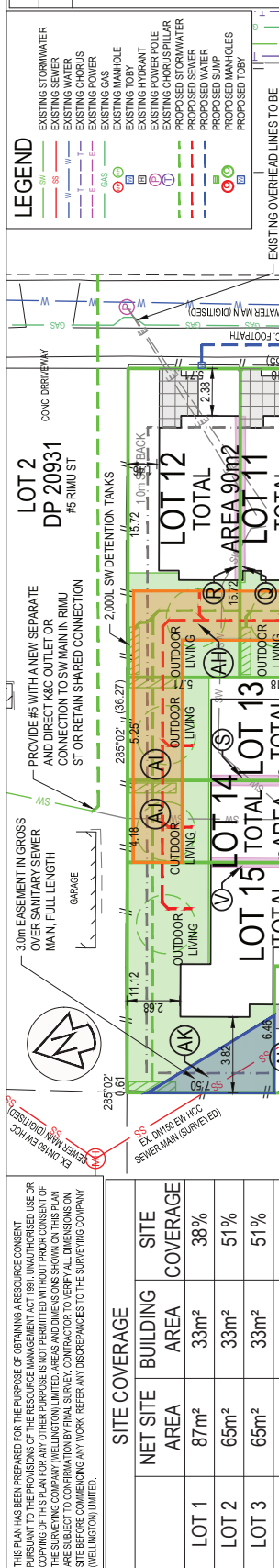
RIGHT TO DRAIN SEWAGE

RIGHT TO DRAIN WATER

RIGHT TO DRAIN SEWAGE & WATER

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS

SHOWN	BURDENED LAND	GRANTEE
W	LOT 16	HCC
W, AK, AL, AM & AN	LOTS 15 & 16	HCC
W	LOT 16	CHORUS



LEGEND

SW	EXISTING STORMWATER
SS	EXISTING SEWER
CH	EXISTING CHORUS
GP	EXISTING GAS
EM	EXISTING MANHOLE
ET	EXISTING TORY
EP	EXISTING HYDRANT
ES	EXISTING CHORUS PILLAR
PS	PROPOSED STORMWATER
PS	PROPOSED SEWER
PS	PROPOSED SUMP
PS	PROPOSED MANHOLES
PS	PROPOSED TORY

EXISTING OVERHEAD LINES TO BE REMOVED & RE-LAID UNDERGROUND. POLE TO BE REPLACED WITH TUDS

50mm CONNECTION WITH SS MAINFOLD WITH 3x20mm STUB CONNECTIONS FOR 3x20mm ID CONNECTION

ABANDON EXISTING CONNECTION AND INSTALL NEW 50mm CONNECTION WITH SS MAINFOLD TO SERVE 3 INTERNAL & 1 FRONT LOT

EX. DN80 RC HCC SEWER MAIN (SURVEYED)

EXISTING BOUNDARY OF LOT 88 & 89 DP 15343

EXISTING TORY CONNECTION TO BE RE-USED FOR LOT 8. IF LESS THAN 25 YEARS OLD, OTHERWISE REPLACE

50mm CONNECTION WITH SS MAINFOLD WITH 3x20mm STUB CONNECTIONS FOR 3x 20mm ID CONNECTIONS

EXISTING OVERHEAD LINES TO BE REMOVED & RE-LAID UNDERGROUND. POLE TO BE REPLACED WITH TUDS

GENERAL NOTES

- WATER DRAINAGE DESIGN BY GEOTECHNICAL LTD. EACH LOT WILL HAVE A PROPOSED 200mm RIB REIN. PVC U WATER LATERAL WITH A 20mm MANIFOLD CONNECTION AT THE BOUNDARY
- EACH LOT WILL HAVE A PROPOSED 100mm PVC (SIC OR SN16 AS APPROPRIATE) STORMWATER LATERAL WHICH WILL CONNECT FROM SW DETENTION TANKS & TO THE EXISTING MAIN IN RATA ST.
- EACH LOT WILL HAVE A PROPOSED 100mm PVC (SIC OR SN16 AS APPROPRIATE) SEWER MAIN RUNNING THROUGH THE SITE TO THE EXISTING SEWER MAIN RUNNING THROUGH THE SITE.
- ABANDONED PIPES & LATERALS ARE SHOWN AS GREY. ALL WORKS LATERALS SHALL COMPLY WITH COUNCIL REQUIREMENTS.
- ALL OVERHEAD POWER & TELECOM LINES TO BE REMOVED & RE-LAID UNDERGROUND BY THE SERVICE PROVIDERS.
- A 1.2m DPE 6.6m LONG PRIVATE WASTEWATER PUMP STATION WITH 10.4m³ STORAGE & GRAVITY CONNECTION TO EXISTING MAIN

PROVIDE #6 WITH A NEW SEPARATE AND DIRECT K&C OUTLET OR CONNECTION TO SW MAIN IN RIMU ST OR RETAIN SHARED CONNECTION

2.000L SW DETENTION TANKS

3.0m EASEMENT IN GROSS OVER SANITARY SEWER MAIN, FULL LENGTH GARAGE

NEW 63mm OD PE100 PN16 RIDER MAIN TO REPLACE EXISTING WITH 50mm CONNECTION 4x20mm INDIVIDUAL CONNECTIONS

PROPOSED VEHICLE CROSSING & PARKING PAD FOR LOT 5. TO BE BERM & FULL HEIGHT CROSSING TO HCC STANDARD DETAIL CN1005-25R & 93R

EXISTING VEHICLE CROSSING TO BE REMOVED & REPLACED WITH BERM & FULL HEIGHT KERB & FOOTPATH

REFER NOTE 8

REFER NOTE 7

NEW 63mm OD PE100 PN16 RIDER MAIN TO REPLACE EXISTING WITH 50mm CONNECTION 4x20mm INDIVIDUAL CONNECTIONS

EXISTING VEHICLE CROSSING TO BE REMOVED & REPLACED WITH BERM & FULL HEIGHT KERB & FOOTPATH

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Introducing Vale.

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed, so they don't have a cookie-cutter look. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.