

Rata St

Vale



Vale is proud to present 117 Rata Street, our latest boutique development of six terraced homes, located in the up-and-coming suburb of Naenae - centrally positioned in the heart of the Hutt Valley.

This sleek new development will set a new benchmark for contemporary living in this area. Construction of these architecturally designed, two-level homes is expected to start in April 2022.

Please contact our Lead Agents from Professionals for more information:

Shane Brockelbank

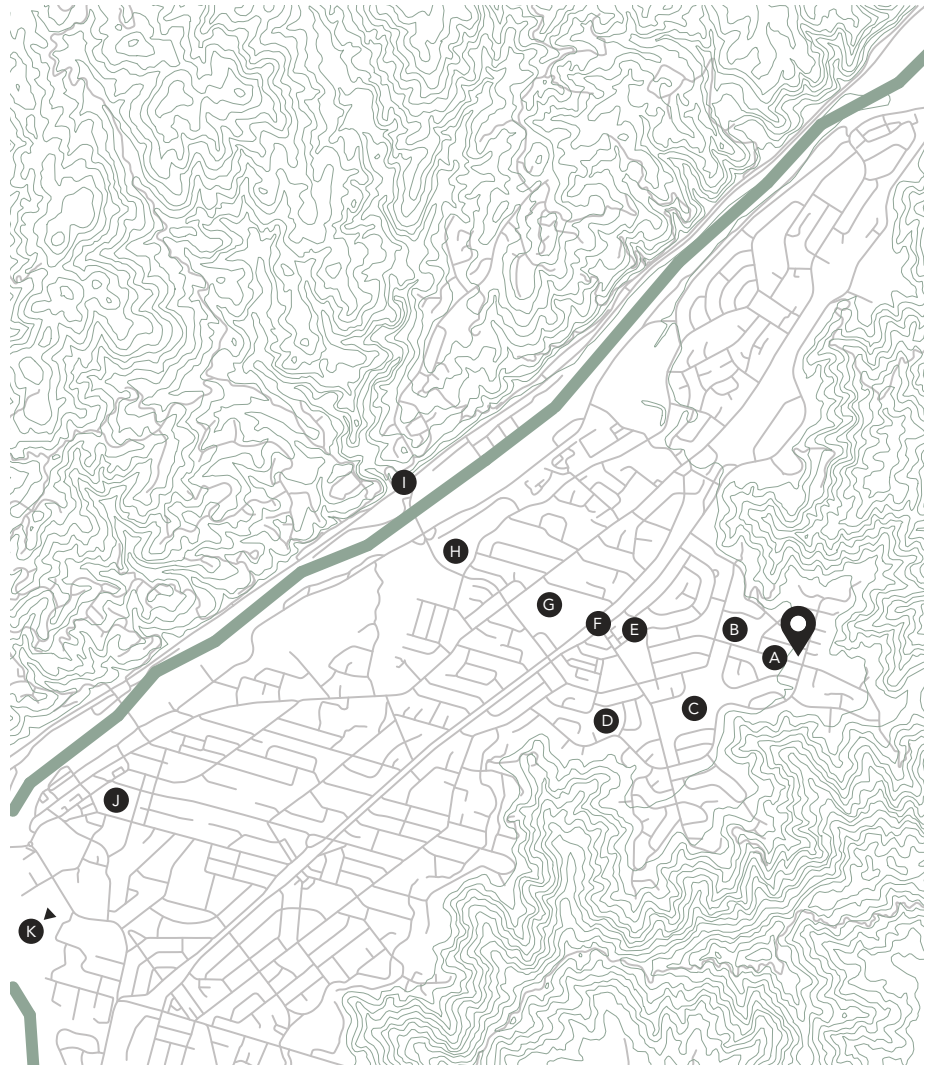
Licensed Real Estate Salesperson

021 459 622

shane@redcoats.co.nz

redcoats.co.nz

Map.

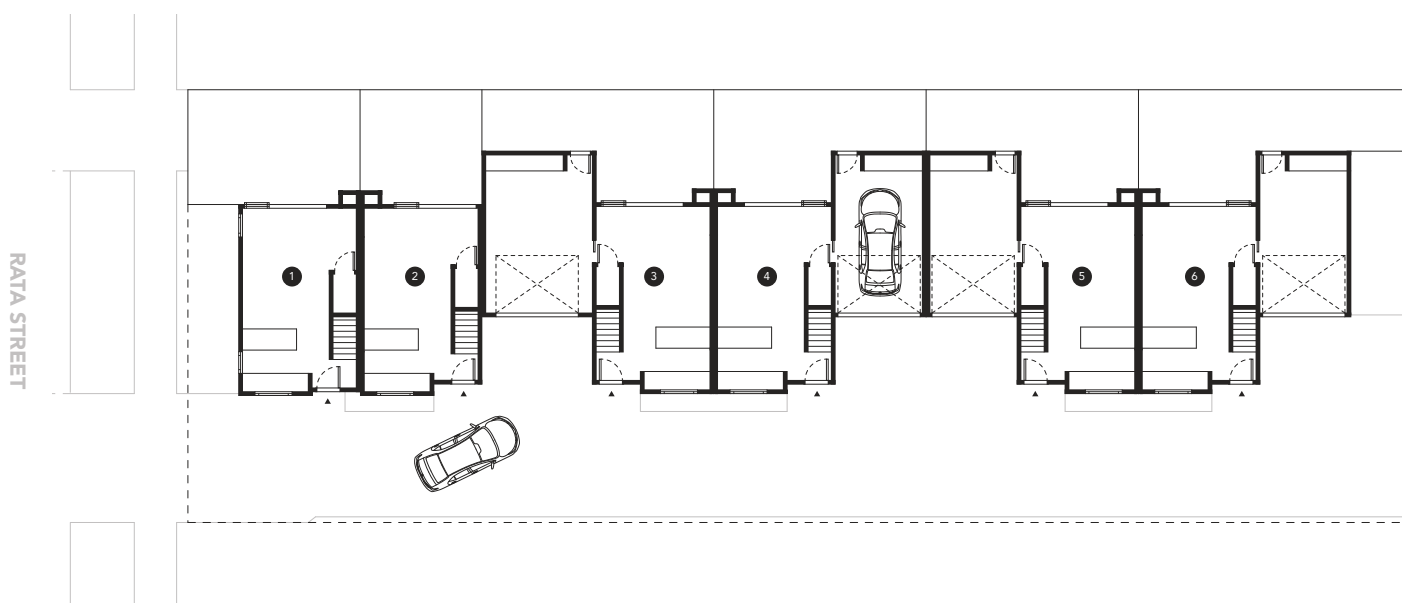


A	Bus Stop	1 min walk	-
B	Rata Street School	6 min walk	1 min drive
C	Naenae Park	10 min walk	3 min drive
D	Naenae Primary School & Community Hub	20 min walk	3 min drive
E	Naenae Shops & Naenar Library	18 min walk	4 min drive
F	Naenae Train Station	20 min walk	5 min drive
G	Naenae College & Naenae Intermediate	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



117 Rata Street

Site Plan.



Vale's signature design-led homes are what sets our developments apart from the rest. We are excited to continue our track record at 117 Rata Street with a carefully-considered development of six two-bedroom homes, four of which contain attached garages.

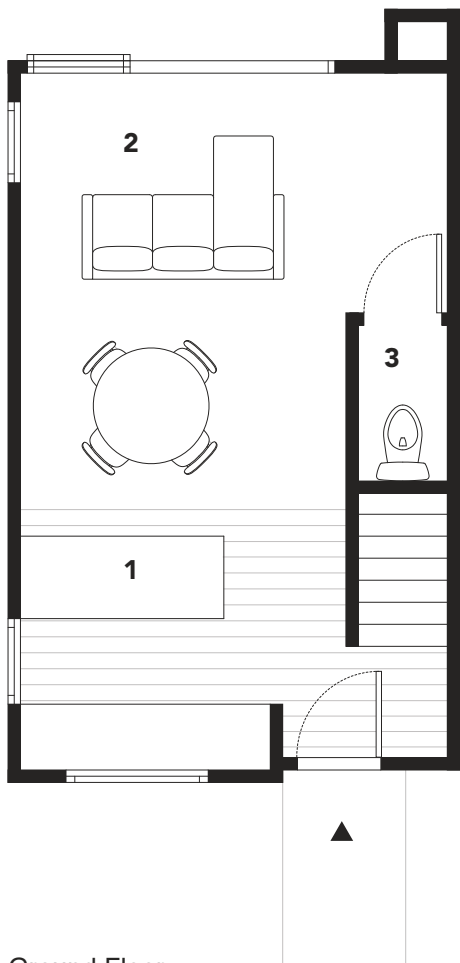
Property Schedule

Unit	Configuration	Floor Area (m ²)	Site Area (m ²)
1	2 bedroom, 1.5 bathroom	70	75
2	2 bedroom, 1.5 bathroom	67	55
3	2 bedroom, 1.5 bathroom with garage	95	103
4	2 bedroom, 1.5 bathroom with garage	90	94
5	2 bedroom, 1.5 bathroom with garage	90	94
6	2 bedroom, 1.5 bathroom with garage	92	154

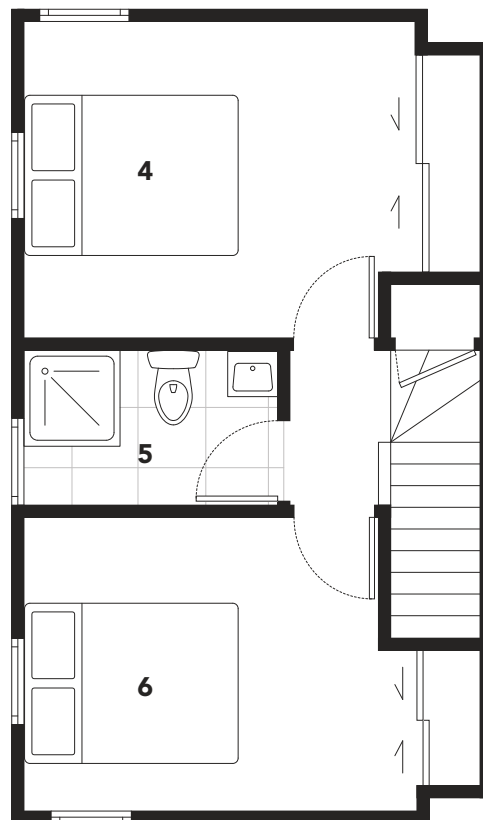
Figure & Ground Architecture's design showcases Vale's mandate for sleek, attractive homes, incorporating carefully-selected materials which provide long-lasting, low-maintenance performance as well as a contemporary visual statement.

Floor Plans.

Units 1 - 2



Ground Floor



First Floor

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

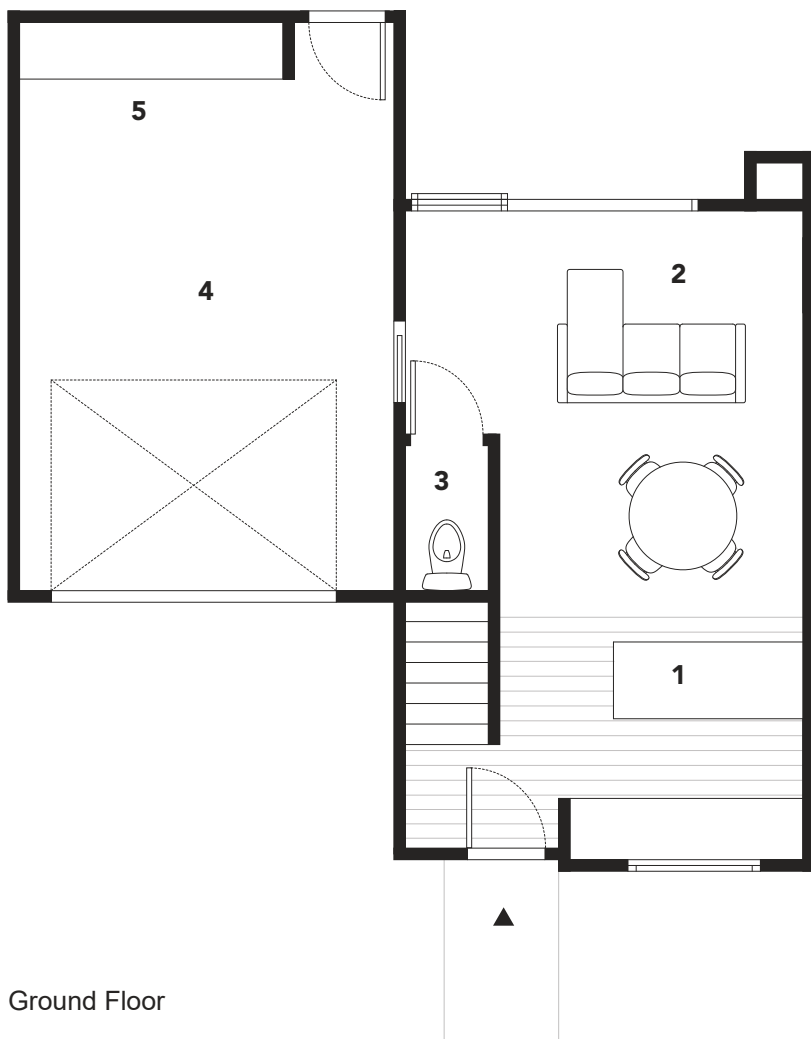
Ground Floor Area: 34m²
First Floor Area: 39 - 40m²
Total Area: 70 - 74m²

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.

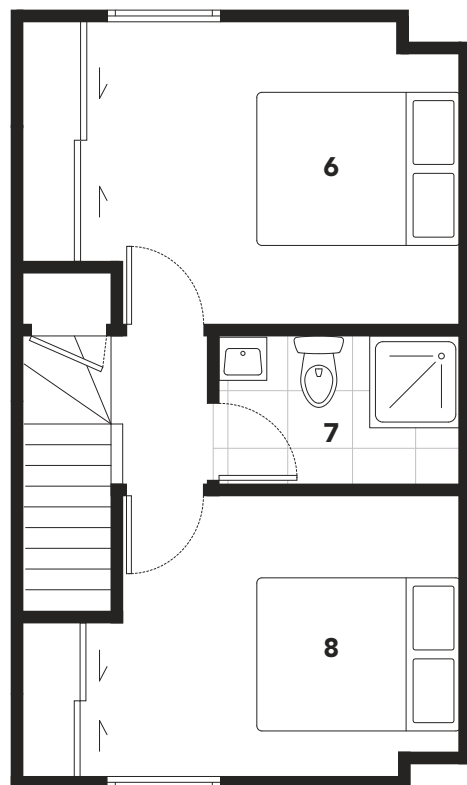
Quality finishes, tiling, appliances, and floor coverings are selected for their timeless appeal and high performance; while the homes also provide the convenience of a separate downstairs WC.

Floor Plans.

Units 3 - 6



Ground Floor



First Floor

Ground Floor Area: 34m²
First Floor Area: 39 - 40m²
Total Area: 70 - 74m²

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

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, Truwood horizontal weatherboard 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	Colorsteel sectional door w opener and remotes

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
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 Ranghood - 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

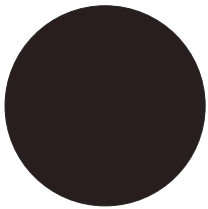
Colour Schedule

Exterior

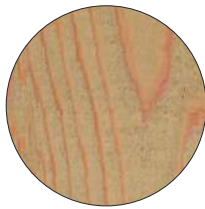
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster

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	Flaxpod



Colorsteel
Flaxpod



Resene Wood-X
Damper



Midland Bricks Euro
Nieve

Colour Schedule

Interior

Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Karndean Opus - Niveus

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), 150 x 22 matte white tiles with grey grout (floor to ceiling)
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Paint

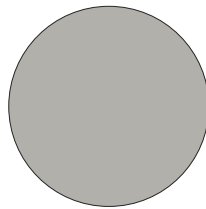
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



Feltex Cable Bay
Coles



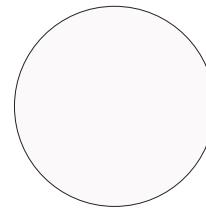
Quickset Laminate
Soft Oak Medium



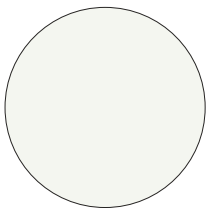
Bestwood Subtle
Grey Velvet



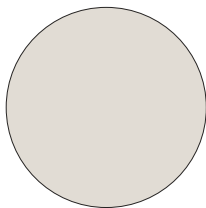
Melteca Classic Oak
Puregrain



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



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.

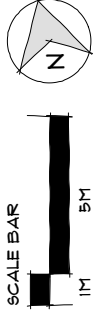
The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking 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 HIGH SOLID FENCE BETWEEN UNITS

SMALL FOLD DOWN CLOTHESLINE

PLAIN CONCRETE TO SERVICE AREA

1.5M HIGH 'POOL STYLE' FENCE

1.5M HIGH 'POOL STYLE' GATE

1.8M HIGH SOLID FENCE

BIN AREA FOR UNIT 2

PAVERS THROUGH GARDEN

BIN AREA FOR UNIT 6

RATA STREET

6X LETTERBOXES

CLIMBER TRAINED TO MESH FIXED TO FENCE. REFER TO TYPICAL DETAIL








PERMEABLE PAVING TO HIGHLIGHT ENTRANCES. BAND WIDTH TO ALIGN WITH BUILDING FOOTPRINT, ONLY FULL PAVERS TO BE USED.

CONCRETE STEP INTO UNITS 1 & 2. REFER TO THE ARCHITECT'S DRAWINGS FOR STEPS & LEVELS























SURFACES KEY

TOTAL SITE AREA 734 M2

PERMEABLE TOTAL: 30%

-  PLAIN CONCRETE WITH SAW CUTS 30.3 M2
-  PERMEABLE PAVING 46.2 M2
-  DRIVEWAY 197.5 M2
-  TIMBER 59.4 M2
-  GARDEN BED 104.9 M2

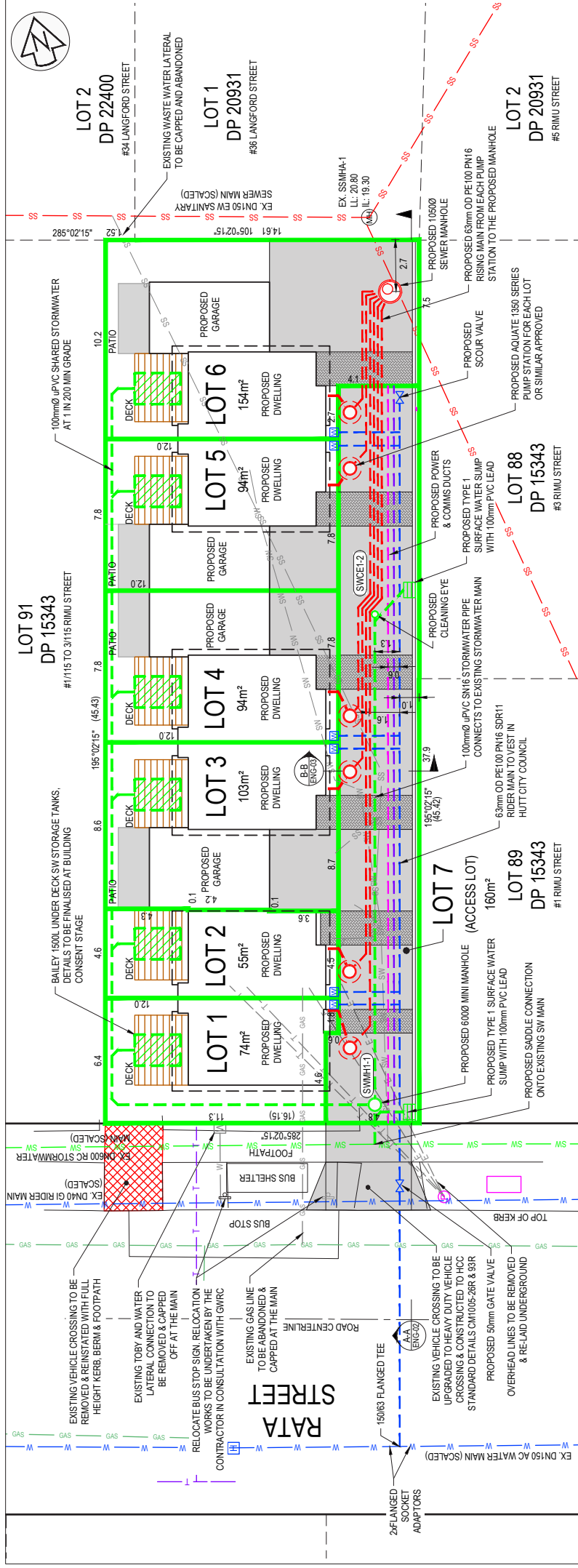
PLANT IMAGES

	PSEUDOPANAX FEROX	
	LIBERTIA PEREGRINANS	
	TRACHELOSPERMUM JASMINOIDES	
	LOMANDRA 'LIME TUFF'	
	LIRIOPE MUSCARI	
	GRISEBINA 'BROADWAY MINT'	
	LIBERTIA IKBDES 'TAUPO BLAZE'	
	HERE 'WIRI MIST'	
	HERE 'EMERALD GEM'	
	SOPHORA TETRAOPERA	
	PRUNUS AMANOOGAWA	

SCALE:	1:120 @ A2
DATE:	13 JULY 2022
PAGE:	1 OF 5
REVISION:	6
DRAWN BY:	D. GREIG

LANDSCAPE PLAN FOR CONSENT
117 RATA STREET, WELLINGTON

NOTE
DO NOT SCALE OFF DRAWINGS



GENERAL NOTES

- CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND SERVICES PRIOR TO COMMENCING CONSTRUCTION WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND WATER SERVICES ACT 2019 (WSWA) AND THE SUBSIDIARY REGULATIONS, AND THE STANDARDS SET OUT IN HCC CHAPTER 11 SUBDIVISION RULES.
- ALL WORKS SHALL COMPLY WITH THE REGIONAL STANDARD FOR WATER SERVICES DATED MAY 2019 (RSW) AND THE REGIONAL SPECIFICATION FOR WATER SERVICES DATED MAY 2019 AND THE REGISTER OF APPROVED PRODUCTS FOR USE IN WATER SERVICES INFRASTRUCTURE DATED AUG 2019.
- ALL WATER CONNECTIONS TO EXISTING WATERMANS TO BE MADE BY AN APPROVED CONTRACTOR.
- ALL WATER SERVICE CONNECTIONS ARE 25mm PE80 SDR11 PN12.5 PIPE AND AN APPROVED 25mm MANHOLE CONNECTION, OR APPROVED ALTERNATIVE. IF APPROVED ALTERNATIVE IS USED, CONTRACTOR TO PROVIDE DETAILS OF PENETRATION AROUND PERIMETER CONNECTION TO PROPOSED RIDER MAIN ALONG RIGHT OF WAY UPSTREAM OF SCOUR VALVE.
- CONNECTION TO HCC'S DRAINAGE NETWORK SHALL BE MADE BY A REGISTERED DRAINLAYER.
- ALL WASTE WATER CONNECTIONS ARE TO BE 100mm uPVC S/N16, UNLESS SPECIFIED OTHERWISE. WHICH WILL CONNECT TO A PROPOSED PUMP STATION AT THE BOUNDARY OF EACH PROPERTY, WHICH WILL BE PUMPED VIA A 63mm OD PE100 PN16 RISING MAIN TO THE PROPOSED RECEIVING MANHOLE.
- ALL STORMWATER CONNECTIONS ARE TO BE 100mm uPVC S/N16, UNLESS SPECIFIED OTHERWISE. WHICH WILL CONNECT TO A PROPOSED PUMP STATION IN THE REAR LOTS VIA PROPRIETARY Y-JUNCTION. MINIMUM GRADE 1:20.
- ALL EXISTING SERVICES TO BE CAPPED AT THE MAIN.

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Contractor to verify all dimensions on site before commencing any work. Refer to all figured dimensions. Refer all discrepancies to the Surveying Company Ltd.

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

Rev.	Amendments	Date
C	FOR ENGINEERING APPROVAL	25/04/22
B	FOR ENGINEERING APPROVAL	17/7/22
A	FOR ENGINEERING APPROVAL	05/11/21

Client: **VALE PROPERTY LTD**

Job Title: **117 RATA STREET, NAENAE**

Name	Date
Surveyed TR	27/01/2021
Designed JWM	27/09/2021
Drawn KC	05/11/2021
Checked	
Approved	

Sheet Title	Project	Scale (As Original)	Page No.	Rev.
PROPOSED SERVICES PLAN	34107	1:200	1	C
Drawing	ENG-01			



Property Address 117 Rata Street, Naenae

Date of valuation 16 June 2022

Rental valuation \$650 - \$680 per week - 2 Beds, 1.5 baths, on street parking
\$700 - \$730 per week - 2 Beds, 1.5 baths, garage - internal access

Stress Free Wellington Property Management - Desktop Valuation

Copo Property Management has been asked to appraise the new development at 117 Rata Street, Naenae.

From the description of the property provided, plus knowing the expected tenant type wishing to live here, we expect a peak summer rental of between \$650-\$680 per week for a 2 bed with on street parking or \$700-\$730 for a 2 bed with garaging. Before renting the properties must be compliant with the Healthy Homes Standards.

A more detailed report, including any potential improvements that could increase the desirability of the property can be obtained with a personal site visit.

Features of the property include:

- Bright spacious modern living
- High end fixtures and fittings
- Low maintenance landscape

Location

- Desirable central location
- Short drive to shops, schools, parks and transport

What our clients say.

"I am impressed at how quickly you found this tenant"

- Scott Faden, Mt Victoria

"Your proactive inspections have ensured we have no maintenance surprises"

- Bob Ulrichsen, Newtown

"Niall and the team took control and sorted out the transfer of tenancy without any problems"

- Sean Brosnahan, Northland

Sincerely,

A handwritten signature in blue ink that reads "Tania".

Tania McCrystall | Business Development Manager


Copo Property Management
Level 4, 15 Courtenay Place, Te Aro, Wellington
022 488 4426
tania@copo.nz
0800 567 563
www.copo.nz

***NB This is a professional estimate of rental level for the property based upon our extensive market knowledge of the area; however it should not be acted upon as a rental appraisal from a registered valuer. Should you require such a report we recommend you seek the services of a registered valuer.**






RENTAL APPRAISALS


Lot 1 & 2, 117 Rata Street, Naenae, Lower Hutt

-  2 Bedrooms
-  1 Bathroom
-  Boutique Development by Vale with 74m² living space, and private courtyard
-  Close to all public transport networks and schooling

 **\$ 610.00 to \$ 640.00 per week**

Lot 3, 4 & 5, 117 Rata Street, Naenae, Lower Hutt

-  2 Bedrooms
-  1 Bedroom
-  1 Garage
-  Boutique Development by Vale with 74m² living space, and private courtyard
-  Close to all public transport networks and schooling

 **\$ 660.00 to \$ 690.00 per week**

Lot 6, 117 Rata Street, Naenae, Lower Hutt

-  2 Bedrooms
-  1 Bedroom
-  1 Garage
-  Boutique Development by Vale with 74m² living space, and large private courtyard
-  Close to all public transport networks and schooling

 **\$ 670.00 to \$ 700.00 per week**

To ensure you receive a lot of interest and a wide choice of potential tenants, we believe that the properties above will, in today's rental market, achieve a rental rate as noted above.



Nick Close

Business Development Manager

Mobile: 021 752 944

Email: nick@ironbridge.co.nz

Disclaimer: The above rental appraisal is based on our market opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

Auckland | Wellington | Christchurch

www.ironbridge.co.nz

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.