

The Townhouses

at **TE-AWA RISE**



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Land Area: 215-250m²

Floor Area: 180-187m²

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The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.

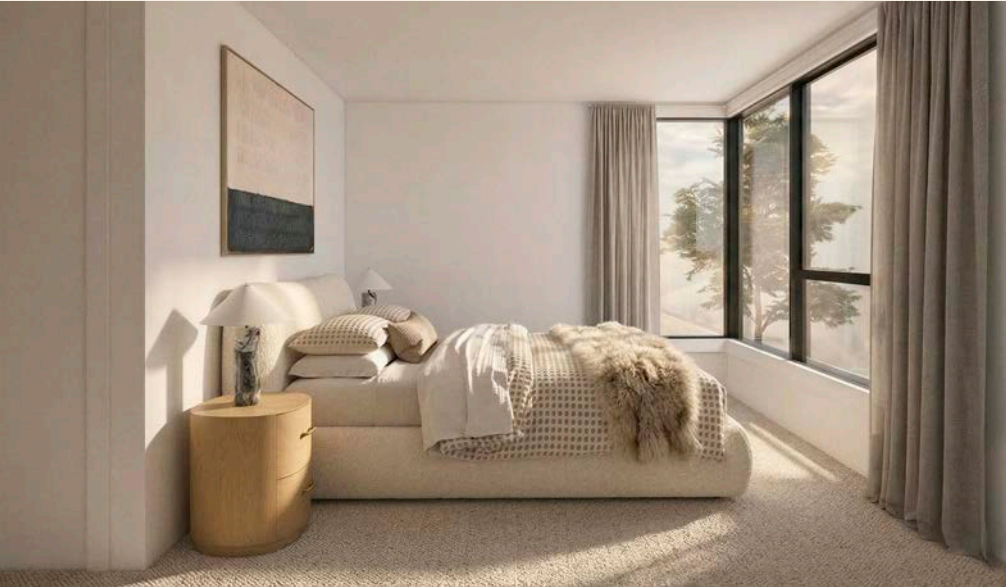
Part 1

Renders

Part 1
Renders







Part 2

Plans & Elevations

Part 2

Floor Plan — Typical Layout A (Bookend)

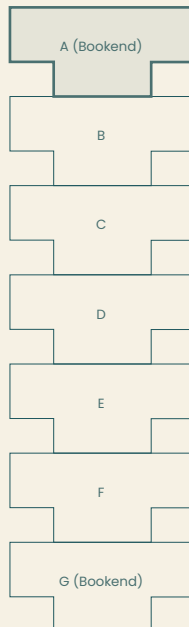


Site Area: 249m²
 Floor Area: 186m²

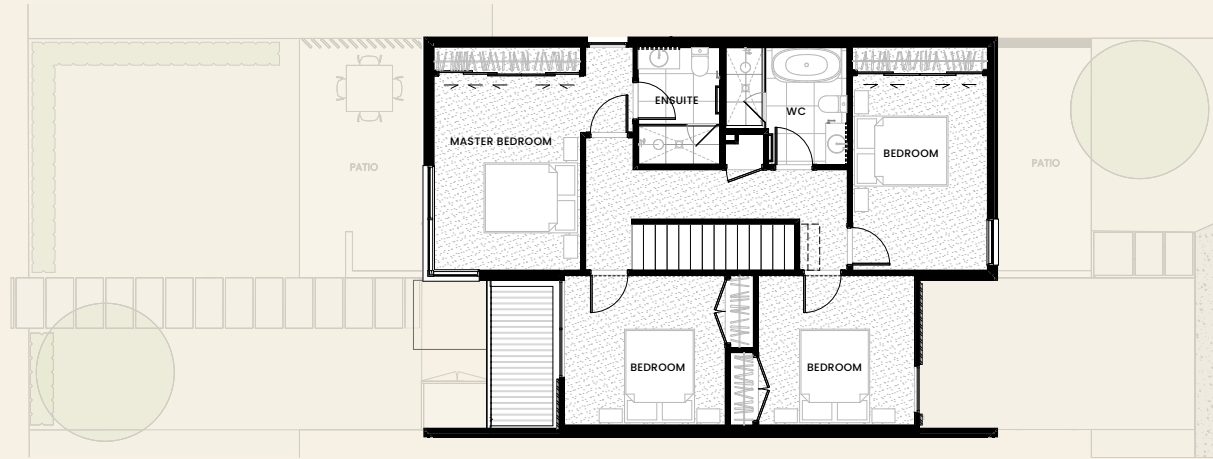
Floor Areas are rounded.

Finishes, fixtures and cabinetry are shown to provide context and may not accurately represent the final product. Landscaping design, decking and patio areas may be subject to change dependent on site conditions. Floor area noted is over cladding. This plan is conceptual only to provide an indicative layout to prospective clients.

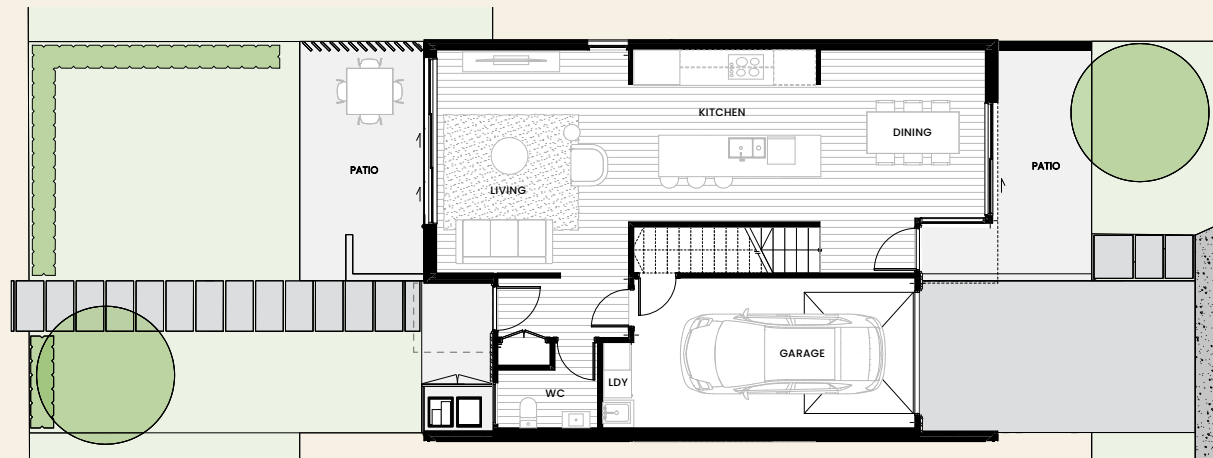
Townhouse Location



Level One
92m²



Ground
94m²



Part 2

Floor Plan — Typical Layout B-F

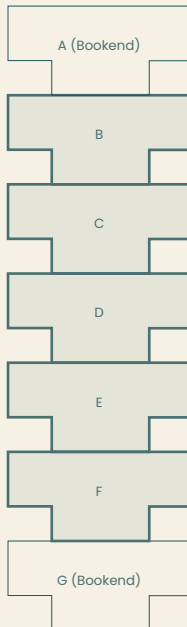


Site Area: 216m²
 Floor Area: 184m²

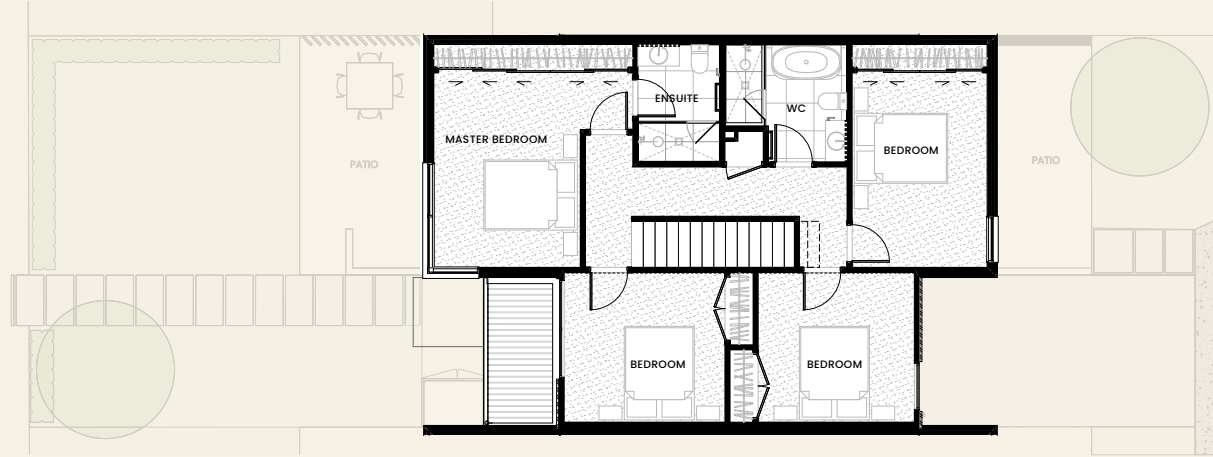
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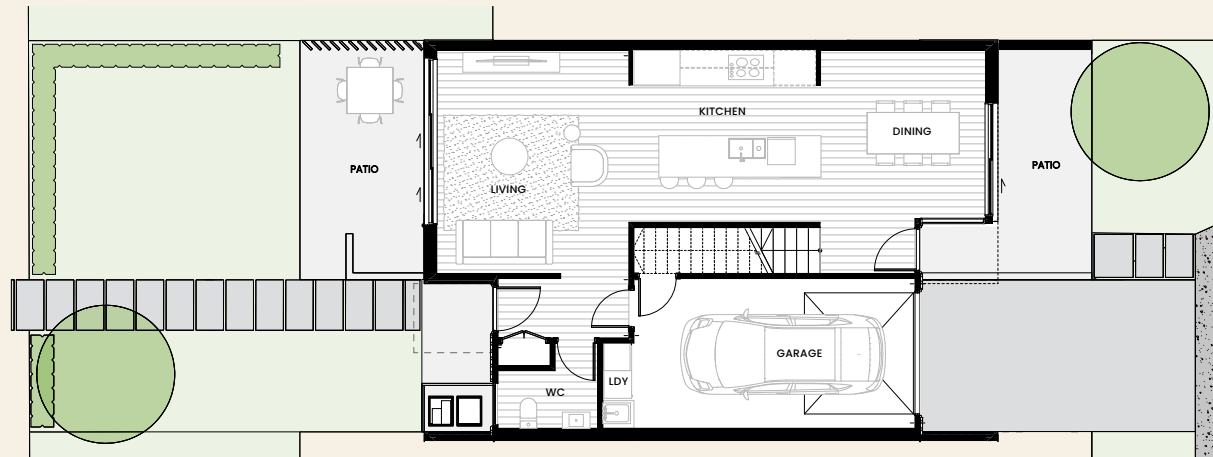
Townhouse Location



Level One
91m²



Ground
93m²



Part 2

Floor Plan — Typical Layout G (Bookend)

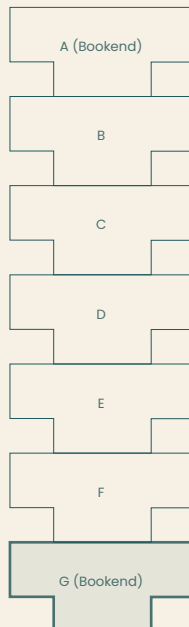


Site Area: 249m²
 Floor Area: 187m²

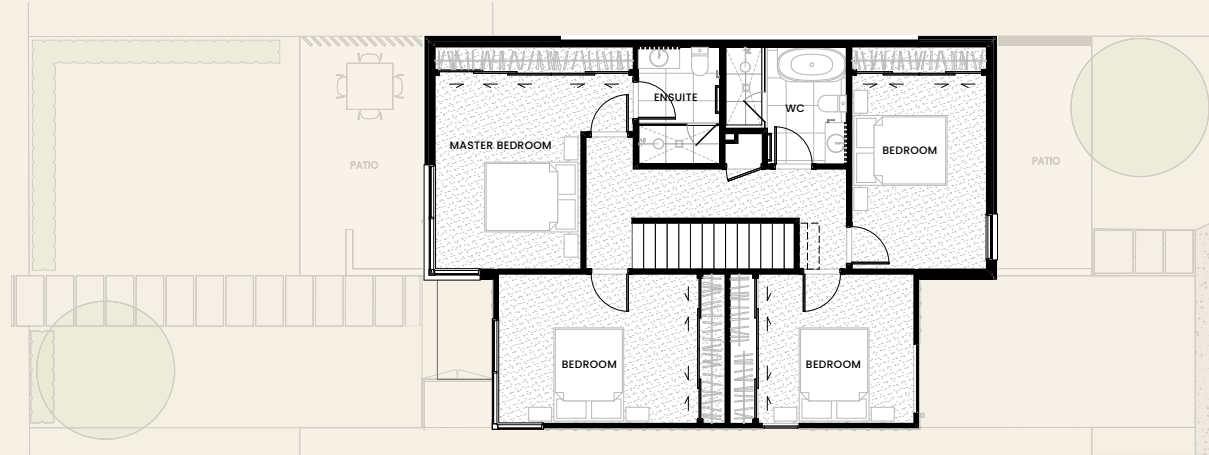
Floor Areas are rounded.

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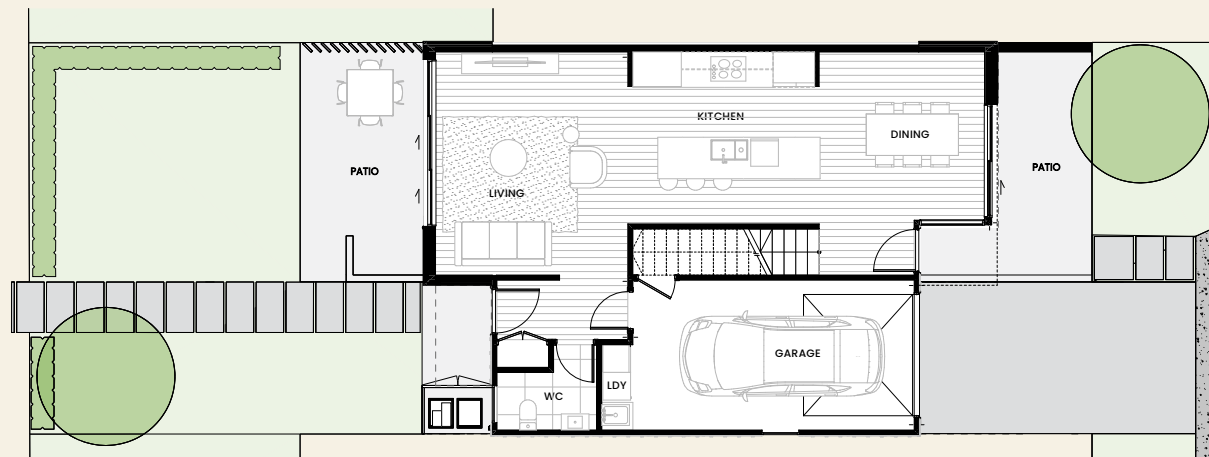
Townhouse Location



Level One
92m²



Ground
95m²



Part 2 Elevations



N North Elevation
A10 Scale 1:100



S South Elevation
A10 Scale 1:100

Part 3

Construction Specification

Part 3

Construction Specification

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Floor structure	Final Engineering to be confirmed with Building Consent Lot 203 Geotechnical bearing capacity (kPa) is 240 AS2870 Expansive Class is A	Waffle slab with poly pods Standard timber mid-floor.	n/a	n/a	n/a
Intertenancy	GBTLAB 60b - GIB Barrierline with 10mm noiseline each side and R2.2mm pink batts	As sourced by builder	n/a	n/a	n/a
Internal heating and cooling	Single zone central heating unit	Panasonic or similar	n/a	n/a	n/a
External walls	90mm thick SG8 H1.2 timber framing 2700mm ceiling height ground floor, 2400mm ceiling height 1 st floor	As sourced by builder	n/a	n/a	n/a
Exterior cladding - Metal tray	Eurostyle Spanlok	Roofing Industries	Flaxpod	n/a	n/a
Exterior cladding - Brick	Tasman King 290x68x70 clay bricks Flush pointing	Canterbury Clay Bricks Natural mortar Bagged finish (flush with brick)	Tasman	n/a	
Exterior cladding - Weatherboards	TBC	TBC		n/a	n/a

Part 3

Construction Specification

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Soffits (incl. covered patio)	6mm Fibre Cement Sheet. Paint Finish	As sourced by builder	TBC	n/a	n/a
Roofing	Brownbuilt 900	Dimond Roofing	Flaxpod	n/a	n/a
Roofing – additional flat roof structure	n/a	n/a	n/a	n/a	n/a
Roofing - Spouting	½ round gutter	Colorsteel	Flaxpod	n/a	n/a
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel	Flaxpod	n/a	n/a
Aluminum Spandrels proximity to brick	Aluminum Flashing	Colorsteel	Sandscape	n/a	
Aluminum Spandrels proximity to timber	Aluminum Flashing	Colorsteel	Flaxpod	n/a	
Front entry posts	n/a	n/a	n/a	n/a	n/a
Window joinery	APL Residential & Metro Series aluminum joinery	APL – Altherm Window Systems	Flaxpod	n/a	n/a
Windows glass	Double glazed, low E with argon filled Glass	As sourced by Builder	Clear	n/a	n/a
Window handles	APL Urbo range	APL	Flaxpod	n/a	n/a
Window jambs	Grooved Pine	As sourced by builder	Mt Aspiring Quarter	n/a	n/a
Intertenancy Build Up	GBTLAB 60b - GIB Barrierline with 10mm noisline each side and R2.2mm Pink Batts	GIB and Pink Batts	n/a		
Internal wall lining	10mm stopped to level 4 finish & painted (wash & wear low sheen)	GIB	Mt Aspiring Quarter	n/a	n/a
Bathroom walls	10mm Aqualine plaster board stopped to level 5 finish & painted (aqua enamel low sheen)	GIB and James Hardie	Mt Aspiring Quarter	n/a	n/a
Skirting architrave	Square 90 x 10.0mm Pine painted Square 90 x 10.0mm Pine painted	Southern Pine Products	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
Ceiling lining	13mm GIB level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.	Gib	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
Insulation	Walls R2.2 90mm Ceiling R5.0 260mm	As sourced by builder	n/a	n/a	n/a

Part 3 Construction Specification

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Internal doors	2.2m high, 40mm Hollow core pre-primed & painted.	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a
Internal door jambs	25mm Pine	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a
Internal door handles	Windsor Futura Range	Windsor	Brushed Nickel	n/a	n/a
Door hinges	To match hardware	As sourced by builder	Stainless steel	n/a	n/a
External front door	Plasma –solid panel aluminum powder coated doo, vision panel within door leaf.	Altherm	Flaxpod	n/a	n/a
External front door frame	Plasma Aluminium	n/a	Flaxpod	n/a	n/a
Front door handle – inside	Verge plain	Windsor	Brushed Nickel	n/a	n/a
Front door handle – outside	Verge plain	Windsor	Brushed Nickel	n/a	n/a
External front door seals	Rubber seals	As sourced by builder	n/a	n/a	n/a
External front door hinges	As sourced by builder	As sourced by builder	Stainless steel	n/a	n/a
Hot water heating	Rinnai Infinity A26 natural gas (external)		n/a	n/a	n/a
Garage door	Colorsteel powdercoated sectional	GDCO	Flaxpod	n/a	n/a
Garage door opener	Automatic with 2 remotes	As sourced by builder	n/a	n/a	n/a

Interior Joinery & Storage

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Wardrobes – master bedroom	TBC	n/a	White	n/a	n/a
Wardrobes – other bedrooms	TBC	n/a	White	n/a	n/a

Electrical / Lighting






Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Lighting & Electrical Outlets (power points)	Refer to Electrical layout plan	As sourced by builder	Colour to match façade, soffit, ceilings and walls		
Fiber Connection / Wifi		Builder to arrange fiber connection into home			




External Areas & Landscaping







Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Driveway	12mm river pebble, exposed aggregate concrete laid to falls with sump and strip drains as required	As sourced by builder	n/a	n/a	n/a
Footpath and entry	12mm river pebble – exposed aggregate concrete laid to falls with sump and strip drains as required & Pavers	As sourced by builder	n/a	n/a	n/a
Exterior courtyard and patio areas	12mm river pebble – exposed aggregate concrete laid to falls with sump and strip drains as required	As sourced by builder	n/a	n/a	n/a
Exterior decking	n/a	n/a	n/a	n/a	n/a
Outdoor taps	in accordance with plans	As sourced by builder	n/a	n/a	n/a
Mailbox	Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines OR SIMILAR	As sourced by builder	n/a	n/a	n/a
Clothesline	Not Supplied	n/a	n/a	n/a	n/a

Part 4

Materials & Finishes







	Description	Size	Supplier	Finish	
Wall Finishes					
Walls	Wash n Wear – Mt Aspiring Quarter		Dulux	Low Sheen	
Walls – WC/ENS	Aquaenamel – Mt Aspiring Quarter		Dulux	Low Sheen	
Ceiling	Fast Dry – Mt Aspiring Quarter		Dulux	Flat	
Skirting/ Trims	Fast Dry – Mt Aspiring Quarter		Dulux	Low Sheen	
Doors	Fast Dry – Mt Aspiring Quarter		Dulux	Acrylic Enamel Semi-Gloss	








	Description	Size	Supplier	Finish	
Flooring					
Garage Flooring	Polypropylene Garage Carpet			Crazy XL	
Carpet	Feltex Okiwi Bay – Red Cedar		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
Kitchen					
Benchtops	Primestone			TBD	
Joinery Island	Melteca			TBD	
Joinery Back	Melteca			TBD	
Backsplash	Primestone			TBD	
Benchtops	Primestone			TBD	



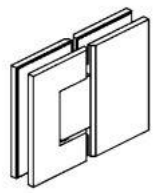
	Description	Size	Supplier	Finish	
Bathrooms					
Bathroom Floor Tiles	Heritage Nude	600x600mm	European Ceramics	R10	
Bathroom Wall Tiles	Heritage Nude	600x600mm	European Ceramics	R10	
Bathroom Wall Feature	Heritage Nude	600x600mm	European Ceramics	Grooved	
Laundry					
Joinery Fronts	Standard White – Joinery Supply				
Bench Top	Blanco Marquina	Square Edge	Prime Laminate	Matt	
Cabinet Pulls	Lorette Overlay Handle	51mm	Elite hardware	Brushed Nickle	
Splashback	Stick Mosaics		European Ceramics	Matt	








Part 5

Fixtures & Fittings Selections




	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Mixer	Greens, Mika Pull Down Sink Mixer		Harrison Bloy	Chrome	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self- cleaning	OB60SD9PB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB2	Fisher and Paykel		
Rangehood		HP60IDCHX4	Fisher and Paykel		
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4X2	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface 1 drawer	1200mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9418	1200x700m m	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Shower Head	Watersino Pin Shower Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain TBC by builder		As supplied by builder	Chrome	
Shower Glass Hardware			Opus Glass Hardware	Chrome	
Bathroom Fan			As supplied by builder		



	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface	900mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9416	900x700mm	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Shower Head	Watersino Pin Slide Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	





Bathroom




	Description	Size	Supplier	Finish	
Shower Drain	Tiled Insert Channel Shower Drain 1000		As supplied by builder	Chrome	
Bath	Newark Corner Bath	1500	Newtech		
Spout	Pin Bath Spout		Harrison Bloy	Chrome	
BathMixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Bathroom Fan			As supplied by builder		

Powder Room

Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harrison Bloy	Chrome	
	Enya BTW Toilet Suite		Harrison Bloy	White	
Vanity	Catalano Verso 40 Slim Basin	400x230x120	Harrison Bloy	White	
Mixer	Watersino Pin Basin Mixer		Harrison Bloy	Chrome	
Mirror	Westfield Mirror	400x900mm	Newtech		
Hand towel	Centro Towel Rail 220	220mm	Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/Steel	
Mixer	Watersino Pin Gooseneck Kitchen Mixer		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl		Windsor	Brushed Nickel	
Interior Door Handles	Futura Apex Lever Set		Windsor	Brushed Nickel	
Door Hinges	Hinge SS Loosepin Radius 89x60x2mm		Windsor	Brushed Nickel	 <small>NZ HARDWARE IMAGE COPYRIGHT</small>
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	

	Description	Size	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand		
Recessed Downlights	R771 - 92mm		Halcyon		
Exterior Wall Lights	Q504056		Ambius		
Dining Pendant	Form Gypsum Pendant	600mm	Lighting Direct	White	

Thank you

TE AWA RISE

Te Awa Rise

Keri Rua Road, Cambridge, Waikato



Disclaimer: Whilst every care has been taken to establish the accuracy of the material presented here, the material is not warranted by the operator and does not form part of any contract. The material is subject to change without notice. Prospective purchasers are advised to make their own enquiries to satisfy themselves on all aspects.

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