



TE-AWA RISE

Lot 8



4



2



2.5



2

Land Area: 504m<sup>2</sup>

Floor Area: 211m<sup>2</sup>

**Part 1**

Renders

**Part 2**

Plans & Elevations

**Part 3**

Construction Specification

**Part 4**

Materials & Finishes

**Part 5**

Fixtures & Fittings Selections

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 2

Plans & Elevations

# Lot 8 – Part 2

## Floor Plan

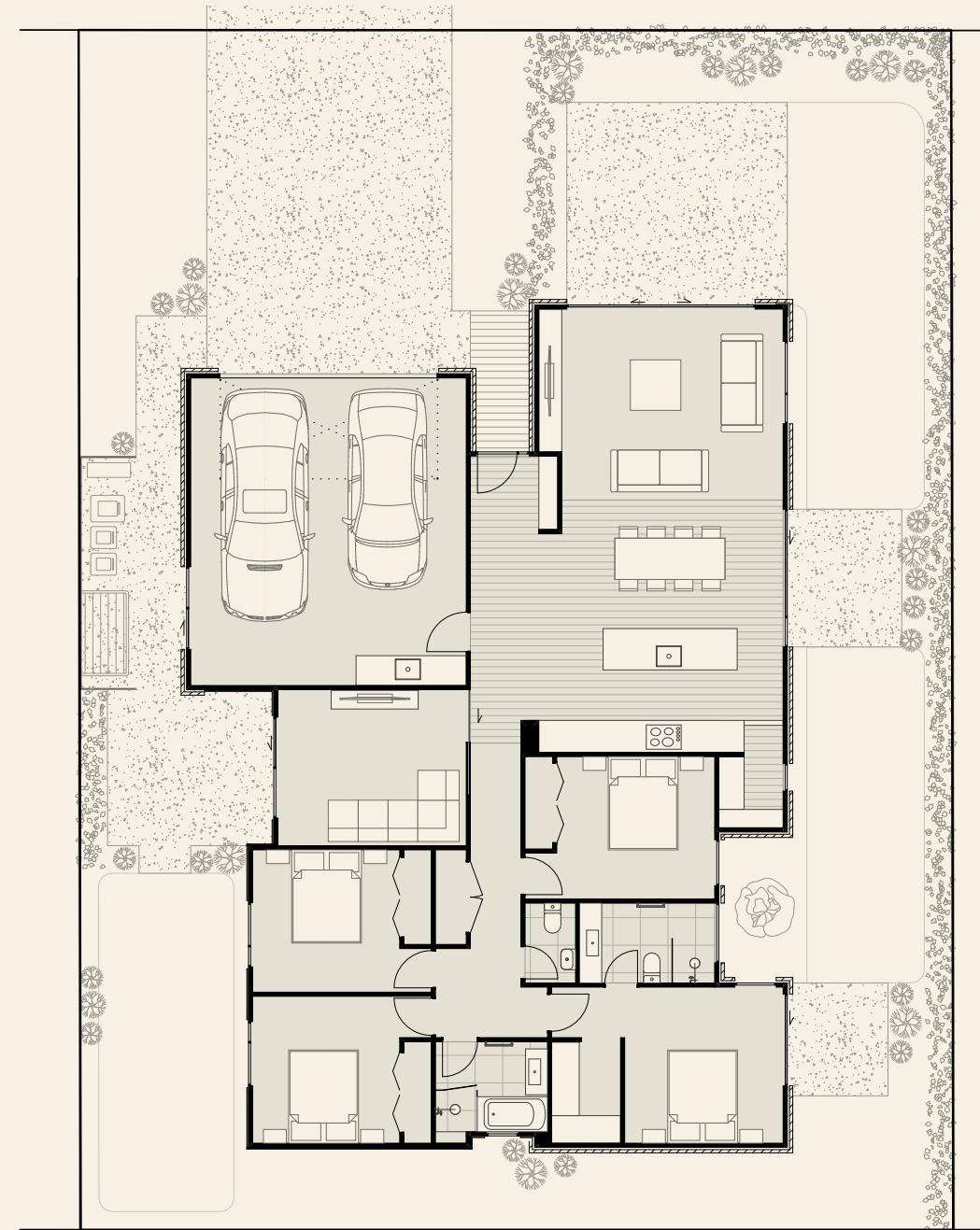
TE-AWA RISE



Site Area: 504m<sup>2</sup>  
Floor Area: 211m<sup>2</sup>  
Roof Area: 216m<sup>2</sup>

Floor area noted is over cladding.  
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.  
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This plan is conceptual only to  
provide an indicative layout to  
prospective clients.



# Lot 8 – Part 2

## Dimension Plan

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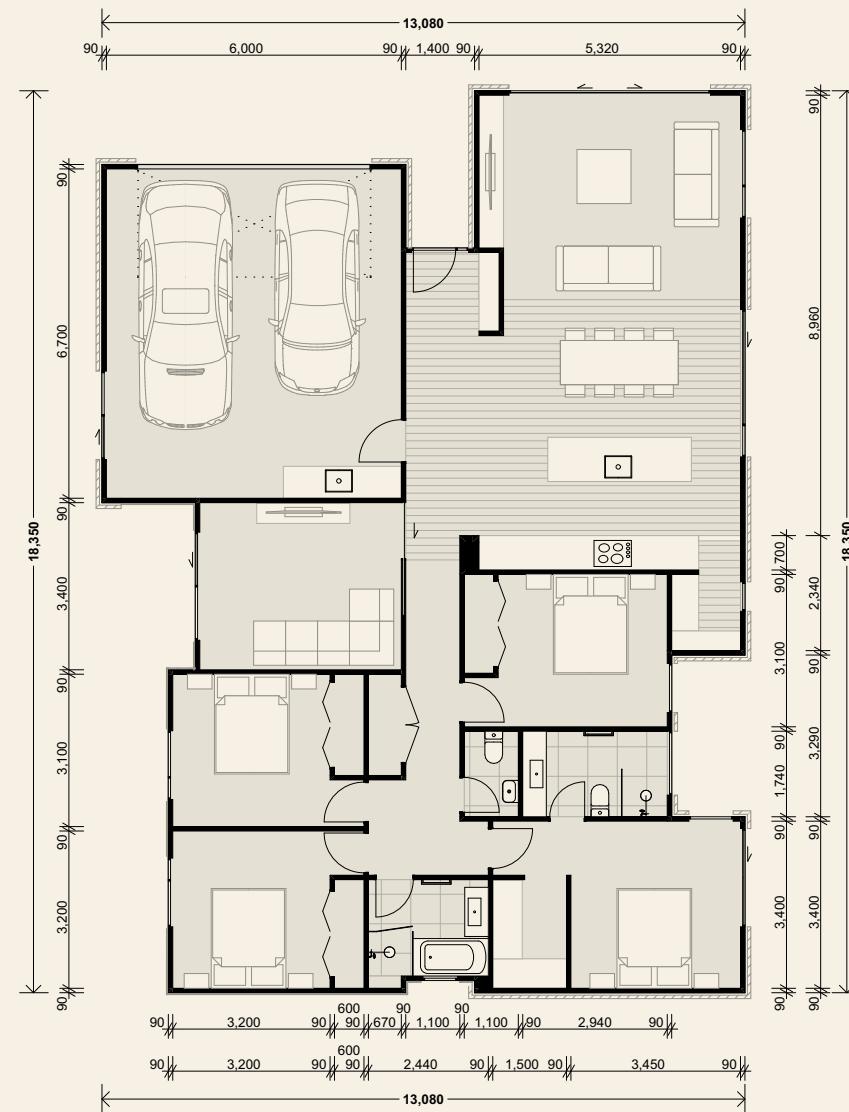
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# Lot 8 – Part 2

## Elevations

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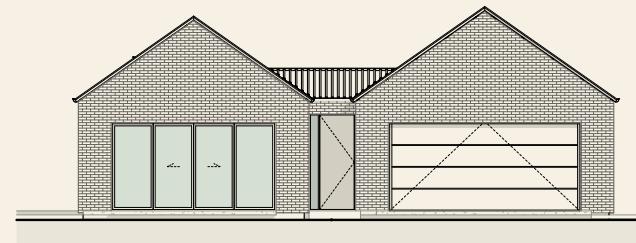
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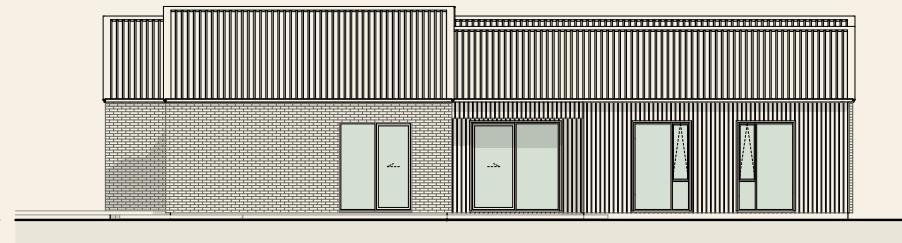
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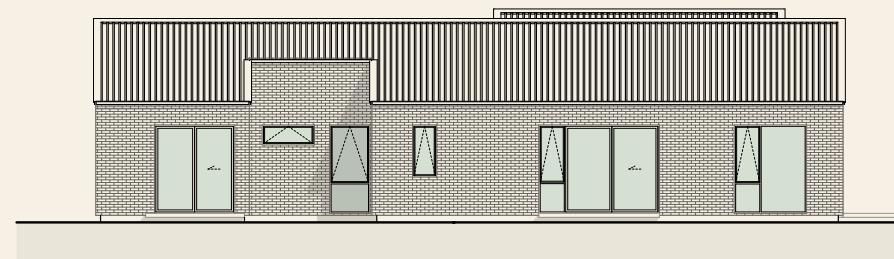
North Elevation

Scale 1:120



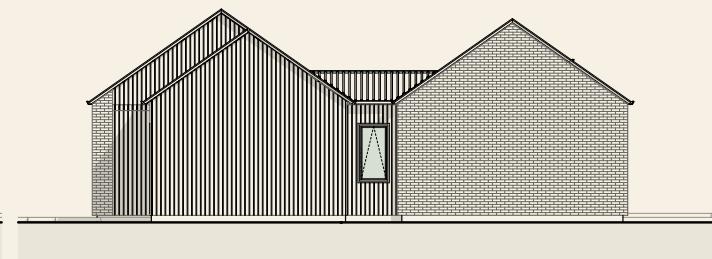
West Elevation

Scale 1:120



East Elevation

Scale 1:120



South Elevation

Scale 1:120

# Lot 8 – Part 2

## Electrical Plan

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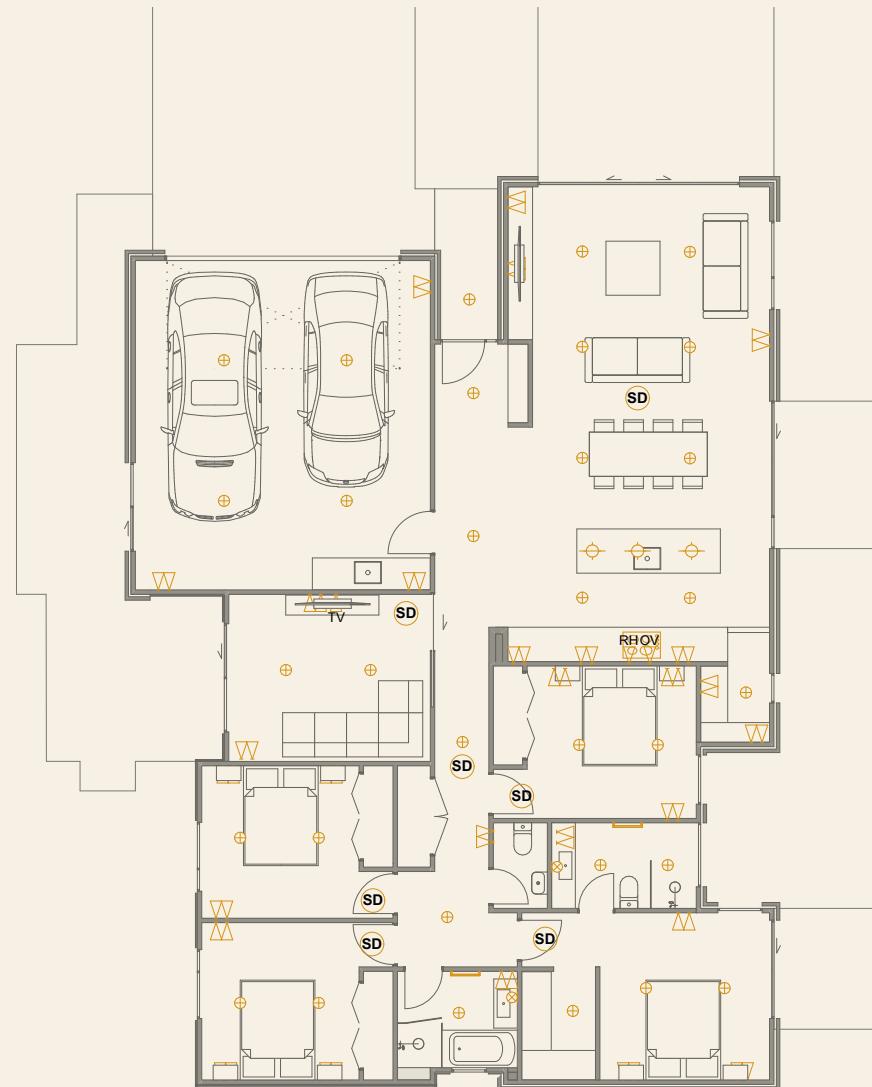
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# Part 3

Construction Specification

# Lot 8 – Part 3

## Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Floor structure</b>	Final Engineering to be confirmed with Building Consent  Lot 8 Geotechnical bearing capacity (kPa) is 240 AS2870 Expansive Class is A	Cupolex or similar	n/a	n/a	n/a
<b>Internal heating and cooling</b>	One High wall in Lounge/Kitchen only	Mitsubishi or similar	n/a	n/a	n/a
<b>External walls</b>	90mm thick FSC H1.2 timber framing 2550mm ceiling height	As sourced by builder	n/a	n/a	n/a
<b>Exterior cladding – metal tray cladding</b>	Iron medium rib cladding - ST7 profile all pavilions excluding living, refer to elevations.  Alpine traySS675 – living pavilion only.	Steel and Tube  Freeman Roofing	Gull grey  Gull grey	n/a  n/a	n/a  n/a
<b>Exterior cladding - weatherboards</b>	Western Red Cedar Vertical HP55 – inserts only, refer to elevations.	Builder to confirm	Damper by WoodX	n/a	n/a
<b>Soffits (incl. covered patio)</b>	9mm fibre cement board, stopped	Villaboard	Gull grey	n/a	n/a
<b>Roofing</b>	Iron medium rib cladding - ST7 profile	Steel and Tube	Gull grey	n/a	n/a
<b>Roofing – additional flat roof structure</b>	n/a	n/a	n/a	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

TE-AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Roofing - Spouting</b>	½ round gutter	Colorsteel	Gull grey	n/a	n/a
<b>Roofing - Downpipe</b>	Colorsteel to match roofing and spouting	Colorsteel	Gull grey	n/a	n/a
<b>Front entry posts</b>	n/a	n/a	n/a	n/a	n/a
<b>Window joinery</b>	APL Residential Thermal Heart aluminum	APL – Altherm Window Systems	Gull grey	n/a	n/a
<b>Windows glass</b>	Double glazed, low E with argon filled Glass	As sourced by Builder	Clear	n/a	n/a
<b>Window handles</b>	APL Urbo range	APL	Gull grey	n/a	n/a
<b>Window jambs</b>	Grooved Pine	As sourced by builder	Mt Aspiring Quarter	n/a	n/a
<b>Internal wall lining</b>	10mm stopped to level 4 finish & painted (wash & wear low sheen)	GIB	Mt Aspiring Quarter	n/a	n/a
<b>Feature entry wall</b>	Surround by Laminex Scallop 135 (wash & wear low sheen) Right hand entry wall, down to media door	Laminex	Mt Aspiring Quarter		
<b>Bathroom walls</b>	10mm Aqualine plaster board stopped to level 5 finish & painted (aqua enamel low sheen) and 6mm fibre cement board to tiled area	GIB and James Hardie	Mt Aspiring Quarter	n/a	n/a
<b>Skirting architrave</b>	Square 135 x 18.0mm MDF painted Square 85 x 18.0mm MDF painted	Southern Pine Products	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
<b>Recessed Ceiling in Lounge</b>	n/a	n/a	n/a	n/a	n/a
<b>Raking Ceiling in Living/Dining/Kitchen</b>	Scissor truss raking ceiling in living only- gib finish	Gib	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
<b>Ceiling lining</b>	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
<b>Insulation</b>	Walls R2.8 90mm Ceiling R7.0 260mm	As sourced by builder	n/a	n/a	n/a
<b>Internal doors</b>	2.4m high, 40mm Poly core pre-primed & painted.	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Internal door jambs</b>	25mm MDF (Pine in bathrooms)	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a
<b>Internal door handles</b>	Windsor Futura Range	Windsor	Brushed Nickel	n/a	n/a
<b>Door hinges</b>	To match hardware	As sourced by builder	Stainless steel	n/a	n/a
<b>External front door</b>	Plasma –solid panel aluminum powder coated door	Altherm	Gull grey	n/a	n/a
<b>External front door frame</b>	Plasma Aluminium	n/a	Gull grey	n/a	n/a
<b>Front door handle – inside</b>	Verge plain	Windsor	Brushed Nickel	n/a	n/a
<b>Front door handle – outside</b>	Verge plain	Windsor	Brushed Nickel	n/a	n/a
<b>External front door seals</b>	Rubber seals	As sourced by builder	n/a	n/a	n/a
<b>External front door hinges</b>	As sourced by builder	As sourced by builder	Stainless steel	n/a	n/a
<b>Hot water heating</b>	Rinnai Infinity HDi200 Internal	Located in roof	n/a	n/a	n/a
<b>Garage door</b>	Colorsteel powdercoated sectional	GDCO	Gull grey	n/a	n/a
<b>Garage door opener</b>	Automatic with 2 remotes	As sourced by builder	n/a	n/a	n/a

## Bathrooms

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Bathroom wall and floor</b>	Heritage Nude 600x600 R11 Floor, R10 Wall  Tiling to bathrooms, laundry floors and shower boxes only. Wall tiles 2.0m high.	European Ceramics \$54.90 per sqm + gst	n/a	n/a	n/a
<b>Toilets</b>	Enya BTW Toilet Suite	Harrison Bloy	White	n/a	n/a
<b>Toilet roll holders</b>	Heirloom Centro Toilet Roll Holder	Heirloom	Chrome	n/a	n/a
<b>Shower</b>	Watersino Pin Slide Rail	Harrison Bloy	Chrome	n/a	n/a
<b>Shower screen</b>	Frameless safety glass screen, 2m high		Clear	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Shower mixer</b>	Pin Shower Mixer (small faceplate)	Harrison Bloy	Chrome	n/a	n/a
<b>Shower niche</b>	Tiled area for small shower items		n/a	n/a	n/a
<b>Shower drain</b>	Channel drain with tile insert	As sourced by builder	Chrome	n/a	n/a
<b>Baths</b>	n/a	n/a	n/a	n/a	n/a
<b>Vanity</b>	Levivi Cibolo Prima 1 Drawer Wall hung Ensuite – 900mm Bathroom – 1200mm	Plumbing world	Driftwood	n/a	n/a
<b>Vanity top</b>	n/a	n/a	/na	n/a	n/a
<b>Vanity bowl</b>	Moon Kordura Counter Top Basin	Harrison Bloy	White	n/a	n/a
<b>Vanity mixer</b>	Pin Wall Mixer & Spout	Harrison Bloy	Chrome	n/a	n/a
<b>Vanity mirror</b>	Galaxy backlit mirror Ensuite – 900mm Bathroom – 1200mm	Plumbline	n/a	n/a	n/a
<b>Mirror demister</b>	n/a	n/a	n/a	n/a	n/a
<b>Towel rail – ensuite and bathroom</b>	Genesis 1025 esp Towel Warmer – both bathrooms	Heirloom	Chrome	n/a	n/a
<b>Bathroom exhaust fan – both bathrooms</b>	Fan	As sourced by builder	n/a	n/a	n/a

## Kitchen

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Kitchen benchtops</b>	20 mm Engineered Stone	Primestone	TBC		
<b>Splashback</b>	Tiled	TBC	TBC	n/a	Natural Stone
<b>Kitchen sink</b>	Ronda 1.5 delta range HH4540/2040L		Stainless Steel	n/a	n/a
<b>Kitchen doors</b>	Melteca or Prime Pannel		TBC		
<b>Cabinetry</b>		As sourced by joinery supplier	TBC	n/a	n/a
<b>Kitchen mixer</b>	Greens Mika Pull down sink mixer	Harrison Bloy	Crome	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

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Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Cutlery insert</b>	Two	As sourced by joinery supplier	n/a	n/a	n/a
<b>Waste bin</b>	Two bottom mounted bins	As sourced by joinery supplier	n/a	n/a	n/a
<b>Fridge Freezer</b>	Not supplied	n/a	n/a	n/a	n/a
<b>Microwave</b>	Not supplied	n/a	n/a	n/a	n/a
<b>Oven – under bench</b>	600mm F&P series 7 contemporary Pyrolytic Oven OB60SD9PB1	Fisher & Paykel	Black	n/a	
<b>Rangehood</b>	Built-in 90cm integrated rangehood F&P HP90IDCHX4	Fisher & Paykel	n/a	n/a	n/a
<b>Cook top</b>	600mm induction cooktop F&P CI604CTB1	Fisher & Paykel	Black	n/a	
<b>Dishwasher</b>	Build under Dishwasher F&P DW60UC2X2	Fisher & Paykel	Sliver	n/a	n/a
<b>Waste disposal</b>	Not supplied	n/a	n/a	n/a	n/a

## Interior Joinery & Storage

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Wardrobes – master bedroom</b>	Wire frame	n/a	White	n/a	n/a
<b>Wardrobes – other bedrooms</b>	Wire frame	n/a	White	n/a	n/a
<b>Linen cupboard</b>	Wire frame	n/a	White	n/a	n/a
<b>Broom cupboard (where incorporated as part of garage storage)</b>	n/a	n/a	n/a	n/a	n/a
<b>Garage storage (as and if included within home design / drawings)</b>	n/a	n/a	n/a	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

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<b>Laundry unit (as and if included within home design / drawings)</b>	Melteca or Prime Panel Blanco Marquina Bench top Mercer DV108 Loxley Watersino Pin Gooseneck Kitchen Mixer	Mercer Harrison Bloy	White S/Steel Chrome	n/a	n/a
<b>Laundry cupboard and bench (as and if included in home design / drawings)</b>		n/a	n/a	n/a	n/a

## Finishes & Flooring Treatments

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Curtains (as specified in drawings)</b>	Not supplied	n/a	n/a		
<b>Recessed Blinds</b>	Not supplied	n/a	n/a	n/a	n/a
<b>Wall paper</b>	n/a	n/a	n/a	n/a	n/a
<b>Curtain tracks</b>	Not supplied	n/a	n/a	n/a	n/a
<b>Lining</b>	Not supplied	n/a	n/a	n/a	n/a
<b>Blinds – kitchen</b>	Not supplied	n/a	n/a		
<b>Carpet</b>	Feltex Okiwi Bay – Solution dyed nylon	As sourced by builder	Manx	n/a	n/a
<b>Entry and kitchen flooring</b>	Odense – Clouded Oak, 240mm width Refer to floor plan for coverage	Flooring Xtra \$76per sqm +gst	Clouded Oak	n/a	n/a
<b>Garage carpet</b>	Polypropylene Garage Carpet	Belgotex	Crazy	n/a	n/a

# Lot 8 – Part 3

## Construction Specification

TE-AWA RISE

### Electrical / Lighting

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Lighting &amp; Electrical Outlets (power points)</b>	Refer to Electrical layout plan	As sourced by builder	Colour to match façade, soffit, ceilings and walls		
<b>Fiber Connection / Wifi</b>		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
<b>Driveway</b>	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
<b>Footpath and entry</b>	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
<b>Exterior courtyard and patio areas</b>	12mm river pebble – exposed aggregate concrete	As sourced by builder	n/a	n/a	n/a
	Exterior power point x2	As sourced by builder	n/a	n/a	n/a
<b>Exterior decking</b>	n/a	n/a	n/a	n/a	n/a
<b>Outdoor taps</b>	2 – located in accordance with plans	As sourced by builder	n/a	n/a	n/a
<b>Mailbox</b>	Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines	As sourced by builder	n/a	n/a	n/a
<b>Clothesline</b>	Extending or folding system	Hills Extendaline or Paraline	n/a	n/a	n/a
<b>Landscaping (as per design / drawing)</b>	Where applicable if detailed in any drawings:  Assorted native plants and bark (as per Design Guidelines) in any house side gardens.	As sourced by builder	n/a	n/a	n/a

## Lot 8 – Part 3

### Construction Specification

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	<p>Hedging on side boundary lines (between lots only).</p> <p>Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas.</p>			
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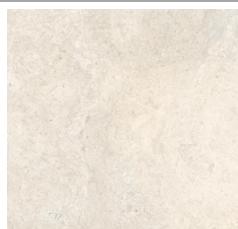
# Part 4

Materials & Finishes

	Description	Notes	Supplier	Finish
Cladding				
Cladding				
Roofing				
Gutters & Downpipes				
Fascia Boards				
Joinery				
Glass				
Soffit				
Garage Door				
Patio Tiles				

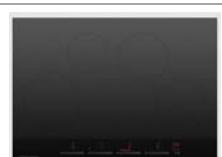
	Description	Size	Supplier	Finish
<b>Wall Finishes</b>				
Walls	Wash n Wear – Dannevirke	Dulux		Low Sheen
				
Walls – WC/ENS	Aquaenamel - Dannevirke	Dulux		Low Sheen
				
Ceiling	Fast Dry – Southern Alps	Dulux		Flat
				
Skirting/ Trims	Fast Dry – Dannevirke	Dulux		Low Sheen
				
Doors	Fast Dry – Dannevirke Double	Dulux		Acrylic Enamel Semi-Gloss
				
<b>Flooring</b>				
Garage Flooring	Polypropylene Garage Carpet	Crazy		

	Description	Size	Supplier	Finish	
Carpet	Feltex Okiwi Bay - Manx		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
<b>Curtains</b>					
Sheer	Zepel - Focus	Double Invert pleated sheer front	Quality Curtains	Pearl Skim floor	
Blackout behind (bedrooms + Media only)		Skim floor	Quality Curtains	Shell	
<b>Kitchen</b>					
Benchtops	Primestone			TBD	
Joinery Island	Melteca			TBD	
Joinery Back	Melteca			TBD	
Backsplash	Primestone			TBD	
Kitchen Hardware	Blum Soft Closing				
Benchtops	Primestone			TBD	

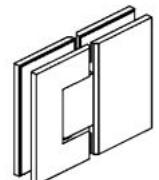
	Description	Size	Supplier	Finish	
Kitchen Pulls Tall Units	Toledo 4041	320mm		TBD	
<b>Feature Wall</b>					
Living/Entry	Surround by Laminex Scallop 135		Laminex	Pre-Primed	
<b>Bedrooms</b>					
Joinery	Whitewashed Oak		Melteca	Organic	
<b>Bathrooms</b>					
Bathroom Floor Tiles	Heritage Nude	600x600mm	European Ceramics	R11	
Bathroom Wall Tiles	Heritage Nude	600x600mm	European Ceramics	R10	
Bathroom Wall Feature	Heritage Nude	600x600mm	European Ceramics	Grooved	

# Part 5

Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66			n/a	
Mixer	Tube Kitchen Mixer w/ Pull out spray		Plumbline	Brushed Nickel	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self-cleaning		Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB1	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor		Robinhood	Black	
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4B2	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Custom sized in-set mirror with Nuklear, 50watt mirror demister				
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumbline	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	
Shower Head	Watersino Pin Shower Column Set		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome
				
Shower Drain	Tiled Insert Channel Shower Drain		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	Custom made wall hung vanity				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Custom sized in-set mirror				
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	

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

	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
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel
Curtain Tracks Wall Mounted in living	TBC			
Curtain Tracks Ceiling Mounted	TBC			
Blinds	TBC			
Shutters	TBC			



NZ HARDWARE IMAGE COPYRIGHT



Curtain Tracks  
Wall Mounted in living

Curtain Tracks  
Ceiling Mounted

Blinds

Shutters

# Lighting

## New Build- Fittings and Fixture Schedules

	Description	Size	Supplier	Finish
Light Switches and Power Sockets	Legrand Excel Life white		Legrand	
Recessed Downlights	Dlek 3220		Hugo	
Exterior Recessed Downlights	TBC			
Exterior Wall Lights	TBC			
Kitchen Island Pendant	TBC			
Dining Pendant	TBC			

Thank you

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## 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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