



TE-AWA RISE

Lot 41



4



2



3



2

Land Area: 523m<sup>2</sup>

Floor Area: 220m<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



Site Area: 523m<sup>2</sup>  
Floor Area: 220m<sup>2</sup>  
Roof Area: 23m<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.  
Floor area noted is over cladding.  
This plan is conceptual only to  
provide an indicative layout to  
prospective clients.



# Lot 41 – Part 2

## Dimension Plan

TE-AWA RISE



**Site Area:** 523m<sup>2</sup>  
**Floor Area:** 220m<sup>2</sup>  
**Roof Area:** 23m<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.  
Floor area noted is over cladding.  
This plan is conceptual only to  
provide an indicative layout to  
prospective clients.

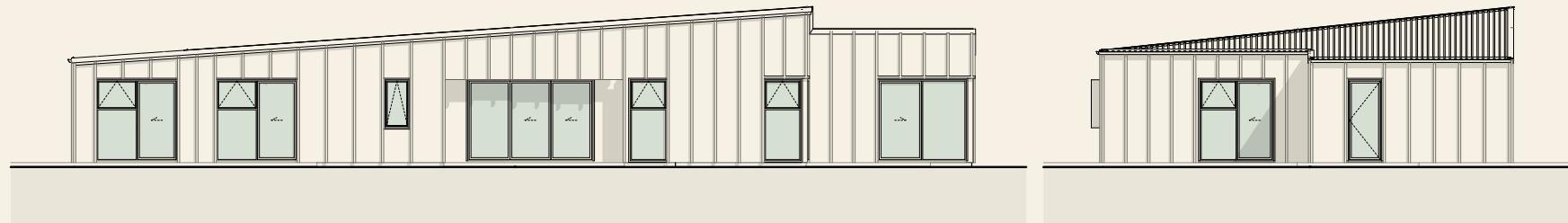




**Site Area:** 523m<sup>2</sup>  
**Floor Area:** 220m<sup>2</sup>  
**Roof Area:** 231m<sup>2</sup>

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



**North Elevation**

Scale 1:120

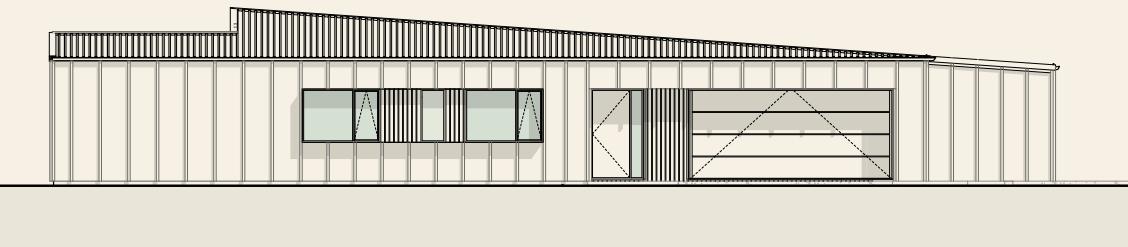
**East Elevation**

Scale 1:120



**West Elevation**

Scale 1:120



**South Elevation**

Scale 1:120

# Part 3

Construction Specification

## Construction Specification

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Floor structure</b>	<i>Final Engineering to be confirmed with Building Consent</i>  <i>Lot 41 Geotechnical bearing capacity (kPa) is 300</i> <i>AS2870 Expansive Class is A</i>	Standard Raft Slab	n/a	n/a	n/a
<b>Internal heating and cooling</b>	<i>Ducted system to living and bedrooms with central temperature control</i>	Mitsubishi or similar	n/a	n/a	n/a
<b>External walls</b>	<i>90mm thick SG8 H1.2 timber framing</i> <i>2550mm ceiling height</i>	As sourced by builder	n/a	n/a	n/a
<b>Intertenancy Wall</b>	<i>GBT LAB 60d - GIB Barrierline with 13mm each side and R2.2mm pink batts</i>				
<b>Exterior cladding</b>	<i>Plywood sheets with 60x60mm battens</i>  <i>Cedar - HP55 for feature cladding.</i>	Builder to confirm	Flaxpod	n/a	n/a
<b>Soffits (incl. covered patio)</b>	<i>9mm fibre cement board, stopped</i>	Villaboard	Flaxpod	n/a	n/a
<b>Roofing</b>	<i>Iron medium rib cladding - Styleline profile</i>	Builder to confirm	Flaxpod	n/a	n/a
<b>Roofing - Spouting</b>	<i>Colorsteel 125mm Quarter Round gutter</i>	Colorsteel	Flaxpod	n/a	n/a

# Lot 41 – Part 3

## Construction Specification

TE-AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Roofing - Downpipe</b>	<i>Colorsteel to match roofing and spouting</i>	Colorsteel	Flaxpod	n/a	n/a
<b>Window joinery</b>	<i>APL Residential Thermal Heart aluminum</i>  <i>Window shroud in street facing window.</i>	As sourced by Builder  As sourced by Builder	Flaxpod	n/a	n/a
<b>Windows glass</b>	<i>Double glazed, low E with argon filled Glass</i>	As sourced by Builder	Clear	n/a	n/a
<b>Window handles</b>	<i>APL Urbo range</i>	APL	Flaxpod	n/a	n/a
<b>Window jambs</b>	<i>Grooved Pine</i>	As sourced by builder	Mt Aspiring Quarter	n/a	n/a
<b>Internal wall lining</b>	<i>10mm stopped to level 4 finish &amp; painted (wash &amp; wear low sheen)</i>	GIB	Mt Aspiring Quarter	n/a	n/a
<b>Bathroom walls</b>	<i>10mm Aqualine plaster board stopped to level 5 finish &amp; painted (aqua enamel low sheen) and 6mm fibre cement board to tiled area</i>	GIB and James Hardie	Mt Aspiring Quarter	n/a	n/a
<b>Skirting architrave</b>	<i>Square 90 x 10mm MDF painted</i> <i>Square 90 x 10mm MDF painted</i>	Southern Pine Products	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
<b>Ceiling lining</b>	<i>13mm GIB level 4 finish in living areas &amp; bedrooms, level 5 finish in bathrooms.</i> <i>Square stopped. Paint ceiling flat.</i>	Gib	Mt Aspiring Quarter (fast dry flat)	n/a	n/a
<b>Insulation</b>	<i>Walls R2.8 90mm</i> <i>Ceiling R7.0 260mm</i>	As sourced by builder	n/a	n/a	n/a
<b>Internal doors</b>	<i>2.2m high, hollow core pre-primed &amp; painted.</i>	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a
<b>Internal door jambs</b>	<i>MDF (Pine in bathrooms)</i>	As sourced by builder	Mt Aspiring Quarter (fast semi gloss)	n/a	n/a
<b>Internal door handles</b>	<i>Windsor Futura Range</i>	Windsor	Brushed Nickel	n/a	n/a
<b>Door hinges</b>	<i>To match hardware</i>	As sourced by builder	Stainless steel	n/a	n/a
<b>External front door</b>	<i>Plasma - solid panel aluminum powder coated door</i>	Altherm	Flaxpod	n/a	n/a
<b>Front door handle – inside</b>	<i>Verge plain</i>	Windsor	Brushed Nickel	n/a	n/a

# Lot 41 – Part 3

## Construction Specification

TE-AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Front door handle – outside	Verge plain	Windsor	Brushed Nickel	n/a	n/a
Hot water heating	Rinnai Infinity HDi200	Rinnai	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

## Bathrooms

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
Bathroom wall and floor	<p><i>Tiles: Heritage Nude 600x600 R11 Floor, R10 Wall</i></p> <p><i>Ensuite: wall tiles in shower area and vanity wall. Floor tiles throughout.</i></p> <p><i>Main Bathroom: wall tiles in wet area and vanity wall. Floor tiles throughout.</i></p> <p><i>Flat: tiles in shower walls only. Acrylic shower base. Floor tiles throughout.</i></p> <p><i>Laundry: tiled splashback only.</i></p>	European Ceramics \$54.90 per sqm + gst	n/a	n/a	n/a
Toilets	Enya BTW Toilet Suite	Harrison Bloy	White	n/a	n/a
Toilet roll holders	Heirloom Centro Toilet Roll Holder	Heirloom	Chrome	n/a	n/a
Shower	Watersino Pin Slide Rail	Harrison Bloy	Chrome	n/a	n/a
Shower screen	Frameless safety glass screen, 2m high		Clear	n/a	n/a
Shower mixer	Pin Shower Mixer (small faceplate)	Harrison Bloy	Chrome	n/a	n/a
Shower niche	Tiled area for small shower items		n/a	n/a	n/a
Shower drain	Central waste	As sourced by builder	Chrome	n/a	n/a
Baths	Caroma Luna Bath Four Tile Flange 1675mm	As sourced by builder	n/a	n/a	n/a

# Lot 41 – Part 3

## Construction Specification

TE-AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<b>Vanity</b>	Levivi Cibolo Prima 1 Drawer Wall hung Ensuite - 1800mm Bathroom - 900mm	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 - 1200mm Bathroom - 900mm	Plumblime	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 esp Towel Warmer Ensuite - 1025mm Bathroom - 450mm	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
<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

# Lot 41 – Part 3

## Construction Specification

TE AWA RISE

Item	Description	Brand	Colours Pre-determined by designer	Colour Options Client	Upgrade options Client cost
<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 60cm integrated rangehood F&P	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>	White carcass shelves and rails	n/a	White	n/a	n/a
<b>Wardrobes – other bedrooms</b>	Shelf and rail	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
<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</b>		n/a	n/a	n/a	n/a

# Lot 41 – Part 3

## Construction Specification

TE-AWA RISE

<b>included in home design / drawings)</b>					
--	--	--	--	--	--

### Finishes & Flooring Treatments

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

### Electrical / Lighting

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

## External Areas &amp; 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.  Hedging on side boundary lines (between lots only).  Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas.	As sourced by builder	n/a	n/a	n/a

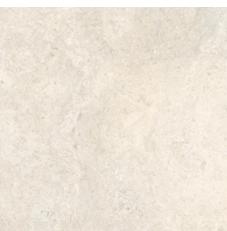
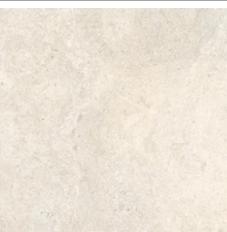
# Part 4

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 – Opononi Quarter		Dulux	Low Sheen
				
Walls – WC/ENS	Wash n Wear – Opononi Quarter		Dulux	Low Sheen
				
Ceiling	Fast Dry – Cardrona		Dulux	Flat
				
Skirting/ Trims	Wash n Wear – Opononi Quarter		Dulux	Low Sheen
				
Doors	Wash n Wear – Opononi Half		Dulux	Acrylic Enamel Semi-Gloss
				
<b>Flooring</b>				
Garage Flooring	Polypropylene Garage Carpet		Crazy	

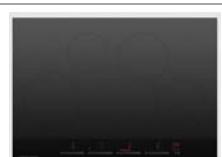
	Description	Size	Supplier	Finish	
Carpet	Feltex Okiwi Bay - Beech		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
<b>Curtains</b>					
Sheer	Zepel - Focus	Double Invert pleated sheer front	Quality Curtains	Linen	
Blackout behind (bedrooms + 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				

	Description	Size	Supplier	Finish	
Kitchen Pulls Tall Units	Toledo 4041	320mm		TBD	
<b>Feature Wall</b>					
Living/Entry	Surround by Laminex Classic VJ 100		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	

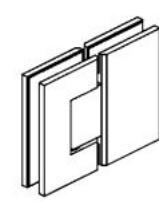
	Description	Size	Supplier	Finish	
Joinery Fronts	Whitewashed Oak		Melteca	Organic	
Bench Top	A-One Snow 2141			Soften corners	
<b>Laundry</b>					
Joinery Fronts	Whitewashed Oak		Melteca	Organic	
Bench Top	Blanco Marquina	Square Edge	Prime Laminate	Matt	
Cabinet Pulls	Lorette Overlay Handle	51mm	Elite hardware	Brushed Nickle	
Splashback	Stick Mosaics		European Ceramics	Matt	
Grout Colour	Misty Grey		Ardex		 241 Misty Grey

# 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	 NZ HARDWARE IMAGE COPYRIGHT
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				

# 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

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.

Proudly developed by Sanderson Group.

Copyright ©2026 Sanderson Group. All Rights Reserved.