



TE AWA RISE

Lot 38

54 Whakahaumako Road



4



2



2.5



2

Land Area: 626m<sup>2</sup>

Floor Area: 227m<sup>2</sup>

## Part 1 Renders

## Part 2 Plans & Elevations

## Part 3 Construction Specification

## Part 4 Materials & Finishes

## Part 5 Fixtures & Fittings Selections

## 54 Whakahaumako Road

Set peacefully in a cul-de-sac on a flat, north-facing site, this architect-designed home exudes bold yet understated charm — built across a single storey with a simple, refined shape that seamlessly blends modern elegance with trusted, durable materials. Sun-drenched north-facing living areas with ducted heating and cooling, together with an inviting covered outdoor space, create a warm, beach-holiday atmosphere that transforms everyday family life into a relaxing escape.

The open-plan kitchen with scullery is thoughtfully crafted with premium finishes and high-quality Fisher & Paykel appliances, while natural light from the large windows and window seat draws everyone in, making this the social hub of your home.

The master suite offers a luxurious retreat, complete with a walk-in robe and a beautifully appointed ensuite, while the three additional double bedrooms comfortably accommodate a growing, modern family. Tiled frameless glass showers, paired with high-quality fixtures and fittings in the ensuite and main bathroom, ensure the quality of your home extends beyond the living areas and stands the test of time.

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

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# Part 2

## Plans & Elevations

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# Lot 38 — Part 2

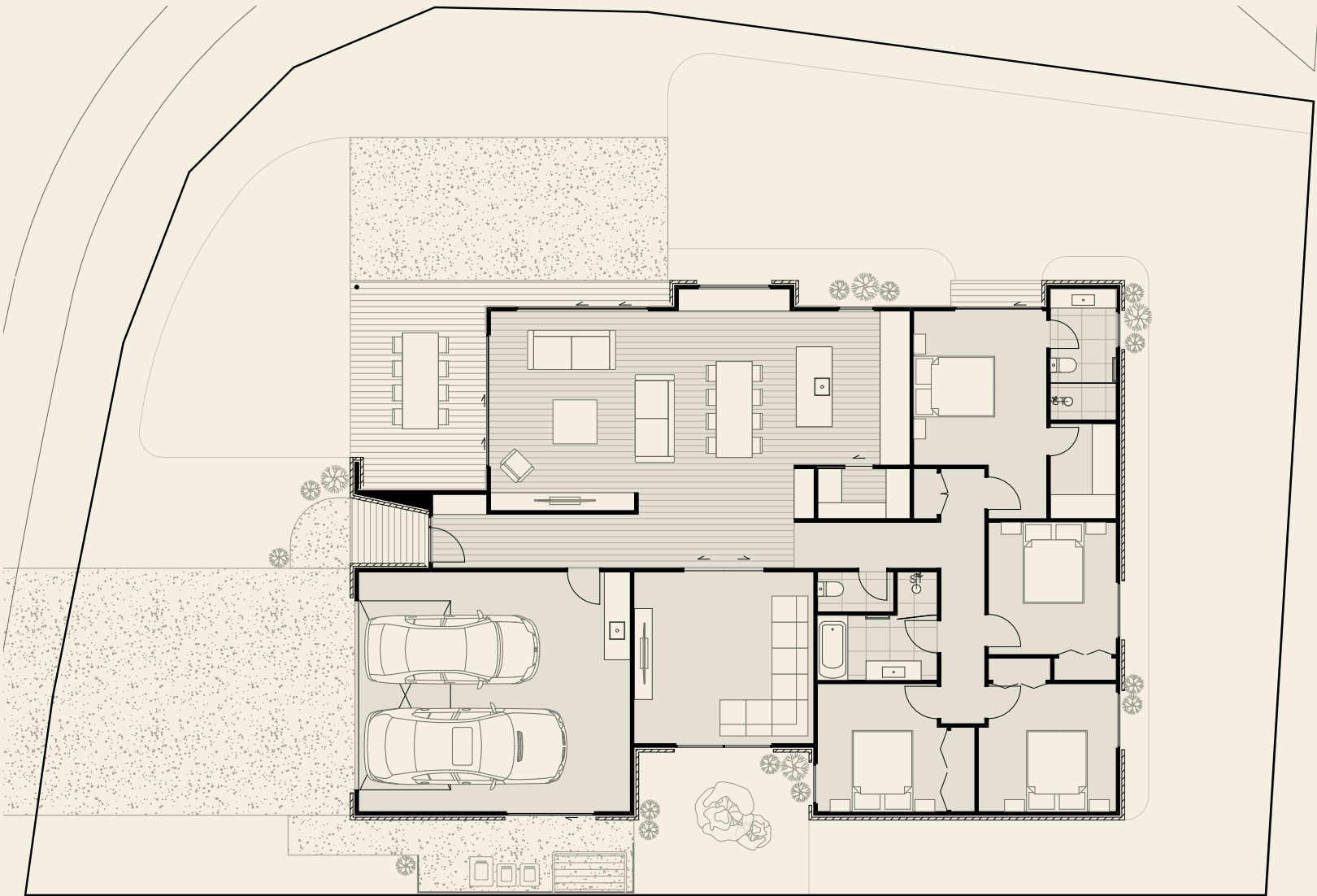
## Floor Plan



Site Area: 626m<sup>2</sup>  
Floor Area: 227m<sup>2</sup>  
Roof Area: 254m<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.



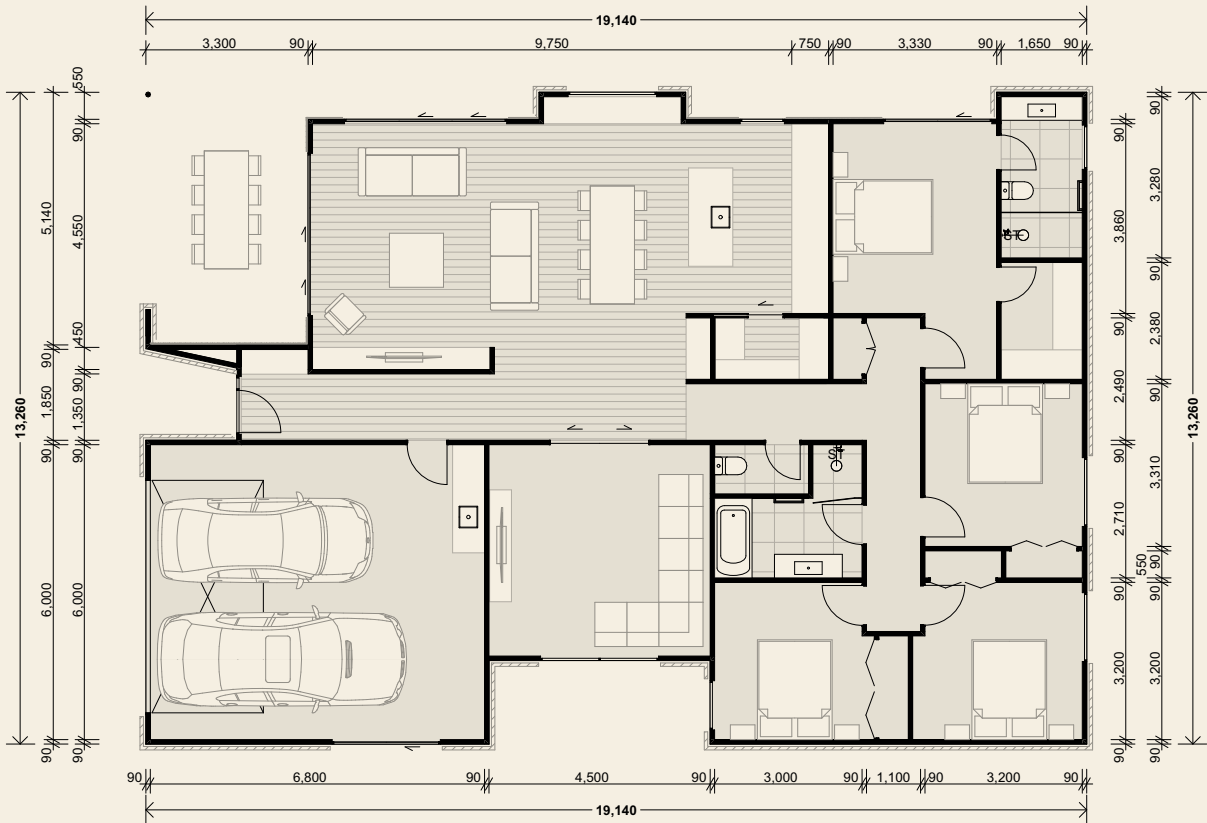
# Lot 38 — Part 2 Dimension Plan



Site Area: 626m<sup>2</sup>  
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# Lot 38 — Part 2

## Elevations

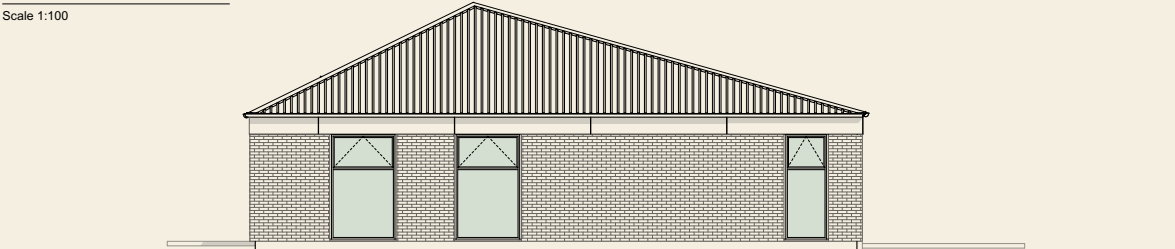
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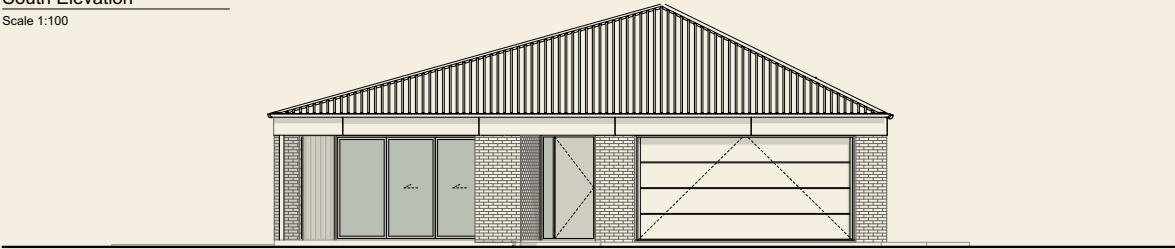
North Elevation  
Scale 1:100



East Elevation  
Scale 1:100



South Elevation  
Scale 1:100



West Elevation  
Scale 1:100

# Part 3

## Construction Specification

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

## Lot 38 — Part 3

### Construction Specification

| Item                                | Description                                                                                                                    | Brand                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Floor structure</b>              | Standard Raft Slab                                                                                                             |                        |
| <b>Internal heating and cooling</b> | Ducted system to living and bedrooms with central temperature control                                                          | As sourced by builder  |
| <b>External walls</b>               | 90mm thick SG8 H1.2 timber framing                                                                                             | As sourced by builder  |
| <b>Exterior cladding – Brick</b>    | Tasman King clay bricks<br>Antique White mortar                                                                                | Canterbury Clay Bricks |
| <b>Exterior Cladding 2</b>          | JSC TMT55 Vertical Shiplap Weatherboard TMT Taiga                                                                              | JSC                    |
| <b>Exterior cladding 3</b>          | JH 9mm Axon Panel Smooth or similar                                                                                            | James Hardie           |
| <b>Soffits</b>                      | 9mm fibre cement board, stopped                                                                                                | Villaboard             |
| <b>Roofing</b>                      | Corrugate roofing                                                                                                              | As sourced by Builder  |
| <b>Roofing - Spouting</b>           | 150 half round gutter                                                                                                          | As sourced by Builder  |
| <b>Roofing - Downpipe</b>           | Colorsteel to match roofing and spouting                                                                                       | Colorsteel             |
| <b>Window joinery</b>               | APL Residential Aluminium Joinery                                                                                              | As sourced by Builder  |
| <b>Windows glass</b>                | Double glazed, low E with argon filled Glass                                                                                   | As sourced by Builder  |
| <b>Window handles</b>               | APL Urbo range                                                                                                                 | APL                    |
| <b>Window jambs</b>                 | Standard Pine                                                                                                                  | As sourced by builder  |
| <b>Internal wall lining</b>         | 10mm GIB Standard. level 4 finish                                                                                              | GIB                    |
| <b>Bathroom wall lining</b>         | 10mm GIB Aqualine                                                                                                              | GIB and James Hardie   |
| <b>Ceiling Lining</b>               | 13mm GIB Standard. level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat. | GIB                    |
| <b>Skirting</b>                     | 90 x 10mm Square Pine                                                                                                          | As sourced by Builder  |
| <b>Architraves</b>                  | 90 x 10mm Single Bevel Pine                                                                                                    | As sourced by Builder  |
| <b>Insulation</b>                   | Walls R2.8 90mm                                                                                                                | As sourced by builder  |

## Lot 38 — Part 3

### Construction Specification

| Item                               | Description                                                                                                                                                                                                             | Brand                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|                                    | Ceiling R7.0 260mm                                                                                                                                                                                                      |                                       |
| <b>Internal doors</b>              | Hollow Core                                                                                                                                                                                                             | As sourced by builder                 |
| <b>Internal door jambs</b>         | Pine                                                                                                                                                                                                                    | As sourced by builder                 |
| <b>Internal door handles</b>       | Windsor Futura Range                                                                                                                                                                                                    | Windsor                               |
| <b>Door hinges</b>                 | To match hardware                                                                                                                                                                                                       | As sourced by builder                 |
| <b>External front door</b>         | Reeded Glass Front Door                                                                                                                                                                                                 | As sourced by builder with NT joinery |
| <b>Front door handle – inside</b>  | Verge plain                                                                                                                                                                                                             | Windsor                               |
| <b>Front door handle – outside</b> | Verge plain                                                                                                                                                                                                             | Windsor                               |
| <b>Hot water heating</b>           | Rinnai Infinity A26 Continuous Flow Gas Water Heater – External                                                                                                                                                         | Rinnai                                |
| <b>Garage door</b>                 | Colorsteel powdercoated sectional. Automatic with 2 remotes.<br>Colour to match joinery                                                                                                                                 | As sourced by builder                 |
| <b>Cabinetry</b>                   | Cabinetry to be provided as per cabinetry drawings.<br>Master wardrobe to include white melamine carcass with shelving and hanging rail.<br>Bedroom wardrobes to include shelf and hanging rail.                        |                                       |
| <b>Driveway</b>                    | Concrete – Full Oxide                                                                                                                                                                                                   |                                       |
| <b>Patios</b>                      | Concrete – Full Oxide                                                                                                                                                                                                   |                                       |
| <b>Decking</b>                     | Kwila                                                                                                                                                                                                                   |                                       |
| <b>Mailbox</b>                     | Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines                                                                                                                                     |                                       |
| <b>Clothesline</b>                 | Extending or folding system                                                                                                                                                                                             | Hills Extendaline or Paralane         |
| <b>Fencing</b>                     | 1.8m high Type B fencing to all side boundaries in accordance with the design guidelines.<br>The same fencing type shall be used to enclose the service court area, including provision of a gate to the road frontage. |                                       |
| <b>Landscaping</b>                 | Assorted native plants and bark (as per Design Guidelines) in any house side gardens.<br>Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas.                                  |                                       |

# Part 4

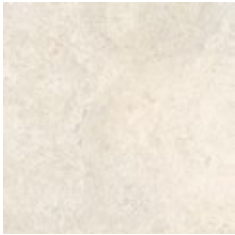
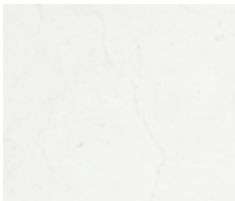
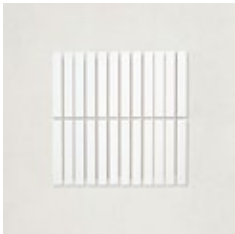
## Materials & Finishes

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|                         | Description        | Notes                                  | Supplier               | Finish                                                                                            |
|-------------------------|--------------------|----------------------------------------|------------------------|---------------------------------------------------------------------------------------------------|
| Brick Cladding          | Tasman K68         | Antique White Mortar, Weathered Joints | Canterbury Clay Bricks |                |
| Timber Cladding Details | Tiaga              |                                        | JSC                    | Scumble Weona  |
| Roofing                 | Sandscape          |                                        |                        |                |
| Gutters & Downpipes     | Sandscape          |                                        |                        |               |
| Fascia Boards           | Sandscape          |                                        |                        |              |
| Joinery                 | Sandscape          |                                        |                        |              |
| Soffit                  | Mt Aspiring Quater |                                        |                        |              |
| Garage Door             | Sandscape          |                                        |                        |              |

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

|                              | Description                  | Size        | Supplier      | Finish              |                                                                                       |
|------------------------------|------------------------------|-------------|---------------|---------------------|---------------------------------------------------------------------------------------|
| Flooring                     |                              |             |               |                     |                                                                                       |
| Garage Flooring              | Polypropylene Garage Carpet  |             |               | Crazy               |    |
| Carpet                       | Feltex Okiwi Bay – Red Cedar |             | Flooring Xtra | Solution dyed nylon |    |
| Laminate Flooring            | Odense – Clouded Oak         | 240mm width | Flooring Xtra | Clouded Oak         |    |
| Kitchen + Studio Kitchenette |                              |             |               |                     |                                                                                       |
| Benchtops & Backsplash       | Crema Marmore                |             | Trendstone    | Polished            |  |
| Joinery                      | Northern Oak                 |             | Prime Panels  | Timberland          |  |
| Kitchen Hardware             | Blum Soft Closing            |             |               |                     |                                                                                       |
| Kitchen Pulls Tall Units     | Toledo 4041                  | 320mm       |               | Brushed Nickel      |  |

|                | Description                     | Size        | Supplier          | Finish         |                                                                                       |
|----------------|---------------------------------|-------------|-------------------|----------------|---------------------------------------------------------------------------------------|
| Master Bedroom |                                 |             |                   |                |                                                                                       |
| Joinery        | Standard White – Joinery Supply |             |                   |                |                                                                                       |
|                |                                 |             |                   |                |                                                                                       |
| Bathrooms      |                                 |             |                   |                |                                                                                       |
| Bathroom Tiles | Heritage Nude                   | 600x600mm   | European Ceramics |                |    |
| Grout Colour   | Ancient White - 123             |             | Mipei             |                |                                                                                       |
|                |                                 |             |                   |                |                                                                                       |
| Laundry        |                                 |             |                   |                |                                                                                       |
| Joinery Fronts | Standard White – Joinery Supply |             |                   |                |                                                                                       |
| Bench Top      | Blanco Marquina                 | Square Edge | Prime Laminare    | Matt           |  |
| Cabinet Pulls  | Lorette Overlay Handle          | 51mm        | Elite hardware    | Brushed Nickle |  |
| Splashback     | Stick Mosaics                   |             | European Ceramics | Matt           |  |

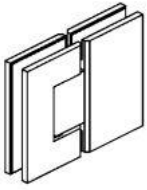
# Part 5

## Fixtures & Fittings Selections

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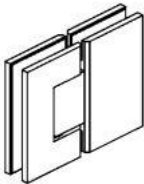
|            | Description                           | Notes      | Supplier          | Finish |                                                                                       |
|------------|---------------------------------------|------------|-------------------|--------|---------------------------------------------------------------------------------------|
| 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<br>Basin        |                | Harrison<br>Bloy | White  |    |
| Vanity             | Bath Co/ Solid Surface                   | 1200mm         | Harrison<br>Bloy | White  |    |
| Mixer              | Pin Wall Mixer & Spout                   |                | Harrison<br>Bloy | Chrome |    |
| Mirror             | Ambience Backlit Mirror<br><br>SKU: 9418 | 1200x700m<br>m | Newtech          |        |   |
| Towel Rail         | Genesis Towel Warmer                     |                | Heirloom         | Chrome |  |
| Toilet             | Enya BTW Toilet Suite                    |                | Harrison<br>Bloy | White  |  |
| Toilet Roll Holder | Heirloom Centro Toilet Roll<br>Holder    |                | Harison Bloy     | Chrome |  |

|                          | Description                                         | Size | Supplier                  | Finish |                                                                                       |
|--------------------------|-----------------------------------------------------|------|---------------------------|--------|---------------------------------------------------------------------------------------|
| Shower Head              | Watersino Pin Shower Rail                           |      | Harrison<br>Bloy          | Chrome |    |
| Shower Mixer             | Pin Shower Mixer (small faceplate)                  |      | Harrison<br>Bloy          | Chrome |    |
| Shower Drain             | Tiled Insert Channel Shower<br>Drain TBC by builder |      | As supplied<br>by builder | Chrome |                                                                                       |
| Shower Glass<br>Hardware |                                                     |      | Opus Glass<br>Hardware    | Chrome |  |
| Bathroom Fan             |                                                     |      | As supplied<br>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<br><br>SKU: 9416 | 900x700mm | 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 Mixer | Pin Shower Mixer (small faceplate)     |      | Harrison Bloy          | Chrome |    |
| Shower Drain | Tiled Insert Channel Shower Drain 1000 |      | As supplied by builder | Chrome |                                                                                       |
| Bath         | Newark Back to Wall 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 |        |                                                                                       |

|                       |                                                  |                        |        |                                                                                       |
|-----------------------|--------------------------------------------------|------------------------|--------|---------------------------------------------------------------------------------------|
| 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 TBC by builder | As supplied by builder | Chrome |                                                                                       |
| Shower Glass Hardware |                                                  | Opus Glass Hardware    | 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 |    |
| 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          |        |                                                                                       |
| Kitchen Island Pendant           | Climene 1800mm Pendant<br>SKU: 19255    |      | Lighting Direct | White  |   |
| Dining Pendant                   | Form 600mm Gypsum Pendant<br>SKU: 23123 |      | 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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