



**CHT**  
DEVELOPMENTS

# SALES INFORMATION

78 Newcastle Road, Dinsdale



PLANNING NOTES:	
TERRITORIAL AUTHORITY:	HAMILTON CITY COUNCIL
PLANNING ZONE:	ODP: RESIDENTIAL ZONE
WIND ZONE:	MEDIUM
EARTHQUAKE ZONE:	1
EXPOSURE ZONE:	B
MAXIMUM LOT COVERAGE:	40%
MINIMUM SITE PERMEABILITY:	30%
FLOOD HAZARDS:	LOW FLOOD HAZARD AREA

NEWCASTLE ROAD

GRASS BERM

SERVICE AREA

**LOT 1:**  
SITE AREA: 237.25m<sup>2</sup>  
SITE COVERAGE: 96.38m<sup>2</sup> (40.62%)  
SITE IMPERMEABILITY: 145.97m<sup>2</sup> (61.52%)

**LOT 2:**  
SITE AREA: 200.71m<sup>2</sup>  
SITE COVERAGE: 95.26m<sup>2</sup> (47.46%)  
SITE IMPERMEABILITY: 138.40m<sup>2</sup> (68.93%)

**LOT 3:**  
SITE AREA: 199.97m<sup>2</sup>  
SITE COVERAGE: 95.26m<sup>2</sup> (47.63%)  
SITE IMPERMEABILITY: 139.22m<sup>2</sup> (69.62%)

**LOT 4:**  
SITE AREA: 200.13m<sup>2</sup>  
SITE COVERAGE: 89.82m<sup>2</sup> (44.88%)  
SITE IMPERMEABILITY: 136.63m<sup>2</sup> (69.26%)



### SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION: Lot 10 DPS 3541  
TOTAL SITE AREA: 1001m<sup>2</sup>  
TOTAL SITE COVERAGE: 376.72m<sup>2</sup> (37.63%)  
TOTAL SITE IMPERMEABILITY: 562.22m<sup>2</sup> (56.16%)



Print in colour



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Ph: 027 236 8565 Email: admin@elyn.co.nz  
G4a, 169 LONDON STREET, HAMILTON  
LICENSED ARCHITECTURAL DESIGNERS



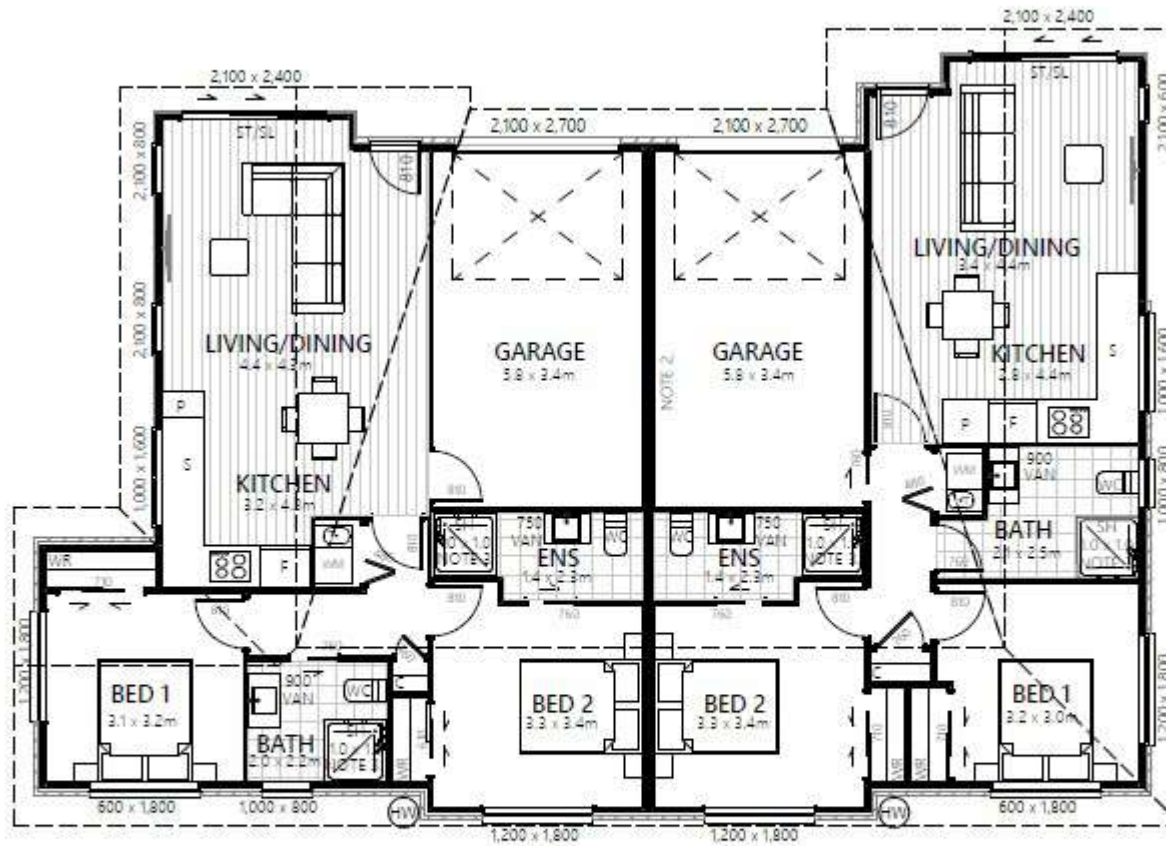
Contractor to check and verify all levels and dimensions on site prior to commencing work.  
All drawings and documentation remain the property of ELYN ARCHITECTURE LTD. No duplication is permitted without prior written consent. Do not scale off drawings.  
Drawings to be read in conjunction with specification and relevant manufacturers documentation.  
Tradesmen are required to contact local T.A 24hrs prior to site inspections to inform of licence number.

ISSUE	DESCRIPTION	DATE
SK1	PRELIMINARY	28/04/2022
SK2	PRELIMINARY	17/05/2022
SK3	PRICING	18/05/2022

job:	PROPOSED NEW DUPLEX DEVELOPMENT AT 78 NEWCASTLE ROAD DINSDALE HAMILTON FOR TERENCE HAYES
sheet:	SITE DEVELOPMENT PLAN

scale:	1:200
(at A3)	
date:	14/04/2022
design:	DM
drawn:	JP

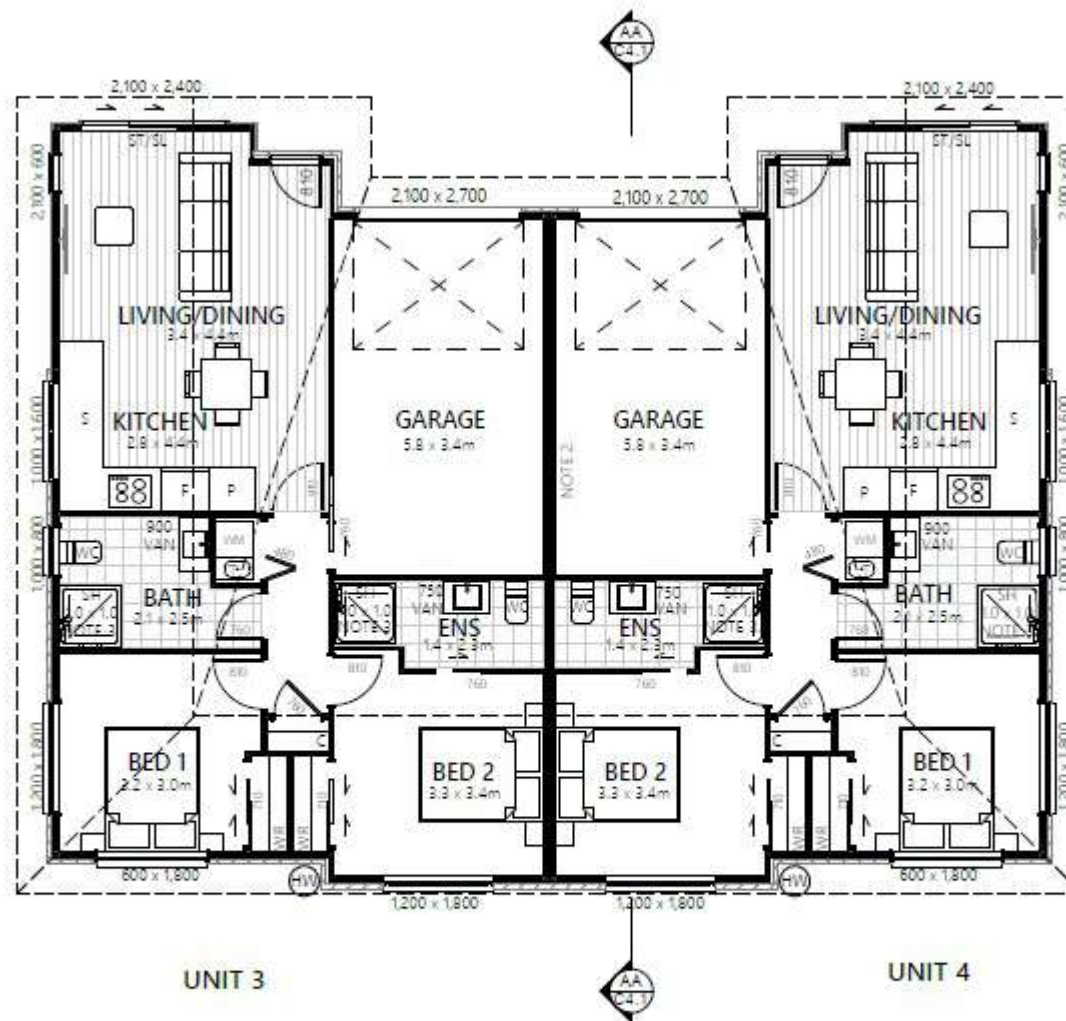
job no:	22_131
sheet no:	1.1
of 10	



UNIT 1

UNIT 2

1 GROUND FLOOR PLAN  
STUD HEIGHT TO BE 2.455m



**1 FLOOR PLAN**  
STUD HEIGHT TO BE 2.455m



## **SPECIFICATIONS**

78 Newcastle Road, Dinsdale

021 252 9648  
63 Vickery Street Te Rapa  
[info@chtd.co.nz](mailto:info@chtd.co.nz)



# EXTERIOR

## Specification

### **Joinery Type**

35mm Architectural suite, powder-coated finish

### **Cladding One**

Midland Classic Red Brick

### **Cladding Two**

James Hardie 180mm Linea Weatherboard painted

### **Fascia & Spouting**

150 Coloursteel Fascia and ¼ Round Spouting

### **Downpipes**

80mm round PVC

### **Roofing & Soffits**

Longrun roofing, James Hardie Soffits Painted

### **Windows**

Double glazed, aluminium joinery

### **Parking**

Single car garage, off-street parking

### **Front Entry Door**

Aluminium PTF tongue and groove door panel

### **Entrance Hardware**

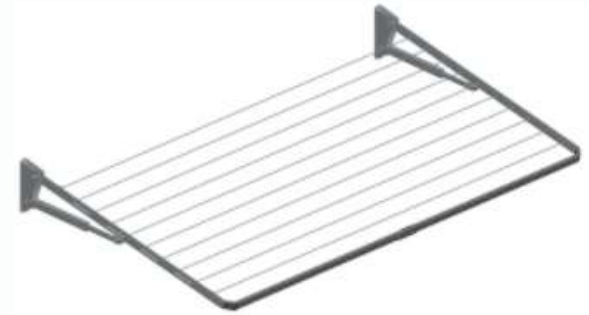
Schlage digital touchpad lever





# EXTERIOR FINISHES

## Specification



### Landscaping

As per resource consent plans

### Fencing

As per resource consent plans

### Concrete

Natural grey concrete driveway and patios as per plan.

### Clothesline

Included - Single Folding attached to the fence or house

### Letterbox

Included - Standard Metal letterbox

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# INTERIOR

## Specification

### **Insulation**

R2.2 wall and R3.6 ceiling batts

### **Interior Lining**

Standard 10mm Gib® Plasterboard to walls, with 13mm to ceilings Gib® Aqualine plasterboard to wet areas.

### **Scotia, Skirting & Architraves**

55mm GIB cove 'Classic' throughout, 60mm bevelled Skirting & Architraves.

### **Interior Doors**

1980mm MDF hollow core doors, Smooth finish.

### **Gib Stopping**

To a level 4 paint finish.

### **Painting**

All interior. Exterior: Soffits where required, & Weatherboards.

### **Hot Water**

Rinnai A26 External Infinity, 26L on natural gas.

### **Electrical**

Includes LED Downlights & Power Outlets throughout.

### **Heating**

High wall heatpump in living to meet healthy homes requirements





# INTERIOR FINISHES

## Specification



### **Kitchen Cabinetry**

### **Benchtop**

### **Splashback**

### **Carpet**

### **Flooring**

### **Door Hardware**

18mm Coloured Melteca with 1mm PVC edges

37mm Laminate Benchtop

City White tiles to the kitchen behind hob/two tiles high above vanities

3kg Casa Bella Solution dyed nylon on 12mm Luxury Underlay

Moduleo Select Vinyl Planking

Schlage Element Series. Satin Chrome Finish



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# PLUMBING

## Specification



**Shower**

**Toilet**

**Mixers**

**Vanities**

**Mirror**

**Laundry Tub**

**HTR**

Robertson Elementi moulded wall acrylic showers

Robertson Uno back-to-wall toilet suite

Robertson Verona mixers, Elementi Splash 3- function sliders

LeVivi Leeds Wall Hung. New Tech Frank 900mm White

5mm flat polish edge glass

Robinhood Slim tub

Included

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# APPLIANCES

## Specification



**Oven**

**Cooktop**

**Rangehood**

**Dishwasher**

**Waste Disposal**

**Fridge**

Robinhoo OBD605K645SS 5-Function Built-in oven

Robinhoo HGA604FKSS gas cooktop

Ariston ARU75AX-L powerpack

Robinhoo DWM12P6FSS 60cm dishwasher

Robinhoo SEN500QA waste disposal with air switch

Not Included

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# SHELVING

## Specification

### Wardrobes

### Cupboards and Storage

Single shelf with hanging, 18mm white Melteca, 300mm deep, 1700mm high.  
white wire ventilated shelves, 400mm deep, 1700mm high



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# IMAGES

(Artist Impressions Only)

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