Information Pack



Lot 13 Fabia Factory Lane

August 2025

CAMBRIDGE HOMES

Lot 13 51 King St West, Te Kuiti



Fixed Price-Turn Key-Ready to Occupy!



Fixed Price-Turn Key-Ready to Occupy!

FABIA Factory Lane

CAMBRIDGE HOMES
EVERY STEP OF THE WAY

FIXED PRICE

READY TO OCCUPY

	☑	☑	☑	☑	☑
Design	3	Stone Bench	Separate Laundry	2 Carport + Parking	Turn-Key
Appliances	Fridge Dishwasher	Wall Oven Ceramic Hob	Extractor	Washing Machine	Dryer
Amenities	Heat Pump	Hot Water Heat Pump	Extractor Vents	Heated Towel Rails	Two Toilets
Quality Fitout	Carpets Vinyl Planking	Kitchen Stone Benchtop	Curtains	Blinds	Double Glazing
Quality Landscaping	Paved Patio	Paved Driveway	Gardens	Fences	Turf

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0508 EVERY STEP

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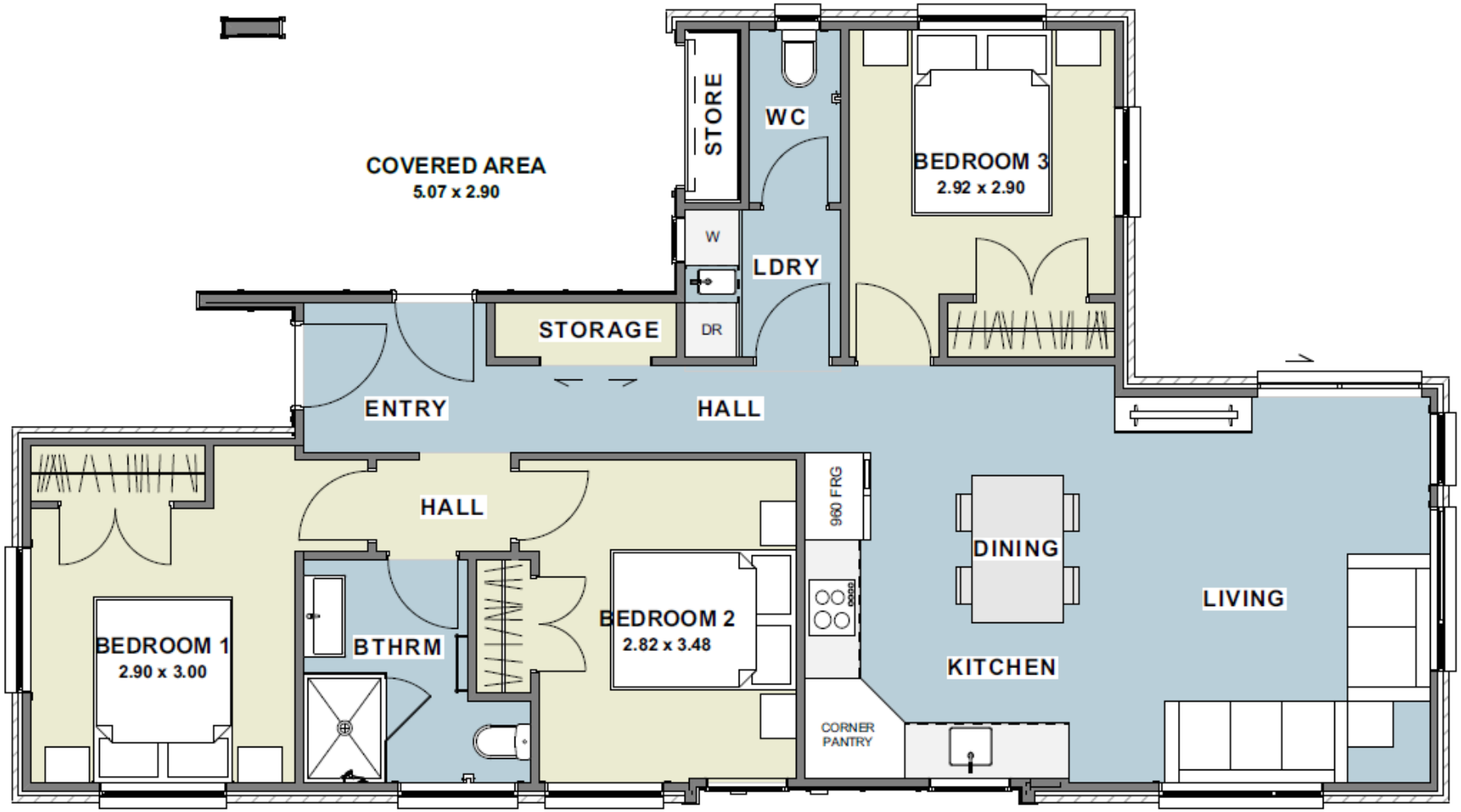
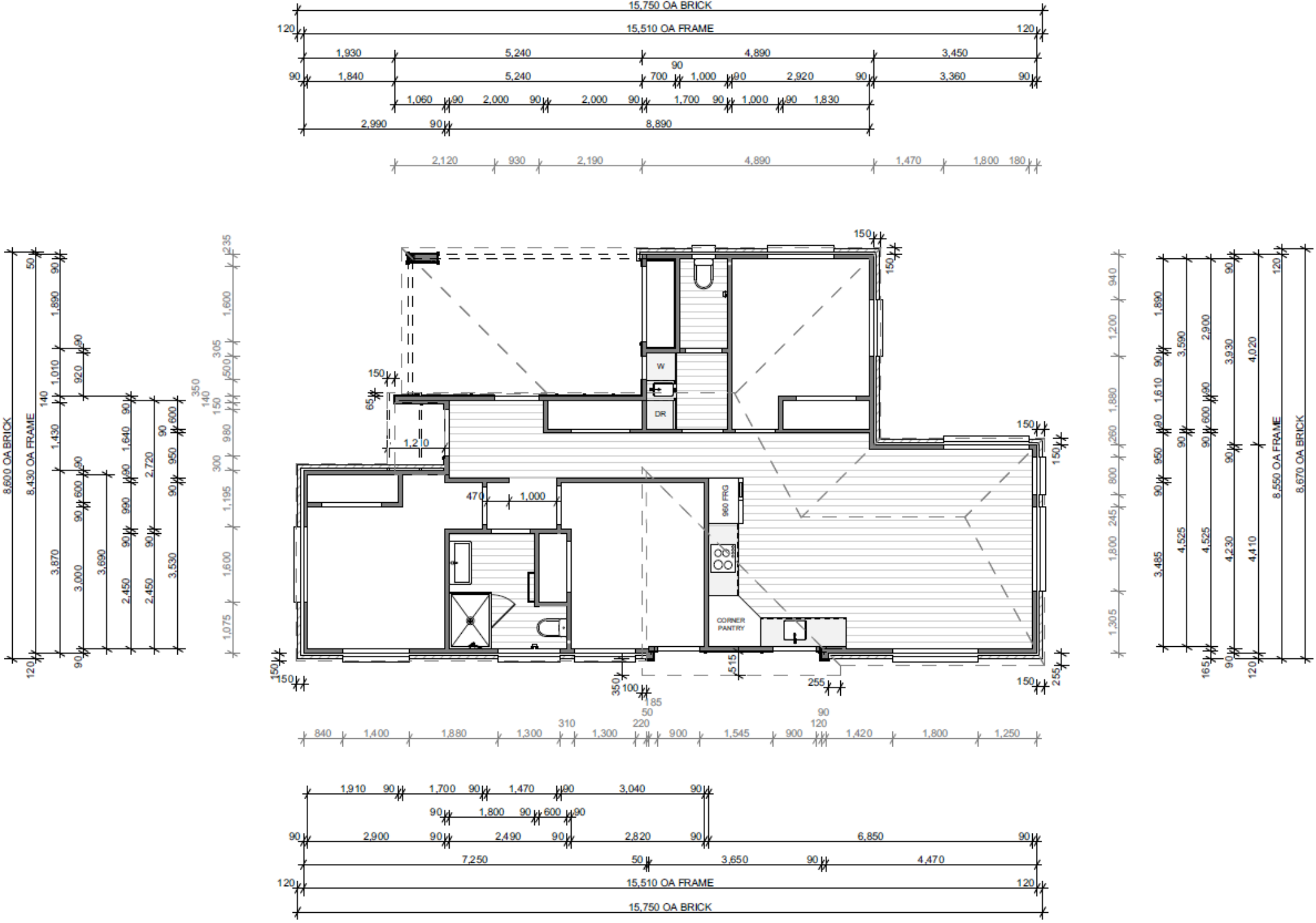
Floor Plan

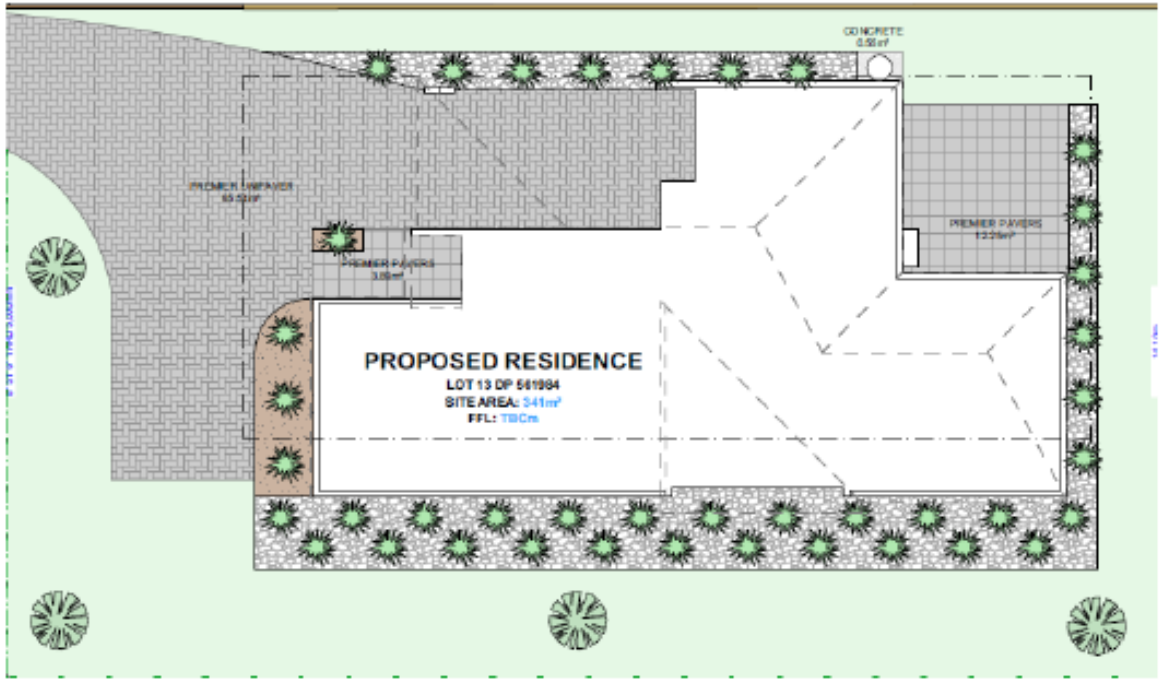

COVERED AREA
5.07 x 2.90
STORE
WC
BEDROOM 3
2.92 x 2.90
W
LDRY
DR
STORAGE
ENTRY
HALL
HALL
960 FRG
DINING
LIVING
BEDROOM 1
2.90 x 3.00
BTHRM
BEDROOM 2
2.82 x 3.48
KITCHEN
CORNER
PANTRY


15,750 OA BRICK
15,510 OA FRAME
120
1,930
5,240
4,890
3,450
90
1,840
700
1,000
2,920
3,360
1,060
2,000
1,700
1,830
2,990
8,890
2,120
930
2,190
1,470
1,800
180
8,600 OA BRICK
8,430 OA FRAME
W
DR
1,210
470
1,000
960 FRG
CORNER PANTRY
515
255
100
185
50
310
220
840
1,400
1,880
1,300
900
1,545
1,420
1,250
1,910
1,700
1,470
3,040
1,800
600
2,900
2,490
2,820
6,850
7,250
3,650
4,470
8,550 OA FRAME
8,670 OA BRICK

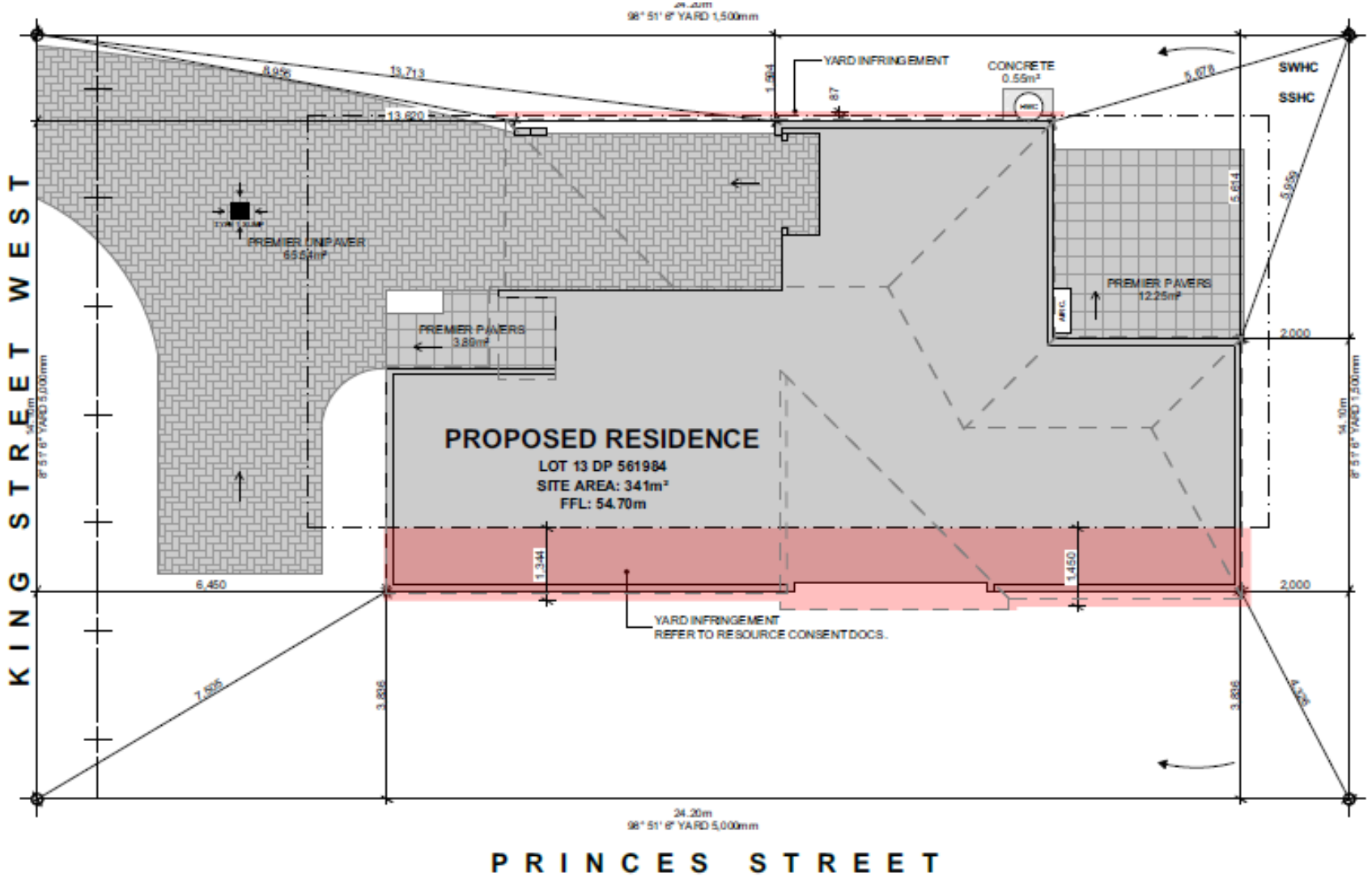
Landscaping Plan

23. Driveway, Patios, Fencing & Landscaping

- Approximately 75m2 of turf
- Drainage, stones, bark and plants
- Sectional fencing to boundary shared with Lot 12
- Approximately 66m2 of Unipaver to form driveway
- Concrete pads for external air-con unit and hot water heatpump
- Porcelain pavers to form rear patio
- Porcelain pavers to form entrance-way



Siting Plan



98° 51' 6" YARD 1,500mm
YARD INFRINGEMENT
CONCRETE
0.55m²
SWHC
SSHC
PREMIER UNIPAVER
PREMIER PAVERS
3.89m²
PREMIER PAVERS
12.25m²
PROPOSED RESIDENCE
LOT 13 DP 561984
SITE AREA: 341m²
FFL: 54.70m
YARD INFRINGEMENT
REFER TO RESOURCE CONSENT DOCS.
KING STREET WEST
PRINCES STREET
24.20m
98° 51' 6" YARD 5,000mm

Specifications Plan

1. Preliminary & General

Builders Contract Works Insurance and Public Liability Insurance
12-month maintenance period
Site Specific Safety Plan
Temporary Power and Power Usage
Waste Bins and Portable Toilets
Scaffolding, Guardrails, Safety Fencing and Fall Protection Netting as required
Project Management
Kitchen Consult and Design
Electrical Consult and Design
Colour and design consultation
Travel and Cartage
House clean upon completion

2. Services and Connections

Power
Power and Communication Supply
Driveway cable to pillar
Fibre/Phone
Fibre duct to house

3. Foundations and Floor Structure

Proprietary Rib-Raft concrete floor slab



4. Frames and Trusses

Stud height 2.460m through entire house
Internal Door Height 2.200m
Pre-nail and truss design per plans

5. Fascia, Spouting and Downpipes

Powder coated Colorsteel Fascia 150mm Multi-line with multi-line quad spouting. 80mm painted downpipes.
Colour – Ebony

Fascia and spouting are available in the same range of colours as roofing and can either match your roof or compliment it – the choice is yours.
Down pipes can be PVC and painted to match your exterior walls.

6. Roofing

Colorsteel Maxam 0.4 BMT Trapezoidal Profile Long Run Roof Cladding
Colour - Ebony
25-degree roof pitch. High wind zone.

7. Aluminium Exterior Joinery

Powder coated Aluminium TGV front door panel – **Colour – Off-white Parkwood Axis**
Thermally Broken Residential Suite as per plan window schedule
Clear Double-Glazed Glass to all areas, Argon, and LOW-E coat system
Window hardware Colour matched double tongue
Finish - Colour matched powder coat to all aluminium joinery – **Colour – Ebony**

Specifications Plan (cont.)

8. Cladding

Modena Brick Straight-Edged Bricks 290x90x70mm
Colour – Premier White (see photo) with white mortar.



Vertical Shera Board & Batten 9mm x 3000mm x 1200mm
Colour – Thunder Grey
Feature entry wall to be coloured Thunder Grey with soffits - Ebony

9. Storage Door

Automatic roller-door for storage area. **Colour – Thunder Grey**

10. Interior Linings

10mm GIB Wall Linings to house walls (aqualine to wet area walls)
13mm GIB Wall Linings to house ceiling (aqualine to wet area ceiling)

11. Insulation

R2.6 Bradford Gold Wall insulation as per plan
R3.6 Double Layer Bradford Gold Ceiling insulation as per plan

12. Electrical

Electrical Design with multiple PowerPoints and lights in all rooms to be confirmed in plans.

Electrical Plan (Provisional):



Lighting Plan (Provisional):



Specifications Plan (cont.)

13. Hot Water System

Midea Electric Hot water Heatpump – 170L (SKU: 787190)



14. Interior Doors

Paint quality 35mm MDF hollow core doors 2.00m high – with 60mm architraves/skirtings.

Flush Panel

Door Handles to be selected from the Windsor Doors Futura Range, Apex or Corbel.

15. Bathroom & Ensuite - Plumbing Fixtures & Fittings

Main Bathroom

Fitting	Type
Shower	1200 x 900 Glass Door Shower – Acrylic Shower Tray
Shower Mixer	Greens Novona Shower Mixer - Chrome
Shower Set	Greens Novona Rail Shower Set - Chrome
Vanity Main	Nouveau Cinna Wall Hung Vanity 900mm – White & Nouveau Ceramic Basin
Basin Mixer	Greens Novona Basin Mixer – Chrome
Toilet Suite	Elementi Calais II BTW Toilet Suite SC Seat
Roll Holder	Greens Volt Toilet Roll Holder - Chrome
Towel Ring	Nouveau Towel Ring - Chrome
Towel Rail	Nouveau 6 Bar Heated Towel Rail - Chrome
Mirror	Polished Edge Mirror to Fit
Fan	Fan/light over shower

WC/Toilet

Fitting	TYPE
Toilet Suite	Elementi Calais II BTW Toilet Suite SC Seat
Roll Holder	Greens Volt Toilet Roll Holder - Chrome

16. Interior Finishing Lines, Mouldings and Trim

Square Stop throughout (excl cupboards, wardrobes, and garage)
40mm MUF paint quality bevelled scotia to wardrobes and cupboards
19mm H3.1 treated window liners and reveals
60 mm Paint Quality FJ Pine Skirting
60 mm Paint Quality FJ Pine Architrave

17. Painting and Decorating

INTERIOR:
Client Selected Paint System to 3 colours from white or pastel bases

- One colour to ceilings – **TBA**
- One colour to walls – **TBA**
- One colour to skirting and doors - **TBA**

EXTERIOR:
Client Selected Paint System:

- One colour to Shera boards and battens – **Thunder Grey**
- Two colours to Feature Entry Wall – **Thunder Grey & Ebony (Soffits)**

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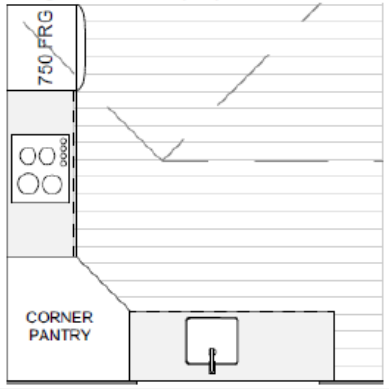
Specifications Plan (cont.)

18. Kitchen Units and Appliances

Designer Kitchen as per plan in Formica and Melteca



Bench top to be selected. Allowance considers Formica, Stone bench top would be quoted as additional to allowance.
Rangehood, Cooktop, Oven, Dishwasher & Fridge from Trade Depot K3 Appliance Package

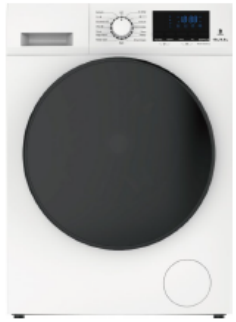
Rangehood	Master Kitchen Canopy Rangehood 90cm – Black (330192)
Cooktop	Vogue Bevelled Edge Induction Cooktop 60cm – Black (320259)
Oven	Master Kitchen Wall Oven 60cm 9 Function – Black (310749)
Dishwasher	Master Kitchen 15 Place Dishwasher 60cm – Orbit (340565)
Fridge	Midea 482L Side-by-Side Fridge Freezer – Black Stainless (353484)
Washing Machine	Vogue Front Load 10kg Washer & 6kg Dryer all-in-one White (360173)
Dryer	Midea Air Vented Dryer 7kg (3611176)
Waste Disposal	Optional extra
Kitchen Tap	Pulldown Gooseneck Mixer





19. Laundry

Venting for dryer to be allowed, extractor fan provisioned
Under Bench 400mm laundry sink.
Supply and fit-off of Washing Machine & Dryer as listed under appliances.





20. House Flooring

Carpet - Godfrey Hirst favourites 26 oz with 11mm underlay
Hard Flooring - Vinyl planking range



Specifications Plan (cont.)

21. Splashbacks

Hydrapanel behind bathroom vanities to form splashback

Hydrapanel behind hobs up to rangehood

22. Wardrobe Organisers

Wire Wardrobe Organiser Systems provided by NZ Wardrobes	
Master Bedroom	Wire Shelf System
Bedrooms	Wire fitted to all wardrobes
Linen Cupboard	4 rows of Wire shelves to linen cupboard

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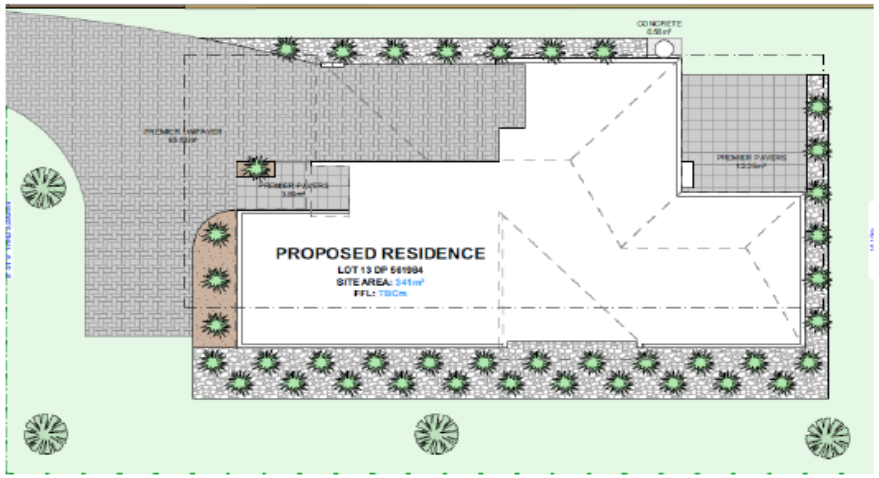

24. Heating

Daikin Cora 7.0 kw High Wall Heat Pump in family living area



25. Curtains and Blinds

To be selected, budget $3,000 excluding GST.

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