



Urban Precinct

WALLACEVILLE ESTATE



VISIT → WallacevilleEstate.co.nz

Welcome to the Urban Precinct at Wallaceville Estate

Wallaceville Estate's Urban Precinct is the culmination of years of planning and lessons learnt to deliver 152 architecturally-designed homes to the market — homes focused on simplicity, connectivity, and beauty.

The initial Master planning of Wallaceville Estate identified the land adjacent to Grants Bush Reserve as the Urban Precinct. It was ideally suited to commuters with its walkway through to Ward Street and its connectivity to the Wallaceville Train Station.

The look and feel of the Urban Precinct takes inspiration from Scandinavia and modernism. The materials have been chosen for their durability, maintenance requirements and how they will perform once the owner lives in the home. As part of our community, we have been responsible for the design of many of our suburbs; it was therefore important that the homes in the Urban Precinct were designed for how they would look in a decade as much as they would when first completed.

FULLY-INSULATED INCLUDING GARAGE & GARAGE DOOR

COMFORTABLE WALK TO THE TRAIN STATION

HIGH QUALITY FITTINGS

ENGINEERED STONE BENCHTOPS

PRIVATE COURTYARDS & FUNCTIONAL OUTDOOR SPACES

SET ADJACENT TO A NATURAL BUSH RESERVE



Site Map

Type A ●

2 Bed
1 Bath
1 Car Pad

Type B ●

3 Bed
1.5 Bath
1 Car Pad

Type C ●

3 Bed
2 Bath
1 Garage



Urban Precinct
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GRANTS BUSH RESERVE

FUTURE DEVELOPMENT

PROPOSED
BLUE MOUNTAINS CAMPUS

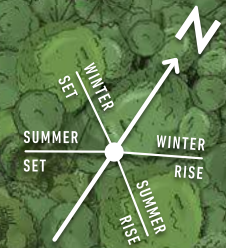
WALKWAY TO WARD ST

PROPOSED
DAYCARE

WARD STREET

ALEXANDER ROAD

STAGE 11A | STAGE 11B



EXISTING DEVELOPMENT
STAGE 6

FUTURE
DEVELOPMENT





Note: all images in this booklet are indicative artist impressions

FLOOR PLAN

Type A

2 Bed
1 Bath
1 Car Pad or
Allocated Car Park
(lot specific)



GROUND FLOOR



FIRST FLOOR

80m² APPROX.



Enjoy all of the fixtures and fittings of our top of the range homes in a spacious two bedroom home designed with professionals who want quality in mind.

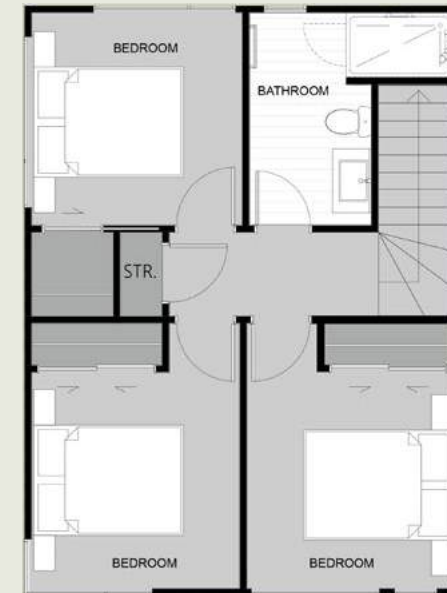
FLOOR PLAN

Type B

3 Bed
1 Bath
1 Car Pad or
Allocated Car Park
(lot specific)



GROUND FLOOR



FIRST FLOOR

102m² APPROX.



Quality has not been compromised in designing a home for young families, who will benefit from the extra bedroom and a second WC.

FLOOR PLAN

Type C

- 3 Bed
- 2 Bath
- 1 Garage



GROUND FLOOR



FIRST FLOOR

130m² APPROX.



One of our most popular configurations in previous developments, we have provided a quality home that offers an ensuite, internal access garage and ample indoor-outdoor living. However, there is a limited number of these duplexes available, and they will be highly sought after.

EXTERIOR

AAAA



EXTERIOR

AAAA2



A

A

A

A

EXTERIOR

BB

COLOUR OPTION 1



EXTERIOR

BB

COLOUR OPTION 2



EXTERIOR

BAAB

COLOUR OPTION 1



B

A

A

B

EXTERIOR

BAAB

COLOUR OPTION 2



EXTERIOR

BAB



EXTERIOR
BAB2



EXTERIOR

CC

COLOUR OPTION 1



EXTERIOR

CC

COLOUR OPTION 2







Frequently Asked Questions

WHAT AM I BUYING?

You are buying a Fee Simple, Freehold Title either Terraced House or Duplex House at The Urban Precinct in Wallaceville Estate. Details of the plans and full specifications will be attached to the Sale and Purchase Agreement, available on request.

WHAT IS THE MIX OF HOUSING TYPOLOGIES?

There are 152 houses; of these there are 114 Terraced Houses and 38 Duplex Houses. There are three different floor plans and layouts which range in size from 80m² to 130m² — all on varying site sizes.

ARE ALL THE HOUSES WIRED FOR TELEPHONE, INTERNET AND SKY?

All homes are wired for telephone and high-speed internet. Owners choose their own selected service providers for satellite television, telephone and internet, which will be payable directly by the owners in the usual way.

HOW DOES THE HOT WATER SYSTEM WORK?

All houses located in the Urban Precinct will have an instant gas hot water system. This has a number of significant benefits to you as a purchaser including; energy efficiency, continuous supply, more constant temperature control and space saving.

ARE THE BUILDINGS WEATHERTIGHT?

The buildings have been designed to the upmost standards to meet the structural and weather tightness requirements of the New Zealand Building Code.

DO THE TERRACED HOUSES HAVE OPENING WINDOWS?

Yes. The kitchen, living area and bedrooms all have opening windows or sliding doors as per the architect's details. Second floor windows all have window opening restrictors which limits how far windows can be opened which is a safety feature for children but allows plenty of fresh air.

ARE THE WINDOWS DOUBLE GLAZED?

Windows and glass doors will be double-glazed to meet NZBCH1 (energy efficiency).

WHEN WILL CONSTRUCTION START AND FINISH?

Construction is anticipated to commence, subject to satisfying the conditions in clause 49.1(a)(b)(c) of the Sale and Purchase Agreement, around late 2021, and will continue for an 18-month period. Each Lot will have individual schedules and time frames within this 18-month period. The above timeframes are based upon the best information at the time of printing; however, no warranty is given.

CAN WE RENT OUT OUR PROPERTY?

There are no covenants preventing you from renting out any of these homes. All 152 homes would make great investment options.

CAN THE DEVELOPER MAKE VARIATIONS TO THE PLANS AND SPECIFICATIONS?

There are instances in which legislative changes and Local Territorial Authorities require the Developer to make changes to abide by the contractual law, best practice at the time, or because certain materials are not available. The Developer will strive to use the exact product specified however in this post covid environment, supply is becoming an increasing issue. Therefore the Developer has reserved the right to substitute similar products where the originally specified product is not readily available when required.

WHO IS THE DEVELOPER?

The Developer is Wallaceville Developments (No 2) Limited as Trustee for the Wallaceville Developments (No 2) Trust, a member of Gillies Group.

CAN THE PURCHASER MAKE CHANGES TO THE PLANS AND SPECIFICATIONS?

The Urban Precinct plans and specifications cannot be changed. The plans have a CRD Comprehensive Resource Development Consent which does not allow for any changes to be made.

CAN THE PRICE INCREASE FROM WHAT IS AGREED?

For available properties the price is subject to change, at any time without notice. Once you have a signed Sale and Purchase Agreement the price cannot change.

DOES THE PRICE INCLUDE GST?

Yes, GST is included in the price for all the houses in the Urban Precinct. GST for residential sales is a cost to the Developer.

Solicitor Information

Prior to signing an Agreement for Sale and Purchase we recommend that you seek independent professional advice to go over the material and ensure that it suits your needs.

The Agreement is not the same as a traditional Sale and Purchase Agreement that Solicitors typically deal with. This is because you are purchasing a Property 'off the plans' where additional protection for purchasers and vendors is provided in the Agreement, along with other legal requirements not included in a traditional real estate agreement.

You need to discuss things openly with your advisors and know that the discussion is completely confidential so that you get the best possible advice. Your contract Solicitors are independent and will be retained by you to advise you personally.

As a reference, the following Solicitors have experience with the agreements and type of property you are purchasing.

JOHN GWILLIAM MAIN STREET LEGAL

Ph: +64 4 527 9727
E: john@mainstreetlegal.co.nz
A: 66 Main Street, Upper Hutt

CHRISTINE RETI UPPER HUTT LAW

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PHYLLIS STRACHAN STRACHAN O'CONNOR

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A: 21 Princes Street, Upper Hutt

BRENDA MCDONALD PAINO & ROBINSON

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A: 20 Princes Street, Upper Hutt

PAUL MAY PAUL MAY LAW

Ph: +64 4 9748831
E: paul@paulmay.co.nz
A: 44-56 Queens Drive,
Level 15, Lower Hutt



Outline Specifications

LIVING AREAS

Floors

Moduelo Vinyl Planking and Godfrey Hirst 100% SDN Carpet

Walls

Stopped and painted plasterboard

Ceilings

Stopped and painted plasterboard

Skirtings

Painted timber

Entry Doors

Bradnams SR9 aluminium door with selected door furniture

Internal Doors

Painted hollow core with selected door furniture

Windows

Double glazed powder coated aluminium hardware

Lighting

LED lighting

BEDROOMS

Floors

Godfrey Hirst Florissant 100% SDN Carpet

Walls

Stopped and painted plasterboard

Ceilings

Stopped and painted plasterboard

Windows/External Doors

Double glazed powder coated aluminium hardware

Wardrobe

Built in wardrobes with single wire shelf and rail

Skirtings

Painted timber

Doors

Painted hollow core with selected door furniture

Lighting

LED lighting

KITCHEN

Sink

Under-mounted stainless steel sink to Architect's details

Tapware

Methven Gooseneck kitchen mixer

Dishwasher

Fisher & Paykel stainless steel dishwasher

Cooktop

Fisher & Paykel stainless steel gas hob

Oven

Fisher & Paykel stainless steel multifunction oven

Microwave Space

Alcove for owner supplied standard microwave located within kitchen joinery

Rangehood

Integrated (see specific house plans)

Refrigerator

Fridge/freezer alcove in kitchen joinery for owner supplied fridge

Lighting

LED lighting

Flooring

Moduelo vinyl planking

Benchtops

Engineered stone benchtop

Splashback

Feature tile to Architect's specification

Joinery

Joinery to Architect's specification

BATHROOMS

Vanity

Prava Mia wall hung vanity unit

Basin Mixer

Methven Waipori single lever mixer

Mirror

Round frameless wall fixed mirror

Shower

Acrylic shower surround and tray with semi-frameless fixed glass screen and door

Shower Mixer

Methven Waipori Satinjet chrome slide shower and mixer

Bath

Back-to-wall bath (where applicable, please refer to plan for specific house layouts)

Toilet Suite

VCBC Onda vitreous china toilet suite with removable soft close toilet seat

Toilet Roll Holder

Wall-mounted toilet roll holder

Towel Rail

Heated towel rail

Lighting

LED lighting

EXTERIOR

Exterior Cladding

Combination of materials including metal, brick, render and paint as per Architect's details.

Fencing

Mixture of timber and metal as per Architect's specifications

Mailbox

Numbered letterbox

Driveways and Patios

Concrete driveways and patios as per Architect's specifications

Clothesline

One clothesline per home

Landscaping

As per site-specific landscaping plan

SERVICES

Power Outlets

As per site – specific electrical plan

Data/TV

TV and data points as per site specific electrical plan

Hot Water

Instant gas hot water system

Kitchen/Bathroom

Exhaust systems to ventilate kitchen, bathroom and laundry to meet NZ Building Code requirements

Fire Protection

Smoke detectors will be provided to every home to meet NZ Building Code requirements





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