

Sladden St

Vale



Introducing Vale.

Zach Staples

zach@valeproperty.co.nz

021 560 520

For further information please
visit our website at:

www.valeproperty.co.nz

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.

Contents.

Location.

Map	04
-----	----

Design.

Render Images	05
Completed Homes	06
Floor Plans	07
Property Schedule	10
Site Plan	11

Information.

Why Vale	12
Specifications	14
Colour Schedule	16
Chattels	18
Residents Society	18
Warranty	19

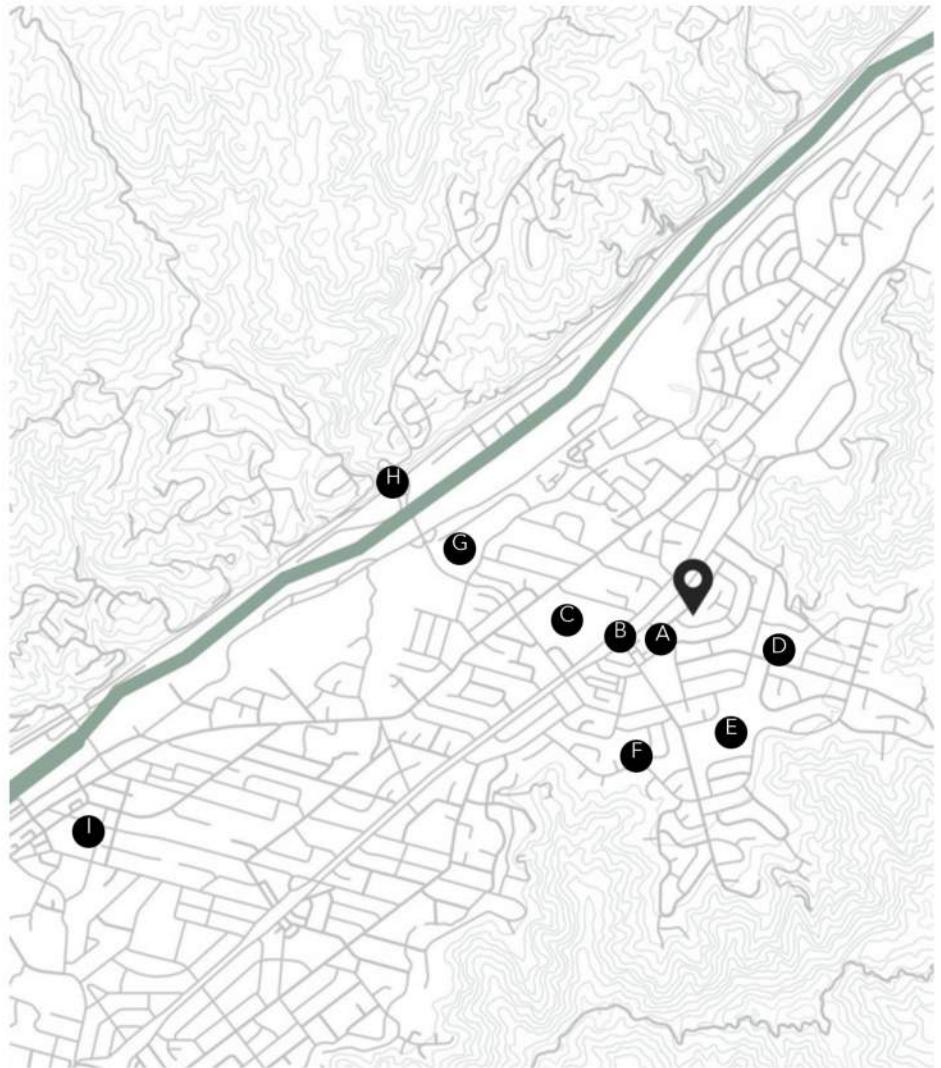
Appendix.

Landscape Plan	
Draft Title Plan	
Rental Appraisals	

16 Sladden Street, Naenae, Lower Hutt

Vale's 10 new homes at 16 Sladden Street, Naenae, exude functionality, convenience and exceptional build quality - as well as standing the test of time. We are excited to present this stunning development, in an unparalleled location just a few steps from transport, retail and recreation.

Constructed to the highest quality, in keeping with Vale's core values of developing architectural new homes that are a cut above the rest, 16 Sladden Street exemplifies future-proofed living. From material selection to attention to detail in construction, no stone has been left unturned in providing warm, sustainable and attractive homes that are an absolute pleasure to live in.



Naenae Shops & Naenae Library	A	5 min walk	2 min drive
Naenae Train Station	B	7 min walk	4 min drive
Naenae College & Naenae Intermediate	C	15 min walk	5 min drive
Rata Street School	D	12 min walk	2 min drive
Naenae Park	E	15 min walk	2 min drive
Naenae Primary School & Community Hub	F	15 min walk	3 min drive
Avalon Park	G	20 min walk	5 min drive
Hutt Expressway / SH2	H	30 min walk	6 min drive
Queensgate Mall / Lower Hutt Town Centre	I	57 min walk	7 min drive
Wellington CBD	/	/	25 min drive

Located just 500 metres from Naenae Station and the local town centre, 16 Sladden Street is just moments from everything you need to streamline and supercharge your lifestyle. The train station and nearby bus stops make commuting to work a breeze. Less than two blocks away, the Naenae commercial centre has an array of convenience retail & food outlets as well as a medical centre. Hutt City Council's new aquatic centre and town centre reinvigoration projects will inject extra buzz, making the local town centre an attractive, community-focused place. Local parks, schools and the Eastern Hills walking trails round out the enviable amenity value of this area.

Artists Impressions.



2  1 

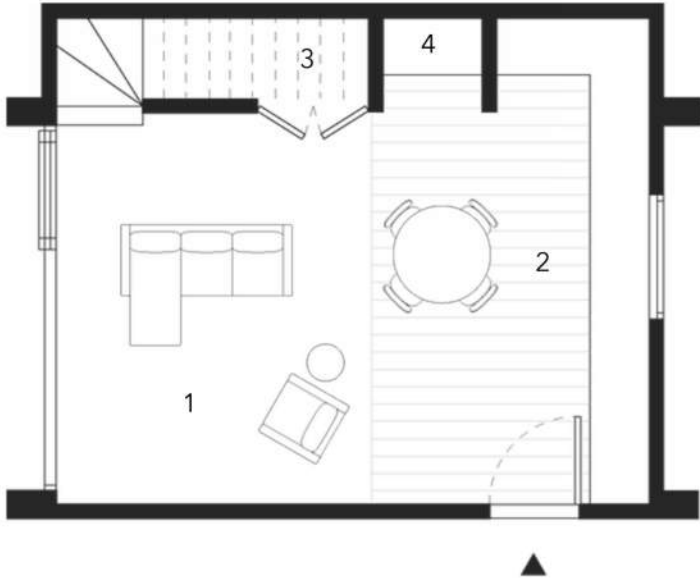
Vale's focus on selecting carefully thought-out materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.

Completed Homes.



Floor Plans.

Units 1 - 2



Ground Floor



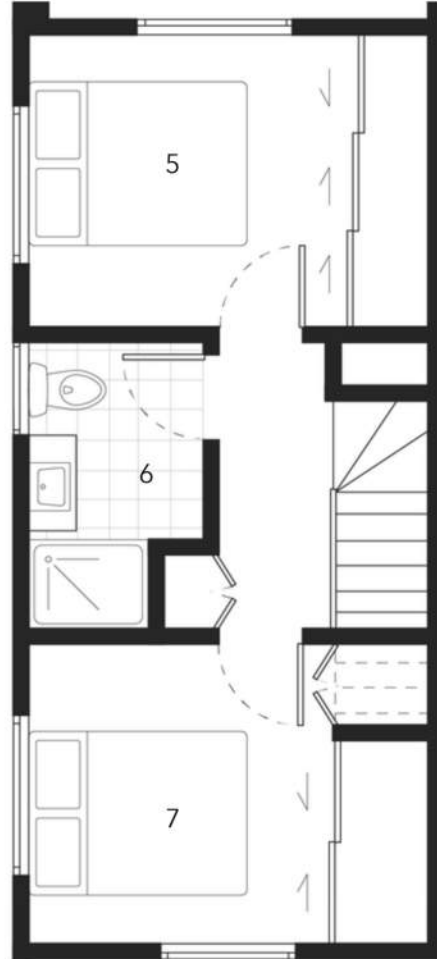
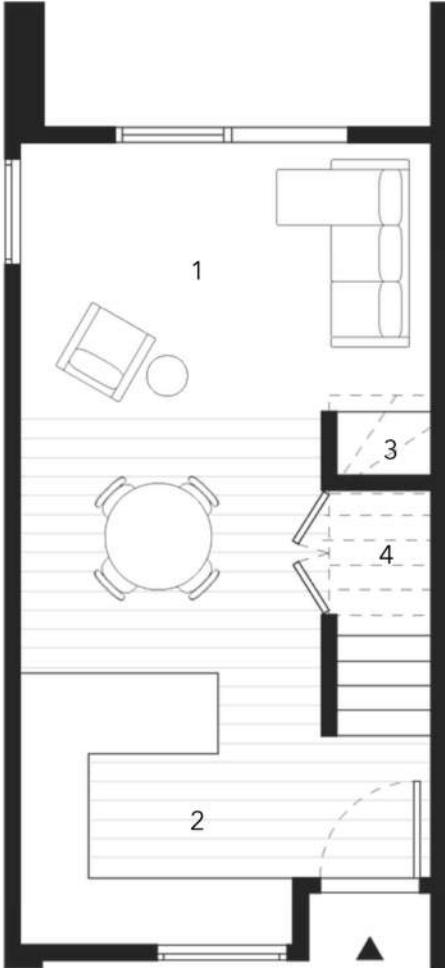
First Floor

- 1 Living Room
- 2 Kitchen/Dining
- 3 Laundry
- 4 Study
- 5 Bedroom 1
- 6 Bedroom 2
- 7 Bathroom

These two-bedroom homes have been expertly designed, featuring open-plan living, kitchen and dining areas downstairs flowing out onto private landscaped courtyards. Upstairs, two bedrooms with built-in wardrobes; further storage, and bathroom are cleverly laid out to maximise living space.

Ground Floor Area: 36m²
First Floor Area: 39m²
Total Area: 75m²

Units 3 - 8



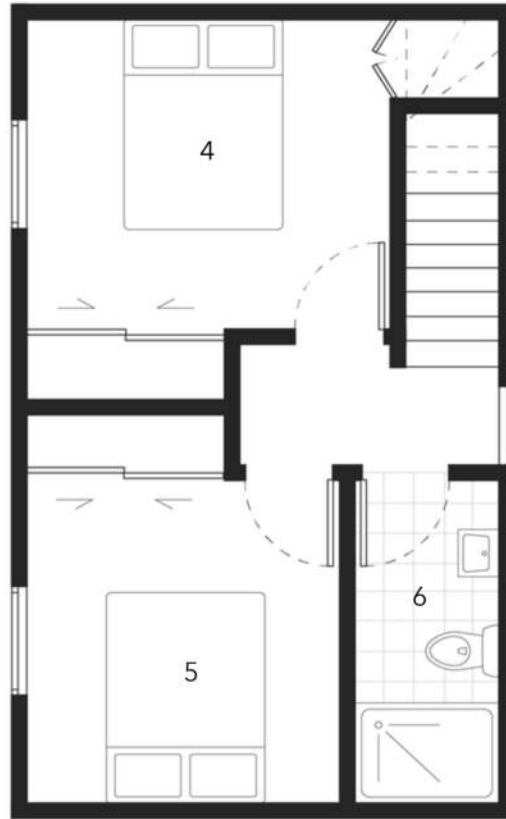
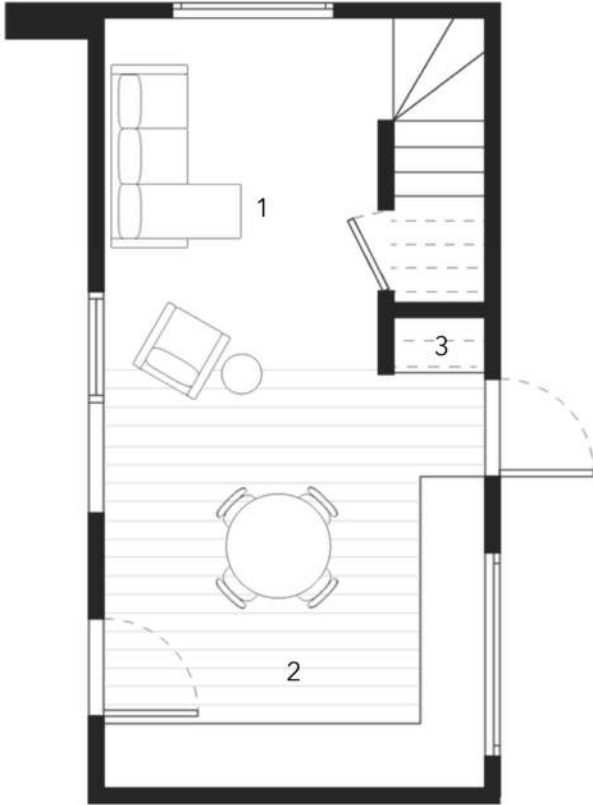
Ground Floor

First Floor

Ground Floor Area: 34m²
First Floor Area: 38 - 40m²
Total Area: 72 - 74m²

- 1 Living Room
- 2 Kitchen/Dining
- 3 Study
- 4 Laundry
- 5 Bedroom 1
- 6 Bathroom
- 7 Bedroom 2

Units 9 - 10



Ground Floor

Ground Floor Area: 33m²
First Floor Area: 34m²
Total Area: 67m²

First Floor

- 1 Living Room
- 2 Kitchen/Dining
- 3 Study
- 4 Bedroom 1
- 5 Bedroom 2
- 6 Bathroom

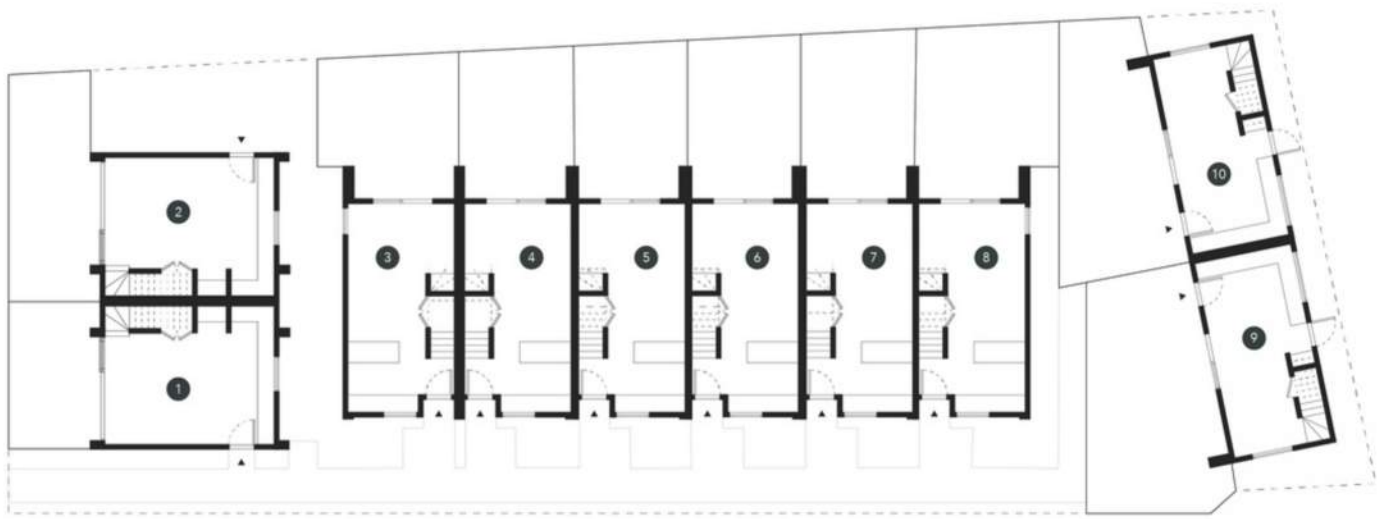
Property Schedule.

Unit	Bedrooms	Bathrooms	Study	Garage/Carpark	Floor Area (m ²)	Site Area (m ²)
1	2	1	1	-	75	72
2	2	1	1	-	74	84
3	2	1	1	-	73	80
4	2	1	1	-	73	65
5	2	1	1	-	72	66
6	2	1	1	-	73	67
7	2	1	1	-	72	68
8	2	1	1	-	74	83
9	2	1	1	-	67	86
10	2	1	1	-	67	84

Artists Impressions.



Site Plan.



SLADDEN STREET

Our carefully planned site layout ensures maximum privacy for each home, including generous courtyard gardens. The rear units overlook Barton Reserve, while the entire development captures excellent sun, bathing the living areas and gardens in warmth and light.

Why Vale.

Our focus is on quality materials and great workmanship. We are determined to build homes that are above the industry standard, and you can see that commitment through every home we have completed.



Sleek, timeless, and low maintenance cladding for a visually striking and contemporary aesthetic: Dimond Heritage Tray, Viblock KiwiBrick, Cedar Weatherboards.

Private courtyard gardens that are fully landscaped and low maintenance, with a focus on easy care native plantings to create your own urban oasis.



All of our homes come with either garages or dedicated parking spaces, as well as bike storage and security lighting.



Warm and beautiful timber flooring, and Fisher & Paykel appliances with warranties. Our kitchens include tile splashbacks, as well as soft closing doors and drawers.



Professionally designed featuring durable and long lasting stone bench tops. We use well-designed tapware to reduce water wastage without compromising on pressure.



Low VOC paints from the environmental range, energy efficient LED lighting and spacious bedrooms with storage including functional wardrobe systems.



Wifi-controlled heat pumps which are ideal for the winter. We often add study nooks in our homes to cater for hybrid working conditions.

Double glazed windows with blinds for solar control and heat loss reduction, feltexgreen carpets for warmth and environmental sustainability.



Contemporary, professionally designed bathrooms that showcase tiling and frameless glass showers with dual shower heads.

We take pride in creating a luxurious space where you can get ready for the day, pamper yourself, or decompress and relax.



Patio doors are well positioned to maximise natural light and indoor-outdoor flow. Durable finishes of exposed aggregate or timber decking provide a functional and stylish outdoor setting.

Our focus on liveability is followed through in the layout and functionality of our developments. Our designs ensure privacy is maintained for our owners/occupants while the common areas are kept tidy and well presented.

Specification.

General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety & Employment Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

Construction

Foundation	Enhanced concrete foundation slab
Framing	90 x 45 SG8 w 2400 mm ceiling height
Intertency Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4 Intertency Wall - R2.2

Exterior

Roof	Colorsteel corrugated iron
Fascia & Gutter	Colorsteel gutters (1/4 round) w 80 mm dia. Colorsteel downpipes
Exterior Cladding	70 series brick veneer James Hardie Linea Oblique
Window and Door	Thermally broken, low-e double glazed - argon gas filled powder coated aluminium
Joinery Entry Door	Aluminium w digital touch pad door lock
Garage Door	N/A

Interior - General

Door Hardware	Lever action handles satin chrome
Internal Doors	Pre-hung Door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric

General (continued)

Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - Living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Laminate - Timber or vinyl planking - Kitchen Tiles - Bathroom - Ceramic tiles with ceramic tile skirting
Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

Kitchen

Benchtop	Acrylic, stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Handles	Handleless
Kitchen Mixer	Uno gooseneck - Chrome
Splashback	Melamine
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHX2 Dishwasher - Fisher & Paykel - DD60SAX9

Bathroom

Shower Base	Acrylic
Shower Walls	Ceramic tiles (floor to ceiling) w niche
Shower Glazing	Frameless glass
Shower Mixer	Uno - Chrome
Shower Rose & Slide	Splash plus column shower - Chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm - Melamine French Oak
Vanity Mixer	Uno curved spout - Chrome
Mirror	Mirror cabinet 600 2 doors - Melamine French Oak
Heated Towel Rail	Heated towel rail - Chrome

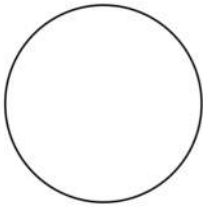
Colour Schedule.

Exterior

Roof, Fascia, Gutter & Downpipes	Colorsteel Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	Brick - Midland Euro Nieve James Hardie Linea Oblique - Resene Gauntlet
Window and door Joinery	Colorsteel Sandstone Grey
Entry Door	Colorsteel Sandstone Grey
Garage door	N/A



Coloursteel
Sandstone Grey



Resene Alabaster



Midland Euro Nieve



Resene Gauntlet

Our expert interior design team has curated a calming palette of muted neutrals, designed to be timeless and welcoming. Together with cleverly combined textural elements such as timber, carpet and tiling, our colour schemes and finishes create a warm aesthetic, inviting you to unwind and feel completely at home.

Colour Schedule.

Interior

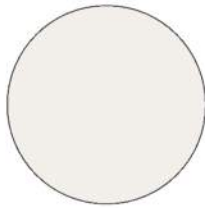
Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium
Kitchen	
Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	Cottage matt white 300 x 75 tiles (vertical stack bond) with grey grout
Bathroom	
Tiling	Floor - Pietre Di Gri Bianco 595 x 595 with grout colour to match tile Walls - Pietre Di Gri Bianco 595 x 595 with grout colour to match tile, Zellige Gesso Gloss 100 x 100 with grout colour to match tile
Paint	
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



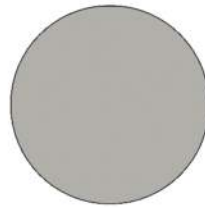
Feltex Cable Bay
Coles



Quickstep Laminate
Soft Oak Medium



Pure White



Bestwood Subtle
Grey Velvet



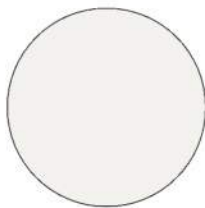
Melteca Classic Oak
Puregrain



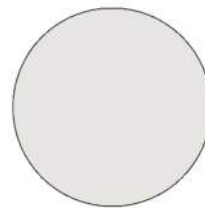
Pietre Di Gri Bianco



Zellige Gesso Gloss



Resene Double
Alabaster



Resene Sea Fog

Chattels.

Exterior

Letter box

Clothes line

Aerial

Interior

Appliances

Cooktop

Dish Drawer

Oven

Rangehood

Roller blinds with blackout fabric

Fixed floor coverings

Light fittings

Heat pump and remote

Heated towel rails

Heater (bathroom)

Smoke alarms

Residents Society.

When you purchase a Vale home, you receive a freehold (or fee simple) title - meaning you own the land, along with anything built on it. You also share common areas within the development with your neighbours - driveways, bike parking, landscaped gardens and the like. It's important to make sure these areas are maintained and protected, as well as adequately insured, especially if there are shared walls between units. This is why every Vale development has a residents' society which looks after common areas on behalf of all homeowners, ensuring they are clean and well-presented and dealing with any issues or damage that may arise.

Warranty.

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.



SURFACES KEY

TOTAL SITE AREA 844 M² (30% LANDSCAPING) (39% PERMEABLE)

	GARDEN BED (BARK MULCH) AND GROUND COVER PLANTING	258 M ²
	EXPOSED AGGREGATE WITH DECORATIVE SAW CUTS	102 M ²
	CONCRETE WITH BROOM FINISH	82 M ²
	CONCRETE PAVERS ON CHIP	74 M ²
	SW TANK	
	SERVICE MANHOLE - REFER TO ENGINEERS DRAWINGS	

CLIMBER TRAINED TO MESH AGAINST BOUNDARY LINING UP WITH MAIN ENTRY INTO UNIT

NOTE: IT IS RECOMMENDED TO USE ROOT BARRIER FOR TREES CLOSE TO SERVICE LOCATIONS

PLANT IMAGES

LIBERTIA PEREGRINANS	THACHELOSPERMUM JASMINOIDES	PITTOSPORUM HEDGEHOG	LIRIOPE MUSCARI	GRISELINIA BROADWAY MINT	LIBERTIA IXOIDES TAUPO BLAZE	PSEUDOPANAX FEROX	LOMANDRA LIME TUFF	SOPHORA MICROPHYLLA	PLAGIANTHUS REGIUS	ACER 'BLOOD GOOD'

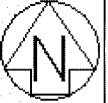
NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES

LANDSCAPE PLAN FOR CONSENT
16 SLADDEN STREET, LOWER HUTT

SCALE:	1: 100 @ A2
DATE:	16 JUNE 2024
PAGE:	1 OF 2
REVISION:	12
DRAWN BY:	D. GREIG





Diag. A

Lot 393 DP 15931

Lot 381 DP 15931

Sladden Street
Legal Road

Lot 382 DP 15931

1
0.0072Ha

2
0.0084Ha

3
0.0080Ha

4
0.0065Ha

5
0.0066Ha

6
0.0067Ha

7
0.0068Ha

8
0.0083Ha

10
0.0084Ha

9
0.0086Ha

Lot 452 DP 15931

50
0.0078Ha

Lot 384 DP 15931

Lot 337 DP 15931

Lot 2 DP 52841

Lot 1 DP 22686

Lot 2 DP 22686

Lot 316 DP 15931

Lot 317 DP 15931

Lot 318 DP 15931

ENV REF: 2056-01

T 1/5

Land District: Wellington

Lot 1-10 & Lot 50 Being a Subdivision of Lot 383 DP 15931

Surveyor: Raymond Li

Firm: Envelope Surveying Limited

Title Plan
LT 612296
DRAFT

Digitally Generated Plan

Generated on: 29/11/2024 3:47pm Page 6 of 10



Property Address 16 Sladden Street, Naenae

Date of valuation 21 March 2025

Rental valuation **\$600-\$620 per week - 2 Bedrooms, 1 bathroom, open plan living/dining/courtyard**

Stress Free Wellington Property Management - Desktop Valuation

We have been asked to provide a rental evaluation for 16 Sladden Street, Naenae. This new development comprises of 10 x 2 bedroom/1 bathroom townhouses

Understanding the type of property provided, plus knowing the expected tenant type wishing to live here, we expect a peak summer rental of between \$600-\$620 per week once Healthy Homes compliant.

Rents can vary on time of year and market conditions. For more information on the current market please feel free to contact the undersigned for a free no-obligation chat.

Features of the property include:

- 2 Double bedrooms, 1 bathroom
- High quality chattels and fixtures throughout
- Low maintenance outdoor area

Location

- Desirable location
- Short stroll to shops, amenities, transport

What our clients say.

"I am impressed at how quickly you found this tenant"

- Scott Faden, Mt Victoria

"Your proactive inspections have ensured we have no maintenance surprises"

- Bob Ulrichsen, Newtown

"Niall and the team took control and sorted out the transfer of tenancy without any problems"

- Sean Brosnahan, Northland

Sincerely,

A handwritten signature in black ink, appearing to read 'Tania'.

Tania McCrystall | Business Development Manager

Copo Property Management
Level 4, 15 Courtenay Place, Te Aro, Wellington
022 488 4426
tania@copo.nz
0800 567 563
www.copo.nz

***NB This is a professional estimate of rental level for the property based upon our extensive market knowledge of the area; however it should not be acted upon as a rental appraisal from a registered valuer. Should you require such a report we recommend you seek the services of a registered valuer.**



Date 20th March 2025

Thank you for providing us with this opportunity. We are excited to present our rental appraisal for your property located at **16 Sladden Street, Naenae, Lower Hutt.**

We have taken the following factors into consideration when appraising your property:

- Features that the property has to offer.
- Internal and government data
- Comparable properties within the area
- Current condition of the rental market (i.e., vacancy rates, supply, and demand)
- The condition of the property

Property Features

- 2-bedroom, 1 bathroom, 1 study, 67-75m² - 16 Sladden Street, Naenae, Lower Hutt Vale's 10 new homes at 16 Sladden Street, Naenae, exude functionality, convenience and exceptional build quality - as well as standing the test of time. We are excited to present this stunning development, in an unparalleled location just a few steps from transport, retail and recreation. Constructed to the highest quality, in keeping with Vale's core values of developing architectural new homes that are a cut above the rest, 16 Sladden Street exemplifies future-proofed living. From material selection to attention to detail in construction, no stone has been left unturned in providing warm, sustainable and attractive homes that are an absolute pleasure to live in.

Rental Appraisal Price

- It is always our goal to achieve the best possible rental return and to secure the highest calibre of tenants. Having virtually inspected plans of your property and taking into consideration the current rental market conditions and government data, we can advise that your property, in its current condition, would rent for approximately:

Rent = approximately \$590-\$620 per week