

Sladden St

Vale



Introducing Vale.

Zach Staples

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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.

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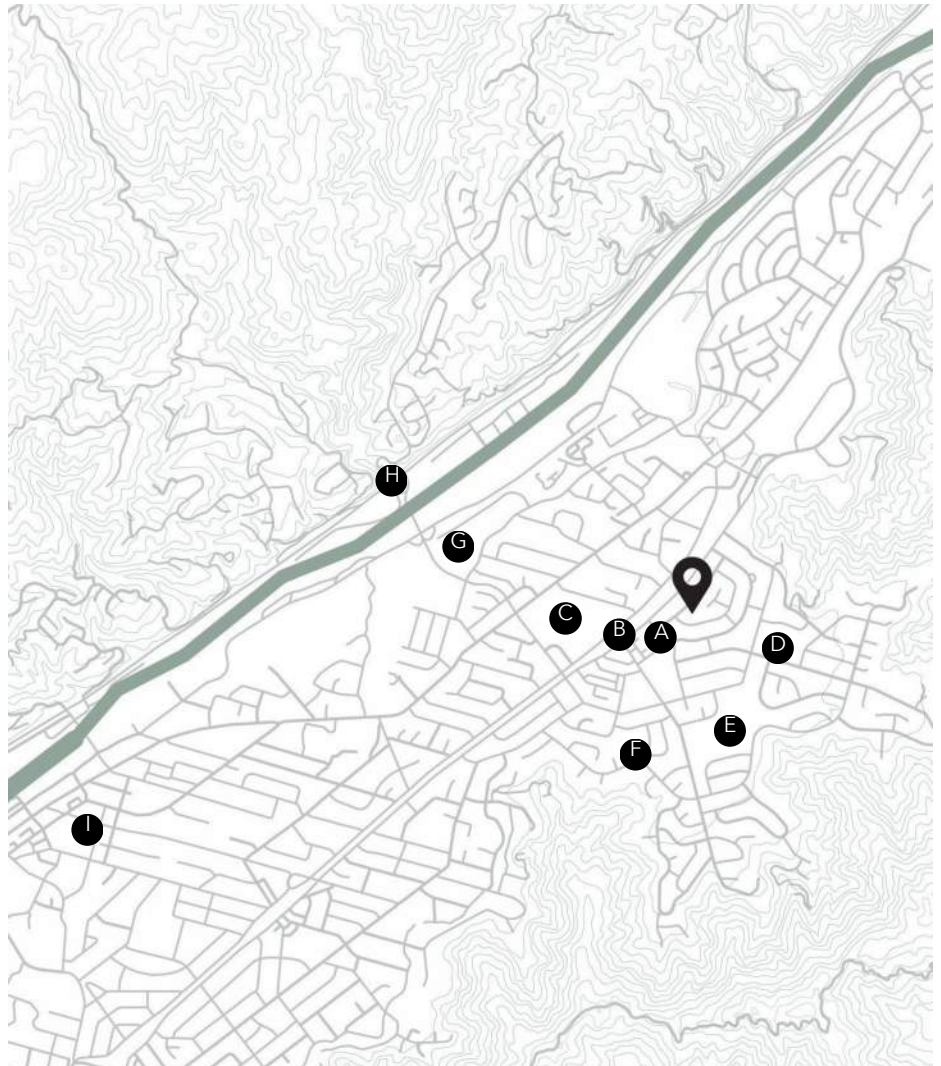
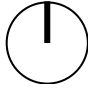
Appendix.

Landscape Plan	
Draft Subdivision 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.



1 - 2  1 - 1.5 

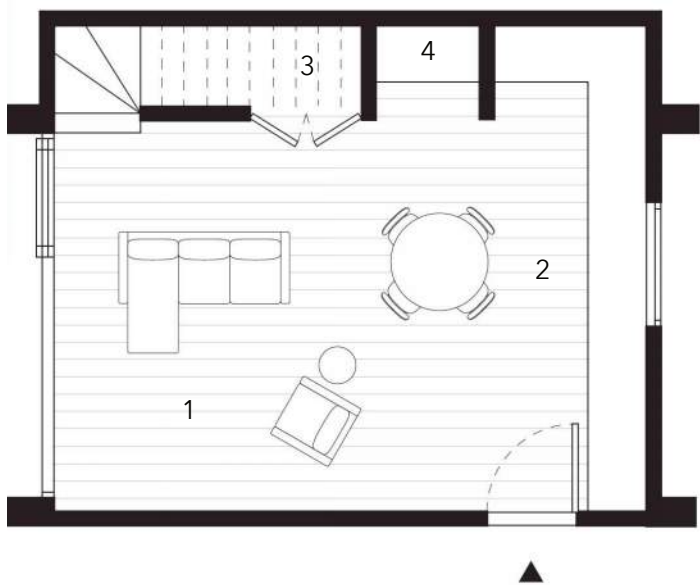
Vale's focus on selecting carefully thought-out materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.

Completed Homes.

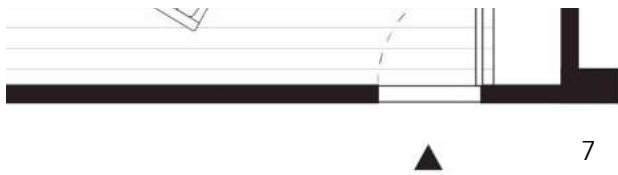


Floor Plans.

Units 1 - 2



Ground Floor



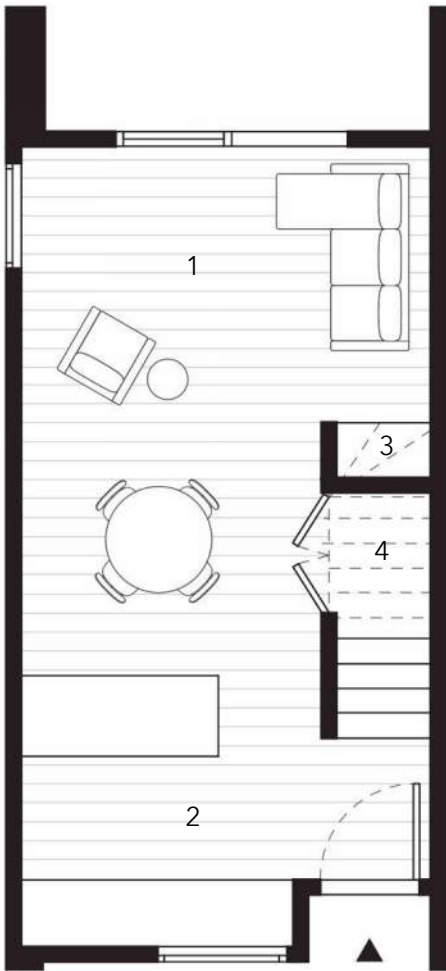
First Floor

- 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.

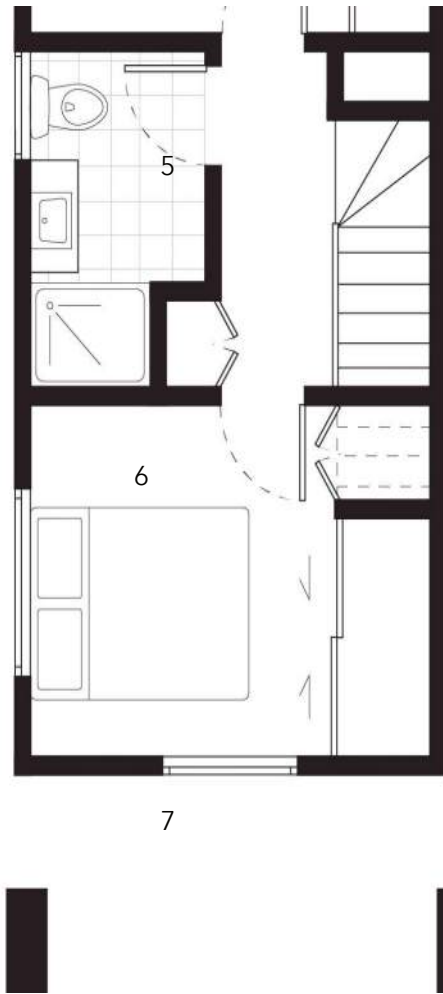
Ground Floor Area: 36m²
First Floor Area: 39m²
Total Area: 75m²

Units 3 - 8



Ground Floor

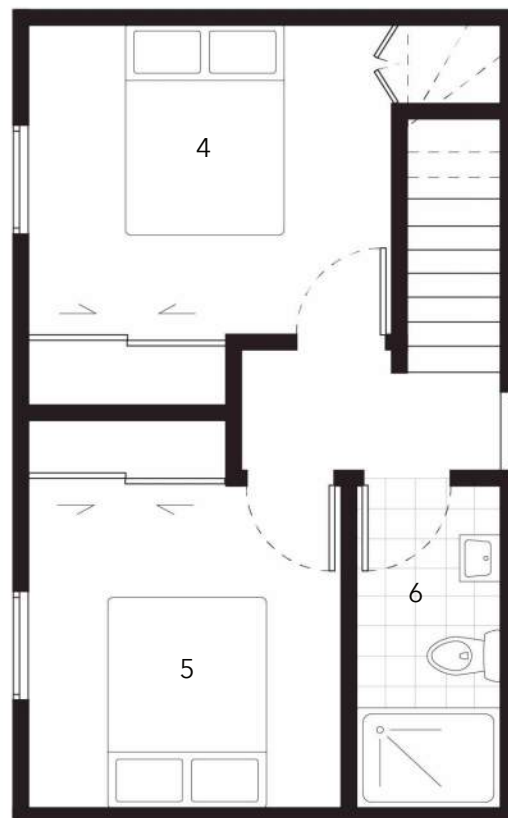
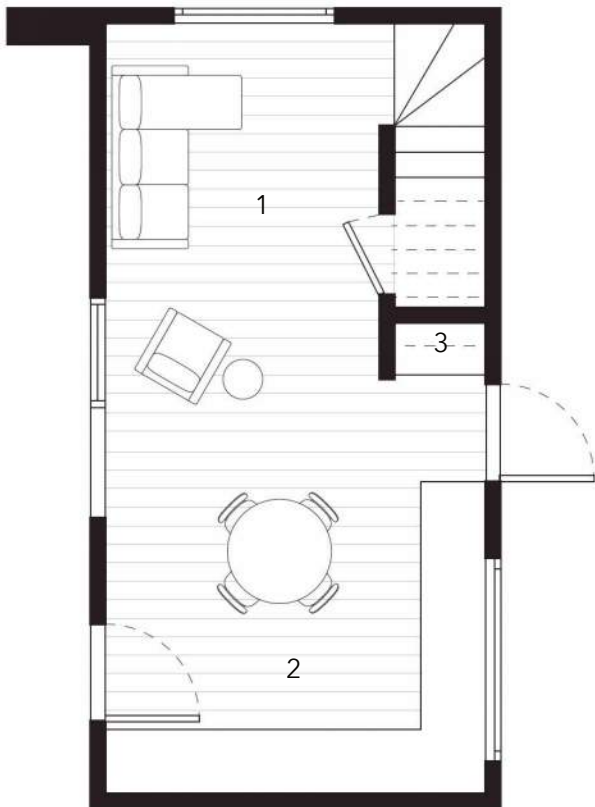
Ground Floor Area: 34m²
 First Floor Area: 38 - 40m²
 Total Area: 72 - 74m²



First Floor

- 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

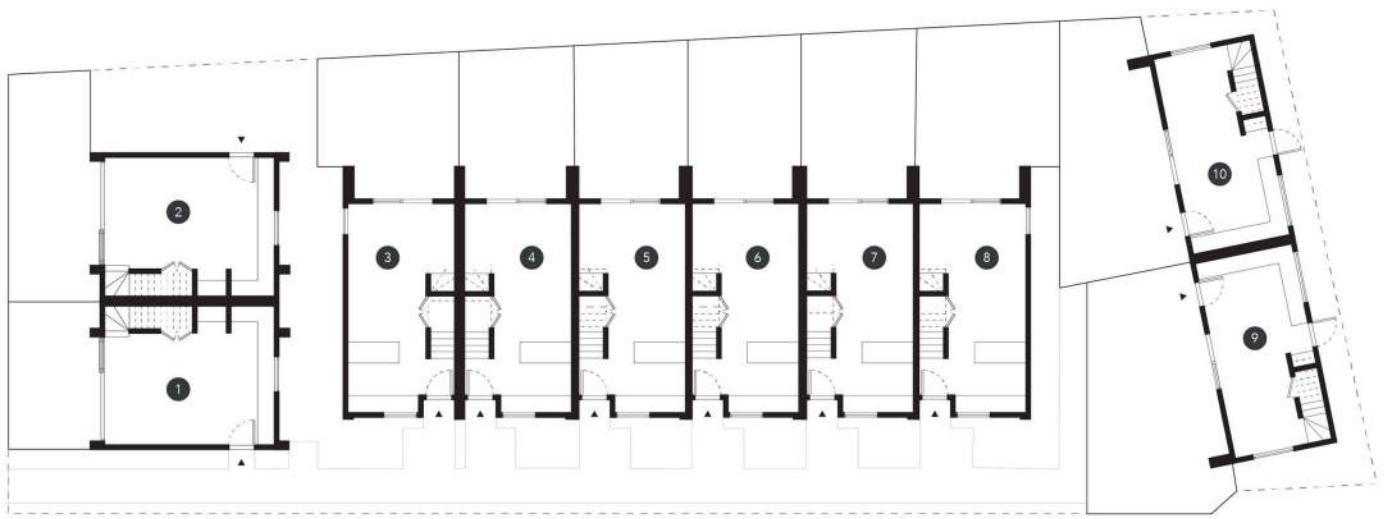
Property Schedule.

Unit	Bedrooms	Bathrooms	Study	Garage/Carpark	Floor Area (m ²)	Site Area (m ²)
1	2	1	1	-	75	70
2	2	1	1	-	74	98
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	87
9	2	1	1	-	67	82
10	2	1	1	-	67	88

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.



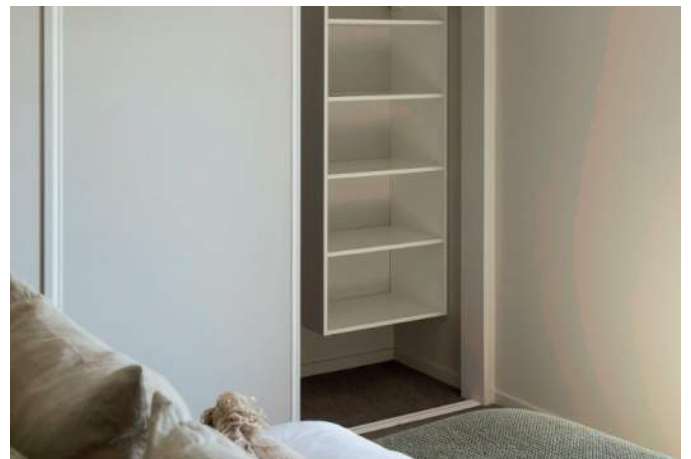
All of our homes come with either garages or dedicated parking spaces, as well as bike storage and security lighting.



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.



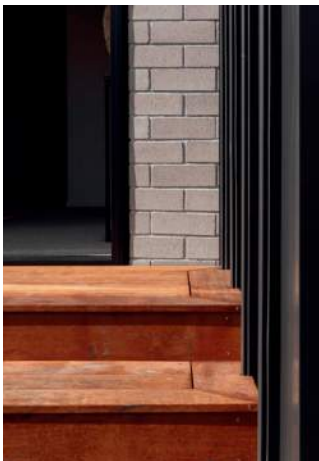
Double glazed windows with blinds for solar control and heat loss reduction, feltexgreen carpets for warmth and environmental sustainability.



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
Intertenancy 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 Intertenancy 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 Truwood weatherboards
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 - Bedrooms, hallway & stairs Vinyl Planking - Timber or vinyl planking - Kitchen & living 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

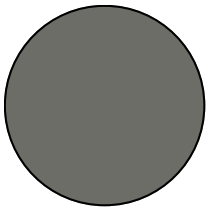
Bathroom

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

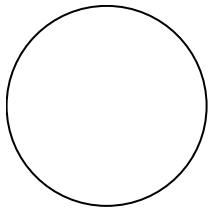
Colour Schedule.

Exterior

Roof, Fascia, Gutter & Downpipes	Colorsteel Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	Brick - Midland Euro Nieve Vertical Truwood Weatherboards - Resene Wood-X Damper
Window and door Joinery	Colorsteel Sandstone Grey
Entry Door	Colorsteel Sandstone Grey
Garage door	N/A



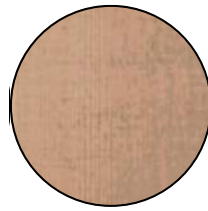
Colorsteel
Sandstone Grey



Resene Alabaster



Midland Bricks
Euro Nieve



Resene Wood-X
Damper

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

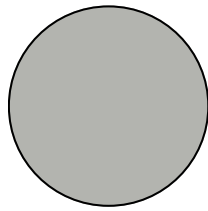
Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium
Kitchen	
Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	Cottage matt white 300 x 75 tiles (vertical stack bond) with grey grout
Bathroom	
Tiling	Floor - 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



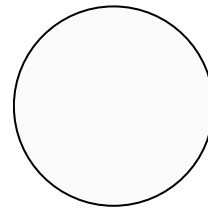
Quickstep Laminate
Soft Oak Medium



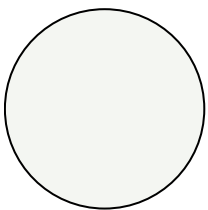
Bestwood Subtle
Grey Velvet



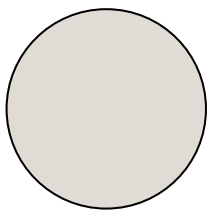
Melteca Classic Oak
Puregrain



Pure White



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 Budget.

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' association 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.

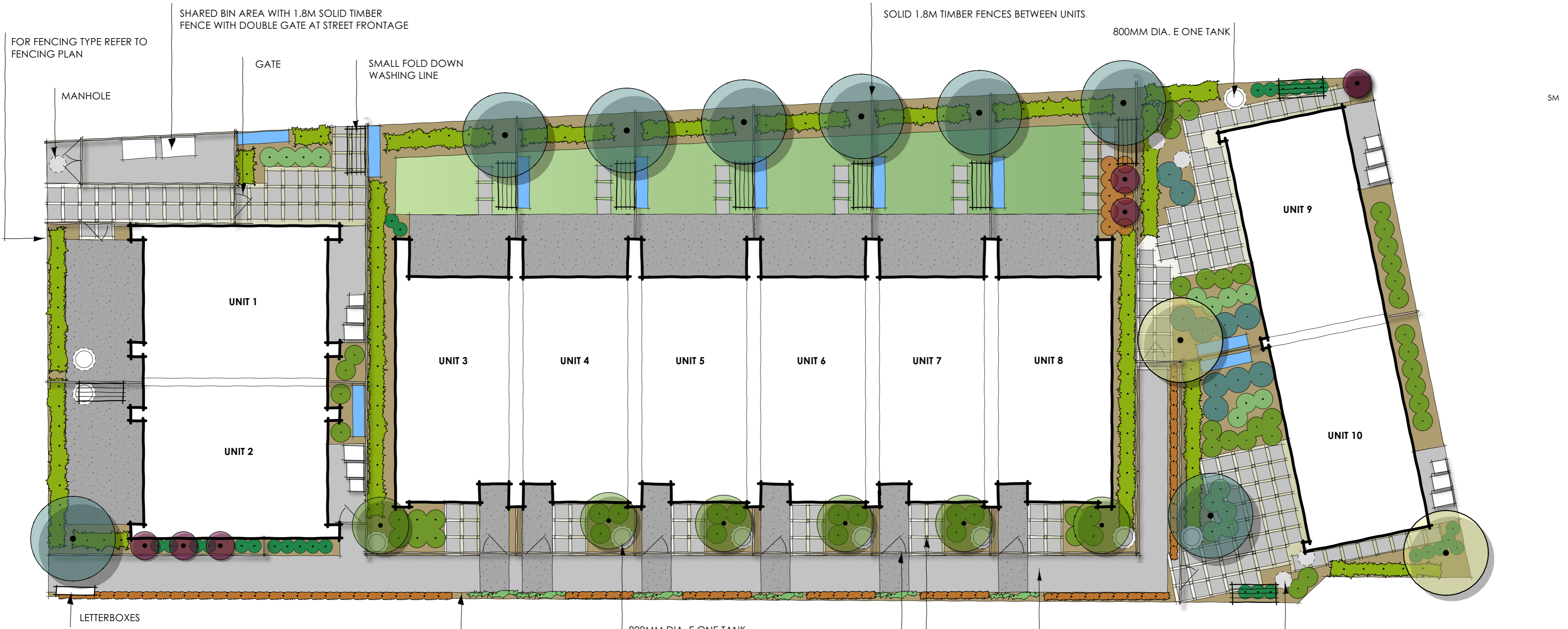
The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking 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 (21% LANDSCAPING) (39% PERMEABLE)

	GARDEN BED (BARK MULCH) AND GROUND COVER PLANTING	180 M2
	EXPOSED AGGREGATE WITH DECORATIVE SAW CUTS	102 M2
	ARTIFICIAL TURF	65 M2
	CONCRETE WITH BROOM FINISH	67 M2
	CONCRETE PAVERS ON CHIP	88 M2
	SW TANK	
	800 DIA. E ONE TANK	

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'

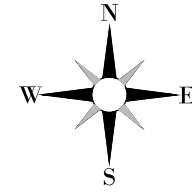
NOTE
THIS PLAN IS AT A CONCEPTUAL LEVEL SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES

LANDSCAPE PLAN FOR CONSENT
16 SLADDEN STREET, LOWER HUTT

SCALE:	1: 100 @ A2
DATE:	16 APRIL 2024
PAGE:	1 OF 2
REVISION:	6
DRAWN BY:	D. GREIG



SLADDEN STREET



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
PEDESTRIAN RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER, GAS, ELECTRICITY AND TELECOMMUNICATIONS	LOT 50 HEREON	LOT 50 HEREON	LOTS 1 TO 10 HEREON
	A	LOT 1 HEREON	LOT 2 HEREON
	B	LOT 2 HEREON	LOT 1 HEREON
	C	LOT 3 HEREON	LOT 4 HEREON
	D	LOT 4 HEREON	LOT 3 HEREON
	E		LOT 5 HEREON
	F	LOT 5 HEREON	LOT 4 HEREON
	G		LOT 6 HEREON
	H	LOT 6 HEREON	LOT 5 HEREON
	I		LOT 7 HEREON
	J	LOT 7 HEREON	LOT 6 HEREON
	K		LOT 8 HEREON
	L	LOT 8 HEREON	LOT 7 HEREON
	M	LOT 9 HEREON	LOT 10 HEREON
N	LOT 10 HEREON	LOT 9 HEREON	
MAINTENANCE	AF	LOT 50 HEREON	LOT 1 HEREON

- NOTES:
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION COMMENCING. ENVELOPE ENGINEERING DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICES SHOWN ON THIS PLAN.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (11/04/2024) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - PROPOSED BUILDING OUTLINE SHOWN HEREON ARE BASED ON PLANS SUPPLIED BY FIGURE 8 GROUND - 11-04-2024.
 - LEGAL DESCRIPTION
LOT 383 DP 15931 (COMPRISED IN RT WN24B/837) 844m²
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

LEGEND:

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	ROAD BOUNDARY
	EASEMENT BOUNDARY
	PARTY WALL EASEMENT
	PROPOSED RESIDENTIAL LOT
	PROPOSED JOINTLY OWNED LOT
	PROPOSED BUILDING GL OUTLINE
	PROPOSED BUILDING LEVEL OUTLINE

DRAFT PLAN ONLY

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REVISIONS:

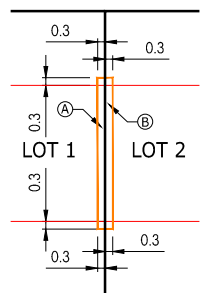
REV	NOTES	BY	DATE
P1	PRELIMINARY ISSUE	JEG	<<

PROJECT:
VALE SLADDEN LIMITED
16 SLADDEN STREET, NAENAE,
LOWER HUTT

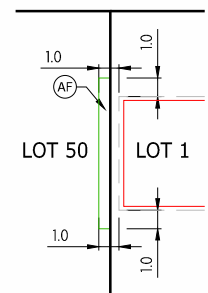
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION

Vale

DESIGNED: JEG DRAWN: JEG
CHECKED: YET TO CHECK PLOT DATE: 11-04-2024
SCALE A1: 1:125 SCALE A3: 1:250
STATUS: PRELIMINARY
PROJECT No: 2056-01 DRAWING No: 100 REVISION: P1



PARTY WALL EASEMENT TYPICAL DETAIL NOT TO SCALE



MAINTENANCE EASEMENT TYPICAL DETAIL NOT TO SCALE

AMALGAMATION CONDITION
1. LOT 50 (ACCESS) HEREON TO BE HELD TOGETHER AS TO TEN UNDIVIDED ONE TENTH SHARES BY THE OWNERS OF LOTS 1 TO 10 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.



Property Address 16 Sladden Street, Naenae

Date of valuation 10 April 2024

Rental valuation **\$650-\$670 - 2 bedrooms, open plan living and dining, courtyard**

Stress Free Wellington Property Management - Desktop rental valuation

We have been asked us to provide a rental appraisal for 16 Sladden Street, Naenae.. This new development comprises of 10 x 2 bedroom, 1.5 bathroom townhouses..

From the description of the property and information provided, and knowing the expected tenant type wishing to live here, we expect a peak summer rental of \$650-\$670 pw once compliant with the Healthy Homes Standards.

Features of the property include:

- Brand new build
- High quality chattels and fixings
- Low maintenance courtyard and landscaping

Location

- Central location
- Short walk to shops, schools, 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 that reads "Tania McCrystal".

Tania McCrystal | 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 11th April 2024

Hi Callum,

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 2-bedroom townhouse development.**

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

Your property has some great features we know tenants will find appealing:

- Architecturally designed and constructed to the highest quality, these 10 townhouses located in the popular Lower Hutt suburb of Naenae offer the best hassle-free, low-maintenance, contemporary living. These sharply priced, two-level homes showcase the latest in leading-edge design, while embodying Vale's core value of providing affordable architecture in places people want to live. Quality building materials, a contrasting yet complementary mix of cladding profiles, quality appliances and interior finishes, and up-to-the-minute healthy home technology combine to deliver homes of a superior standard that is unmatched in this area.

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 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:
 - **Units 1 & 2: 2-bedroom, 1.5 bathroom, plus a study - \$665-\$675pw**
 - **Units 3-10: 2-bedroom, 1.5-bathroom, office nook - \$640-\$650pw**

Rent = approximately \$640 - \$675 per week