

Fortis Homes *Classic Specifications*

7 Bittern Road | 9 and 13 Pa Ariki Road, Te Kauwhata



The Classic Typology

A smart, well-balanced home designed for easy everyday living, this three-bedroom layout delivers comfort, functionality, and flow in all the right places.

The open-plan kitchen, dining, and living zone forms the heart of the home, perfect for both relaxed family time and entertaining.

A centrally positioned kitchen with island bench keeps everything connected, while the living area opens out for seamless indoor-outdoor potential.

The master bedroom is privately positioned and complete with its own ensuite and wardrobe, while two additional bedrooms are well-sized and supported by a full family bathroom.

A separate laundry and internal access garage add to the practicality, making this home as functional as it is comfortable.

Ideal for first home buyers, young families, or investors, this layout offers a low-maintenance lifestyle without compromising on space or liveability.

Nothing is wasted here, only refined with purpose.

Bedrooms		Bathrooms		Living Areas		Parking		Floor Area
	3		2		1		1	109m2

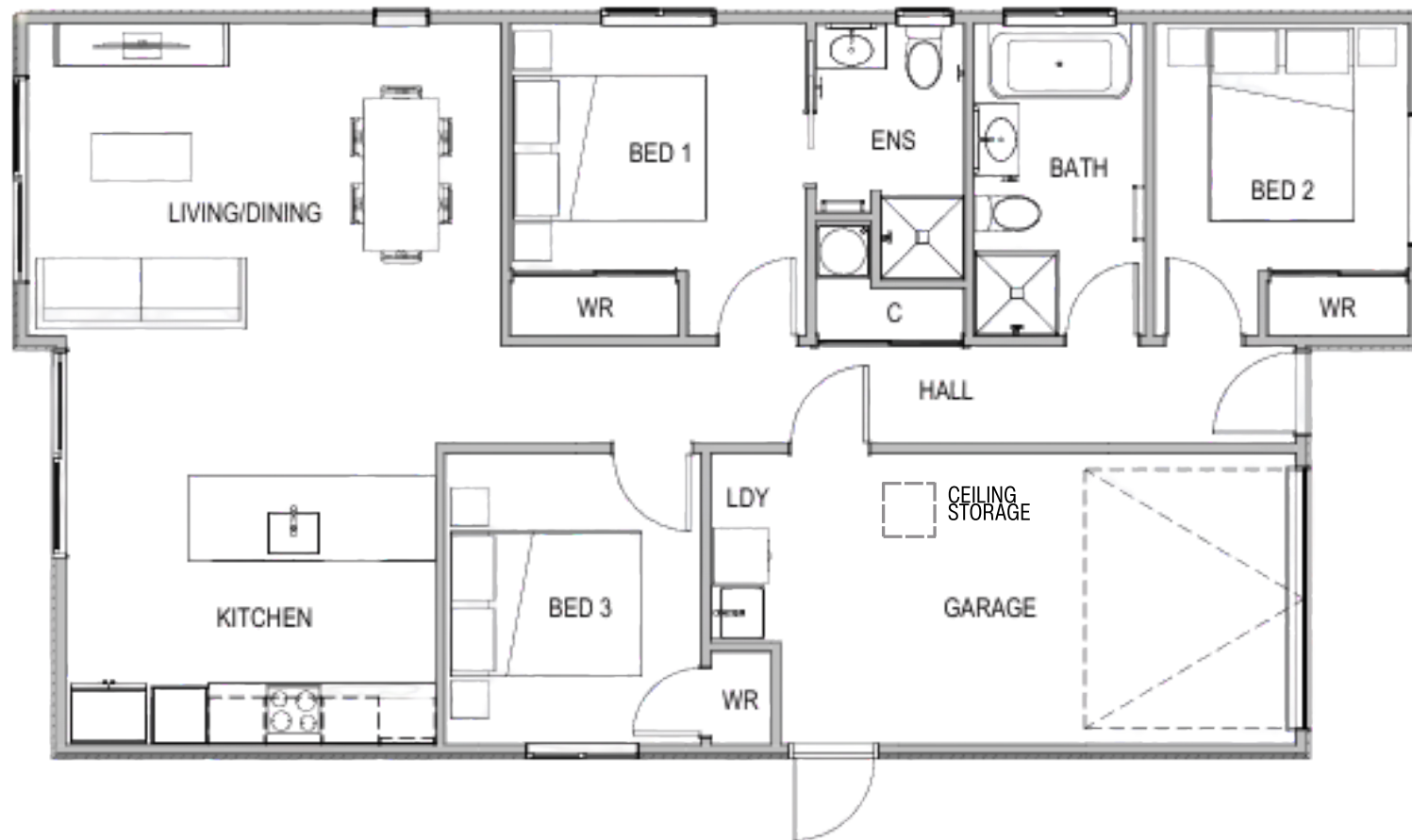
A photograph of a modern building facade featuring a grid of glass panels. The panels reflect the sky and water, creating a shimmering effect. The building has a flat roof with a thin horizontal line running across it. The overall tone is cool and architectural.

As we evolve, our
homes do too.

Classic Floor Plan

Floor Area

109m2 total





Interior Palette Warm

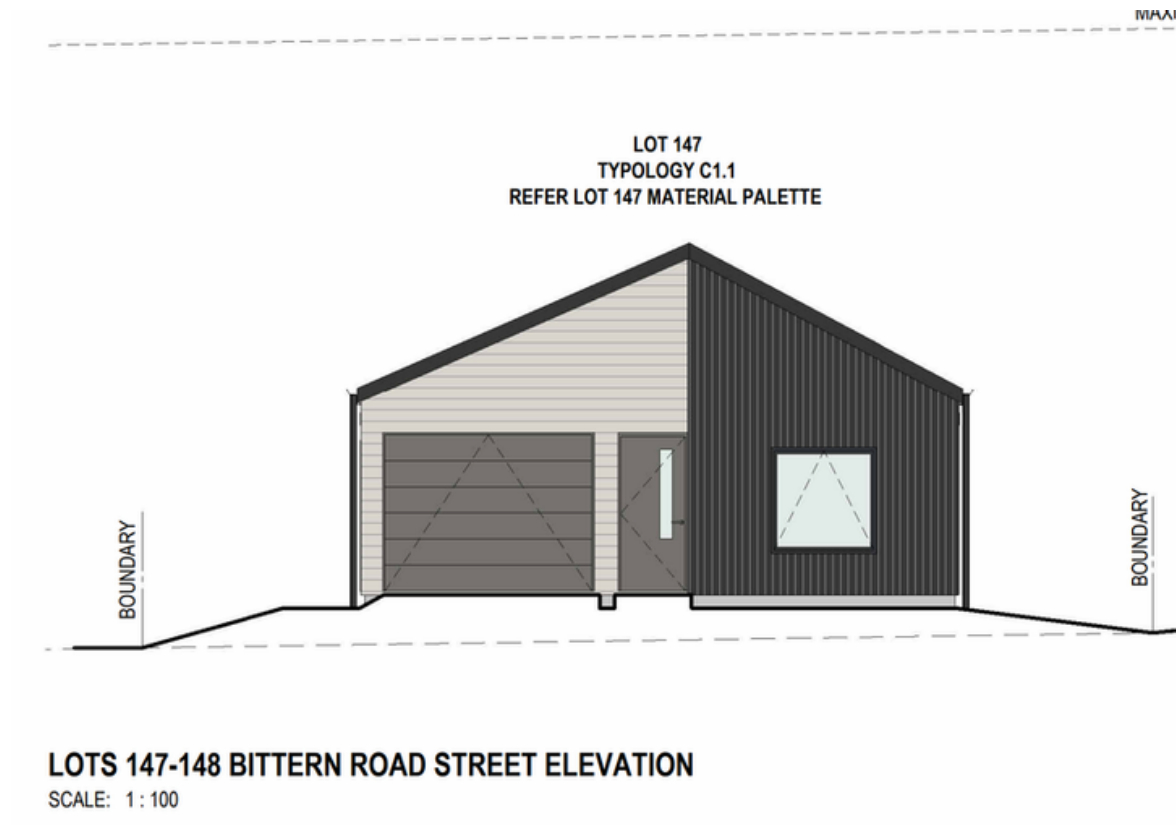
- 1. Carpet - Victoria Herregan Sierra
- 2. Bathroom Tile - Magic Stone White 600x600
- 3. Kitchen Bench Top - 20mm Engineered Stone White Ice
- 4. Kitchen Splashback - Village White Gloss Tiles

- 5. Kitchen Cabinetry - Moss Grey Velvet
- 6. Laminate Flooring
- 7. Wall and Ceiling - Resene Black White

Exterior Palette Warm



Dominant Cladding Double House White	Roofing Corrugate Colorsteel Slate	Soffits Fibre Cement Double House White
Feature Cladding Porter	Downpipes Spouting Flashings Slate	Front Door Garage Doors Sandstone Grey
		Window Joinery Aluminium Windsor Grey Matt



Streetscape

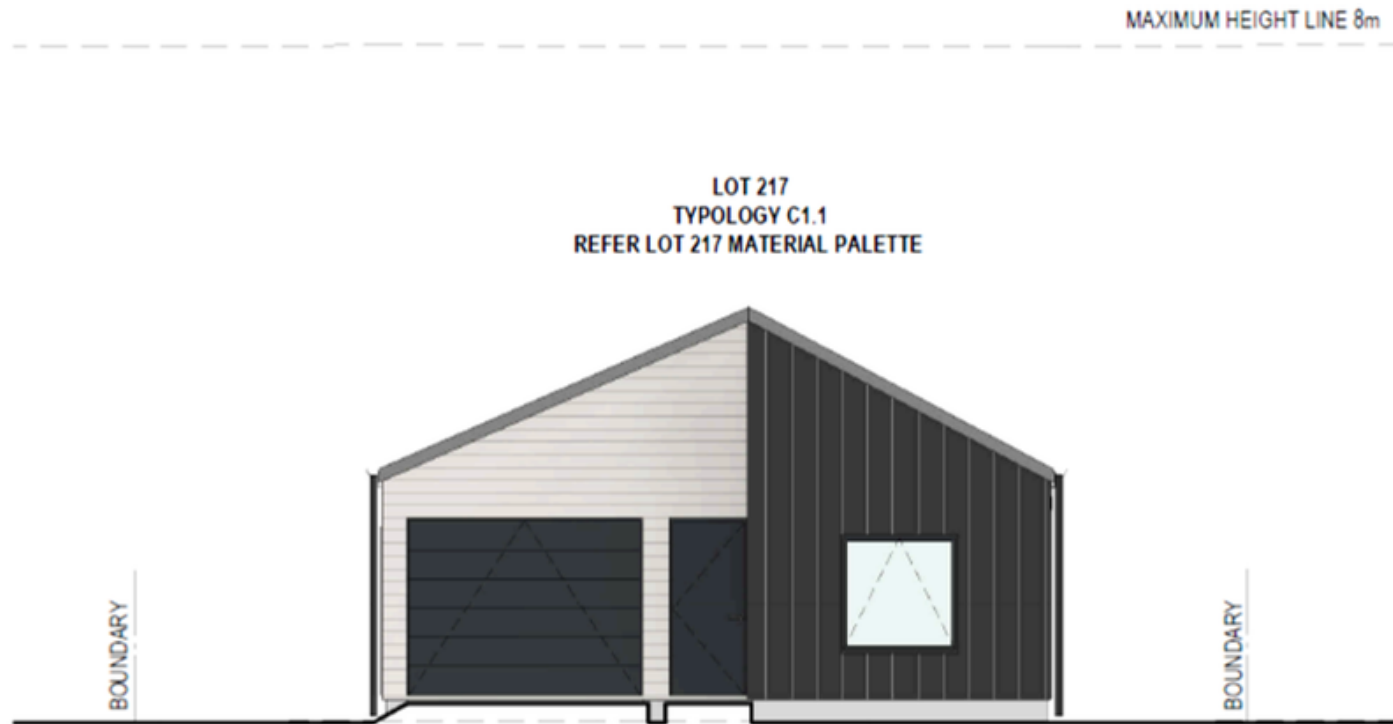
7 Bittern Road

LOT 215
TYPOLOGY C1.1
REFER LOT 215 MATERIAL PALETTE



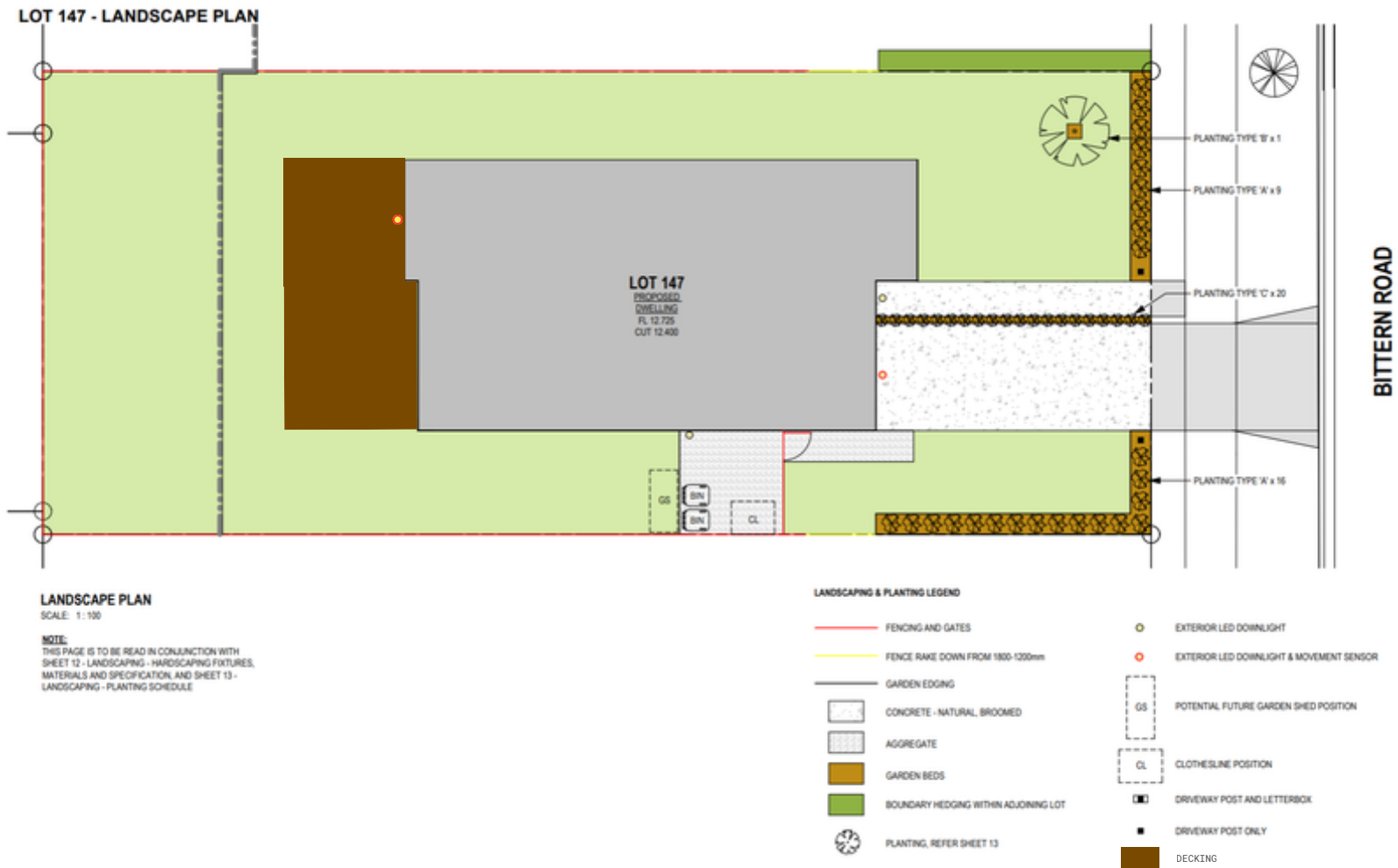
Streetscape

9 Pa Ariki Road



Streetscape

13 Pa Ariki Road



Landscaping

7 Bittern Road Land Area

429m2 total

KEY

	Fencing & gates		Concrete path & steps (steps required subject to final ground levels) Natural, broomed
	Fence rake down from 1800-1200mm		Aggregate
	Garden edging		Potential future garden shed position
	Driveway posts & letter box		Exterior LED Downlight & movement sensor
	Bins		Exterior LED Downlight
	Clothesline position		Boundary hedging within adjoining lot
	Concrete - Natural, broomed		Decking
	Garden beds		

Landscaping

9 & 13 Pa Ariki Road Land Area

423m2 total

Exterior Construction Specs

DRAINAGE / UTILITIES

As per BC plan

FOUNDATION TYPE

Standard Rib-Raft foundation

FRAMING

H1.2 treated frames and trusses

ROOFING

Trapezoidal roofing

FASCIA

Colorsteel

CLADDING 1 HORIZONTAL

BCG Nuline, or similar

JOINERY

Powder coated aluminium windows & doors
Double glazed

CLADDING 2 VERTICAL

BGC stratum trio 300, or similar

DOWNPIPES

80mm downpipes

Soffits

Hardiflex with PVC jointers

SPOUTING

Colorsteel spouting

GARAGE DOOR

Automated Colorsteel door to suit exterior
colour scheme

DECKING

140mm pine

WASHING LINE

Fence mounted

FRONT DOOR

Door to suit exterior colour scheme

FRONT DOOR HANDLE

Schlage Resolute to suit exterior colour
scheme. Electronic smart lock

EXTERIOR LIGHTING

Sensor light located at some exterior doors

RETAINING

Retaining complete as per design
requirements

Interior Construction Specs

INSULATION

Ceilings and exterior walls for inhabitable areas

PLUMBING

Buteline pipes, or similar. To include two outside taps

WATER HEATING

Electric hot water cylinder | Size to suit location

HEATING

Heat pump unit in one location

ELECTRICAL

As per electrical plan

LIGHT FITTINGS

LED downlights | round white

INTERIOR DOORS

Hollow core | 35mm MDF | Flat jambs & architraves

DOOR HANDLES

Schlage handles, or similar

DOOR STOPS

To match door hardware

GIB STOPPING

Level 4 paint finish

CORNICE

Gib square stop

SKIRTING

60 x 10 pine

ARCHITRAVES

40 x 10

Interior Finishing Specs

PAINTING

Resene, or similar

FLOORING LAMINATE

Level 4 finish to suit interior scheme

FLOORING CARPET

Entrance | Kitchen | Dining | Living

TILES

Bedrooms | Bathrooms

KITCHEN CABINETRY

18mm laminex melteca

KITCHEN BENCHTOP

20mm engineered stone benchtop

KITCHEN SPLASHBACK

Tiled to match interior scheme

KITCHEN SINK

Stainless steel single bowl undermount

KITCHEN MIXER

Gooseneck sink mixer or similar

SHOWER

Enclosed unit | tiled with acrylic base, or similar

SHOWER HEAD

Sized to suit | 3 function shower and rain head

LED MIRROR

To suit vanity and room size

TOWEL RAIL

Heated towel rail

TOILET

Back to wall toilet suite, or similar

VENTILATION

Extractor Fan

MISC. FITTINGS

Toilet paper holder | Vanity tap mixer

LAUNDRY TUB

Slim laundry tub and mixer

WARDROBE SYSTEMS

Solid shelving

SMOKE ALARM

Photoelectric smoke alarm

KITCHEN LIGHT

LED strip under overhead kitchen cabinetry

KITCHEN FEATURE LIGHT

Cannister lights over kitchen island

OVEN

Haier stainless steel wall oven

HOB

Haier Electric ceramic cooktop, or similar

RANGE HOOD

Intergrated rangehood to suit kitchen layout

DISHWASHER

Haier Stainless steel dishwasher

VANITY

Wall hung vanity | Sized to suit room

VANITY SPLASH BACK

Tile

BATH

Back to wall 1500 freestanding, to fit room size

Additional Specs

LANDSCAPING SPECS

DRIVEWAY

Concrete driveway | Natural broomed finish

FENCING

As per Lakeside landscape plan & design guidelines

PLANTING

As per Lakeside landscape plan & design guidelines

LETTERBOX

Macrocarpa wooden post mounted as per Lakeside design guidelines

CLOTHESLINE

Fence mounted as per landscape plan

DECKING

140mm plank pine decking

RETAINING

As required to meet development guidelines

GARAGE FEATURES

DOWNLIGHTS

To allow for multi-use as garage or additional living

SUPPLEMENTRY POWER

Additional power points on garage wall
Additional power points in laundry to support garage fridge

EV CHARGING

Wired to support future EV charging

CARPET

Carpeted to support multi-use

POWER

CHARGING

USB/USBC power points above kitchen island

EXTERIOR ACCESS

Additional power points available on exterior deck/outdoor area

Notes

IMPORTANT

SPECIFICATIONS SUBJECT TO

Final design plans, product availability, building consent, and resource consent requirements

PLASTERBOARD STOPPING

In some light conditions, in some locations, can be apparent, particularly if very light or dark colours are used

SOUND

Minor "peaking or popping" may occur, mainly due to timber curing over time

PRODUCT CHANGES

Due to duration of the project, some product changes may be required for a variety of reasons

INCLUDING BUT NOT LIMITED TO

Supply chain delays, pandemics, supplier product changes, end of line materials, new products, or the brand evolving

THE BUILDER RESERVES THE RIGHT

To change product/brand selections of all above stated items for similar or of equal quality. This right remains for the duration of the Project.

MBIE GUIDE

To Tolerances, Materials and Workmanship in New Residential Construction 2015, applies to this Property

WARRANTY

A 10-year Stamford Warranty is included with every Fortis Homes House & Land Package

EXCLUSIONS

NO ALLOWANCE FOR

- Alarm System
- Telephone connection and installation
- Internet connection and installation



Why Fortis Homes

Who We Are

Fortis Homes is proudly a family-owned New Zealand business, led by an experienced Kiwi team with a simple belief:

Good homes are considered well before construction begins.

Warranty

For complete peace of mind, each Fortis home is confidently backed by a [10-year Stamford Warranty](#).

For more information, click the link above, or head to our website to learn more.

What We Do

We're known for quality house and land packages, custom design and build solutions, and rental investment opportunities - but what really defines us is our approach: Honest, refined, and practical.

We're Hands On

From concept to completion, we manage every detail to keep the process clear and well-executed, so the result holds up not just on handover day, but over time.

Built To Last

We focus on locations with proven demand, practical layouts that maximise liveability, and durable specifications that minimise ongoing maintenance, supporting consistent rental returns and long-term asset performance.

Build Ethos

Our work, including communities like Lakeside in Te Kauwhata, is shaped by the belief that homes should be well resolved, built to last, and genuinely suited to the people who live in them. That same thinking underpins our appeal to investors.

Get In Touch
sales@fortishomes.co.nz

@fortishomesnz
www.fortishomes.co.nz

