



WELLINGTON

1 Nikau Grove, Woburn,  
Lower Hutt

**equiti**

Licensed under the REAA 2008

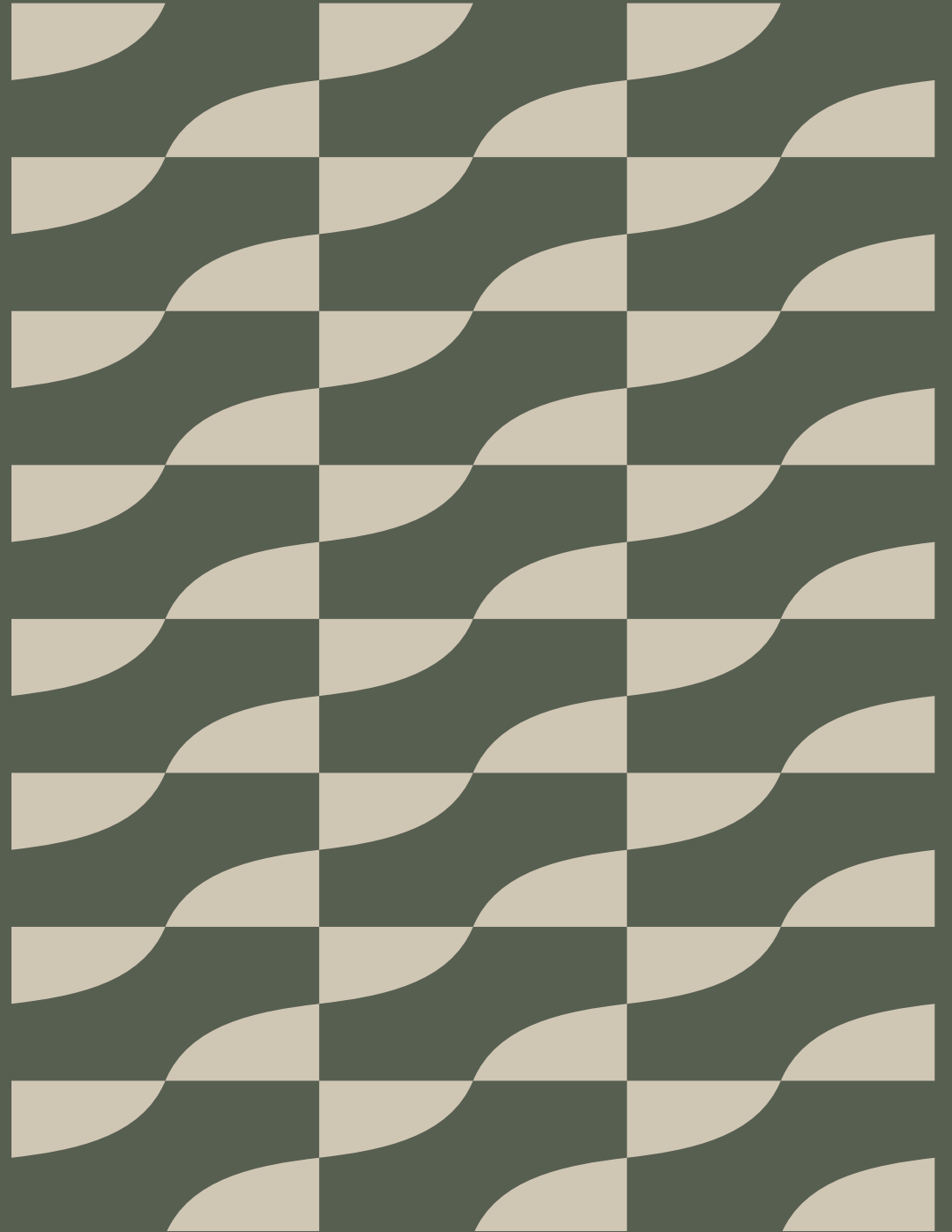
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1.0

# The development





# Welcome to One Nikau.

## AT A GLANCE

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13 × two and three bedroom homes

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Located in the enviable suburb of Woburn, Lower Hutt

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Unique outlook from elevated decks to Opahu Stream and surrounding native bush

---

Off street carparking options

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High spec features such as engineered stone benchtops, tiled bathrooms and bedroom blinds

---

In-zone for popular local schools

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At One Nikau, we set out to do something different.

From the very beginning, this development has been about more than just building homes — it's been about rethinking how people live in them. We've taken the time to carefully refine the typology of each home, ensuring that every layout, proportion, and feature is purposeful and considered.

This isn't a copy-and-paste approach — we've laboured over every design decision to create something truly distinctive.





These homes also gave us the opportunity to elevate our specifications across the board. We've introduced new finishings, upgraded tile selections, curated pendant lighting, and explored fresh colour schemes that give each home a unique personality. Bathrooms are fully tiled for a more refined feel, and every detail has been chosen to contribute to a cohesive and modern aesthetic.

All of this is set within an exceptional location that offers the best of both worlds: a peaceful, well-connected neighbourhood with access to parks, schools, transport, and local amenities. One Nikau is a development we're proud of, and one we're excited to share.



## Outdoors

Nestled in the heart of Lower Hutt, Nikau Grove is a quiet cul-de-sac surrounded by its namesake; Nikau palms and other native bush. Backing on to a small creek, privacy is a key feature of the site; outdoor areas have been cleverly thought out with private decks positioned at height and facing out towards the stream and dense bush.

Selected homes have modern pergolas over their quality Vitex deck, to add to the privacy. With north and west facing outdoor spaces, these homes will capture sunlight and make for special entertainment spaces.



## Kitchen and bathroom

The kitchen is the heart of the home, so we ensure no corners have been cut. Every kitchen is custom designed by Mastercraft Kitchens, some of the best in Lower Hutt, and installed to the highest standard.

Our kitchens have been thoughtfully laid out with storage and bench space in mind and include trusted appliance brands. With stone benchtops and products such as Melteca joinery and Blum soft-close hardware, our kitchens are the pride of our homes, and we go above and beyond to ensure the quality is guaranteed.

Our bathrooms are tiled throughout and selected homes include skylights to ensure the most light is captured. With two colour schemes to choose from while construction is underway, you can have a say in the decisions of your new home.



# Inside the homes

Our partners at Voxell Architecture ensure every home we build has been carefully designed to maximise natural light, privacy and use of space.

As you step inside it's what you won't see that makes the biggest difference, like the cozy feeling you get from thermally-broken double glazed windows, exceptional insulation and the sound separation created by the intertenancy wall system.

All the materials, fittings and appliances are from trusted suppliers to give you peace of mind and provide a robust home that will stand the test of time.





# Living in Woburn

Set in one of Lower Hutt's most sought-after suburbs, in a quiet street surrounded by native trees.

Woburn has it all – in zone for popular schools such as Hutt Valley High and Hutt Intermediate and just a stone's throw away from the CBD. You can easily walk to War Memorial Library, Huia Pool or Dowse Art Museum or take a stroll along the Hutt Riverbank walking and biking track.





1 NIKAU GROVE, WOBURN.



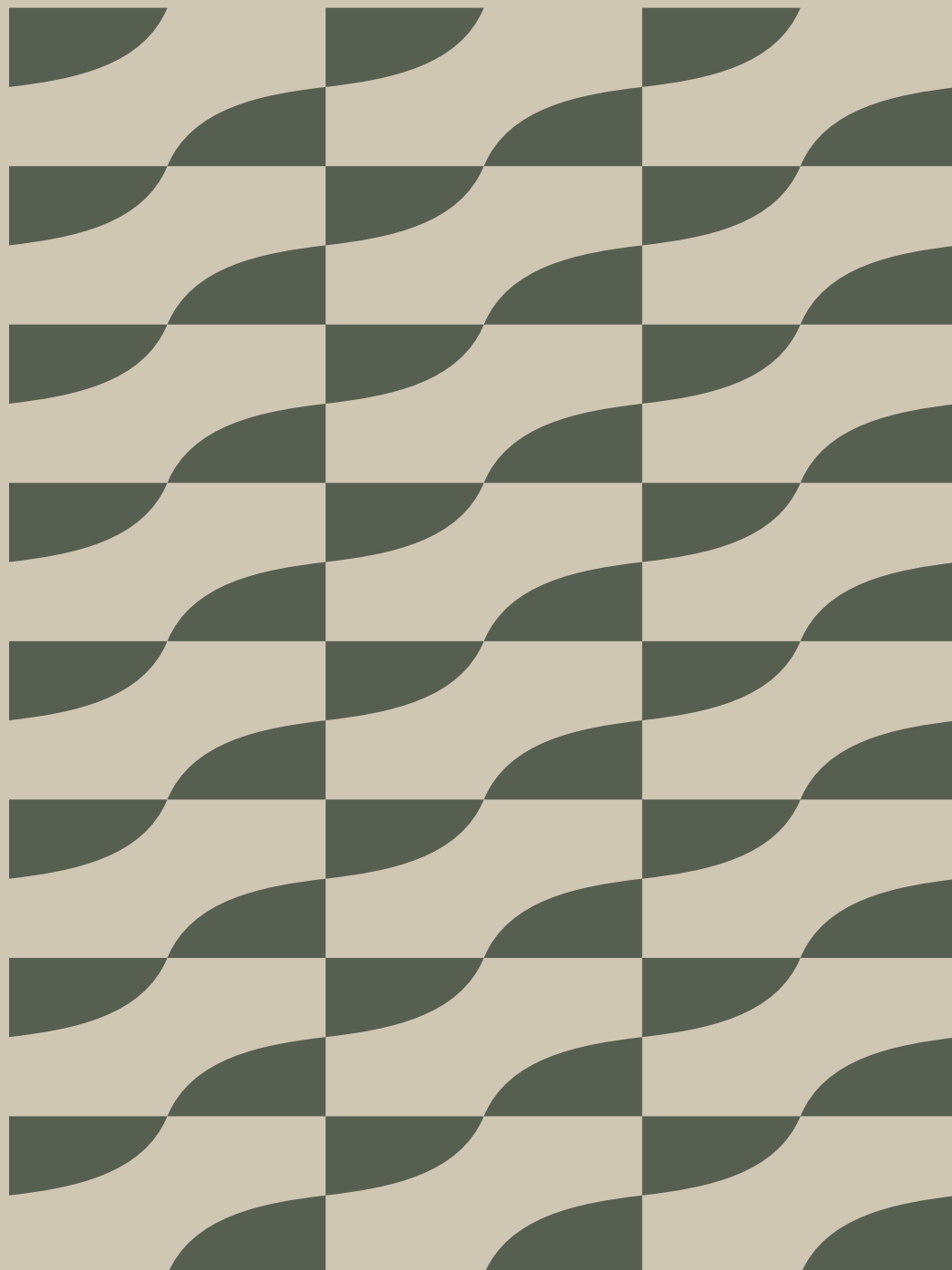
HERE'S HOME



ONE NIKAU

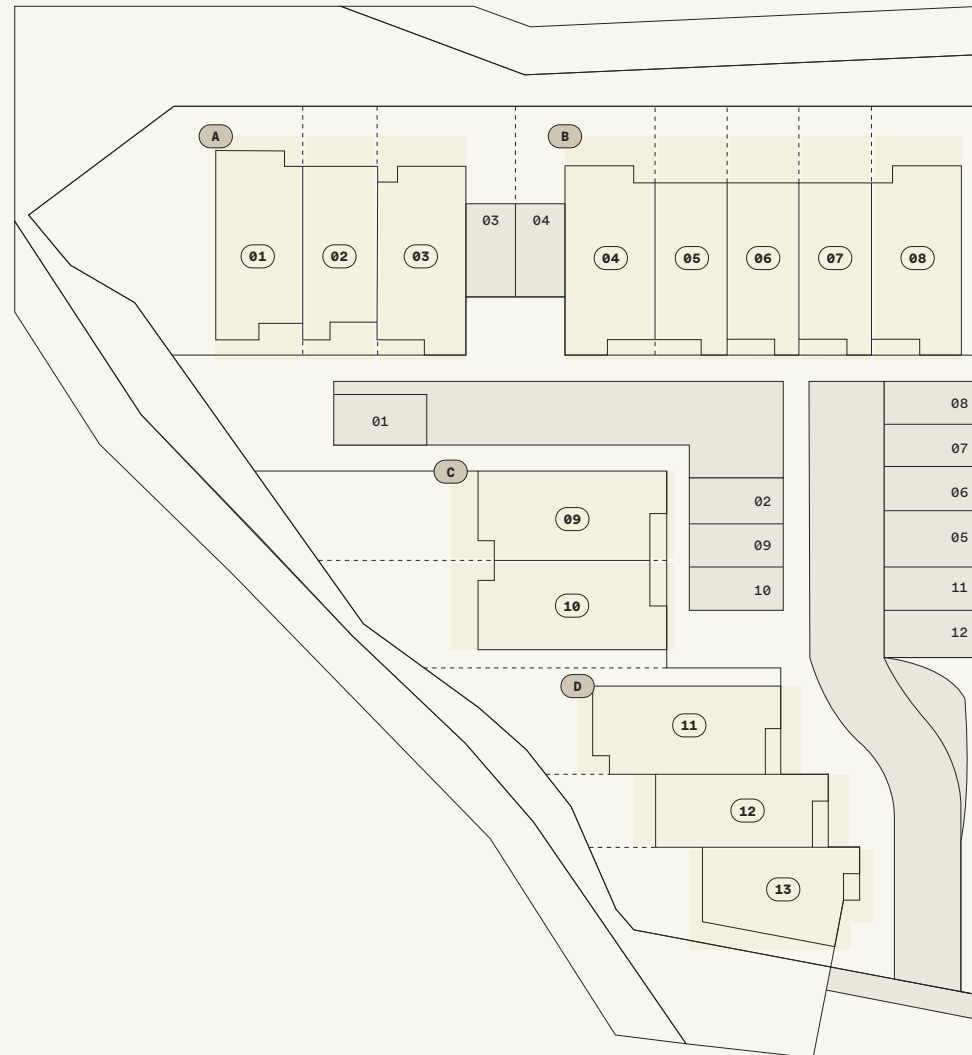
2.0

# The details



# Overview

#	BED	BATH	CAR	Unit m <sup>2</sup>	Lot m <sup>2</sup>
01	3	1.5	1	105	165
02	2	1.5	1	79	60
03	3	1.5	1	105	105
04	3	1.5	1	105	105
05	2	1.5	1	79	60
06	2	1.5	1	79	60
07	2	1.5	1	79	60
08	3	1.5	1	105	88
09	3	1.5	1	105	116
10	3	1.5	1	105	110
11	3	1.5	1	105	100
12	2	1.5	1	79	65
13	2	1.5	0	84	79





**BLOCK A:** Houses 1-3

**BLOCK B:** Houses 4-8

**BLOCK C:** Houses 9-10

**BLOCK D:** Houses 11-13

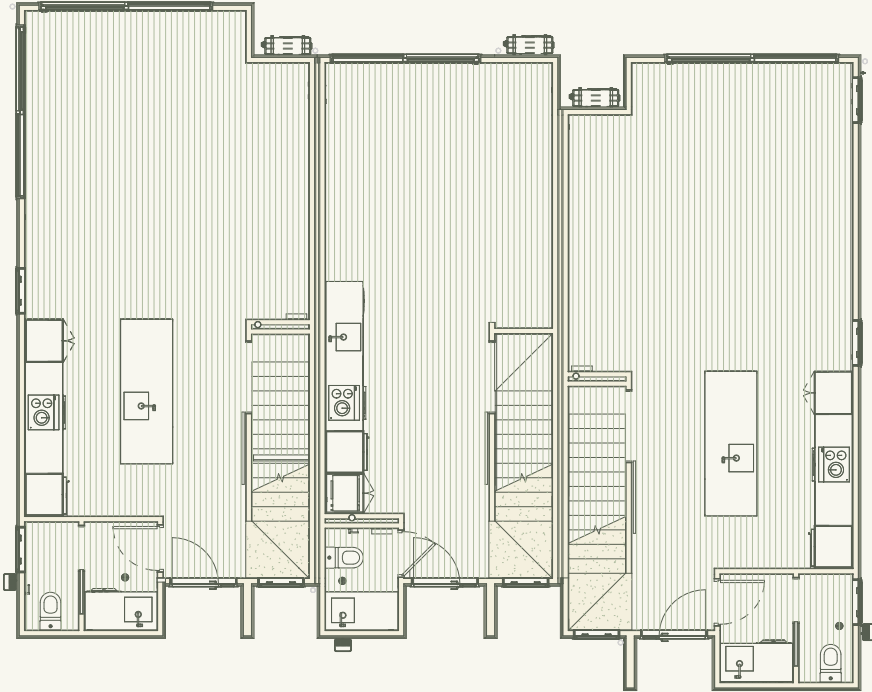
# Block A

## Floorplans

01

02

03

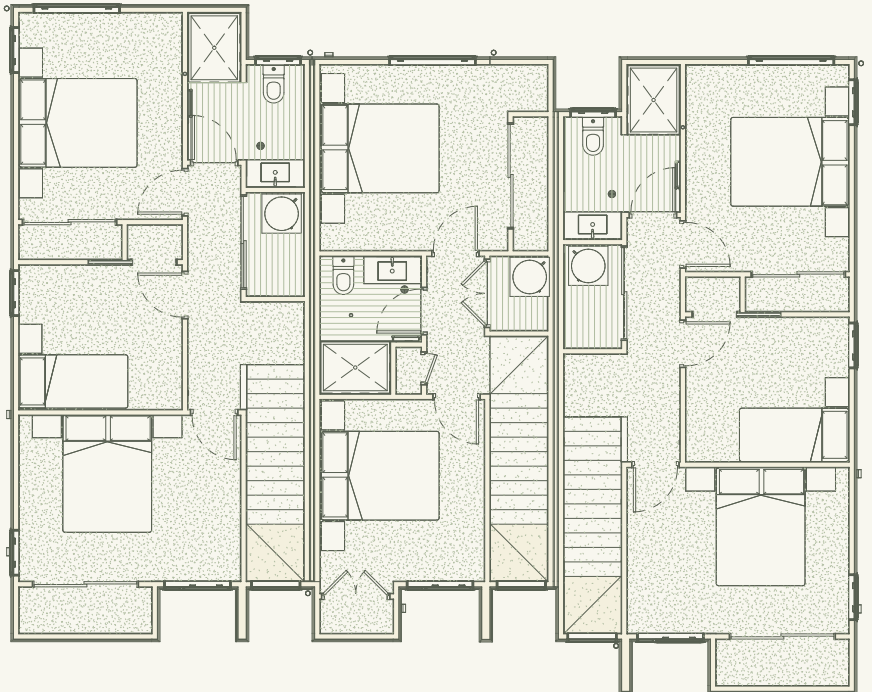


A: Ground Floor

01

02

03



A: First Floor

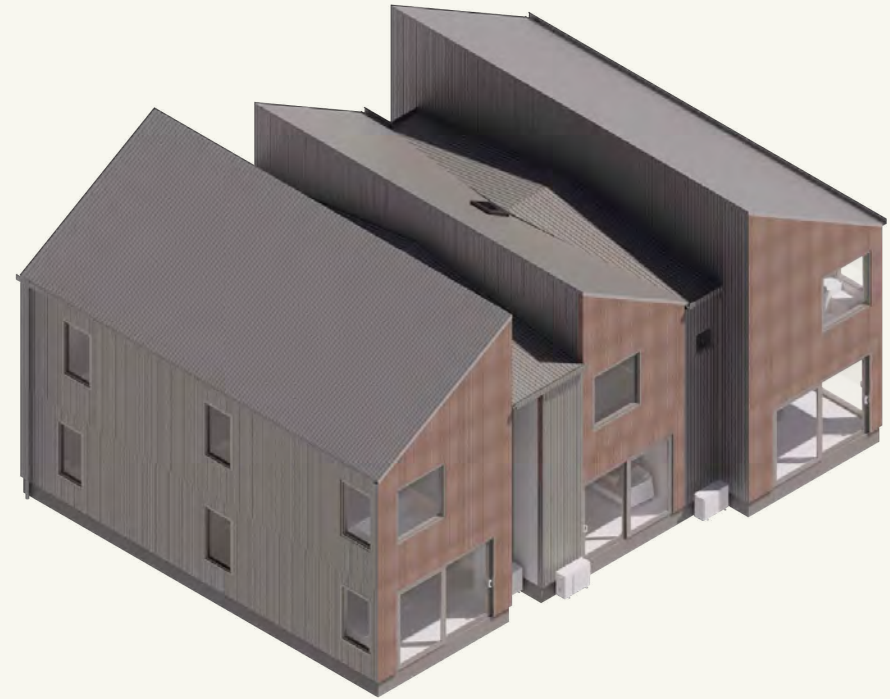
# Block A

## Isometric views

A: Front View

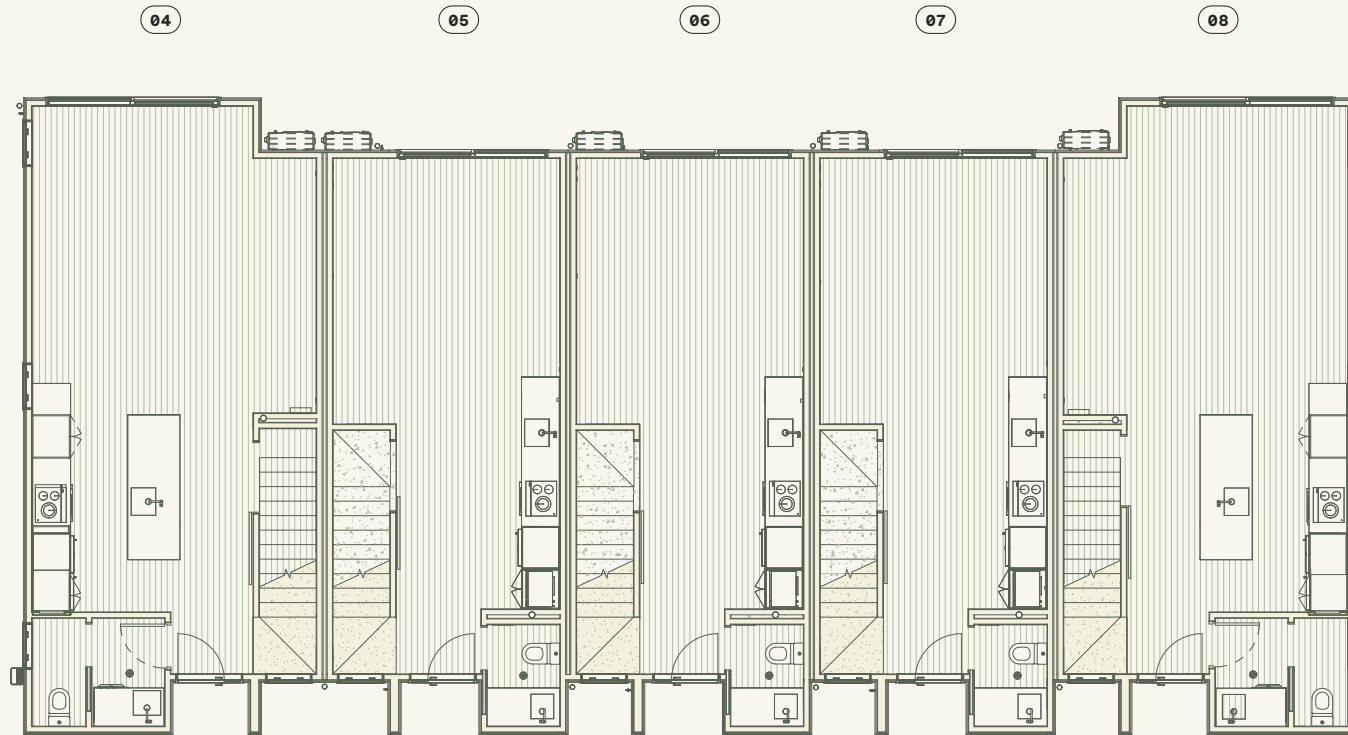


A: Rear View



# Block B

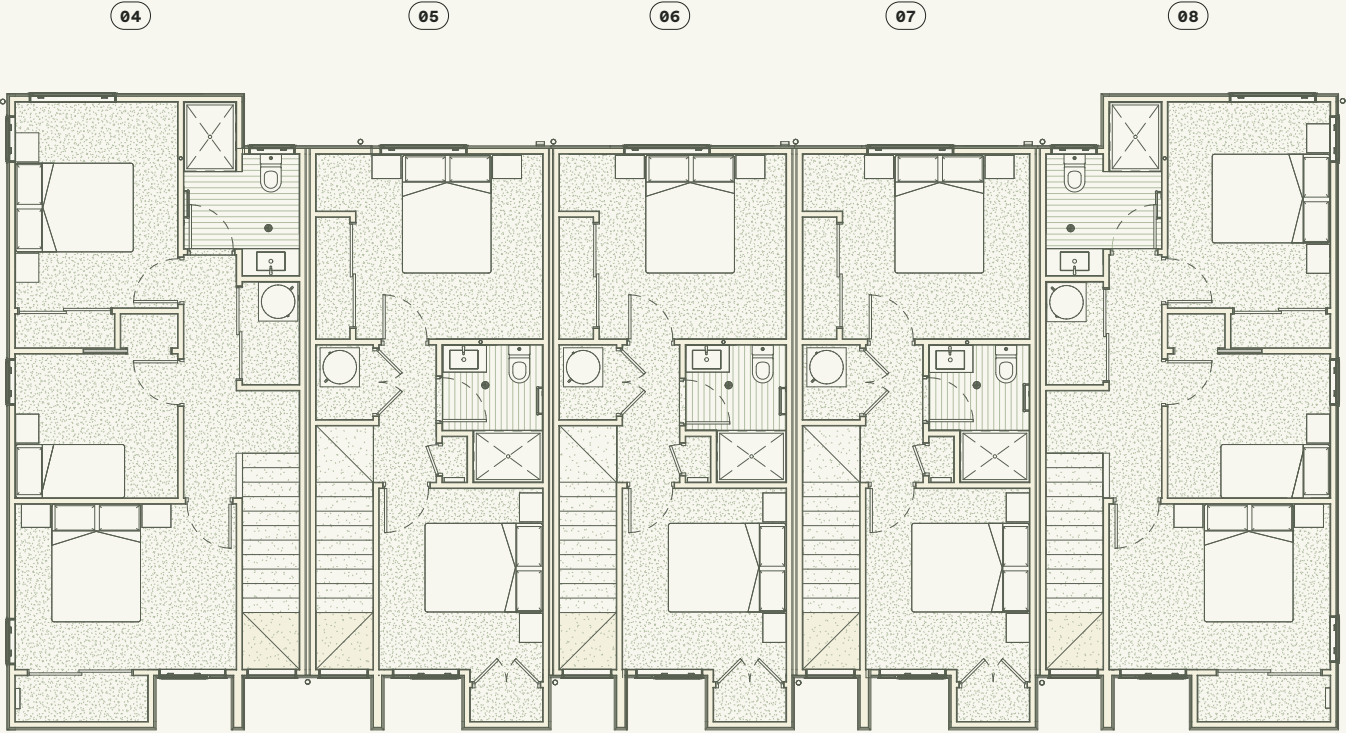
## Floorplans



B: Ground Floor

# Block B

## Floorplans



**B: First Floor**

# Block B

Isometric views

B: Front View



B: Rear View

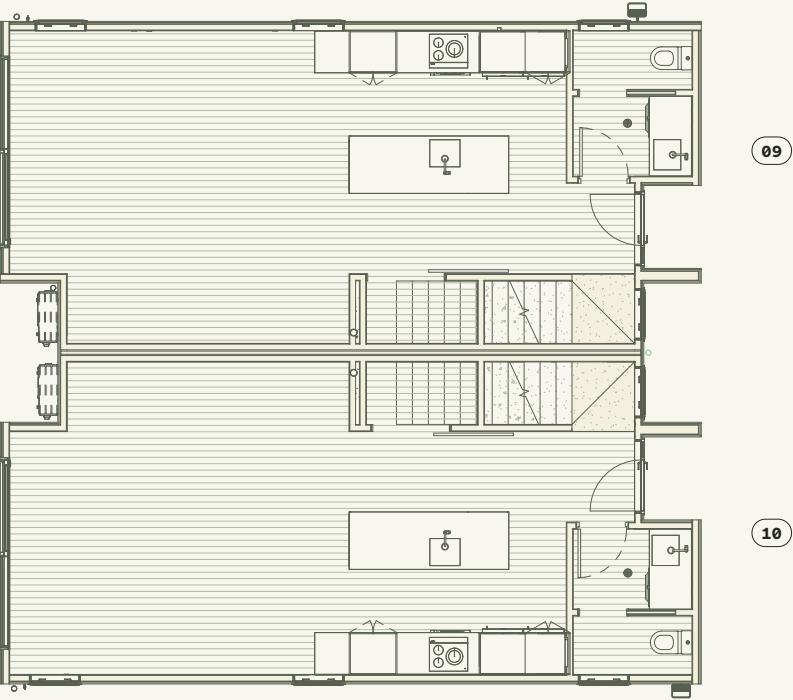




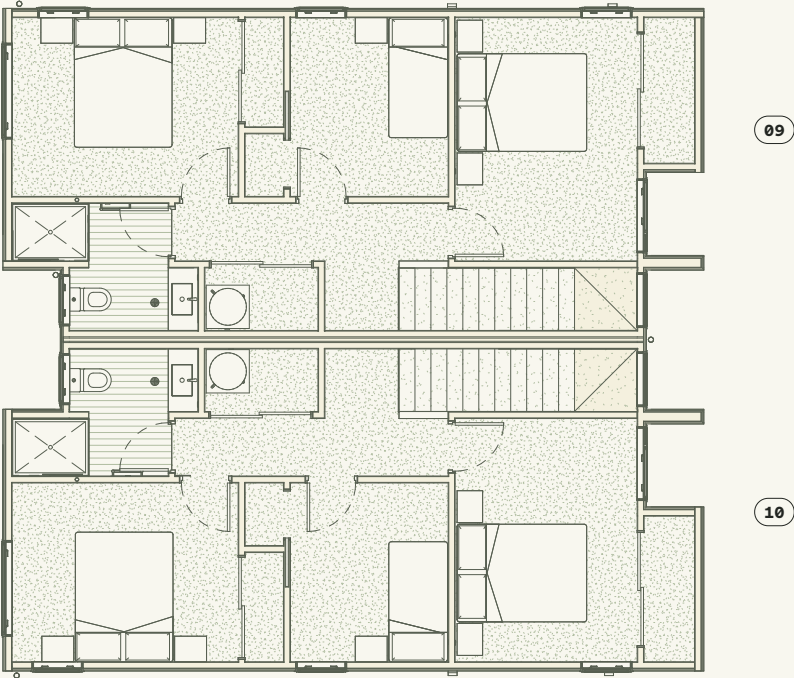
1/1	2/1	3/1	4/1	5/1	6/1	7/1
8/1	9/1	10/1	11/1	12/1	13/1	

# Block C

## Floorplans



C: Ground Floor



C: First Floor

# Block C

## Isometric views

C: Front View

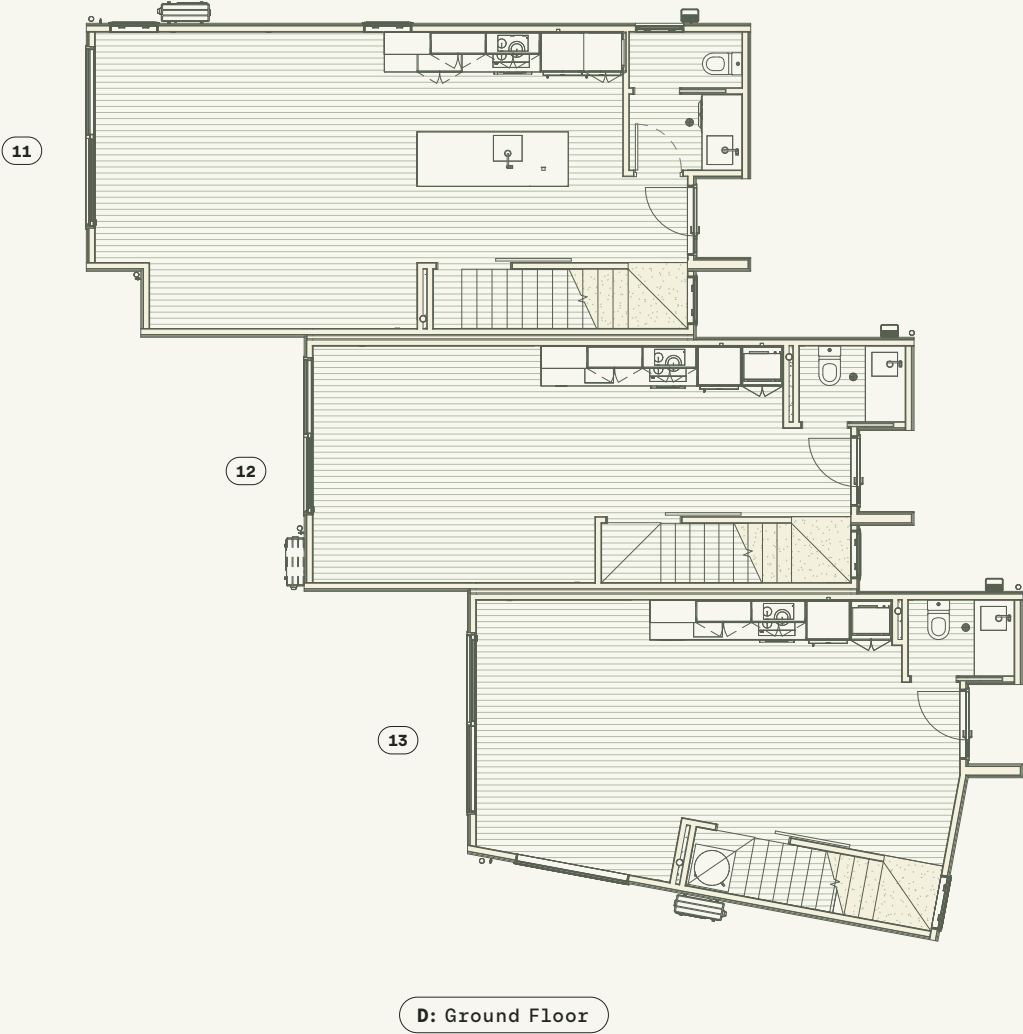


C: Rear View



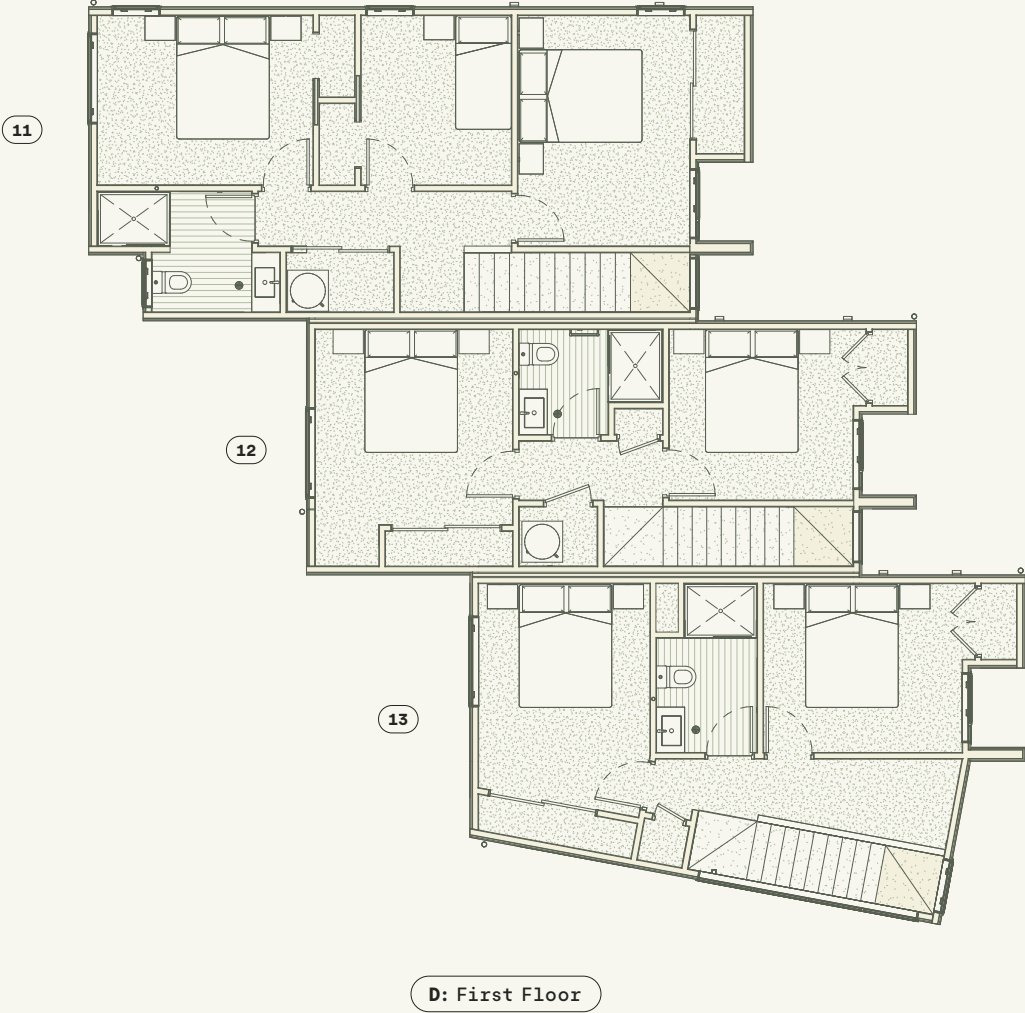
# Block D

## Floorplans



# Block D

## Floorplans



# Block D

## Isometric views

D: Front View



D: Rear View



# Interior scheme options

## 01: Kōmaru



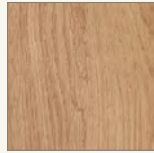
**FLOORING:**  
Max Floor  
Legna Maple\*



**CARPET:**  
Miro  
Snowfield



**KITCHEN JOINERY:**  
Melteca Malibu



**KITCHEN JOINERY:**  
(Overhead Cabinets)  
Melteca  
Classic Oak



**BENCHTOP:**  
Quantum Quartz  
Luna White  
Stone



**INTERIOR WALLS:**  
Dulux Haast  
Half



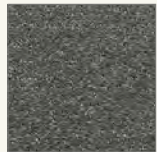
**BATHROOM TILE:**  
K Stone  
Light Ash



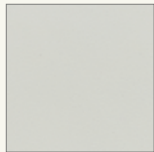
## 02: Rongo



**FLOORING:**  
Max Floor  
Legna Maple\*



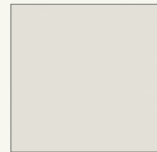
**CARPET:**  
Miro  
Fog Grey



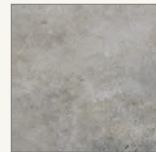
**KITCHEN JOINERY:**  
Melteca  
Seal Grey



**BENCHTOP:**  
Quantum Quartz  
Luna White  
Stone



**INTERIOR WALLS:**  
Dulux Haast  
Half



**BATHROOM TILE:**  
K Stone  
Dark Grey



# What's Included

## **Bathrooms that blend style and practicality.**

Enjoy sleek glass showers, durable brushed stainless steel fittings, soft-close vanities and extra large mirrors that add a touch of luxury. Beautifully selected tiles complete the look, creating a space that's both elegant and easy to maintain.

## **Laundry that feels less like a chore.**

A designated laundry space with custom-made joinery (including soft close drawers, push to open cupboards and negative detailing for a clean, seamless finish). This is paired with engineered stone benchtops brings a refined, built-in look to your laundry — offering both durability and design that's made to last.

## **Outdoor living made easy.**

Selected homes feature pergolas for added shade and style, with seamless level-entry access to deck areas — perfect for effortless indoor-outdoor flow and relaxed entertaining.

## **More space, more function, more ease.**

Kitchens in this development are larger than our standard — giving you extra room to move, cook, and gather. Generous 2.5m kitchen islands offer more prep space, storage, and a natural hub for everyday living and include unique pendant lights above head.

## **A considered touch — even in the details.**

LED lighting in unexpected places such as under bathroom vanities, kitchen cabinetry and the stairs adds both style and safety, softly illuminating your way and enhancing the overall feel of the home.

All homes are fitted with E-LOK front door lock systems, providing ease of use with Bluetooth connectivity.

## **Step into comfort that lasts.**

With sleek vinyl planking on the lower level of the homes and carpet throughout the upper level, plus tiled main bathroom, we have considered the durability and livability of each home. We've upgraded the underlay beneath your feet for added cushioning, improved insulation, and a more premium feel throughout your home. It's the kind of difference you'll notice every day.

## **Warm in winter, cool in summer — and quiet too.**

Our homes feature thermally broken, Low E double glazing throughout, offering year-round comfort, energy efficiency, and a quieter living environment.

With excellent insulation and fitted with an Intertenancy Party Wall system, you will be surprised at how peaceful townhouse living can be.

## **A fresh palette with a refined edge.**

We've introduced carefully chosen colour options that step beyond our usual palette — adding a subtle touch of individuality and sophistication to your home.

## **Spacious living, designed for comfort.**

Our two-bedroom homes are thoughtfully expanded by an extra 5sqm, giving you more room to breathe. Three-bedroom units feature a cleverly designed laundry and a separate, generously sized toilet with its own door — adding privacy and convenience to everyday living.

Generous roof spaces provide a practical solution for storing seasonal items or extras you don't need every day.

## **A wardrobe that works for you.**

Fitted with the Elfa wardrobe system — a flexible, high-quality fit-out designed to maximise storage and make everyday organisation feel effortless, meaning you can add features over time that suit your lifestyle.

# Specifications\*

## Kitchen

**BENCH TOP**—Engineered Stone

**SINK**—Stainless Steel Sink

**SINK MIXER**—Levivi Range

**BASE UNIT**—Base Units High Standard Melteca

**HARDWARE**—Blum Soft Close Drawer & Hinge Hardware

**OVEN**—Panasonic Under Bench Oven HL-FN645SJPQ

**HOB**—Panasonic Ceramic Cooktop KY-R64ARLJPQ

**DISHWASHER**—Panasonic Dishwasher NP-6R2MUQNZ

**RANGEHOOD**—Robin hood 52CM SS RP3CL52SS

**SPLASHBACK**—Tiled Splashback

Fitted Waste Bin

## Bathrooms

**SHOWER**—Tiled shower with Glass Door

**SHOWER MIXER**—LeVivi Range

**SLIDE SHOWER HEAD**—LeVivi Range

**MIRROR**—Extra large Mirror to Tiled Shelf

**TOILET SUITES**—LeVivi Range

**VANITY**—LeVivi Range Mounted on Tiled Half-height Wall

**TAPWARE**—LeVivi Range

**BATHROOM VENTING**—Bathroom Mechanically Vented

**TOWEL RAIL**—Wall Mounted Heated Towel Rail

Toilet Roll Holder

## Windows & doors

**WINDOWS & EXTERNAL DOORS**—Aluminium Thermally Broken Frame LowE/Clear/Argon R0.46

**FRONT DOOR**—Aluminium Frame & Door

**INTERNAL DOORS**—Paint Quality Hollow Core Doors

**SKIRTING & ARCHITRAVE**—Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas

**DOOR HARDWARE**—Schlage Hardware

**BEDROOM BLINDS**—Block out Roller Blinds

## Laundry

**BENCHTOP**—Engineered Stone

**SINK**—Stainless Steel Sink

**SINK MIXER**—Levivi Range

**BASE UNIT**—Base Units High Standard Melteca

**HARDWARE**—Blum Drawer & Hinge Hardware

**SPLASHBACK**—Tiled Splashback

**PLUMBING**—To Suit Front-loading Washer or Washer/Dryer.

## Water

**WATER HEATER**—180lt Electric Water Cylinder

## Heating & Insulation

**HEAT PUMP IN LIVING AREA**—5-6kw Heatpump

**ROOF INSULATION**—R7.0 330mm ECO Ceiling Insulation

**ROOF PERIMETER**—R4.1 140mm ECO Ceiling Insulation

**WALL INSULATION**—R2.2 90mm ECO Wall Insulation

**PARTY WALLS SOUND & FIRE INSULATION**—INTEGRA Lightweight Concrete with Double Sided R2.2 Insulation

\* Some products may become unavailable or discontinued during the course of construction. In situations where a product is no longer suitable we will substitute for a product of the same or greater value.

## Plasterboard linings & trim

**GIB**—Plastered to Level 4 Paint Finish

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**SCOTIA**—Square Stop

---

**TRIM**—Level 4 Paint Finish

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## Flooring

**LOWER LEVEL KITCHEN, LIVING, GUEST WC**—Woodgrain Vinyl Plank

---

**UPPER LEVEL BATHROOMS**—Tiled Floor & Skirting

---

**BEDROOMS, HALLWAY, STAIRS, WARDROBES & CUPBOARDS**—Miro Carpet 50oz Cutpile

---

**UNDERLAY**—Sleepyhead 11mm/120kg

---

## Cladding & roofing

**CLADDING**—Shiplap Timber

---

**CLADDING**—Corrugated Metal

---

**ROOFING**—Corrugated Metal

---

**SPOUTING & DOWNPIPES**—Colour Steel Continuous Spouting & Colour Steel or PVC Matching Downpipes

---

## Landscaping

**LANDSCAPING**—Garapa Decking, Timber & Aluminium Fencing & Planting to Landscape Design Plan

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Aluminium Pergolas & Balustrades in Selected Homes

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## Other items

**ELECTRICAL**—LED Recessed Lighting

---

**ELECTRICAL**—Standard Double Plugs

---

**ELECTRICAL**—Telecom, Data & TV Points in Lounge & Master Bedroom

---

**LETTERBOX**—Letter Box to Council Approved Location

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**STORAGE**—All Bedroom Wardrobes with Full Width Shelf & Hanger Rail

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**FRONT DOOR LOCK**— E-LOK Smart Lock

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Smoke Alarms

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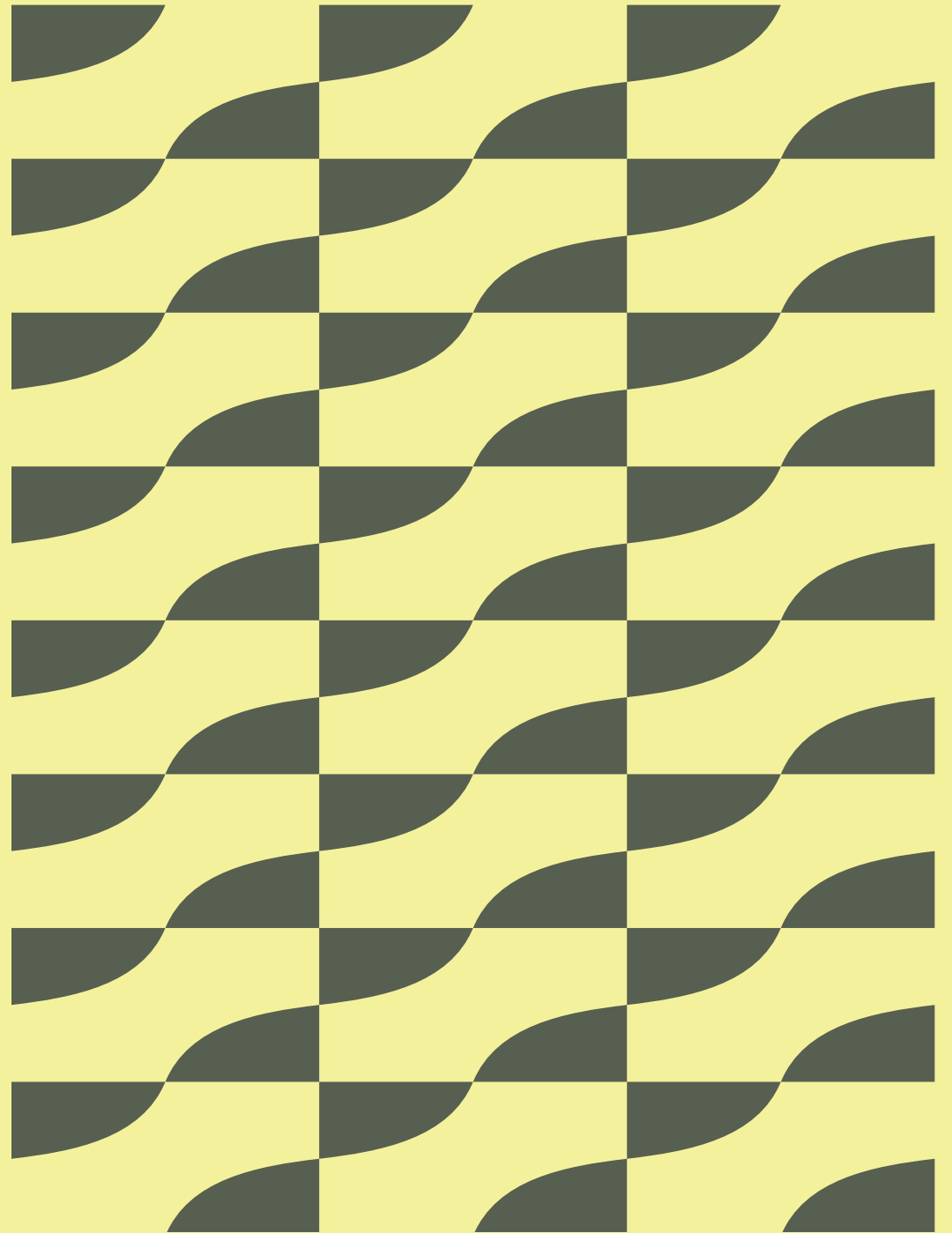
Hose tap

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3.0

# The Faisandiers





# We're here to guide you home.

Founded on concrete slabs and hard graft, Faisandier is a local family business with a respected track record in construction. We know what people say about developers and consistently aim to be the exception that does things better.

We understand what it means to create homes, not just houses. Specialising exclusively in multi-unit residential developments, we've honed our craft to bring you expertly designed, quality-built townhouses fit for modern Kiwi life.

We're here to help everyday New Zealanders on their property journey—from first steps to final settlement.



# Just another developer. Yeah, nah.

We're a family business that puts people first. We know how developers are perceived and strive to be the exception, not the rule. We believe in doing things differently—with us, you'll find a partner who truly understands what home means.

Faisandier create homes designed to fit your lifestyle—modern, comfortable and built with you in mind. We understand the needs of today's homeowners, which means our multi-unit developments combine great value with sharp design and a small footprint, offering low-maintenance living that's perfect for modern urban dwellers. Experience the ease of central living in homes that keep you connected.

BUILT ON TRUST:

474

TOWNHOUSES BUILT

29

DEVELOPMENTS COMPLETED

4.8\*

AVG. GOOGLE REVIEW RATING

# Your Champion in Property

Our mission goes beyond just building houses; it's about guiding you on your home-ownership journey with education and support, ensuring you feel confident and empowered every step along the way.



# The values that drive us.

## Always getting better

We are constantly improving our systems, our performance, and our products.

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## Win Win

We are baking the pie to share the pie, generating value for landowners, contractors and buyers alike.

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## Be good people

To us, good business means doing right by the people, communities and businesses we work with.

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## Think about the grandkids

In 30 years, we want our grandchildren to ride past the homes we've built and be proud of what we've achieved.

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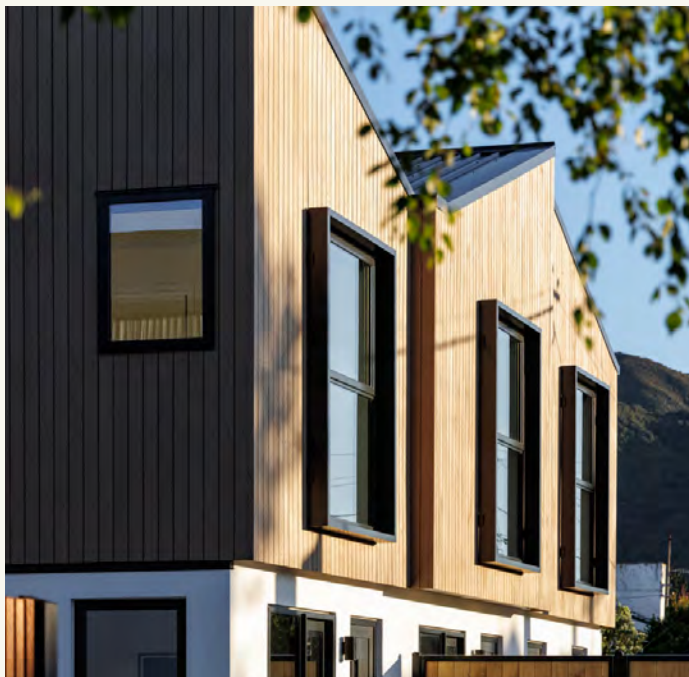
## Creating opportunities

We empower our customers to take their first step into property. We create opportunities for Kiwis in home ownership.

---



# Recent Developments Showcase



CLOCKWISE FROM ABOVE:

1243 High St, Lower Hutt

342 Waiwhetu Rd, Lower Hutt

43 Whakatiki St, Upper Hutt



**CLOCKWISE FROM RIGHT:**

342 Waiwhetu Rd, Lower Hutt

7 Birch St, Lower Hutt

92 Cambridge Tce, Lower Hutt

7 Birch St, Lower Hutt





**Cindy Robertson**

MANAGING DIRECTOR  
PROPERTY MANAGEMENT

027 213 9758  
cindy.robertson@raywhite.com

Ray White Kemeys Brothers  
Property Management  
337-345 Jackson Street  
Petone, Lower Hutt 5012

#### AWARDS

2020/2021 - Premier Performer  
2019/2020 - Premier Performer  
2018/2019 - Executive Performer

## Rental Appraisal.

To whom it may concern,

Ray White Kemeys Brothers Management thanks you for engaging us to conduct a rental appraisal on your property.

Based on the current market and comparable properties in the area, we would consider the current market value to be:

**\$620 — \$660** per week.

**Please note:** This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes – if you require this please let us know.

It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.

## Property Description

June 2025

1 Nikau Grove, Woburn - Development

2 Bedrooms  
1.5 Bathrooms  
Car park  
New build  
Modern living



**Cindy Robertson**

MANAGING DIRECTOR  
PROPERTY MANAGEMENT

027 213 9758  
cindy.robertson@raywhite.com

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To whom it may concern,

Ray White Kemeys Brothers Management thanks you for engaging us to conduct a rental appraisal on your property.

Based on the current market and comparable properties in the area, we would consider the current market value to be:

**\$760 — \$800** per week.

**Please note:** This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes – if you require this please let us know.

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## Property Description

June 2025

1 Nikau Grove, Woburn - Development

3 Bedrooms  
1.5 Bathrooms  
Car park  
New build  
Modern living

# The 5 Step Purchase Process

1

## Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

## Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

## Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

## Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

## Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

# Meet The Team

## Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



**Hamish Cowan** | Founder and Director  
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



**Jordan Gosden** | Operations Manager  
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



**Suzanne Hill** | New Build Property Investment Specialist  
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





**equiti.co.nz**

info@equiti.co.nz

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**DISCLAIMER**

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