



ARTIST IMPRESSION ONLY

Manuka Villa Preliminary Plans

Bethlehem, Tauranga

BESPOKE

IN BETHLEHEM

Manuka Villa



2



2.5



1

Floor Area

154 sqm*

Ground Floor

Note: Artist impression. All plans are illustrated and indicative only and may not represent the actual interior of the listed apartment.

* Measurements are approximate, individual listed apartments may vary.

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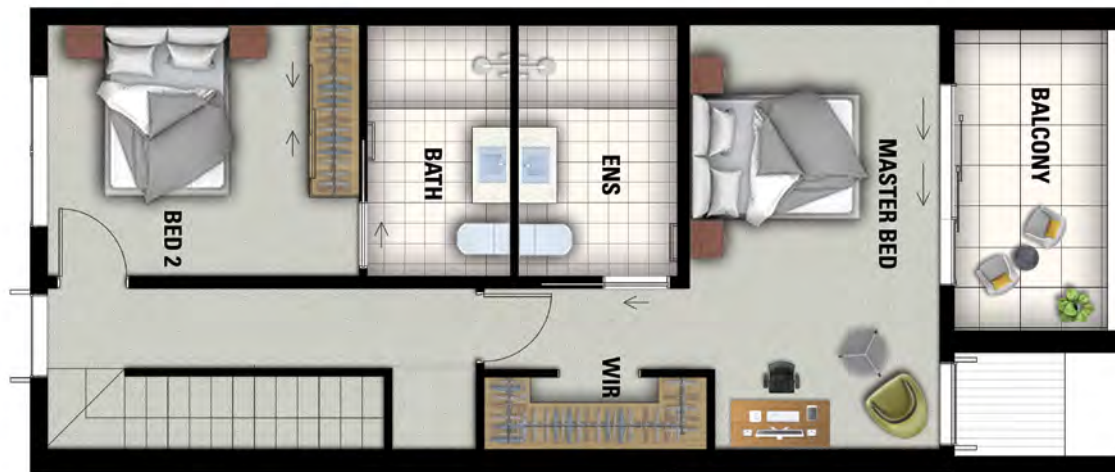
Prices, plans and specifications may alter without notice

2

Manuka Villa



First Floor



Second Floor

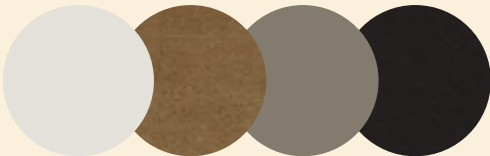
Note: Artist impression. All plans are illustrated and indicative only and may not represent the actual interior of the listed apartment.

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Interior & Exterior Finishes

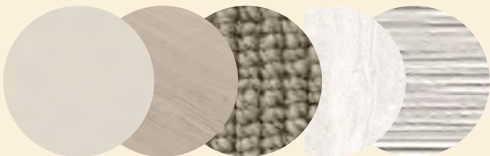
Exterior Finishes

Roof	Colorsteel Sandscape
Painted plaster cladding	Dulux Opononi
Cladding	Truwood timber colour Shiitake
Window Joinery	Coloursteel Flaxpod
Entrance Door	Flaxpod
Cladding 2	James Hardie Ecotec Façade Panel painted in Dulux Rakaia Double



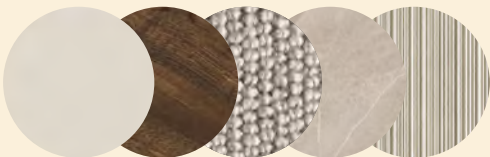
Interior Finishes – Light Scheme

Paint Colour	Dulux Haast Half
Timber Flooring	Hirst Oak Elegance Coastal Oak OR Creative Flooring Capri
Carpet	Cavalier Bremworth Levante Simoon, Kensho Rested or Levante Artifact
Tiles	Tile Space Classic Veincut White
Feature Tiles	Tile Space Maku Rock Light Décor



Interior Finishes – Dark Scheme

Paint Colour	Dulux Haast Half
Timber Flooring	Hirst Oak Elegance Coffee Oak
Carpet	Samurai Kawa
Tiles	Tile Space Shale Taupe Matt
Feature Tiles	Tile Space Shale Sand Ribbed





Interior & Exterior Finishes

Kitchen - Light Scheme

Benchtops	Primestone Athena Polished
Kitchen Colour	Bestwood Melamine Vintage Ash Timberland
Kitchen Colour	Bestwood Melamine Feather White
Kitchen Colour	Melteca Mist Naturale
Tapware	Brushed Nickel
Handles	Brushed Nickel



Kitchen - Dark Scheme

Benchtops	Primestone Athena Polished
Kitchen Colour	Melteca Borders Oak Timberland
Kitchen Colour	Prime Melamine White Pointer Velvet
Kitchen Colour	Melteca Velveteen Natural
Tapware	Brushed Nickel
Handles	Brushed Nickel



Kitchen

Oven	Fisher & Paykel OB60SD9PX2
Cooktop	Fisher & Paykel CI604CTB1 - Induction
Rangehood	Fisher & Paykel HC90DCXB4
Dishwasher	Fisher & Paykel DW60FC1X2
Microwave & Trim Kit	Fisher & Paykel OM25BLCX1
Waste Disposal	Fisher & Paykel GD75IA1



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Building Specifications

Internal

Ceiling Insulation	R6.6 – R7.0
Exterior Wall Insulation	R2.9
Wet Room Gib®	13mm Gib® Aquiline in Wet Rooms
Plasterboard	10mm Gib® Standard Walls & Ceilings
Internal Doors	Paint Smooth Finish Hollow Core
Wardrobe Joinery	Wardrobes MDF, Linen Wire Framing
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower	Floor to Ceiling Tiled Shower
Shower Glazing	Frameless Glass
Bathroom Fittings	Brushed Nickel
Toilet	Soft Close Seat





General Notes:
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access
Minimum slip resistance to steps and landings
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

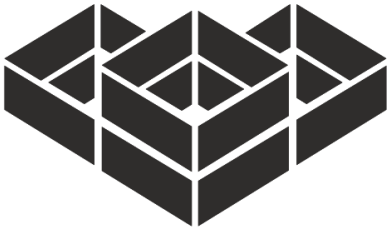
Foundation:
TC2 Baseraft floor to Specifi design (see Specifi structural documentation and details)

Wall Cladding:
JSC Vertical Cedar w/board cladding J55 profile
Vertical Metal Cladding
50mm AAC Panel cladding - Render finish

Roof Cladding:
45° & 3° pitch. Longrun roofing - Tray profile 405mm min

Fascia and Spouting:
COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

Joinery:
Selected powder coated aluminium joinery with thermally improved Low E double glazing



BGTDEVELOPMENTS

PROJECT NO

2024112

NO	REVISION	DATE
A	PRELIM	04.12.24
B	DEVELOPMENT	22.01.25

NOTES

1. DO NOT SCALE OFF DRAWINGS.
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN THE SITE DIMENSIONS AND THOSE ON PLANS.

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TITLE

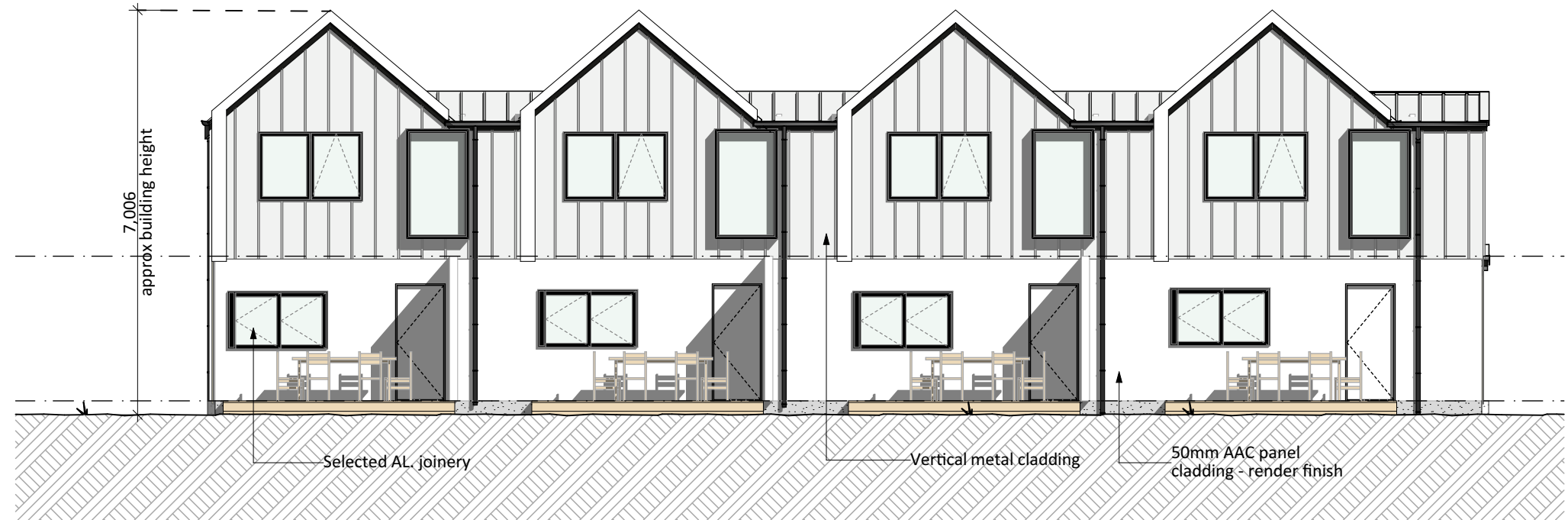
**BESPOKE
DEVELOPMENT**

25 Te Paengaroa Rd,
BETHLEHEM,
TAURANGA

SCALE

ELEVATIONS

2



Preliminary Drawings

Looking for the full set of preliminary drawings?

We'd be happy to send them to you directly—just get in touch with our agents. If you have any questions about our villas, sections, or the Bespoke in Bethlehem lifestyle, we're here to help. As local experts, we're passionate about the area and would love to support you on your journey.



Sherryl Todd

+64 21 222 6308
sherryl.todd@bayleys.co.nz



Gregers Andersen

+64 27 491 1991
gregers.andersen@bayleys.co.nz



Bryce Hickey

+64 22 163 4788
bryce.hickey@bayleys.co.nz



BESPOKE

IN BETHLEHEM



bespokeinbethlehem.co.nz

For more about Bespoke in Bethlehem contact
bespokeinbethlehem@bayleys.co.nz

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