



21 Belt Road • New Plymouth



In Maori legend, Taranaki is a mountain being that lived peacefully for many centuries in the centre of New Zealand's North Island with three other mountains, Tongariro, Ngauruhoe and Ruapehu.

Nearby stood Mount Pihanga. Covered in a cloak of deep green forest she presented a stunning sight and all the mountain gods were in love with her.

Taranaki dared to make advances to Pihanga and was approached by Tongariro and a mighty battle ensued between them. The earth shook and the sky became dark as the mountains belched forth their anger. When the battle ended the lovely Pihanga stood close by Tongariro's side.

Taranaki, wild with grief and jealousy, angrily wrenched his roots from the ground and left the other mountains.



# Team Kisby

Where luxury has no limit.

## Brad Kisby

Brad has spent the last 10 years as the Senior Consultant at GJ Gardner Homes specialising in property development .

He is now the full time Managing Director of Fortius Group. Along with this Belt Road development he is project managing a number of residential property developments for valued clients.

Brad also provides an affected party-key stakeholder consultation and negotiation service.

Brads background is in sales and marketing, HR, recruitment and business management.

Showing his expertise when at one point managing 38 sales, service and production personnel, along with a 5 year stint with the Justice Department as the South Taranaki Bailiff.

Brad found his true passion in land use and optimising the potential of smaller sites. He is you go-to-guy for any property development projects.

## Royce Kisby

Royce has been involved in the Construction and Property Management industries for 50 years.

Early in his career, Royce was a self employed Registered Mason with involvement in many development projects including the Stratford Power Station, Devon Hotel, Methanex and numerous warehouse developments along the Courtenay Street corridor.

Royce was also the main Brick Contractor on projects including the Kapuni Administration Block, TSB Waitara, Pacific Hotel Management School Bell Block complex and numerous residential builds.

In partnership he constructed and managed the Coronation Lodge Rest Home and was a Property Manager for various Motels and Lodges in Hamilton, Rotorua, Auckland and New Plymouth.

Through Fortius Group, Royce is hands on with the execution of property developments and is available to discuss all aspects of this area.



When luxury has no limit, just an unquestionable benchmark in specification and design in a home to be built in the Hine Street catchment.

A sparkling new contemporary showplace with generosity in well-proportioned space to a floor plan of 233m<sup>2</sup>

Architecturally designed to capitalise on the prime corner location and short stroll to the famed walkway and the CBD.

The plan incorporates 4 bedrooms, 2 bathrooms, open plan living with an easy indoor/outdoor flow, media room, private outdoor entertaining area and large double garaging (suitable for your campervan) and lift.

Construction is due to start, and a prudent buyer should commit early in the process to benefit colour and texture variants.

The Hine Street catchment has emerged as a desirable city location reflected in much redevelopment and robust prices in recent times.

The sale history is strong, so capitalise on the position and growth. Plans and specifications are available on application plus an Information Memorandum is online.

**Price \$1,500,000**

Corner of Belt Road and Hine Street.

**Contact Robert or Brad for any enquiries**

M 027 447 9478 / 027 555 3960







Centrally located to city attractions





**CONTACT ROBERT ANGUS OR BRAD KISBY TODAY TO DISCUSS FURTHER**

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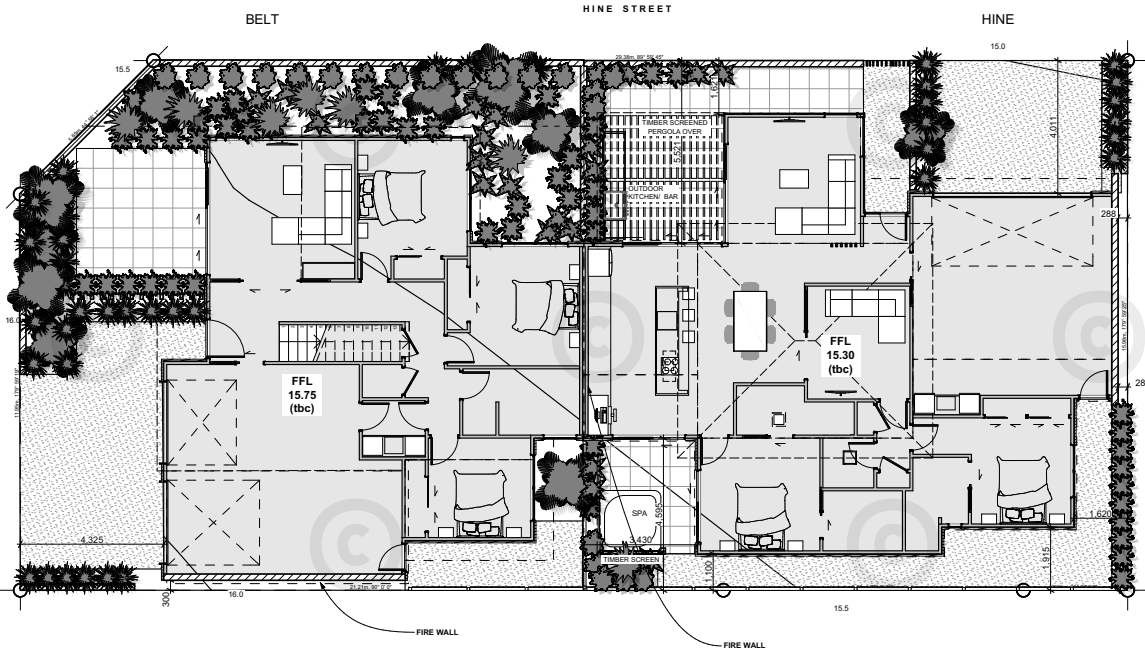
ARTIST IMPRESSION ONLY





**SITE COVERAGE**  
**BUILDING TOTAL** 184.12m<sup>2</sup>  
**SITE TOTAL** 262.58m<sup>2</sup>  
**SITE COVERAGE** 58.47 %

**SITE COVERAGE**  
**BUILDING TOTAL** 156.80m<sup>2</sup>  
**SITE TOTAL** 262.58m<sup>2</sup>  
**SITE COVERAGE** 59.83 %



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architectural design

**FORTIUS GROUP**  
**BELT ROAD HINE STREET CORNER**  
**NEW PLYMOUTH**  
**NEW PLYMOUTH**

**SHEET** 01  
**REVISION** P4

NO.	DATE	BY	APP.	REVISION
1	18-24	13.1.10	SP	8072019

ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY.



WINDOWS MEET OR EXCEED THE NZ BUILDING CODE MEANS OF COMPLIANCE, NZS 4211 : 2008 PERFORMANCE OF WINDOWS AND NZS 4223. GLAZING IN BUILDINGS PARTS 1, 2 AND 3.

SG - SAFETY GLAZING AS PER NZS 4223 PART 1.2 & 3

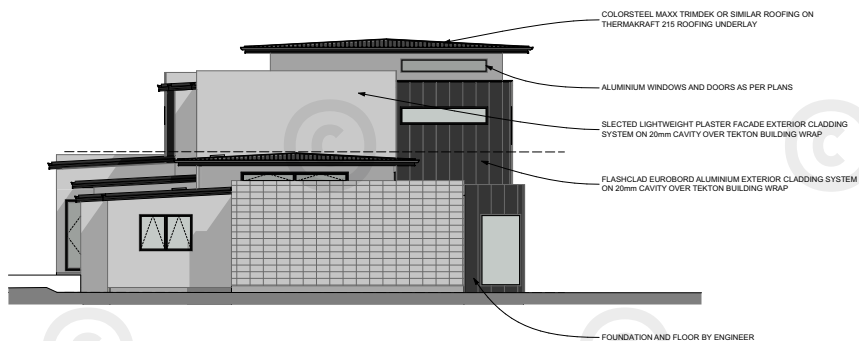
ALL EXTERIOR JOINERY TO HAVE DOUBLE GLAZING, SINGLE GLAZING TO GLAZE BASED ON H1 CALCULATIONS BASED ON A WINDOW AND SKYLIGHT THERMAL VALUE OF R0.26.

ALUMINIUM WINDOWS AND DOOR HEADS TO BE UP TO UNDERSIDE OF SOFFITS. MEASURE ON SITE AFTER SOFFITS ARE IN PLACE.

RESTRICTOR STAYS REQUIRED WHEN UPPER FLOOR OPENING GASHES WITHIN 760MM FROM FLOOR LEVEL.

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NPS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Very high risk	6
Deck design	Medium risk	2
<b>Total Risk Score:</b>		<b>16</b>

EAST ELEVATION



— FOUNDATION AND FLOOR BY ENGINEER

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NORTH ELEVATION



**FORTIUS GROUP**  
BELT ROAD NINE STREET CORNER  
NEW PLYMOUTH  
NEW PLYMOUTH

SHEET	ELEVATIONS	
	PROJECT #	18-34
REVISION	SCALE	1:100
	DRAWN BY:	SP
	ISSUED	8/07/2019



#### ALUMINIUM JOINERY

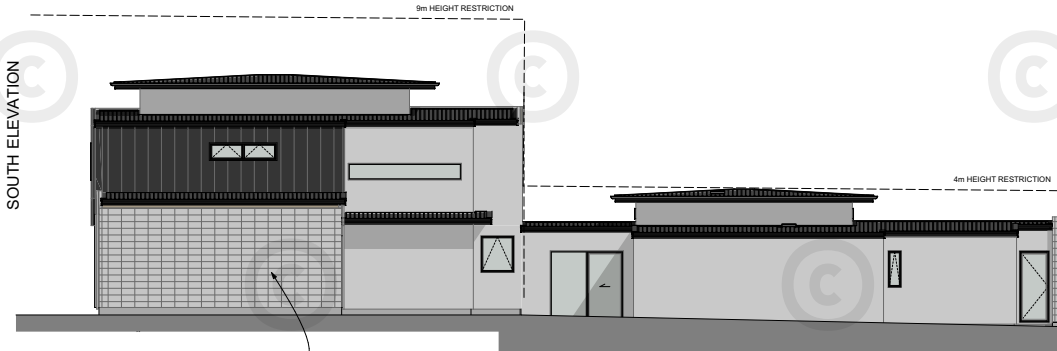
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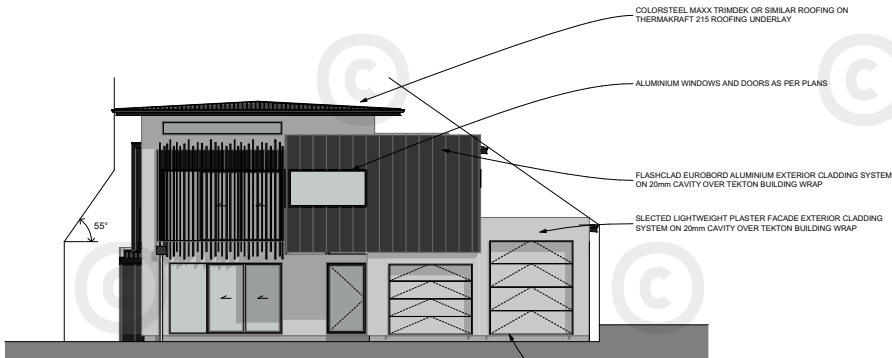
RESTRICTOR STAYS REQUIRED WHEN UPPER FLOOR OPENING SASHES WITHIN 750MM FROM FLOOR LEVEL.



20 SERIES BLOCK FIRE WALL TO BE CONFIRMED

BUILDING ENVELOPE RISK MATRIX			
Elevations			
Risk Factor	Risk	Severity	Risk Score
Wind zone (per NZS 3604)	High risk		1
Number of storeys	High risk		2
Roof/wall intersection design	Low		0
Eaves width	Very high risk		5
Envelope complexity	Very high risk		6
Deck design	Medium risk		2
Total Risk Score:			16

WEST ELEVATION



FOUNDATION AND FLOOR BY ENGINEER

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NEW PLYMOUTH

SHEET ELEVATIONS  
PROJECT: 18-34  
DRAWN: SUP  
REVISION: 05  
DATE: 8/2/2019

REVISION P4  
ALL DIMENSIONS AND LEVELS ARE TO BE CONTRACTOR RESPONSIBILITY TO VERIFY CONTRACTOR TO ANY DISCREPANCY.



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