

Your patch,
your way.

Patch



Artist impression

No. 1 Edward

Inspired by Edward Hut in the Craigieburn Ranges, this compact two-bedroom, 70m² home is simple, considered, and built to last. Its staggered layout sits lightly in the landscape, with sheltered and open moments that work with the land rather than against it.

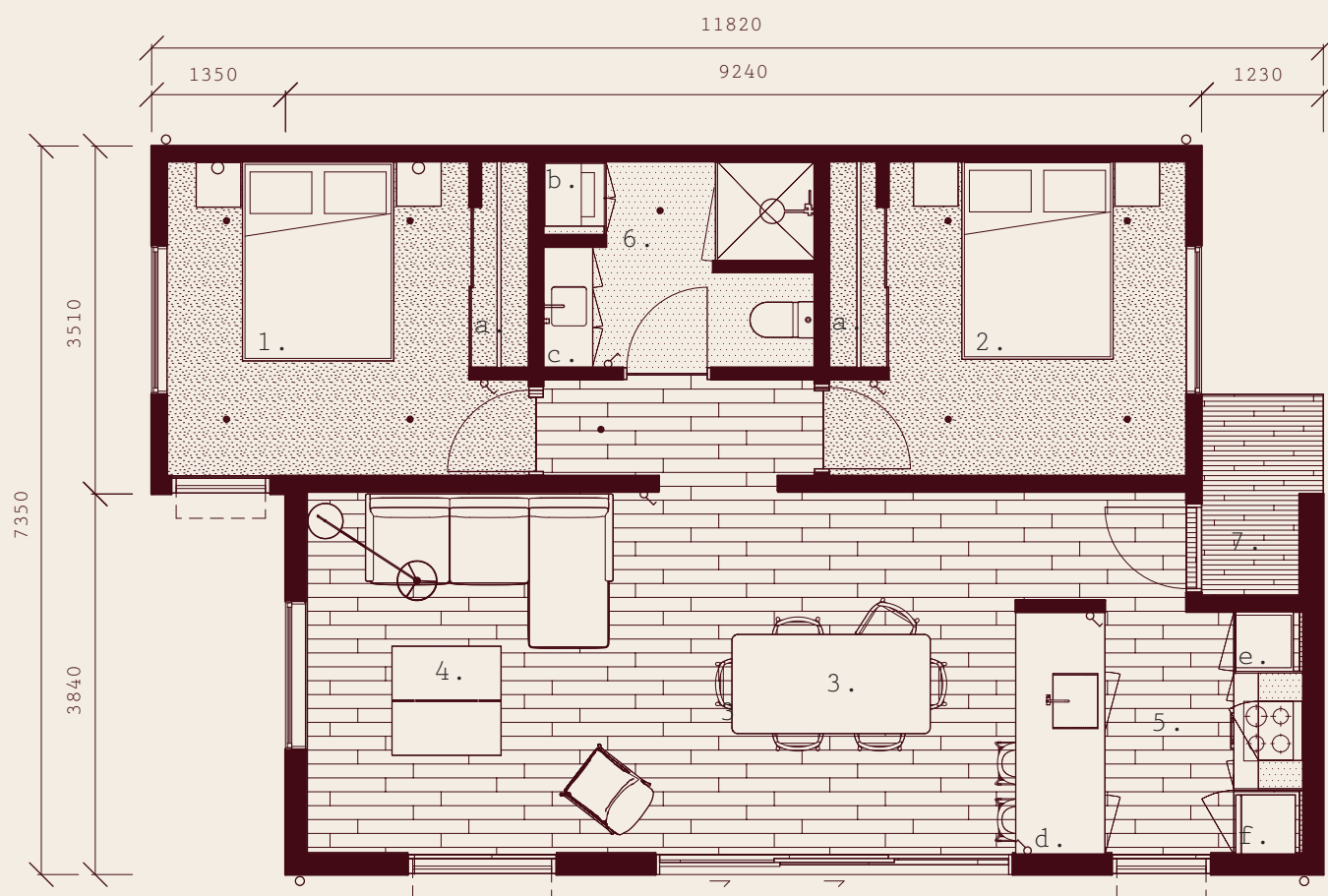
The open living space connects easily to the outdoors. Slide the doors back on a good day, or close them up when the weather turns. The layout can be oriented to make the most of sun and views, wherever your patch of land happens to sit.

Metal cladding outside, oiled plywood within. Tough enough for the conditions, warm enough to come home to.

The Layout



Edward Elevation 1 : 150



Edward Plan 1 : 75

- | | |
|-------------|--------------------------|
| 1. Bedroom | a. Wardrobe |
| 2. Bedroom | b. Washer/Dryer Cupboard |
| 3. Dining | c. Vanity and Mirror |
| 4. Living | d. Kitchen Island |
| 5. Kitchen | e. Pantry |
| 6. Bathroom | f. Fridge Opening |
| 7. Entry | |

The Process

1. Get in touch

Email - hello@nicepatch.co.nz

Call - 021 314 284

2. Choose your Patch

Every Patch is designed to live large. Choose the one that fits your life, your land, and your budget

3. Pay a deposit

We'll apply for a PIM and complete soil testing, then confirm we're good to go.

4. Make it yours

Choose your cladding colour, joinery finish, and any add-ons to make it yours.

5. We build your Patch

We'll finalise the construction program and bring your Patch from plan to reality.



What You Get



Artist impression

Architecturally designed. Fully delivered. 70m² two-bedroom home with vertical metal cladding, colour-matched aluminium joinery, and quality finishes, joinery and appliances — all included as standard.

What's included

Engineered timber framed construction on timber piled foundation.
Vertical metal roof and exterior cladding with colour-matched gutters and downpipes.
Double-glazed aluminium sliding door and windows to schedule.

Plywood internal wall and ceiling linings throughout.
Floor finishes to schedule - engineered oak to living areas, carpet to bedrooms, Marmoleum to bathroom.
Kitchen joinery with Laminex Melamine panels, stainless steel splashback and benchtop.
Kitchen island with cabinetry, stainless steel sink and benchtop.
Acrylic shower base with glazed shower screen.
Bathroom joinery for vanity and washer/dryer cupboard.
Wardrobe joinery to all bedrooms.
Internal doors to all rooms.

External and internal lighting, gpo and data points.
Oven, cooktop, and overhead extractor.
Electric external hotwater cylinder.
Air conditioning unit.

Architectural and Engineering designs.
PIM lodgement and local council fees.
Soil testing by a registered engineer.
Producer Statements by relevant parties.

Electrical fitout and connection to mains*
Plumbing and drainage connection*

What's not included

Land purchase or site costs.
Site preparation, earthworks, or retaining.
Foundation design variations*.
Resource consent or building consent fees.
Driveway, paths, and landscaping.
Fencing, and decking.
Furniture and décor.
Fridge and washing machine.
Connection of services beyond the boundary (water, power, wastewater)
Any structural modifications to existing dwelling on site.

*Refer to the contract for full terms

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