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# 4 Homes At 102 Strickland Street

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## 1,2,3,4 102 Strickland Street, Christchurch

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House	Bedrooms	Bathrooms	Price
1	2	1.5	\$499,000
2	3	2.5	\$589,000
3	3	2.5	\$589,000
4	2	1.5	\$499,000

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102 Strickland street is a boutique development made up of two 3 bedroom homes and two 2 bedroom homes. All with a single garage. These homes back on to Bradford park are a stones throw from the Countdown and a 4 minute walk to Colombo Street Shops.

- 4 minute drive or bus from town.
  - Fee Simple Titles
  - Full turnkey build (everything included in price)
  - Deposit paid now, balance on completion.
- 

BROOKSFIELD  
— LIVING —

# House 1&4 Overview

Expected rent

\$470 - \$490

Expected completion

June 2021

Title type

Fee Simple

Expected rates

\$1900

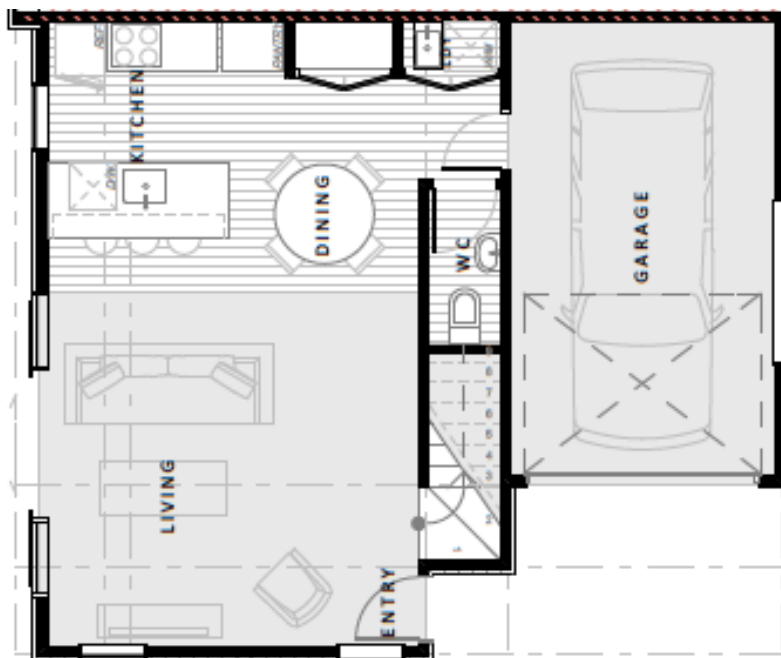
Expected insurance

\$1700

Size

Land (approx) 162 m2  
House 106 m2

## Floorplan



# House 2&3 Overview

Expected rent

\$530 - \$560

Expected completion

June 2021

Title type

Fee Simple

Expected rates

\$2200

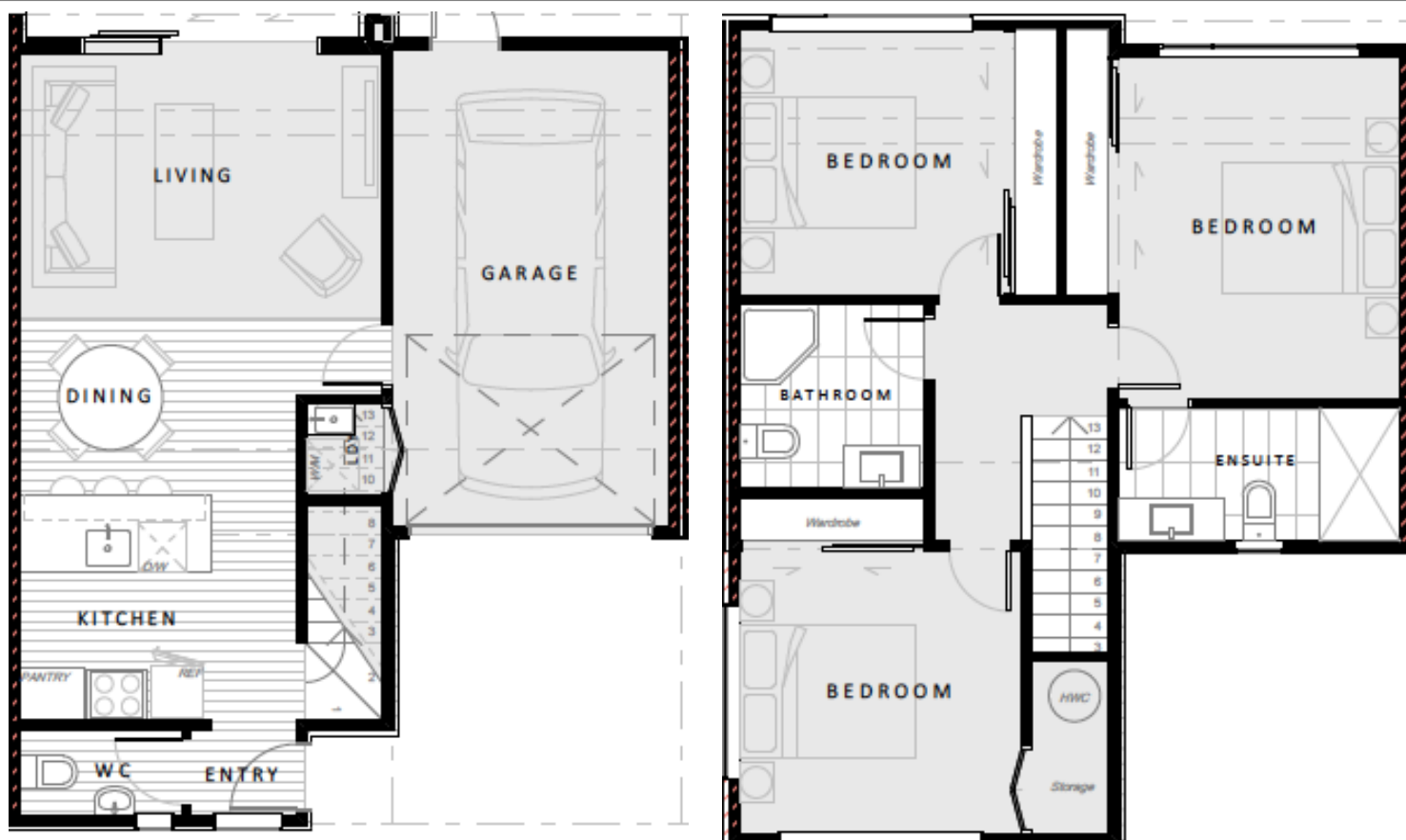
Expected insurance

\$1900

Size

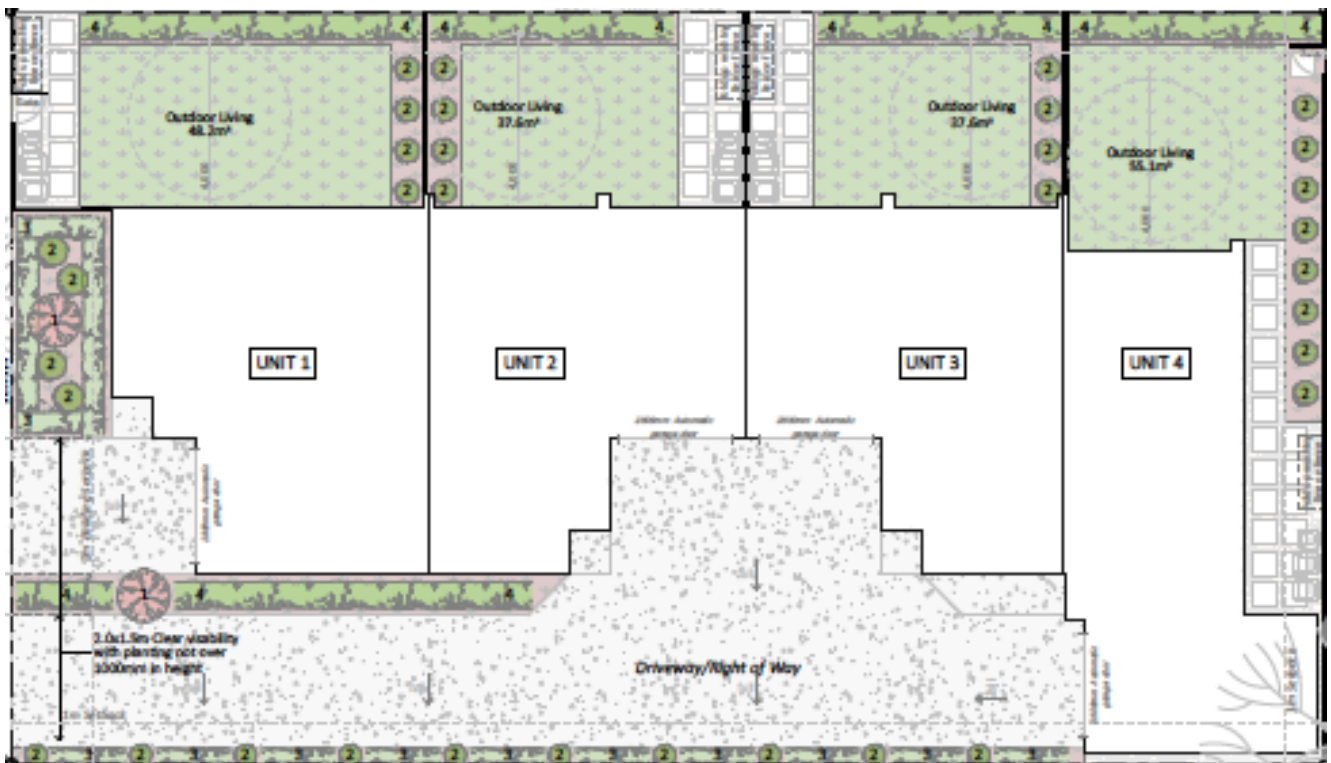
Land (approx) 162 m2  
House 120 m2

## Floorplan



# Location

Situated in the desirable suburb of Somerfield, you are truly spoilt for location. The Sydenham and Beckenham shops are not far from your doorstep, as are supermarkets and many other amenities. And a night off cooking results in a plethora of restaurants and take-out options to satisfy all the tastebuds! All within a 5 minute walk. One of the standout draw-cards for families is the benefit of being in the very desirable Cashmere High School zone, one of the top secondary schools in Christchurch. Another huge highlight of these homes is that they back onto Bradford Park. The children's park will be great for young families, the larger park to walk or run dogs or yourself.



# Specifications

## General specifications:

**Internal doors:** Paint finish flush panel MDF doors Gib Sliders to robes

**Entry door:** Latitude Panel Hardware: Miles Nelson S Range

**Windows:** Double glazed, powder coated aluminium Electrical: LED lighting, sockets, general connections, phone and TV jacks, heated towel rails and bathroom fans

**Heating:** Fujitsu 5kw heat pump

**Water Heater:** 180L hot water cylinder Paint: Dulux Wash and Wear

**Roof:** .4 Colour Steel long run roofing

**Fascia:** Colour Steel

**Gutter:** Colour steel

**Downpipes:** Colour Steel

**Cladding:** Integra Concrete Panel & Linea weatherboard

## Interior lining:

**Insulation Batts:** R 2.5 Mammoth wall batts, R 3.6 Mammoth ceiling batts

**Plaster board:** 10mm standard walls 13mm ceiling, level 4 finish, square stop to ceiling

**Skirting and architraves:** MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

## Kitchen specifications:

**Oven:** Bosch 60cm built in oven

**Hob:** Bosch 60cm Ceramic








**Dishwasher:** Bosch 60cm Stainless steel dishwasher

**Range hood:** Robinhood 60cm stainless steel range hood

**Kitchen bench:** Engineered Marbello snowdrop

## Colour Scheme:

### Interior colours:

-  Carpet
-  Vinyl oak flooring
-  Walls, ceiling, doors
-  Kitchen bench
-  Kitchen cabinets
-  Bathroom tiles
-  Roller blinds

### Exterior colours:

-  Roof, fascia, front and garage door, spouting
-  Exterior plaster
-  Exterior weatherboards
-  Exterior joinery



DWA. PROJECT AND SHEET INDEX

DATE	20/05/2020
JOB NO.	DW1148
DRAWN	AH & MH
CHECKED	DWA

ISSUE

STAGE	REV	DATE
CONCEPT ISSUE	A	20/05/2020

SHEET INDEX

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A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	ELEVATIONS
A600	3D IMAGES



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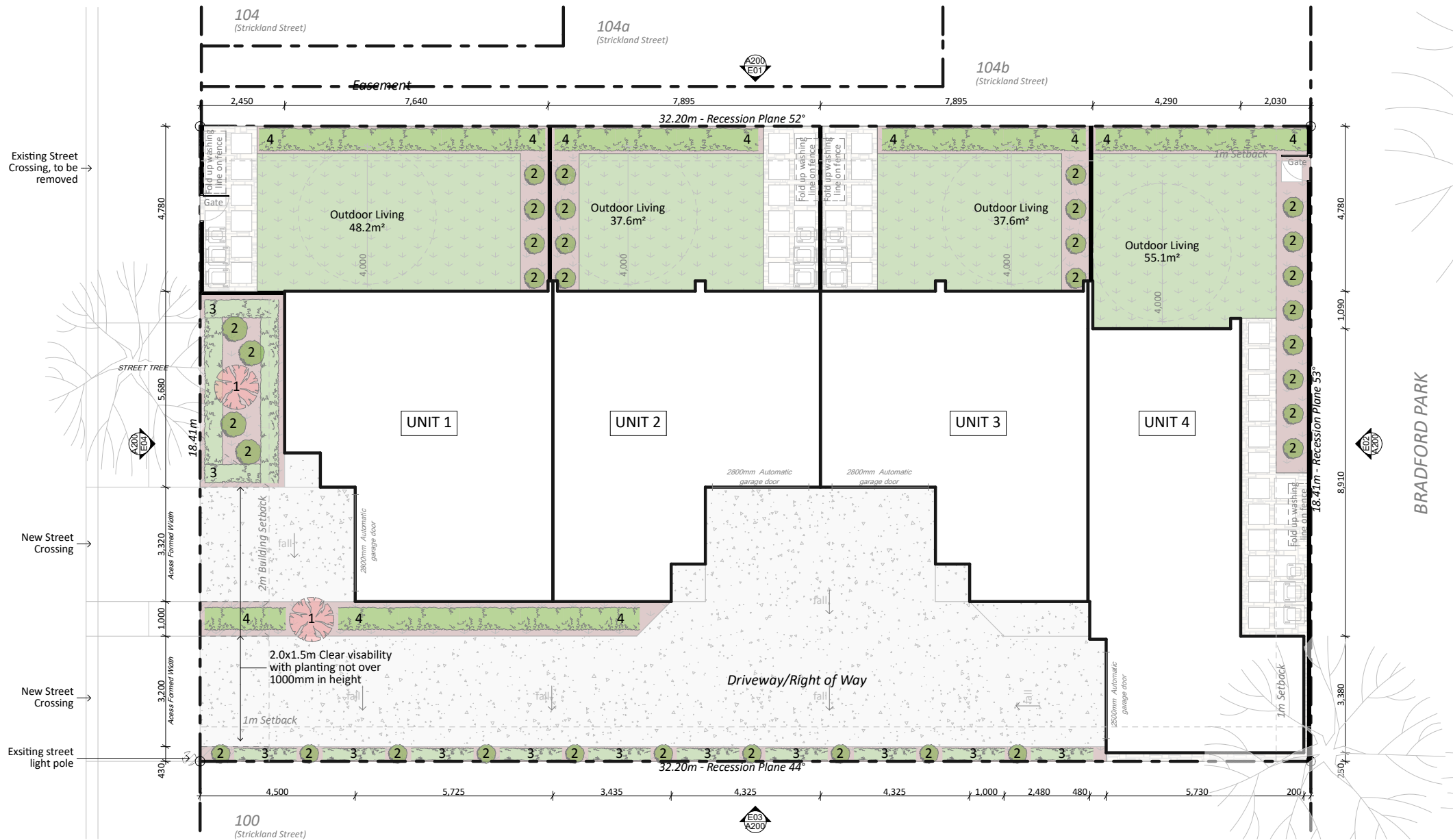


BROOKSFIELD  
LIVING

Floor Area (Includes Garages):	Unit 1 - 103.7m <sup>2</sup>
	Unit 2 - 98.9m <sup>2</sup>
	Unit 3 - 98.9m <sup>2</sup>
	Unit 4 - 97.5m <sup>2</sup>
	Total - 399m <sup>2</sup>

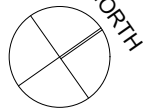
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1 0 2   S t r i c k l a n d   S t r e e t ,   S y d e n h a m ,   C h r i s t c h u r c h

STRICKLAND STREET



## 0. SITE PLAN

SCALE 1:150



### PROJECT INFO:

Address: 102 Strickland Street  
Sydenham  
Christchurch

Legal Description: Lot 5 DP 516

Title: CB412/63

Site Area: 645m<sup>2</sup> (more or less)

Planning Zone: Residential Medium Density Zone

Natural Hazards: Liquifaction Management Area

Other Notations: Christchurch International Airport  
Protection Surfaces

Wind Zone: Low (BRANZ Map)

Earthquake Zone: 2 (BRANZ Map)

Exposure Zone: C (BRANZ Map)

Sea Spray Zone: No

Climate Zone: 3 (BRANZ Map)

Land Zone: TC2

### PROJECT FIGURES:

Gross Floor Area: Unit 1 - 109.5m<sup>2</sup> (62.2m<sup>2</sup> over slab)  
Unit 2 - 120.3m<sup>2</sup> (57.8<sup>2</sup> over slab)  
Unit 3 - 120.2m<sup>2</sup> (57.8m<sup>2</sup> over slab)  
Unit 4 - 104m<sup>2</sup> (59.1m<sup>2</sup> over slab)  
Total - 454m<sup>2</sup> (236.9m<sup>2</sup> over slab)

Site Coverage: 36.7%

Net Floor Area: Unit 1 - 79.4m<sup>2</sup>  
Unit 2 - 89.2m<sup>2</sup>  
Unit 3 - 89.2m<sup>2</sup>  
Unit 4 - 72.3m<sup>2</sup>

Impervious Areas: 148.2m<sup>2</sup> (driveway)  
236.9m<sup>2</sup> (buildings over slab)  
Total - 385.1m<sup>2</sup>

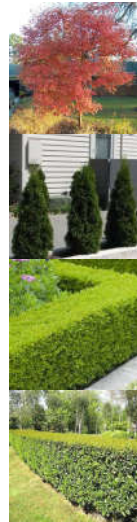
Impervious Cover: 59.7%

Landscaping Area: 207.7m<sup>2</sup> (32.2%)

Planting Area: 67.1m<sup>2</sup> (10.4%)

Earthworks: --m<sup>3</sup> (Volume) --m<sup>2</sup> x --m  
--m Fill (Depth)  
--m Excavation (Depth)  
(excluding the building foundations  
including a 1.8m perimeter)

### LANDSCAPING LEGEND



Type 1 - Maple Tree  
"Acer Griseum, Paperbark"

Type 2 - Conifer  
"THUJA occidentalis 'Pyramidalis'"

Type 3 - Box Hedges  
"Buxus hedges"

Type 4 - Portuguese Laurel Hedge  
"Prunus lusitanica 'Myrtifolia'"

Grass / lawn Area

Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished

Bark Area  
- medium bark chip finished

Notes:  
- All Trees to be 1.5m (min) height at time of planting  
- Planting beds to be medium bark chip finished  
- Landscaping areas to be 50% trees, 50% shrubs

### LEGEND - LEVELS

+11,250 Proposed Finished Ground / Surface Level

+11,250 Existing Ground Level

Note: Site Levels based on district plan supplied by  
Christchurch City Council --/--/2020

Minimum FFL: +--- min  
(District plan/flood assesment)

### SITE PLAN LEGEND

Boundary Line

Boundary setback as per TA District Plan

BUILDINGS / PROPOSED BUILDINGS

Driveway / Paved Area  
Exposed aggregate concrete, 100mm slab with SE62  
reinforcing on AP40 Grade engineering fill compacted in  
150mm layers  
- 1:100min falls as shown, typically away from dwelling  
- finish to have slip resistance to comply with NZBC  
D1/AS1

Vegetation  
Refer to Landscape Design for further detail.

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ISSUE			CLIENT	CONSULTANTS	SCALE		1:150 @ A3
STAGE	REV	DATE			DATE		20/05/2020
Concept Issue	A	20/05/2020	PROJECT NAME	Consultants	JOB NO.	DW1148	
			102 Strickland Street Units		DRAWN	AH & MH	
			PROJECT ADDRESS	DRAWING NO.	CHECKED	DWA	
			102 Strickland Street Sydenham Christchurch	SITE PLAN	DRAWING NO.	REVISION	
					A001	A	

STRICKLAND STREET

BRADFORD PARK



0. SITE BOUNDARY PLAN  
SCALE 1:150

SITE BOUNDARY PLAN LEGEND		UNIT 1 INFO:		UNIT 2 INFO:		UNIT 3 INFO:		UNIT 4 INFO:	
<span style="color: red;">---</span>	Property/Notional Boundary Line	Property Area:	111.4m <sup>2</sup>	Property Area:	96.5m <sup>2</sup>	Property Area:	96.5m <sup>2</sup>	Property Area:	116.3m <sup>2</sup>
<span style="color: blue;">---</span>	R.O.W Easement	Total Floor Area:	103.7m <sup>2</sup>	Total Floor Area:	98.9m <sup>2</sup>	Total Floor Area:	98.9m <sup>2</sup>	Total Floor Area:	97.5m <sup>2</sup>

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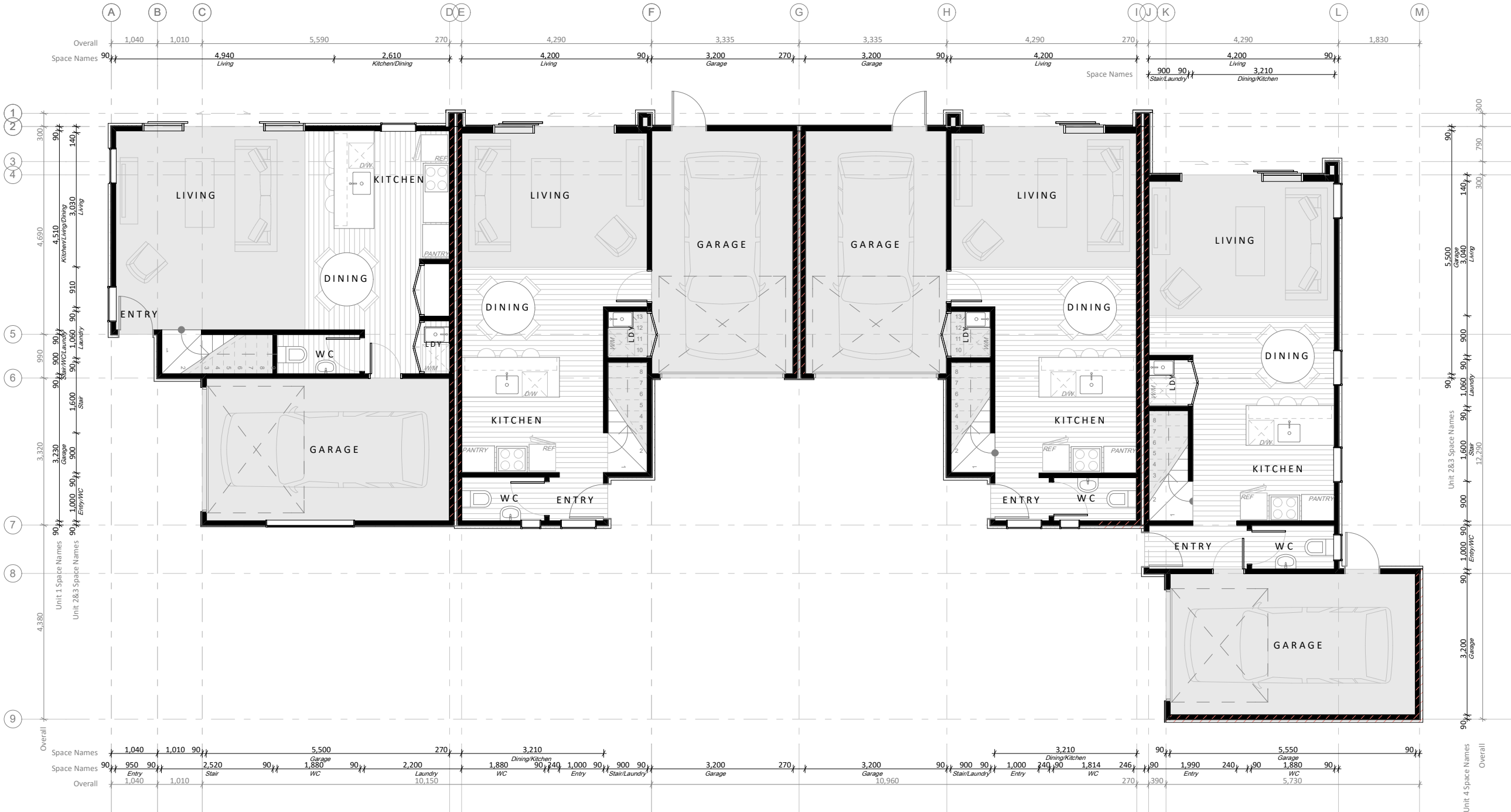
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A	102 Strickland Street Units		20/05/2020
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	102 Strickland Street		DW1148
	Sydenham		DRAWN
	Christchurch		AH & MH
		DRAWING NO.	CHECKED
		SITE BOUNDARY PLAN	DWA
			DRAWING NO.
			REVISION
		A002	A





1. GROUND FLOOR PLAN  
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 50mm Rockcote Integra panel cladding
- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 16mm James Hardie Linea Weatherboard Cladding
- 90mm Timber Framed wall (internal wall)
  - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
- Resene Construction Systems INTL3 Two way FRR 90mm Timber Framed wall (external wall)
  - 10mm GIB Fyrelite Plasterboard internal lining
  - Timber framing and insulation (Studs @ 400crs)
  - Building Underlay
  - 20mm drained cavity
  - 50mm Integra Panel

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CLIENT  
Brooksfield Living

PROJECT NAME  
102 Strickland Street Units

PROJECT ADDRESS  
102 Strickland Street  
Sydenham  
Christchurch

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Consultants

DRAWING NO.  
GROUND FLOOR PLAN

SCALE	1:100 @ A3
DATE	20/05/2020
JOB NO.	DW1148
DRAWN	AH & MH
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A100	A



2. FIRST FLOOR  
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 50mm Rockcote Integra panel cladding
- 90mm Timber Framed wall (external wall)
  - 10mm GIB Board internal lining
  - 20mm drained cavity
  - 16mm James Hardie Linea Weatherboard Cladding
- 90mm Timber Framed wall (internal wall)
  - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency
  - System installed to manufacturers specifications
- Resene Construction Systems INTL3 Two way FRR
  - 90mm Timber Framed wall (external wall)
  - 10mm GIB Fyrelite Plasterboard internal lining
  - Timber framing and insulation (Studs @ 400crs)
  - Building Underlay
  - 20mm drained cavity
  - 50mm Integra Panel

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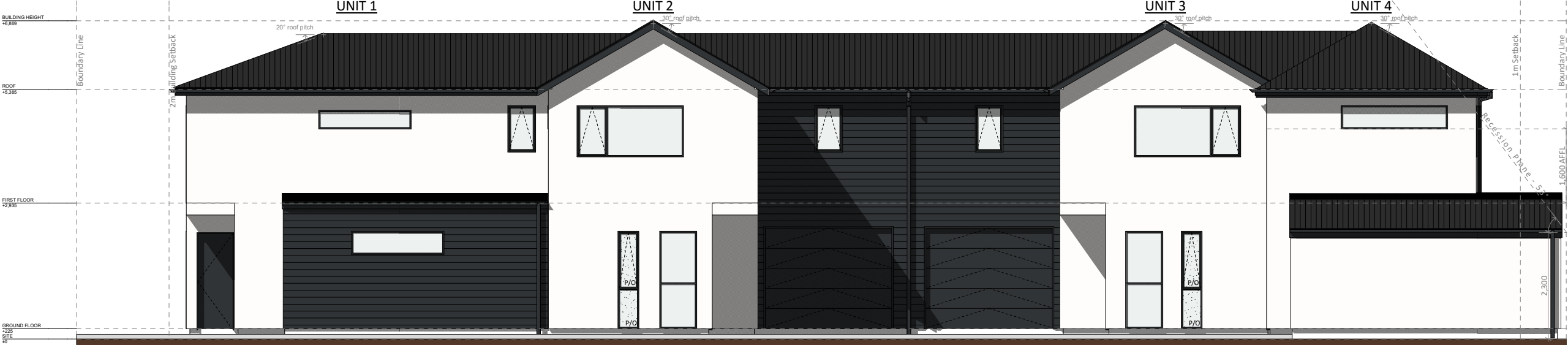
CLIENT	Brooksfield Living
PROJECT NAME	102 Strickland Street Units
PROJECT ADDRESS	102 Strickland Street Sydenham Christchurch

CONSULTANTS	Consultants
DRAWING NO.	FIRST FLOOR PLAN

SCALE	1:100 @ A3
DATE	20/05/2020
JOB NO.	DW1148
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A101	A



E01 WEST ELEVATION  
SCALE 1:100



E03 EAST ELEVATION  
SCALE 1:100



E02 NORTH ELEVATION  
SCALE 1:100



E04 SOUTH ELEVATION  
SCALE 1:100

LEGEND

**Roof**  
- Dimond Corrugate (0.4mm BMT)  
Colorsteel Endura roof cladding  
over Thermokraft Covertex 403 roof  
underlay - Grey Friars finish

**Horizontal Weatherboard**  
James Hardie Linea Weatherboard  
180 installed as per manufacturers  
specifications on 20mm drained  
cavity system over building wrap  
- Grey Friars finish

**Plaster System**  
- Resene Construction Systems  
INTEGRA Lightweight Concrete  
Facade System. 50mm Panel on  
drained cavity system over building  
wrap - Waitoa Double finish

**Permanently Obscured Glass**  
- As required by Christchurch  
District Plan 14.4.2.8

Gutter with finish to match roofing  
fixed to fascia. Falls as shown on  
roof plan

Downpipes to be 80Ø coloursteel,  
finish & colour to match roofing  
(UNO)

APL powder coated aluminium  
exterior windows and doors in  
Grey Friars finish.  
- Double glazed windows and  
doors with Grade A safety glass to  
all glazing within 800mm above  
finished floor level, or in wet areas  
in accordance with NZBC F2/AS1

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			PROJECT NAME	DRAWING NO. <b>ELEVATIONS</b>	JOB NO.	DW1148
			PROJECT ADDRESS		DRAWN	AH & MH
			102 Strickland Street Sydenham Christchurch		CHECKED	DWA
					DRAWING NO.	REVISION
					<b>A200</b>	<b>A</b>





Street View - Render



Back Unit / Park View - Render



Interior View - Render

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DRAWING NO.	
3D IMAGES	

SCALE	
@ A3	

DATE	
20/05/2020	

JOB NO.	
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AH & MH	

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A600	

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A	