

# 25 Bunyan Street, Christchurch City

Million Dollar Homes For Half The Price

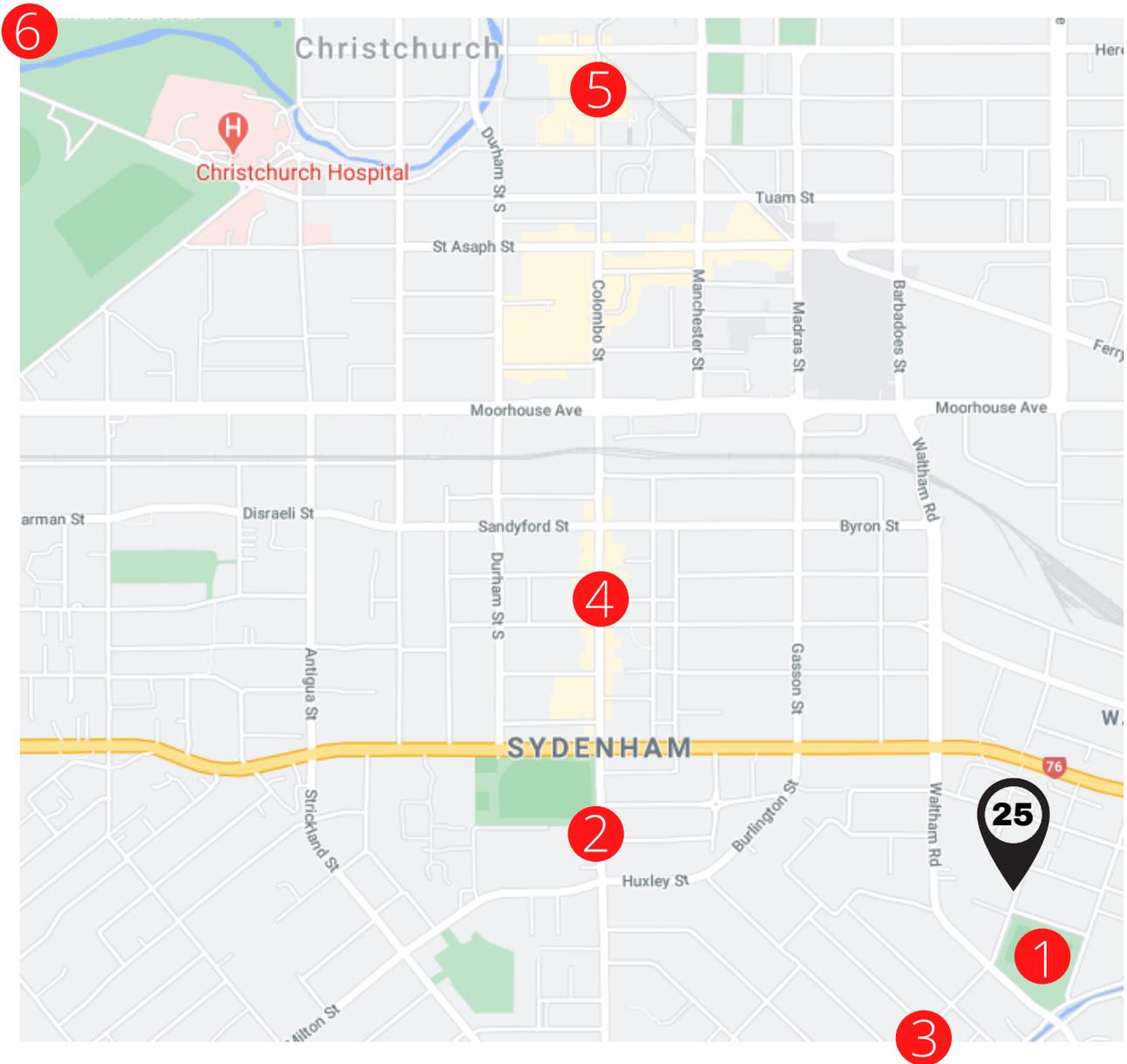
## Brookfield Heritage



BROOKSFIELD  
— HERITAGE —

# Location

These 11 Brookfields Heritage homes located at 25 Buynan Street are within in a close distance to all the best Christchurch has to offer, below are some of our favourite amenities and their distance from your next home or investment.



- 1 Waltham Park (50m)
- 2 Sydenham Park & Shops (1km)
- 3 Cashmere Hills 1.5km
- 4 Colombo Street Shops (2km)
- 5 City Centre (3km)
- 6 International Airport (16km)

# Layout

Houses 1-5 are accessed directly off the street with their carparks out the back accessed through their courtyards. Cottages 6&7 are located in the centre with a lovely shared garden in front of them which will feature Magnolia, Common Lime trees and birdsong. Houses 8-11 are accessed off the shared central garden.



## PLANT LEGEND



TYPE 1 - CHERRY BLOSSOM TREE  
"*Prunus 'Acolade'*"



TYPE 2 - CONIFER  
"*Thuja occidentalis 'Pyramidalis'*"



TYPE 3 - GRISELINIA LITTORALIS HEDGE  
"*'Broadway Mint'*"



TYPE 4 - CHERRY LAUREL  
"*Prunus laurocerasus*"



TYPE 5 - COMMON LIME TREE  
"*Tilia x europaea*"



TYPE 6 - MAGNOLIA TREE  
"*Magnolia campbellii*"



TYPE 7 - NATIVE GROUND COVER MIX  
Tractor seat, Mondo grass, Jasmine, etc.



## LETTERBOX



-11x Box Design letterbox on front boundary fence with Street number and unit lettering

# Design And Interior

(Houses 1-5 & 8-11)

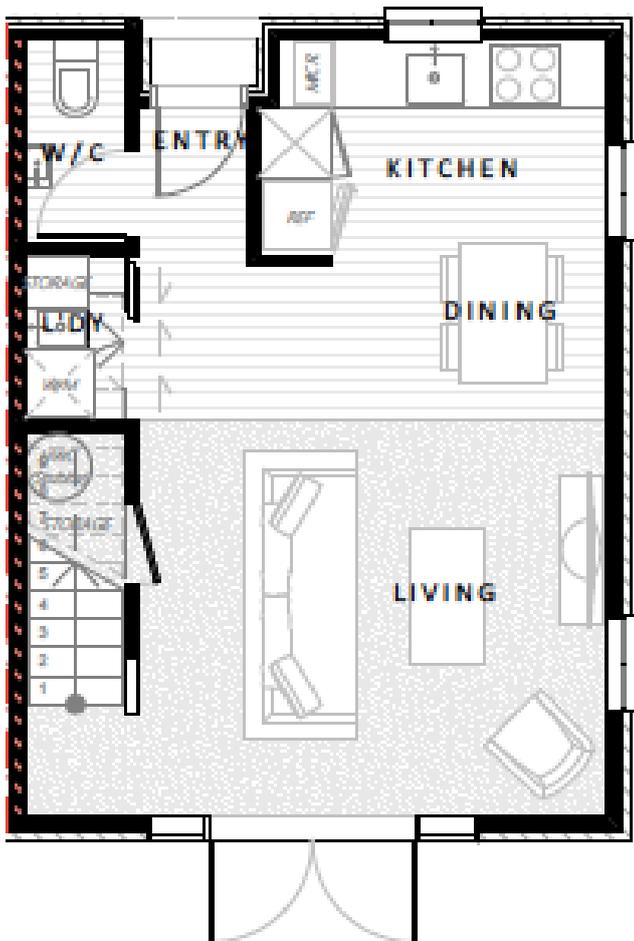
These homes have been laid out with an open plan kitchen dining down stairs. Upstairs is two large bedrooms, a north facing study and a large bathroom.



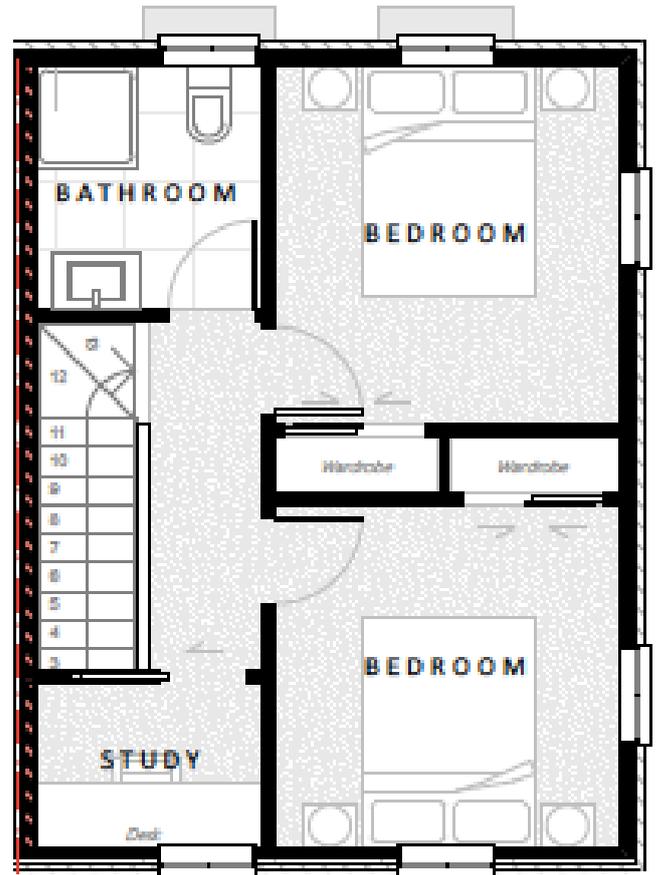
Floor Area m2

70

## Ground Floor



## First Floor



# Design And Interior

## (Houses 6 & 7)

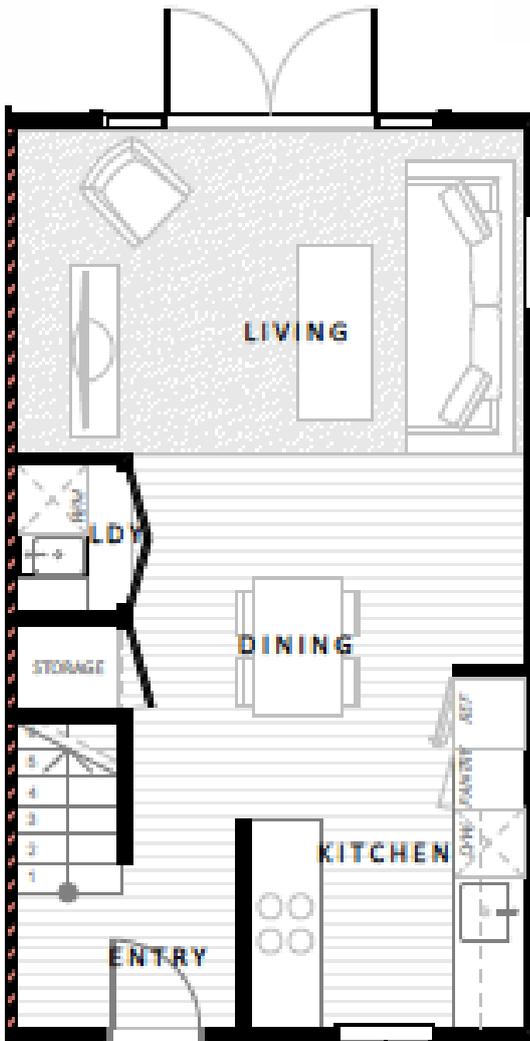
The Cottages have been laid out simply, as a cottage should be. They are entered through a heritage style portico, first to a hall way with the option to go upstairs to the two large bedrooms and shared bathroom. Downstairs is a galley kitchen and a large living/ dining opening onto a generous courtyard with a laundry under the stairs which includes a large amount of storage.



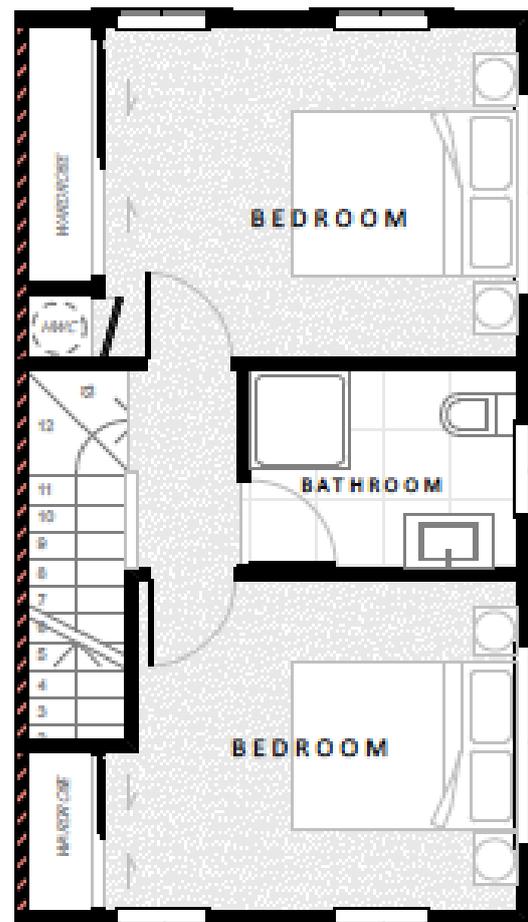
Floor Area m2

70

### Ground Floor



### First Floor



# Colours & Specifications

## Exterior



Cladding Houses 6 & 7  
- Timber Weatherboard



Cladding Houses 1-5 & 8-11  
- Brick



Doorhandle - Schlage S-6000  
keyless entry



Roof - Longrun roofing

## Interior



Walls - Clover Honey, 100%  
natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors-  
Quarter Clover Honey, 100%  
Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile -  
Subway Tiles



Kitchen Cabinets - Bestwood Ranfurly  
Oak



Entrance Floor Tile



Kitchen Bench - Stone -  
Coronet Peak



Roller Blinds - White - to all living  
areas



Splashback - Subway Tiles



Venetian Blinds - White -  
Bedrooms



Wool Insulation

# Plumbing & Electrical

## Plumbing



Kitchen Mixer - Heritage  
Posh Canterbury - 4 Star water  
rating



Bathroom Vanity - English classic  
700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh  
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh  
Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh  
Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom



Heritage glass shower tray on  
tiles

## Electrical



Heated towel rail - 400x600  
Elan 20R



Mirror - round mirror with  
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene  
2068 heater

# Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

## 3.3kw Solar Power System

An expandable 3.3kw Solar power system including 9 x 370watt all black Jinko solar panels, A Sungrow 5kw inverter allowing for additional panels to be added later, quality mounting components finished in black and a solar diverter for your hot water cylinder to get the most out of your system.

Complete with Wi-Fi monitoring and an easy to use app



### **Sungrow SG5K-D Premium**

5kw grid-tied Inverter

Smart meter + wifi monitoring included via app.

10 Year Warranty



### **Jinko 370w PERC MONO Solar Panels**

Black Frame, High efficiency 66 cell solar panels.

12 Year Product Warranty

25 Year Linear Power Warranty



### **Green Catch Solar Diverter**

Diverts excess solar energy to your hot water cylinder as a preference to exporting to the grid, effectively using your cylinder as a battery



### **Clenergy Mounting System**

Anodized black

The interfaces, rails and clamps use high quality, robust and corrosion resistant materials including structural grade aluminium alloy (AL6005-T5) and stainless steel (SUS304)



## your rental assessment

1, 25-29 Bunyan Street, Waltham

04 March 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **1, 25-29 Bunyan Street, Waltham.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$465 - \$485** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

## grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



**Megan Looyer**

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**BROOKSFIELD**  
LIVING

**Harcourts** Grenadier Rent Shop



# your rental assessment

25- 29 Bunyan Street, Waltham

04 March 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **25- 29 Bunyan Street, Waltham**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$450 - \$475** on the basis the property is rented unfurnished and for a long term tenancy.

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**Harcourts** Grenadier Rent Shop

# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1.5	Single Garage	93 m2	131m2	\$595,000.00
House 2	2 + Study	1.5	1 Carpark	70 m2	80m2	\$579,000.00
House 3	2 + Study	1.5	1 Carpark	70 m2	80m2	\$579,000.00
House 4	2 + Study	1.5	1 Carpark	70 m2	80m2	\$579,000.00
House 5	2 + Study	1.5	1 Carpark	70 m2	80m2	\$579,000.00
House 6	2	1	1 Carpark	72 m2	76m2	\$579,000.00
House 7	2	1	1 Carpark	72 m2	84m2	\$579,000.00
House 8	2 + Study	1.5	1 Carpark	70 m2	114m2	\$579,000.00
House 9	2 + Study	1.5	1 Carpark	70 m2	75m2	\$579,000.00
House 10	2 + Study	1.5	1 Carpark	70 m2	75m2	\$579,000.00
House 11	2 + Study	1.5	1 Carpark	70 m2	108m2	\$579,000.00

Expected Start

May 2021

Expected Completion

December 2021

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



**BROOKSFIELD**  
 ——— HERITAGE ———

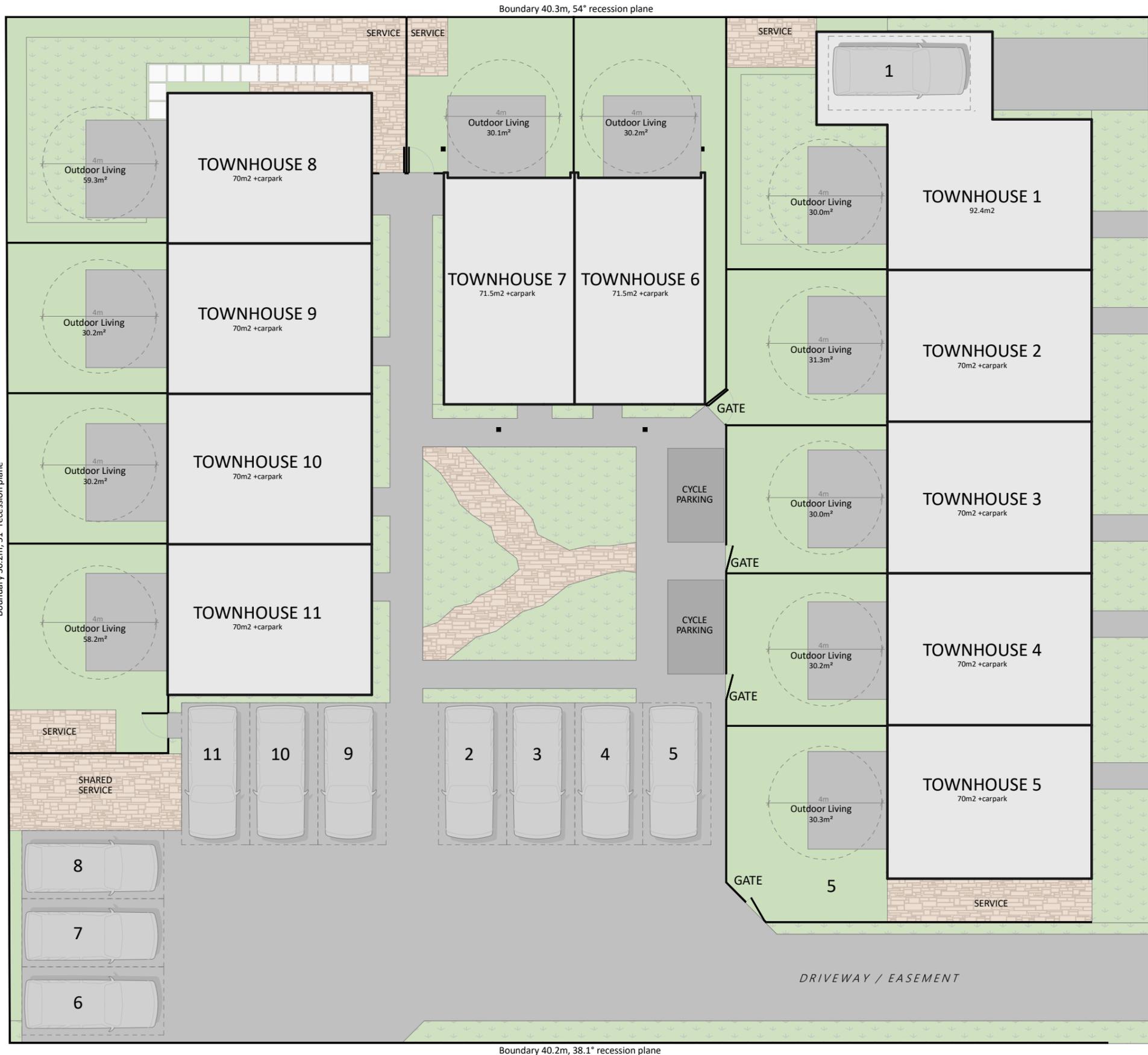
**SHEET INDEX**

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A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS TOWNHOUSES 1-5
A101	FLOOR PLANS TOWNHOUSES 6 & 7
A102	FLOOR PLANS TOWNHOUSES 8-11
A200	SITE ELEVATIONS
A201	STREET ELEVATION



**BROOKSFIELD**  
— HERITAGE —

**B u n y a n S t r e e t D e v e l o p m e n t**  
2 5 - 2 9 B u n y a n S t r e e t , W a l t h a m , C h r i s t c h u r c h



**PROJECT INFO:**

Address: 25-29 Bunyan Street  
Waltham  
Christchurch

Legal Description: Lot 6 & 7 DP 3167  
Title: CB31K/817 & CB528/5

Site Area:  $728m^2 + 728m^2 = 1456m^2$  (more or less)  
Building Area:  $801m^2$  (369.7m<sup>2</sup> overslab)  
Site Coverage: 25.4%

Planning Zone: Residential Medium Density (RMD)  
Natural Hazards: Medium Liquifaction Vulnerability

Wind Zone: Low  
Earthquake Zone: 2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Land Zone: TC2

**SITE PLAN LEGEND**

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area  
Plain sponge finish concrete, 200mm cut board with black tint seal, 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.

BUNYAN STREET

**BROOKSFIELD**  
— HERITAGE —

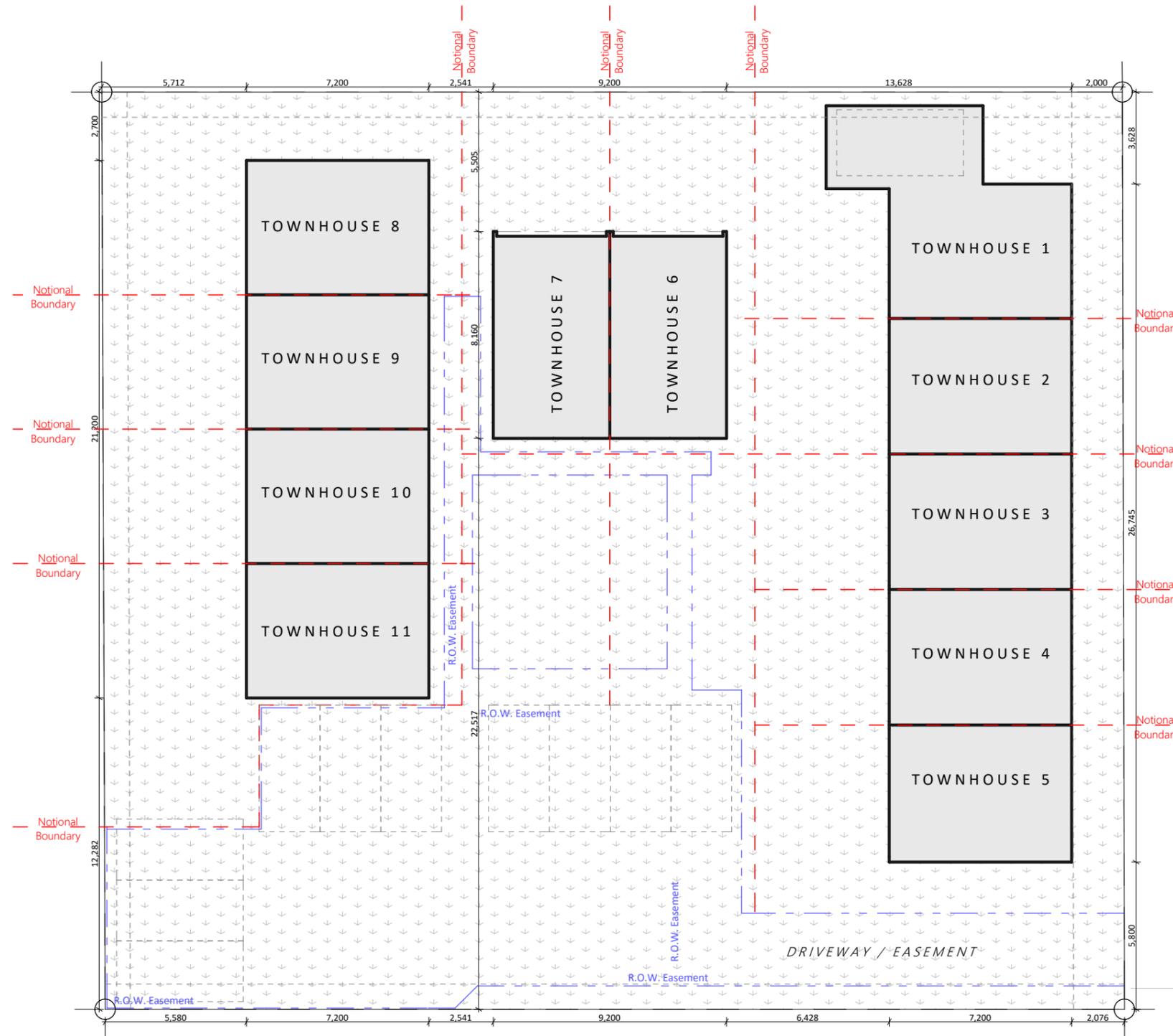
PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO.                      REVISION  
**A001**                                      **A**

DRAWING NO.  
SITE PLAN

**0. SITE PLAN**  
SCALE 1:150



**O. SITE BOUNDARY PLAN**  
SCALE 1:200

**SITE BOUNDARY PLAN LEGEND**

- - - Property/Notional Boundary Line
- R.O.W Easement
- Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

**TOWNHOUSE 1:**

Ground Floor Area: 57.8m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 92.4m<sup>2</sup>

Property Area: 131m<sup>2</sup>

**TOWNHOUSE 2:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 79.8m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 3:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 79.8m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 4:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 79.8m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 5:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 110.2m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 6:**

Ground Floor Area: 36.3m<sup>2</sup>  
First Floor Area: 35.2m<sup>2</sup>  
Total Floor Area: 71.5m<sup>2</sup>

Property Area: 76.0m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 7:**

Ground Floor Area: 36.3m<sup>2</sup>  
First Floor Area: 35.2m<sup>2</sup>  
Total Floor Area: 71.5m<sup>2</sup>

Property Area: 83.4m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 8:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 113.6<sup>2</sup>  
Carpark/Services: 33.1m<sup>2</sup>

**TOWNHOUSE 9:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 75.1m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 10:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 75.0m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**TOWNHOUSE 11:**

Ground Floor Area: 36.1m<sup>2</sup>  
First Floor Area: 34.6m<sup>2</sup>  
Total Floor Area: 70.7m<sup>2</sup>

Property Area: 108.3m<sup>2</sup>  
Carpark/Services: 46.9m<sup>2</sup>

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

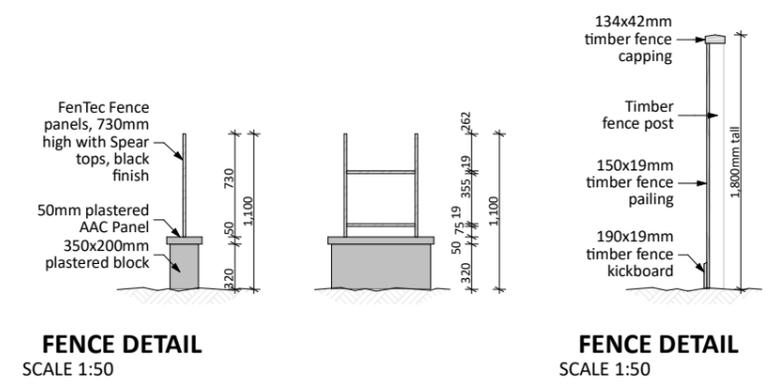
A002 A

DRAWING NO.  
SITE BOUNDARY PLAN



- LANDSCAPING LEGEND**
- Grass / lawn Area
  - Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished
  - Lime Chip Area  
- lime chip finished
  - Paver  
- 600x600 concrete pavers
  - Patio  
- formed with 100mm concrete slab
  - Gobi Block  
- Firth Gobi block paving with grass
- 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
  - For planting refer to **Plant Legend**

BUNYAN STREET



**0. LANDSCAPING PLAN**  
SCALE 1:200

**PLANT LEGEND**

						
TYPE 1 - CHERRY BLOSSOM TREE "Prunus 'Accolade'"	TYPE 2 - CONIFER "Thuja occidentalis 'Pyramidalis'"	TYPE 3 - GRISELINIA LITTORALIS HEDGE "Broadway Mint"	TYPE 4 - CHERRY LAUREL "Prunus laurocerasus"	TYPE 5 - COMMON LIME TREE "Tilia x europaea"	TYPE 6 - MAGNOLIA TREE "Magnolia campbellii"	TYPE 7 - NATIVE GROUND COVER MIX Tractor seat, Mondo grass, Jasmine, etc.
						

**LETTERBOX**



-11x Box Design letterbox on front boundary fence with Street number and unit lettering

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bunyan Street Development

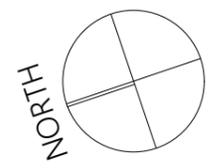
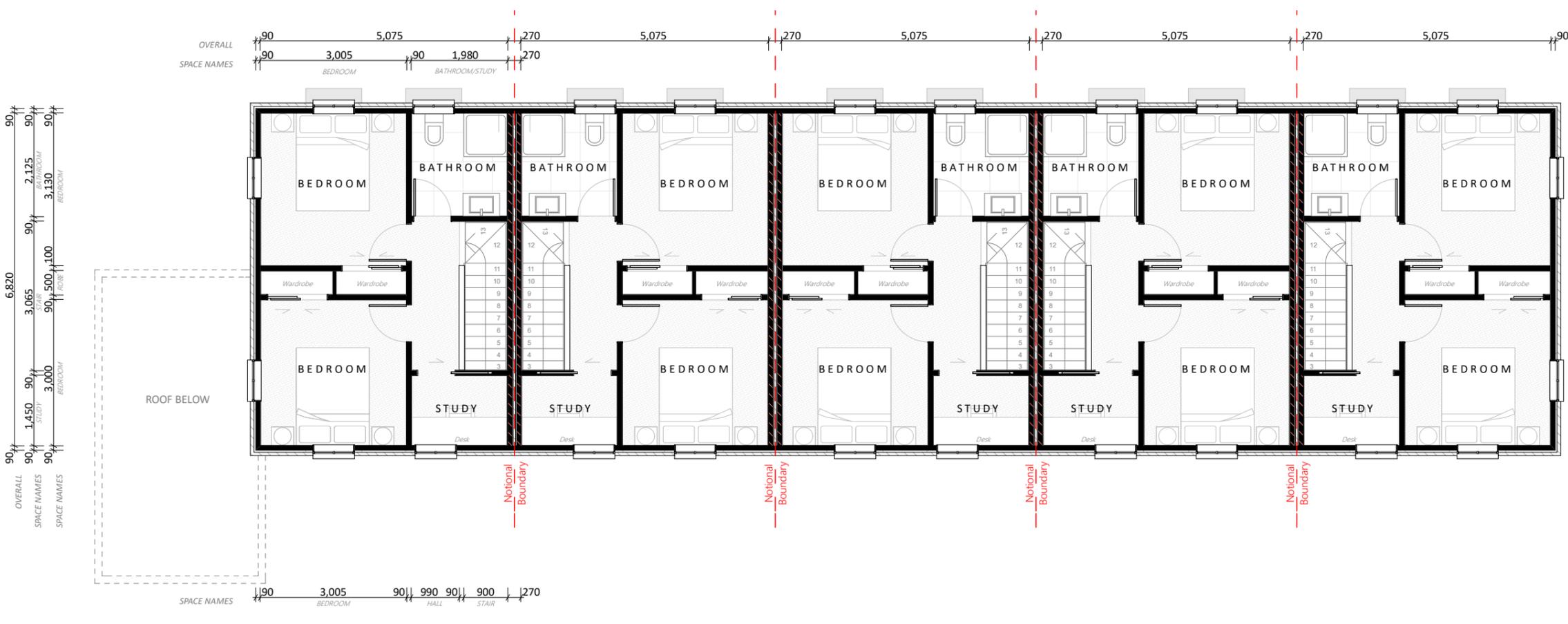
PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. **A003** REVISION **A**

DRAWING NO.  
**LANDSCAPING PLAN**



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
    - 10mm GIB Board internal lining
    - 40mm drained cavity
    - 70 series brick
  - 90mm Timber Framed wall (internal wall)
    - 10mm GIB Board internal lining both sides
  - Resene Constructions Systems INTA120a Interternency System installed to manufacturers specifications  
Refer to FINISHES PLAN for wall lining specification.



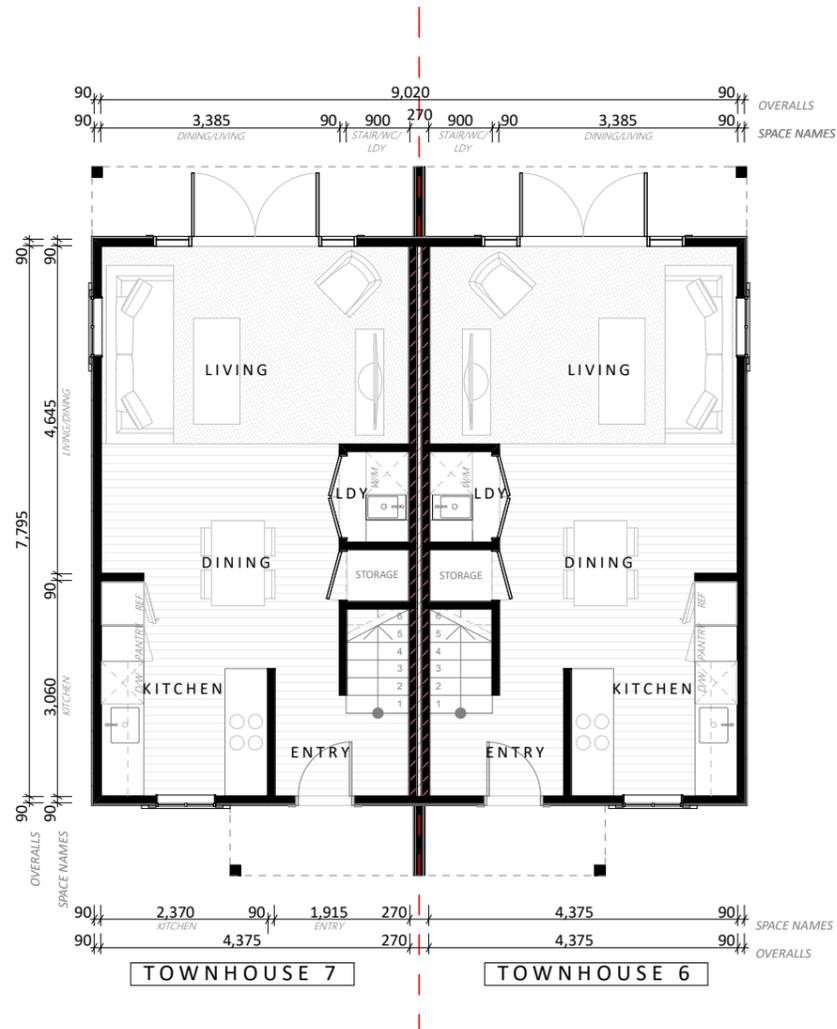
**BROOKSFIELD**  
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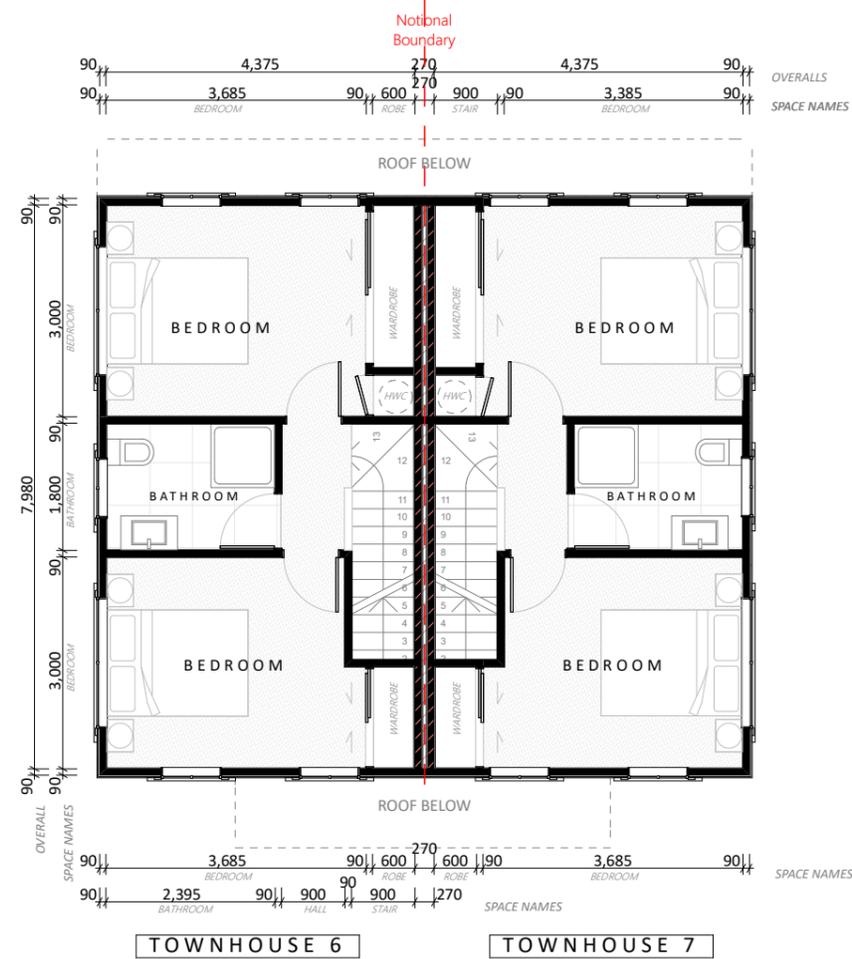
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25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. **A100** REVISION **A**

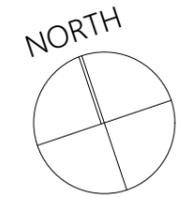
DRAWING NO.  
FLOOR PLANS  
TOWNHOUSES 1-5



**1. GROUND FLOOR PLAN**  
SCALE 1:100



**2. FIRST FLOOR**  
SCALE 1:100



**LEGEND - WALLS**

- 
 90mm Timber Framed wall (external wall)  
 - 10mm GIB Board internal lining  
 - 20mm drained cavity  
 - 18mm SPP Bevelback Weatherboard (WB180X18)
- 
 90mm Timber Framed wall (internal wall)  
 - 10mm GIB Board internal lining both sides
- 
 Resene Constructions Systems INTA120a Intertenancy System installed to manufacturers specifications  
 Refer to FINISHES PLAN for wall lining specification.

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.  
FLOOR PLANS  
TOWNHOUSES 6 & 7





**E01 NORTH ELEVATION**  
SCALE 1:150



**E02 EAST ELEVATION**  
SCALE 1:150



**E04 WEST ELEVATION**  
SCALE 1:150



**E03 SOUTH ELEVATION**  
SCALE 1:150

**LEGEND**

-  **Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay  
- Colour to be selected by Brooksfield Living.
-  **Brick**  
70 series brick on 40mm drained cavity system over wall underlay.  
- Colour to be selected by Brooksfield Living.
-  **Horizontal Weatherboard**  
- Southern Pine Products Weatherboard (BEVELBACK WB180X18) on 20mm drained cavity system over wall underlay  
- Colour to be selected by Brooksfield Living
-  **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, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors in selected 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



**E05 EAST ELEVATION TOWNHOUSES 6 & 7**  
SCALE 1:150

**BROOKSFIELD**  
— HERITAGE —

PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A200 A

DRAWING NO. SITE ELEVATIONS

BUNYAN STREET



**E06 STREET ELEVATION**  
SCALE 1:100

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**BROOKSFIELD**  
— HERITAGE —

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PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.  
STREET ELEVATION

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Street View 1 - Render



Street View 2 - Morning Render



Courtyard view 1 - Render

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**BROOKSFIELD**  
— HERITAGE —

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PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
25-29 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

**A300** **A**

DRAWING NO.  
3D IMAGES

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