
4 Homes At 102 Strickland Street



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

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

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.
-

House 1&4 Overview

Expected rent

\$470 - \$490

Expected completion

June 2021

Title type

Fee Simple

Expected rates

\$1900

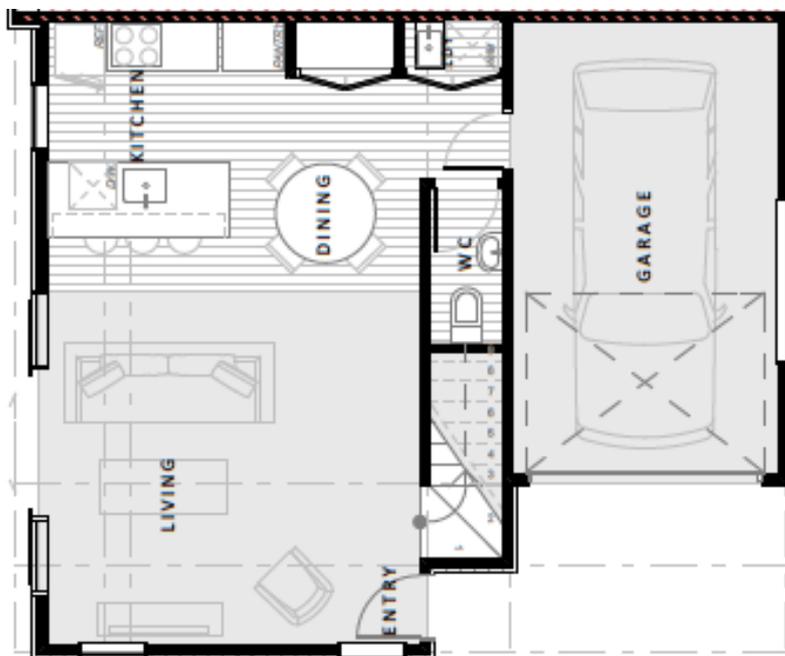
Expected insurance

\$1700

Size

Land (approx) 162 m2
House 106 m2

Floorplan



House 2&3 Overview

Expected rent

\$530 - \$560

Expected rates

\$2200

Expected completion

June 2021

Expected insurance

\$1900

Title type

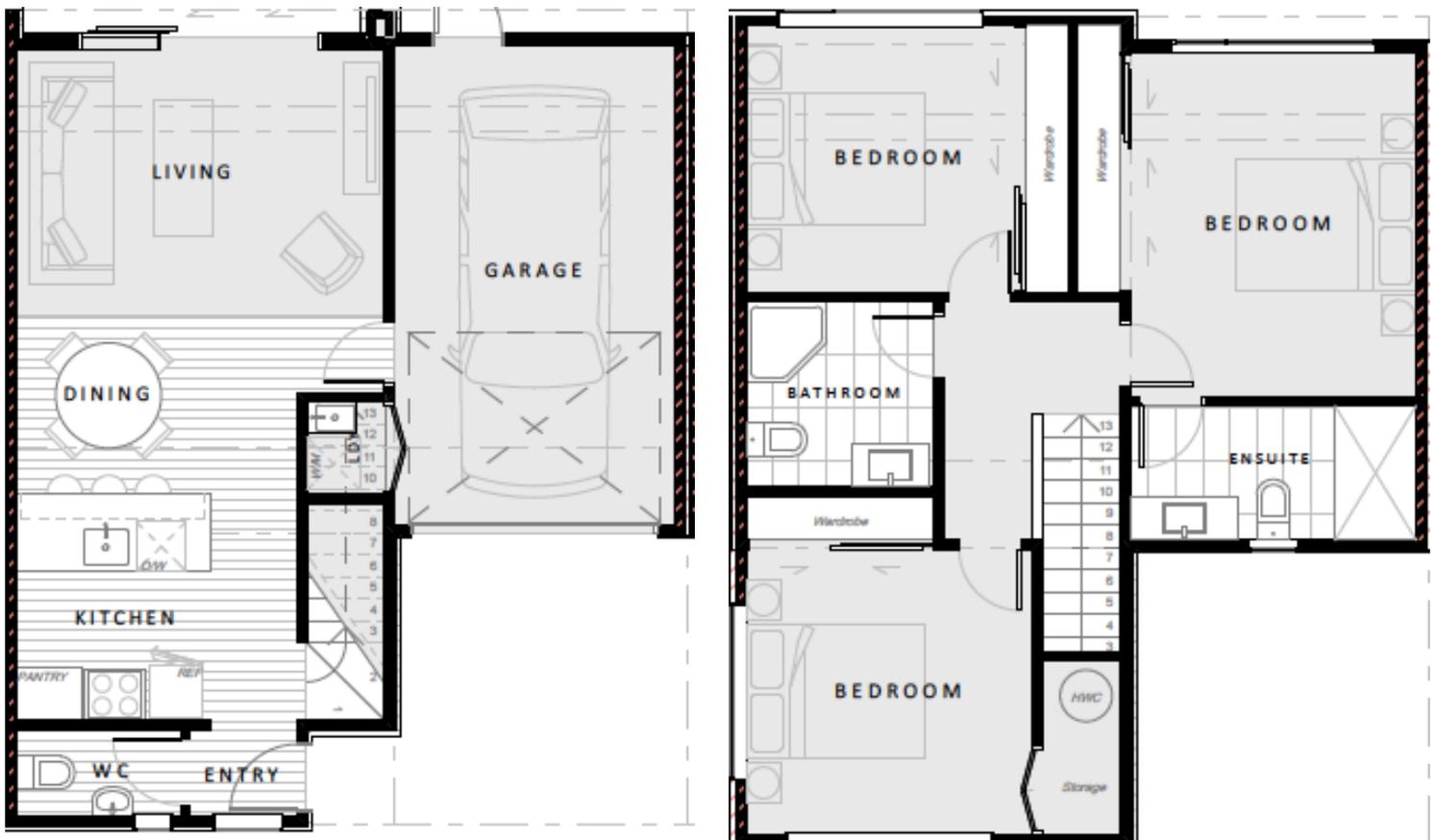
Fee Simple

Size

Land (approx) 162 m²

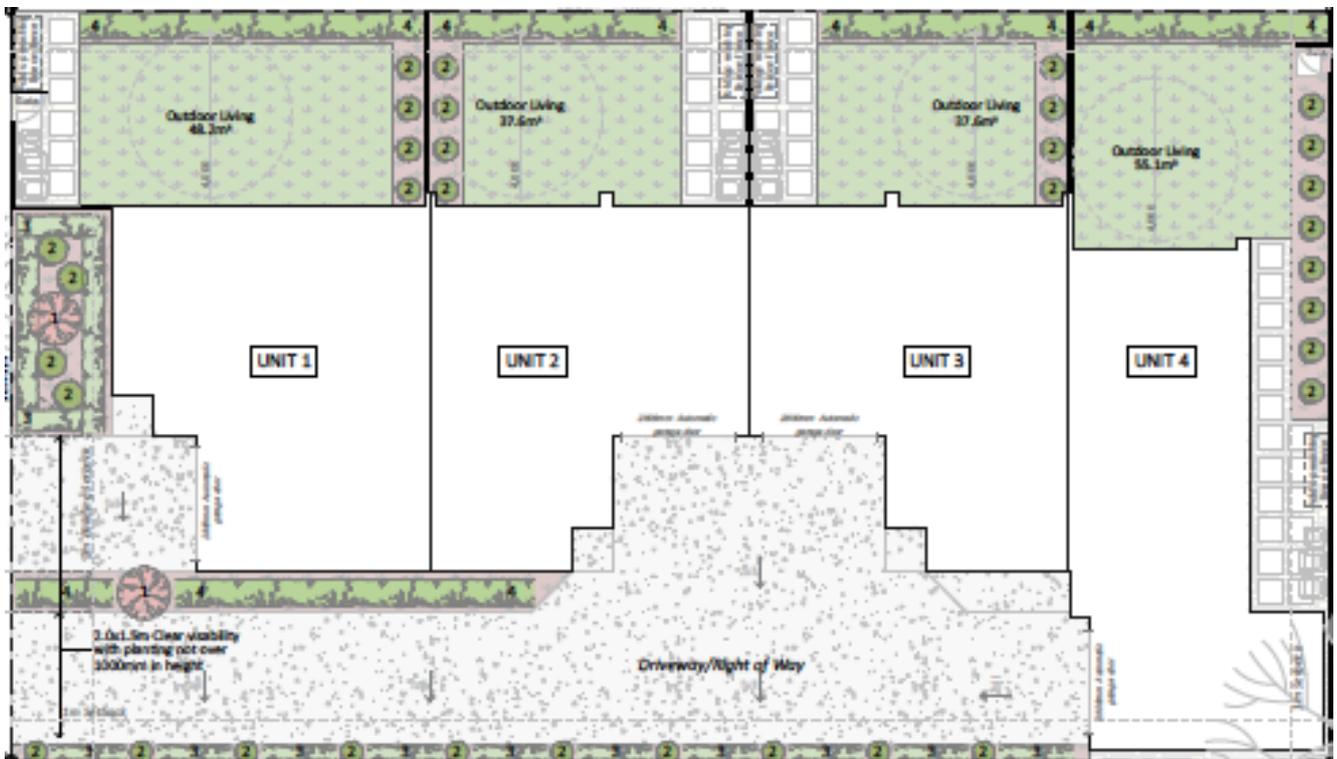
House 120 m²

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

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	ELEVATIONS
A600	3D IMAGES



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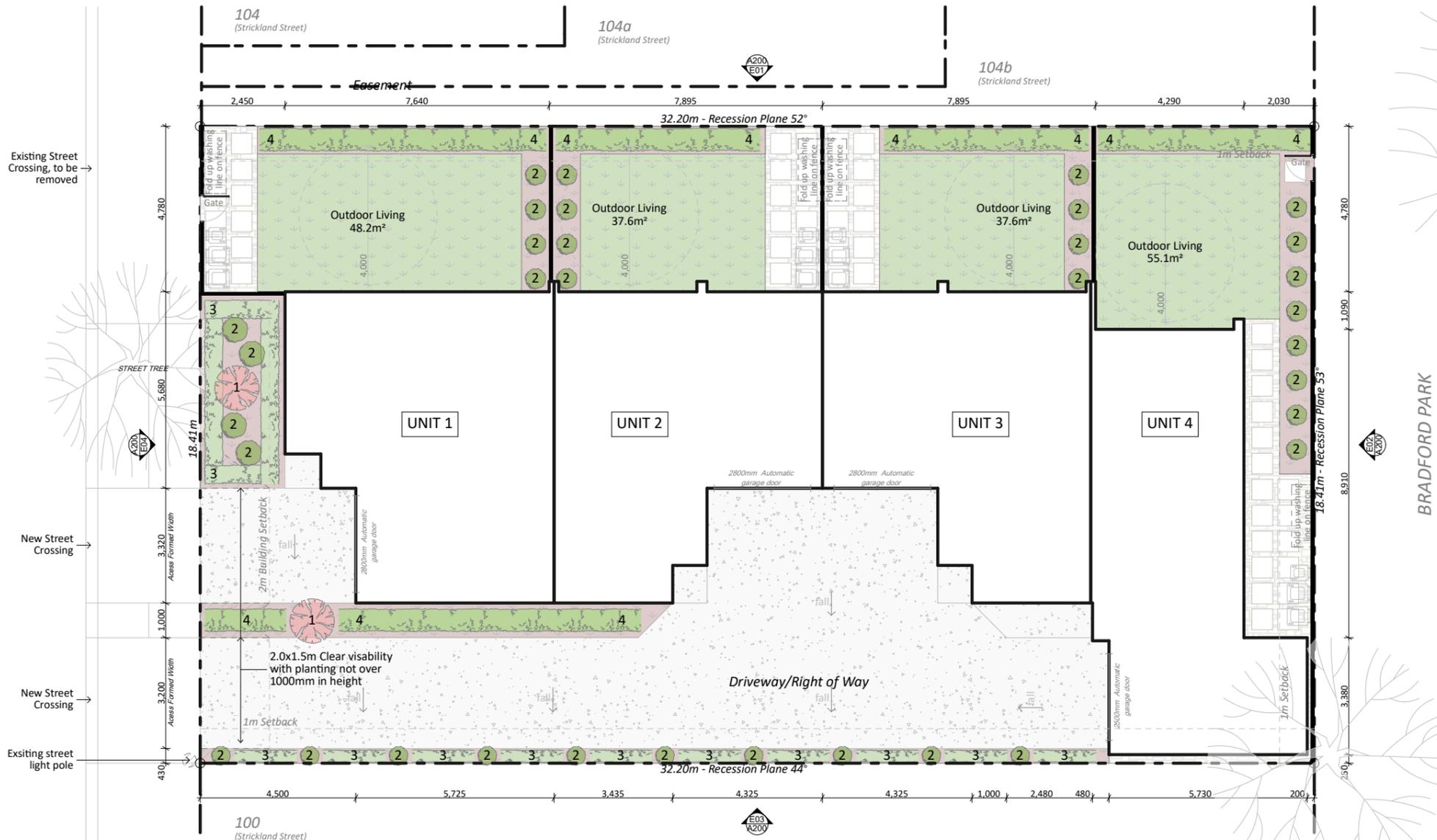
BROOKSFIELD
— LIVING —

Floor Area (Includes Garages):

Unit 1 - 103.7m²
Unit 2 - 98.9m²
Unit 3 - 98.9m²
Unit 4 - 97.5m²
Total - 399m²

1 0 2 Strickland Street Units
1 0 2 Strickland Street, Sydenham, Christchurch

STRICKLAND STREET



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)

0. SITE PLAN



PROJECT INFO:

Address: 102 Strickland Street Sydenham Christchurch

Legal Description: Lot 5 DP 516

Title: CB412/63

Site Area: 645m² (more or less)

Planning Zone: Residential Medium Density Zone

Natural Hazards: Liquefaction 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 - 109.5m² (62.2m² over slab)
Unit 2 - 120.3m² (57.8m² over slab)
Unit 3 - 120.2m² (57.8m² over slab)
Unit 4 - 104m² (59.1m² over slab)
Total - 454m² (236.9m² over slab)

Site Coverage: 36.7%

Net Floor Area: (from internal wall)
Unit 1 - 79.4m²
Unit 2 - 89.2m²
Unit 3 - 89.2m²
Unit 4 - 72.3m²

Impervious Areas: 148.2m² (driveway)
236.9m² (buildings over slab)
Total - 385.1m²

Impervious Cover: 59.7%

Landscaping Area: 207.7m² (32.2%)

Planting Area: 67.1m² (10.4%)

Earthworks: --m³ (Volume) --m² x --m
--m Fill (Depth)
--m Excavation (Depth)
(excluding the building foundations including a 1.8m perimeter)

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.

NOTES:

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- SITE LEVELS SHOWN ARE AS EXISTING. REFER TO SURVEYOR FOR ACCURATE SITE PLAN DIMENSIONS. A REGISTERED SURVEYOR IS TO SET OUT THE BUILDING BEFORE CONSTRUCTION COMMENCES.

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

STRICKLAND STREET



BRADFORD PARK

0. SITE BOUNDARY PLAN

SCALE 1:150

SITE BOUNDARY PLAN LEGEND

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

UNIT 1 INFO:

Property Area: 111.4m²
Total Floor Area: 103.7m²

UNIT 2 INFO:

Property Area: 96.5m²
Total Floor Area: 98.9m²

UNIT 3 INFO:

Property Area: 96.5m²
Total Floor Area: 98.9m²

UNIT 4 INFO:

Property Area: 116.3m²
Total Floor Area: 97.5m²

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ISSUE

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CLIENT

Brooksfield Living

PROJECT NAME

102 Strickland Street Units

PROJECT ADDRESS

102 Strickland Street
Sydenham
Christchurch

CONSULTANTS

Consultants

DRAWING NO.

SITE BOUNDARY PLAN

SCALE 1:150 @ A3

DATE 20/05/2020

JOB NO. DW1148

DRAWN AH & MH

CHECKED 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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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

Christchurch District Plan
- Appendix 14.16.2 Recession planes
The following intrusions are permitted:
- Where a single gable end with a base
(excluding eaves) of 7.5 metres or less
faces a boundary and a recession plane
strikes no lower than half way between
the eaves and ridge line, the gable end
may intrude through the recession plane.

Christchurch District Plan
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Bedroom windows within 4m
of internal boundary looking
out to Bradford Park

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PROJECT NAME 102 Strickland Street Units
PROJECT ADDRESS 102 Strickland Street Sydenham Christchurch

CONSULTANTS Consultants
DRAWING NO. ELEVATIONS

SCALE	1:100 @ A3
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A200	A



Street View - Render



Back Unit / Park View - Render



Interior View - Render

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A600	A