

128 Neville Street, Christchurch

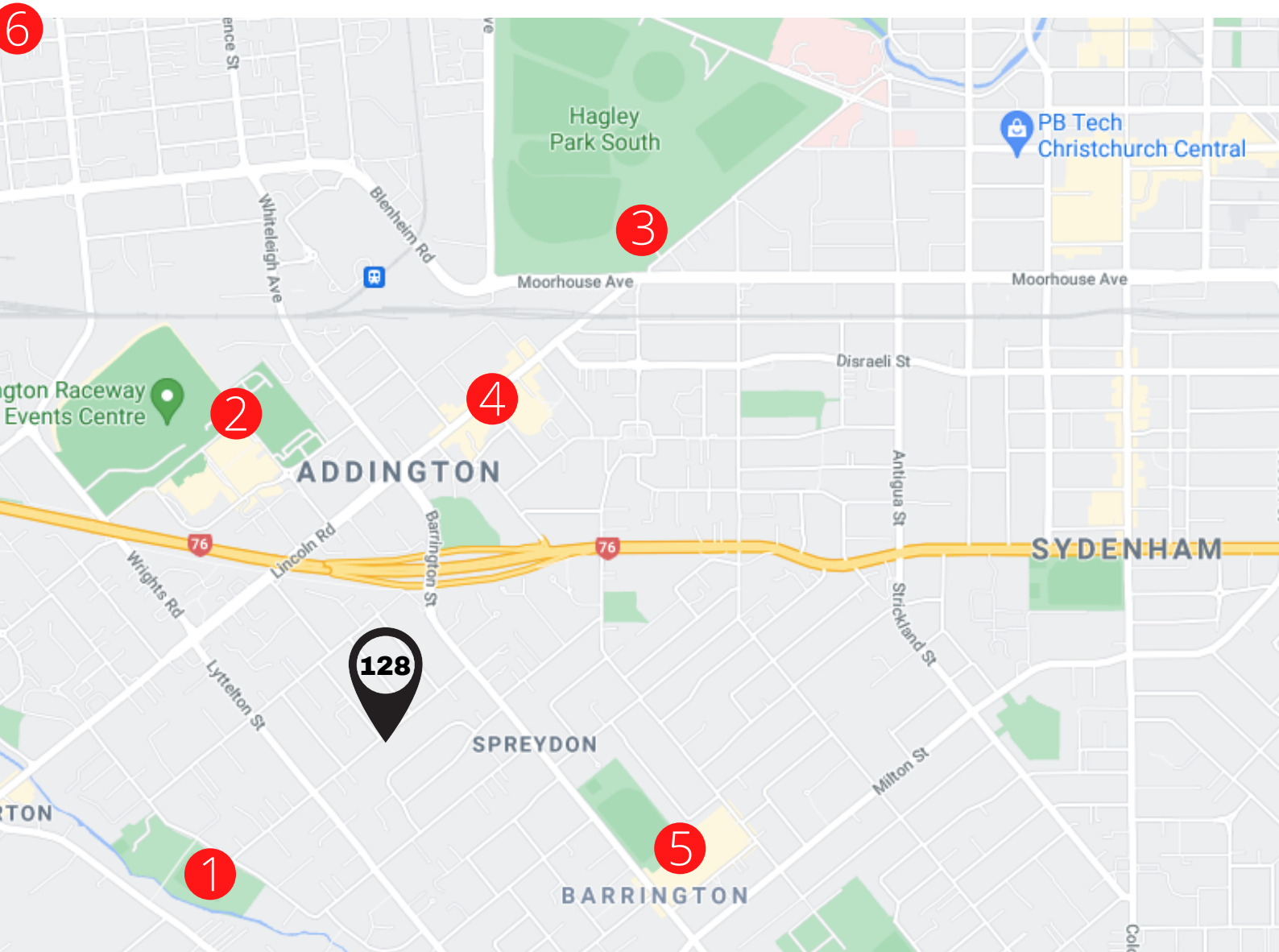
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfield homes are located on Neville Street, situated only a short distance from the Heathcote river and an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.



1 Spreydon domain (200m)

2 Christchurch Arena (1.5km)

3 Hagley Park (2.3km)

4 Addington Coffee Co-op (1.5km)

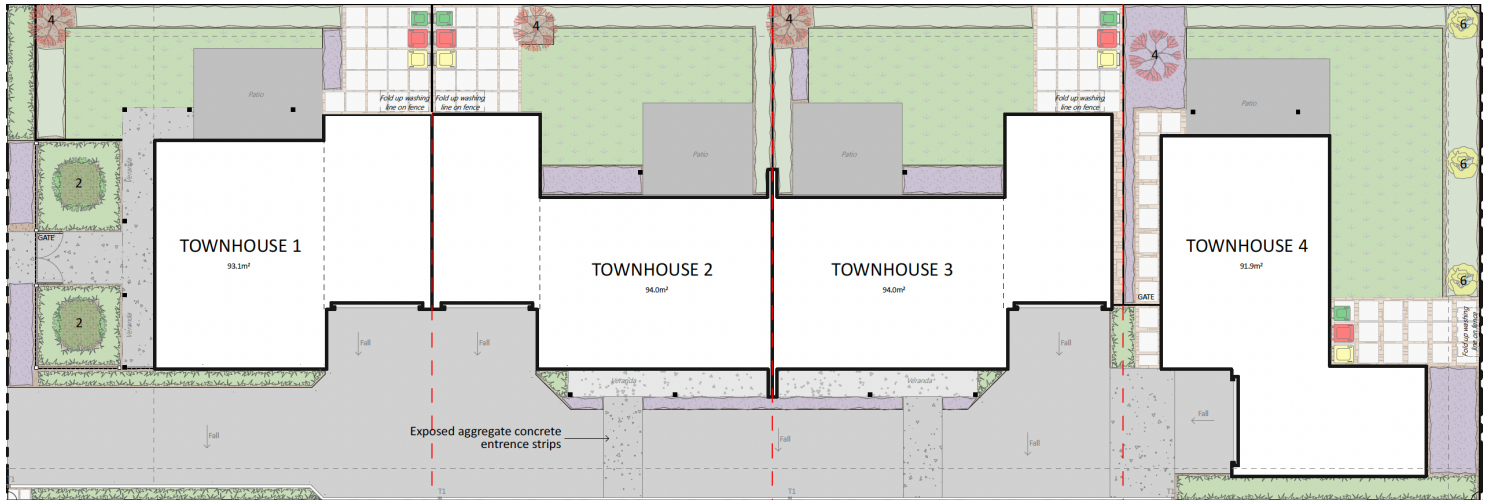
5 Barrington Mall (1km)

6 Airport (10km, 15mins)

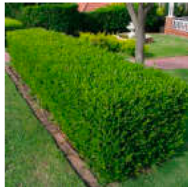
BROOKSFIELD

Layout

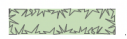
These 4 homes thoughtfully laid out and designed with heritage Christchurch in mind. Each home comes with a large patio and grass outdoor living areas. 128 Neville comes with established planting that includes Japanese Maple trees, grislinia littoralis hedging and cherry trees with box hedging in keeping with heritage Christchurch. Lining the back fence of 128 Neville street is Kowhai trees to attract the birds.



PLANT LEGEND



TYPE 1 - BOX HEDGE
"*Buxus sempervirens*"



TYPE 2 - JAPANESE MAPLE
"*Acer palmatum*"



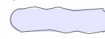
TYPE 3 - GRISELINIA LITTORALIS HEDGE
"*Broadway Mint*"



TYPE 4 - CHERRY TREE
"*Prunus 'Accolade'*"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"*Sophora microphylla*"

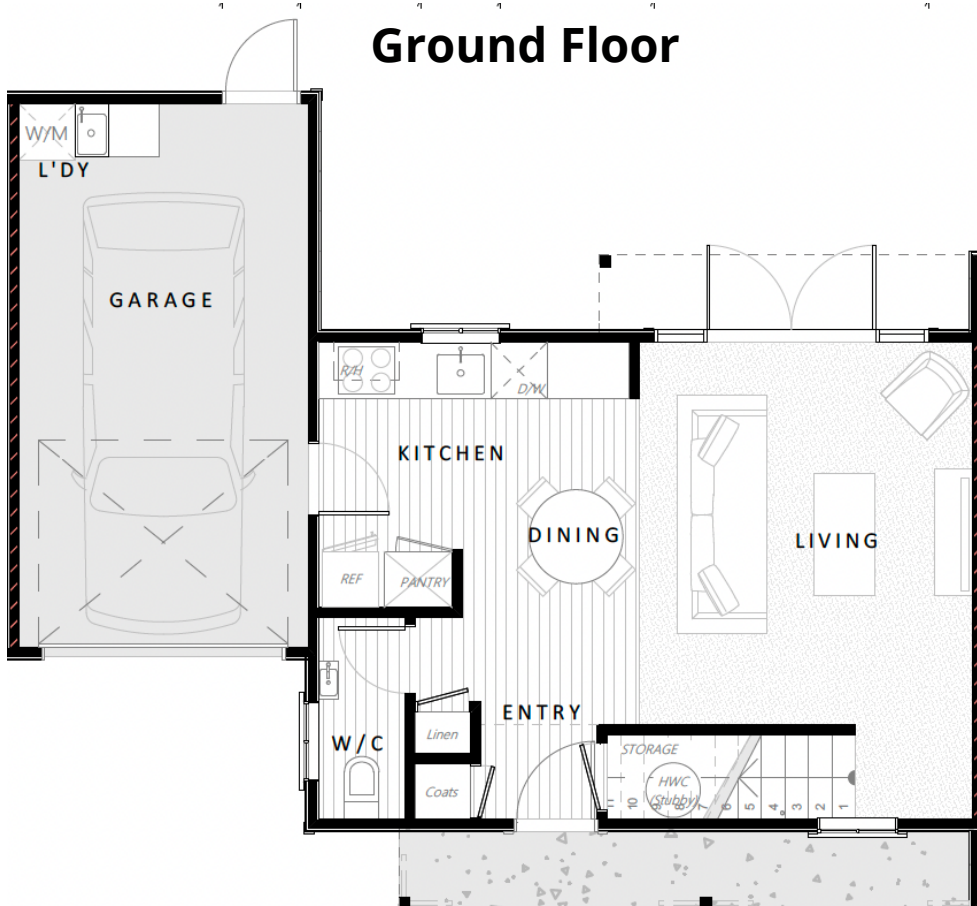


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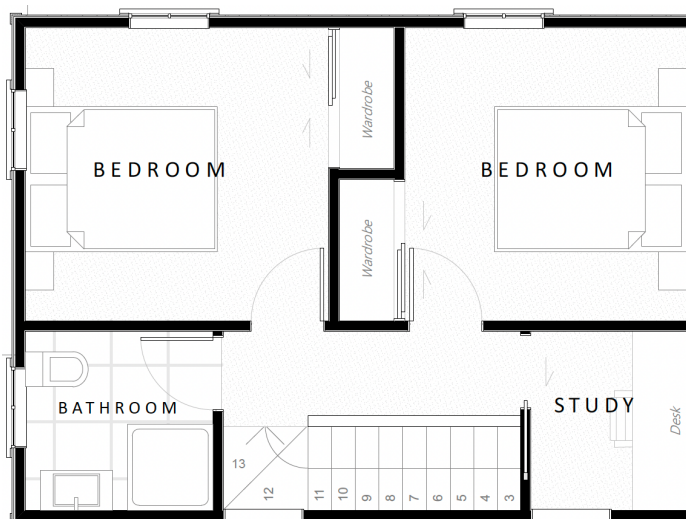
Design And Interior

These homes have a large open plan living, dining and kitchen with large french doors to the courtyard. Downstairs we have a large coats cupboard in the entrance with a seperate linen cupboard as well as a downstairs toilet. Upstairs is 2 double bedrooms, a study and a bathroom.

Ground Floor



First Floor



BROOKSFIELD

Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

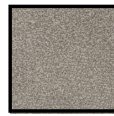


Doorhandle - Schlage S-6000 keyless entry

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



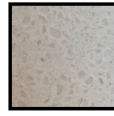
Bathroom Wall Tile



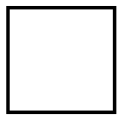
Kitchen Cabinets - French Country White



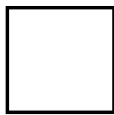
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

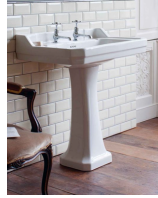
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Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity -Edwardian 61cm basin and standard pedestal



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Showerhead & rail - Posh Domaine Brass Rail Shower



Downstairs W/C vanity



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

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Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD

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)

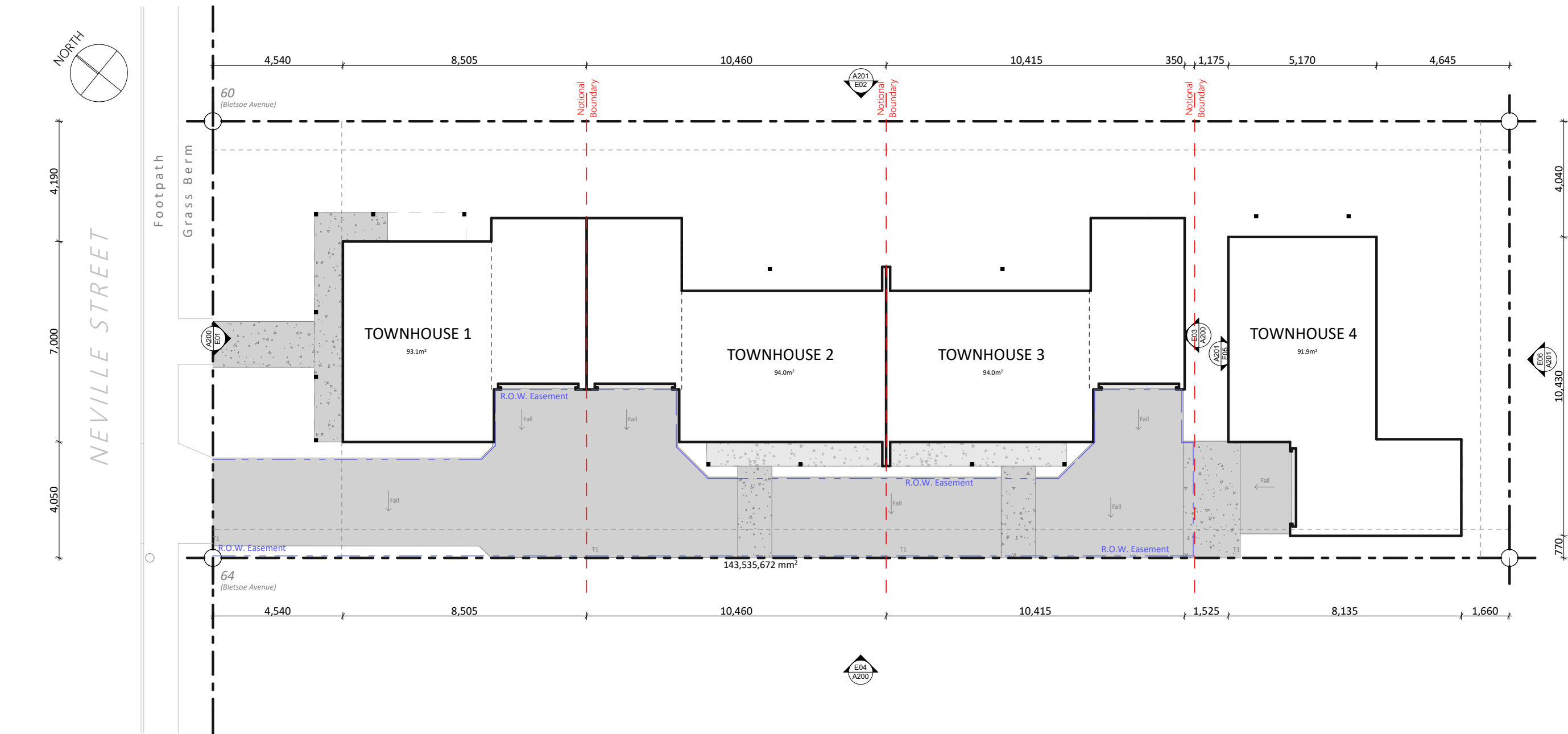
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A004	LANDSCAPE PLAN
A100	FLOOR PLANS TOWNHOUSE 1-3
A101	FLOOR PLAN TOWNHOUSE 4
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



BROOKSFIELD
HERITAGE

Neville Street Townhouses
128 Neville Street, Spreydon, Christchurch



0. SITE BOUNDARY PLAN
SCALE 1:150

- 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:		TOWNHOUSE 3:	
Ground Floor Area:	56.8m²	Ground Floor Area:	57.1m²
First Floor Area:	36.3m²	First Floor Area:	36.9m²
Total Floor Area:	93.1m²	Total Floor Area:	94.0m²
Property Area:	TBCm²	Property Area:	TBCm²
TOWNHOUSE 2:		TOWNHOUSE 4:	
Ground Floor Area:	57.1m²	Ground Floor Area:	56.5m²
First Floor Area:	36.9m²	First Floor Area:	35.4m²
Total Floor Area:	94.0m²	Total Floor Area:	91.9m²
Property Area:	TBCm²	Property Area:	TBCm²

BROOKSFIELD
HERITAGE

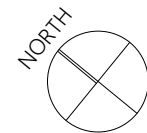
PROJECT NAME
Neville Street Townhouses
Scale 1:150 @ A3
Date 23/08/2021

PROJECT ADDRESS
128 Neville Street
Spreydon
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN



4,190
7,000
4,050

NEVILLE STREET

Footpath

Grass Berm

60
(Bletsoe Avenue)

64
(Bletsoe Avenue)

4,540 8,505 10,460 10,415 350 1,175 5,170 4,645

4,540

8,505

10,460

10,415

350

1,175

5,170

4,645

4,040
10,430
770

TOWNHOUSE 1
93.1m²

TOWNHOUSE 2
94.0m²

TOWNHOUSE 3
94.0m²

TOWNHOUSE 4
91.9m²

Exposed aggregate concrete
entrance strips

143,535,672 mm²

4,540

8,505

10,460

10,415

1,525

8,135

1,660

0. LANDSCAPING PLAN

SCALE 1:150

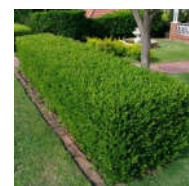
LANDSCAPE LEGEND

- Grass / lawn Area
- Planting Area
- refer to Landscape Plan for detail
- Lime Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

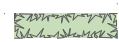
Notes:

- 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

PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



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MAPLE
"Acer palmatum"



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LITTORALIS HEDGE
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"Sophora microphylla"

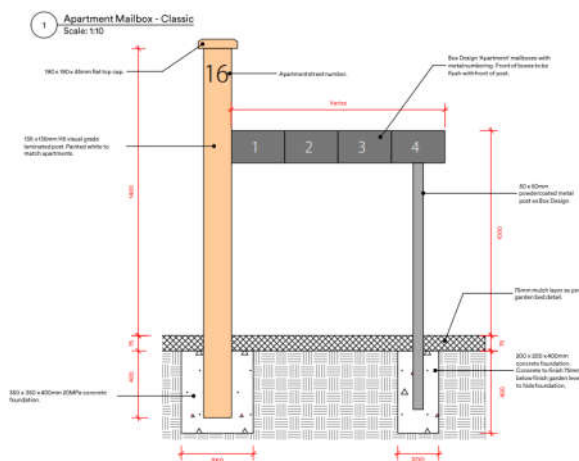


Impervious Areas: 149.6m² (driveway)
226.5m² (buildings over slab)
Total - 376.1m²

Impervious Cover: 53.9%

Landscaping Area: 208.3 m² (29.8%)
Planting Area: 102.0m² (14.6%)

Earthworks: 44.12m³ (Volume)
Drives: 29.14m³ Fill (92.9m² x 0.3m depth)
1.27m³ Fill (12.7m² x 0.1m depth)
Pavements: (excluding the building foundations
including a 1.8m perimeter)



BROOKSFIELD
HERITAGE

PROJECT NAME

Neville Street Townhouses
Scale 1:150 @ A3
Date 23/08/2021

PROJECT ADDRESS

128 Neville Street
Spreydon
Christchurch

DRAWING NO.

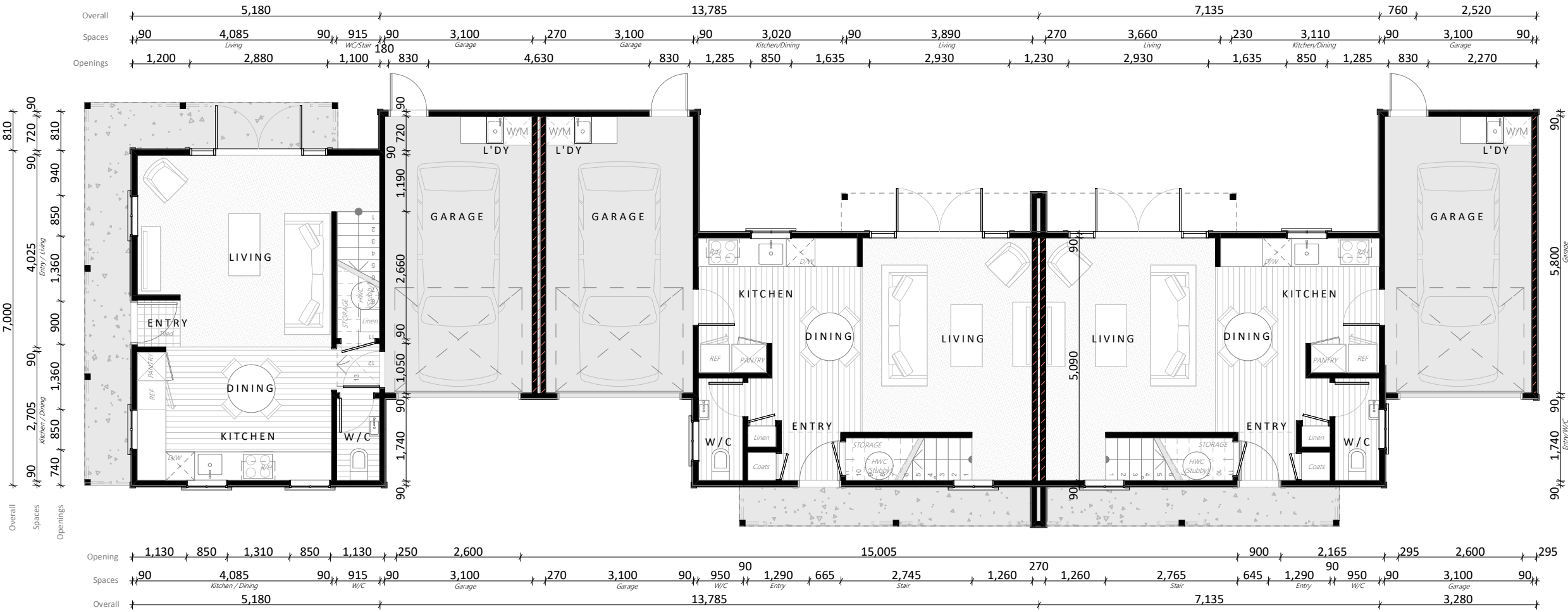
REVISION

A004

A

DRAWING NO.

LANDSCAPE PLAN



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120b Intertenancy System installed to manufacturers specifications
 - 90mm Timber Framed wall (external wall)
 - 10mm GIB Fyrelite internal lining
 - 20mm drained cavity
 - Covertex 403 wall wrap
 - James Hardie Linea weatherboard - JHETGL30
 - Studs @400c/c, dwangs@800c/c

1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

BROOKSFIELD
HERITAGE

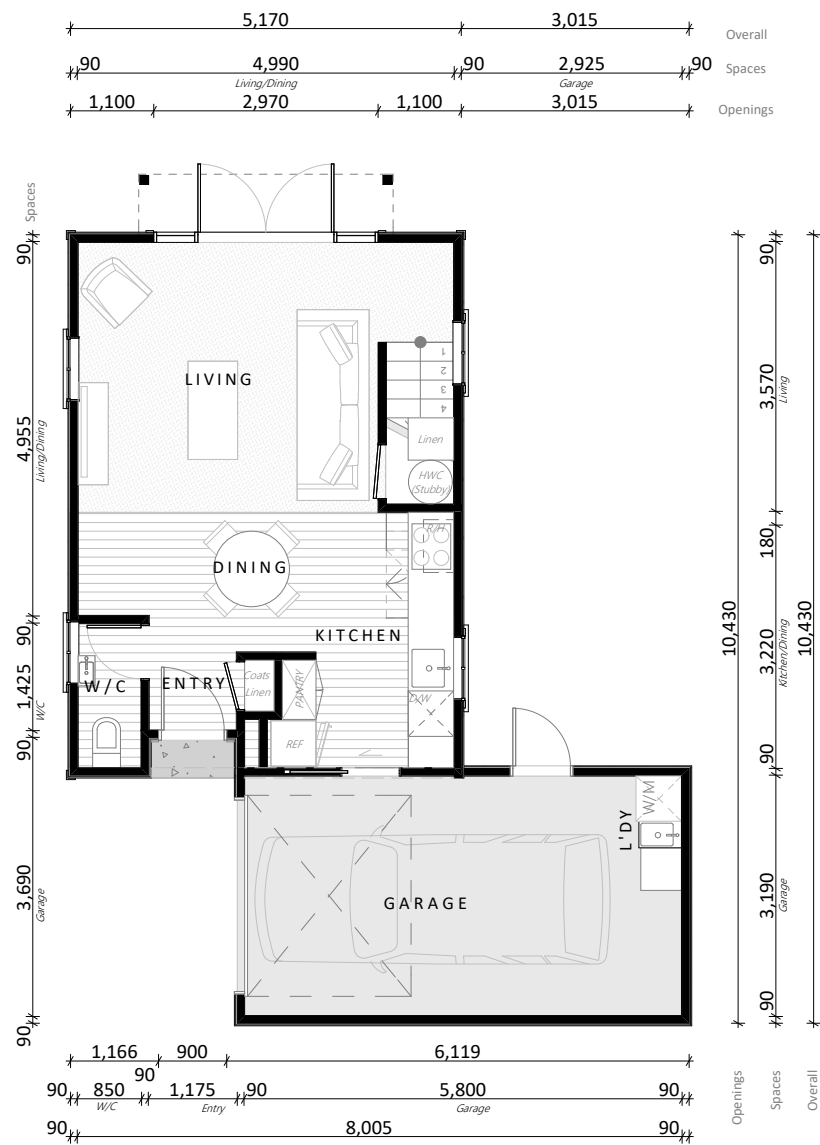
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Scale 1:100 @ A3
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128 Neville Street
Spreydon
Christchurch

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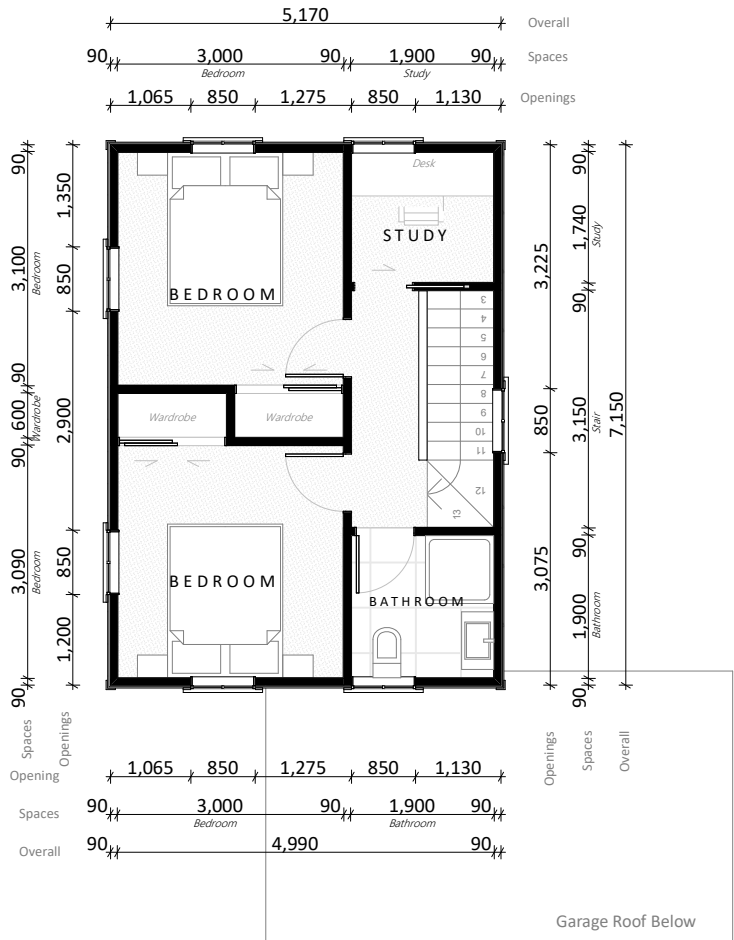
A100 A

DRAWING NO.
FLOOR PLANS
TOWNHOUSE 1-3



TOWNHOUSE 4

1. GROUND FLOOR PLAN
SCALE 1:100



TOWNHOUSE 4

2. FIRST FLOOR PLAN
SCALE 1:100

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
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BROOKSFIELD

HERITAGE

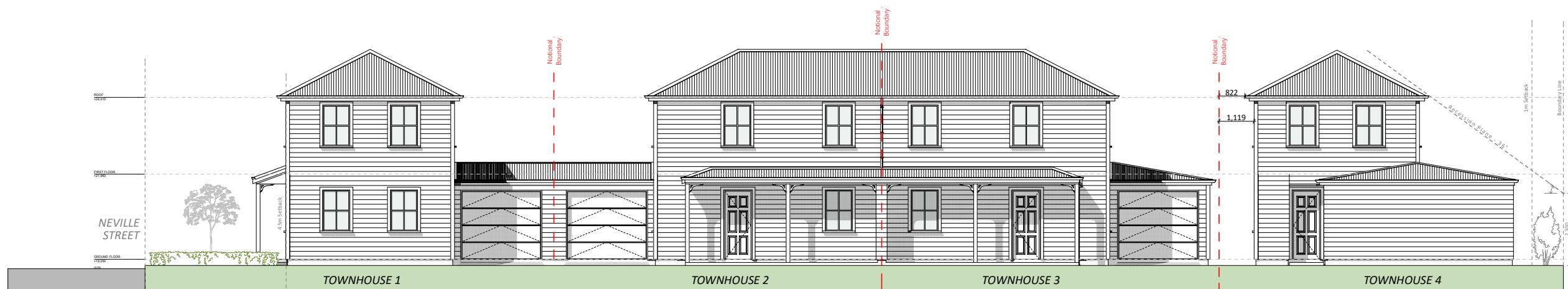
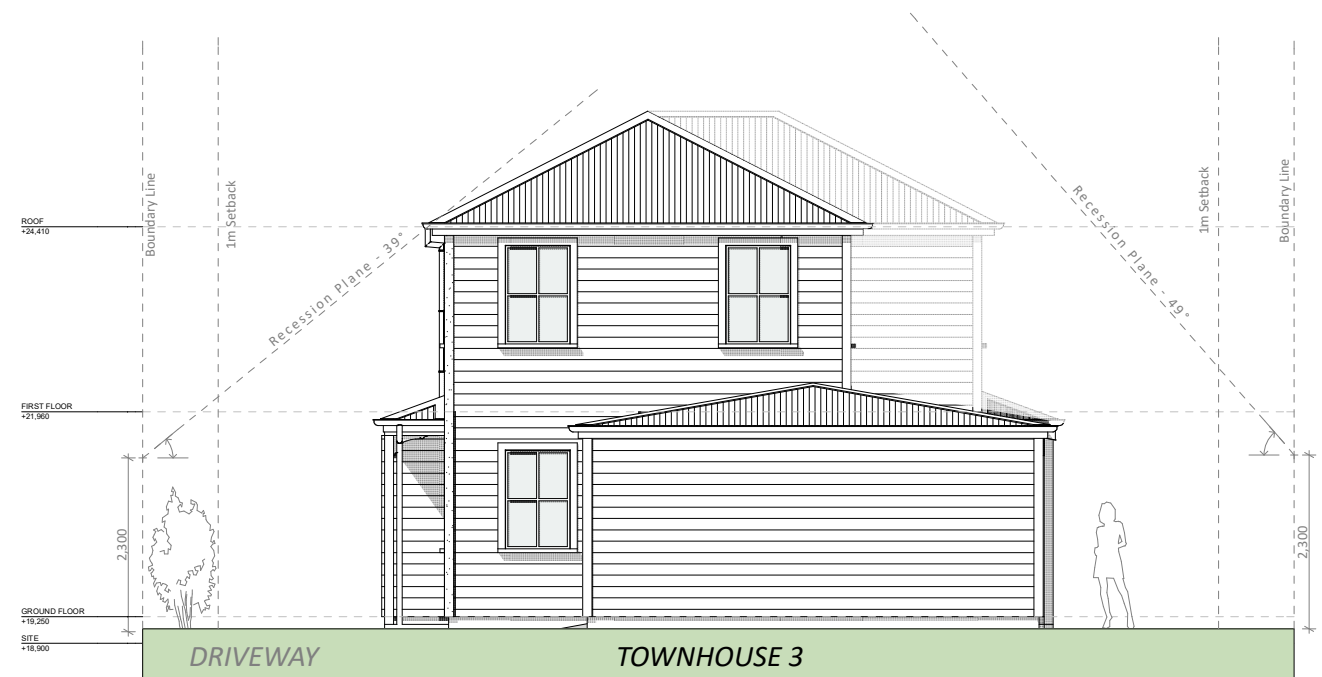
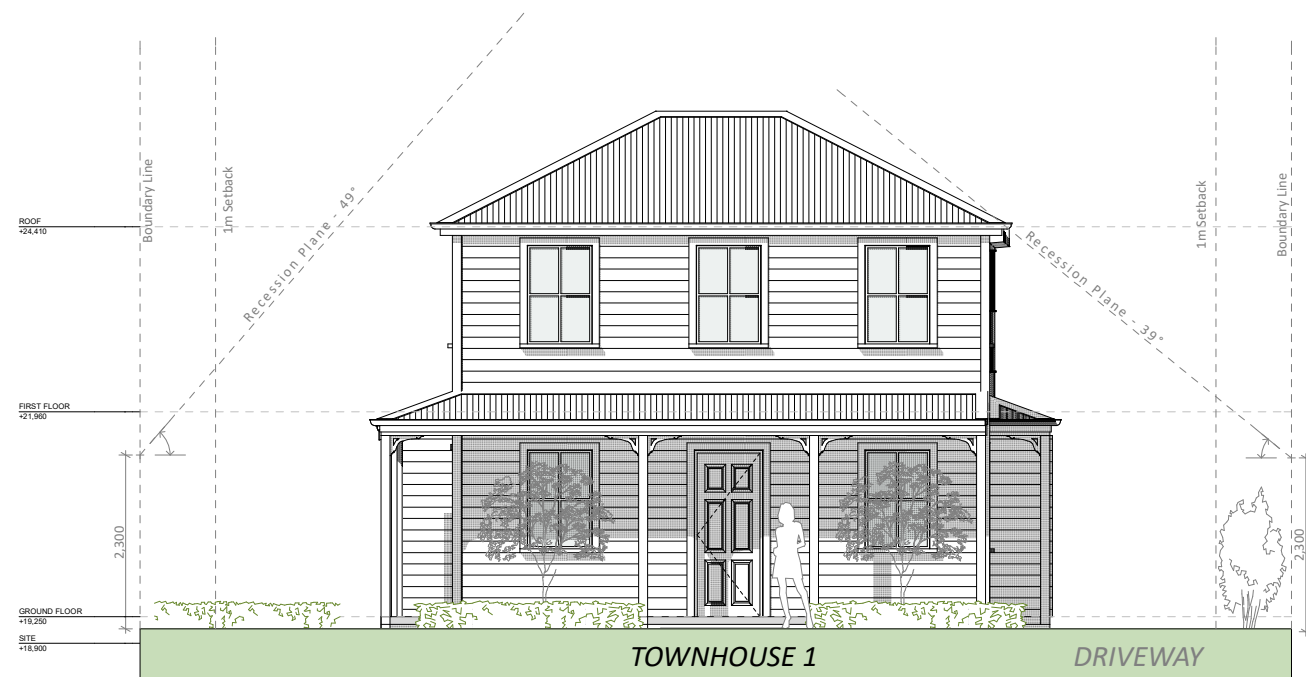
PROJECT NAME
Neville Street Townhouses
Scale 1:100 @ A3
Date 23/08/2021

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128 Neville Street
Spreydon
Christchurch

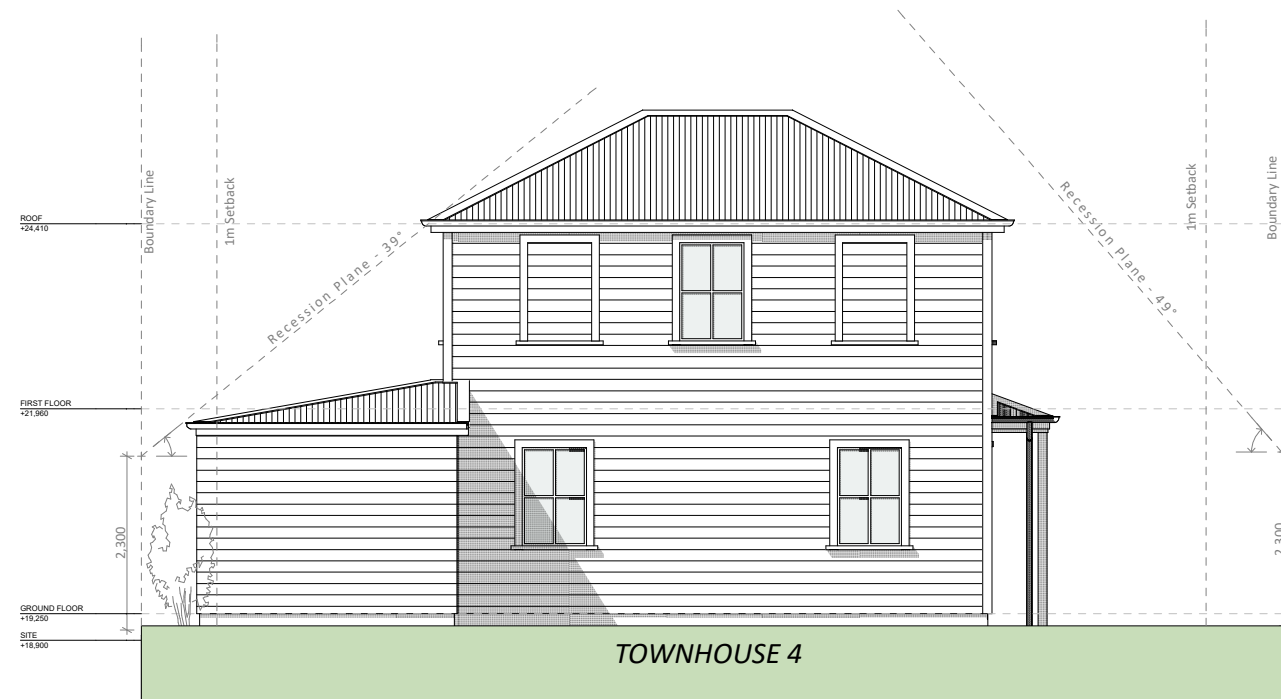
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A101 A

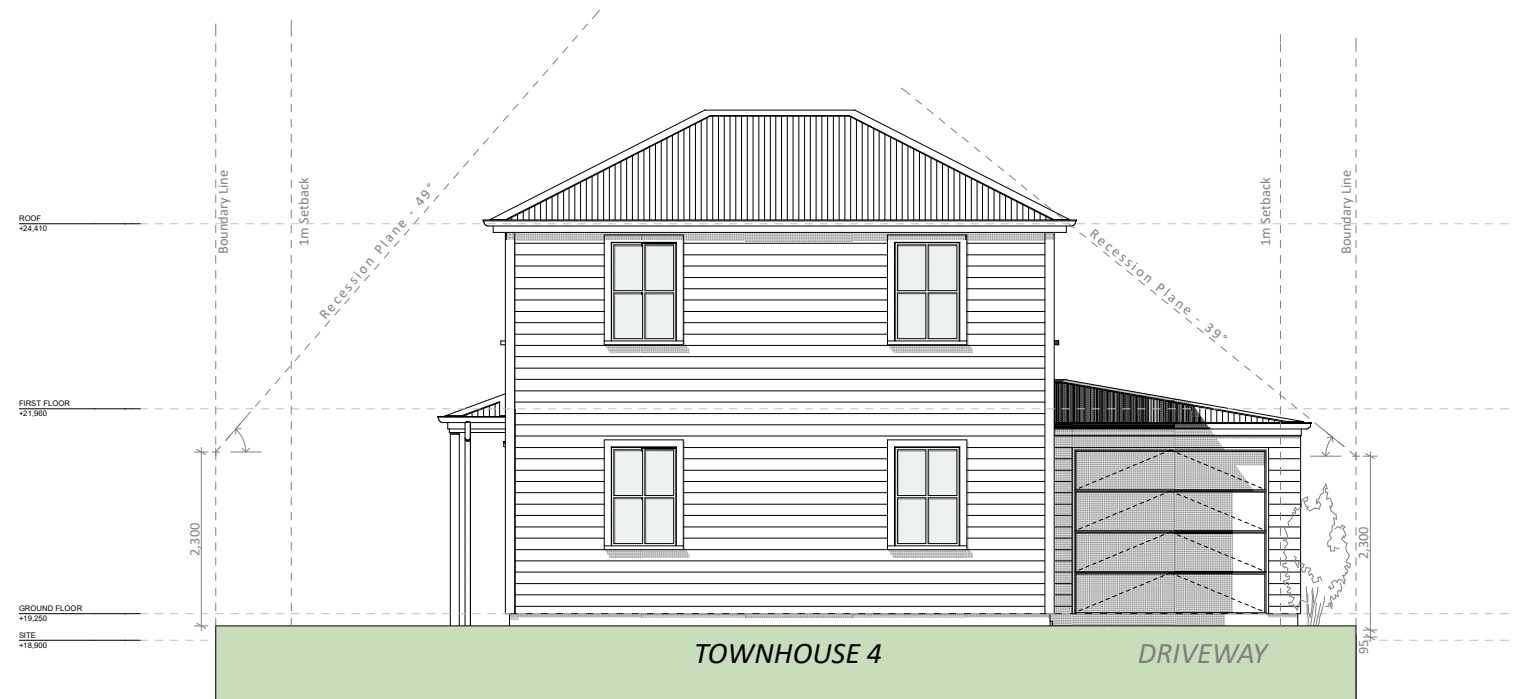
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FLOOR PLAN
TOWNHOUSE 4



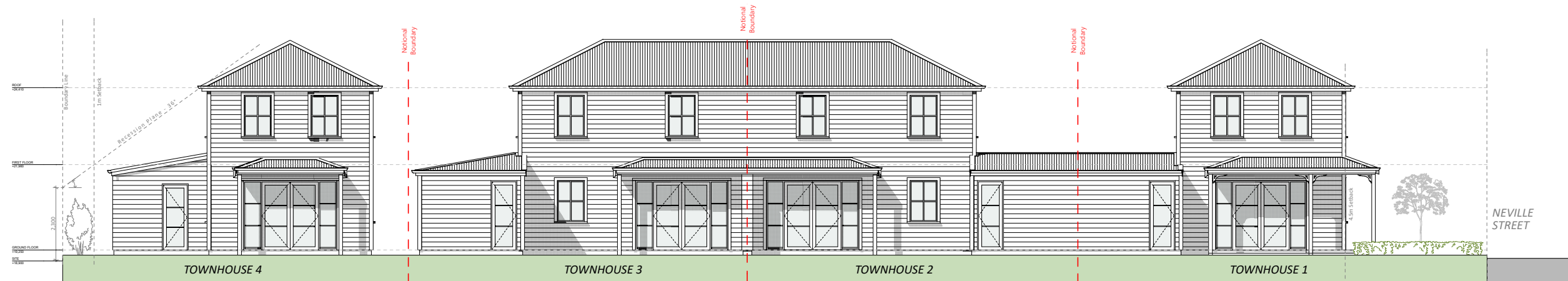
DRAWING NO.
SITE ELEVATIONS



E06 SOUTH ELEVATION TH 4
SCALE 1:100



E05 NORTH ELEVATION TH 4
SCALE 1:100



E04 EAST ELEVATION
SCALE 1:150

LEGEND

Roof

- Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertex roof underlay
- Colour to be Coloursteel white
- Confirm with Brookfield Living before ordering.

Horizontal Weatherboard

- Southern Pine Bevelback Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
- Colour to be Resene Black White
- Confirm with Brookfield Living before ordering.

NOTES

Gutter

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

Downpipes

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

Joinery

- APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows
- 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

- Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
- Confirm with Brookfield Living before ordering

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HERITAGE

PROJECT NAME

Neville Street Townhouses

Scale 1:150, 1:100

Date 23/08/2021

PROJECT ADDRESS

128 Neville Street
Spreydon
Christchurch

DRAWING NO.

A201

DRAWING NO.

SITE ELEVATIONS

REVISION

A



Street Render:



Driveway Render:



Street Render 2:

BROOKSFIELD
HERITAGE

PROJECT NAME
Neville Street Townhouses
Scale @ A3
Date 23/08/2021

PROJECT ADDRESS
128 Neville Street
Spreydon
Christchurch

DRAWING NO. REVISION
A300 A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	Single Garage	94m2	\$709,000.00
House 2	2 + Study	1.5	Single Garage	94m2	\$699,000.00
House 3	2 + Study	1.5	Single Garage	94m2	\$699,000.00
House 4	2 + Study	1.5	Single Garage	91m2	\$709,000.00

Expected Start

January 2022

Expected Completion

July 2022

Title Type

Fee Simple

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



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