

151 NEVILLE STREET

Spreydon, Christchurch

4 Heritage inspired townhouses



BROOKSFIELD

027 283 2004 | brooksfeld.co.nz

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

Over the past few years we have fine tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability and affordability.

“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”

– Vincent Holloway, Brooksfield’s director

THE BROOKSFIELD DIFFERENCE

Brooksfield

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit individual lifestyles. Inside every Brooksfield home you’ll find stone benchtops, tiled bathrooms, low-VOC paints as well as wool carpets and insulation to name just a few of our premium features. It’s all part of our commitment to creating beautiful and sustainable homes that exceed people’s expectations without costing the earth.

Recently completed development at 24 Devon Street



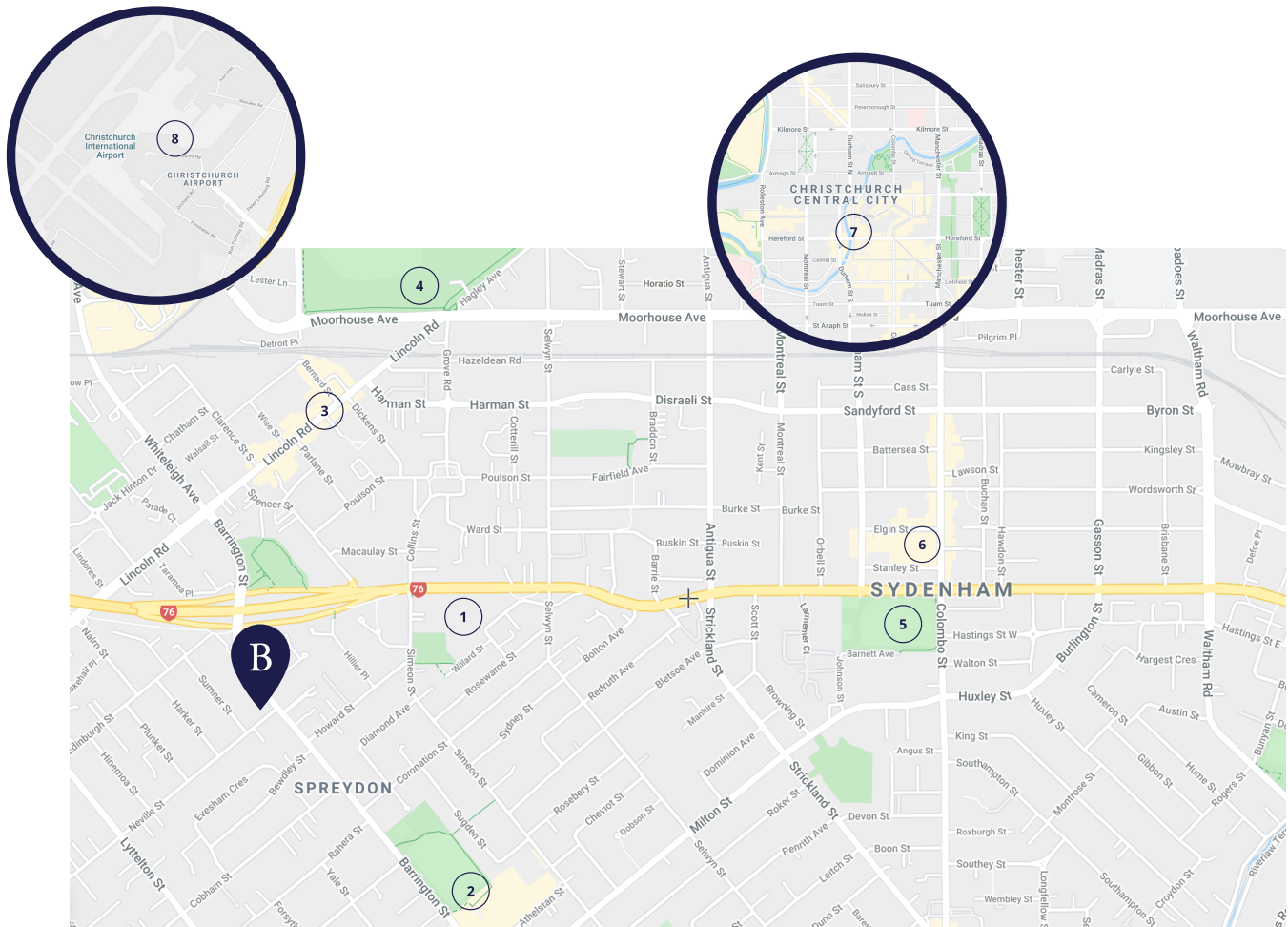
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LOCATION

151 Neville Street

These Brookfield heritage inspired homes are located in the popular suburb of Spreydon, on the doorstep of the city centre and just a stones throw from many local amenities, schools and public transport links. Below are some of our favourite spots close to your next home or investment property.



1 Addington Primary School - 700m

2 Barrington Park & Mall - 850m

3 Addington Village - 1.1km

4 Hagley Park - 1.7km

5 Sydenham Park - 2.2km

6 The Colombo Mall - 2.5km

7 Christchurch Central City - 3.5km

8 Christchurch International Airport - 9.5km (15min)

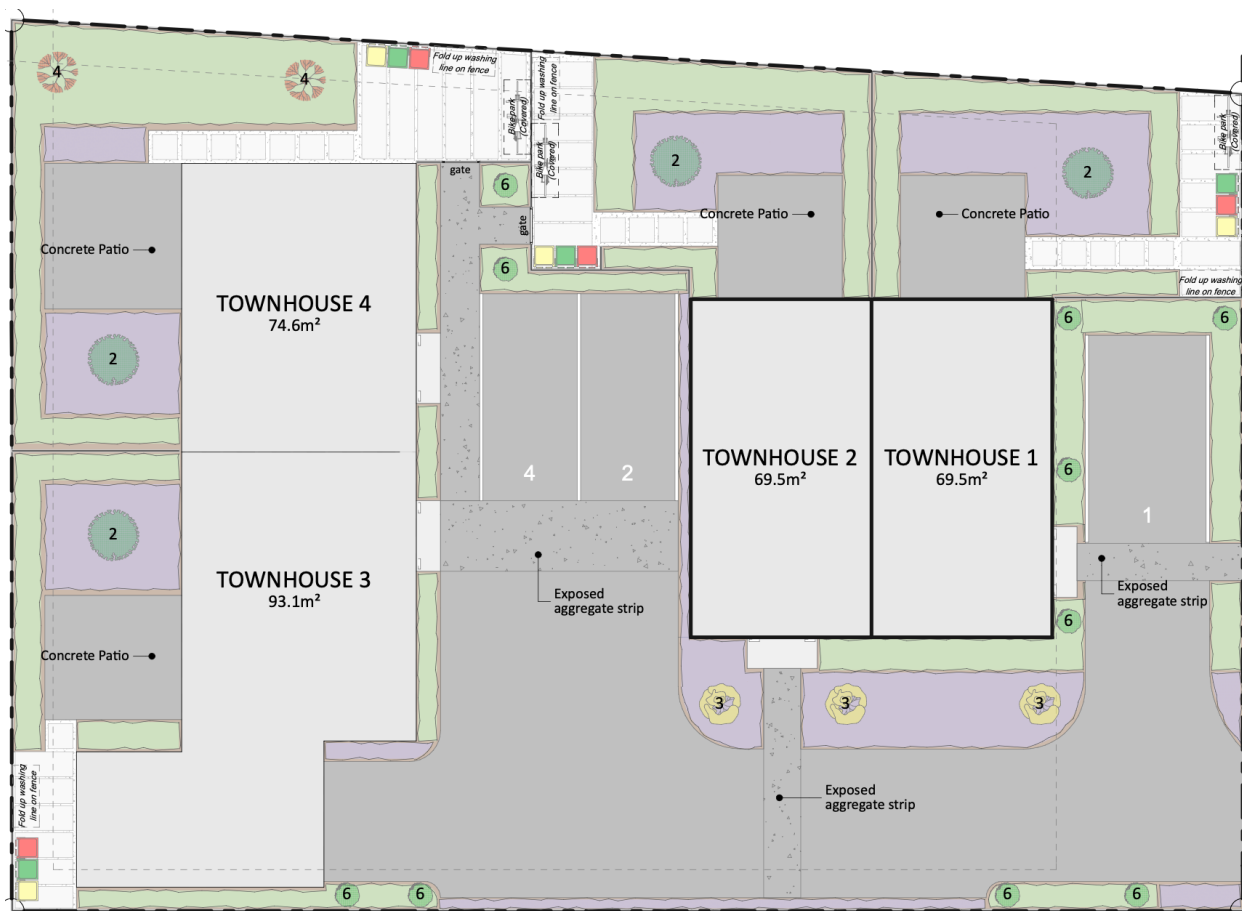
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LAYOUT

151 Neville Street

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features excellent outdoor living areas such as large terraces and patios. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



PLANT LEGEND



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - KOWHAI TREE
"Sophora microphylla"



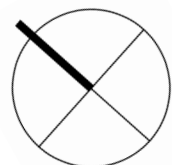
TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - SHRUB MIX
Hydrangea, Lavender, Coprosma, Hebe and/or similar shrubs



TYPE 6 - THUJA
"Thuja occidentalis"



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ELEVATIONS

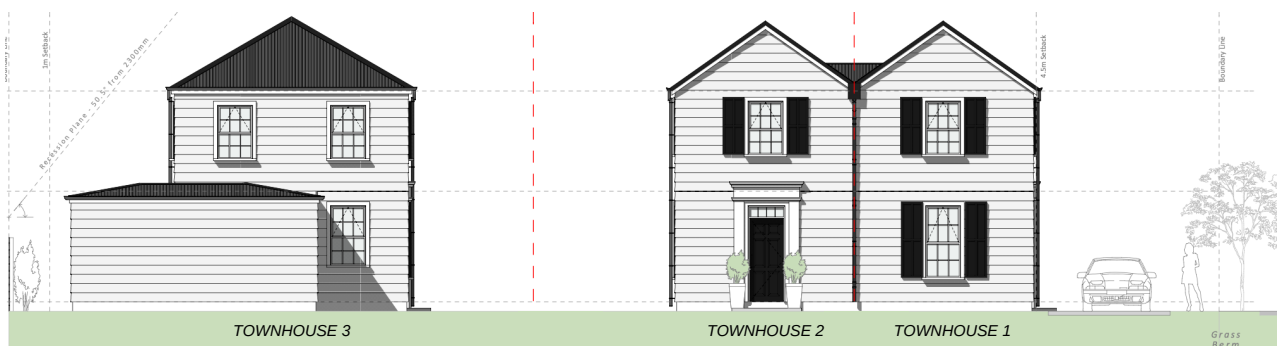
151 Neville Street



East Elevation - Street



East Elevation - Townhouse 3 & 4



South Elevation

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RENDERS

151 Neville Street

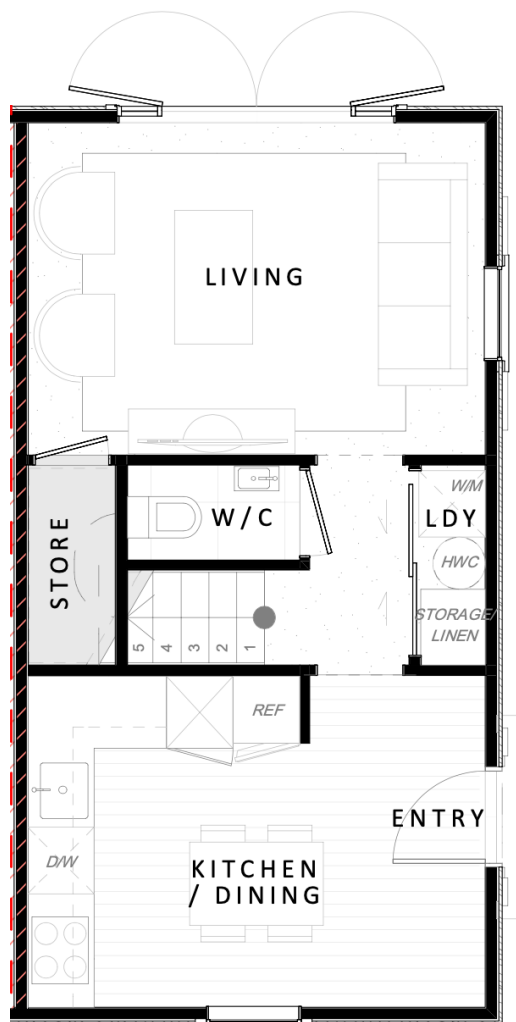


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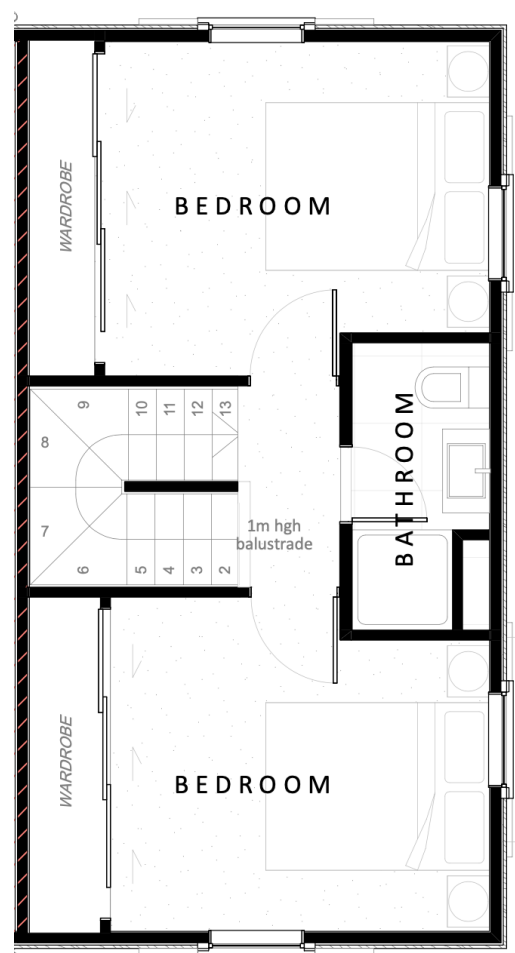
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FLOOR PLANS - HOUSES 1 & 2

151 Neville Street



Ground floor



First floor

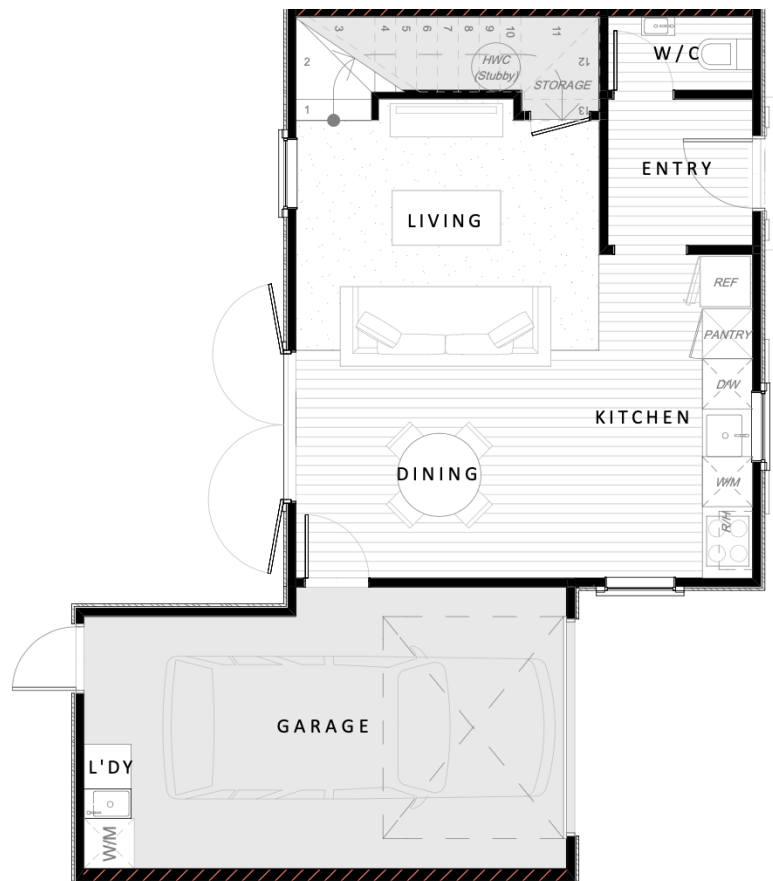
These heritage inspired homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen and large dining space as well as a lounge room separated by a toilet and laundry. The living room opens out to a sunny and secure outdoor living area which is well positioned to capture morning and all day sun. Upstairs is two generous bedrooms each with large wardrobes and a central tiled bathroom.

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FLOOR PLAN - HOUSE 3

151 Neville Street



Ground floor



First floor

House 3 features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a large open plan living area with the well appointed kitchen, dining space and lounge as well as a separate toilet. The large outdoor living terrace flows off the downstairs living space which is well positioned to capture all day and evening sun. Upstairs is two double bedrooms, both with generous wardrobes, a separate study and the tiled bathroom. This home is completed with a single internal access garage which incorporates the laundry.

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FLOOR PLAN - HOUSE 4

151 Neville Street



House 4 features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a large open plan living area with the well appointed kitchen, dining space and lounge as well as a separate toilet. The large outdoor living terrace flows off the downstairs living space which is well positioned to capture all day and evening sun. Upstairs is two double bedrooms, both with generous wardrobes, a separate study and the tiled bathroom.

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DESIGN

Brooksfield Heritage Style

These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a heritage theme and neutral palette allowing you to add your own personal touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC earth friendly paint, tiled hard flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Timber
Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2
keyless entry

Interior



Walls - Clover Honey
Low-VOC Paint



Skirtings, ceilings & doors -
Quarter Clover Honey
Low-VOC Paint



Bathroom Wall Tile



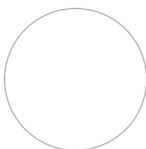
Entrance Floor Tile



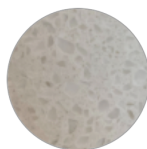
Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all
living areas



Venetian Blinds - White -
Bedrooms



Wool Insulation

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PLUMBING AND 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

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch
downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



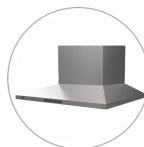
Bathroom heater - Serene 2068
heater

APPLIANCES

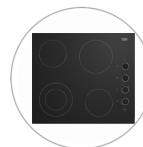
Appliances



Oven - Beko Single
Built in Oven



Rangehood - Beko Canopy
Rangehood



Cook Top - Beko 4 zone
Ceramic Cooktop



Dishwasher - Fisher & Paykel
Single Dishwasher



Heat Pump - Fujitsu - KW
dependant on size to meet
tenancy regulations

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RENTAL APPRAISAL

Houses 1, 2 & 4
151 Neville Street, Spreydon

03 March 2022



Features

- Modern fixtures & appliances
- Neutral colours
- Fully landscaped
- Set out over 2 levels
- Single car park

Thank you for the opportunity to provide a rental assessment on the upcoming homes planned for development at 151 Neville Street.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$485 - \$505** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Sue Banks
Senior Property Manager
Brooksfield Property Management
Phone: 021 257 7882
Email: sue@brooksfield.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brooksfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

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— PROPERTY MANAGEMENT —

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RENTAL APPRAISAL

House 3
151 Neville Street, Spreydon

03 March 2022



Features

Modern fixtures & appliances
Neutral colours
Fully landscaped
Set out over 2 levels
Single car park

Thank you for the opportunity to provide a rental assessment on the upcoming homes planned for development at 151 Neville Street.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$505 - \$525** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Sue Banks
Senior Property Manager
Brookfield Property Management
Phone: 021 257 7882
Email: sue@brookfield.co.nz

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— PROPERTY MANAGEMENT —

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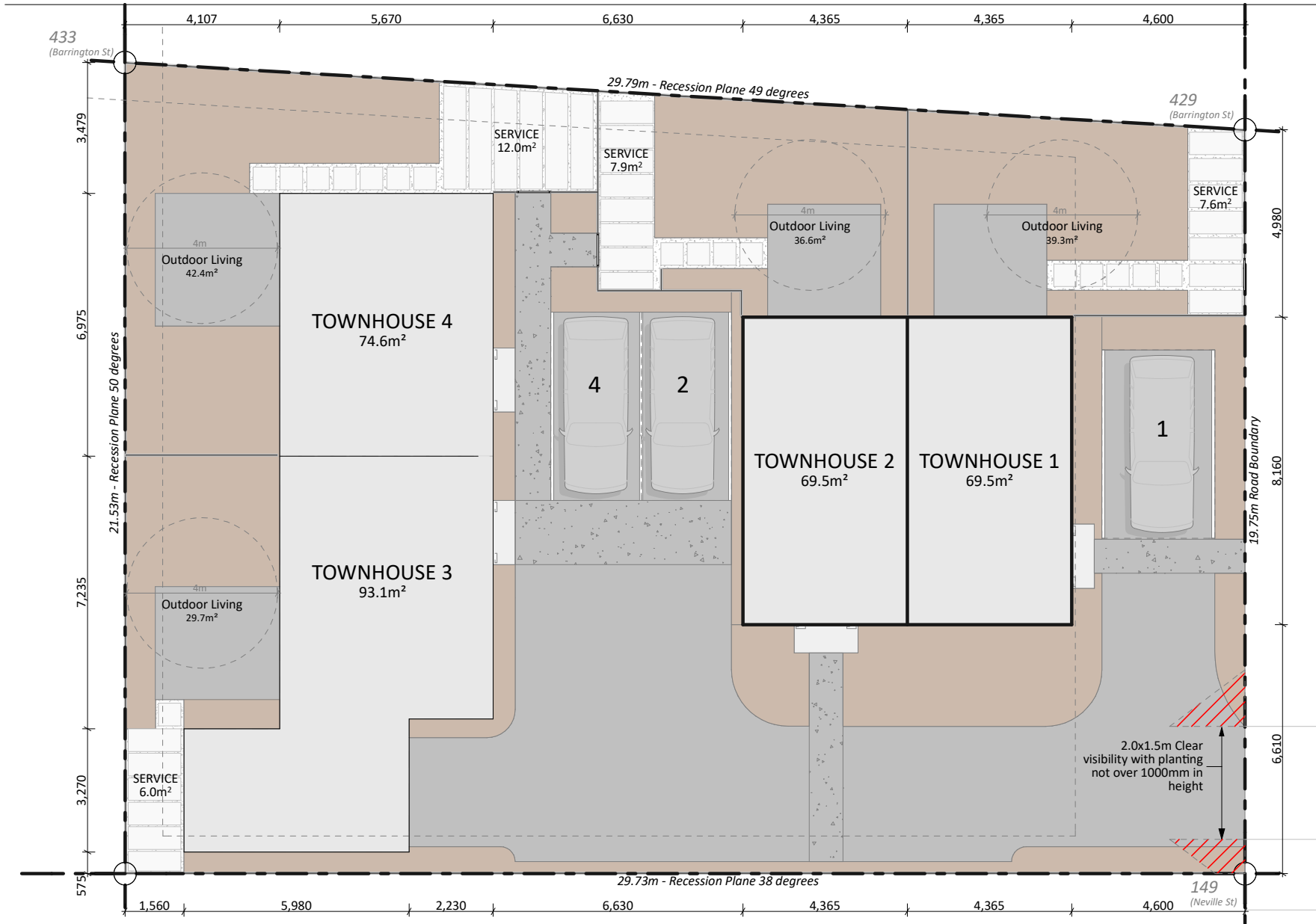
SHEET INDEX

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A003	SITE BOUNDARY PLAN
A004	LANDSCAPING PLAN
A100	FLOOR PLANS TOWNHOUSE 1 & 2
A101	FLOOR PLANS TOWNHOUSE 3 & 4
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BROOKSFIELD
HERITAGE

N e v i l l e S t T o w n h o u s e s
1 5 1 N e v i l l e S t r e e t , S p r e y d o n , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:150

PROJECT INFO:

Address: 151 Neville Street
Spreydon
Christchurch

Legal Description: Lot 1 DP 13591

Title: CB509/159

Site Area: 612m²

Planning Zone: Residential Suburban
Density Transition Zone

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

PROJECT FIGURES:

Gross Floor Area (Over Frame)

Unit 1: 69.5 m² (35.6 m² over slab)
Unit 2: 69.5 m² (35.6 m² over slab)
Unit 3: 93.1 m² (60.0 m² over slab)
Unit 4: 74.6 m² (39.5 m² over slab)
Total: 306.7 m² (170.7 m² over slab)

Landscaping Area: 175.1 m² (30.0%)
Planting Area: 175.1 m² (26.2%)

Site Coverage: 27.1%

Net Floor Area (Internal)

Unit 1: 64.7 m²
Unit 2: 64.7 m²
Unit 3: 87.6 m²
Unit 3: 68.0 m²

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.

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

NOISE:
Noise attenuation construction method to complete with CCC District Plan Appendix 6.11.4.1.

THIS APPLIES TO UNITS 1-4

EXTERNALS WALLS:
James Hardie Hardie Plank Weatherboard, 90mm Fibreglass Batt insulation, 13mm GIB Noiseline lining.

WINDOWS:
10/12/6mm Double glazed glass units, Aluminium window frames with compression seals.

ROOF:
0.55mm BMT Corrugate profile metal roofing on timber trusses, 100mm (min) fibreglass batt acoustic insulation, 13mm GIB board ceiling.

EXTERNAL DOORS:
Solid core entry doors (plasma door or similar)

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HERITAGE

PROJECT NAME
Neville St Townhouses

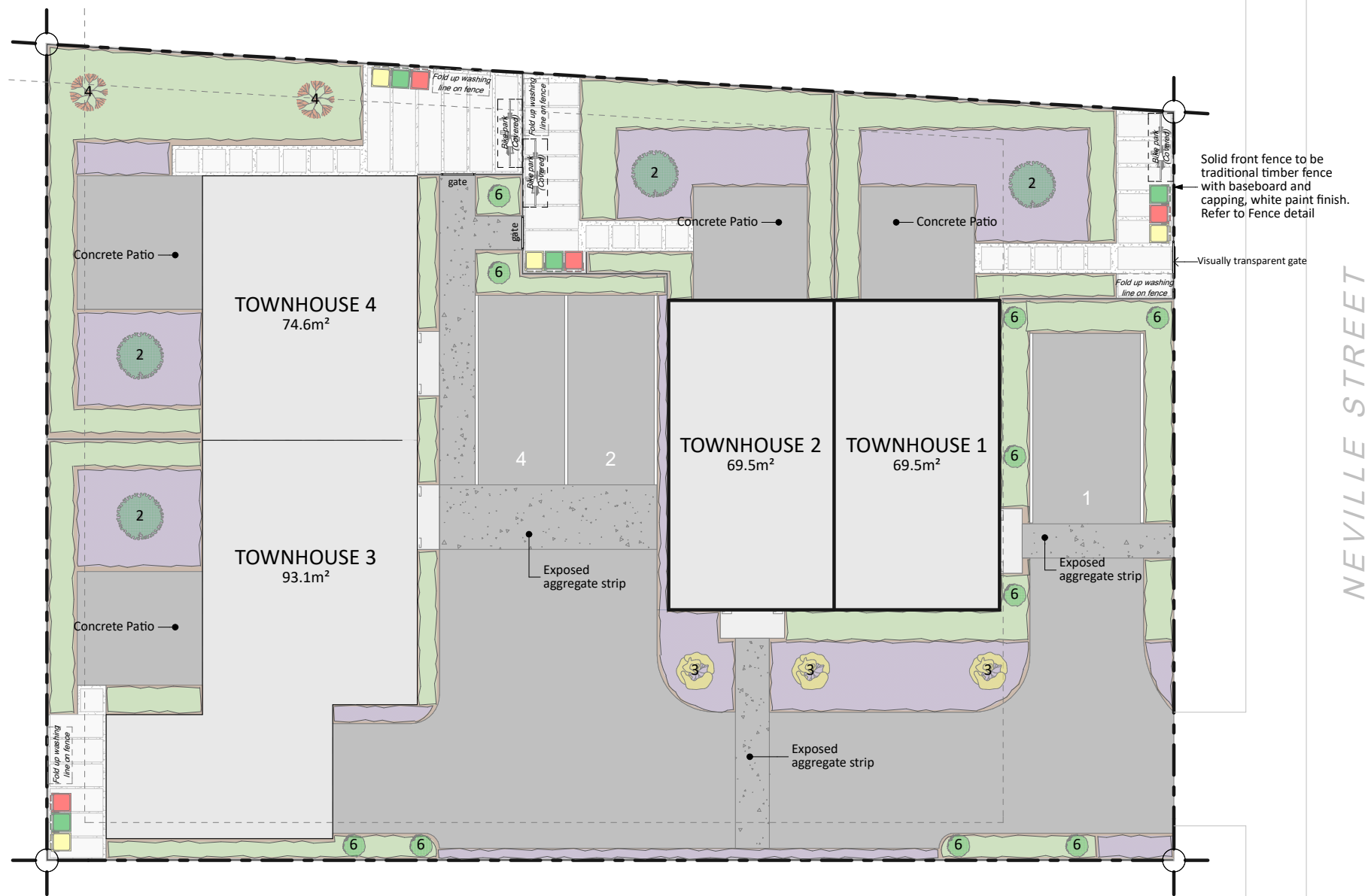
PROJECT ADDRESS
151 Neville Street
Spreydon
Christchurch

DRAWING NO. REVISION

A002 A

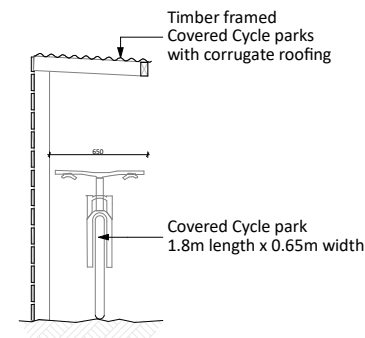
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SITE PLAN

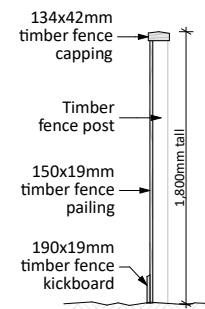


0. LANDSCAPING PLAN
SCALE 1:150

- 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
- 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**



COVERED CYCLE PARKING
SCALE 1:50



FENCE DETAIL
SCALE 1:50

LETTERBOX



-4x Box Design
letterbox on front
boundary fence with
Street number and
unit lettering

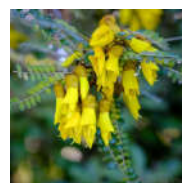
PLANT LEGEND



TYPE 1 - PORTUGUESE
LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE
MAPLE
"Acer palmatum"



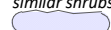
TYPE 3 - KOWHAI TREE
"Sophora microphylla"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - SHRUB MIX
Hydrangea, Lavender,
Coprosma, Hebe and/or
similar shrubs



TYPE 6 - THUJA
"Thuja occidentalis"



BROOKSFIELD
— H E R I T A G E —

PROJECT NAME
Neville St Townhouses

PROJECT ADDRESS
151 Neville Street
Spreydon
Christchurch

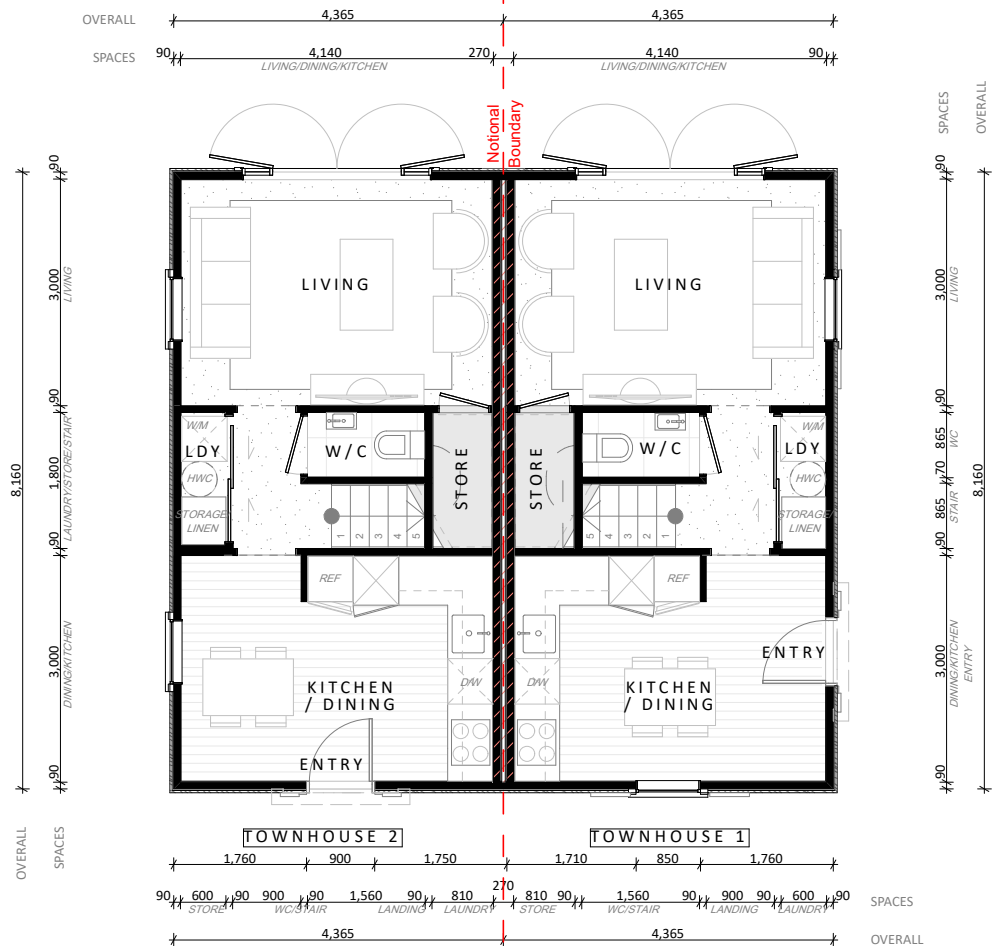
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DRAWING NO.
LANDSCAPING PLAN

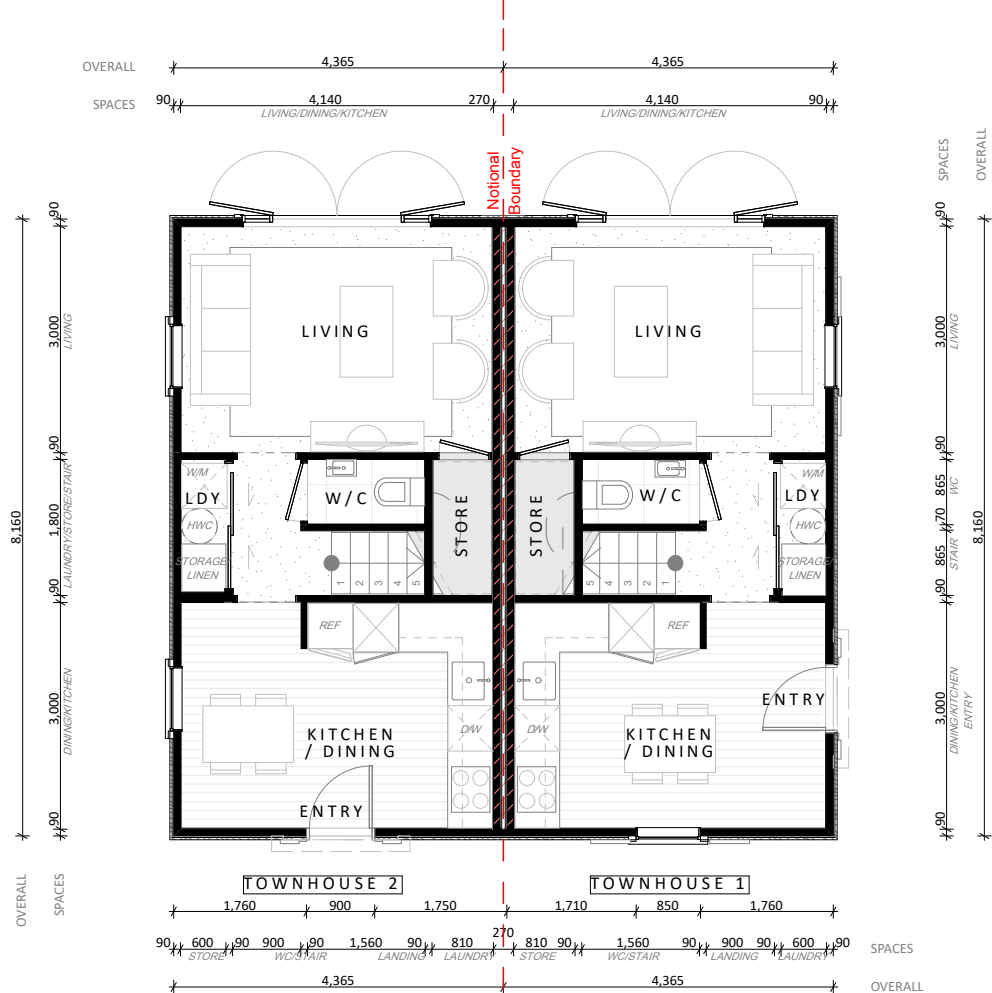
2. FIRST FLOOR PLAN

SCALE 1:100



1. GROUND FLOOR PLAN

SCALE 1:100



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 13mm GIB Noiseline internal lining
 - 20mm drained cavity, cavity battens @ 450mm vertical crs, dwangs @ 450mm crs
 - James Hardie 300mm Hardie Plank weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- 140mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification.

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

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HERITAGE

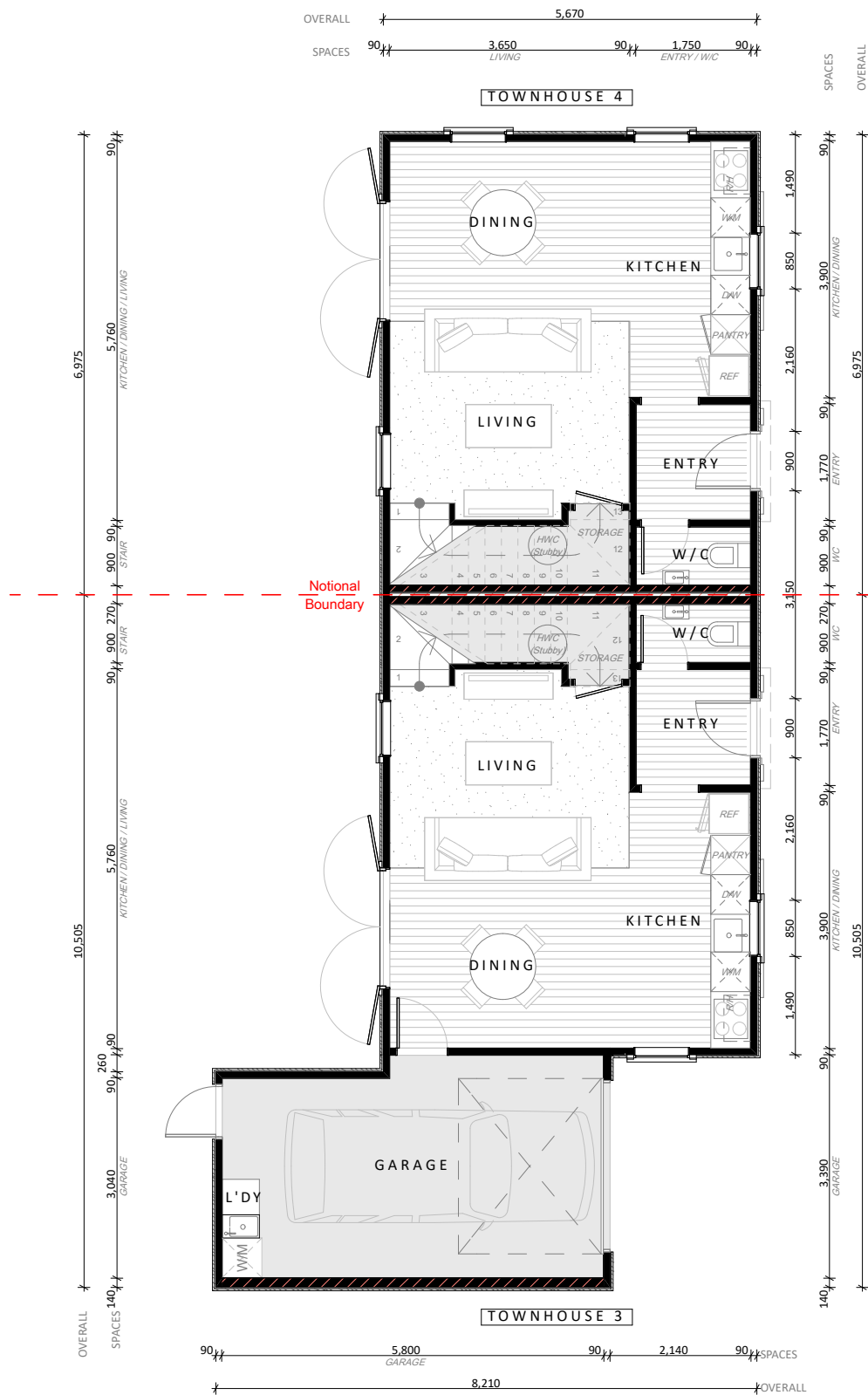
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PROJECT ADDRESS
151 Neville Street
Spreydon
Christchurch

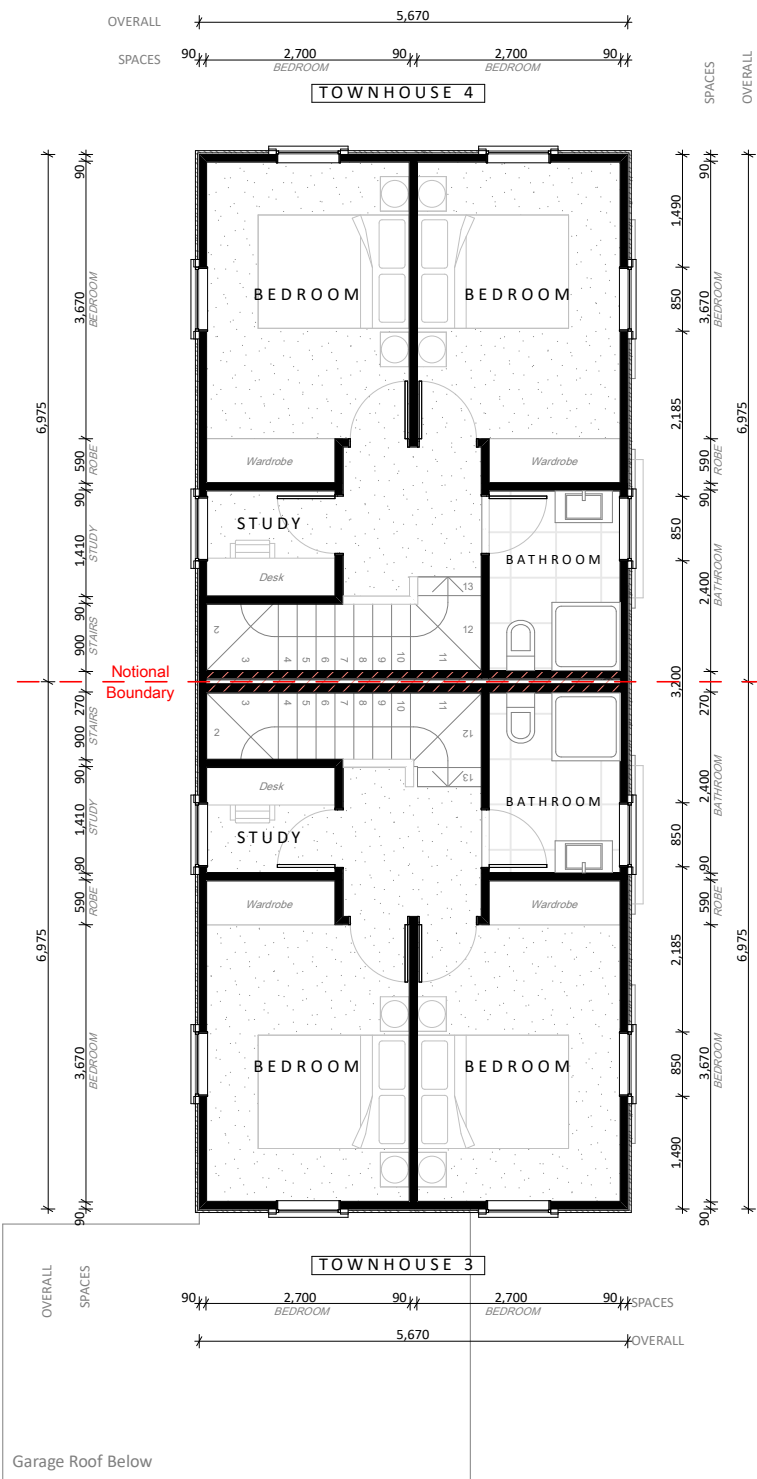
DRAWING NO. REVISION

A100 A

DRAWING NO.
FLOOR PLANS
TOWNHOUSE 1 & 2



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

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Contractor to install all new plumbing fixtures and
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Contractor to provide all blocking as required for the
installation of item. In wall 20mm plywood blocking at all
sink, wall sconce and accessory locations.

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PROJECT NAME

PROJECT ADDRESS

151 Neville Street
Spreydon
Christchurch

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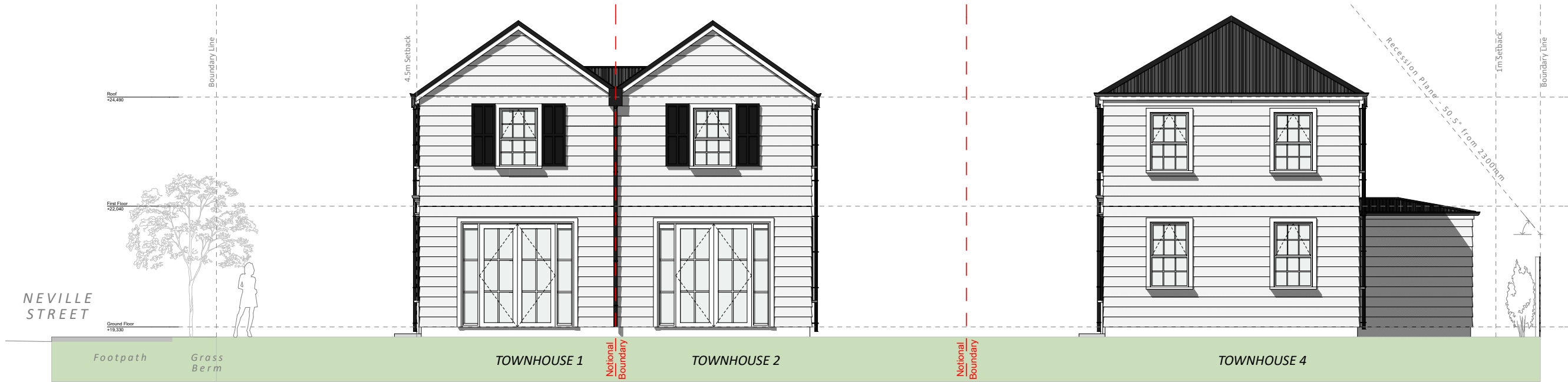
REVISION

A101

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DRAWING NO.

FLOOR PLANS
TOWNHOUSE 3 & 4



E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate Colorsteel Endura roof cladding over Thermakraft Covertex roof underlay
- Colour to be selected by Brooksfield Living.

Horizontal Weatherboard
- Jamies Hardie 300mm Hardie Plank weatherboard installed as per manufacturers specifications on 20mm drained cavity 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

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Neville St Townhouses

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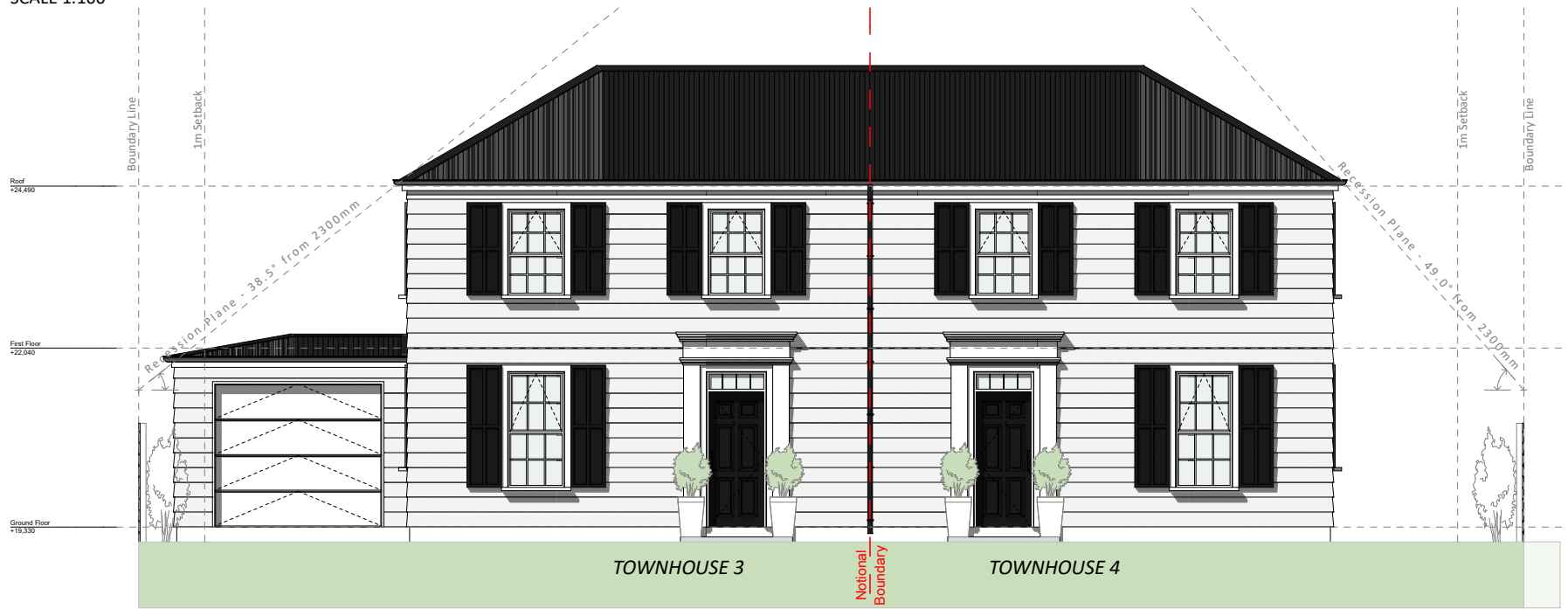
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NEVILLE STREET
A200

REVISION
A

IONS



E04 WEST ELEVATION
SCALE 1:100



E05 EAST ELEVATION TH 3 & 4
SCALE 1:100



E06 WEST ELEVATION TH 2
SCALE 1:100

LEGEND

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BROOKSFIELD
— HERITAGE —

PROJECT NAME
Neville St Townhouses

PROJECT ADDRESS
151 Neville Street
Spreydon
Christchurch

DRAWING NO. REVISION

A201 **A**

DRAWING NO.
ELEVATIONS



Street View - Artist's impression



Street View - Artist's impression



Driveway View - Artist's impression



Street View - Artist's impression

BROOKSFIELD
HERITAGE

PROJECT NAME
Neville St Townhouses

PROJECT ADDRESS
151 Neville Street
Spreydon
Christchurch

DRAWING NO. REVISION
A300 A

DRAWING NO.
VISUALISATIONS