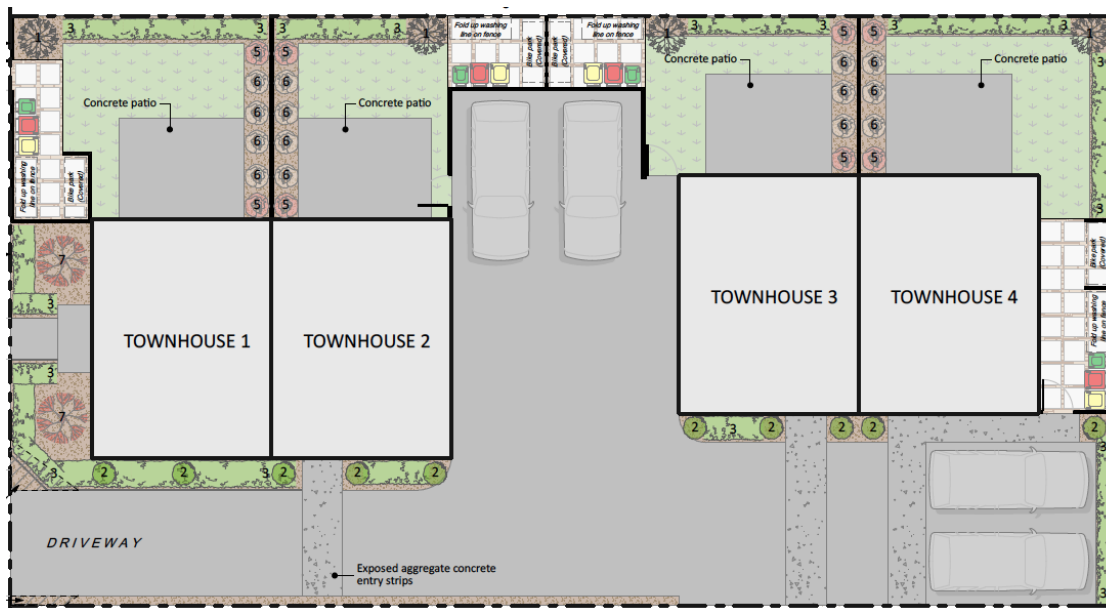


119 Hastings Street East, Christchurch

Million Dollar Homes For Half The Price

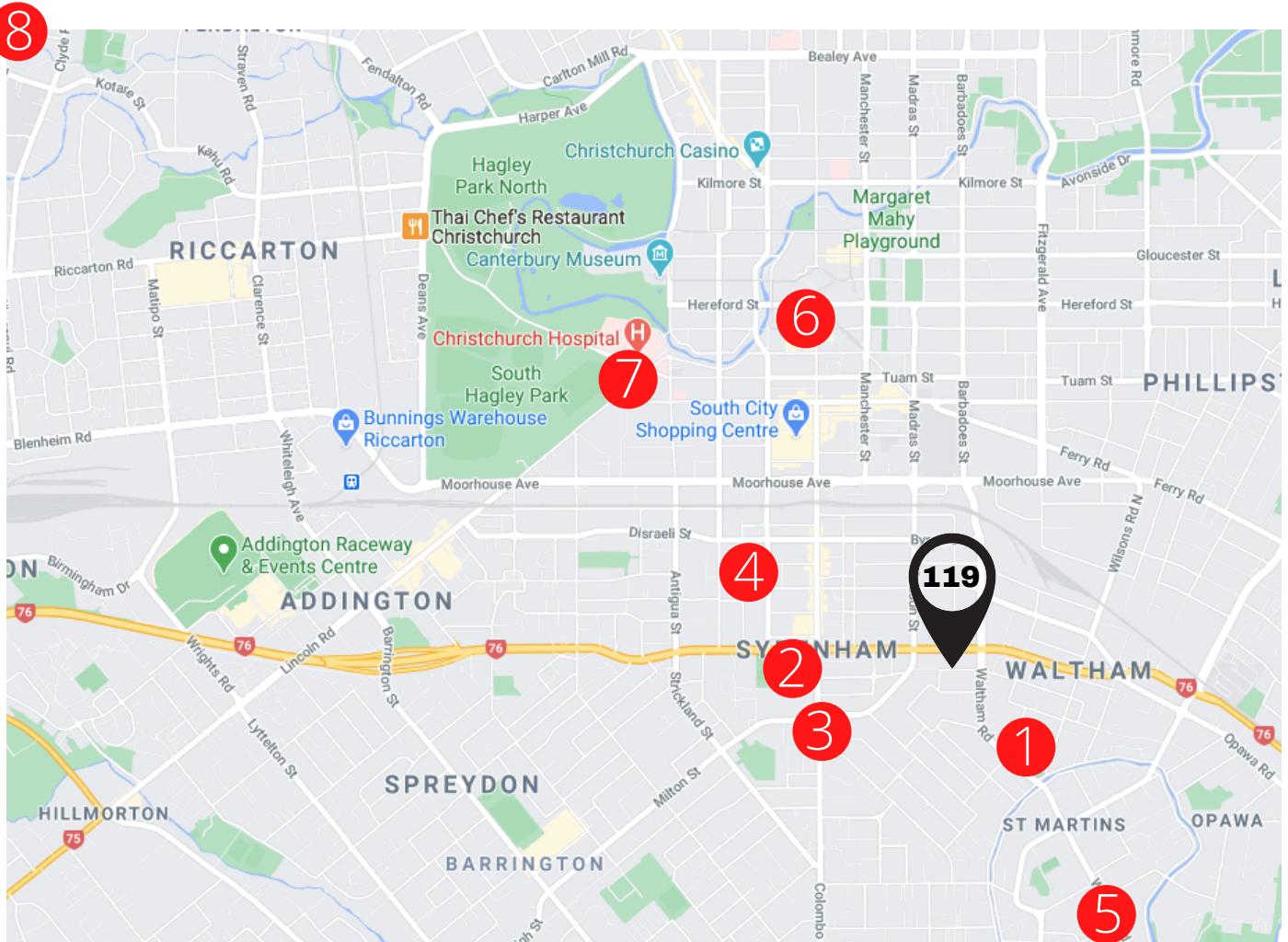
Brooksfield Heritage



BROOKSFIELD
— LIVING —

Location

Located on Hastings Street East, a stones throw from Waltham Park and 3 minute drive to the City Centre or a 6 minute drive to the Cashmere Hills. See below some of our favourite amenities and their distance from your next home or investment.

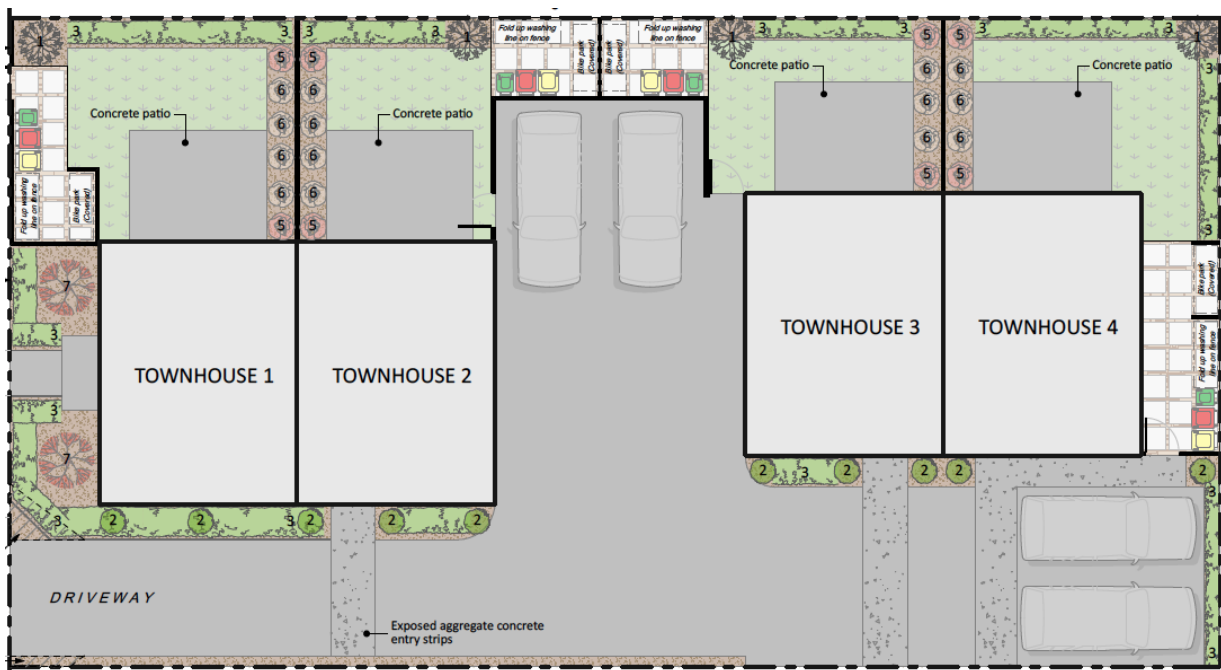


- | | |
|-------------------------------|---------------------------------|
| 1 Waltham Park (500m) | 5 Cashmere Hills (2.5km) |
| 2 Sydenham Park (900m) | 6 City Centre (2.5km) |
| 3 Colombo Street Shops (800m) | 7 Hagley Park, Hospital (3.2km) |
| 4 Hello Sunday Cafe (1.3km) | 8 Christchurch Airport (12km) |

Layout And Landscaping

Thoughtfully laid out on 560m², these 4 Brooksfeld homes have been designed with heritage Christchurch in mind, all planting and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown large, traditional Maple and Cherry Blossom trees. Every house is a 'Corner Unit', all front entrances are centred with pavers leading up to them. Down the extra wide, shared driveway there are large Conifers to give the homes an established feeling. Letter boxes, clothes lines and full landscaping come included in the price

Layout



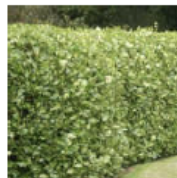
Planting Legend



TYPE 1 - MAPLE TREE
"Acer Griseum,
Paperbark"



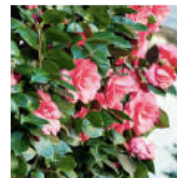
TYPE 2 - CONIFER
"THUJA occidentalis
"Pyramidalis"



TYPE 3 - Broadleaf -
Kapuka
"Griselinia Littoralis"



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



TYPE 7 - CHERRY TREE
Prunus 'Accolade'



Design And Interior

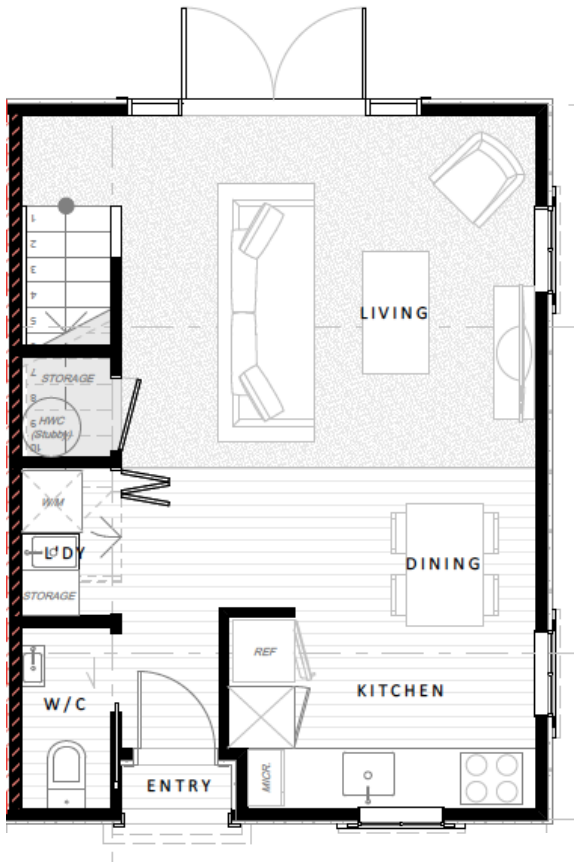
These Brookfields Heritage Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfields Living, we both live in 100+ year old homes in Christchurch and love the character these homes have, we have replicated this but with all the modern conveniences of a new home.

These Homes have a recessed front foyer so that your front door is sheltered from the weather and to give it a heritage look, through the front door you enter a hallway with a toilet off it and straight through to the Kitchen/Dining/Living.

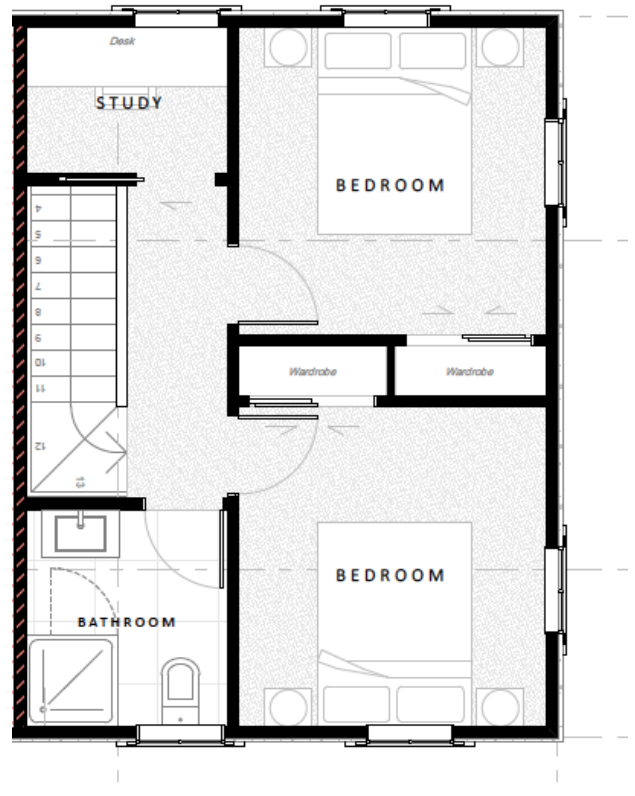
Downstairs is a sunny kitchen with stone bench tops, sash windows, heritage taps and Beko appliances. The floor is a wood look tile, the kitchen then flows on to the wool carpeted lounge, then outside to a large, sunny north and/or west facing courtyard. Also off the lounge tucked around the corner is the stairs to the first floor. The laundry is under the stairs (with ample linen storage).

Upstairs is two sunny bedrooms with good sized closets fitted with shelves and hanger rack also a separate study that can fit a single bed and a tiled bathroom with a shower, toilet and large vanity.

Ground Floor

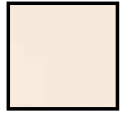


First Floor



Colours & Specifications

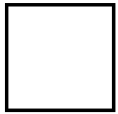
Exterior



Cladding - Rockcote Plaster System.



Roof - New Denim Blue Longrun roofing



Cladding - White detailing/ scribes

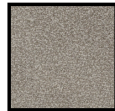


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



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



Kitchen Floor - Forest Cedar tile planks



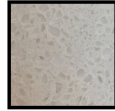
Bathroom Wall Tile - Metro Ashgrey



Kitchen Cabinets - French Country White



Bathroom Floor Tile - Heritage Pattern



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Heritage 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

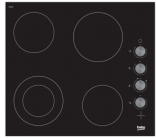
Appliances



Oven - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

Every Kiwi home deserves windows that never compromise.

Our naturally thermally broken uPVC windows come standard with features that work to reduce outside noise, save energy, and ensure your home stays warm, dry, and insect free – all at a price you can afford.

Our minimum standard features



Double Glazing

Helps insulate, reduce noise, and keep your home warm and dry.



Low-E Glass

Protects furniture and floors from UV damage, and helps insulate.



Argon Gas Fill

Inert, invisible gas between glazing for maximum insulation.



Insect Screens

Lets fresh air in, keeps insects out, and won't block your view.

Insulation performance (R-value)

uPVC is an excellent and durable insulator, so more heat stays in during winter, and out during summer, resulting in a more comfortable home year round.

Our uPVC windows 0.63R

Aluminium double glazing 0.26R

Aluminium single glazing 0.15R

Aluminium R-values based on publicly available competitor data.

Expected lifespan

Our uPVC is impervious to salt and water corrosion, and resists UV damage and condensation, resulting in a longer lasting window for your home.

Our uPVC windows 50 Years

Quality aluminium windows 40 Years

Typical aluminium windows 30 years

Life expectancy based on aggregate component failure exceeding 50%.

Sustainable products for a better world outside your windows



Highly Recyclable

98% of our uPVC joinery can be recycled into cladding, pipes, and more.



Made from Recycling

Up to 25% of our uPVC joinery is made from recycled material.



Very Low Waste

Less than 1% uPVC material is wasted in the manufacturing process.



Minimal Packaging

Only packaging necessary to keep the joinery safe is used.

SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	SITE ELEVATIONS
A300	3D IMAGES



BROOKSFIELD
— LIVING —

Hastings Street East Townhouses
119 Hastings Street East, Sydenham, Christchurch



0. SITE PLAN

SCALE 1:150

PROJECT INFO:

Address: 119 Hastings Street East
Sydenham
Christchurch

Legal Description: Pt RS 235 Canterbury
Title: CB329/195

Site Area: 562m² (more or less)
Building Area: 148.4m²
Site Coverage: 26.4%

Planning Zone: Residential Medium Density (RMD)
Natural Hazards: Liquefaction management Area (LMA)
Flood management Area

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 TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with S662 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100m in 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.
- TAP Outdoor tap
- Brass outdoor hose tap

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.

BROOKSFIELD
LIVING

PROJECT NAME
Hastings Street East Townhouses

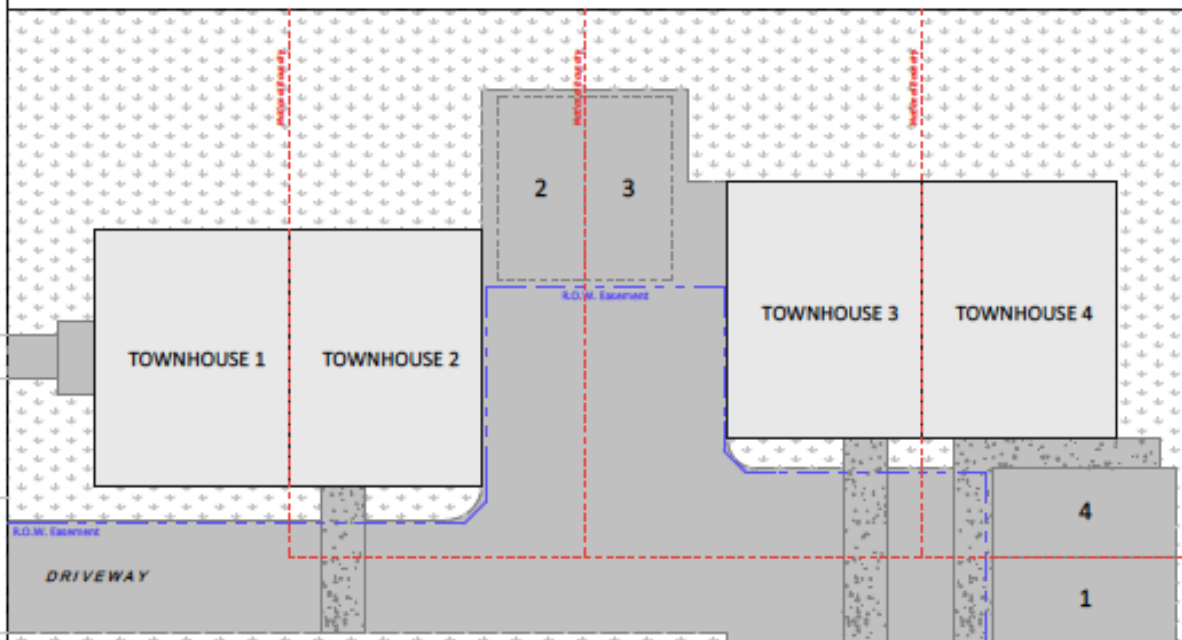
PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN

HASTINGS STREET EAST



0. SITE BOUNDARY PLAN SCALE 1:150

TOWNHOUSE 1:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 198.2m²

TOWNHOUSE 2:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 121.0m²

TOWNHOUSE 3:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 137.5m²

TOWNHOUSE 4:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 110.6m²

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.

BROOKSFIELD
LIVING

PROJECT NAME
Hastings Street East Townhouses

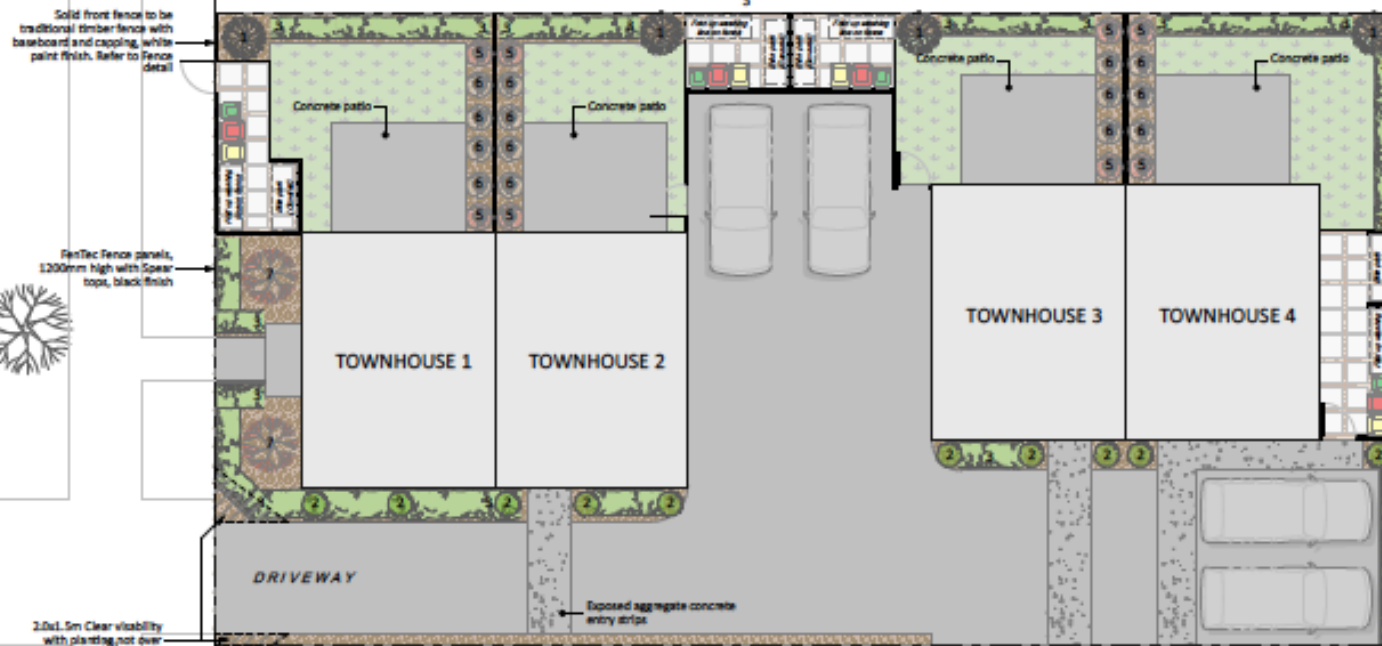
PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN

HASTINGS STREET EAST



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
- Bark Area
 - medium bark 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

PLANT LEGEND



TYPE 1 - MAPLE TREE
"Acer Ginnery
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
Pyramidalis"



TYPE 3 - PORTUGUESE
LAUREL HEDGE
"Prunus lusitanica
Myrtifolia"



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



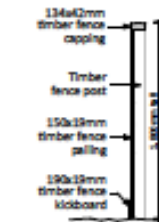
TYPE 7 - CHERRY TREE
Prunus 'Avalanche'



LETTERBOX



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



FENCE DETAIL
SCALE 1:50

BROOKSFIELD
LIVING

PROJECT NAME
Hastings Street East Townhouses

PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO. REVISION

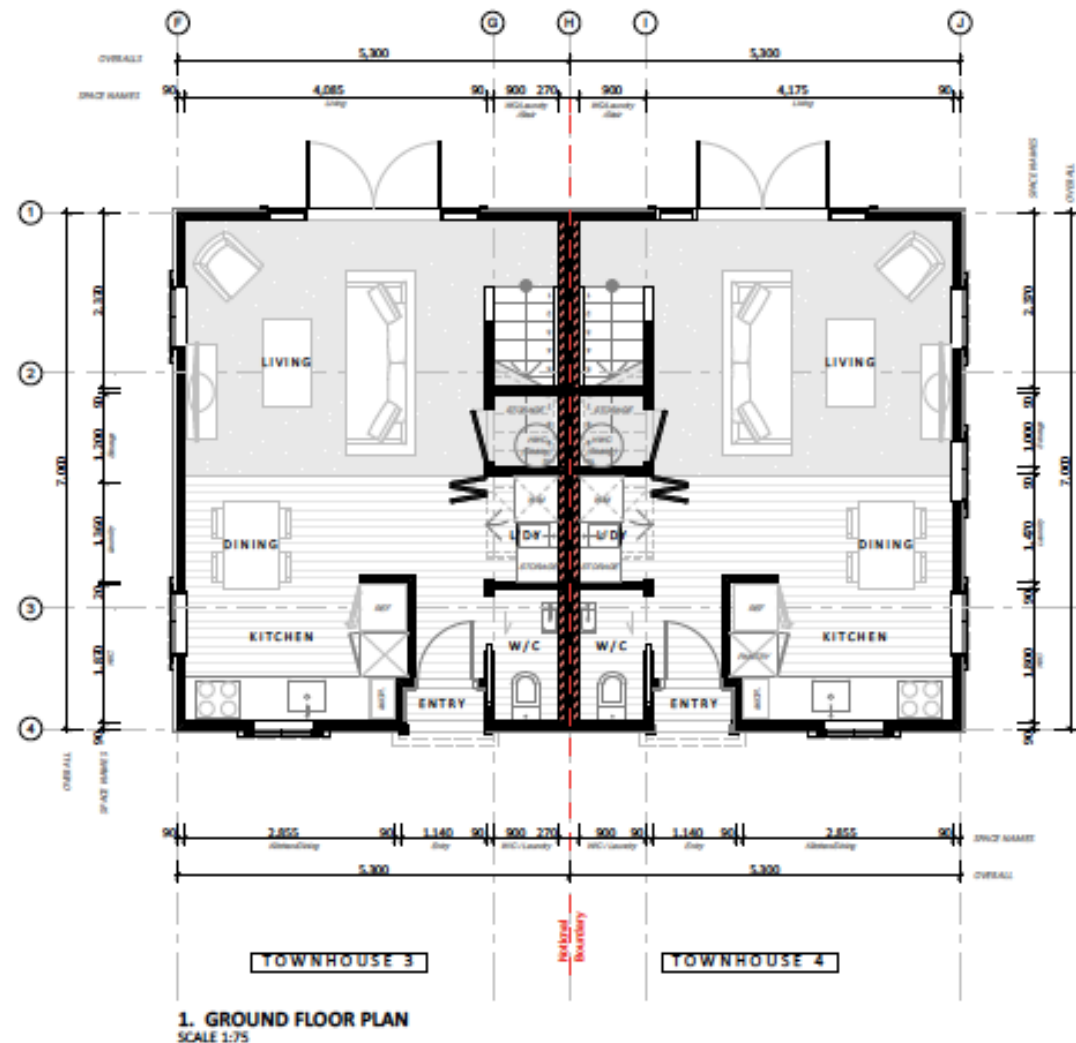
A003 A

DRAWING NO.
LANDSCAPING PLAN



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Rockcote Integre lightweight concrete panel system
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.



BROOKSFIELD

LIVING

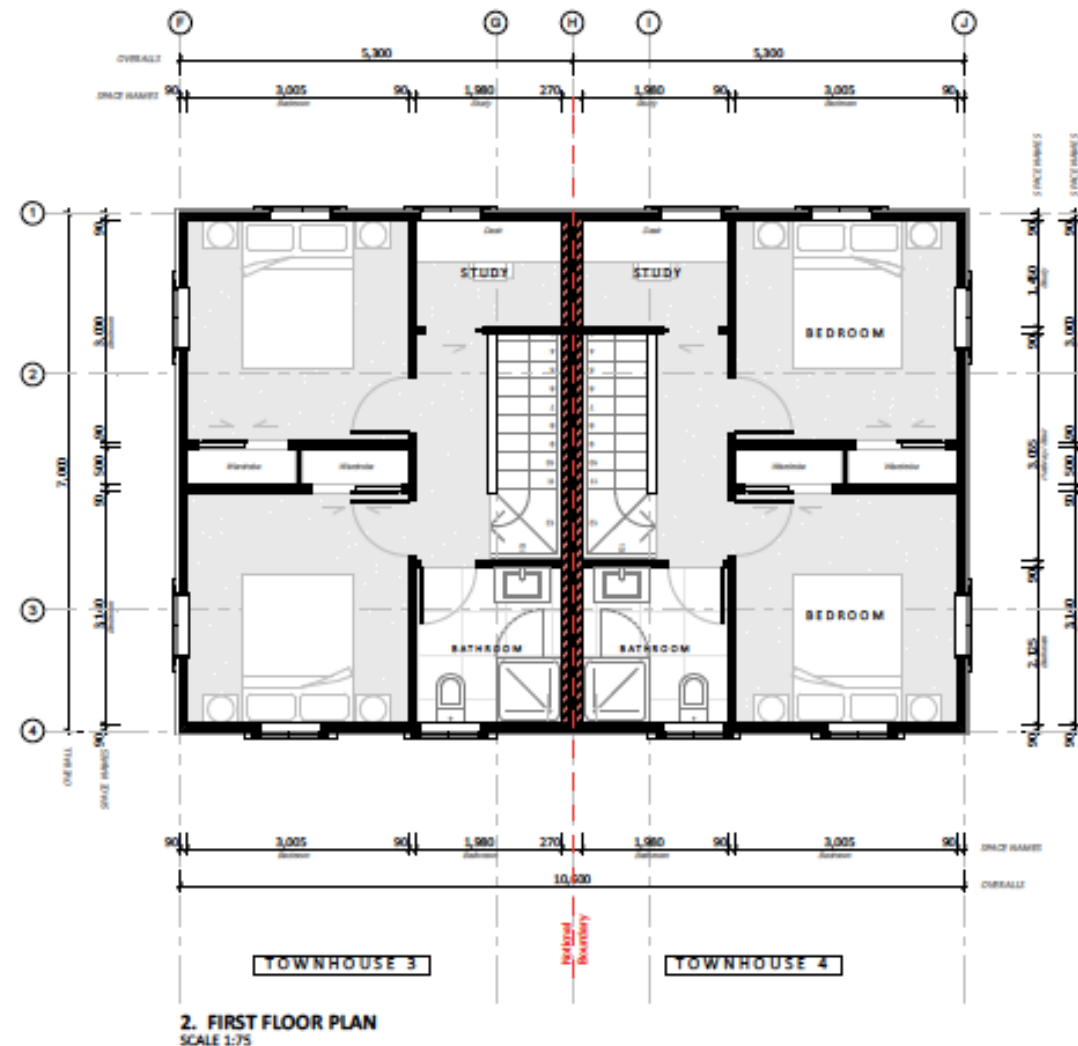
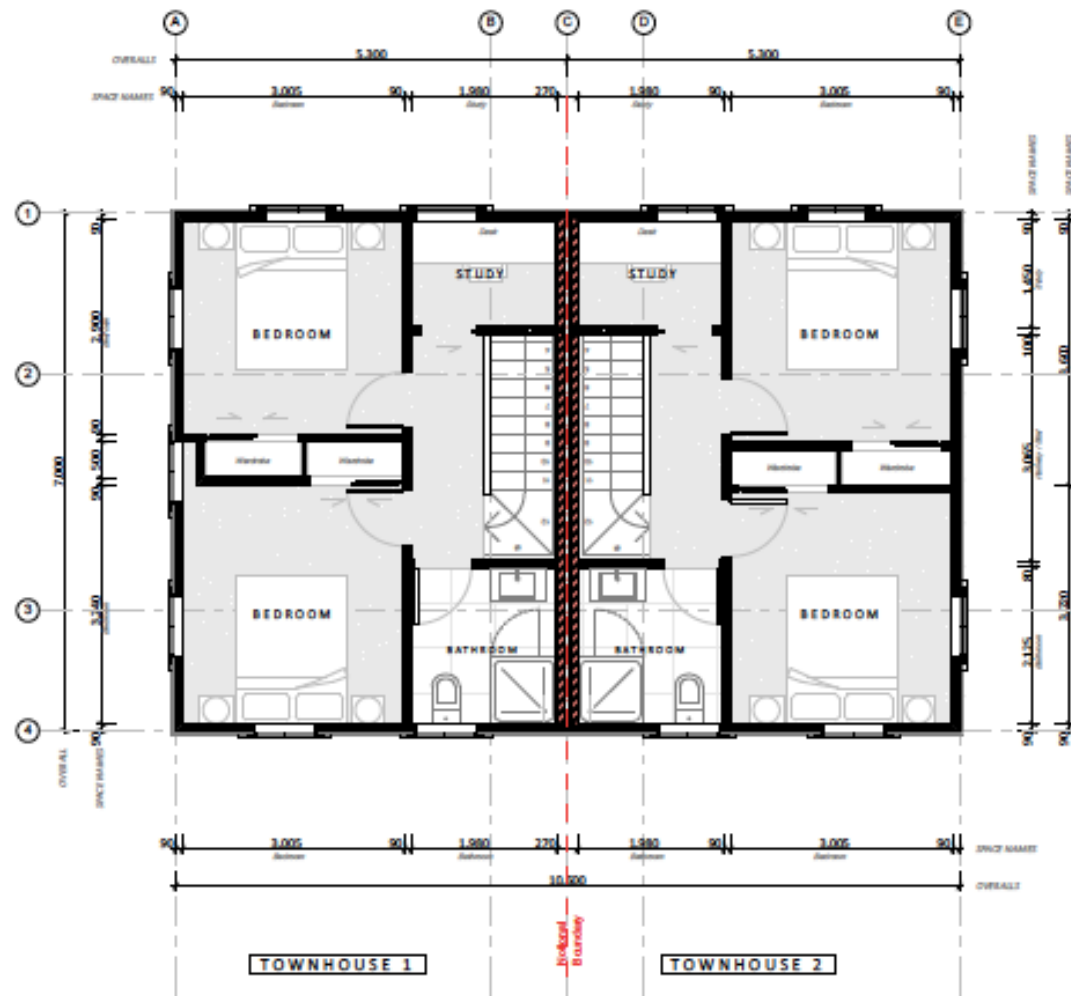
PROJECT NAME
Hastings Street East Townhouses

PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
GROUND FLOOR PLAN



BROOKSFIELD
LIVING

PROJECT NAME
Hastings Street East Townhouses

PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

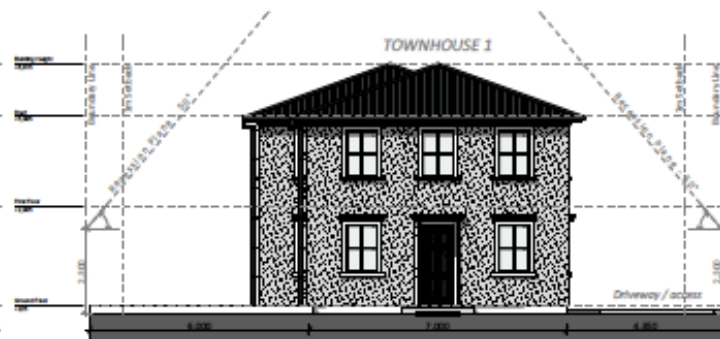
DRAWING NO. REVISION

A101 **A**

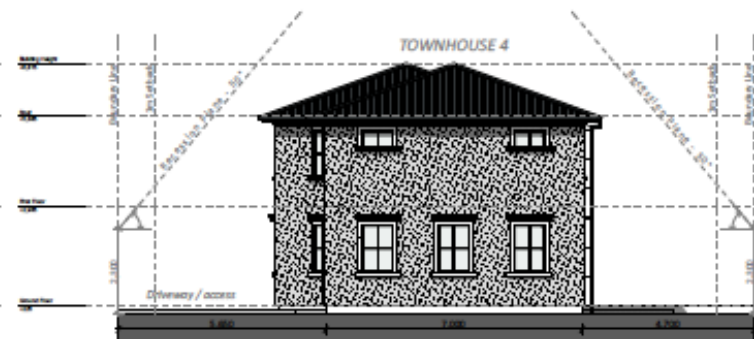
DRAWING NO.
FIRST FLOOR PLAN



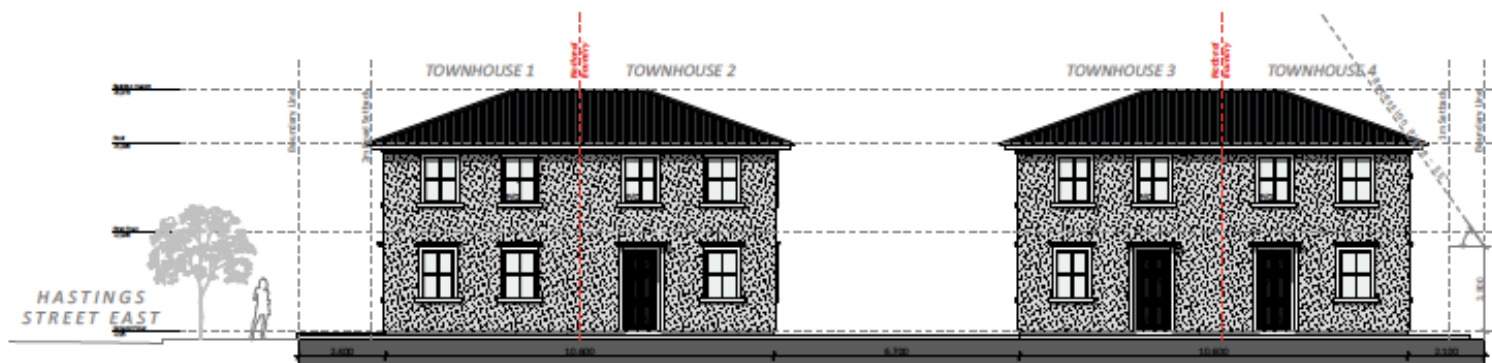
E04 STREET ELEVATION (South)
SCALE 1:150



E04 ELEVATION SOUTH
SCALE 1:150



E02 ELEVATION NORTH
SCALE 1:150



E03 ELEVATION EAST
SCALE 1:150



E01 ELEVATION WEST
SCALE 1:150

BROOKSFIELD LIVING

PROJECT NAME
Hastings Street East Townhouses

PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO. REVISION

A200 **A**

DRAWING NO.
SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render



Rear Townhouse View - Render

BROOKSFIELD LIVING

PROJECT NAME
Hastings Street East Townhouses

PROJECT ADDRESS
119 Hastings Street East
Sydenham
Christchurch

DRAWING NO.

A300

REVISION

A

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1	1 Carpark	72m2	199m2	\$499,000.00
House 2	2 + Study	1.5	1 Carpark	72m2	121m2	\$509,000.00
House 3	2 + Study	1.5	1 Carpark	72m2	137m2	\$509,000.00
House 4	2 + Study	1.5	1 Carpark	72m2	110m2	\$519,000.00

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

