

24 BUNYAN STREET

Waltham, Christchurch

9 Classically designed townhouses



BROOKSFIELD

0800 548 454 | 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 with 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, layouts and the classical language used in our homes.

What people say:

These are simply perfect. Seeing your vision and Ben's signature detailing - so very impressive.

- M.B

Thank you for being the only developer in town building something sensitive to the surrounding areas and considering the long-term considerations like sustainability and solar.

- B.H.

THE BROOKSFIELD DIFFERENCE

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 contemporary lifestyles. Inside every Brooksfield home you'll find stone benchtops, tiled bathrooms, low-VOC paints and double glazed windows 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 25-29 Bunyan Street



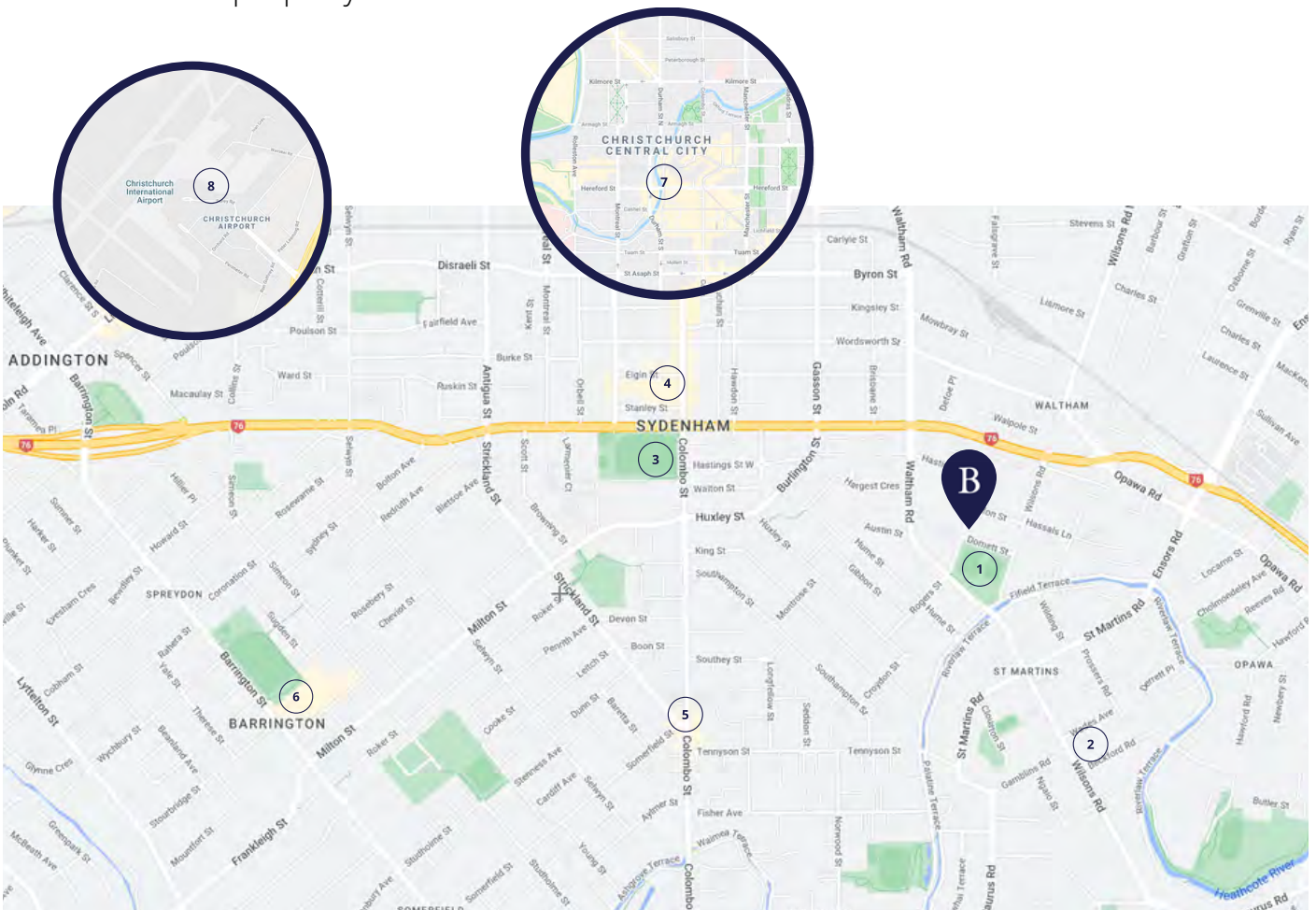
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LOCATION

24 Bunyan Street

These 9 Brookfields Heritage homes are located in the up and coming suburb of Waltham. As these homes are placed just out of the four aves and on the doorstep of the city centre, many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home or investment property.



- 1 Waltham Park/Pools - 40m
- 2 St Martins Shopping Centre - 1km
- 3 Sydenham Park - 1.5km
- 4 The Colombo Mall - 1.7km
- 5 Beckenham Village - 1.7km
- 6 Barrington Mall and Park - 2.8km
- 7 Christchurch CBD - 2.9km
- 8 Christchurch International Airport - 13.1km (18min)

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LAYOUT

24 Bunyan Street

These 9 homes are thoughtfully laid out and designed with families in mind. These homes have ample space, east and west facing living areas and two courtyards well positioned to capture morning and evening sun. They are planted in the English cottage style with high hedges and low garden beds full of flowering shrubs.



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FLOOR PLANS

24 Bunyan Street - Homes 1-4 & 7-8



3



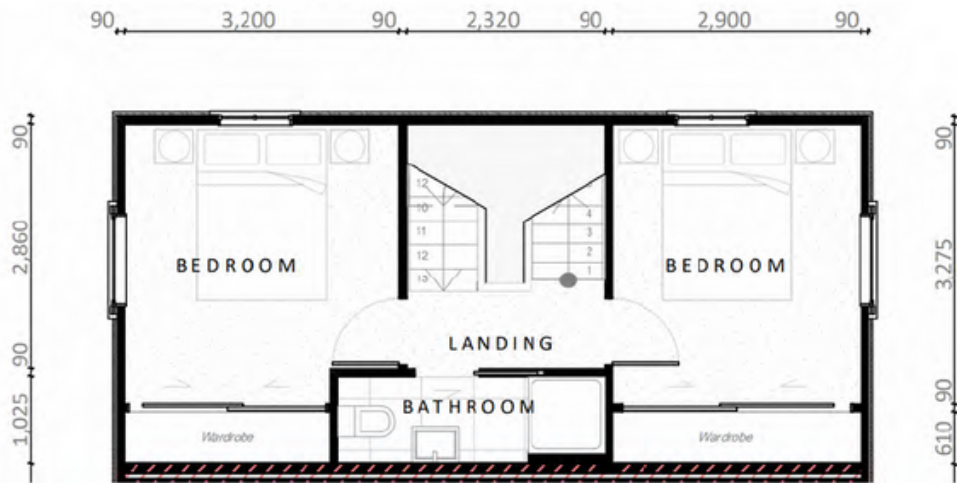
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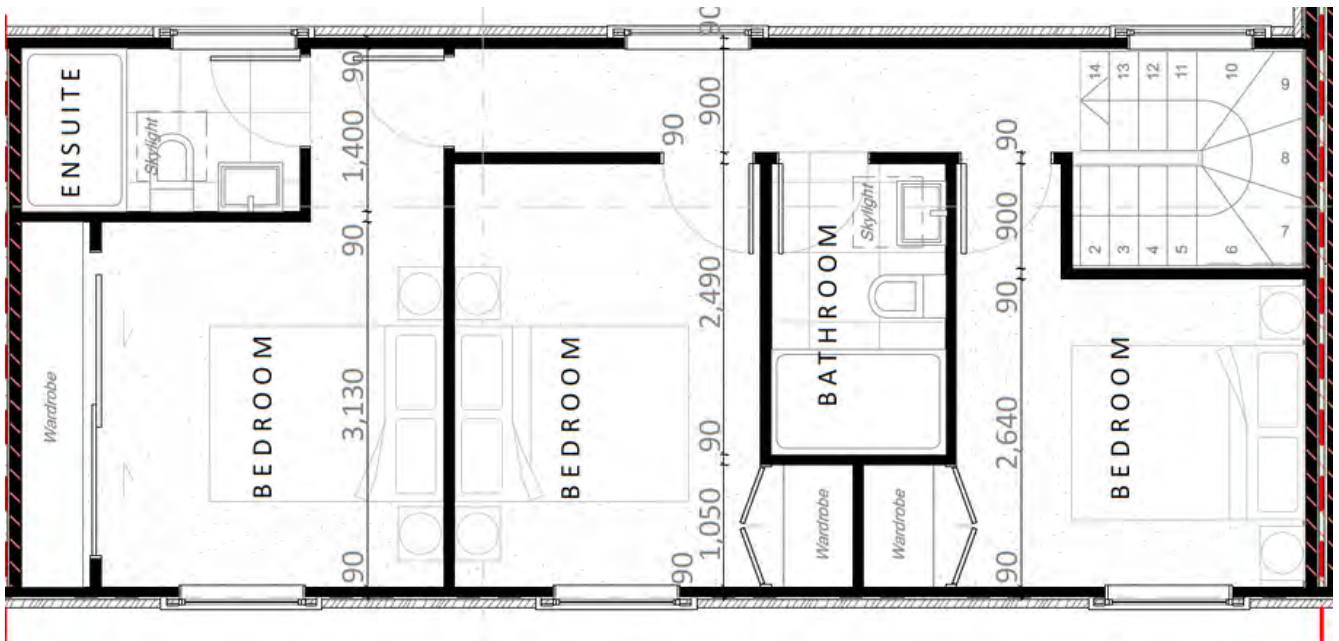
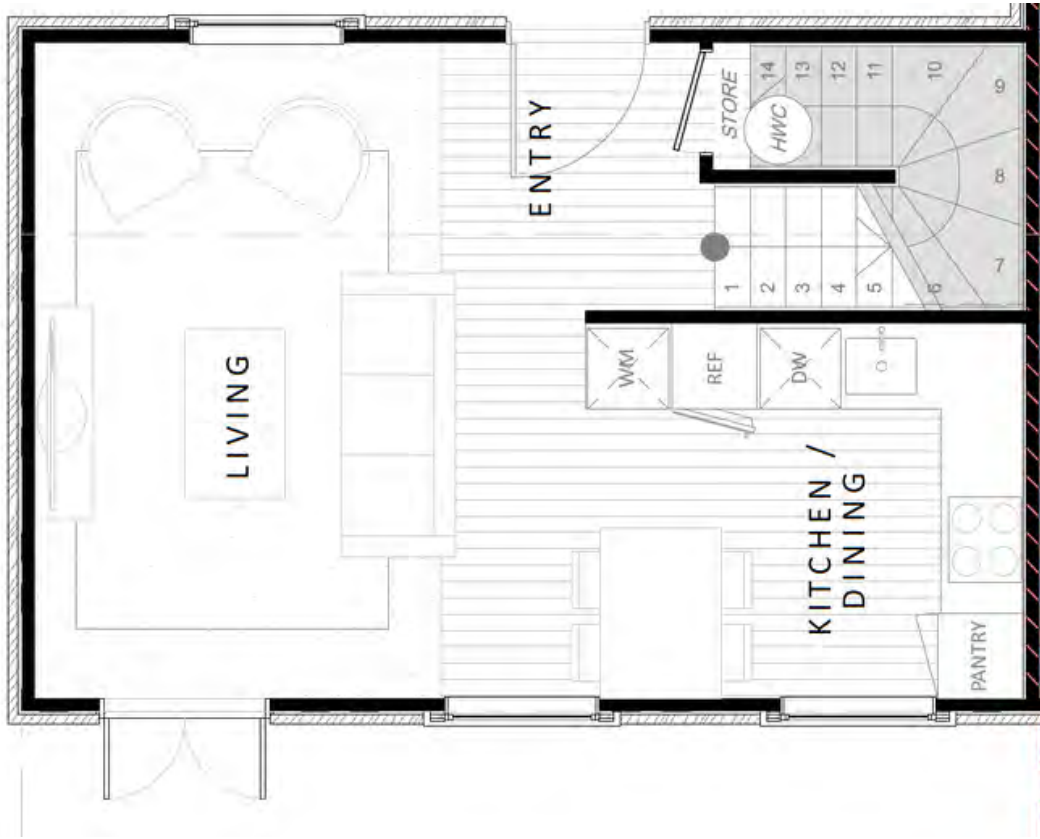


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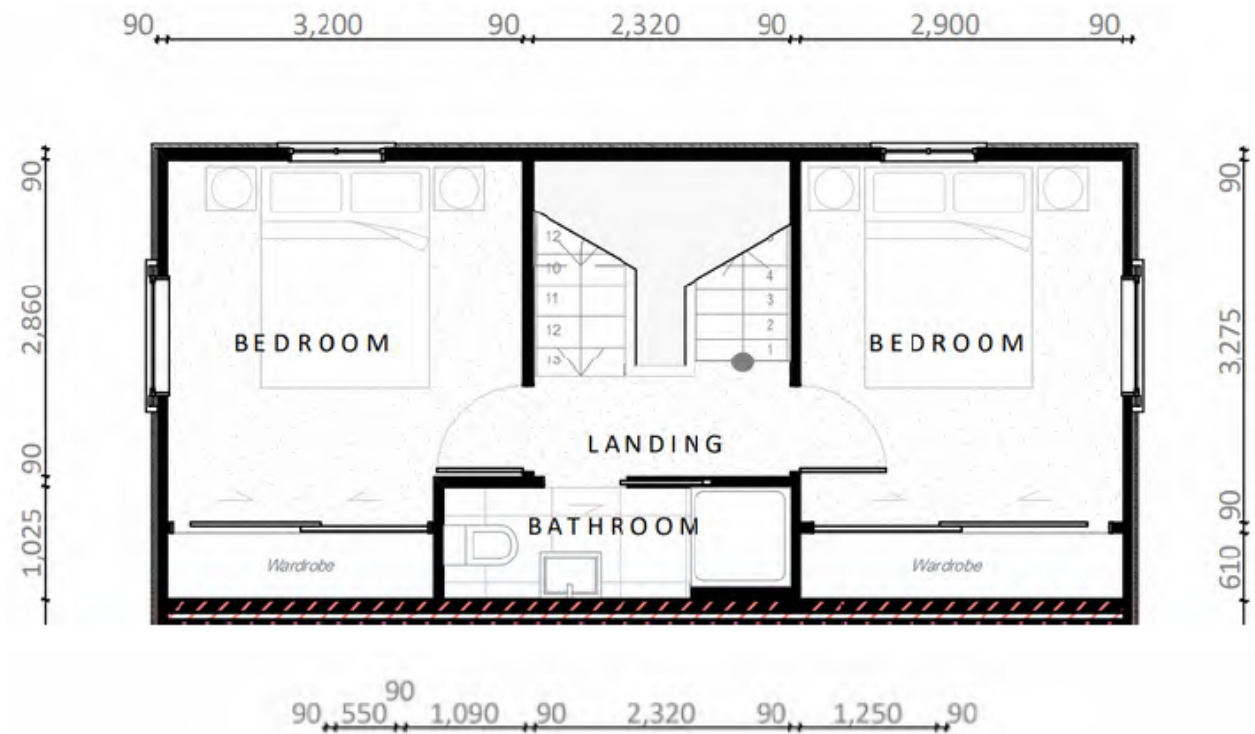
FLOOR PLANS

24 Bunyan Street - Home 5



FLOOR PLANS

24 Bunyan Street - Home 9



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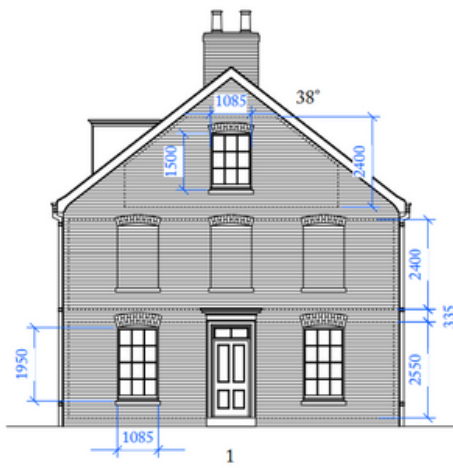
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ELEVATIONS

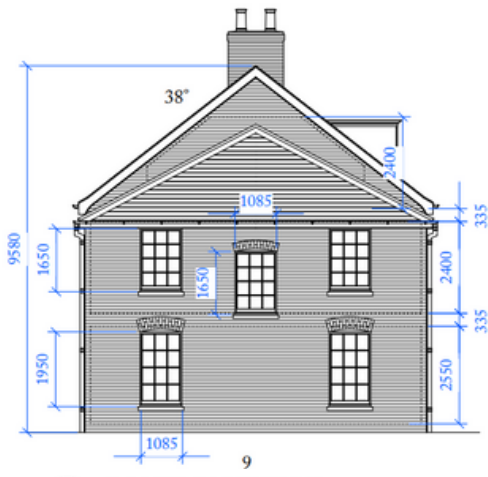
24 Bunyan Street



1 BUNYAN STREET ELEVATION
1:100 @ A1 / 1:200 @ A3



2 DOMETT STREET ELEVATION
1:100 @ A1 / 1:200 @ A3



4 NORTH ELEVATION
1:100 @ A1 / 1:200 @ A3



3 REAR ELEVATION
1:100 @ A1 / 1:200 @ A3

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DESIGN

Brooksfield Heritage

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

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Brick



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2
keyless entry

Interior



Walls - Half Merino
Low-VOC Paint



Skirtings, Ceilings & Doors -
Quarter Merino
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 - Patio Doors



Venetian Blinds - All Windows



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 - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



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

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PRICE LIST

24 Bunyan Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE	CAR PARK	PRICE
House 1	3	2	95.5m ²	1 Car Park	\$749,000
House 2	3	2	95.5m ²	1 Car Park	\$739,000
House 3	3	2	95.5m ²	1 Car Park	\$739,000
House 4	3	2	95.5m ²	1 Car Park	\$739,000
House 5	3	2	88m ²	1 Car Park	\$739,000
House 6	2	1	69m ²	1 Car Park	\$649,000
House 7	3	2	95.5m ²	1 Car Park	\$739,000
House 8	3	2	95.5m ²	1 Car Park	\$739,000
House 9	2	1	73m ²	1 Car Park	\$649,000

Estimated start

Estimated completion

Title type

March 2023

September 2023

Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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Your Rental Appraisal

20 February 2023

ADDRESS: 24 Bunyan Street, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, we believe a fair market rent would be **\$490 - \$500 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



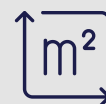
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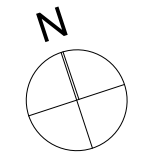
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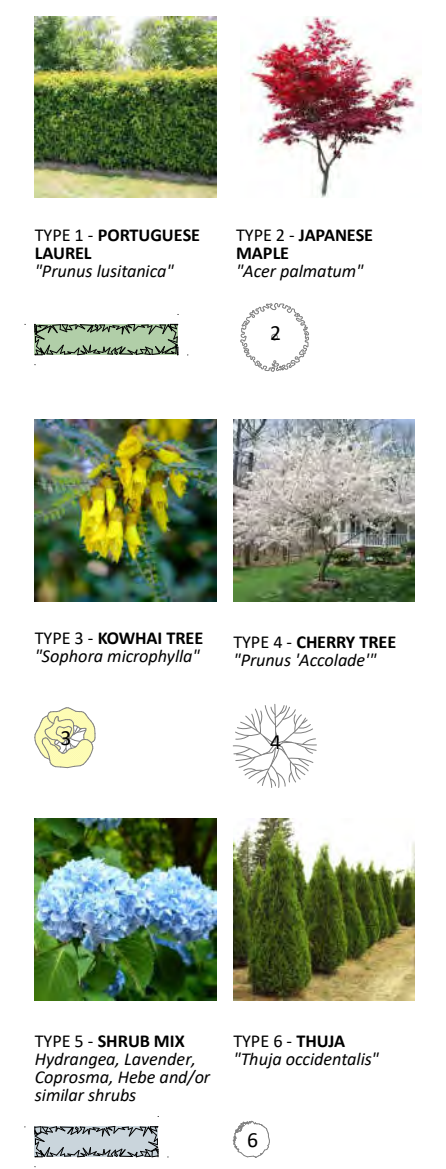


LANDSCAPING PLAN LEGEND

- Grass/Lawn Area
- Planting Area
 - medium bark chip finish
 - trees to be 1.5m min. height at the time of planting
- Lime Area
 - lime chip finish
- Paver
 - 600x600 concrete pavers
- Patio/Path
 - formed with 100mm concrete slab
- Driveway
 - Brushed concrete to engineers specifications
- Timber Fence
 - 1800mm High
 - 150x19 Rough sawn palls overlapped capping
 - Unpainted
- Washing Line
 - foldable washing line on fence

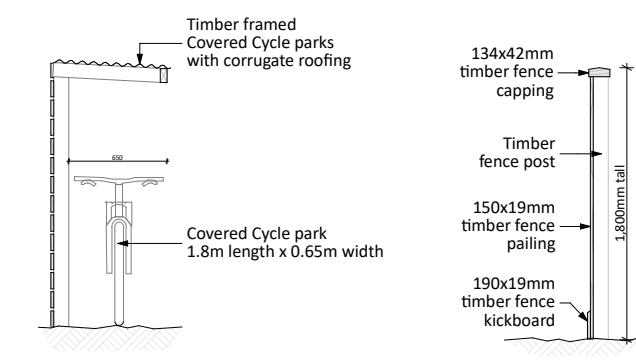
NOTES:
Landscaping areas to be 50% trees 50% shrubs

PLANT LEGEND



NOTES:
 ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK OR ORDERING MATERIALS.
 ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND THE VISUAL CODE AND ALL RELEVANT AND ASSOCIATED STANDARDS, CODES AND TERRITORIAL AUTHORITY BYLAWS.
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ISSUE	STAGE	REV	DATE
Concept Issue	A		15/10/2022
Prinlin Trees Issue	B		07/11/2022
Trees Issue TH 566	C		10/11/2022
Trees Issue	D		15/11/2022
Prinlin RC Issue	E		20/11/2022
RC Issue	F		26/11/2022



0. LANDSCAPING PLAN
SCALE 1:125

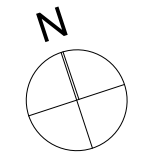


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www.designworkshop.co.nz | 15000 Ferry Road, Ferryhill, Christchurch

SCALE	1:50, 1:100, 1:125
DATE	26/11/2022
JOB NO.	DW1419
DRAWN	MH, BA
CHECKED	DWA
DRAWING NO.	REVISION

A004 **F**
DRAWING NO. **LANDSCAPING PLAN**



SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

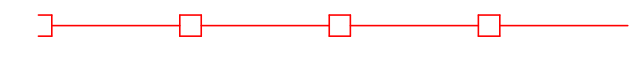
SEDIMENT CONTROL FENCE

Refer to Figure 9 & 10 - From Environment Canterbury - Erosion and Sediment Control Guidelines for Small Sites Figure 9 & 10 pg 10

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

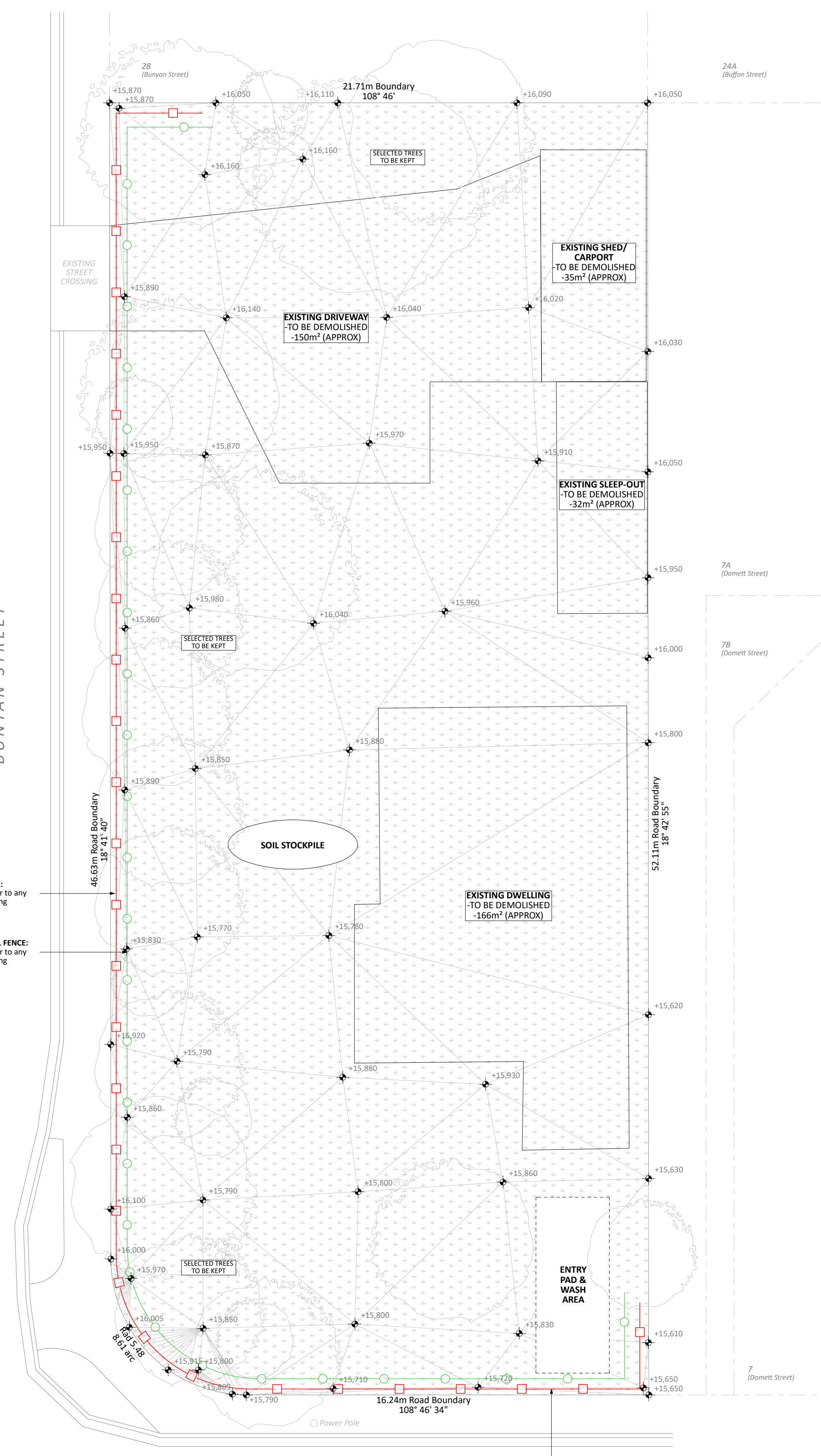


Person responsible for implementation and maintenance of sediment controls is:
Hamish Cochrane (Development Manager for Brookfield Living)
 Mobile: 027 969 5045
 Email: hamish@brookfield.co.nz

LEGEND - LEVELS

- Proposed Finished Ground / Surface Level
- Existing Ground Level

Note: Site Levels based on survey ref. 15577 carried out by Survus Consultants on 09/2022
 Minimum FFL: No required level (District plan/flood assessment)



WORK-SITE BARRIER:
 - To be installed prior to any site works commencing.

SEDIMENT CONTROL FENCE:
 - To be installed prior to any site works commencing.

SITE ACCESS:
 - Allow for site access entry with lockable gate in work-site barrier (approx location)

0. EXISTING/SEDIMENT CONTROL
 SCALE 1:125

NOTES:

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Practise Issue TH 142	B		07/11/2022
Practise Issue TH 142	B		07/11/2022
Practise Issue TH 142	B		07/11/2022
Practise Issue TH 142	B		07/11/2022
Practise Issue TH 142	B		07/11/2022
Practise Issue TH 142	B		07/11/2022

CONSULTANTS
 Survus Consultants

CLIENT
 Brookfield Living

PROJECT NAME
 Bunyan Street Townhouses

PROJECT ADDRESS
 24 Bunyan Street
 Waltham
 Christchurch



Design Workshop Architecture.
 www.dwa.co.nz | 03 378 6666 | 15000 Ferry Road, Ferryvale, Christchurch

SCALE: 1:125, 1:100 @ A1
 DATE: 26/01/2023
 JOB NO.: DW1419
 DRAWN: MH, BA
 CHECKED: DWA
 DRAWING NO.: REVISION

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 DRAWING NO.: EXISTING/SEDIMENT CONTROL

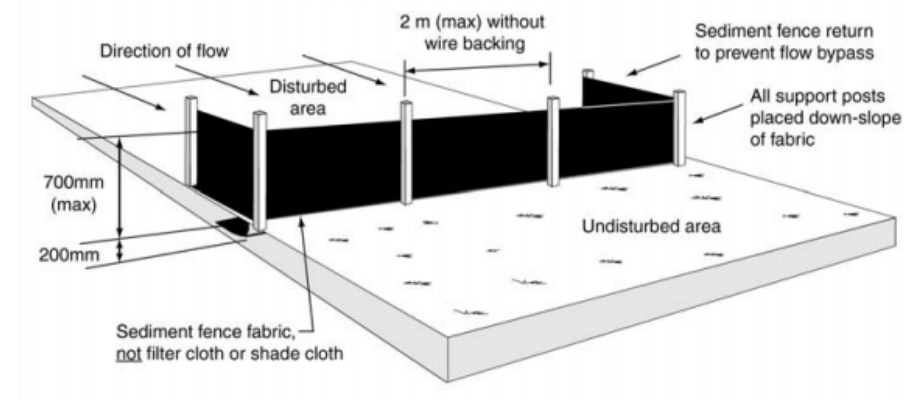


FIGURE 9 SEDIMENT FENCE CONSTRUCTION

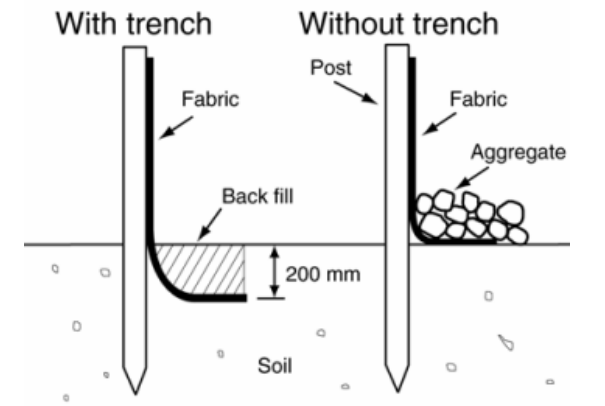


FIGURE 10 ALTERNATIVE SEDIMENT FENCE INSTALLATIONS (WITH OR WITHOUT FENCE)

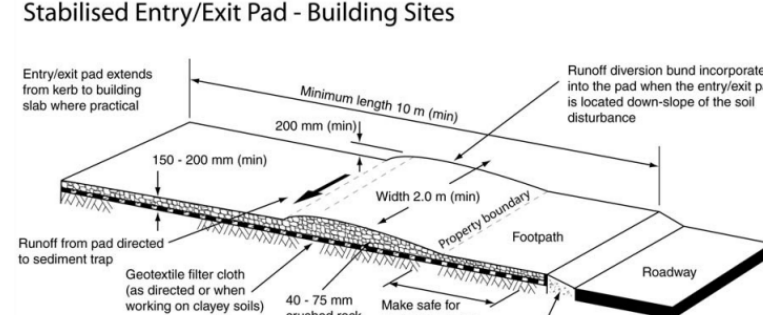
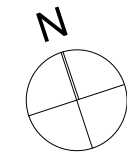


FIGURE 3 TYPICAL ALL-WEATHER SITE ACCESS STABILISED ENTRY/EXIT PAD



PROJECT INFO:

Address: 24 Bunyan Street
Waltham
Christchurch

Legal Description: Lot 125 DP 45
Title: CB372/207

Site Area: 1132m² (more or less)
Building Area: 835.6m² (332.1m² over slab) (54.57m² patios)
Site Coverage: 34.2% (incl. patios)

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

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

PROJECT FIGURES:

Gross Floor Area: Unit 1 - 96.8m² (36.9m² over slab)
Unit 2 - 96.8m² (36.9m² over slab)
Unit 3 - 96.8m² (36.9m² over slab)
Unit 4 - 96.8m² (36.9m² over slab)
Unit 5 - 88.8m² (36.9m² over slab)
Unit 6 - 69.2m² (36.9m² over slab)
Unit 7 - 96.8m² (36.9m² over slab)
Unit 8 - 96.8m² (36.9m² over slab)
Unit 9 - 96.8m² (36.9m² over slab)
Total - 835.6m² (332.1m² over slab)

Net Floor Area: Unit 1 - 89.4m²
(from internal wall)
Unit 2 - 89.4m²
Unit 3 - 89.4m²
Unit 4 - 89.4m²
Unit 5 - 83.1m²
Unit 6 - 64m²
Unit 7 - 89.4m²
Unit 8 - 89.4m²
Unit 9 - 89.4m²

Impervious Areas: 202m² (driveway)
54.57m² (Patio's + THS-6)
327.3m² (Buildings over slab)
Total: 583.87m² (51.57% cover)

Landscaping Area: 25.86m² (292.8%)
Planting Area: 23.09m² (261.4%)

Earthworks: Driveways: 202m² x 0.3m = 60.6m³
Patios: 54.57m² x 0.1m = 5.457m³

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.

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 S62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:10Dmin 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.
- Outdoor tap
- Brass outdoor hose tap
- Individual Letterboxes fixed to fence
- 8x Bunyan Street
- 1x Domett Street
- Proposed Finished Ground / Surface Level
- Existing Ground Level
- Existing Site Levels based on Survus Consultants Survey Plan, Project number: 15577, carried out on the 12/09/2022
- Minimum FFL: No required minimum (District plan/flood assessment)

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RC Issue	F		26/11/2022

CONSULTANTS
Survus Consultants

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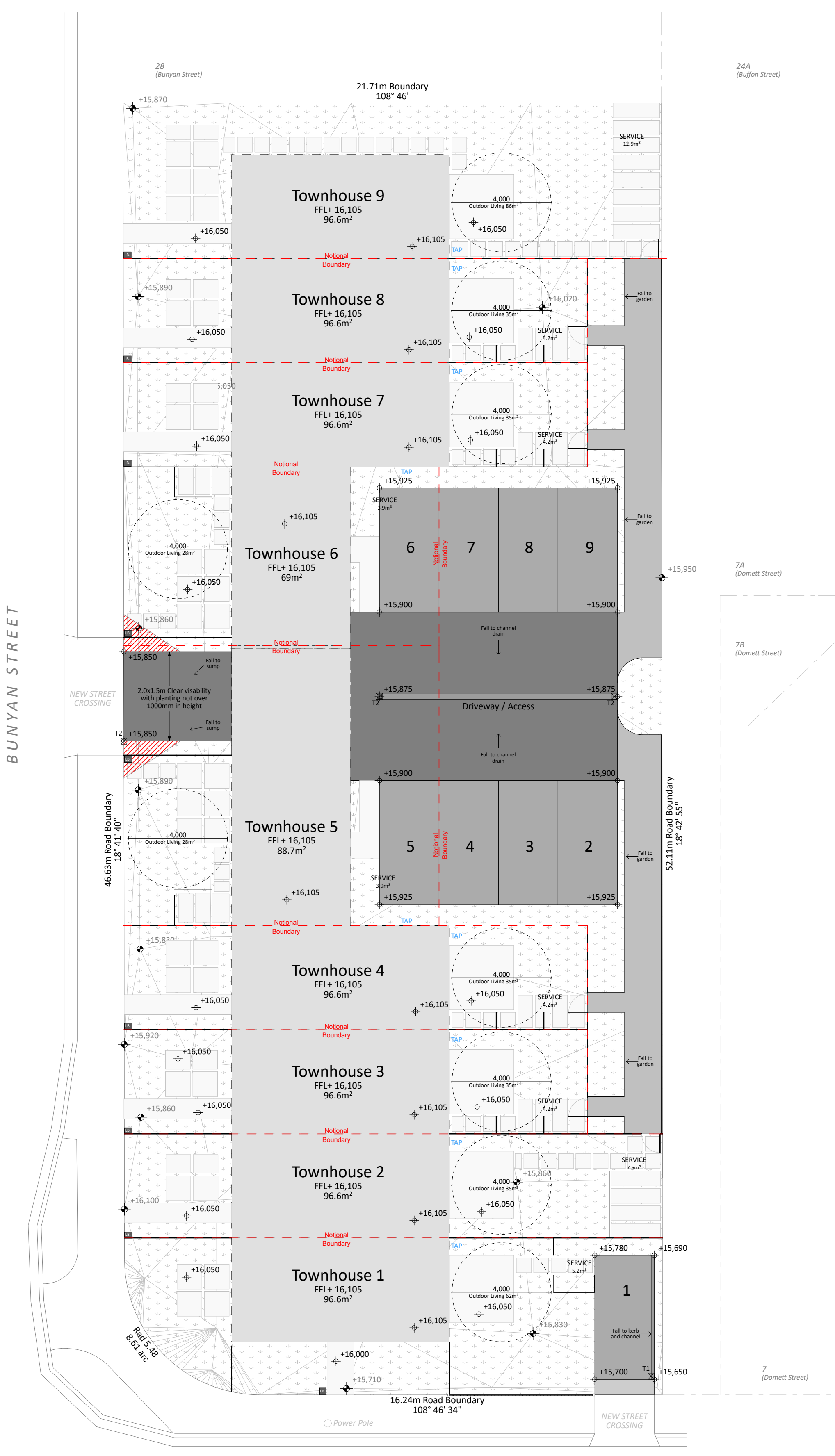
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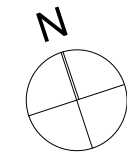
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DATE	26/01/2023
JOB NO.	DW1419
DRAWN	MH, BA
CHECKED	DWA
DRAWING NO.	REVISION

A002 F

DRAWING NO. SITE PLAN



0. SITE PLAN
SCALE 1:125



SITE BOUNDARY PLAN LEGEND

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

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

TOWNHOUSE 1:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 2:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 3:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 4:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 5:
 Ground Floor Area: 34.5m²
 First Floor Area: 34.2m²
 Total Floor Area: 68.7m²
 Property Area: TBCm²

TOWNHOUSE 6:
 Ground Floor Area: 35.2m²
 First Floor Area: 34.5m²
 Total Floor Area: 69.7m²
 Property Area: TBCm²

TOWNHOUSE 7:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 8:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

TOWNHOUSE 9:
 Ground Floor Area: 36.8m²
 First Floor Area: 36.8m²
 Attic Space Area: 21.3m²
 Total Floor Area: 94.9m²
 Property Area: TBCm²

NOTES:

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ISSUE	STAGE	REV	DATE
Concept Issue	A		15/10/2022
Prinlin Issue TH 142	B		07/11/2022
Issue Issue TH 142	C		10/11/2022
Issue Issue	D		15/11/2022
Prinlin RC Issue	E		20/11/2022
RC Issue	F		26/11/2022

CONSULTANTS
 Survus Consultants

CLIENT
 Brookfield Living

PROJECT NAME
 Bunyan Street Townhouses

PROJECT ADDRESS
 21 Bunyan Street
 Waltham
 Christchurch



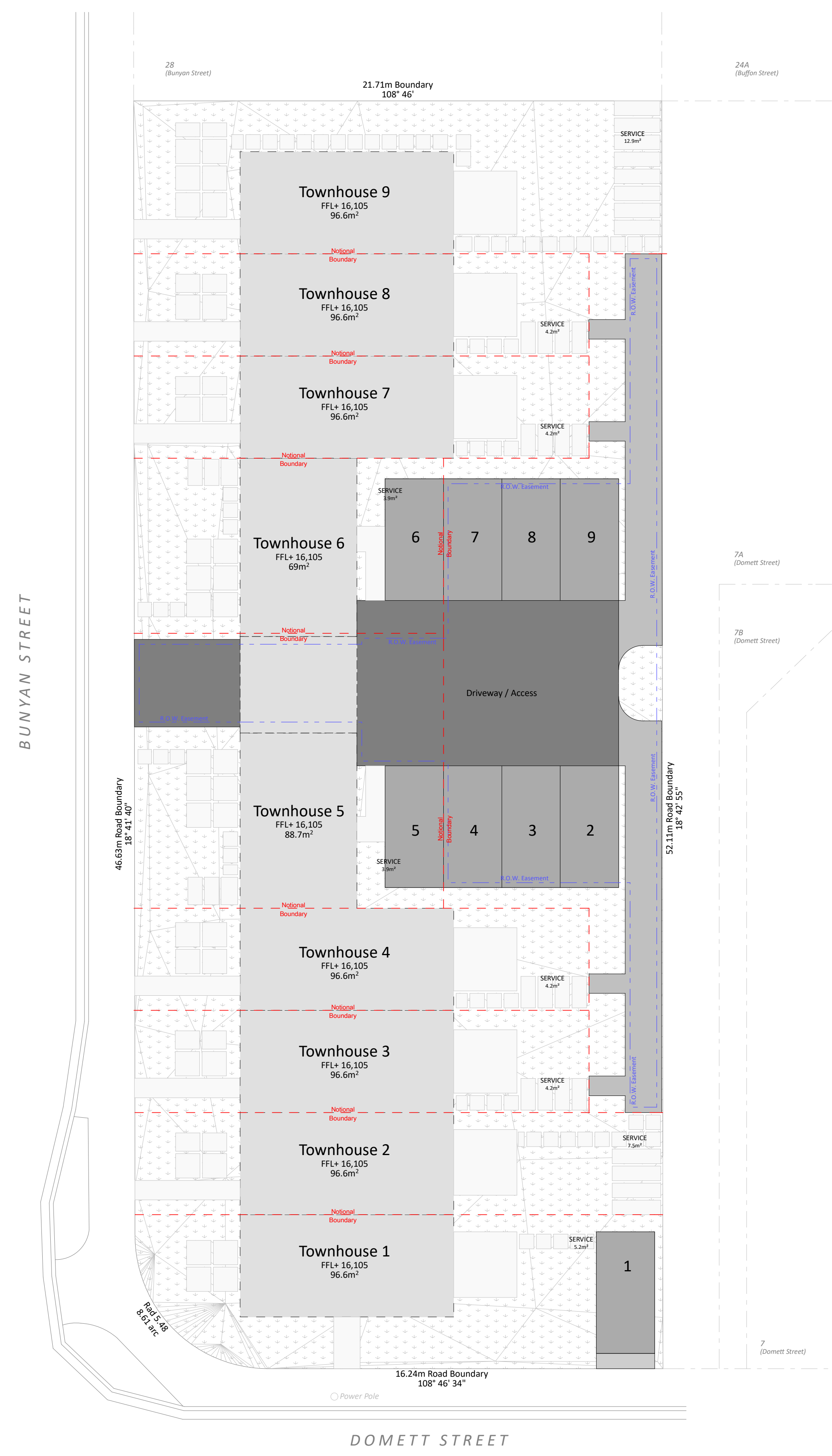
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www.designworkshop.co.nz | 57000 Ferry Road, Ferryhill, Christchurch

SCALE	1:125, 1:100 @ A1
DATE	26/01/2023
JOB NO.	DW1419
DRAWN	MH, BA
CHECKED	DWA
DRAWING NO.	REVISION

A003 F

DRAWING NO. SITE BOUNDARY PLAN



0. SITE BOUNDARY PLAN
 SCALE 1:125



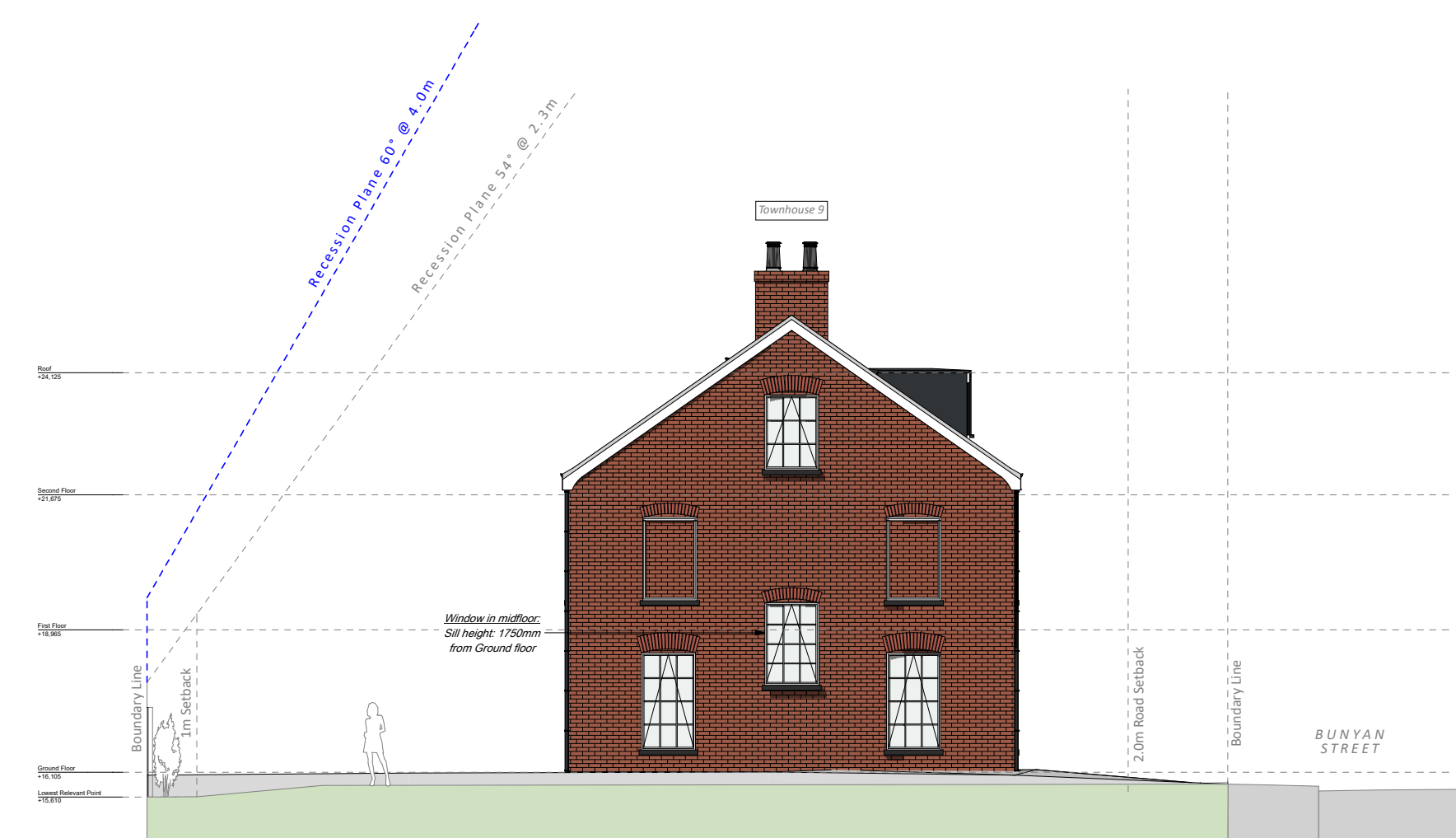
E1 WEST ELEVATION - BUNYAN STREET
SCALE 1:125



E2 EAST ELEVATION
SCALE 1:125



E3 SOUTH ELEVATION - DOMETT STREET
SCALE 1:125



E4 NORTH ELEVATION
SCALE 1:125

LEGEND ELEVATIONS

- Roof**
Diamond Corrugate Colorsteel (0.48MT) Endura roof cladding over Thermokraft Covetex roof underlay
- Colour to be selected by Brookfield Living.
- Brick**
Mainland 70 series brick on 50mm drained cavity system over 7mm Ecoply
- Colour to be selected by Brookfield Living.
- Permanently Obscured Glass**
- As required by Christchurch District Plan 14.4.2.8

NOTES

- Gutter**
Gutter to be 125 Quad Round Profile Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes**
Downpipes to be 800, finish & colour to match roofing (LINO)
- Joinery**
Sierra Pacific uPVC windows
Powder coated aluminium door joinery
- 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 confirmed with Brookfield Living
- Confirm with Brookfield Living before ordering

Risk Matrix - West	
Wind zone:	0
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	11

Risk Matrix - East	
Wind zone:	0
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	11

Risk Matrix - South	
Wind zone:	0
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	11

Risk Matrix - North	
Wind zone:	0
Number of storeys:	1
Roof/wall intersection:	5
Eaves width:	5
Envelope complexity:	0
Deck design:	0
TOTAL:	11

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Prinlin RC Issue	E		20/11/2022
RC Issue	F		26/11/2022

CONSULTANTS
Survus Consultants

CLIENT
Brookfield Living

PROJECT NAME
Bunyan Street Townhouses

PROJECT ADDRESS
24 Bunyan Street
Waltham
Christchurch



SCALE	1:125 @ A1
DATE	26/01/2023
JOB NO.	DW1419
DRAWN	MH, BA
CHECKED	DWA
DRAWING NO.	REVISION
A200	F
DRAWING NO. ELEVATIONS	



SE1 BUNYAN STREET ELEVATION
SCALE 1:125



SE2 DOMETT STREET ELEVATION
SCALE 1:125

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STAGE	REV	DATE
Concept Issue	A	15/10/2022
Practical Issue T1 142	B	07/11/2022
Issue Issue T1 566	C	10/11/2022
Issue Issue	D	15/11/2022
Practical Issue	E	20/11/2023
RC Issue	F	26/11/2023

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A201	F

STREET ELEVATIONS