

252 Wilsons Road, Christchurch

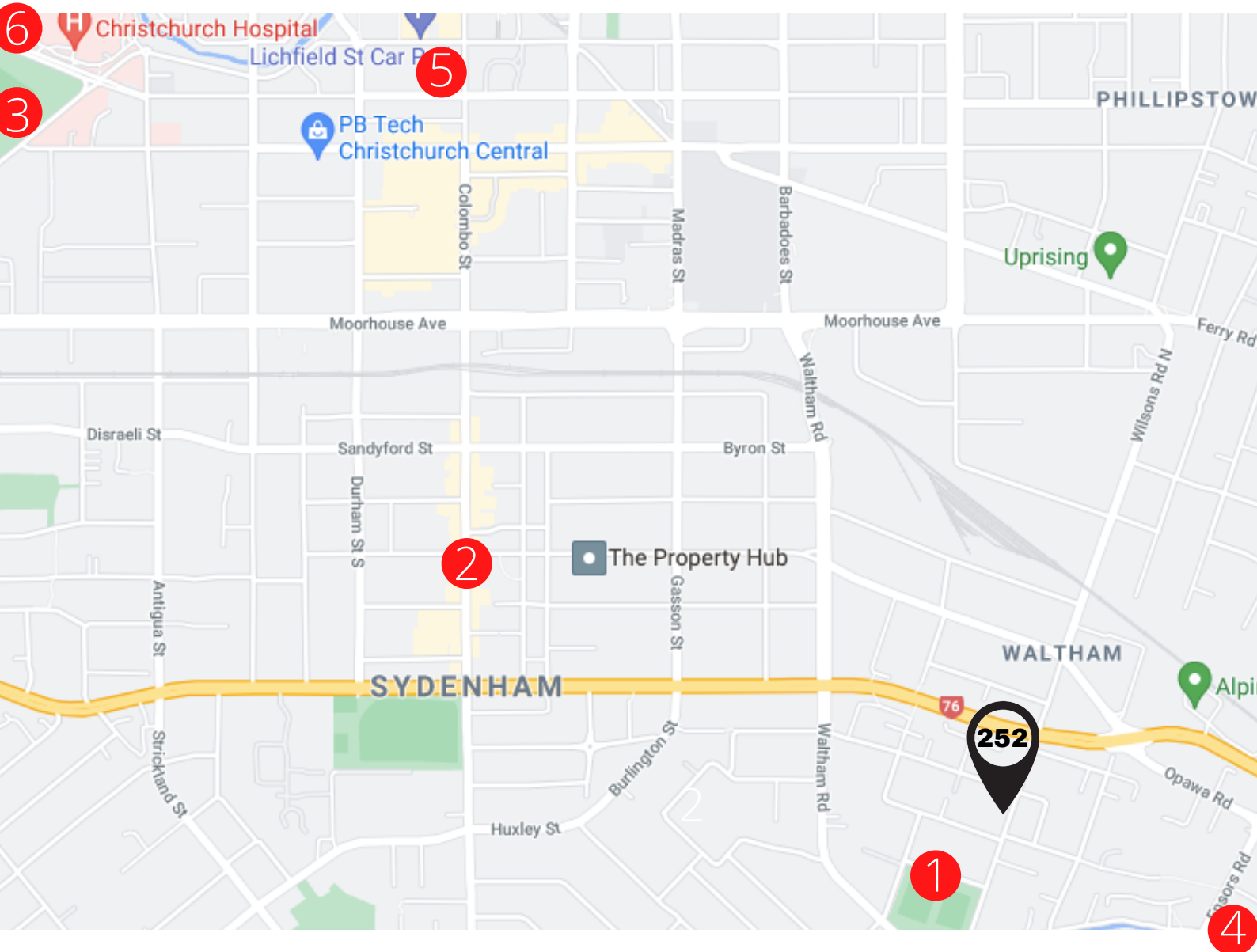
Brooksfield Heritage



BROOKSFIELD
— HERITAGE —

Location

These 3 Brookfield Heritage homes are located on Wilsons Road, 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 Waltham Park (20m)

2 Colombo St Shops (1.8km)

3 Hagley Park / Hospital (3.4km)

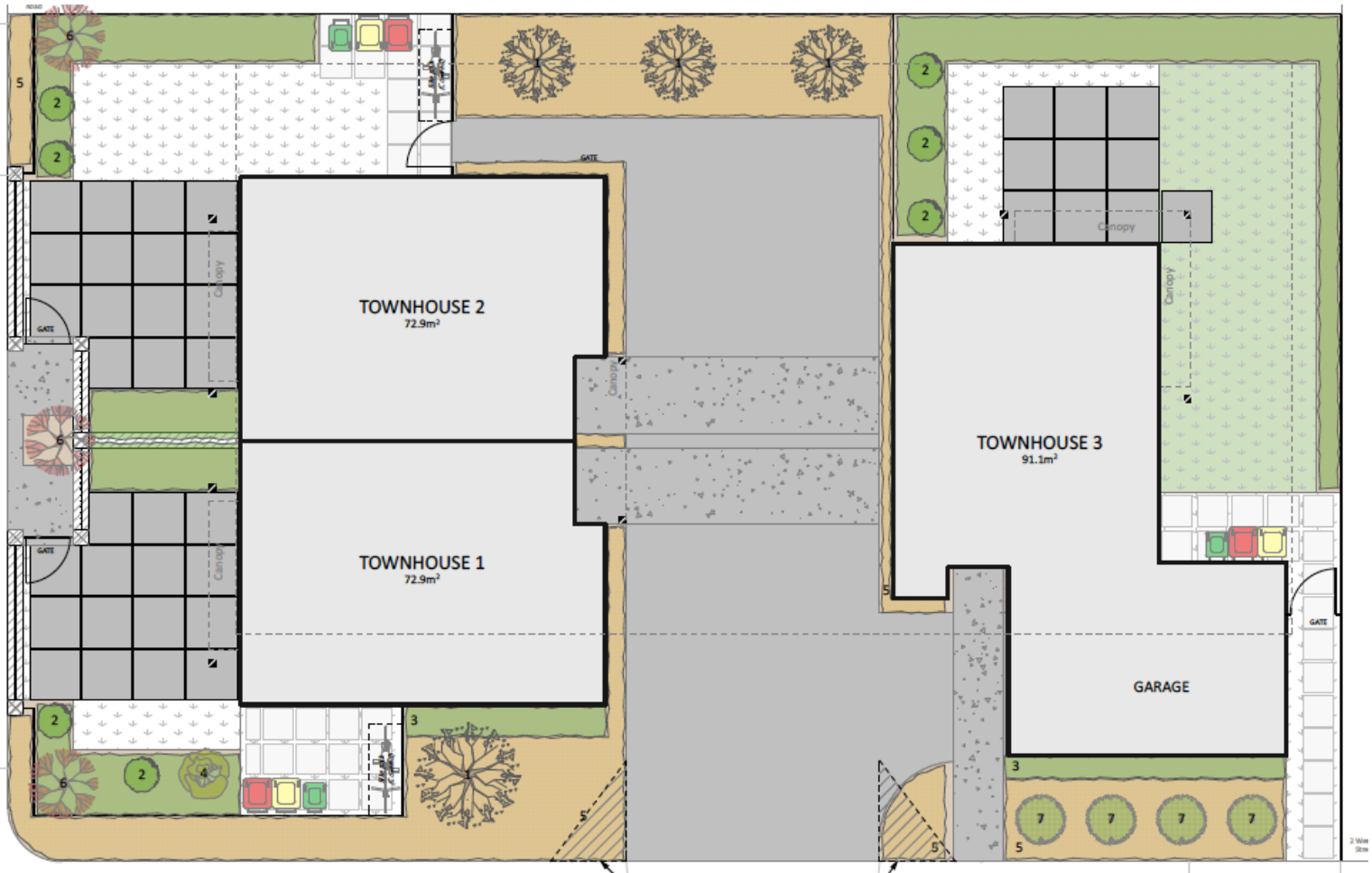
4 Cashmere, Walking tracks (2km)

5 City Centre (2.8km)

6 Airport (13km, 15mins)

Layout

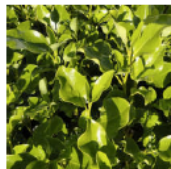
252 Wilsons Road is made up of 3 homes. One of these being a standalone with a single garage and the other two joined with convenient off-street parking. The landscaping includes paved and planted outdoor living with established planting including conifers, cherry trees and pin oak trees.



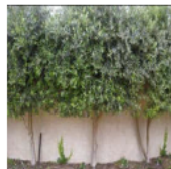
TYPE 1 - PIN OAK
"Quercus palustris"



TYPE 2 - CONIFER
"Thuja occidentalis
"Pyramidalis"



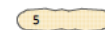
TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



TYPE 5 GRASS/FERN/
SHRUB MIX
Flaxes, grasses, tractor
seats, etc.



TYPE 6 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 7 - LIME TREE
"Tilia x europaea"



Design And Interior

Brooksfield are famous for building the most iconic townhouses in Christchurch and 252 Wilsons Road is no exception. Townhouse 3 is a standalone home featuring a single garage. While all three homes share a similar interior layout of an open plan kitchen, living, dining with a separate toilet and large under-stair storage cupboard. Upstairs is two double bedrooms and a study with a generous bathroom.

2  1  1.5  1 

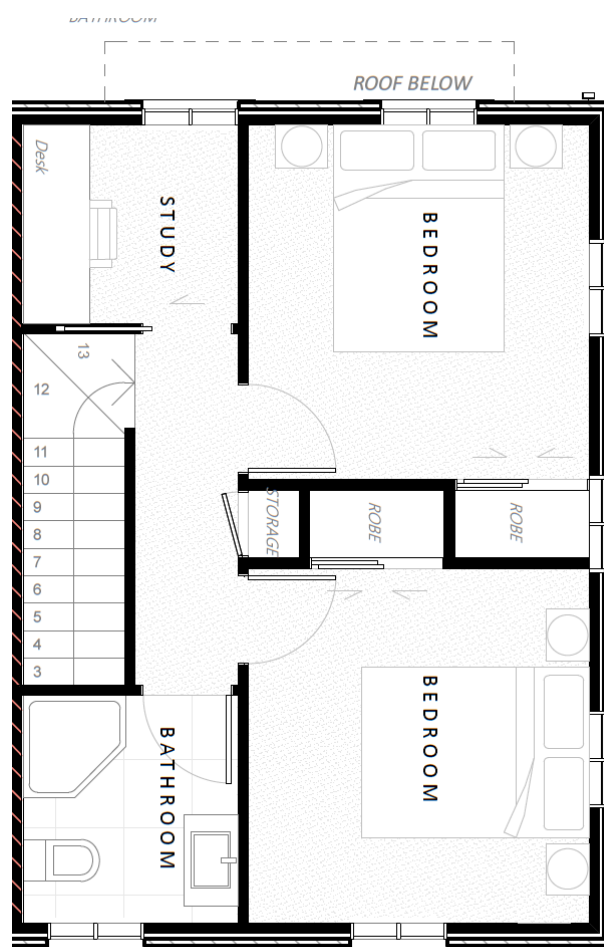
Floor Area m2

73

Ground Floor



First Floor



Colours & Specifications

Exterior



Cladding Houses - Painted Brick



Roof - Longrun roofing

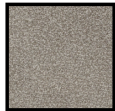


Doorhandle - Schlage S-6000
keyless entry

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



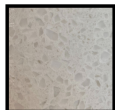
Bathroom Wall Tile -
Subway Tiles



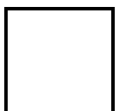
Kitchen Cabinets - White



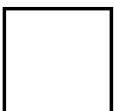
Entrance Floor Tile



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Downstairs W/C vanity



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Shower mixer - Heritage Posh Canterbury



Showerhead & rail - Posh Domaine Brass Rail Shower



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 - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD
— H E R I T A G E —



your rental assessment

252 Wilsons Road, Waltham



27 May 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **252 Wilsons Road, Waltham.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$480 - \$500** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Megan Looyer

Business Development Manager

M 027 217 1273

E megan.looyer@harcourts.co.nz

W grenadierrentshop.co.nz

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

252 Wilsons Road, Waltham

2 1 1 27 May 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **252 Wilsons Road, Waltham.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$500 - \$525** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Megan Looyer

Business Development Manager

M 027 217 1273

E megan.looyer@harcourts.co.nz

W grenadierrentshop.co.nz

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	73m2	\$619,000.00
House 2	2 + Study	1.5	1 Carpark	73m2	\$619,000.00
House 3	2 + Study	1.5	Single Garage	92m2	\$649,000.00

Expected Start

September 2021

Expected Completion

March 2022

Title Type

Fee Simple

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



BROOKSFIELD
— HERITAGE —

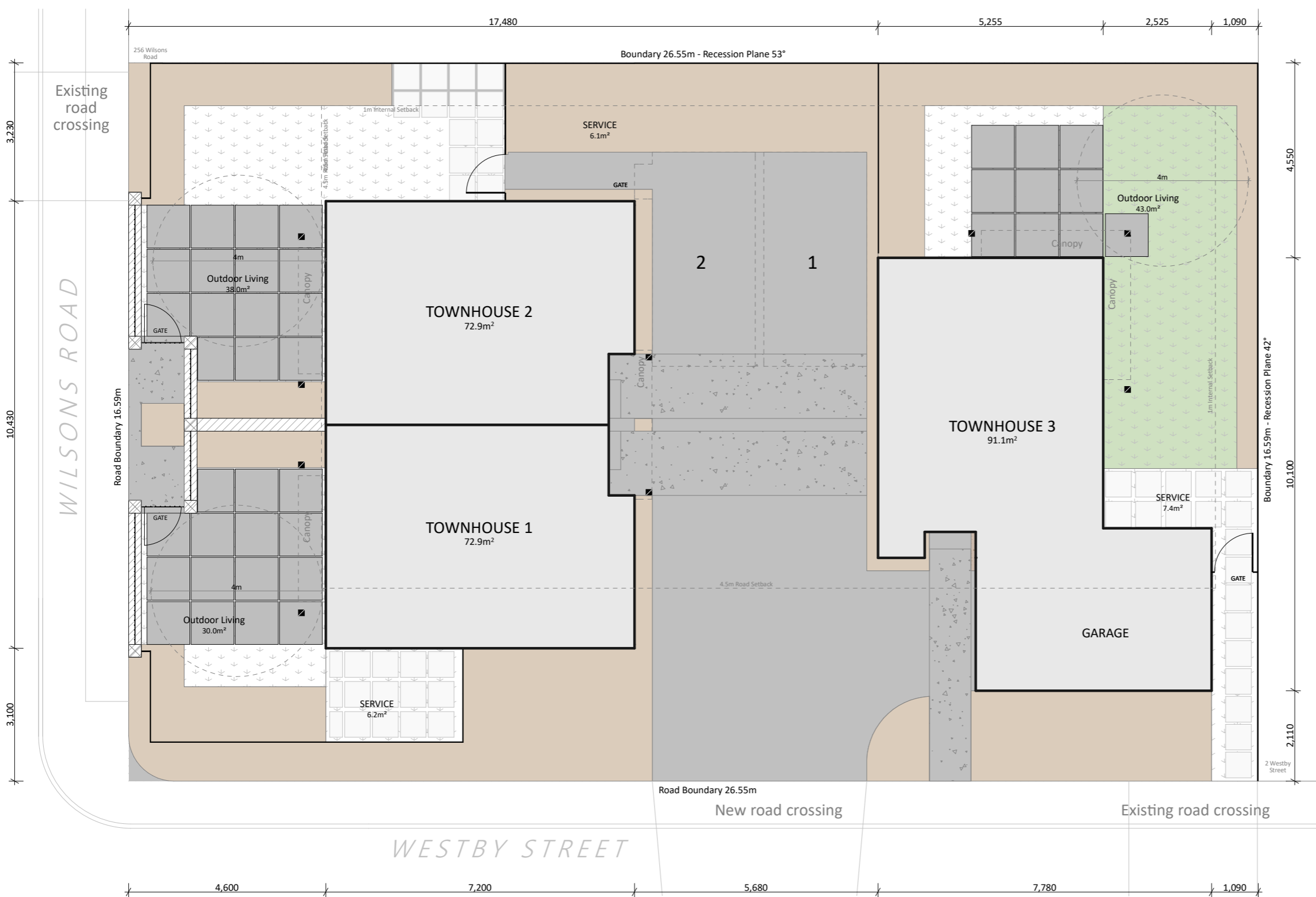
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS GROUND FLOOR
A101	FLOOR PLANS FIRST FLOOR
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



BROOKSFIELD
HERITAGE

W i l s o n s R o a d T o w n h o u s e s
2 5 2 W i l s o n s R o a d , W a l t h a m , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:100

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 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.

PROJECT INFO:

Address: 252 Wilsons Road
Waltham
Christchurch

Legal Description: Lot 1 DP 67126
Title: CB39B/703

Site Area: 442m² (more or less)
Building Area: 236.9m² (127.6m² overslab)
Site Coverage: 28.9%

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

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

SITE PLAN GENERAL NOTES

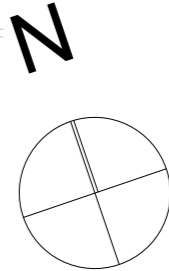
Contractor to confirm all dimensions on site.

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.



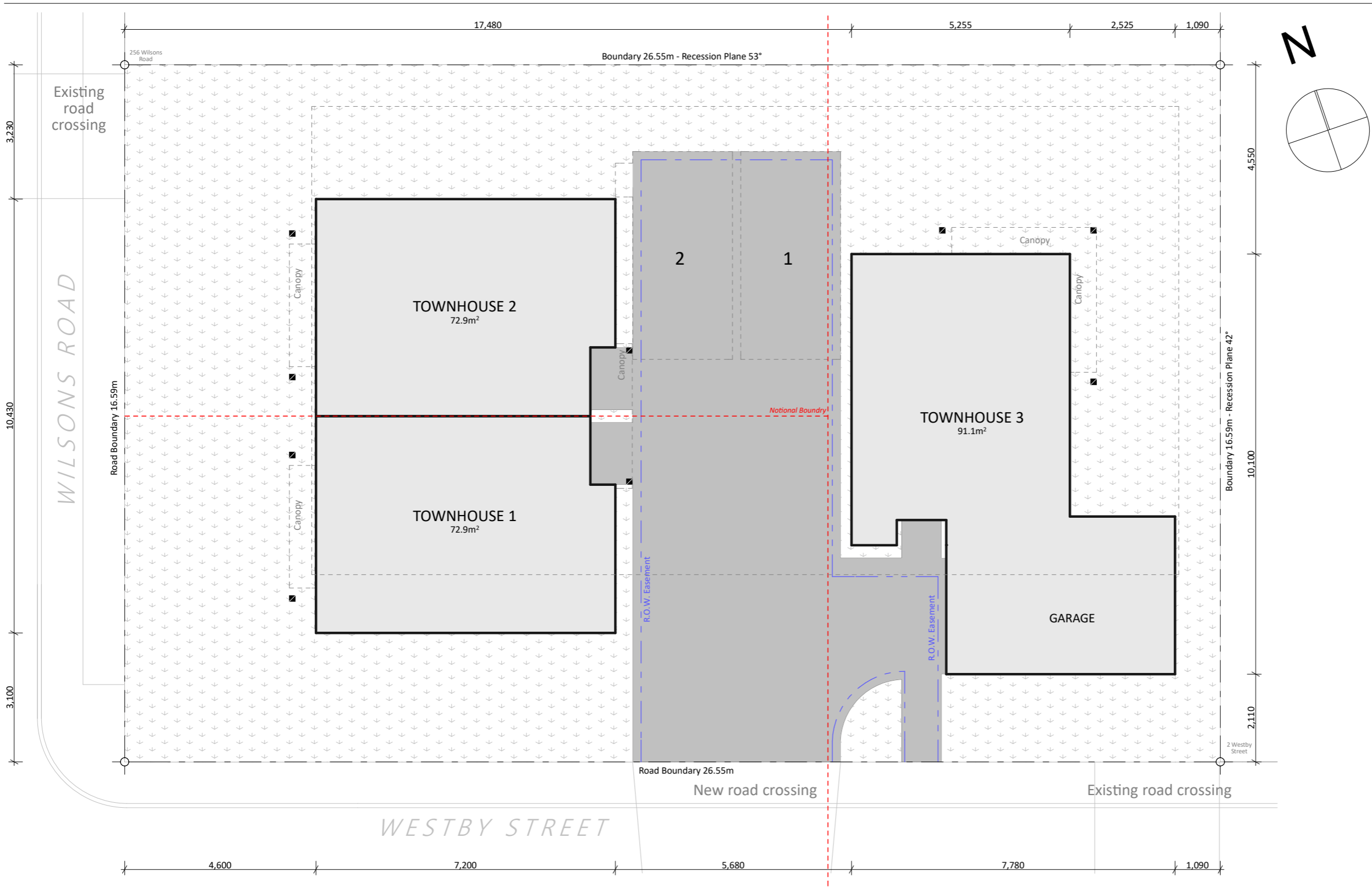
BROOKSFIELD
HERITAGE

PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. A001
SITE PLAN

REVISION A

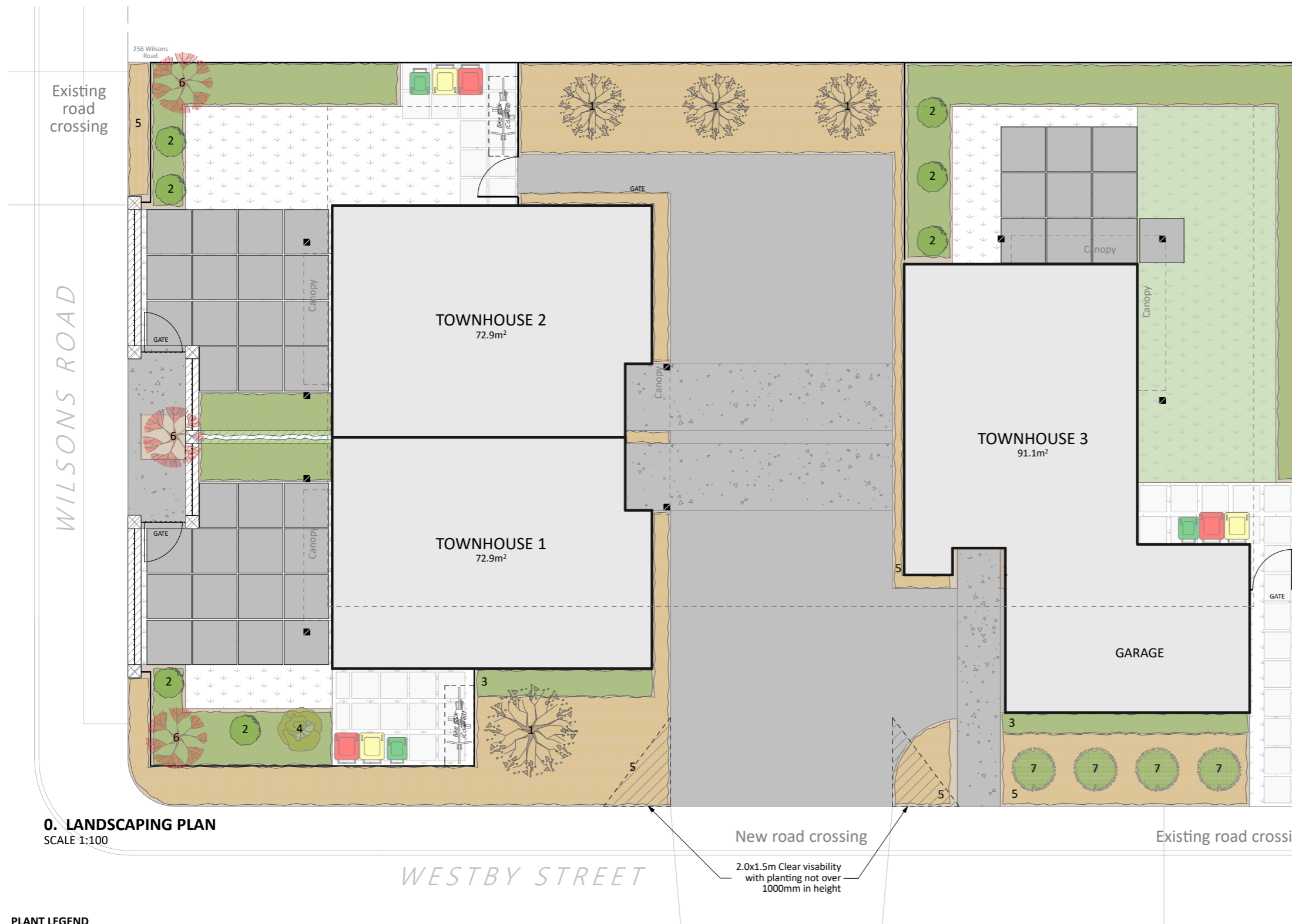


BROOKSFIELD
HERITAGE

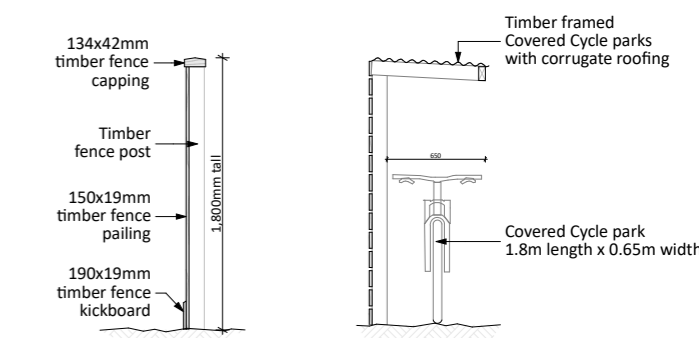
PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. A002
REVISION A
DRAWING NO.
SITE BOUNDARY PLAN



- 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 cut concrete slabs
- 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**



0. LANDSCAPING PLAN
SCALE 1:100

FENCE DETAIL
SCALE 1:50

COVERED CYCLE PARKING
SCALE 1:50

PLANT LEGEND



TYPE 1 - PIN OAK
"Quercus palustris"



TYPE 2 - CONIFER
"Thuja occidentalis
"Pyramidalis"



TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



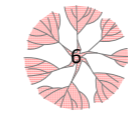
TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



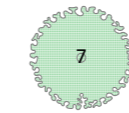
TYPE 4 GRASS/FERN/
SHRUB MIX
Flaxes, grasses, tractor
seats, etc.



TYPE 6 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 7 - LIME TREE
"Tilia x europaea"



LETTERBOX



- 3x Box Design
letterbox on front
boundary fence with
Street number and
unit lettering

BROOKSFIELD
HERITAGE

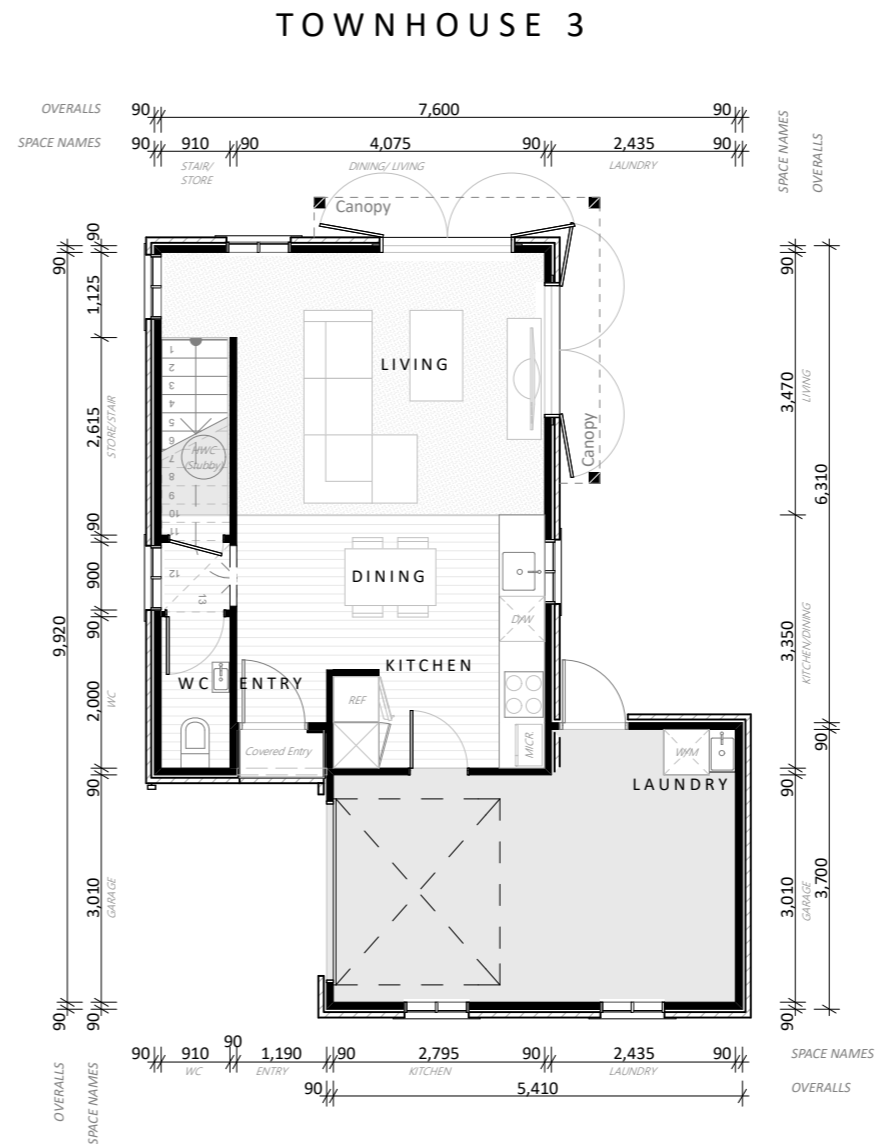
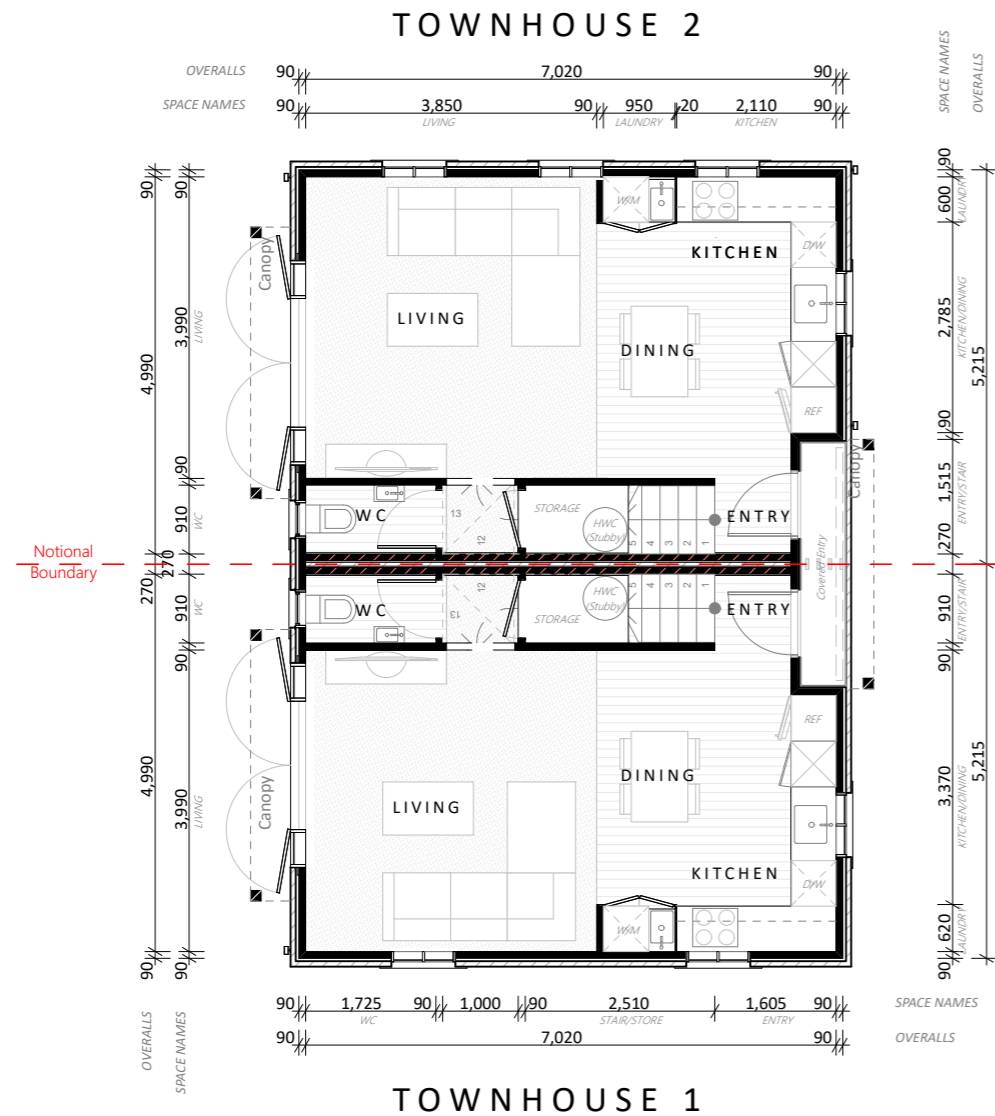
PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 40mm drained cavity
 - 70mm brick
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal
 - 20mm drained cavity
 - 12mm fibre cement board
- 90mm 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 @ 400 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

1. GROUND FLOOR PLAN

SCALE 1:100

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 sconce and accessory locations.

BROOKSFIELD

HERITAGE

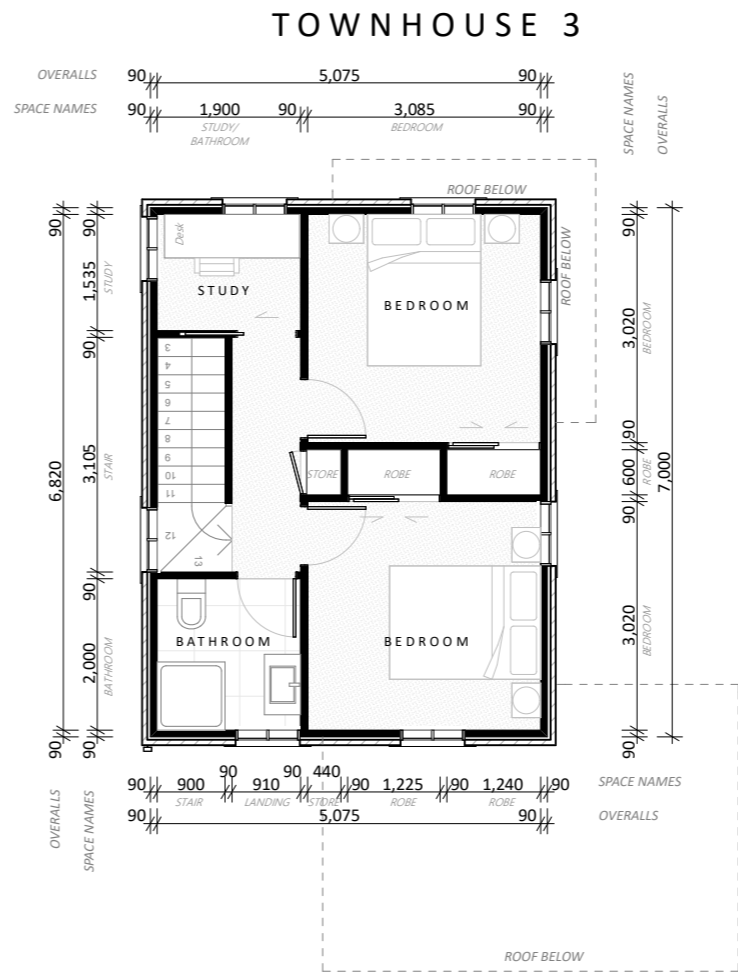
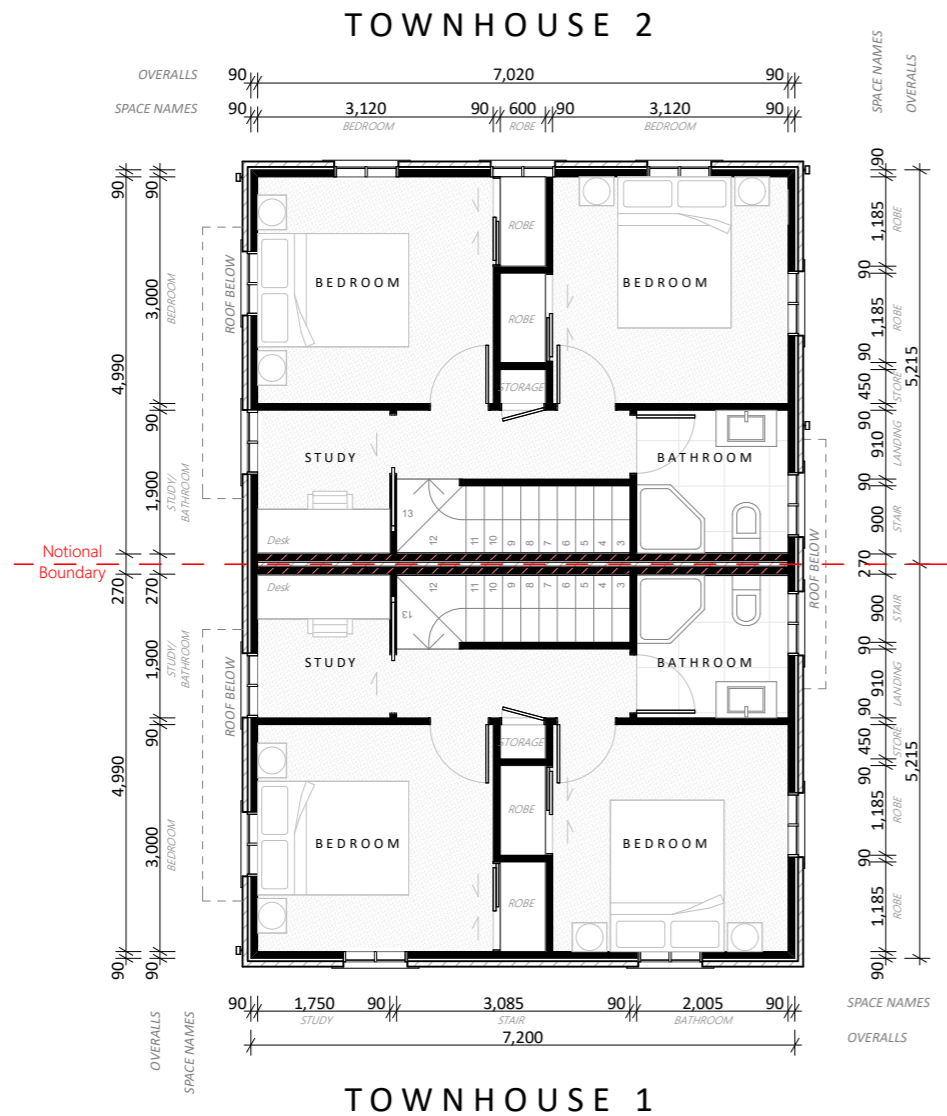
PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.
FLOOR PLANS GROUND
FLOOR



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 40mm drained cavity
 - 70mm brick
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal
 - 20mm drained cavity
 - 12mm fibre cement board
- 90mm 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 @ 400 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

2. FIRST FLOOR
SCALE 1:100

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 sconce and accessory locations.

BROOKSFIELD
HERITAGE

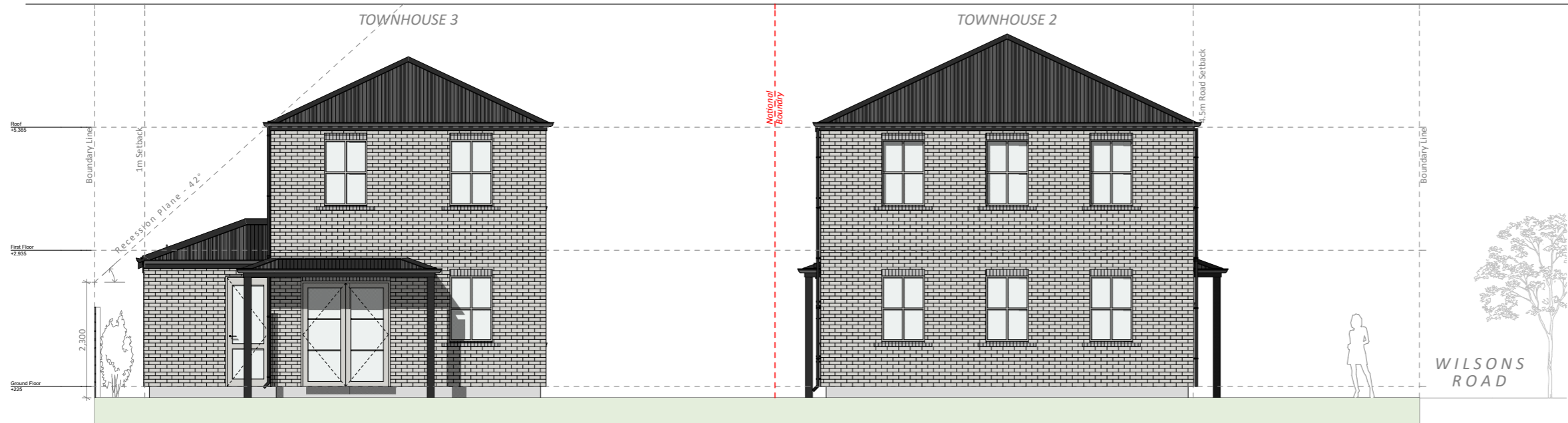
PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. REVISION

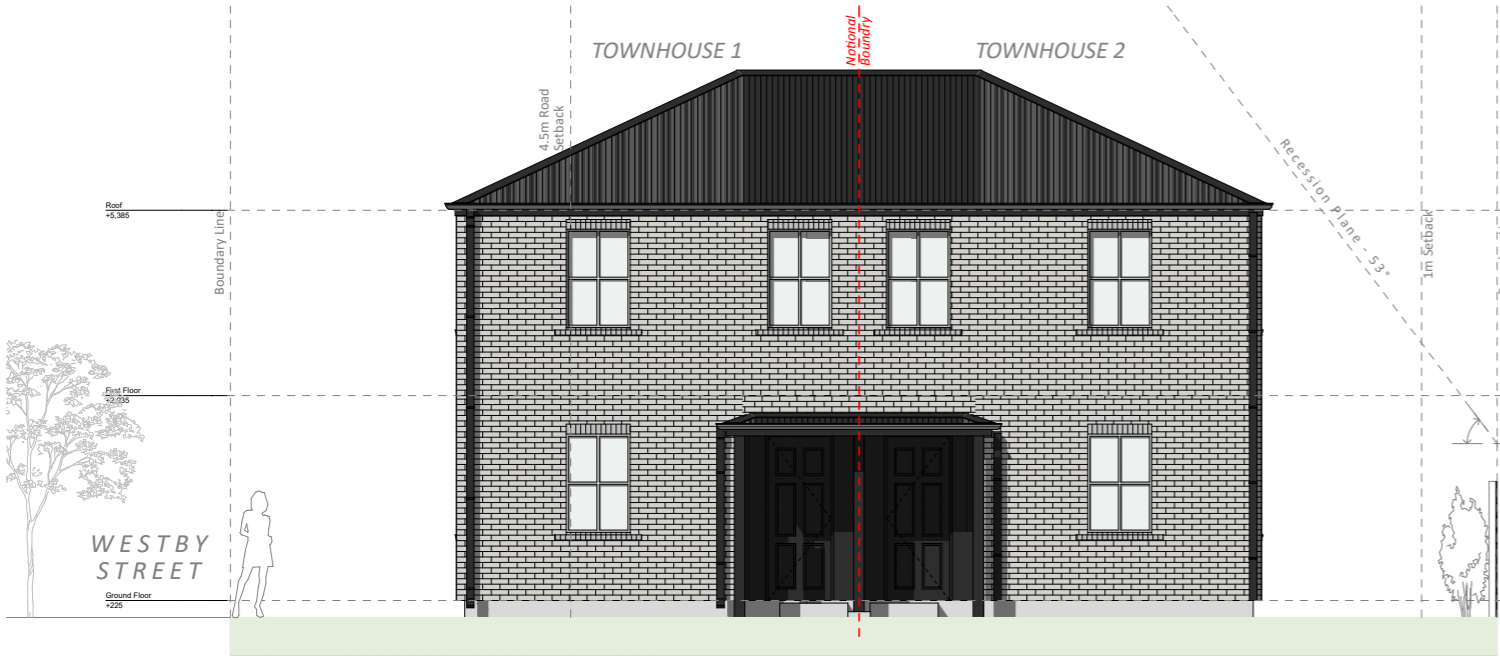
A101 A

DRAWING NO.
FLOOR PLANS FIRST
FLOOR

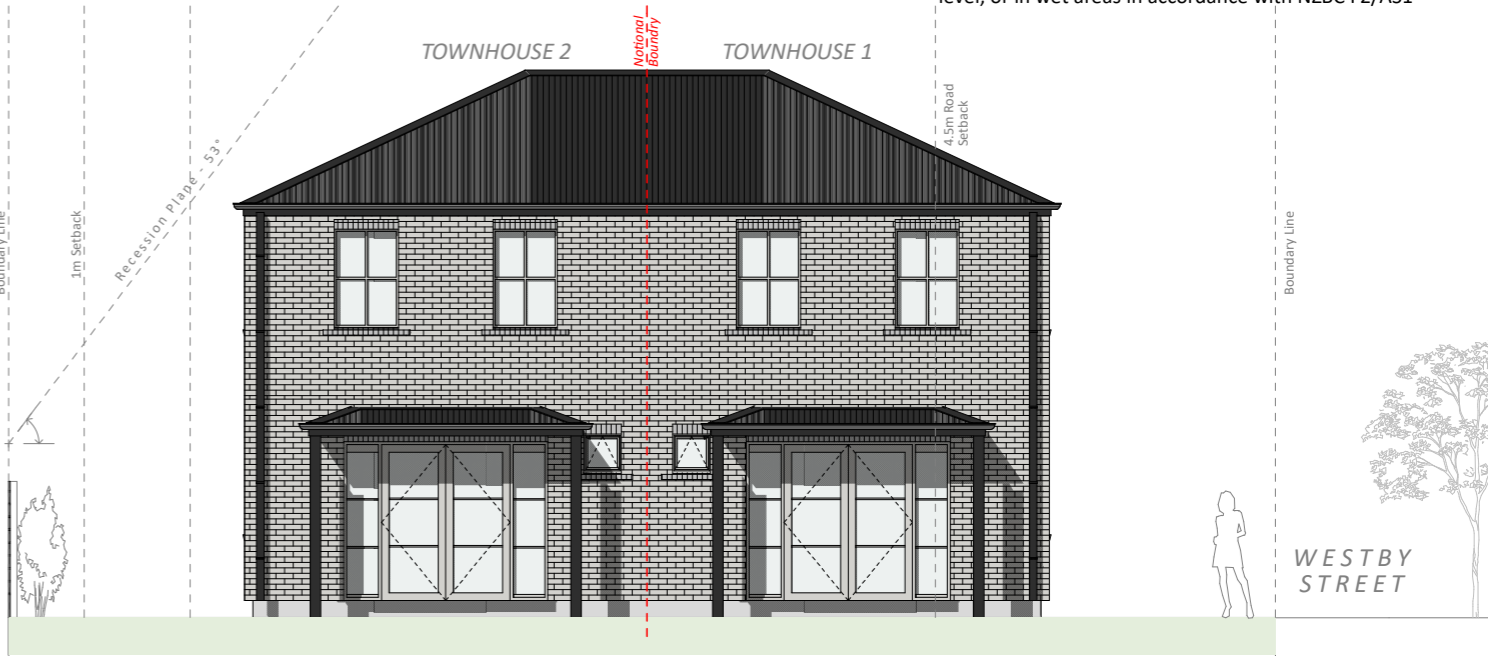


E01 NORTH ELEVATION
SCALE 1:100

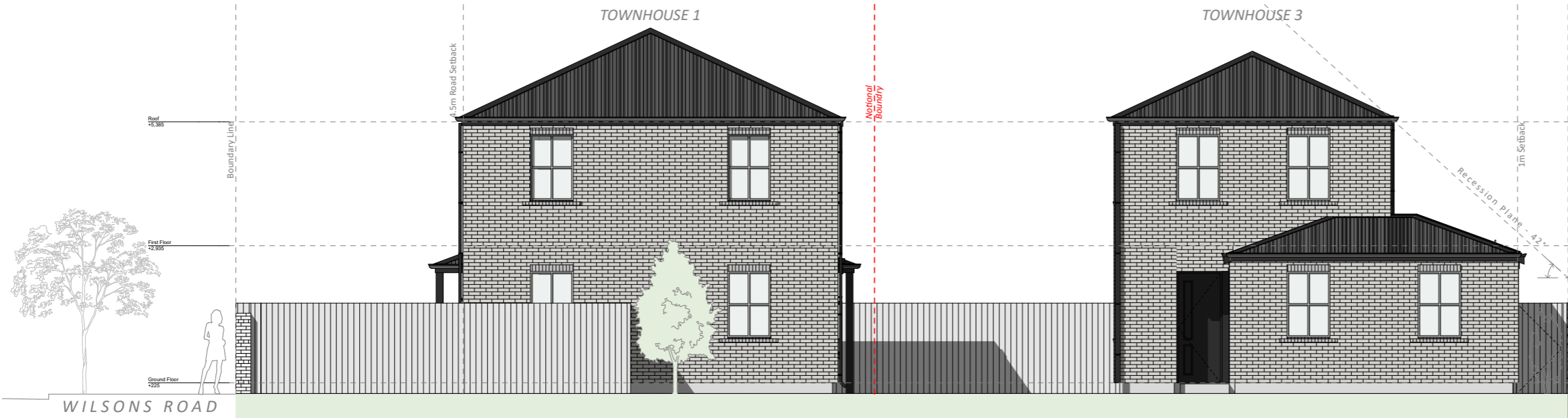
- LEGEND**
- Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brooksfield Living.
- Brick**
Selected brick installed as per manufacturers specifications on 40mm drained cavity system over wall underlay.
- Colour to be selected by Brooksfield Living.
- Fibre Cement Board**
18mm fibre cement board on 20mm drained cavity system 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



E02 EAST ELEVATION TOWNHOUSE 1 & 2
SCALE 1:100



E04 WEST ELEVATION TOWNHOUSE 1 & 2
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

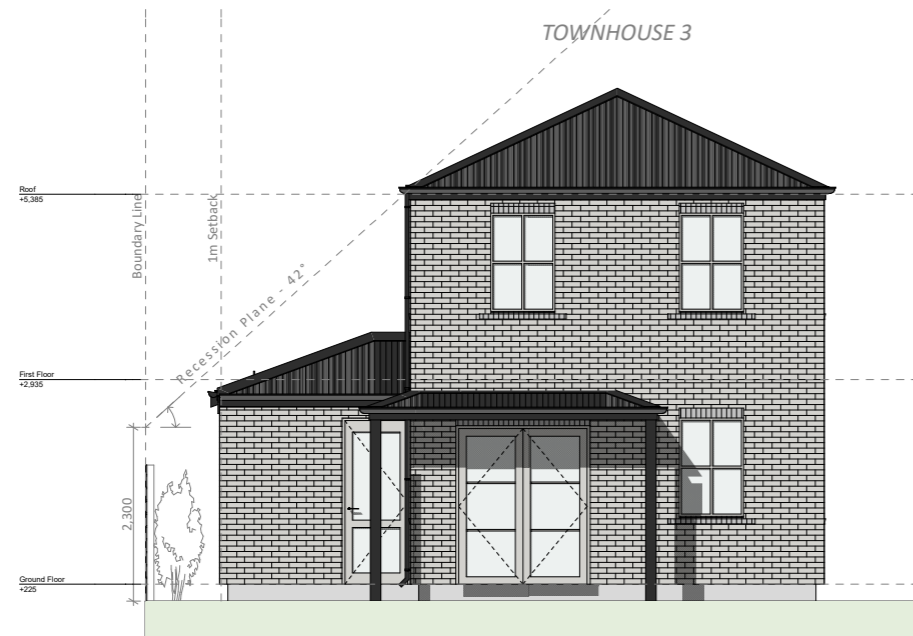
BROOKSFIELD
— H E R I T A G E —

PROJECT NAME
Wilsons Road Townhouses

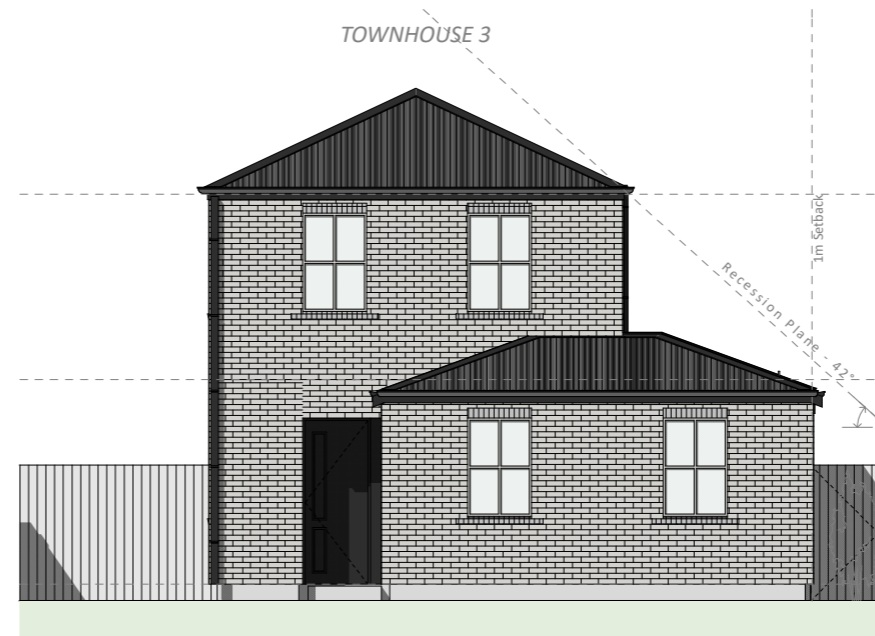
PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO. REVISION
A200 **A**

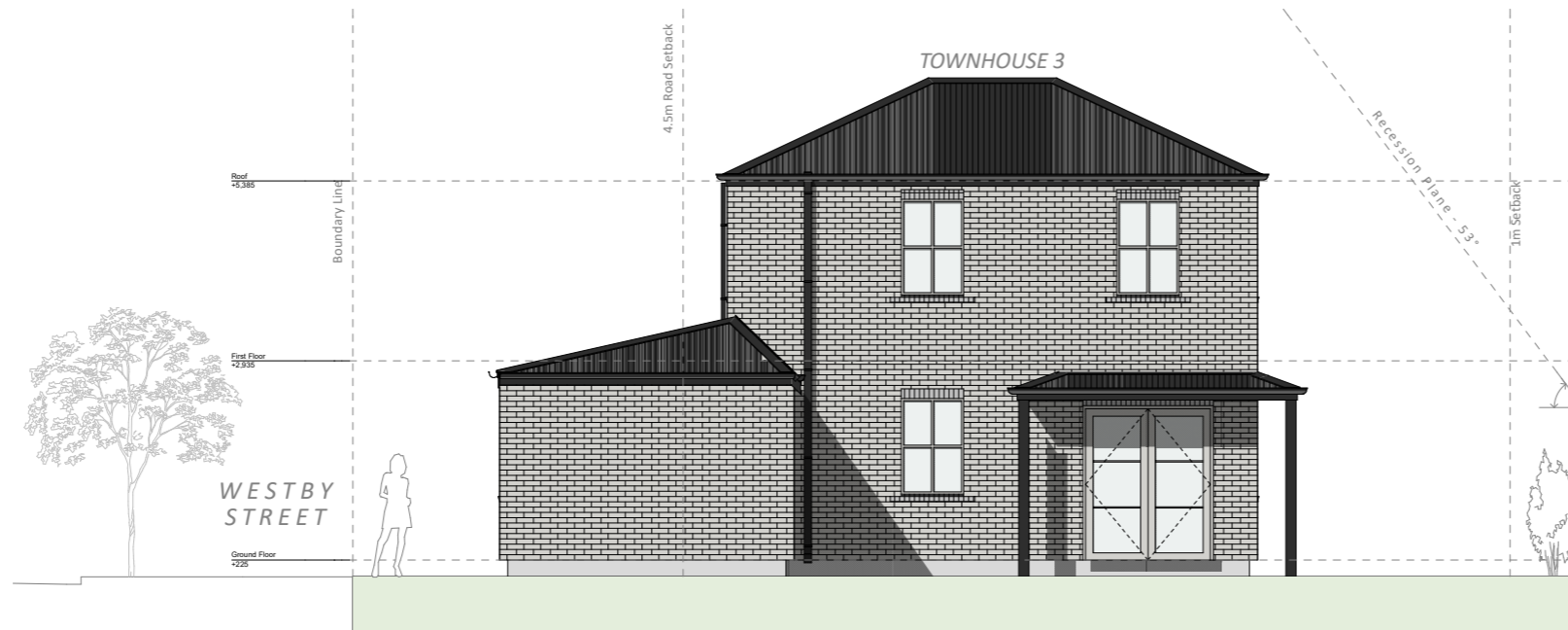
DRAWING NO.
SITE ELEVATIONS



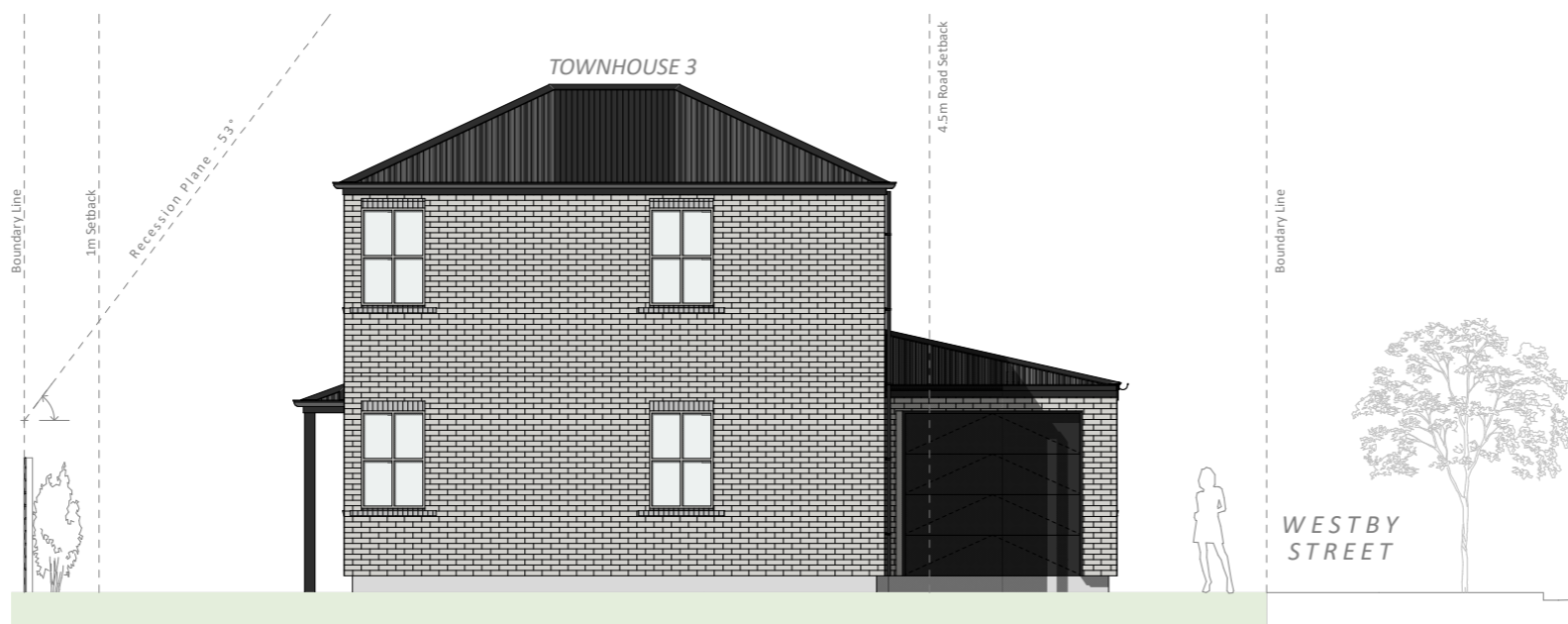
E01 NORTH ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100



E05 EAST ELEVATION TOWNHOUSE 3
SCALE 1:100



E06 WEST ELEVATION TOWNHOUSE 3
SCALE 1:100

LEGEND

Roof

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



Brick

- Selected brick installed as per manufacturers specifications on 40mm drained cavity system over wall underlay.
- Colour to be selected by Brooksfield Living.



Fibre Cement Board

- 18mm fibre cemenet board on 20mm drained cavity system 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

BROOKSFIELD

HERITAGE

PROJECT NAME

Wilsons Road Townhouses

PROJECT ADDRESS

252 Wilsons Road
Waltham
Christchurch

DRAWING NO.

A201

REVISION

A

DRAWING NO.

SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render

BROOKSFIELD
HERITAGE

PROJECT NAME
Wilsons Road Townhouses

PROJECT ADDRESS
252 Wilsons Road
Waltham
Christchurch

DRAWING NO.	REVISION
A300	A
DRAWING NO. 3D IMAGES	