

266 Wilsons Road, Christchurch City

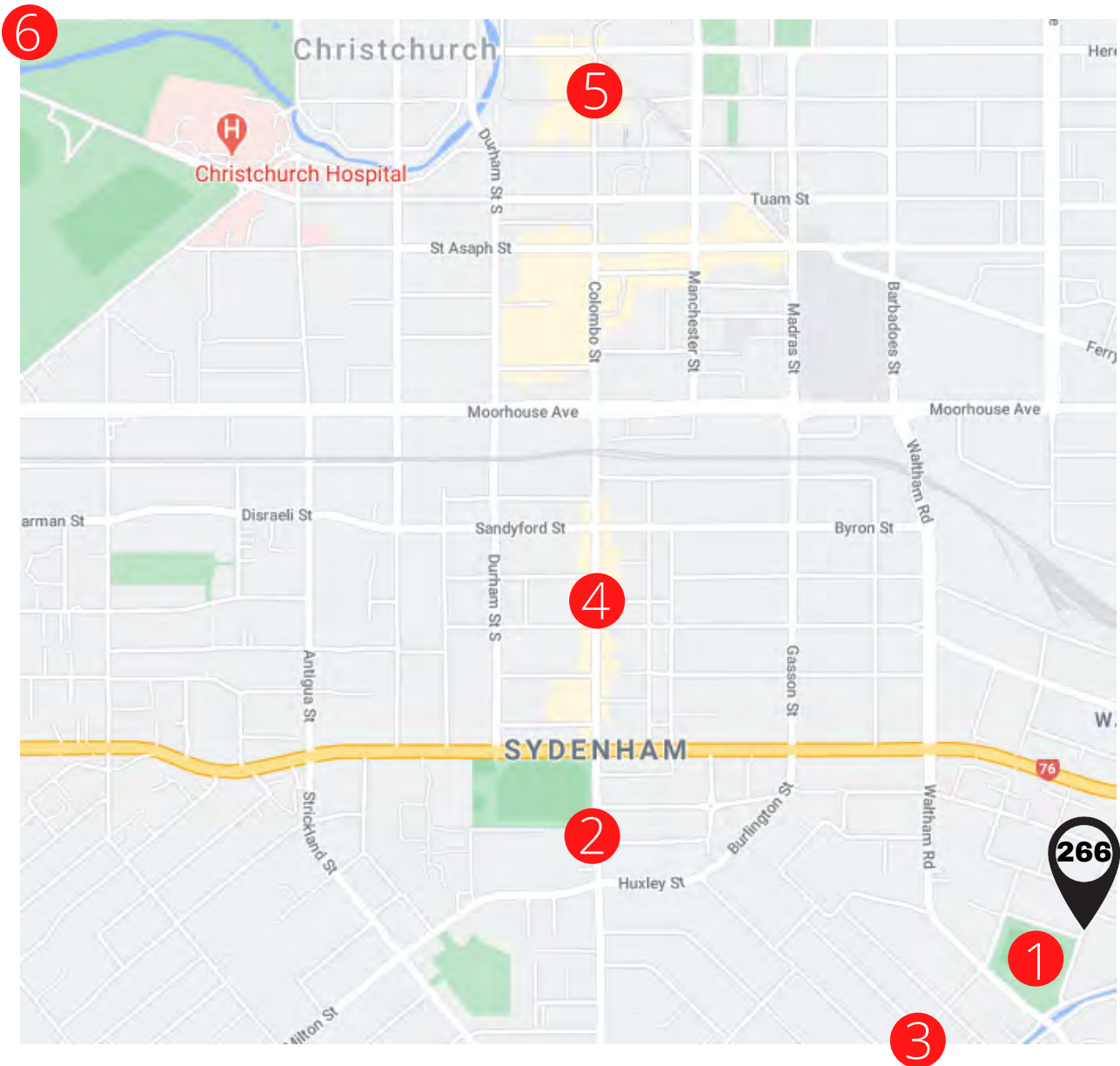
Brooksfield Heritage



BROOKSFIELD

Location

These 3 Brookfield Heritage homes located at 266 Wilsons Road are just 70m from Waltham's tree lined park and the walking tracks along the Heathcote River. These homes are within in a close distance to all the best Christchurch has to offer, below are some of our favourite amenities and their distance from your next home or investment.

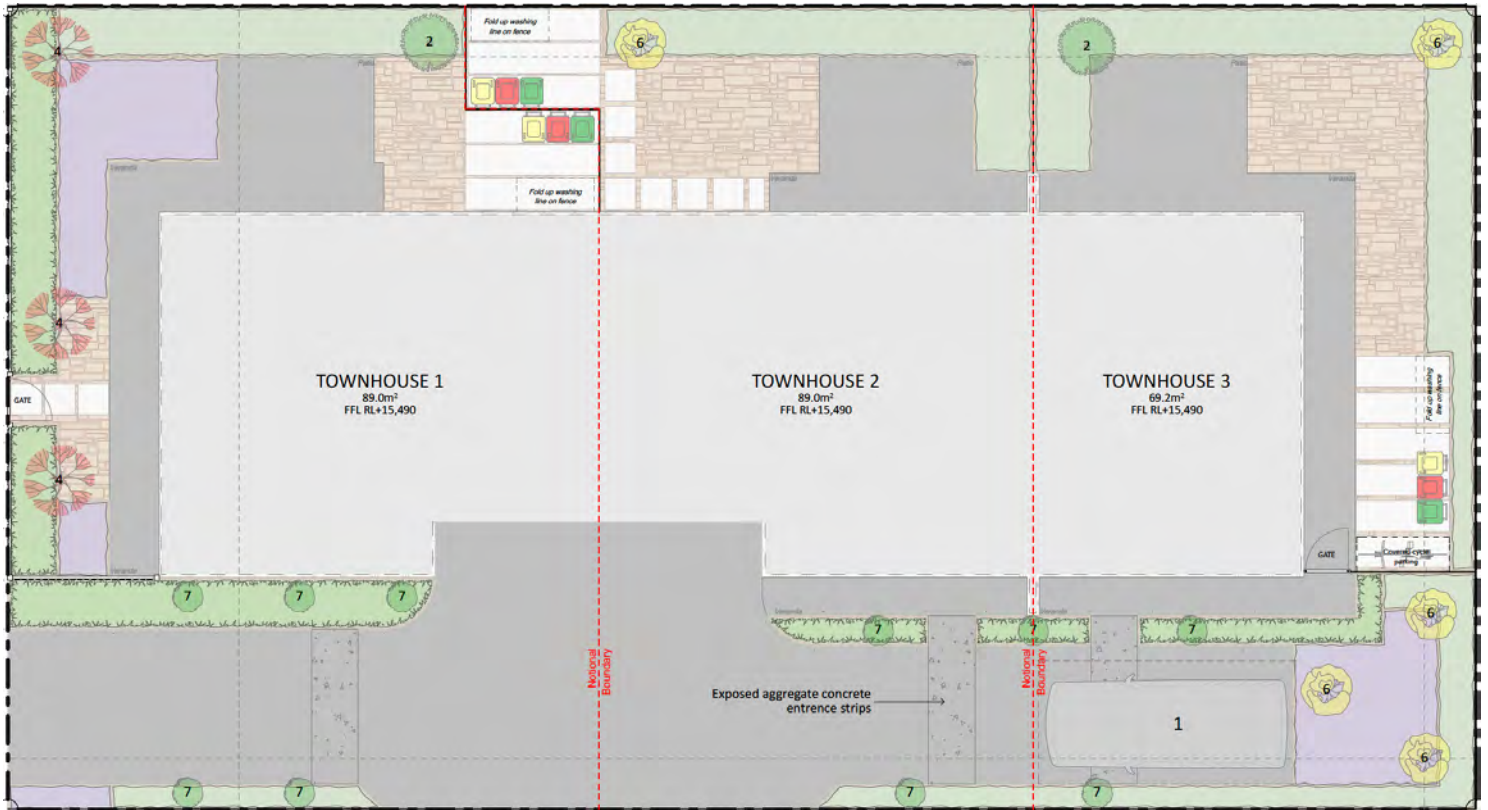


- 1 Waltham Park (70m)
- 2 Sydenham Park & Shops (1km)
- 3 Cashmere Hills 1.5km
- 4 Colombo Street Shops (2km)
- 5 City Centre (3km)
- 6 International Airport (16km)

BROOKSFIELD

Layout

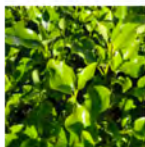
These 3 homes are thoughtfully laid out and designed with ample space. Each home comes with a large patio. These homes come with established planting that include Cheery trees lining the street frontage, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



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"



TYPE 7 - THUJA
"Thuja occidentalis"



BROOKSFIELD

Design And Interior

(Homes 1 & 2)

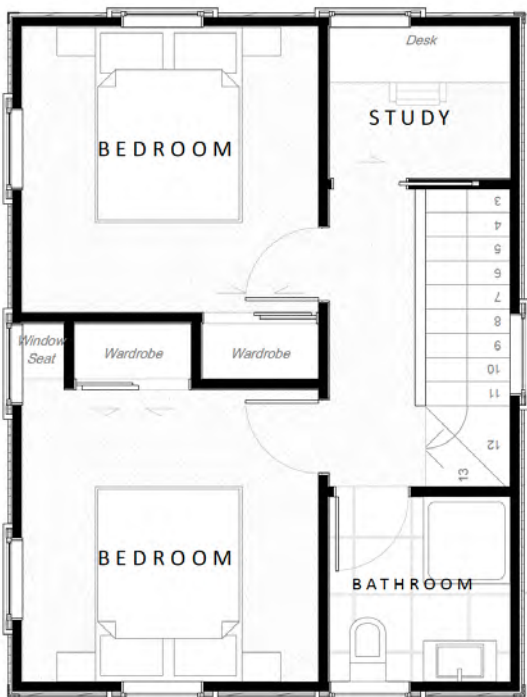
These homes are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs a sunny kitchen dining and lounge, opening out to a large, sunny and secured outdoor living area. Attached is a single garage with the laundry in it and a door to the outdoor area. Upstairs is two double bedrooms, a bathroom and study.



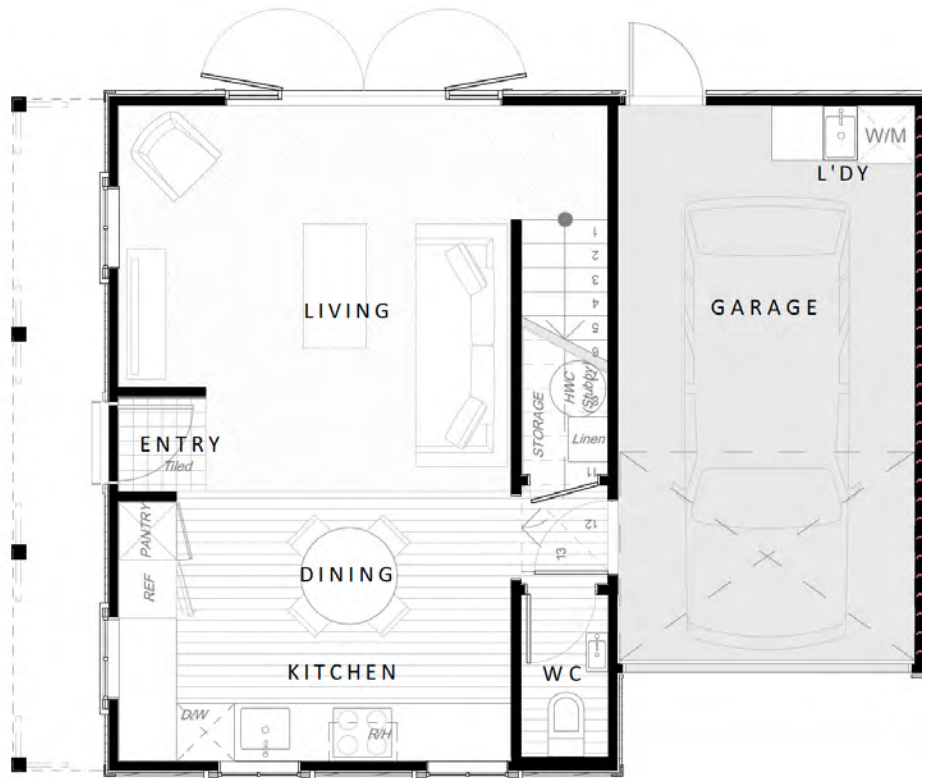
Floor Area m2

89

Ground Floor



First Floor

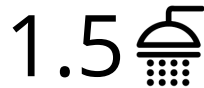


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Design And Interior

(Home 3)

This home is entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs a sunny kitchen dining and lounge, opening out to a large, sunny and secured outdoor living area. The laundry is under the stairs with a storage cupboard. Upstairs is two double bedrooms, a bathroom and study.



70

Ground Floor



First Floor



BROOKSFIELD

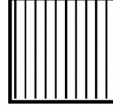
Colours & Specifications

(Homes 1 - 3)

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

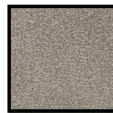


Doorhandle - Schlage S-6000 keyless entry

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



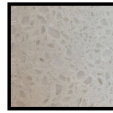
Bathroom Wall Tile



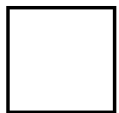
Kitchen Cabinets - French Country White



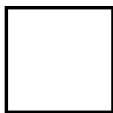
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

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



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Mirror - English Classic 2 Door Mirror Unit



Heritage glass shower tray on tiles

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

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BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 266 Wilsons Rd, Waltham

21st September 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 266 Wilsons Rd.

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$480 - \$500 unfurnished, for a 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

Ph: 021 257 7882

Email: sue@brooksfeld.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. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 266 Wilsons Rd, Waltham

21st September 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 266 Wilsons Rd.

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$500 - \$525 unfurnished, for a 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

Ph: 021 257 7882

Email: sue@brooksfeld.co.nz

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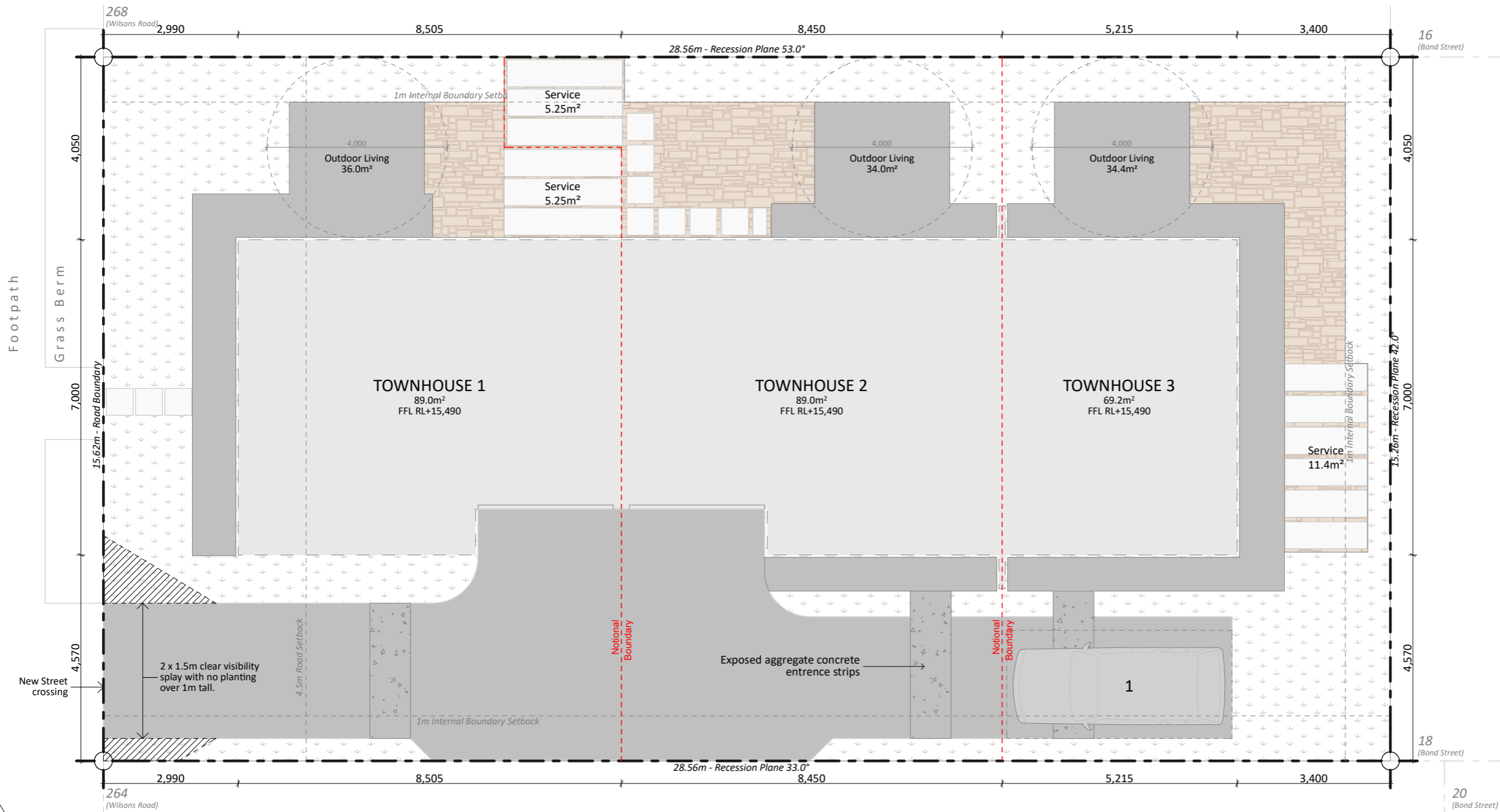
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPE PLAN
A100	FLOOR PLANS
A200	SITE ELEVATIONS
A201	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 6 6 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

PROJECT INFO:

Address: 266 Wilsons Road
Waltham
Christchurch

Legal Description: Lot 1 DP 22802

Title: CB3A/1392

Site Area: 445m²

Planning Zone: Residential Suburban Density
Transition Zone

Natural Hazards: Liquefaction Management Area

Wind Zone: Low (BRANZ Map)
Earthquake Zone: 2 (BRANZ Map)
Exposure Zone: C (BRANZ Map)
Sea Spray Zone: No
Climate Zone: 3 (BRANZ Map)
Land Zone: TC2

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/Landscaping**
See Landscape Plan for 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.
- 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. sediment on footpaths and roads will 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 every day.
- Stockpiles to be covered with impervious sheet.
- Excavated topsoil is to be spread around the site and flattened where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

BROOKSFIELD
HERITAGE

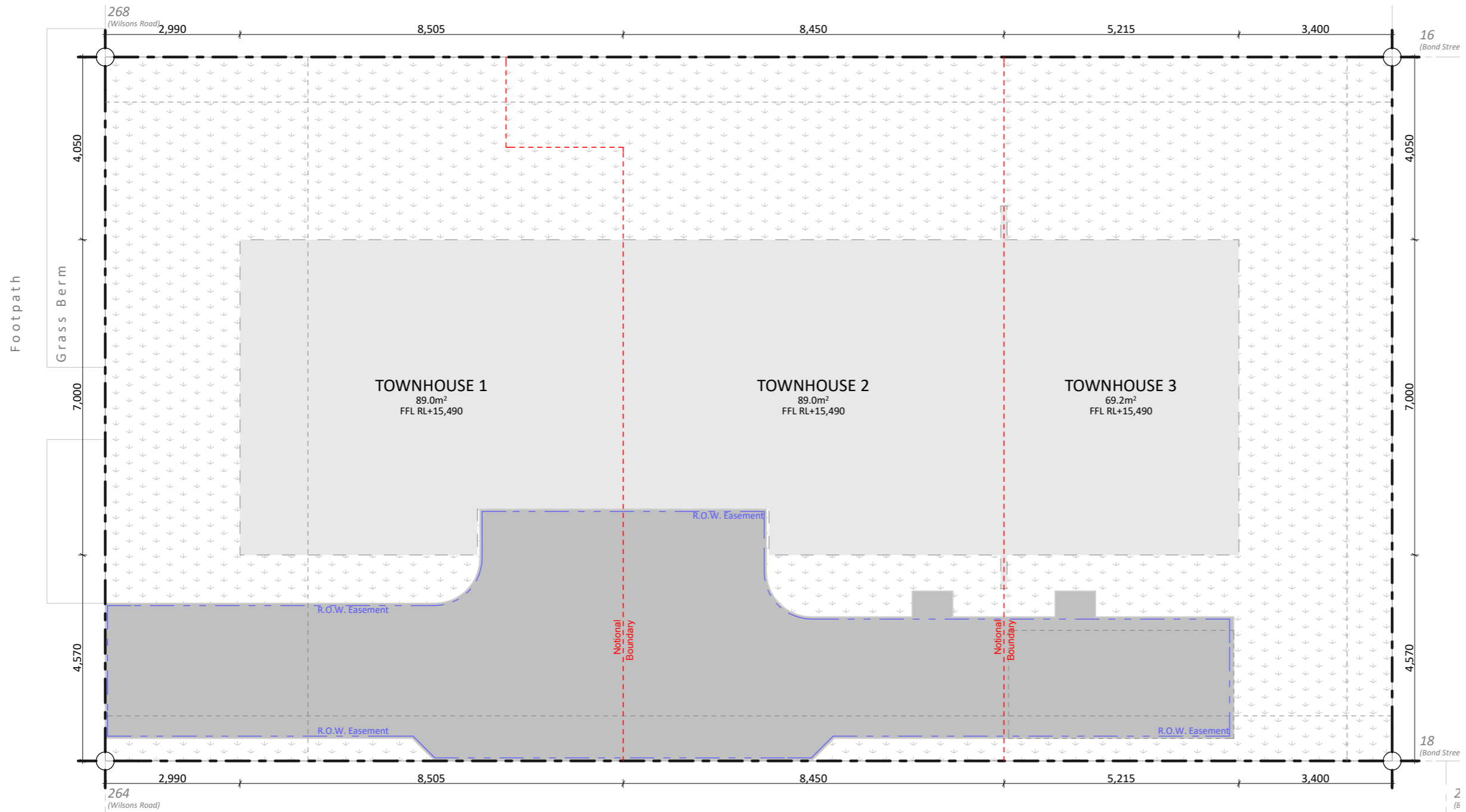
PROJECT NAME
Wilsons Road Townhouses
Scale 1:100 @ A3
Date 16/09/2021

PROJECT ADDRESS
266 Wilsons Road
Waltham
Christchurch

DRAWING NO. REVISION

A001 **A**

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:100

- 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:	
Ground Floor Area:	55.9m ²
First Floor Area:	33.1m ²
Total Floor Area:	89.0m ²
Property Area:	TBCm ²
TOWNHOUSE 2:	
Ground Floor Area:	55.9m ²
First Floor Area:	33.1m ²
Total Floor Area:	89.0m ²
Property Area:	TBCm ²
TOWNHOUSE 3:	
Ground Floor Area:	36.1m ²
First Floor Area:	33.1m ²
Total Floor Area:	69.2m ²
Property Area:	TBCm ²

BROOKSFIELD
HERITAGE

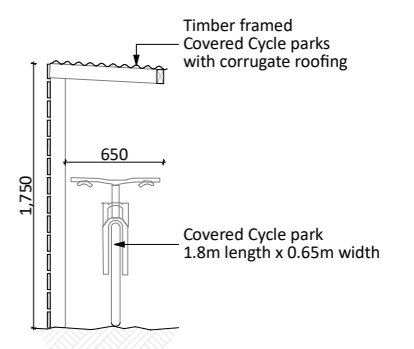
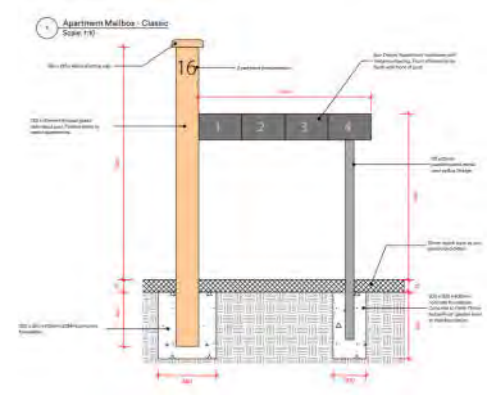
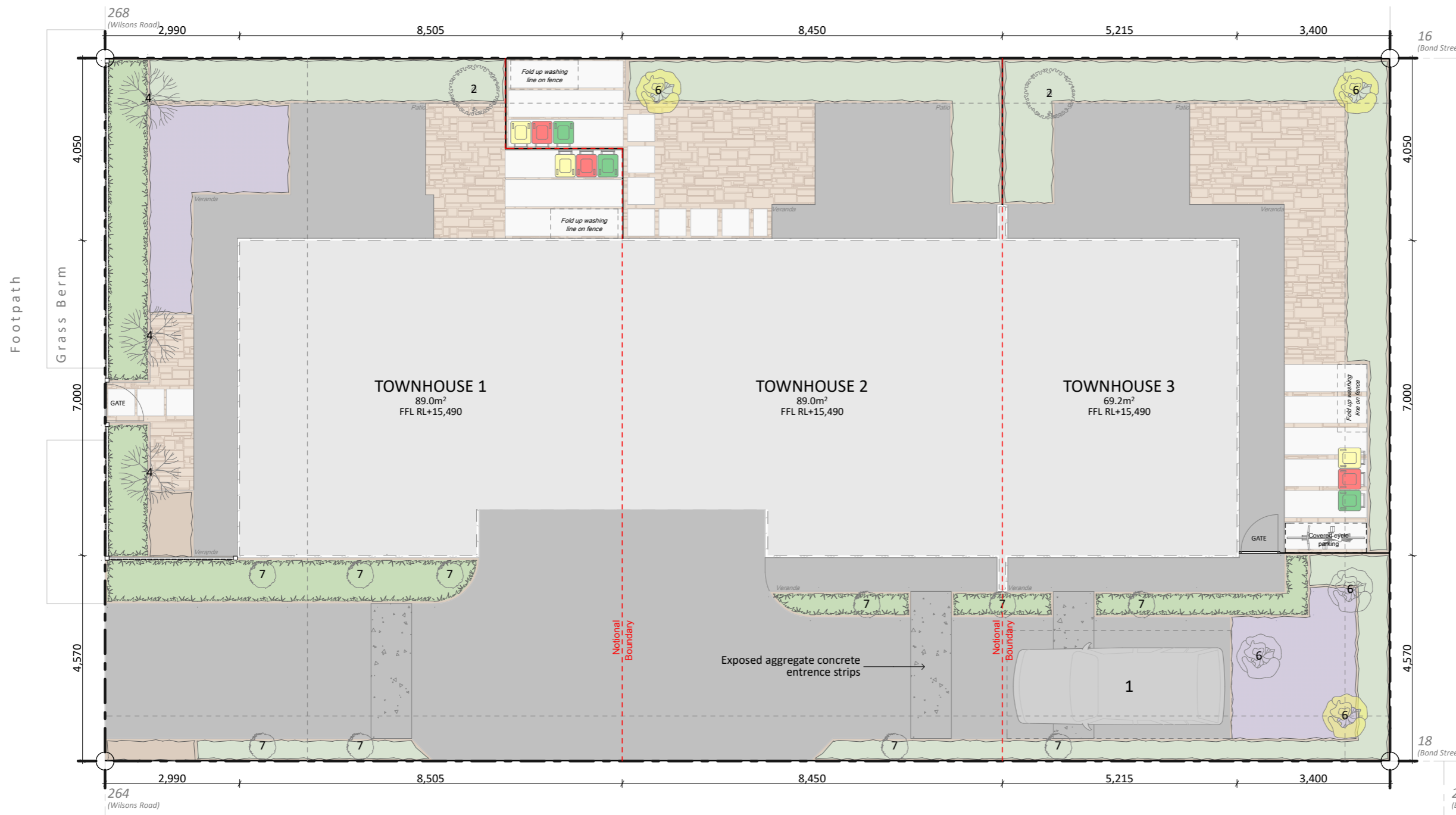
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Scale 1:100 @ A3
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266 Wilsons Road
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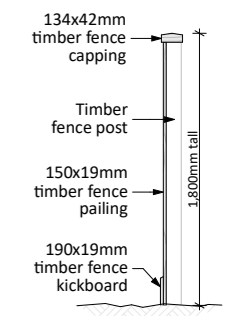
DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN



Covered Cycle Park
SCALE 1:50



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

Typical Fence
SCALE 1:50

0. LANDSCAPING PLAN
SCALE 1:100

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 - PORTUGUESE LAUREL <i>"Prunus lusitanica"</i>	TYPE 2 - JAPANESE MAPLE <i>"Acer palmatum"</i>	TYPE 3 - GRISELINIA LITTORALIS HEDGE <i>"Broadway Mint"</i>	TYPE 4 - CHERRY TREE <i>"Prunus 'Accolade'"</i>	TYPE 5 - FLOWER MIX <i>Hydrangea, Lavender, and selected flowering plants</i>	TYPE 6 - KOWHAI TREE <i>"Sophora microphylla"</i>	TYPE 7 - THUJA <i>"Thuja occidentalis"</i>

BROOKSFIELD
HERITAGE

PROJECT NAME
Wilson's Road Townhouses
Scale 1:100, 1:50 @ A3
Date 16/09/2021

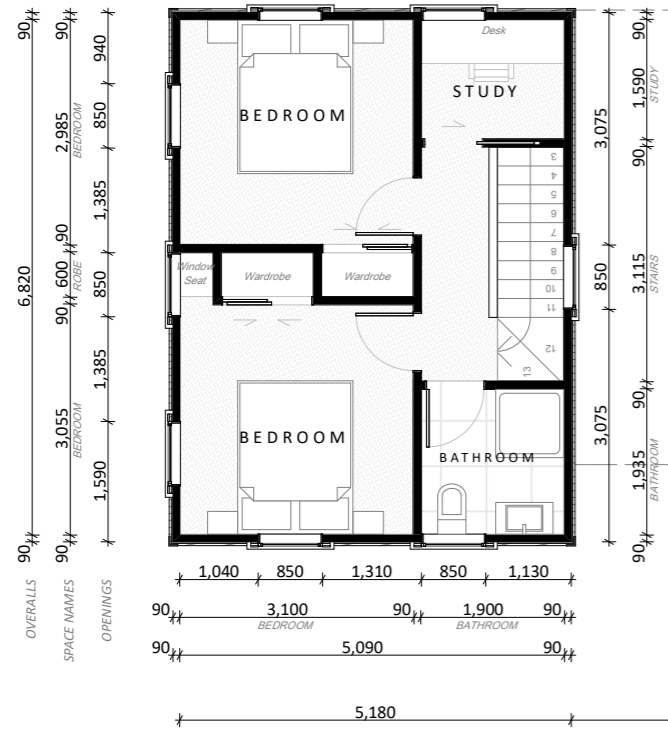
PROJECT ADDRESS
266 Wilson's Road
Waltham
Christchurch

DRAWING NO. REVISION

A003 **A**

DRAWING NO. LANDSCAPE PLAN

OVERALLS 5,270
 SPACE NAMES 90 3,100 90 1,900 90
 OPENINGS 1,130 850 1,310 850 1,040



TOWNHOUSE 1

OVERALLS 5,215 5,215
 SPACE NAMES 90 3,000 90 1,900 270 1,900 90 3,000 90
 OPENINGS 1,160 850 1,180 850 2,350 850 1,180 850 1,160



TOWNHOUSE 2

TOWNHOUSE 3

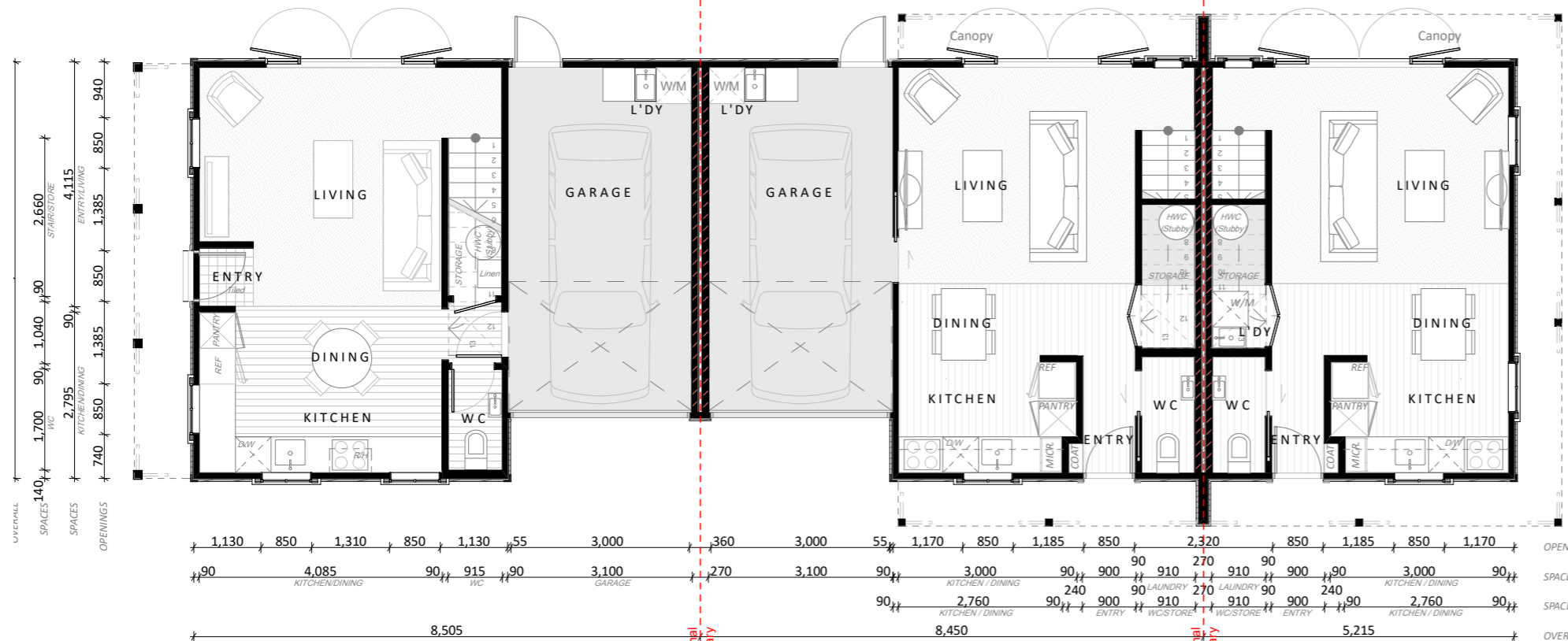
OVERALLS 7,000
 SPACE NAMES 90 1,525 90 3,020 90
 OPENINGS 1,105 850 3,290 3,110 90 600 90 3,020 90

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Bevelback weatherboard
- 140mm 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
- 140mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
- 90mm Timber Framed wall (external wall)
- 10mm GIB Fyrelite internal lining
- 20mm drained cavity
- Covertek 403 wall wrap
- James Hardie Linea weatherboard - JHETGL30
- Studs @400c/c, dwangs@800c/c

2. FIRST FLOOR PLAN
 SCALE 1:100

OVERALLS 8,505 8,450 5,215
 SPACE NAMES 90 4,085 90 915 90 3,100 270 3,100 90 4,990 270 4,990 90
 OPENINGS 1,200 2,880 1,280 830 4,630 830 1,250 2,880 335 500 680 500 335 2,880 1,160



TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

OVERALLS 7,000
 SPACE NAMES 90 2,420 90 4,850 90
 OPENINGS 1,105 850 3,290 2,420 90 1,945 150 1,880 90

1. GROUND FLOOR PLAN
 SCALE 1:100

BROOKSFIELD
 HERITAGE

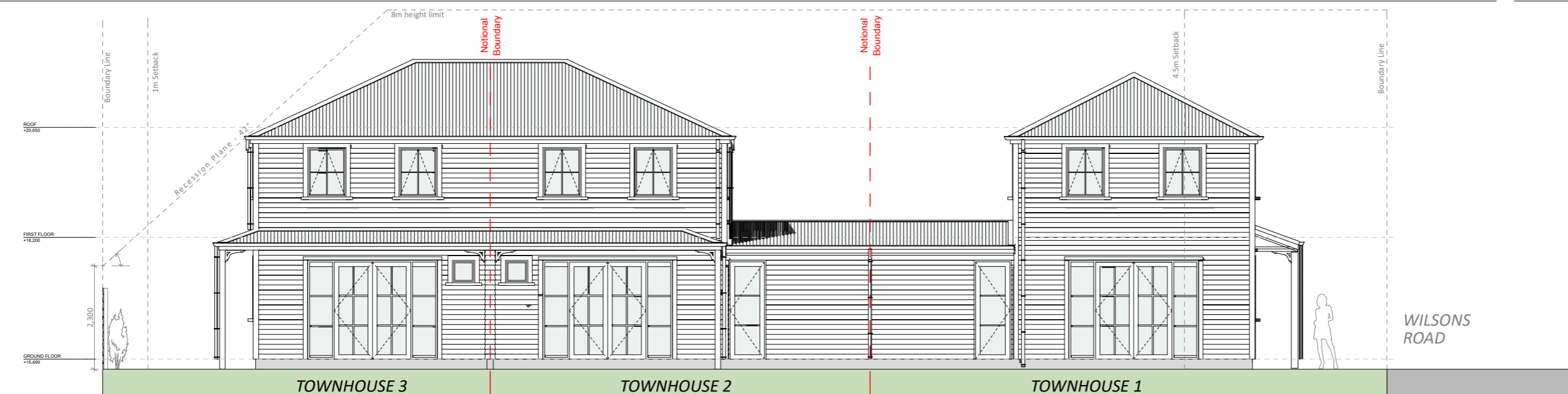
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 Scale 1:100 @ A3
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PROJECT ADDRESS
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 Waltham
 Christchurch

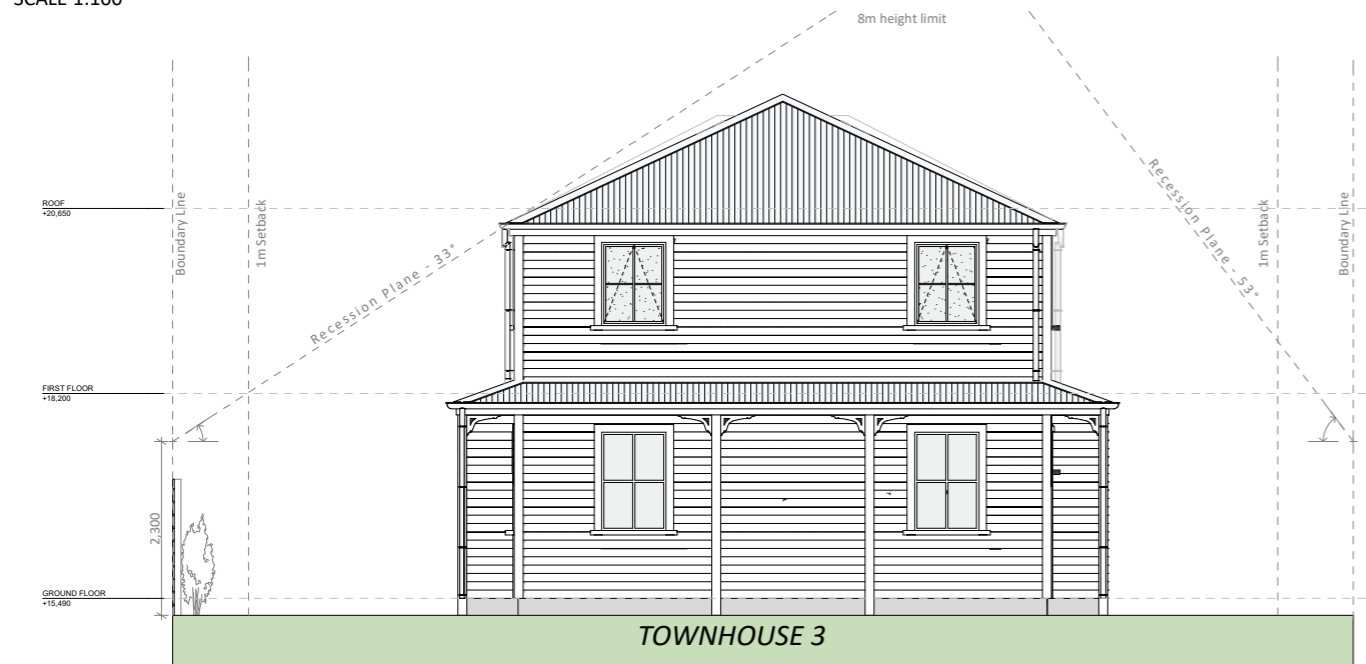
DRAWING NO. REVISION

A100 A

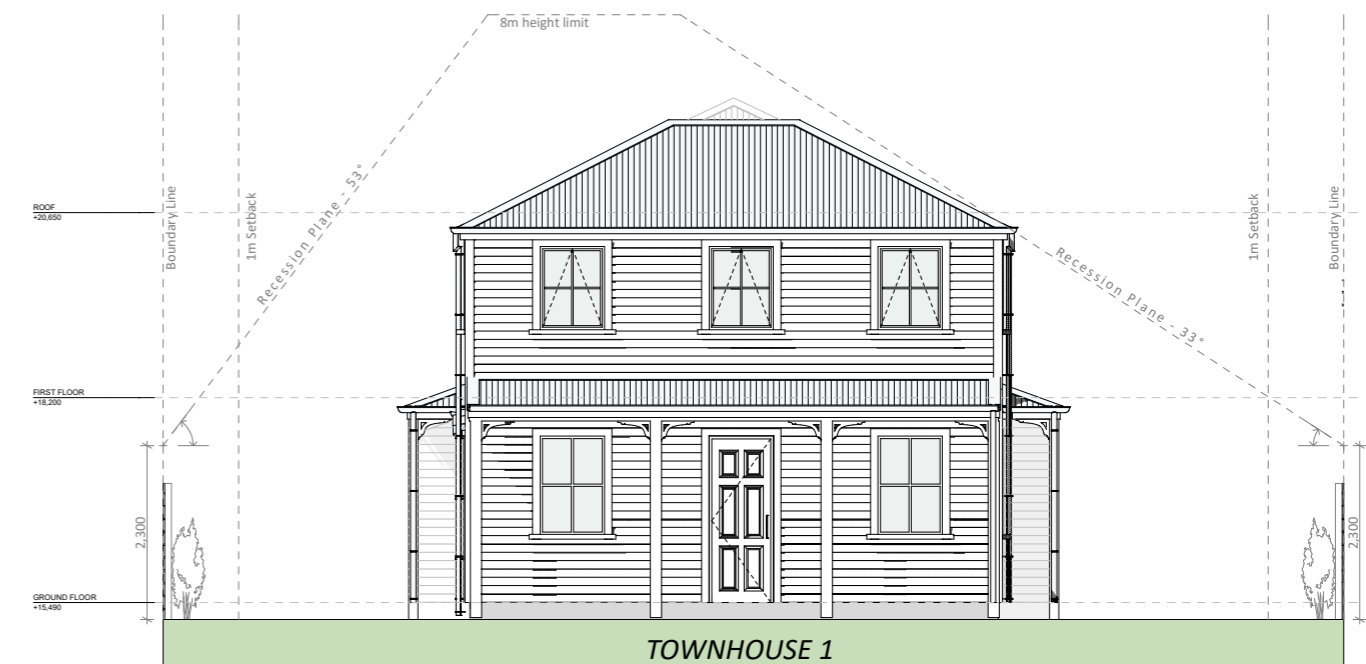
DRAWING NO.
 FLOOR PLANS



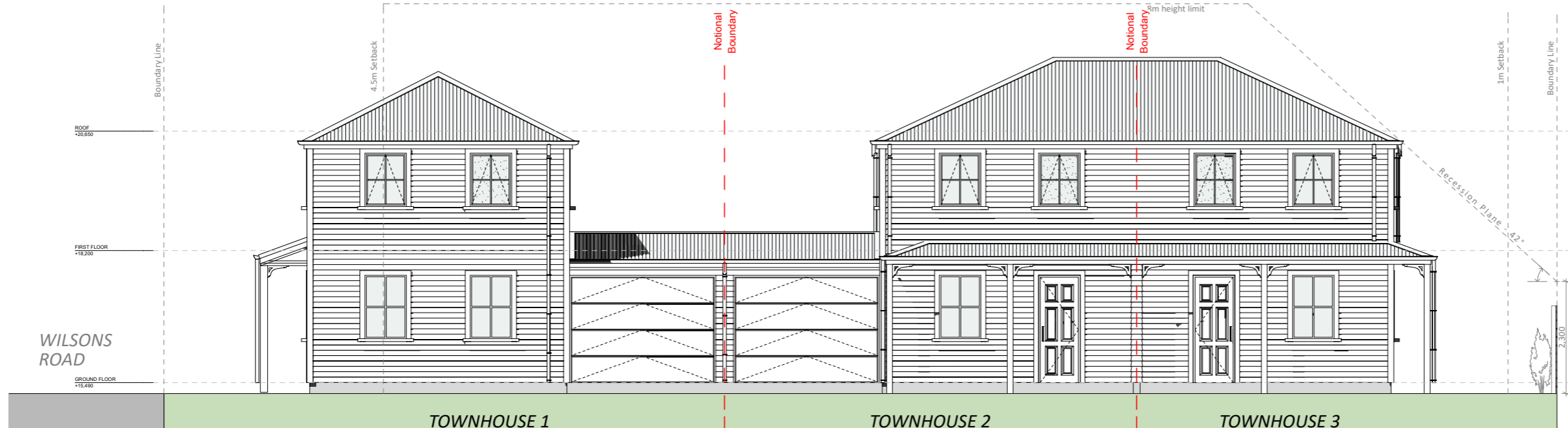
E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

PROJECT NAME
Wilson's Road Townhouses
Scale 1:100 @ A3
Date 16/09/2021

PROJECT ADDRESS
266 Wilson's Road
Waltham
Christchurch

DRAWING NO. **A200** REVISION **A**

DRAWING NO. **A200**
SITE ELEVATIONS



Street Render:



Driveway Render:



Street Render 2:

BROOKSFIELD
HERITAGE

PROJECT NAME
Wilson's Road Townhouses
Scale @ A3
Date 16/09/2021

PROJECT ADDRESS
266 Wilson's Road
Waltham
Christchurch

DRAWING NO. REVISION

A201 **A**

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	Single Garage	89m2	\$689,000.00
House 2	2 + Study	1.5	Single Garage	89m2	\$679,000.00
House 3	2 + Study	1.5	1 Carpark	70m2	\$659,000.00

Expected Start

January 2022

Expected Completion

June 2022

Title Type

Fee Simple

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



BROOKSFIELD