

29 Sumner Street, Spreydon Christchurch

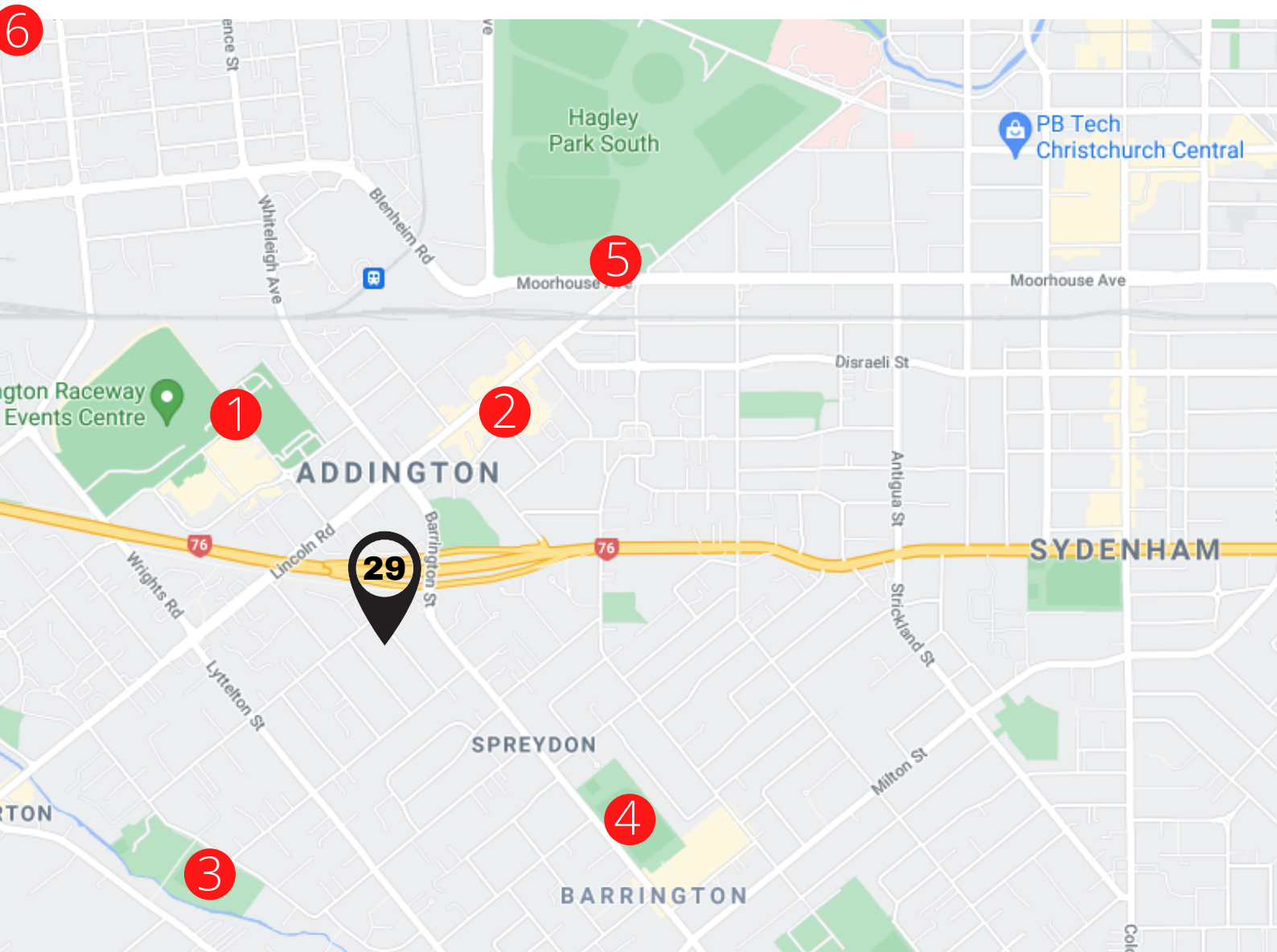
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields homes are located on Sumner Street, situated only a short distance from the Addington Shops and an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment.

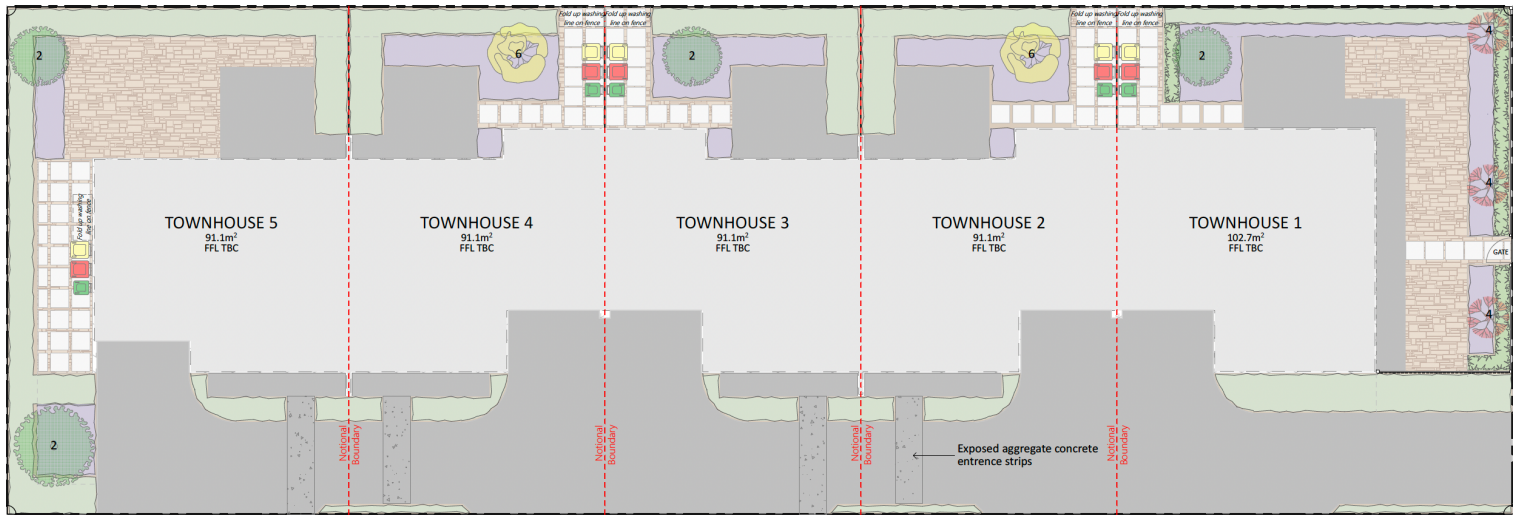


- | | | | |
|---|-------------------------------|---|------------------------|
| 1 | Christchurch Arena (700m) | 4 | Barrington Mall (900m) |
| 2 | Addington Coffee Co-op (800m) | 5 | Hagley Park (2.3km) |
| 3 | Spreydon domain (700m) | 6 | Airport (10km, 15mins) |

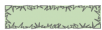
BROOKSFIELD

Layout

These 5 homes are thoughtfully laid out and designed with heritage Christchurch in mind. Each home comes with a large patio and outdoor living area. All gardens include established planting of Japanese Maple, Kowhai or Cherry trees, Grisilinea, box hedging and colourful flower beds in keeping with heritage Christchurch.



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

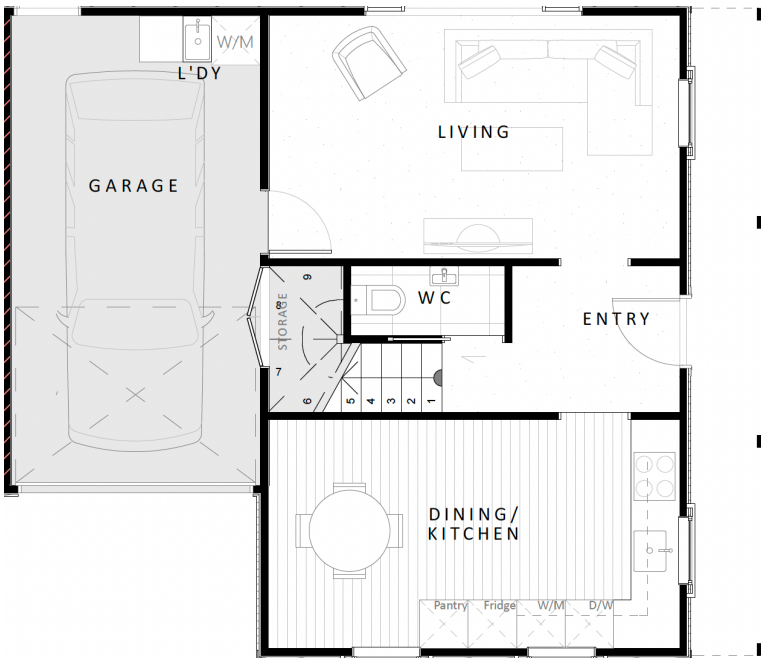
(Home 1)

This street front home is entered through a heritage verandah into an entrance foyer. Downstairs the lounge is separate from the kitchen/ dining. The lounge opens out to a large, sunny and secured outdoor living area. Off the entrance foyer is a separate toilet. The laundry is in the garage, as is access to a large under stair storage cupboard. Upstairs is a central bathroom, two double bedrooms opening onto a balcony.

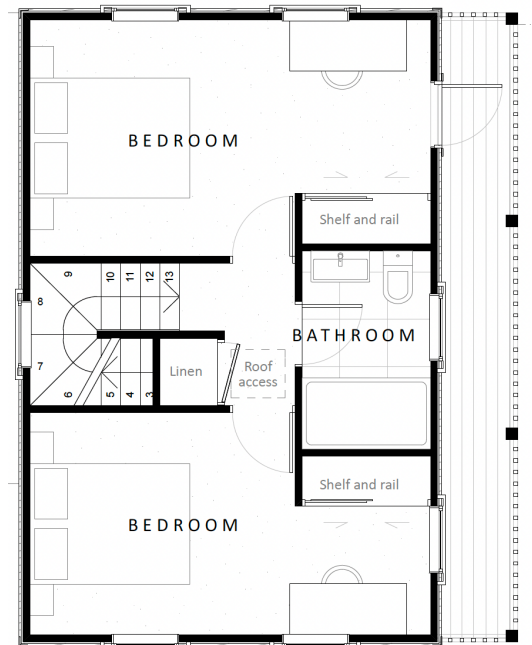
2  1.5  1 

Floor Area m²
102

Ground Floor



First Floor

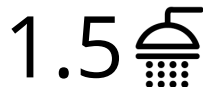


BROOKSFIELD

Design And Interior

(Home 2 - 5)

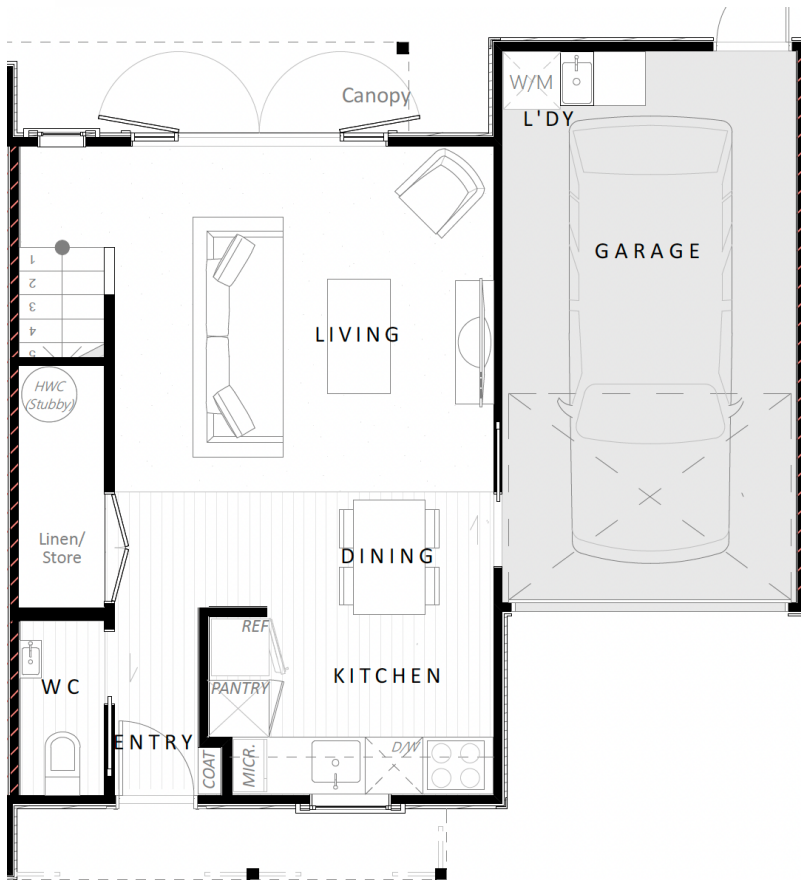
These homes are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs is a sunny kitchen dining and lounge, opening out to a large, sunny and secured outdoor living area. Attached is a single garage with the laundry in it and a door to the outdoor area. Upstairs is two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



Floor Area m2

92

Ground Floor



First Floor



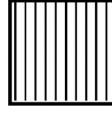
BROOKSFIELD

Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

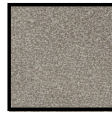


Doorhandle - Schlage S-6000 keyless entry

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



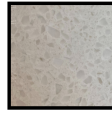
Bathroom Wall Tile



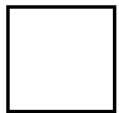
Kitchen Cabinets - French Country White



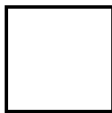
Entrance Floor Tile



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

BROOKSFIELD



Your new solar system

Your solar system includes the following components

- Enphase IQ7A microinverters
- Enphase Envoy + Relay
- Jinko N-Type Solar Panels
- Green Catch Solar Diverter for hot water
- Clenergy mounting system

Your solar power system is powered by Enphase microinverters. This means there is a small inverter underneath each panel. These powerful little units are efficient, safe and reliable. They convert DC power from the panel to AC power (useable power for your home) on the roof and it's then sent back to the switchboard where your Enphase Envoy solar control unit is located. This is the brains of the unit which we will connect to your Wifi so you can monitor the systems performance.

We have installed a **Green Catch** solar diverter for your hot water cylinder. This device is also mounted in your switchboard, it measures excess solar energy and diverts it to your hot water cylinder before selling it back to the grid. The Green Catch follows the production curve of your solar each day, so even on a cloudy day if there is a small amount of excess this will also be stored in your hot water cylinder. Instructions for the Green Catch are included in this pack. For summer months we would advise "Solar Only" setting or "2.5hrs", and "5hrs" in winter. You will be shown how it works when we visit to connect your solar.



Warranty periods



Enphase microinverters

10 Year product warranty



Jinko solar panels

25 year product warranty + 30 year performance guarantee



Green Catch Solar Diverter

5 year product warranty

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 29 Sumner St, Spreydon

12th October 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 29 Sumner St.

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 \$490 - \$510 unfurnished, for a long-term rental.

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

Thanks

A handwritten signature in black ink, appearing to read 'Sue Banks'.

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.

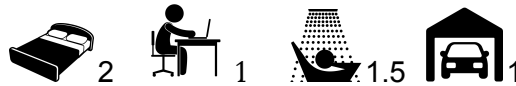
BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 29 Sumner St, Spreydon

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Set Out Over 2 levels

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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.

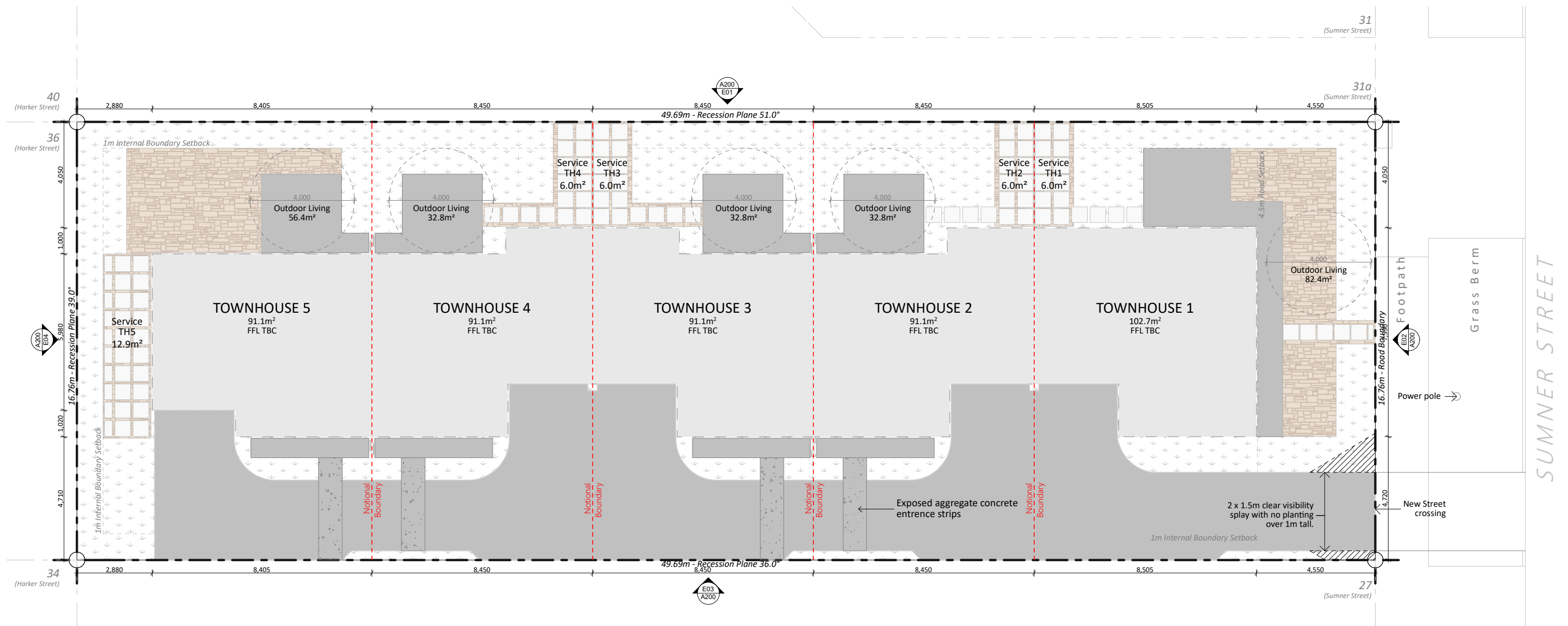
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPE PLAN
A100	FLOOR PLANS TH 1-3
A101	FLOOR PLANS TH 4 & 5
A200	SITE ELEVATIONS



BROOKSFIELD
— HERITAGE —

S u m n e r S t r e e t T o w n h o u s e s
29 Sumner Street, Spreydon, Christchurch



O. SITE
SCALE 1:150

PROJECT INFO:

Address: 29 Sumner Street
Spreydon
Christchurch

Legal Description: Lot 36 DP 2309

Title: CB22B/767

Site Area: 832m² (more or less)

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 flatted 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.

PROJECT FIGURES:

Gross Floor Area: Unit 1 - 102.7m² (61.2m² over slab)
Unit 2 - 91.1m² (55.4m² over slab)
Unit 3 - 91.1m² (55.4m² over slab)
Unit 4 - 91.1m² (55.4m² over slab)
Unit 5 - 91.1m² (55.4m² over slab)
Total - 467.1m² (285.3m² over slab)

Site Coverage: 34.3%

BROOKSFIELD
HERITAGE

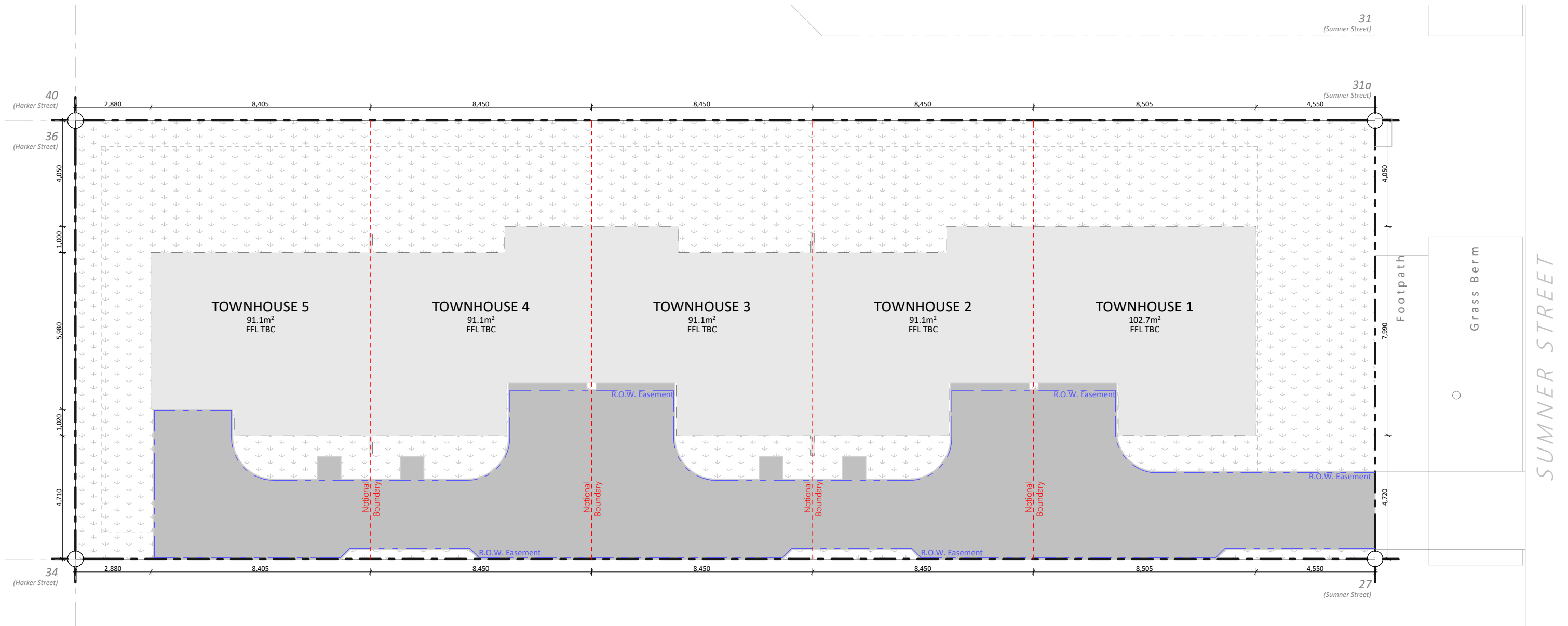
PROJECT NAME
Sumner Street Townhouses
Scale 1:100, 1:150 @ A3
Date 11/10/2021

PROJECT ADDRESS
29 Sumner Street
Spreydon
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:150

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: 61.2m²
First Floor Area: 41.5m²
Total Floor Area: 102.7m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 55.4m²
First Floor Area: 35.7m²
Total Floor Area: 91.1m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 55.4m²
First Floor Area: 35.7m²
Total Floor Area: 91.1m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 55.4m²
First Floor Area: 35.7m²
Total Floor Area: 91.1m²

Property Area: TBCm²

TOWNHOUSE 5:

Ground Floor Area: 55.4m²
First Floor Area: 35.7m²
Total Floor Area: 91.1m²

Property Area: TBCm²

BROOKSFIELD
HERITAGE

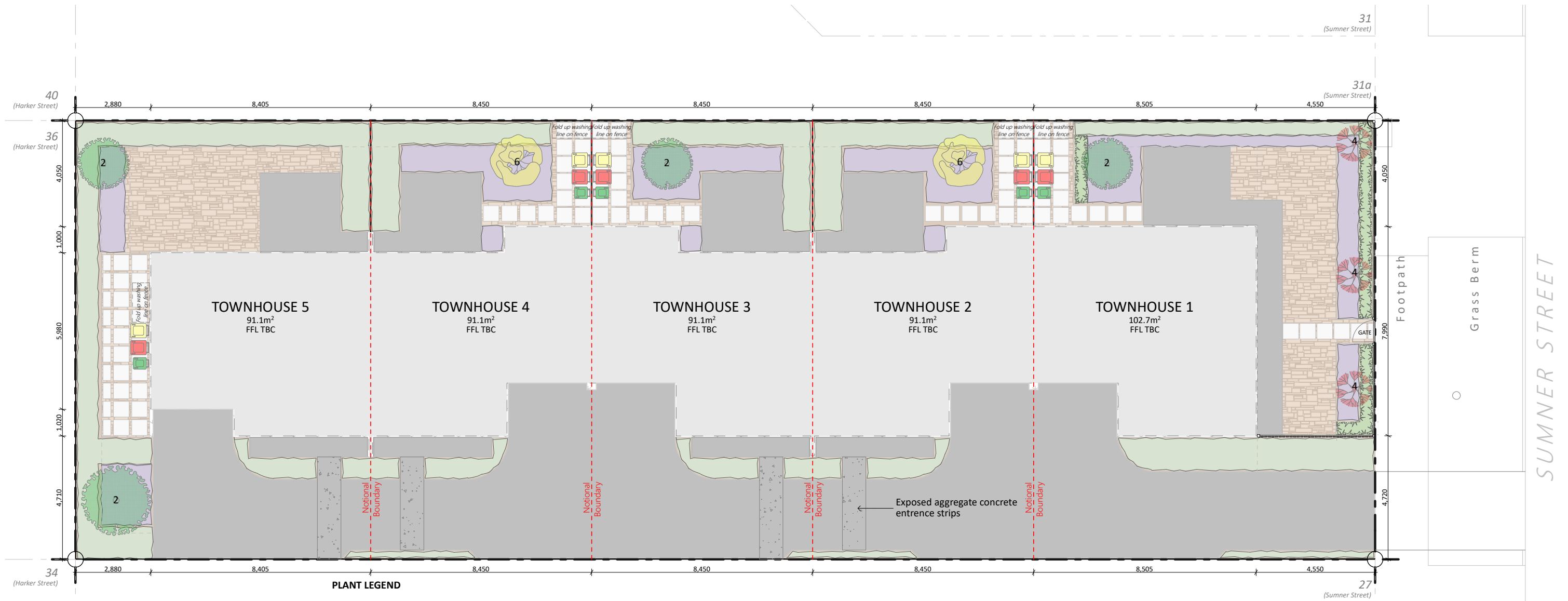
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Spreydon
Christchurch

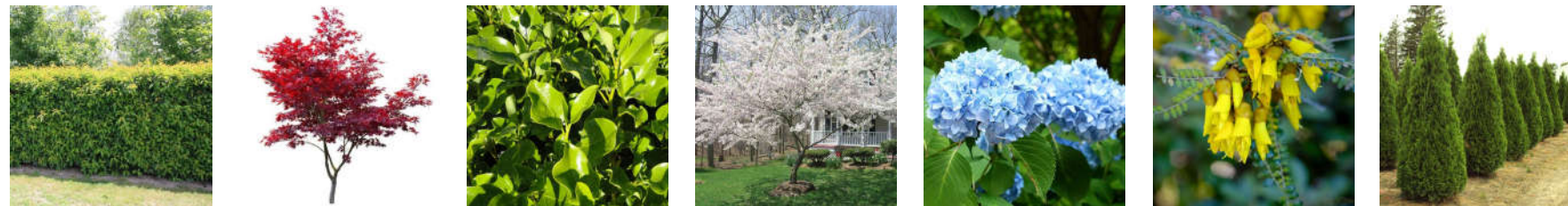
DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN



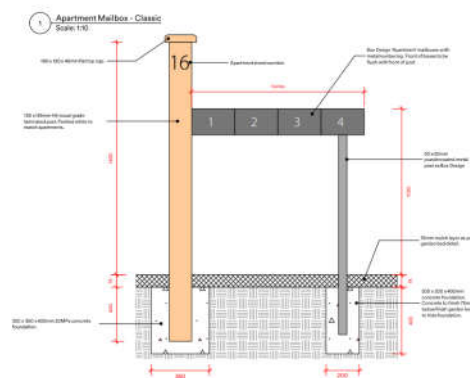
0. LANDSCAPING PLAN
SCALE 1:150



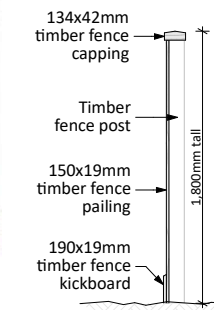
TYPE 1 - PORTUGUESE LAUREL "*Prunus lusitanica*"
 TYPE 2 - JAPANESE MAPLE "*Acer palmatum*"
 TYPE 3 - GRISELINIA LITTORALIS HEDGE "*Broadway Mint*"
 TYPE 4 - CHERRY TREE "*Prunus 'Accolade'*"
 TYPE 5 - FLOWER MIX *Hydrangea, Lavender, and selected flowering plants*
 TYPE 6 - KOWHAI TREE "*Sophora microphylla*"
 TYPE 7 - THUJA "*Thuja occidentalis*"

- 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

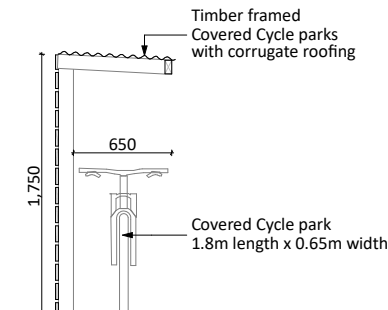
Notes:
 - All Trees to be 1.5m (min) height at time of planting
 - Planting beds to be medium bark chip finished
 - Landscaping areas to be 50% trees, 50% shrubs



Letterbox
 - 5x Box Design letterbox on front boundary fence with Street number and unit lettering



Typical Fence
 SCALE 1:50



Covered Cycle Park
 SCALE 1:50

BROOKSFIELD
HERITAGE

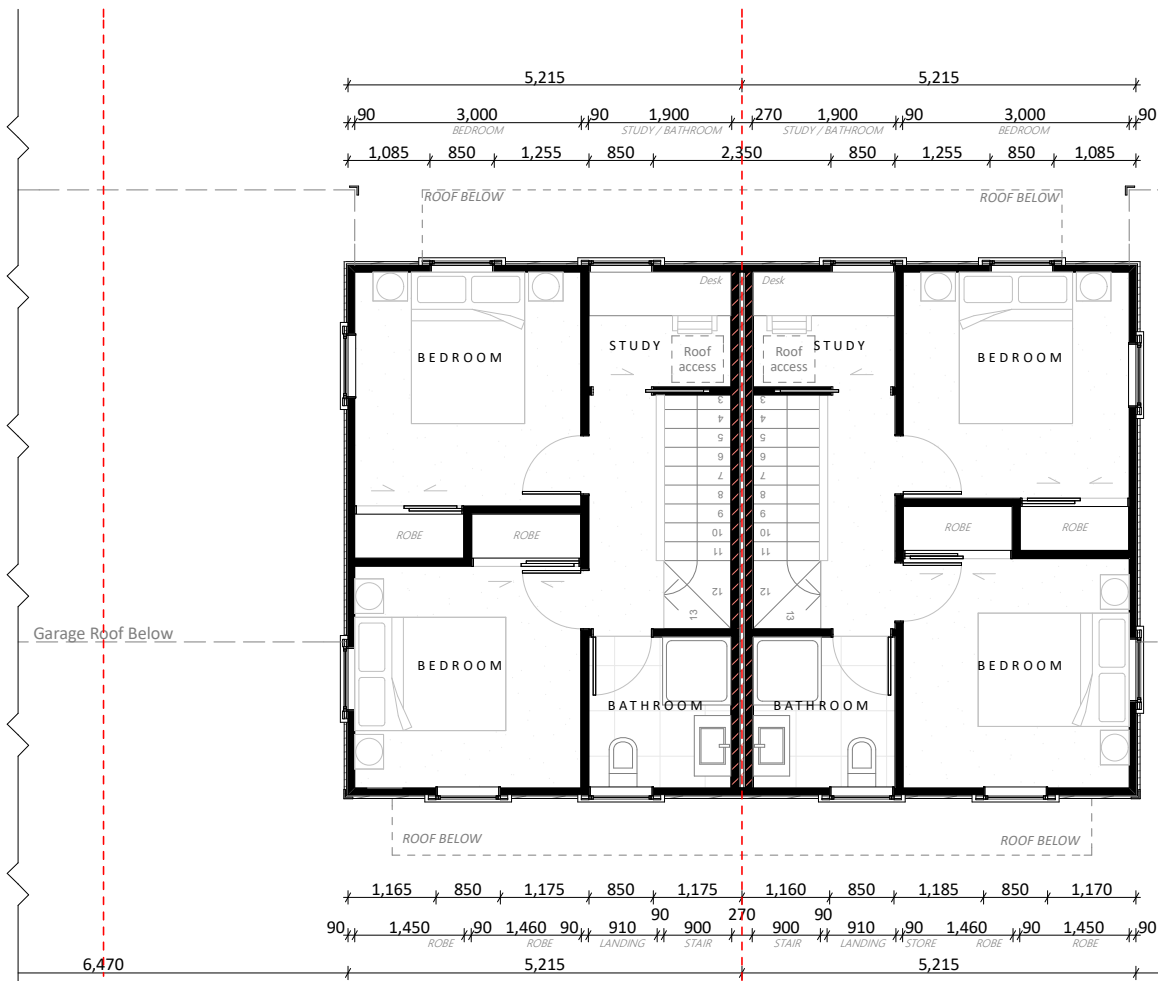
PROJECT NAME
 Sumner Street Townhouses
 Scale 1:100, 1:50, 1:150
 Date @ A3 11/10/2021

PROJECT ADDRESS
 29 Sumner Street
 Spreydon
 Christchurch

DRAWING NO. REVISION

A003 A

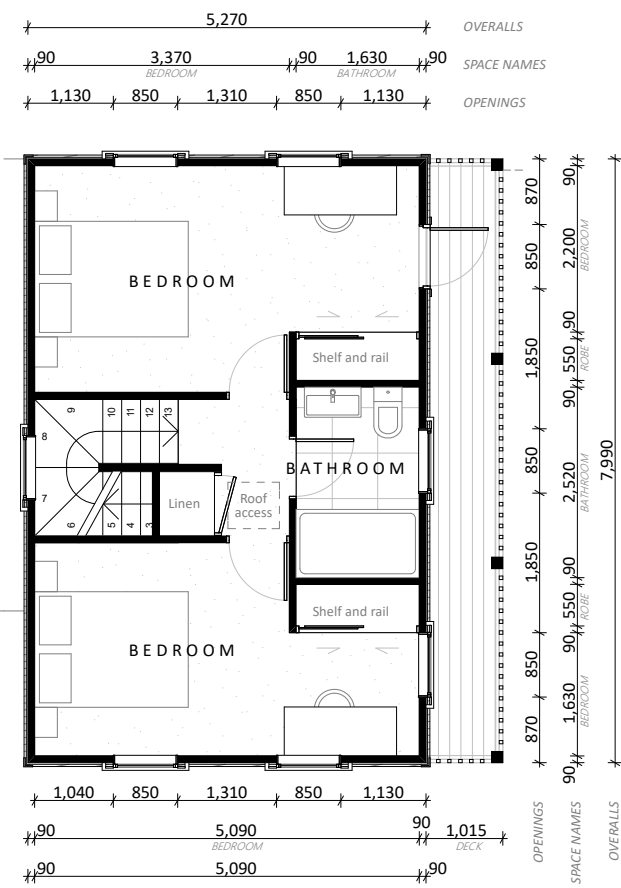
DRAWING NO.
 LANDSCAPE PLAN



2. FIRST FLOOR
SCALE 1:100

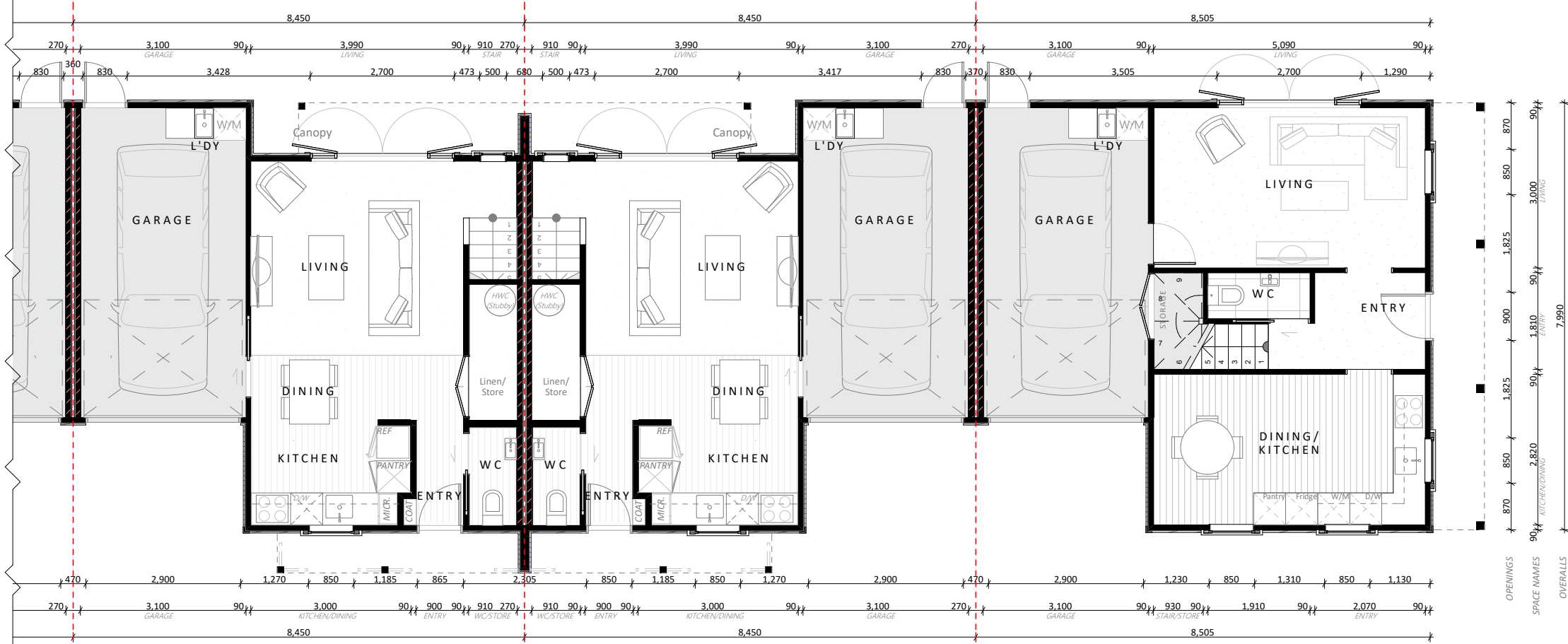
TOWNHOUSE 3

TOWNHOUSE 2



TOWNHOUSE 1

- 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



1. GROUND FLOOR
SCALE 1:100

BROOKSFIELD
HERITAGE

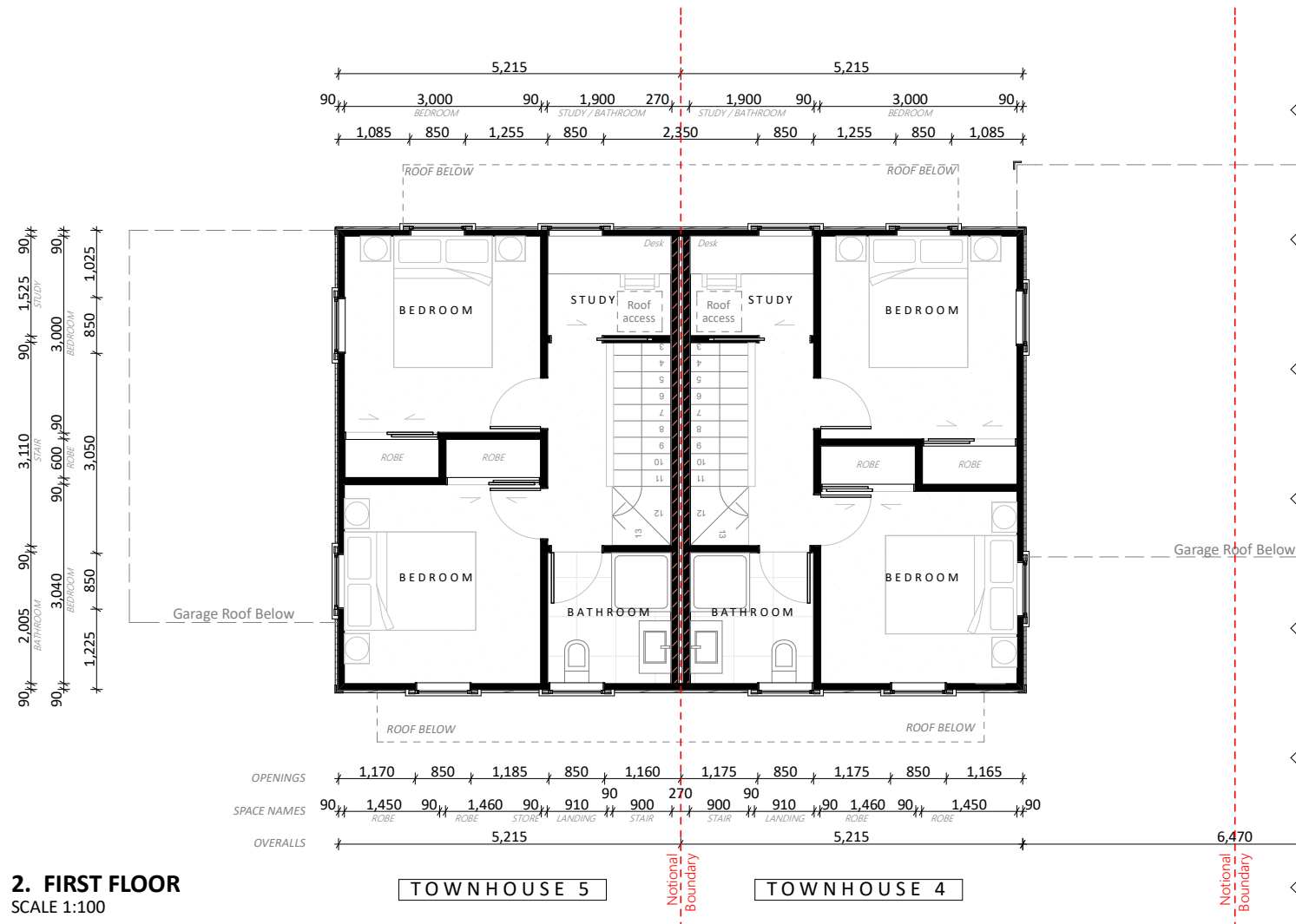
PROJECT NAME
Sumner Street Townhouses
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PROJECT ADDRESS
29 Sumner Street
Spreydon
Christchurch

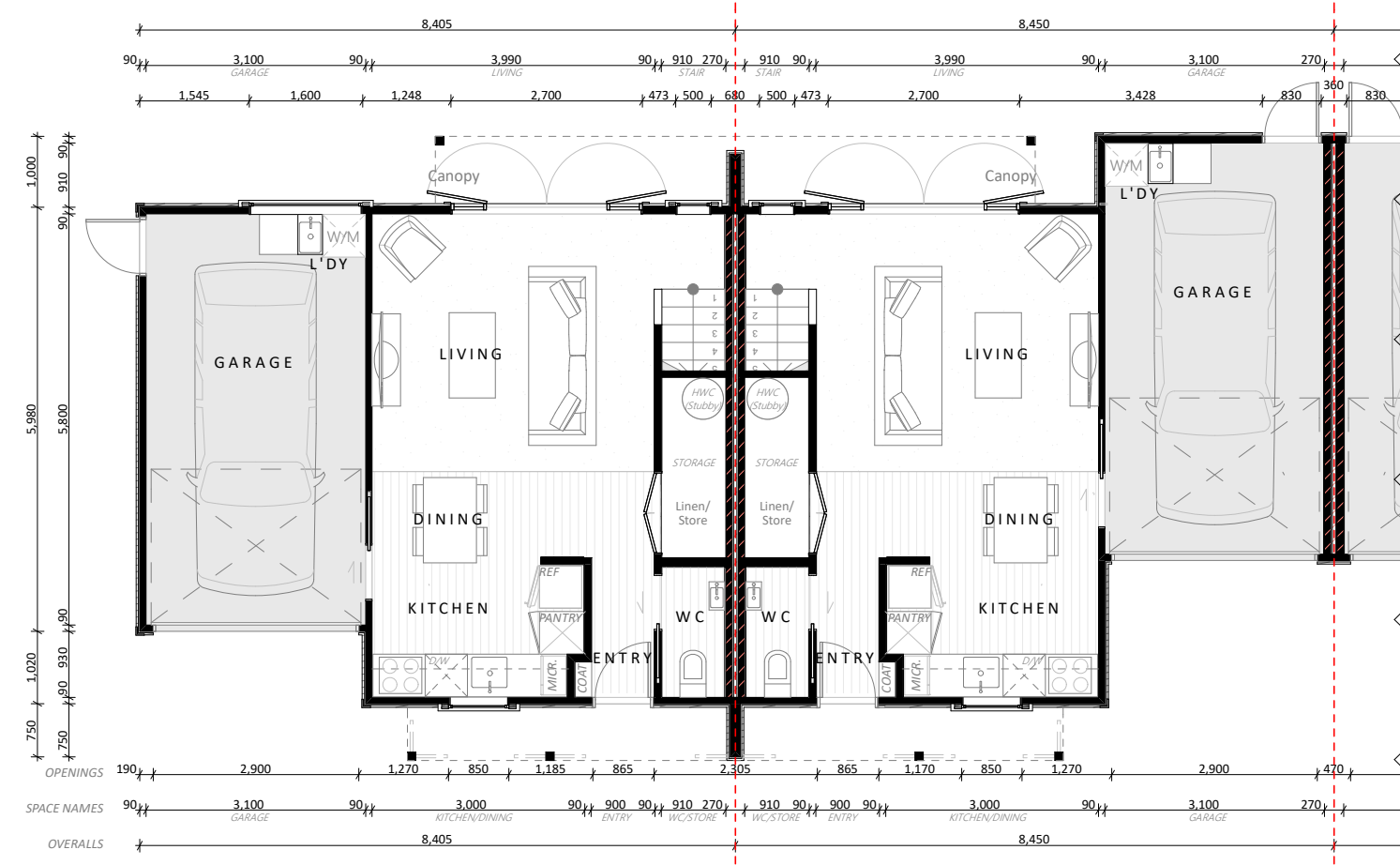
DRAWING NO. REVISION

A100 A

DRAWING NO.
FLOOR PLANS TH 1-3



- LEGEND - WALLS**
- 150, 90, 20, 10, 30
 - 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 200, 140, 10, 30
 - 140mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 110, 90, 10, 10
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - 160, 140, 10, 10
 - 140mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - 270, 90, 90, 90
 - Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications



BROOKSFIELD
HERITAGE

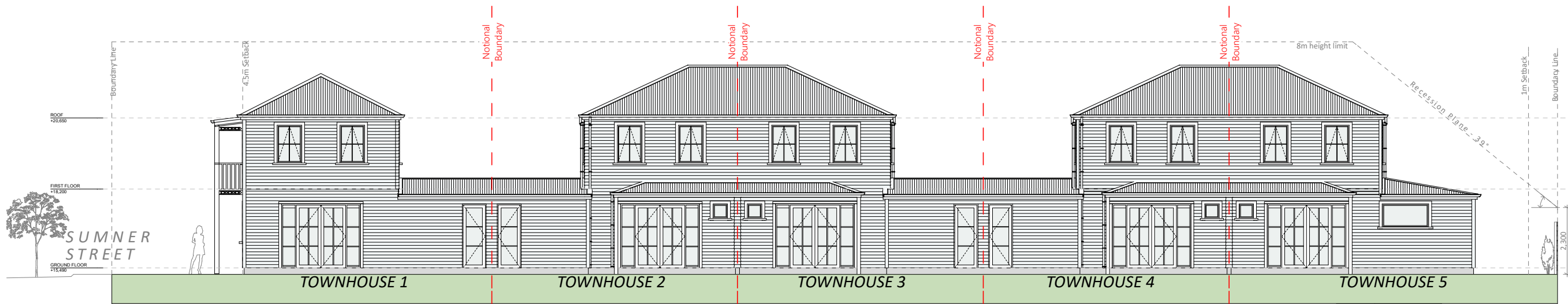
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Sumner Street Townhouses
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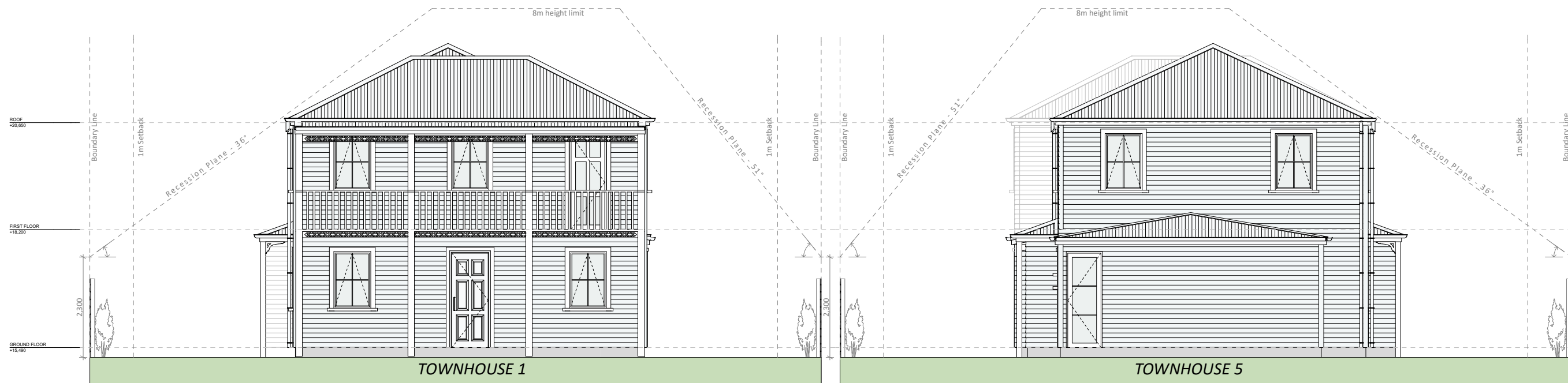
DRAWING NO. REVISION

A101 A

DRAWING NO.
FLOOR PLANS TH 4 & 5





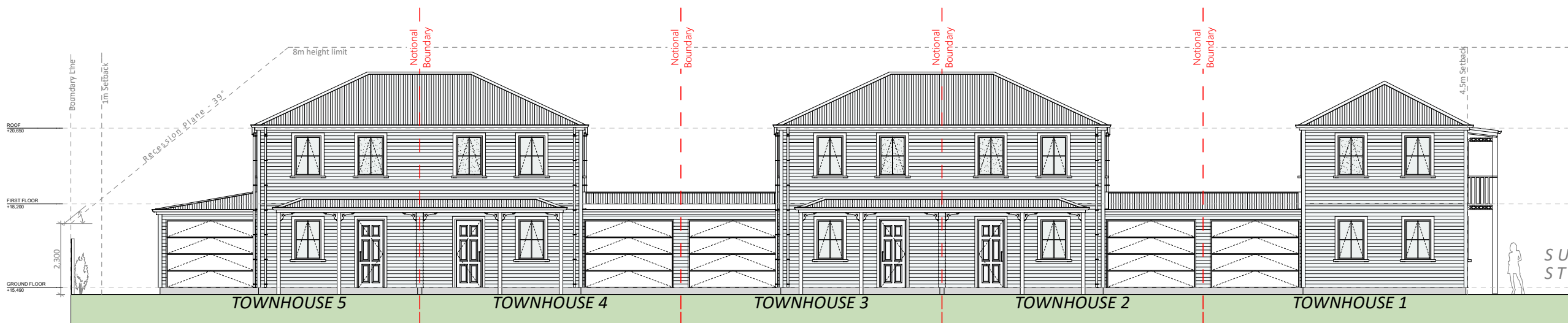
E01 NORTH ELEVATION
SCALE 1:150



E02 EAST ELEVATION
SCALE 1:100

E04 WEST ELEVATION
SCALE 1:100

-  **Roof**
- Dimond Corrugate (0.4mm BMT)
Colorsteel Endura roof cladding over Thermakraft Covertex roof underlay
- Colour to be Coloursteel white
- Confirm with Brookfield Living before ordering.
-  **Horizontal Weatherboard**
Southern Pine Bevelback
Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
- Colour to be Resene Black White
- Confirm with Brookfield Living before ordering.



E03 SOUTH ELEVATION
SCALE 1:150

BROOKSFIELD
HERITAGE

PROJECT NAME
Sumner Street Townhouses
Scale 1:100, 1:150 @ A3
Date 11/10/2021

PROJECT ADDRESS
29 Sumner Street
Spreydon
Christchurch

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

DRAWING NO.
SITE ELEVATIONS



Street Impression



Driveway Impression



Street Impression

BROOKSFIELD
HERITAGE

PROJECT NAME
 Sumner Street Townhouses
 Scale @ A3
 Date 11/10/2021

PROJECT ADDRESS
 29 Sumner Street
 Spreydon
 Christchurch

DRAWING NO.	REVISION
A202	A

DRAWING NO.
 3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	Single Garage	102m2	\$749,000.00
House 2	2 + Study	1.5	Single Garage	92m2	\$725,000.00
House 3	2 + Study	1.5	Single Garage	92m2	\$725,000.00
House 4	2 + Study	1.5	Single Garage	92m2	\$725,000.00
House 5	2 + Study	1.5	Single Garage	92m2	\$739,000.00

Expected Start

April 2022

Expected Completion

September 2022

Title Type

Fee Simple

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



BROOKSFIELD