

BROOKSFIELD

3 Waitikiri Drive, Parklands

3 WAITIKIRI DRIVE

*Georgian Colonial Cottages designed by Ben Pentreath
— homes that feel more like home.*



Renders

These homes are the latest in our series of 'Georgian, Colonial Cottages'. Each home features well-thought-out spaces.

These seven standalone homes are an extension of our popular Westminster Street homes that take inspiration from early 1800s Georgian Colonial cottages in Hobart, Tasmania.



STREET VIEW



DRIVEWAY VIEW






General Information

3 Waitikiri Drive is another exceptional display of timber standalone cottages.

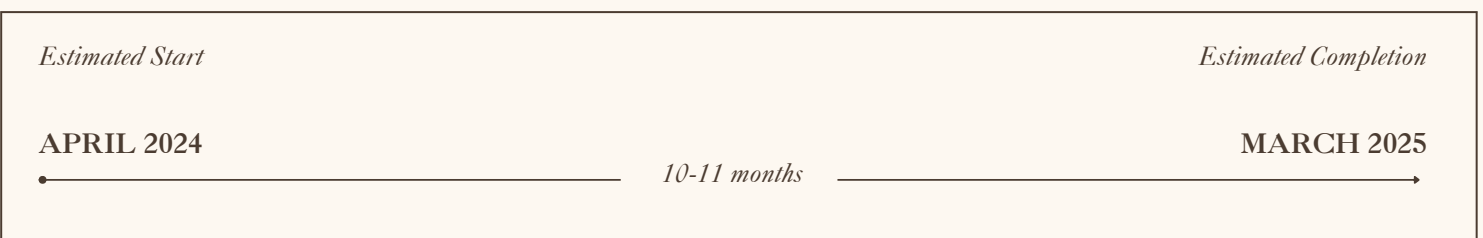


A quintessential New Zealand Kitchen

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Double Garage	148	\$995,000
Cottage 2	3	2	Double Garage	148	\$995,000
Cottage 3	3	2	Double Garage	148	\$995,000
Cottage 4	3	2	Double Garage	148	\$995,000
Cottage 5	3	2	Double Garage	144	\$995,000
Cottage 6	3	2	Double Garage	148	\$995,000
Cottage 7	3	2	Double Garage	148	\$995,000

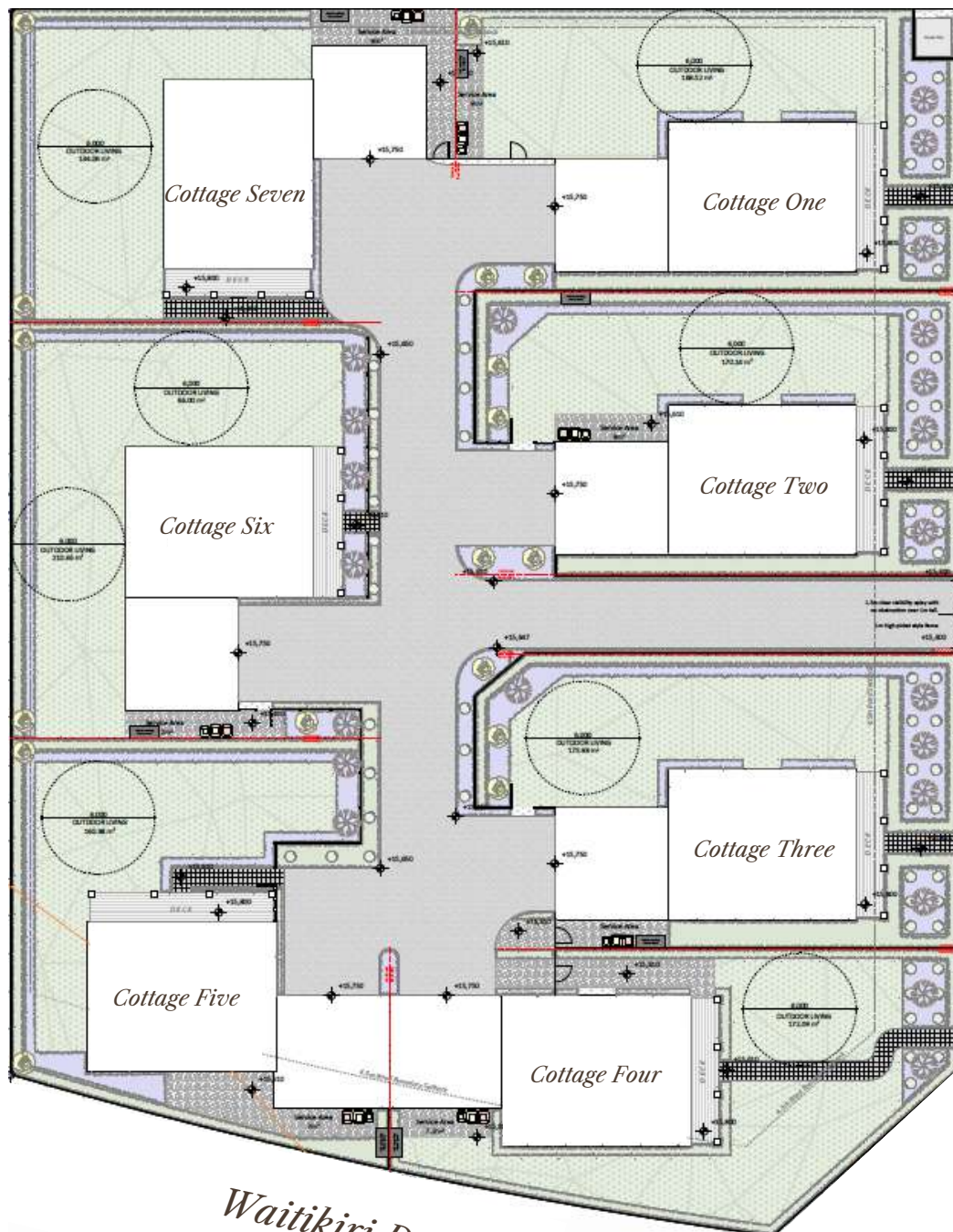
Build time



Site Layout

- Cottage 1 Outdoor Area: 168m²*
- Cottage 2 Outdoor Area: 170m²*
- Cottage 3 Outdoor Area: 175m²*
- Cottage 4 Outdoor Area: 172m²*
- Cottage 5 Outdoor Area: 160m²*
- Cottage 6 Outdoor Area: 210m²*
- Cottage 7 Outdoor Area: 134m²*

Each cottage is thoughtfully laid out, designed with ample space and north-facing living areas, well positioned to capture all-day sun. Contemporary elements in rear courtyards and green spaces are featured throughout.



Waitikiri Drive

Waitikiri Drive

3 Waitikiri Drive, Parklands

East & West Elevations

Cottage Four

Cottage Three

Cottage Two

Cottage One



EAST ELEVATION

Cottage Seven

Cottage Six

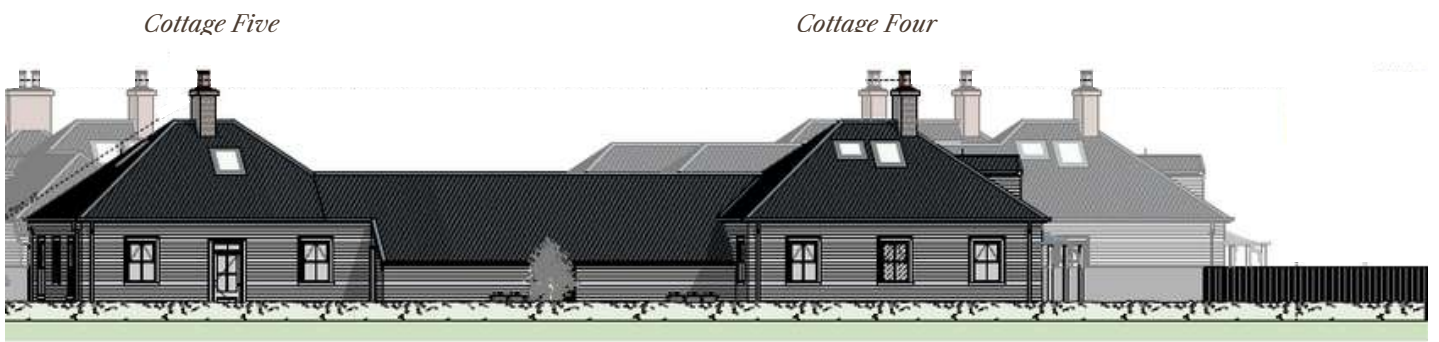
Cottage Five



WEST ELEVATION

3 Waitikiri Drive, Parklands

North & South Elevations



SOUTH ELEVATION



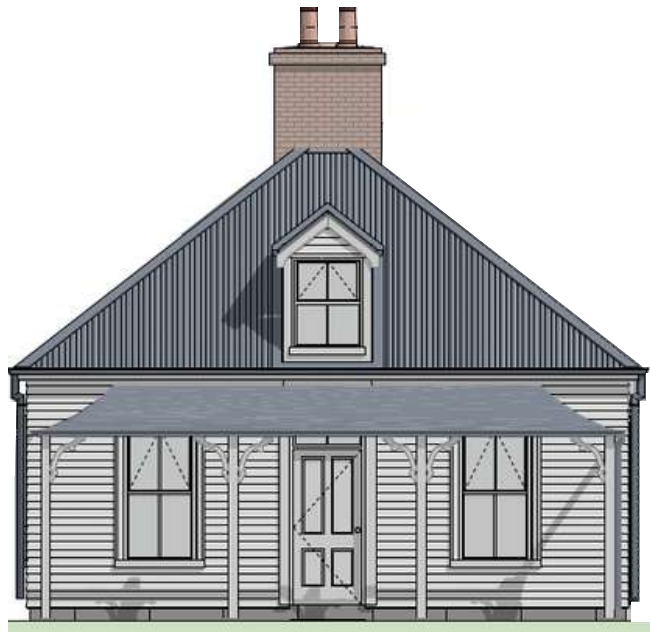
NORTH ELEVATION

3 Waitikiri Drive, Parklands

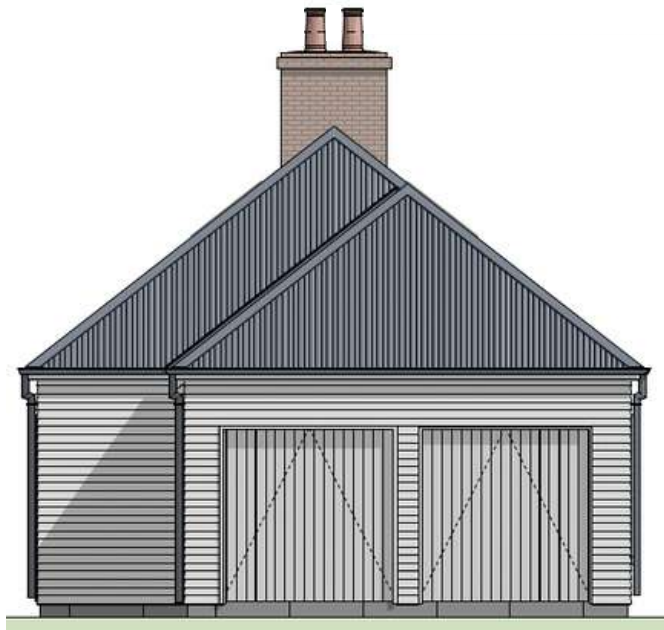
Elevations - Cottages 1 - 3

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



EAST ELEVATION



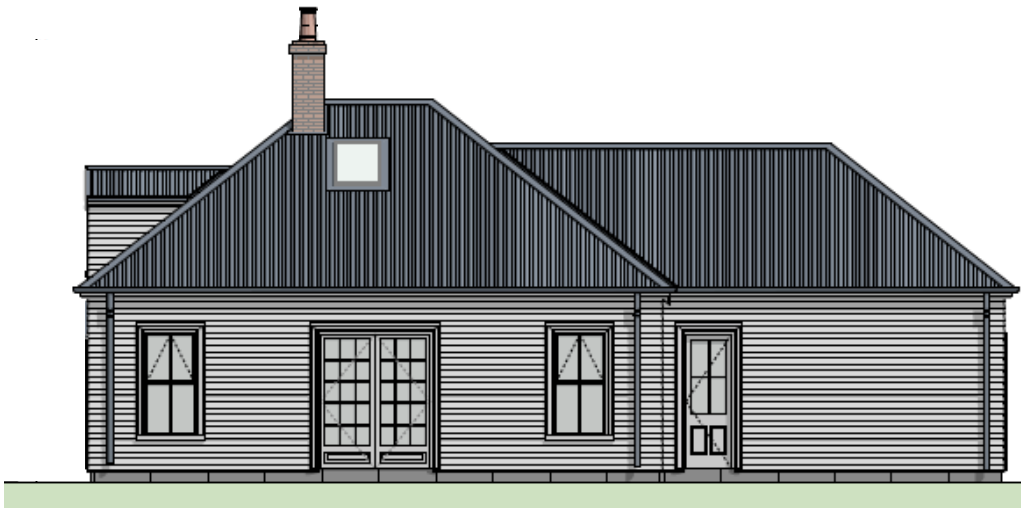
WEST ELEVATION

3 Waitikiri Drive, Parklands

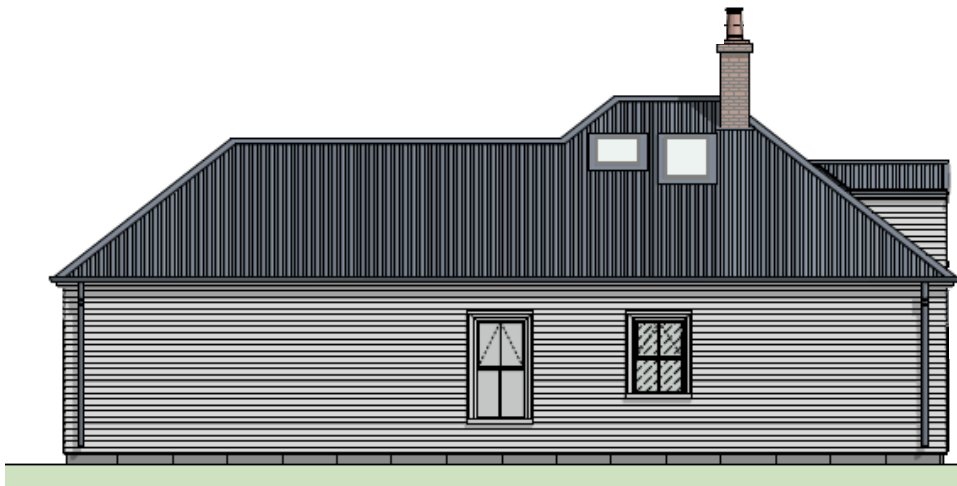
Elevations - Cottages 1 - 3

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



NORTH ELEVATION



SOUTH ELEVATION

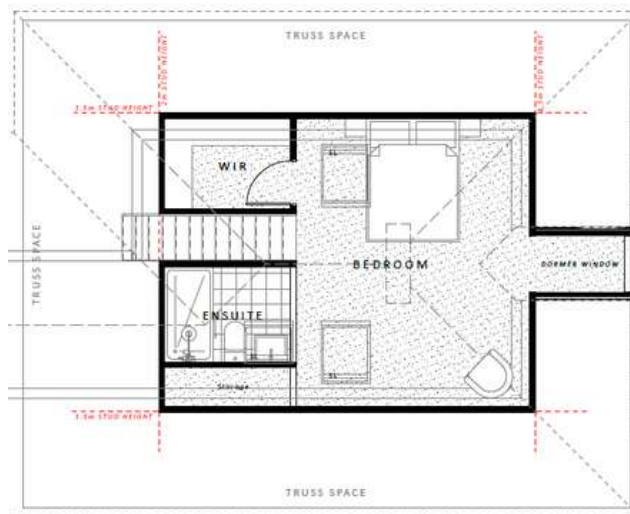
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 1

3 2 Double Garage 148sqm



GROUND FLOOR



FIRST FLOOR

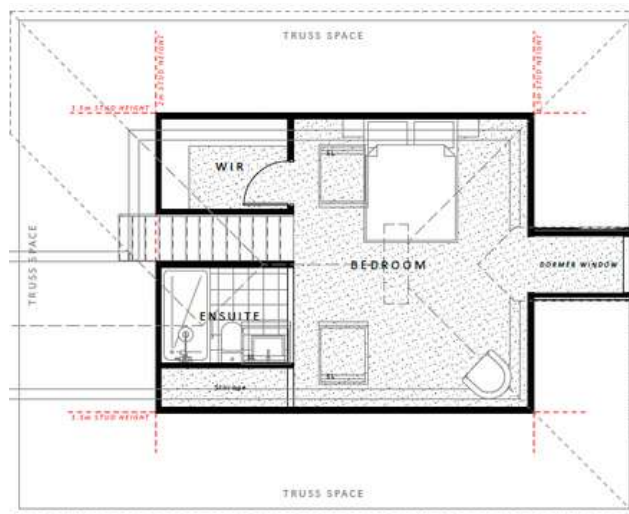
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 2

3 2 Double Garage 148sqm



GROUND FLOOR



FIRST FLOOR

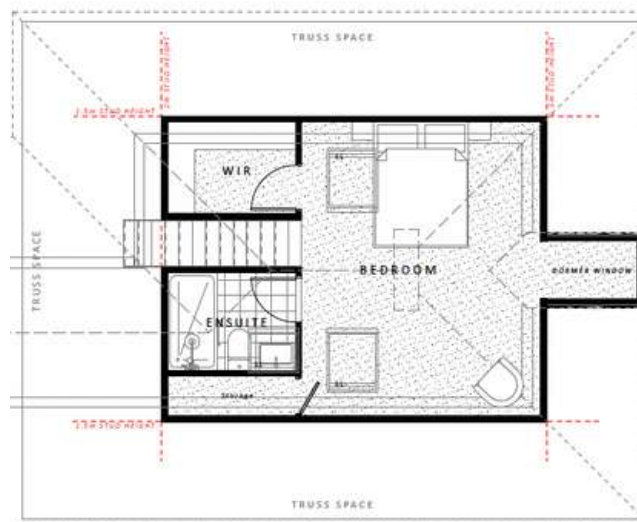
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 3

3 2 Double Garage 148sqm



GROUND FLOOR



FIRST FLOOR

3 Waitikiri Drive, Parklands

Elevations - Cottages 4 - 5

Ground Floor Stud Height: 2.55m

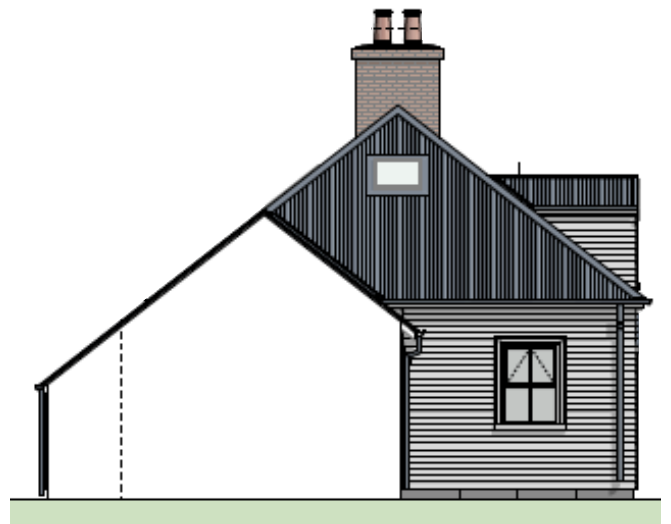
First Floor Stud Height: 2.4m

Cottage Four

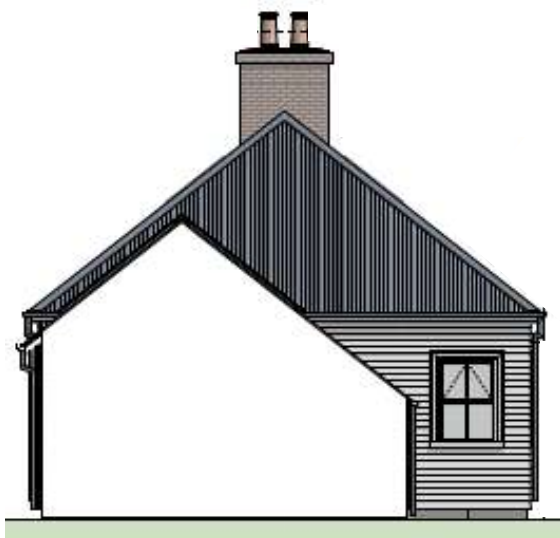


EAST ELEVATION

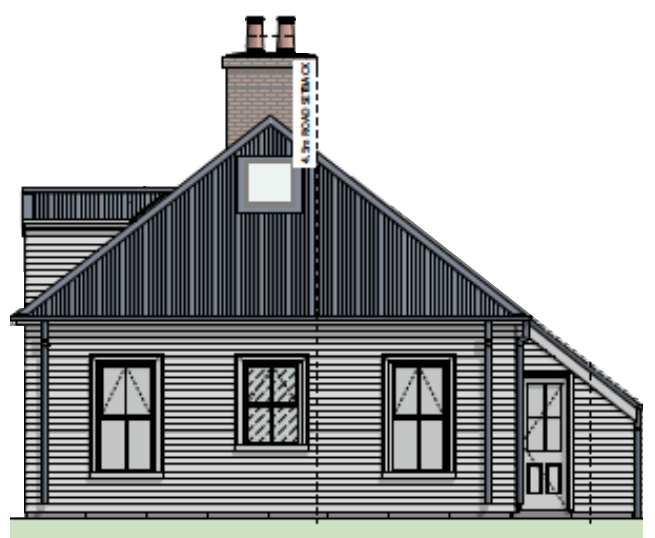
Cottage Five



Cottage Four



Cottage Five



WEST ELEVATION

3 Waitikiri Drive, Parklands

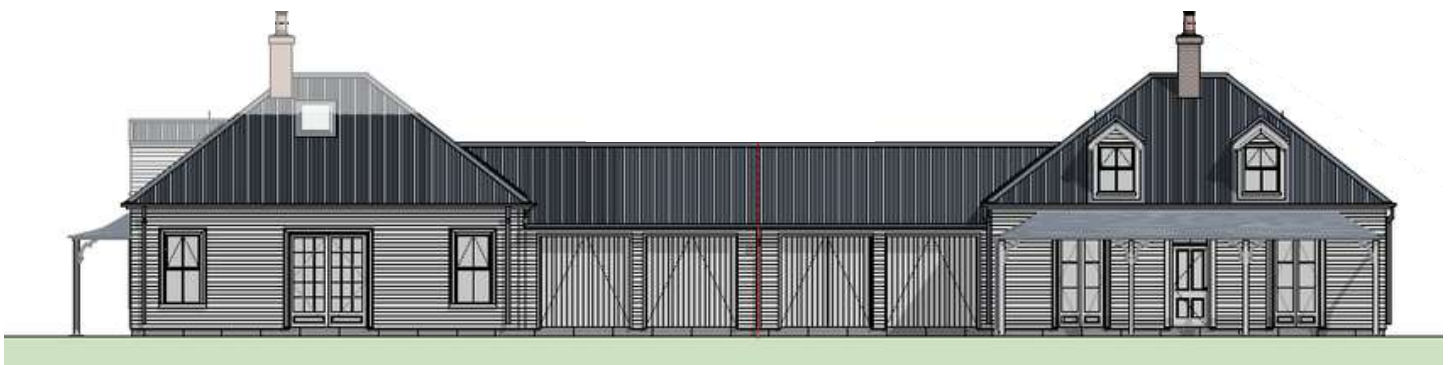
Elevations - Cottages 4 & 5

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Four

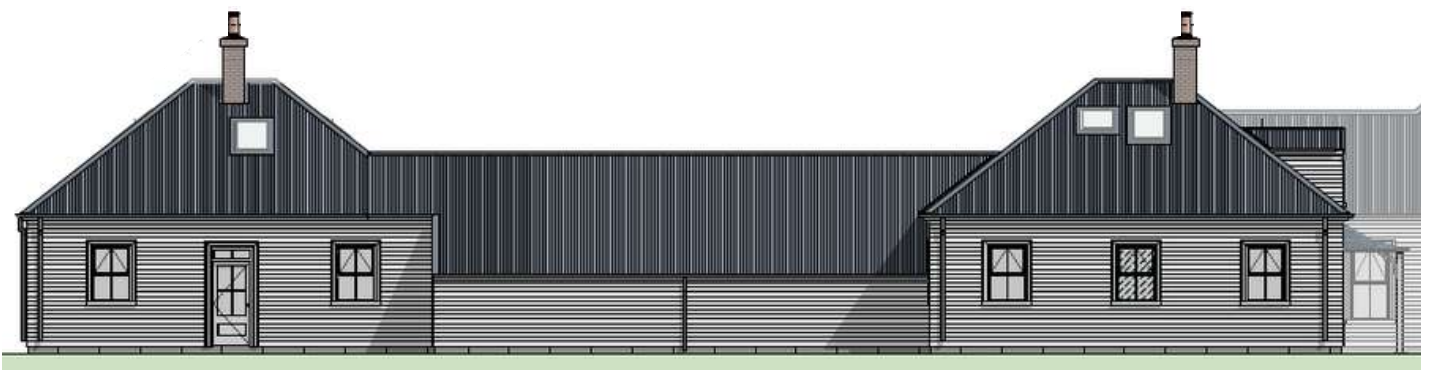
Cottage Five



NORTH ELEVATION

Cottage Five

Cottage Four

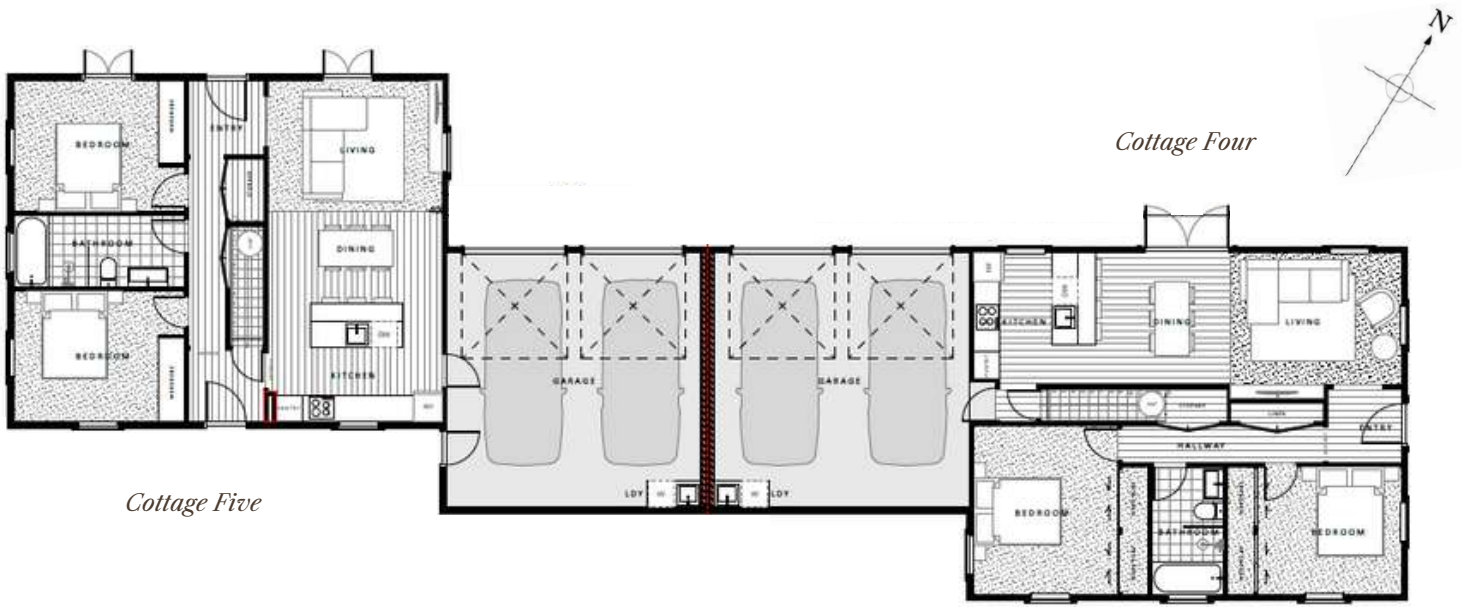


SOUTH ELEVATION

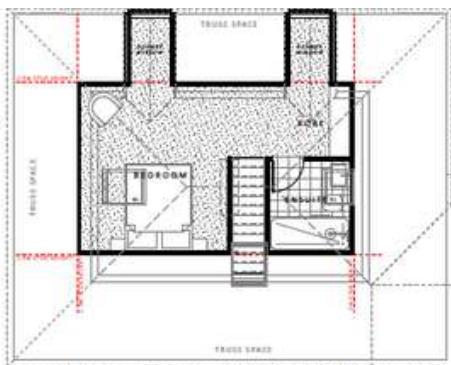
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 4 & 5

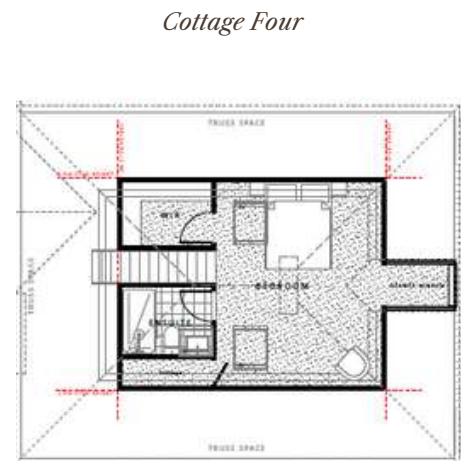
-  3
-  2
-  Double Garage
-  Cottage 4 - 148sqm
Cottage 5 - 144sqm



GROUND FLOOR



Cottage Five



Cottage Four

FIRST FLOOR

3 Waitikiri Drive, Parklands

Elevations - Cottages 6 & 7

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Six



Cottage Six



EAST ELEVATION

Cottage Seven



Cottage Seven



WEST ELEVATION

3 Waitikiri Drive, Parklands

Elevations - Cottages 6 & 7

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Six



Cottage Seven



NORTH ELEVATION

Cottage Six



Cottage Seven



SOUTH ELEVATION

3 Waitikiri Drive, Parklands

Floor Plans – Cottage 6



3



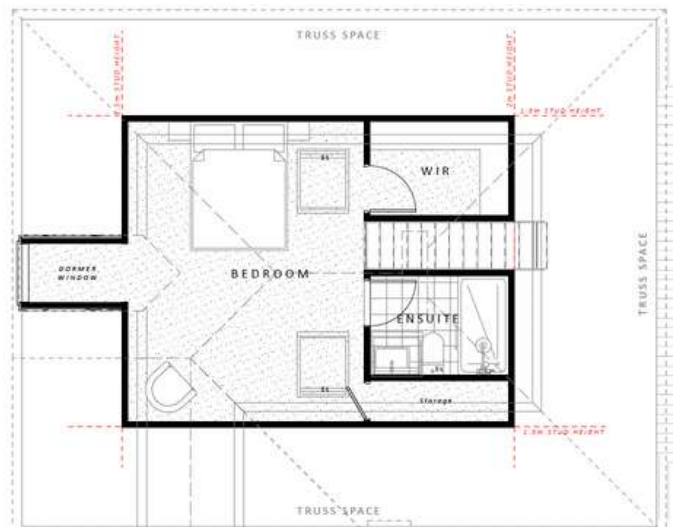
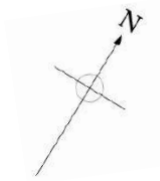
2



Double
Garage



148sqm



GROUND FLOOR

FIRST FLOOR

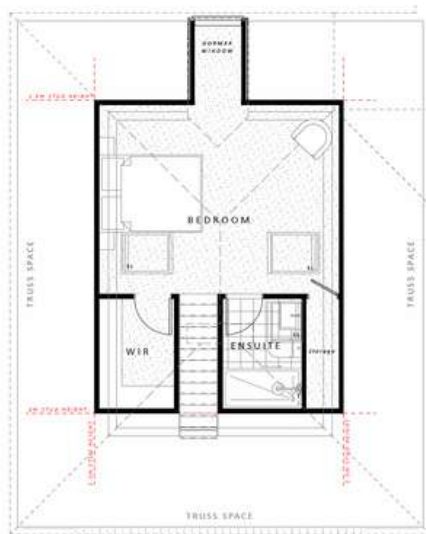
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 7

3 2 Double Garage 148sqm



GROUND FLOOR



FIRST FLOOR

It's all in the details –
Standard Interior Spec

Standard interior spec

It's all in the details

These homes are the latest in our series of 'Georgian, Colonial cottages'. Each home features well-thought-out spaces.

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.

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



The homes come with a neutral colour palette for you to make your own

Standard interior spec



Kitchen/entrance Floor Tiles
Forest Cedar



Carpet – Godfrey Hirst NZ wool
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile
Artisan Gris Matt



Kitchen tapware
Posh Canterbury Sink Mixer



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Posh Canterbury Mixer



Mirror
Round with Demist Function

Tapware
Posh Canterbury Basin Mixer



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall 900x900
Shower - Posh Domaine Brass Rail Heated Towel Rail - Elan 7 Rail Warmer
Heater - Serene 2068

Insulation

Ceiling - Terra Lana Wool R3.6
Walls - Terra Lana Wool R2.8
Underfloor - R1.4 Polystyrene in Concrete Foundation

Window Furnishings

Living Area Blinds - Roller Blinds
Bedroom Blinds - Venetian Blinds

Appliances & Chattels

Oven - Smeg SFA6500TVX
Cooktop - Smeg Induction SI7643B
Dishwasher - Eurotech Single Dish Drawer ED-SDCSS
Range Hood - Applico Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

3 Waitikiri Drive –
Architects Plans



- LEGEND - WALLS**
- 10mm Timber framed wall (external wall)
 - 20mm Gypsum board on timber framing
 - 20mm air cavity
 - Southern Pine S40p Insulated Sheath/Sheath Wall
 - 10mm Timber framed wall (internal wall)
 - 20mm Gypsum board on timber framing
 - 10mm Timber framed wall (external wall)
 - 20mm Gypsum board on timber framing
 - 20mm air cavity
 - 20mm Gypsum board on timber framing

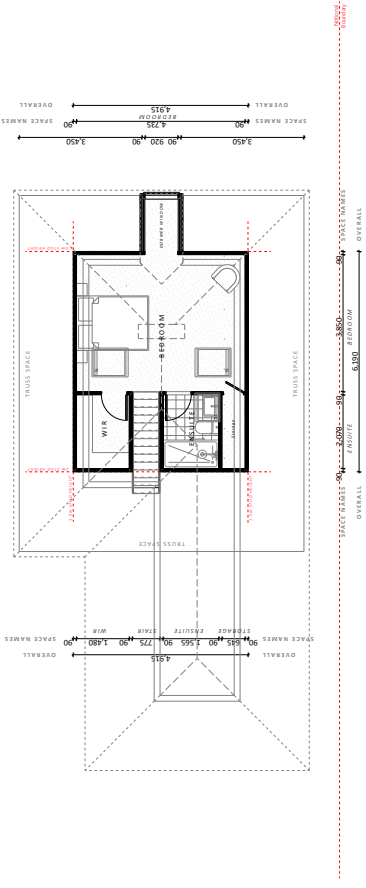
- Notes:**
- 1. All internal timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, cladding @ 800 C/C, unless otherwise noted.
 - 2. All external timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, 90mm x 50mm x 112.5mm @ 600 C/C, unless noted otherwise.
 - 3. All timber framed walls (external or internal) to be 100mm x 112.5mm x 2250mm @ 600 C/C, unless noted otherwise.
 - 4. All timber framed walls (external or internal) to be 100mm x 112.5mm x 2250mm @ 600 C/C, unless noted otherwise.
 - 5. All timber framed walls (external or internal) to be 100mm x 112.5mm x 2250mm @ 600 C/C, unless noted otherwise.

WALL NOTES:

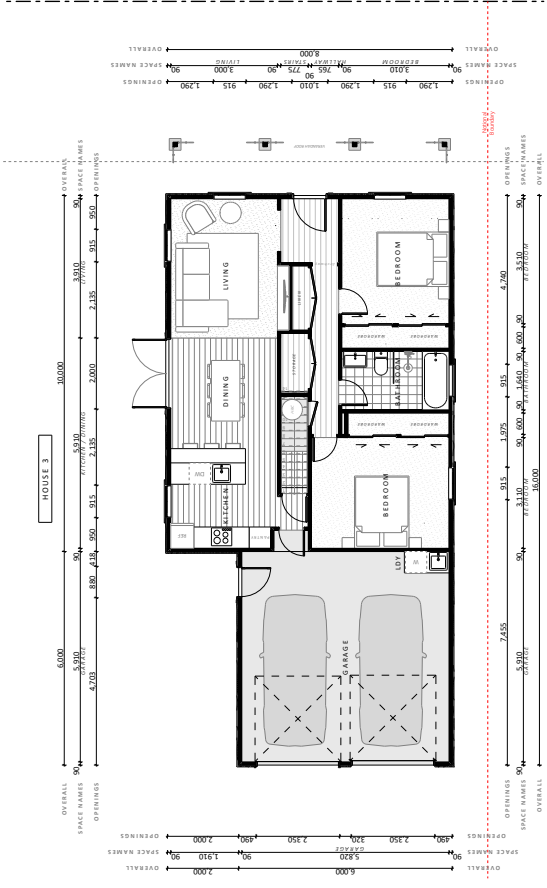
- All internal timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, cladding @ 800 C/C, unless otherwise noted.
- All external timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, 90mm x 50mm x 112.5mm @ 600 C/C, unless noted otherwise.
- Refer to floor and window schedules for floor lines.
- Mechanical ventilation for removing moisture shall be provided in all bedrooms, living, dining, kitchen, and bathroom. Mechanical ventilation shall be 150mm dia x 230mm x 100mm in ceiling or wall.
- All external timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, 90mm x 50mm x 112.5mm @ 600 C/C, unless noted otherwise.
- All external timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, 90mm x 50mm x 112.5mm @ 600 C/C, unless noted otherwise.

GENERAL NOTES:

- All structural steel to be in accordance with NZS 3231 AS 1.
- All steel to be in accordance with NZS 3231 AS 1.
- And lap on all loaded areas (both on steel and masonry).
- Provide wind up turn complying with NZS 3231 AS 1.
- Refer to floor and window schedules for floor lines.
- Mechanical ventilation for removing moisture shall be provided in all bedrooms, living, dining, kitchen, and bathroom. Mechanical ventilation shall be 150mm dia x 230mm x 100mm in ceiling or wall.
- All external timber framed walls to be 100mm x 112.5mm x 2250mm @ 600 C/C, 90mm x 50mm x 112.5mm @ 600 C/C, unless noted otherwise.
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3. PARTIAL FLOOR PLAN HOUSE 3
SCALE 1:75



2. GROUND FLOOR PLAN HOUSE 3
SCALE 1:75

General Notes

Do not scale drawings.

All dimensions on this drawing are in millimeters unless otherwise specified.

Architectural drawings are to be read in conjunction with the full set of drawings and specifications.

All work shall comply with the terms and conditions of the building contract and any amendments issued for this project.

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Waitikiri Homes
3 Waitikiri Drive, Parklands, Christchurch



REV	DATE	BY	CHK	DESCRIPTION



LEGEND - WALLS

- 30mm Timber framed wall (external wall)
- 30mm Timber framed wall (internal wall)
- 20mm or as indicated
- 30mm Timber frame wall (precast wall)
- 30mm Timber frame wall (precast wall with structural steel)
- 20mm or as indicated

Notes: Construction System: WALLS. Manufacturer: System: Refer to manufacturers specifications. System: Refer to manufacturers specifications.

1. 30mm Timber framed wall (external/external wall)

2. 20mm Timber framed wall (internal/interior wall)

3. 20mm Timber framed wall (internal/interior wall)

WALL NOTES:

All external timber framed walls to be R90d111.3158R timber studs @ 600 C/C, sheathing @ 800C/C, unless otherwise noted.

30mm timber framed wall (internal/interior wall) to be R90d111.3158R timber studs @ 600 C/C, sheathing @ 800C/C, unless otherwise noted.

20mm timber framed wall (internal/interior wall) to be R90d111.3158R timber studs @ 600 C/C, sheathing @ 800C/C, unless otherwise noted.

GENERAL NOTES:

All structural wall work to be constructed with NZBC D1/AS1 and external wall work to be constructed with NZBC D1/AS1.

Refer to floor and window schedules for floor levels.

Mechanical ventilation for removing moisture shall be provided to all rooms.

External mechanical ventilation systems shall be provided to all rooms, unless noted otherwise.

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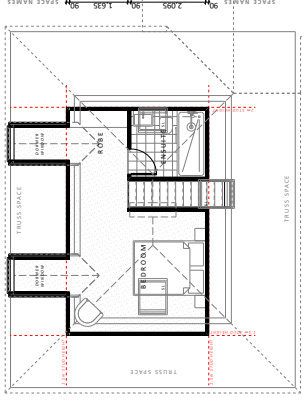
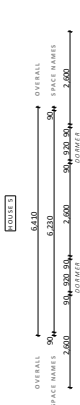
External mechanical ventilation systems shall be provided to all rooms, unless noted otherwise.

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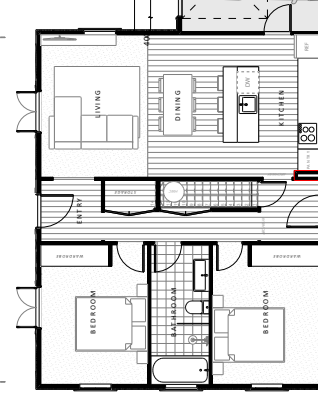
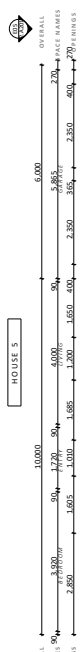
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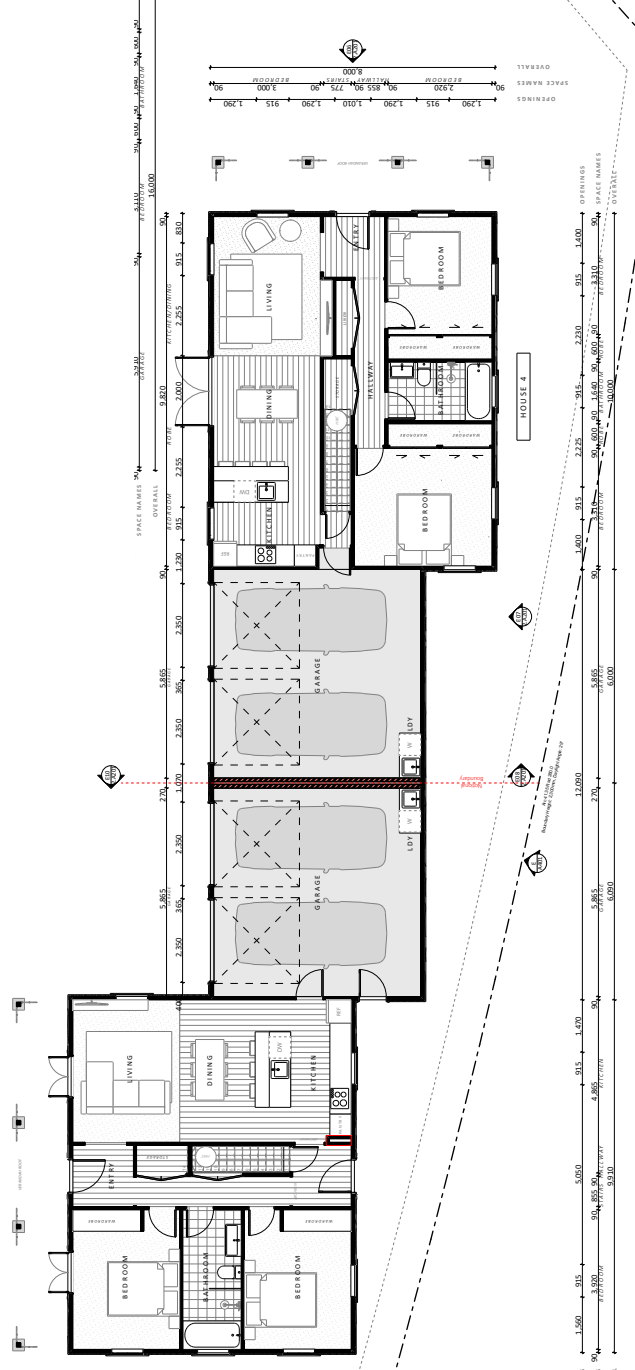
External mechanical ventilation systems shall be provided to all rooms, unless noted otherwise.



3. ATTIC FLOOR PLAN HOUSE 4&5
SCALE: 1/75



2. GROUND FLOOR PLAN HOUSE 4&5
SCALE: 1/75



General Notes

- Do not scale drawings.
- Dimensions on this drawing shall be in metric units.
- Architectural drawings are to be read in conjunction with the full set of drawings and specifications.
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LEGEND - WALLS

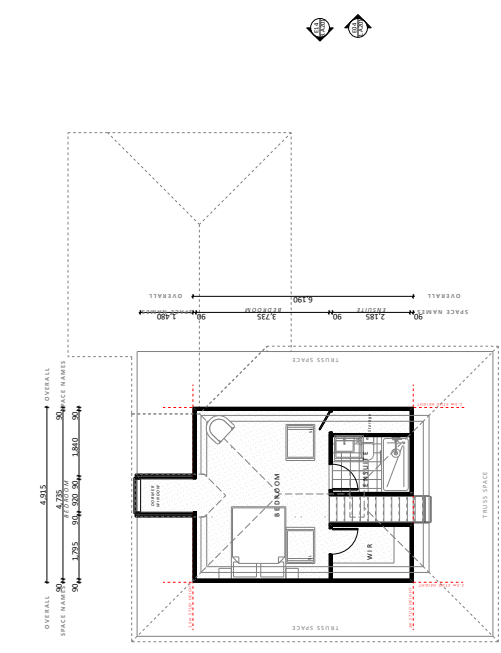
- 10mm Timber framed wall (external wall)
- 10mm Timber framed wall (internal wall)
- 20mm or as indicated
- Southern Pine S40P Structural WESTSILLS WA
- 15mm or as indicated
- 10mm Timber framed wall (internal wall)
- 10mm Timber framed wall (external wall)

WALL NOTES

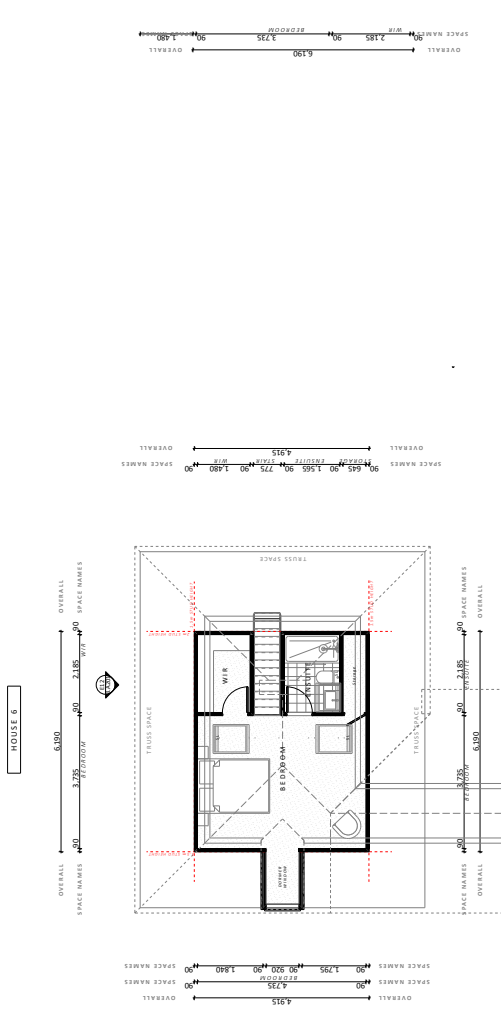
- All external timber framed walls to be R904113158 conforming to NZS 3604:04, Ranges B 800/C, Unless otherwise indicated
- Internal timber framed walls to be R904113158 conforming to NZS 3604:04, Ranges B 200/C, Unless otherwise indicated
- Top Floor framing Top plate to be fixed to studs @ 400 C/C, unless noted otherwise
- 20mm Timber framed wall (external/awkward wall) to be fixed to studs @ 400 C/C, Unless otherwise indicated
- 20mm GIP below external walls

GENERAL NOTES

- All structural work to be in accordance with NZS 3101 AS 13
- Architectural work to be in accordance with NZS 3101 AS 13
- Architectural work to be in accordance with NZS 3101 AS 13
- Refer to floor and window schedules for level lines.
- Mechanical ventilation for removing moisture shall be provided for all rooms.
- Refer to manufacturer's specifications for all products.
- Contractor to provide all finishing as required for proper installation.



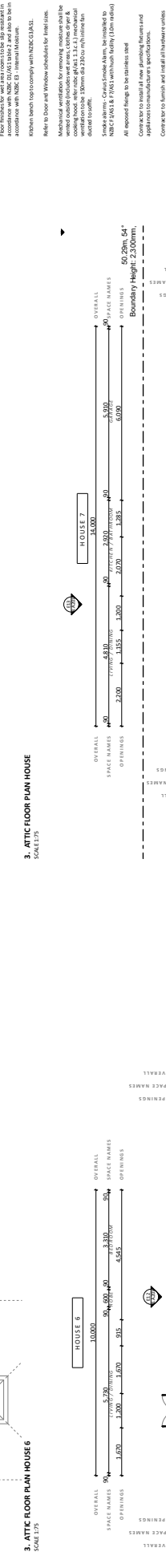
3. BITE FLOOR PLAN HOUSE 6
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 7
SCALE 1:100



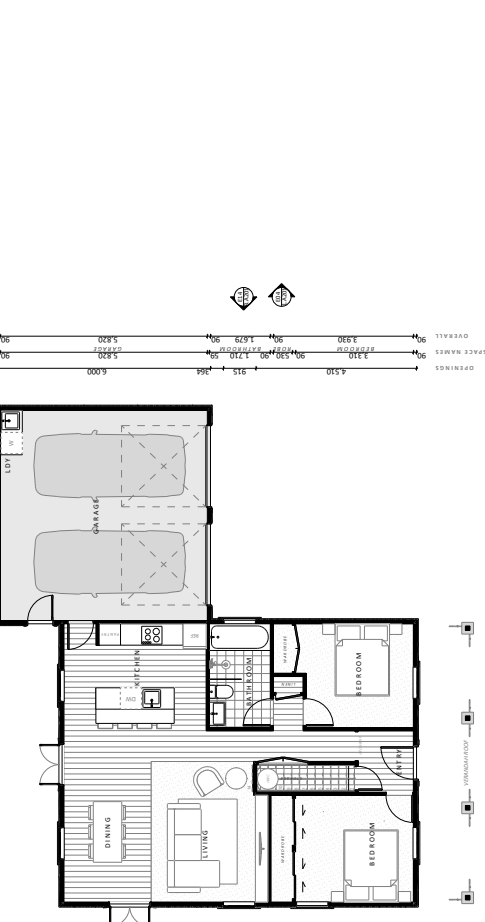
3. BITE FLOOR PLAN HOUSE 8
SCALE 1:100



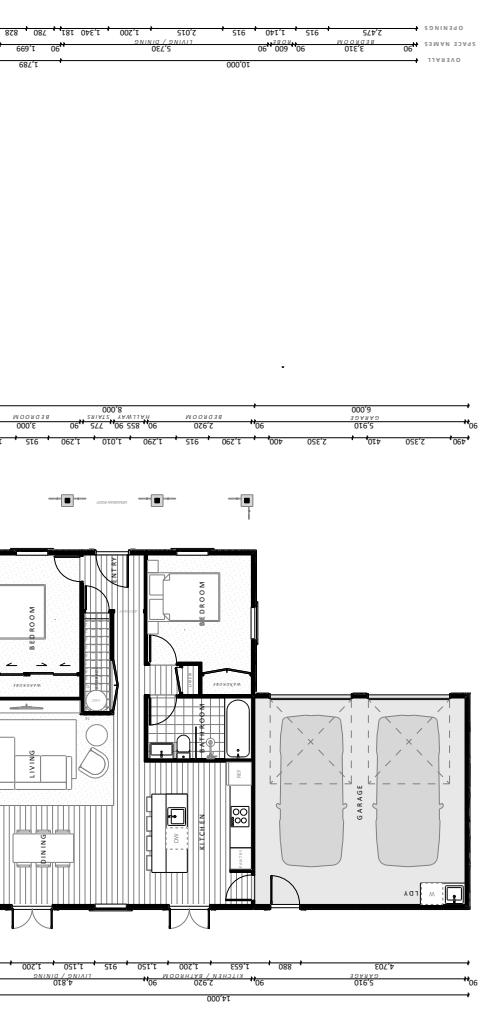
3. BITE FLOOR PLAN HOUSE 9
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 10
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 11
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 12
SCALE 1:100



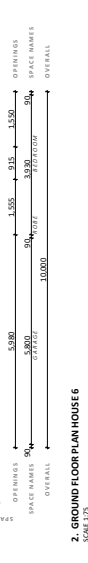
3. BITE FLOOR PLAN HOUSE 13
SCALE 1:100



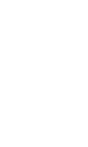
3. BITE FLOOR PLAN HOUSE 14
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 15
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 16
SCALE 1:100



3. BITE FLOOR PLAN HOUSE 17
SCALE 1:100

Waitikiri Homes
3 Waitikiri Drive, Parklands, Christchurch

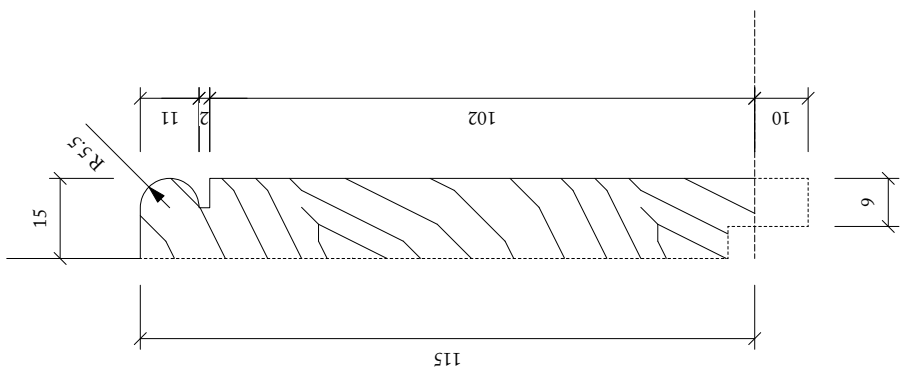
Design Workshop Architecture

General Notes

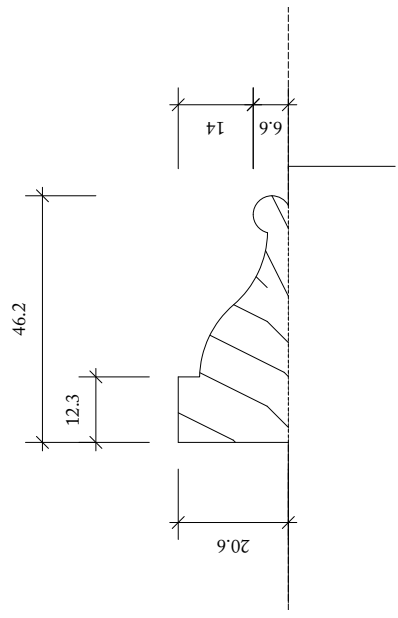
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REV	DATE	BY	CHK	DESCRIPTION

3.1 HOUSE 6
3.2 HOUSE 7
3.3 HOUSE 8
3.4 HOUSE 9
3.5 HOUSE 10
3.6 HOUSE 11
3.7 HOUSE 12
3.8 HOUSE 13
3.9 HOUSE 14
3.10 HOUSE 15
3.11 HOUSE 16
3.12 HOUSE 17



2 SKIRTING
1:1 @ A3



1 ARCHITRAVE
1:1 @ A3

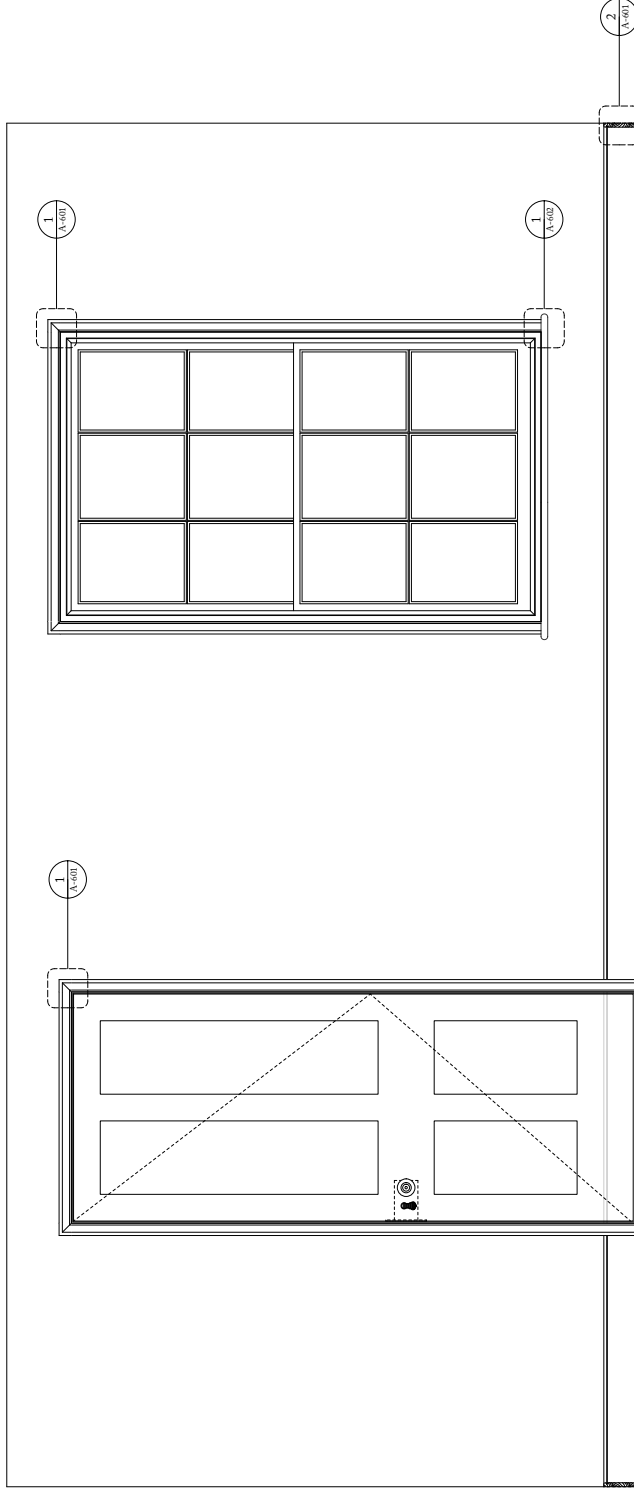


Ben Pentreath

1st Floor Office, Court
Lamb, Goswell Street
London EC1N 7JH
T: +44 (0)20 7600 8624
benpentreath.com

PROJECT:	BROOKSFIELD		
TITLE:	STANDARD PROFILES TYPE B		
DRAWING NO.:	A-01	REV. NO.:	-
SCALE:	N/A	DRAWN BY:	RI
DATE:	27/04/23	CHECKED BY:	RI
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Skirting and Architrave Profile - Homes 1 - 7



Ben Pentreath

1st Floor Office, Court
Lambeth, Goswell Street
London, SE11 2BQ
T: +44 (0)20 7400 8424
benpentreath.com

PROJECT:	BROOKSFIELD		
TITLE:	STANDARD PROFILES TYPE B ELEVATION		
DRAWING NO.:	A-01	REV. NO.:	-
SCALE:	1:10 @ A1 1:20 @ A3	DRAWN BY:	BE
DATE:	27/04/23	CHECKED BY:	BE
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Skirting and Architrave Profile - Homes 1 - 7



About Brooksfeld –
Why we build the homes we build

About Brooksfeld If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as traditional cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability and affordability.

What makes Brooksfeld homes different?

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 Brooksfeld home you'll find stone bench tops, 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.



Benefits you should know about –
Other ways we look after you
and your purchase

Benefits you should know about

Solar panels. Save 50% of your power bill*

**These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill.*

The system we install in Brooksfeld homes includes an ‘Enphase’ individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a ‘Green Catch Diverter’ system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.


Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years





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 0800 548 454

 www.brooksfield.co.nz

 vinny@brooksfield.co.nz