

368 Barbadoes Street, Christchurch

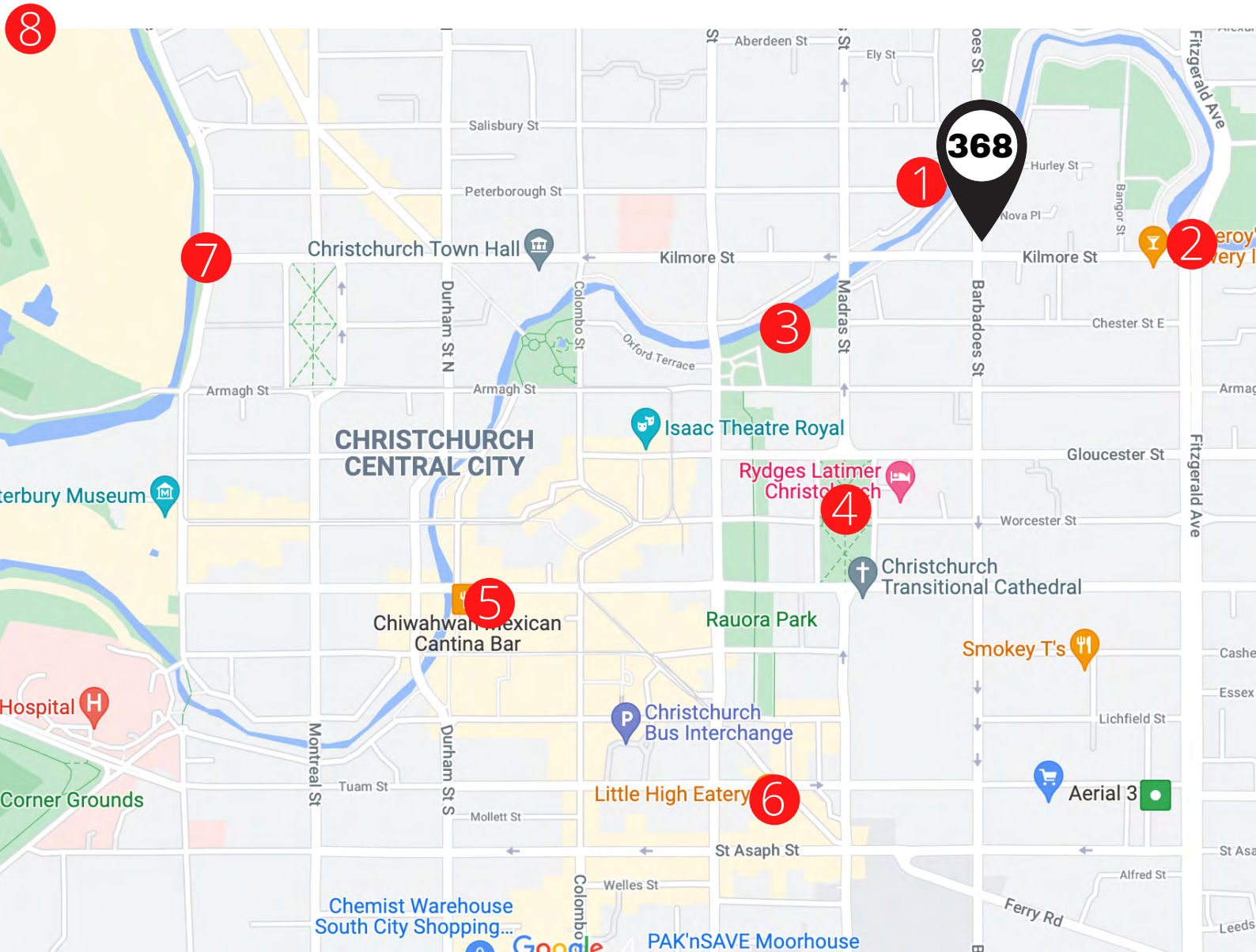
Brooksfield Heritage



BROOKSFIELD

Location

These 5 heritage designed homes are located a stones throw to the Avon River. Everything Christchurch and the Avon has to offer is within walking distance, see below some of our favourite amenities right by your next home or investment.

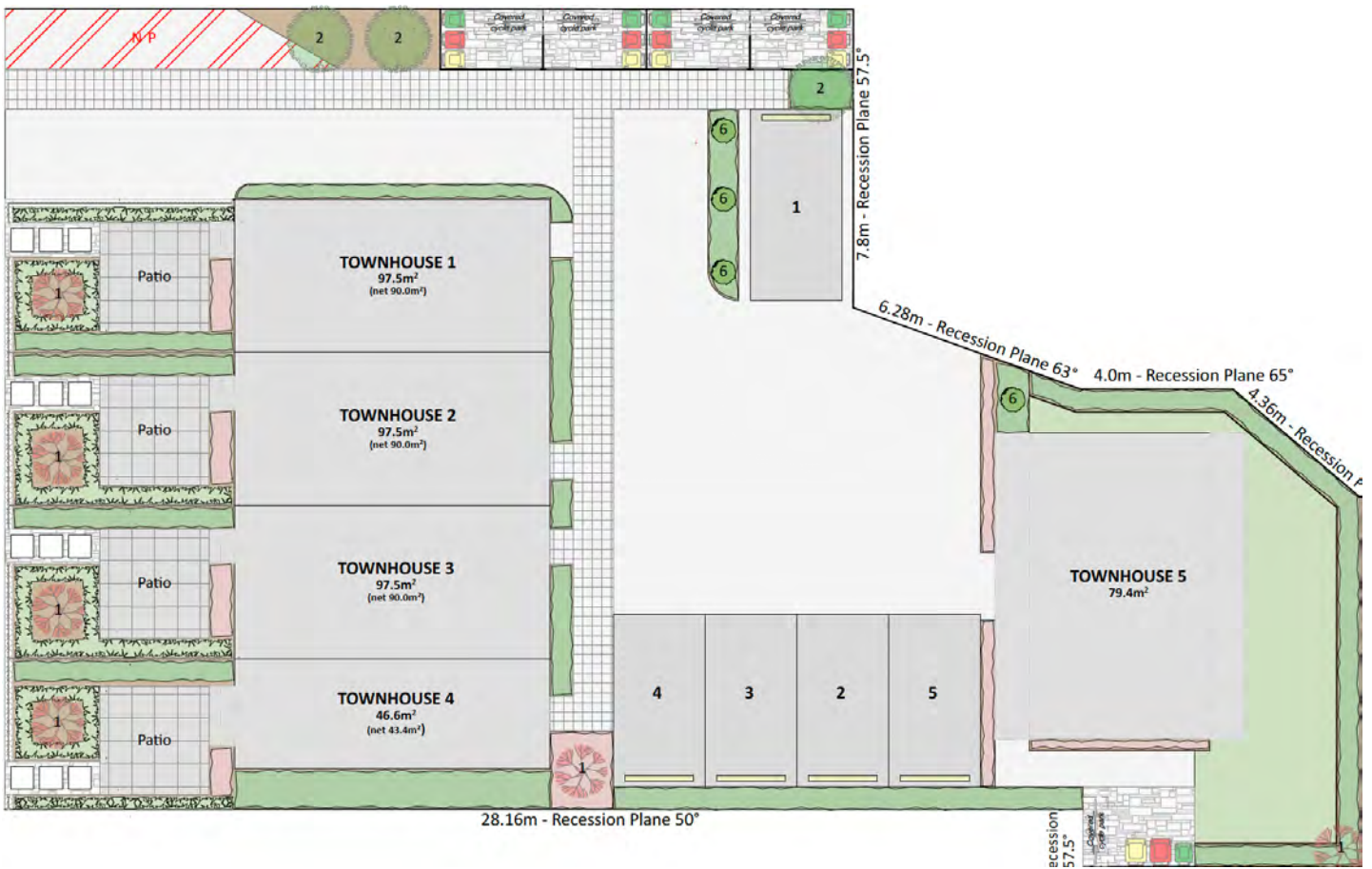


- 1 Avon River (30m)
- 2 Pomroy's Brewery (350m)
- 3 Margaret Mahy Playground (550m)
- 4 Latimer Square (600m)
- 5 City Centre (1.3km)
- 6 Little High Eatery (2km)
- 7 Hagley Park (1.4km)
- 8 Airport (11km, 15mins)

BROOKSFIELD

Layout

These 5 homes are thoughtfully laid out and designed. Four of the homes are set back off Barbadoes street with a courtyard facing west. One standalone heritage cottage is tucked away off the street. Each home has a large outdoor living area with a combination of a paved patio and feature planting which includes Magnolia and Cherry Trees with Griselinia hedging and colourful flower beds.



PLANT LEGEND



TYPE 1 - CHERRY TREE
"Prunus Accolade"



TYPE 2 - MAGNOLIA
Magnolia liliflora or similar



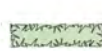
TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 FLOWER MIX
Hydrangea, *Lavender*,
and selected flowering
plants



TYPE 5 - BOX HEDGE
"Buxus sempervirens"



TYPE 6 - CONIFER
"Thuja occidentalis
'Pyramidalis'"



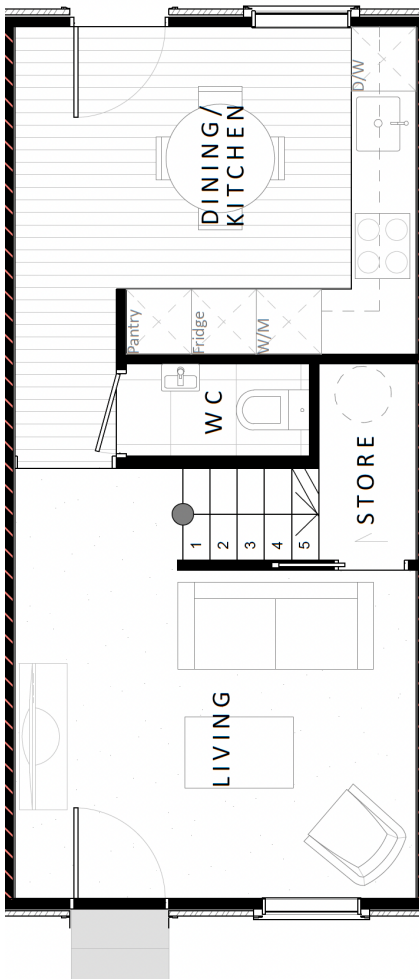
BROOKSFIELD

Design And Interior

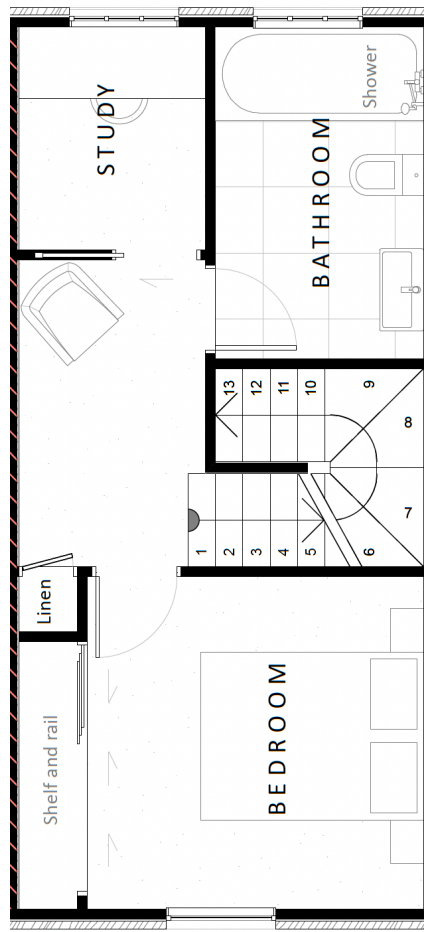
Homes 1 - 3

These homes are laid out across three levels, allowing for three bedrooms. The ground floor is set out in the Victorian style with the living room and dining/ kitchen split by the stairs and a separate toilet. On the first floor is a wide landing, off this is one bedroom a study and a large bathroom. On the second floor is two more bedrooms with a large storage cupboard.

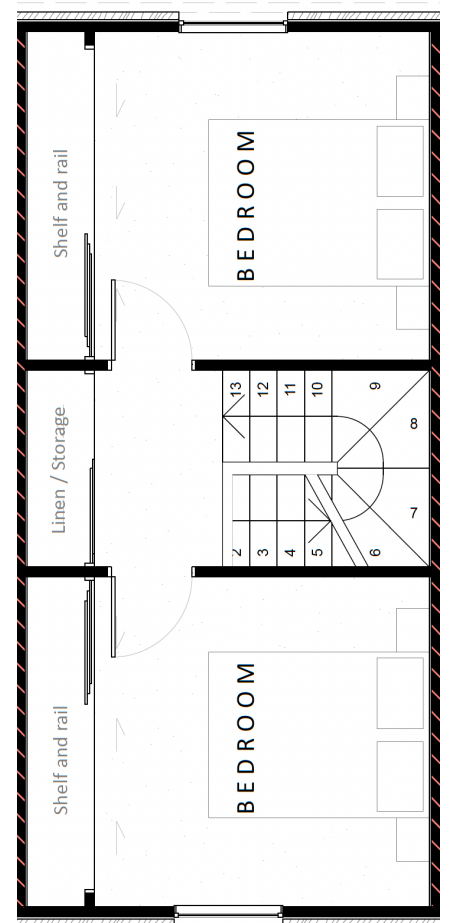
Ground Floor



First Floor



Second Floor



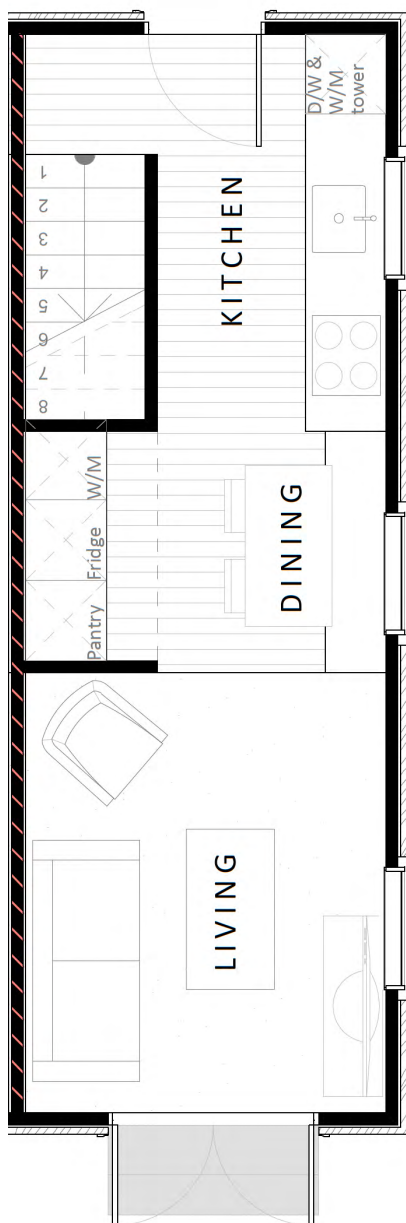
BROOKSFIELD

Design And Interior

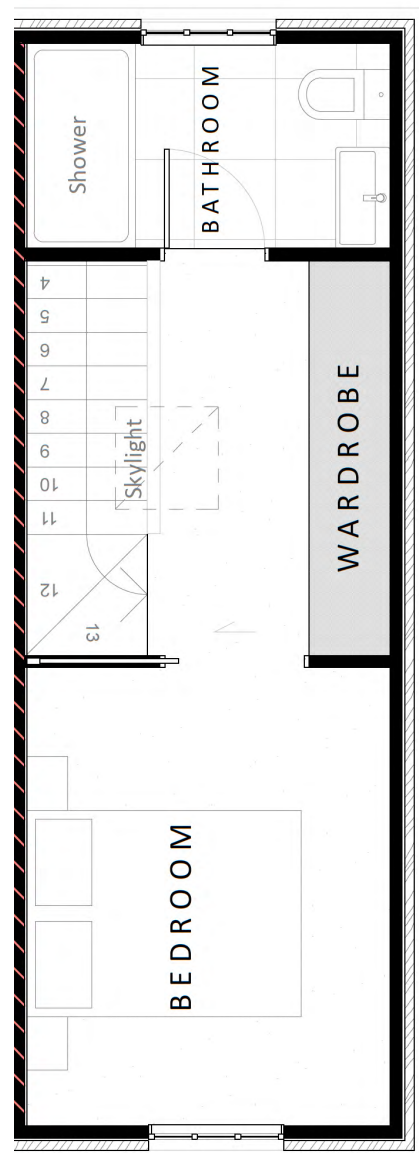
Home 4

Home 4 is laid across two levels, with the kitchen/dining and living on the ground floor. This home is either entered through the french doors from a private courtyard or through the back door from the carpark. On the ground floor is the galley kitchen with a built in seat for a dining table, the pantry, fridge and laundry are under the stairs. Upstairs is an open plan single bedroom with the option to close the bedroom off with an internal sliding door, a large wardrobe and ensuite.

Ground Floor



First Floor



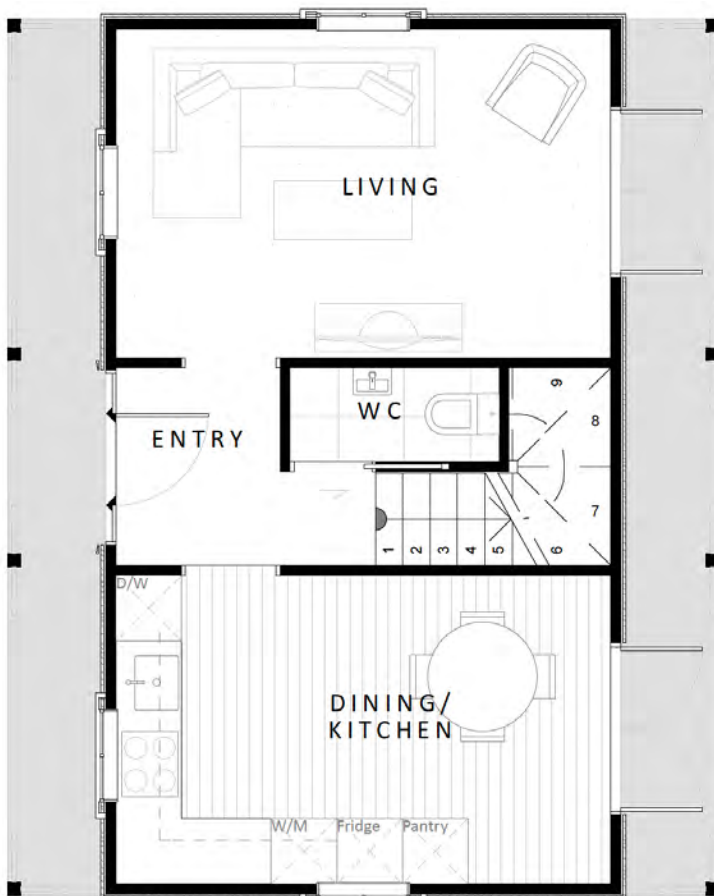
BROOKSFIELD

Design And Interior

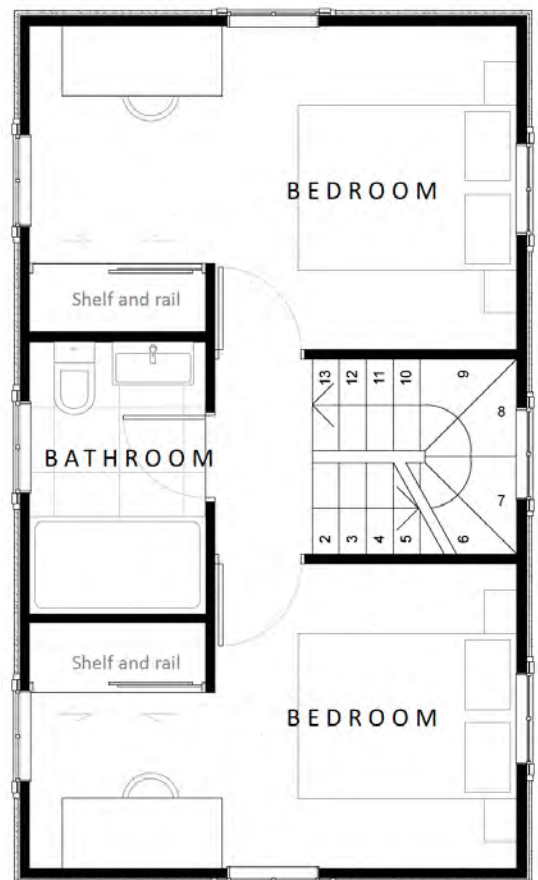
The Cottage

This home are laid out across two levels, allowing for two bedrooms. The ground floor is set out in the Victorian style with the living room and dining/ kitchen split by the stairs and a seperate toilet. Upstairs are two large bedrooms and a bathroom.

Ground Floor



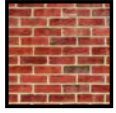
First Floor



BROOKSFIELD

Colours & Specifications

Exterior



Cladding - Rendered and exposed Brick (Homes 1 & 4)



Roof - Longrun roofing



Cladding Houses - Weatherboard - The Cottage



Door Handle - Schlage Ease S2 Digital Keypad

Interior



Walls - Clover Honey, 100% natural plant based paint



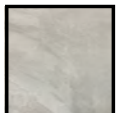
Carpet - 100% NZ Wool



Skirtings, ceilings & doors - Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



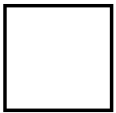
Kitchen Cabinets - French Country White



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



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

BROOKSFIELD

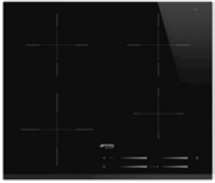
Appliances



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

BROOKSFIELD

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 368 Barbadoes St, City Centre

8th December 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 3 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 368 Barbadoes 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 \$550 - \$580 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 - 368 Barbadoes St, Central City

3rd December 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 368 Barbadoes 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 \$550 - \$580 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 that reads "Sue Banks".

Sue Banks

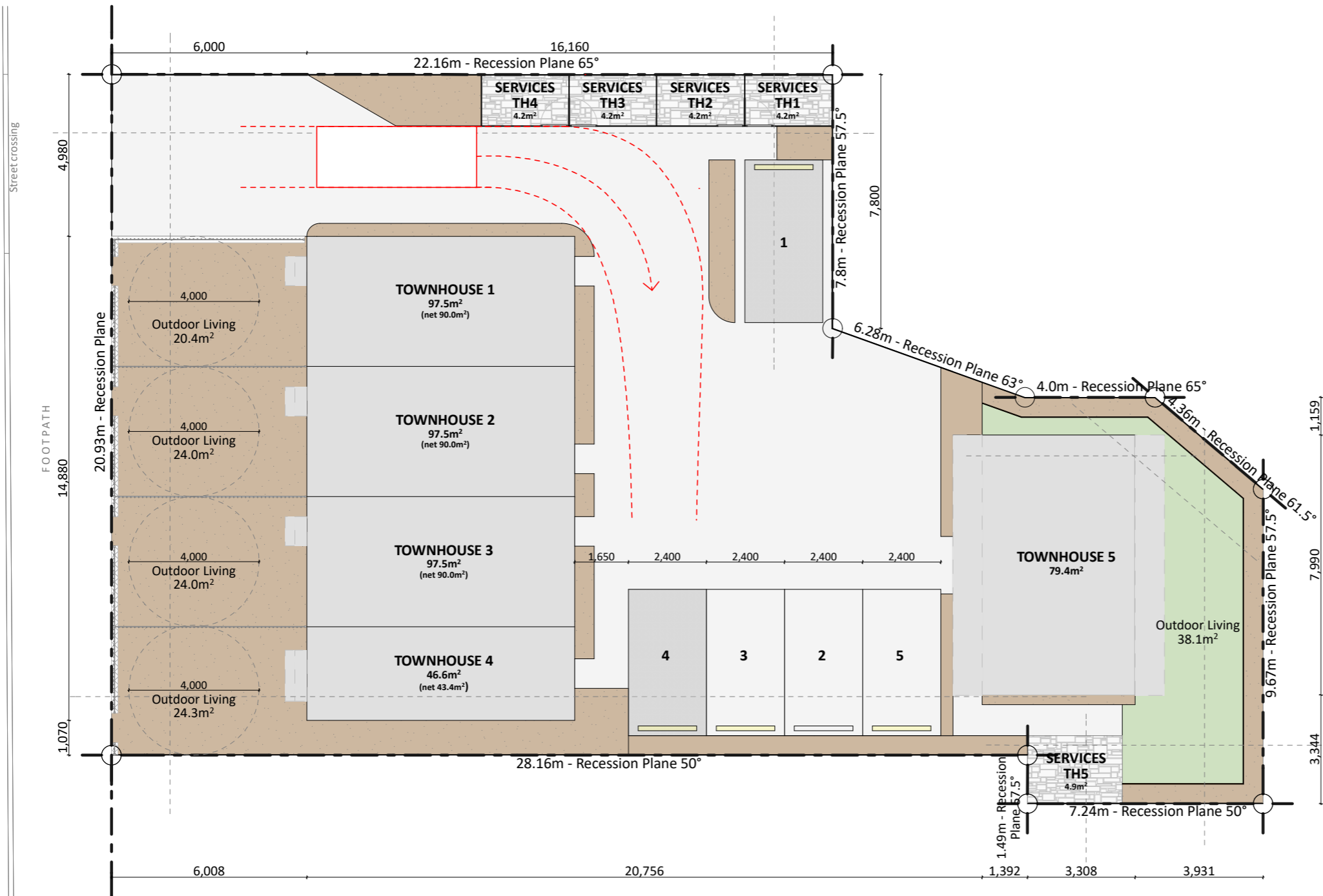
Senior Property Manager

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.

BARBADOES STREET



- SITE PLAN LEGEND**
- Boundary Line
 - - - Boundary setback as per CCC 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
Refer to Landscape Design for further 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.

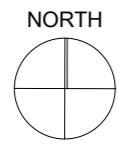
All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.

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.

Work area shall be protected by site fencing to comply with F5.

O. SITE PLAN
SCALE 1:150



PROJECT INFO:

Address: 368 Barbadoes Street
Christchurch Central
Christchurch

Legal Description: Lot 2 DP 55552
Title: CB32K/562

Site Area: 671m² (more or less)

Building Area: House foundations 167.2m²
Total area housing 399.3m²
Decks 7.2m²

Site Coverage (inc. decks): 26.0%

Planning Zone: Residential Central City
Wind Zone: High, Region A
Earthquake Zone: 2, TC3
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

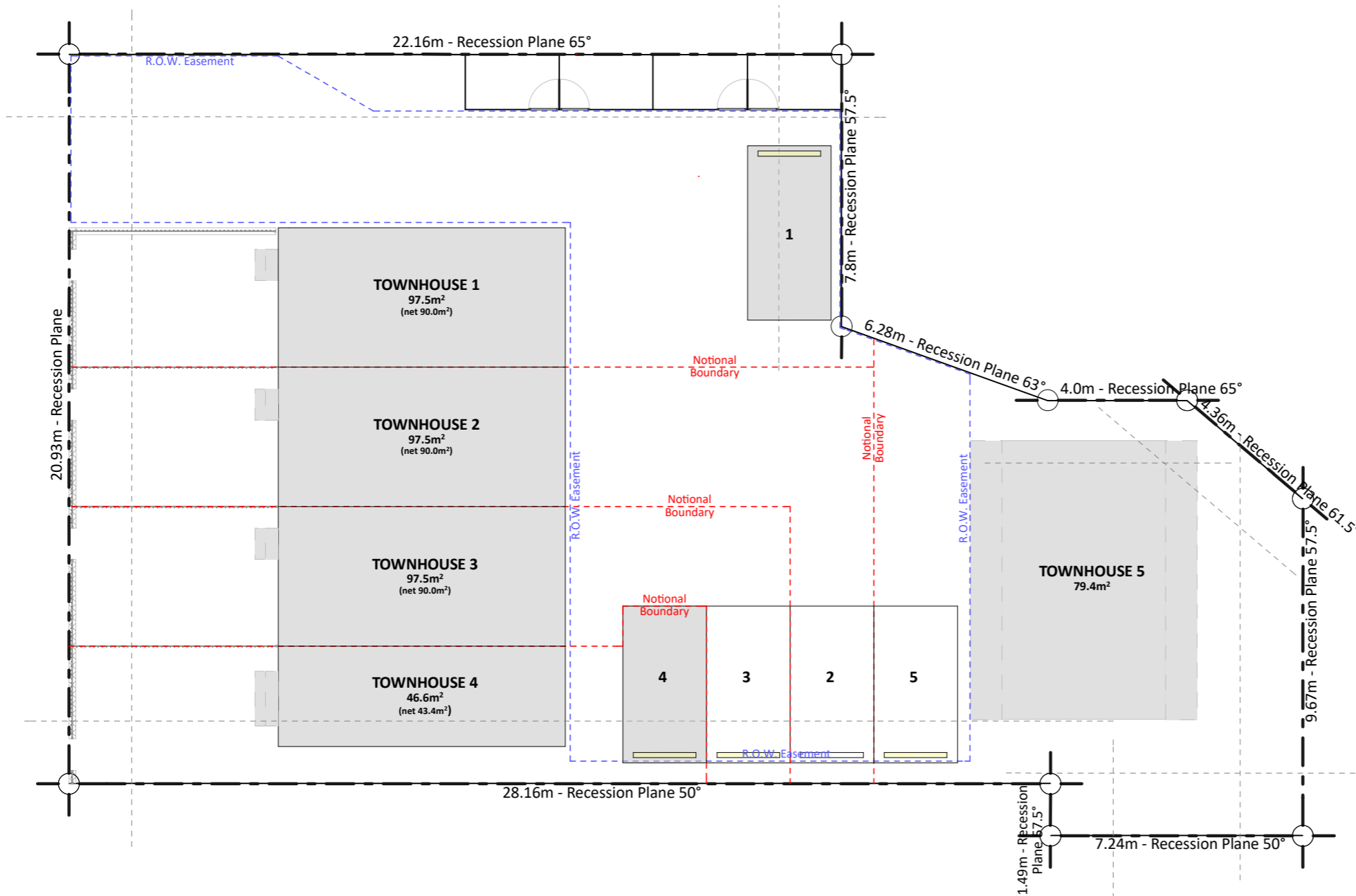
PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A001 **C**

DRAWING NO.
SITE PLAN

BARBADOES STREET




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: 29.5m²
First Floor Area: 28.4m²
Second Floor Area: 25.9m²
Total Floor Area: 83.8m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 29.5m²
First Floor Area: 28.4m²
Second Floor Area: 25.9m²
Total Floor Area: 83.8m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 29.5m²
First Floor Area: 28.4m²
Second Floor Area: 25.9m²
Total Floor Area: 83.8m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 35.2m²
First Floor Area: 33.3m²
Second Floor Area: 0m²
Total Floor Area: 68.5m²

Property Area: TBCm²

TOWNHOUSE 5:

Ground Floor Area: 41.4m²
First Floor Area: 38.0m²
Second Floor Area: 0m²
Total Floor Area: 79.4m²

Property Area: TBCm²

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

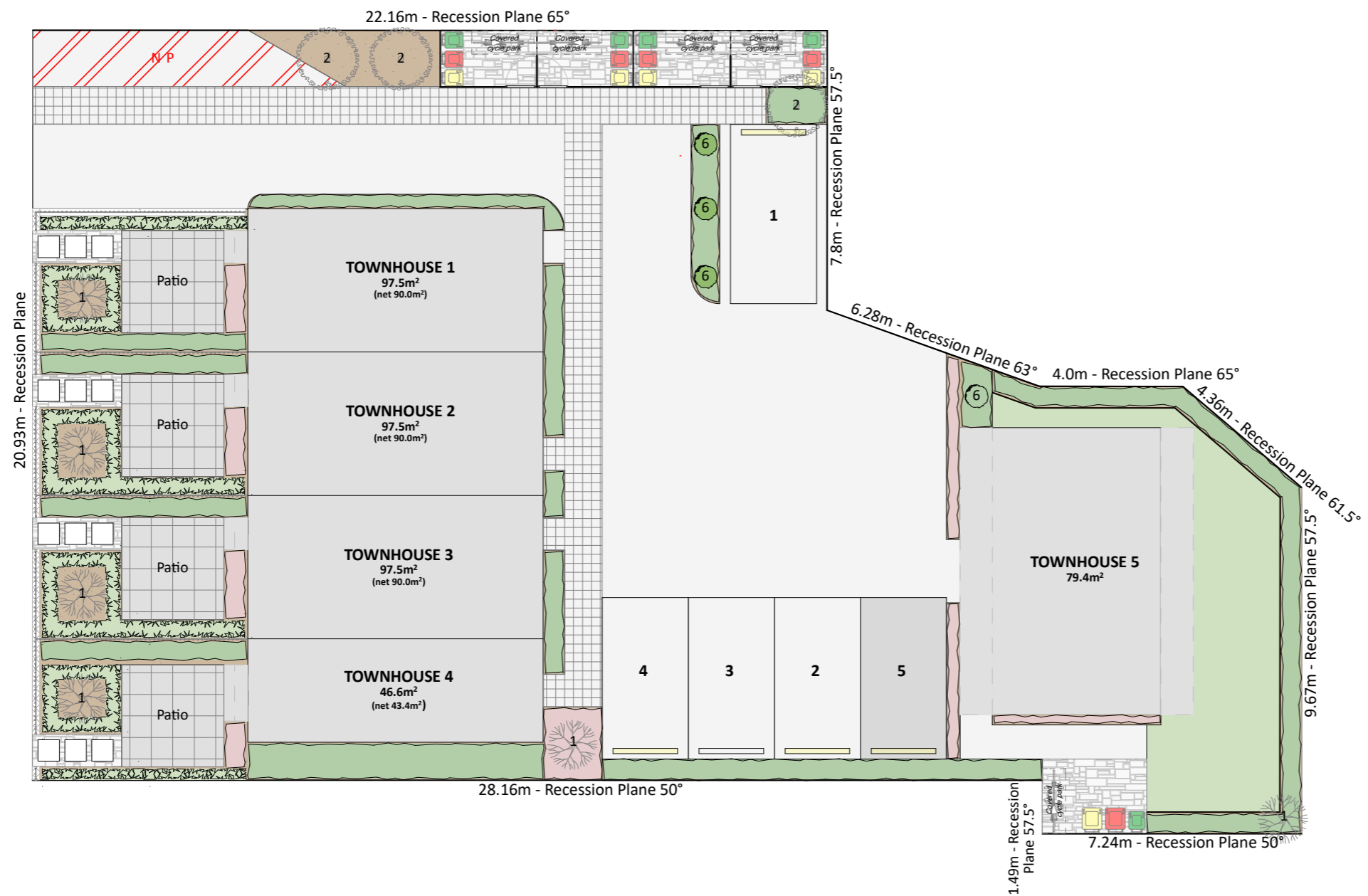
PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

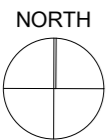
A002 C

DRAWING NO.
SITE BOUNDARY PLAN

BARBADOES STREET



0. LANDSCAPING PLAN
SCALE 1:150



- LANDSCAPING LEGEND**
- Grass 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 concrete slab
 - Gobi Block
 - Gobi block and lime chip

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**



PLANT LEGEND

TYPE 1 - CHERRY TREE "Prunus 'Accolade'"	TYPE 2 - MAGNOLIA Magnolia liliflora or similar	TYPE 3 - GRISELINIA LITTORALIS HEDGE "Broadway Mint"	TYPE 4 FLOWER MIX Hydrangea, Lavender, and selected flowering plants	TYPE 5 - BOX HEDGE "Buxus sempervirens"	TYPE 6 - CONIFER "Thuja occidentalis 'Pyramidalis'"

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A003 **C**

DRAWING NO.
LANDSCAPING PLAN



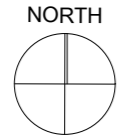
GF = 23.4m2



1. GROUND FLOOR PLAN
SCALE 1:100

2. FIRST FLOOR PLAN
SCALE 1:100

3. SECOND 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.

LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 50mm Rockcote Integra Panel, plaster finish

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 Construction Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification

Resene Construction Systems INTA120a Intertency System (external wall)
- 16mm Southern Pine Products bevel-back weatherboard
- 20mm drained cavity
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back weatherboard

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

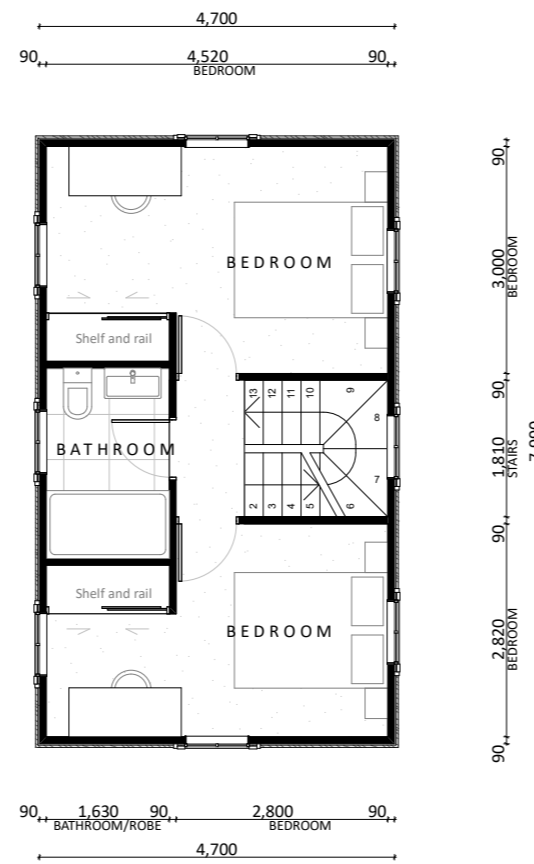
DRAWING NO. REVISION

A100 **C**

DRAWING NO.
FLOOR PLANS
TOWNHOUSE 1-3



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST 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.

LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 50mm Rockcote Integra Panel, plaster finish

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 Construction Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification

Resene Construction Systems INTA120a Intertency System (external wall)
- 16mm Southern Pine Products bevel-back weatherboard
- 20mm drained cavity
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back weatherboard

BROOKSFIELD
HERITAGE

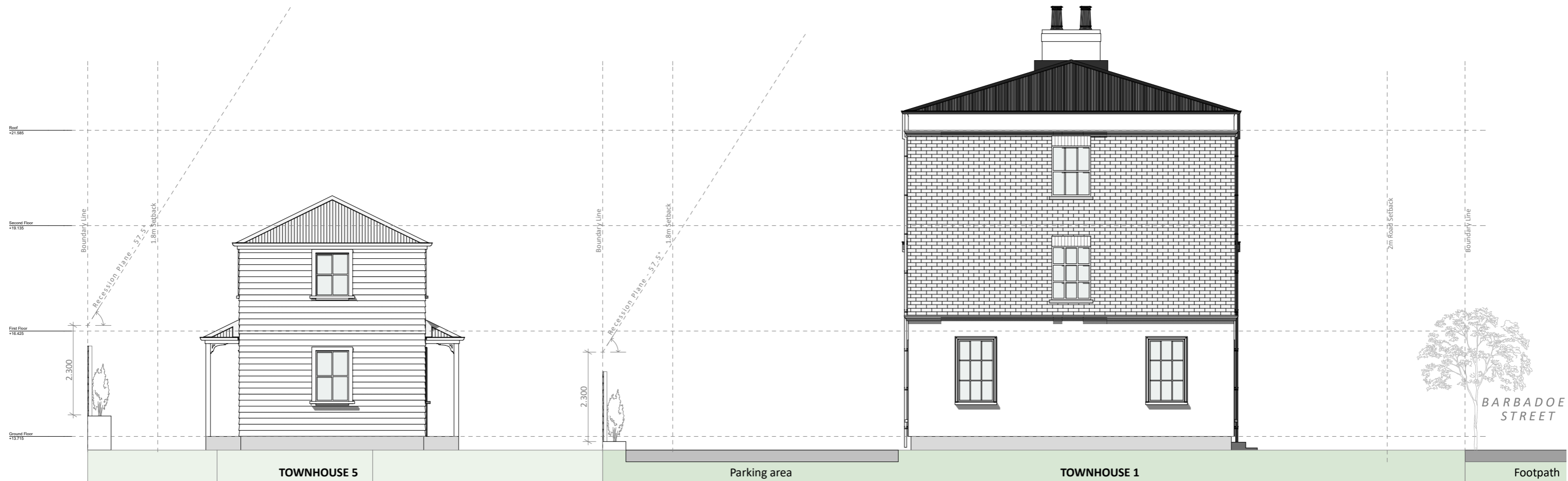
PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A101 **C**

DRAWING NO.
FLOOR PLANS
TOWNHOUSE 4



E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

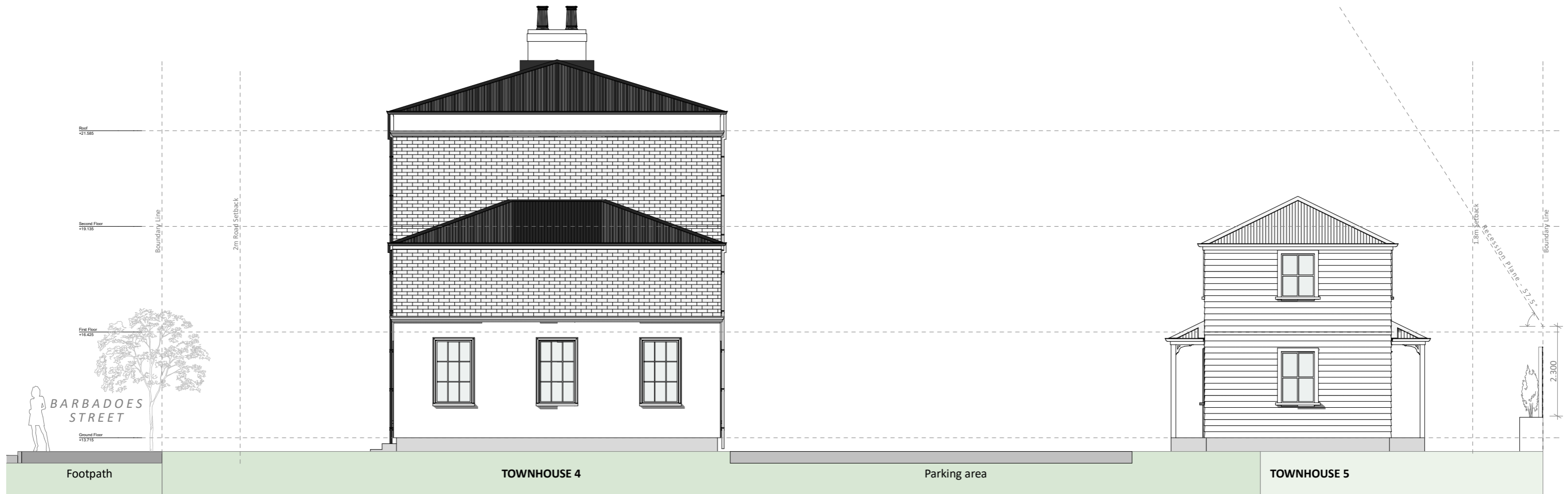
PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A200 **C**

DRAWING NO.
ELEVATIONS



E03 SOUTH ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A201 **C**

DRAWING NO.
ELEVATIONS



E08 STREET ELEVATION
SCALE 1:100



E08 SKETCH ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

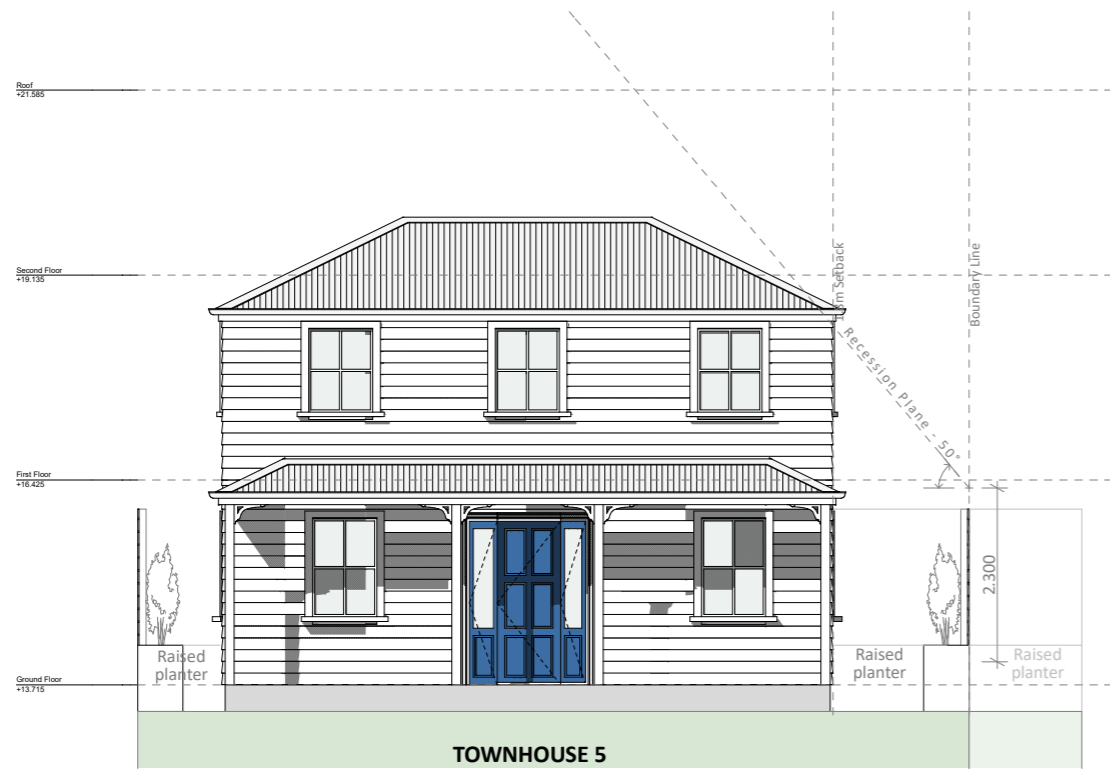
PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

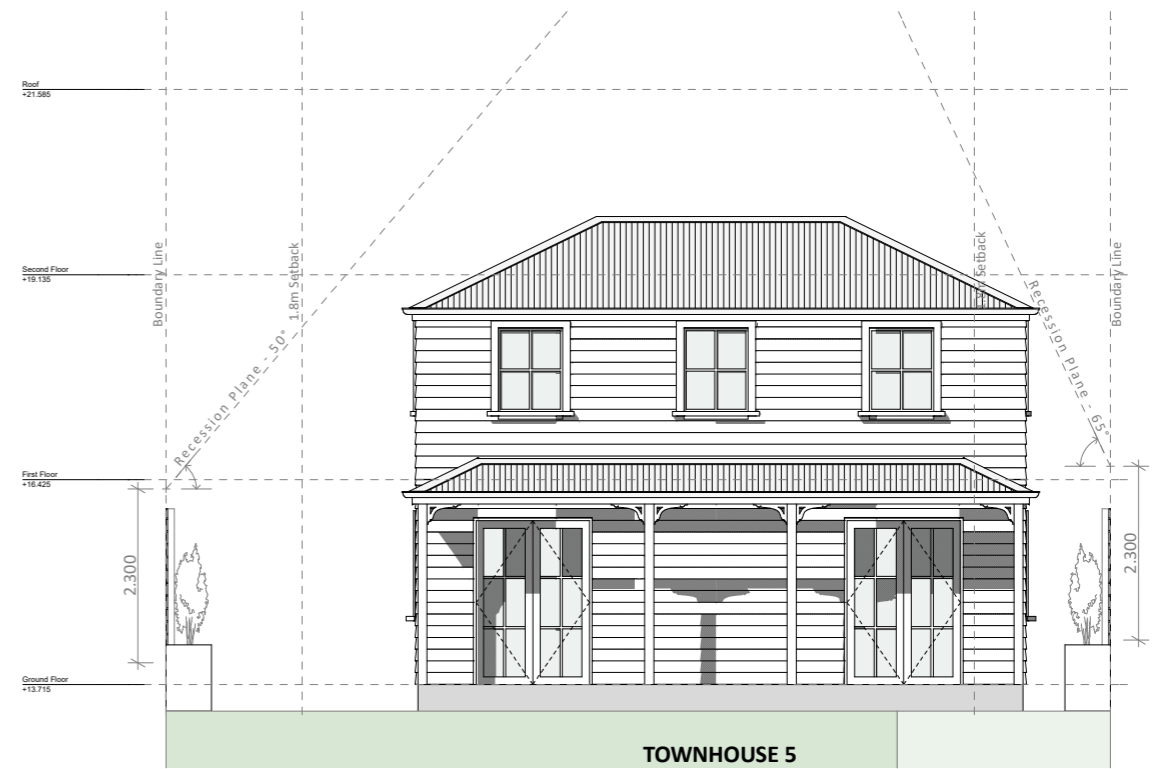
DRAWING NO. REVISION

A202 **C**

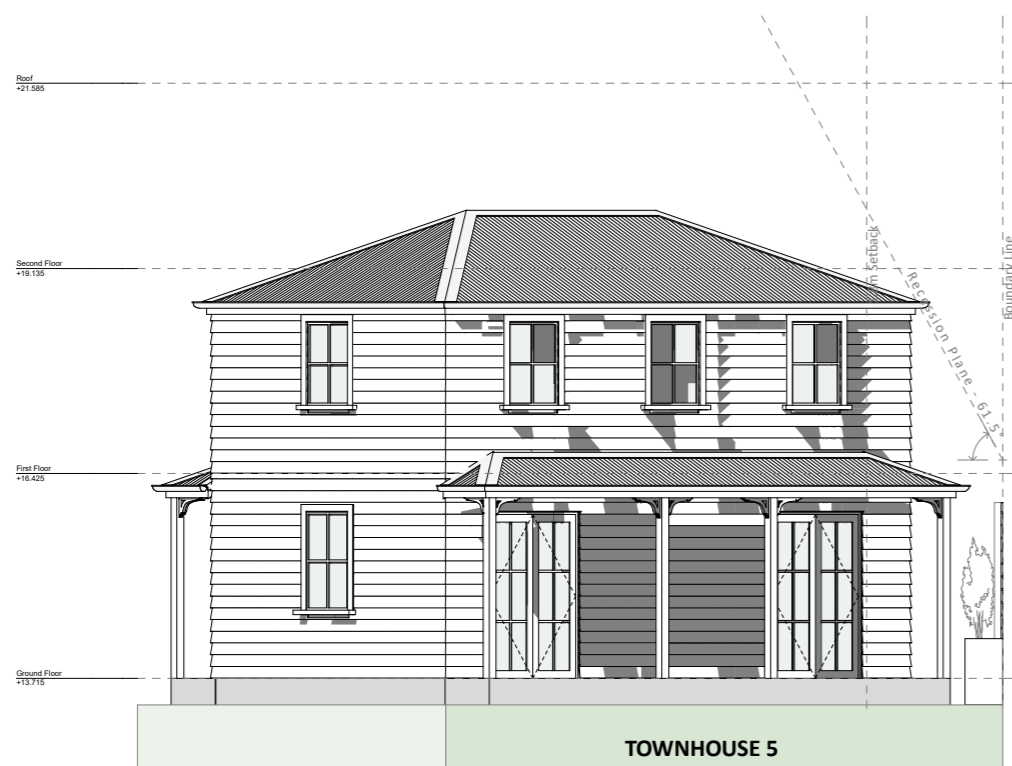
DRAWING NO.
ELEVATIONS



E05 WEST ELEVATION TOWNHOUSE 5
SCALE 1:100



E06 EAST ELEVATION TOWNHOUSE 5
SCALE 1:100



E07 SOUTHEAST ELEVATION TOWNHOUSE 5
SCALE 1:100

BROOKSFIELD
HERITAGE

PROJECT NAME
368 Barbadoes Street Development

PROJECT ADDRESS
368 Barbadoes Street
Christchurch Central
Christchurch

DRAWING NO. REVISION

A203 **C**

DRAWING NO.
ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	3	1.5	1 Carpark	84m2	\$885,000
House 2	3	1.5	1 Carpark	84m3	\$879,000
House 3	3	1.5	1 Carpark	84m4	\$879,000
House 4	1	1	1 Carpark	65m2	\$619,000
House 5	2	1.5	1 Carpark	80m2	\$799,000

Expected Start

May 2022

Expected Completion

January 2023

Title Type

Fee Simple

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



BROOKSFIELD