

# 38 YORK STREET

Waltham, Christchurch

4 Architecturally designed townhouses



# BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](https://brooksfeld.co.nz)

# ABOUT US

Brooksfield

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Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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 the latest in design trends, durability and affordability.

## **What people say:**

*These are simply perfect. Seeing your vision and Ben's signature detailing - so very impressive.*

- M.B

*Thank you for being the only developer in town building something sensitive to the surrounding areas and considering the long-term considerations like sustainability and solar.*

- B.H.

# THE BROOKSFIELD DIFFERENCE

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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 Brooksfield home you'll find stone benchtops, 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.

Recently completed development at 24 Hendon Street

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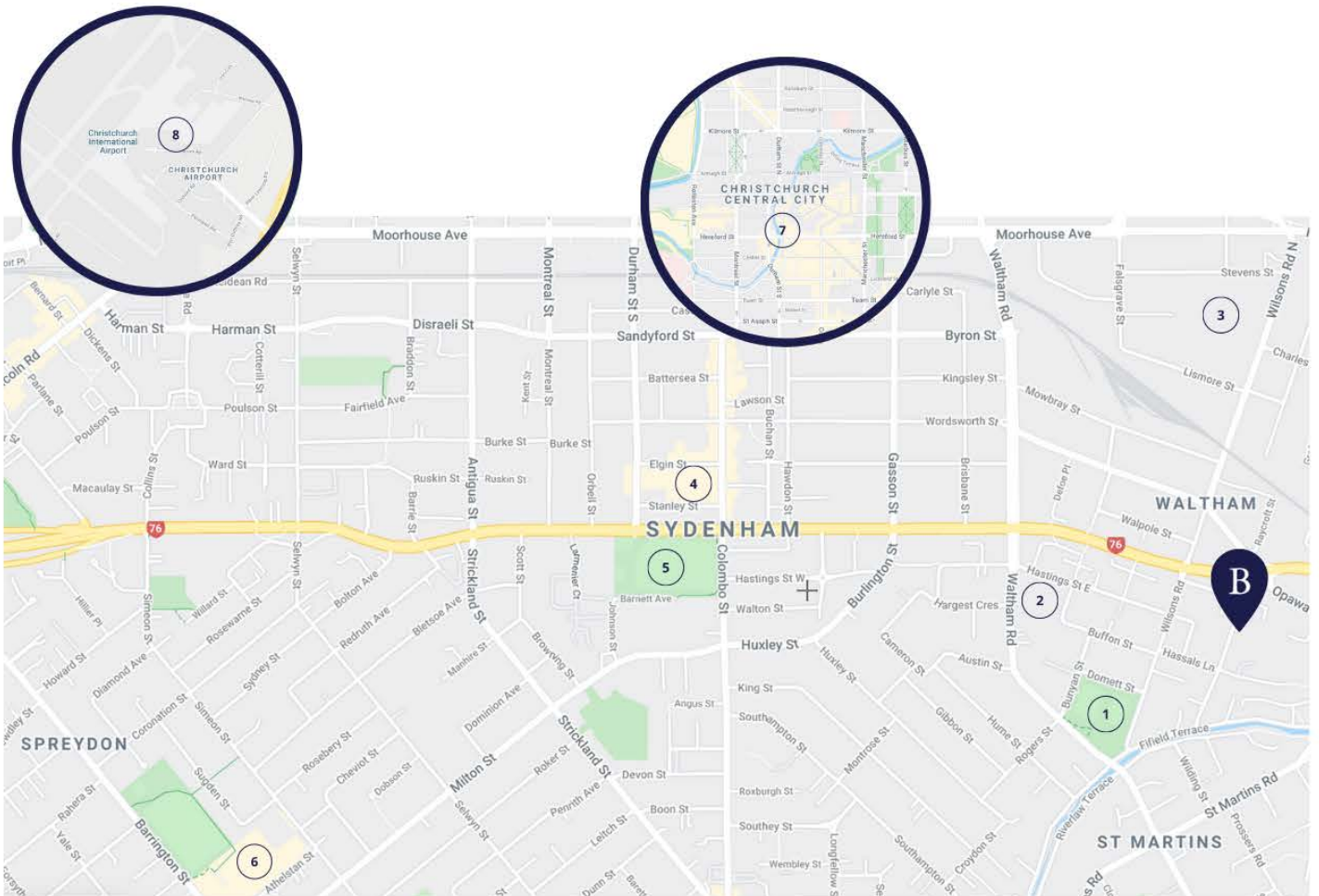
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# LOCATION

38 York Street

These Brookfields Heritage homes are located in the up and coming suburb of Waltham, on the doorstep of the city centre and just a stones throw from many local amenities, schools and transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 Waltham Park & Pools - 500m
- 2 Waltham Primary School - 700m
- 3 Lancaster Park - 1.9km
- 4 The Colombo Shopping Centre - 2km
- 5 Sydenham Park - 2.1km
- 6 Barrington Mall - 3.1km
- 7 Christchurch Central City - 3.4km
- 8 Christchurch International Airport - 13km (20min)

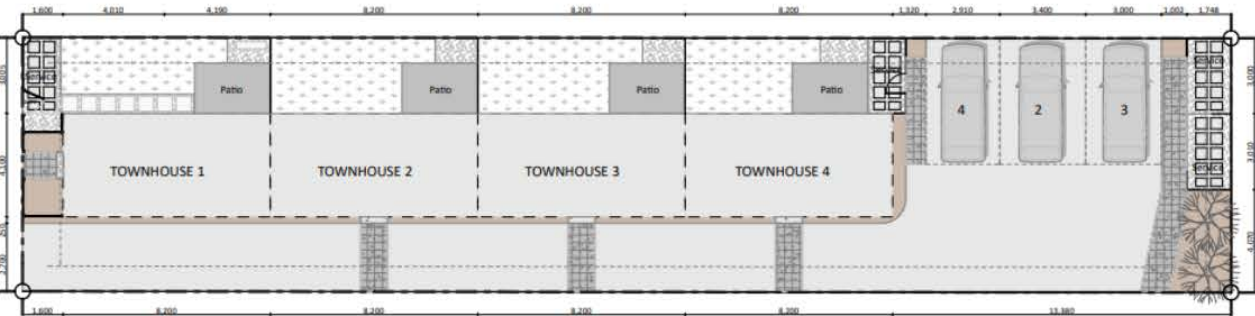
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# LAYOUT

38 York Street

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features an excellent outdoor living area and homes 2,3,4 have a carpark . They also come with established planting that includes native flora to attract birds and enhance street appeal.



## PLANT LEGEND



TYPE 1 - PORTUGUESE LAUREL  
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE  
"Acer palmatum"



TYPE 3 - KOWHAI TREE  
"Sophora microphylla"



TYPE 4 - CHERRY TREE  
"Prunus 'Accolade'"



TYPE 5 - SHRUB MIX  
Hydrangea, Lavender, Coprosma, Hebe and/or similar shrubs



TYPE 6 - THUJA  
"Thuja occidentalis"

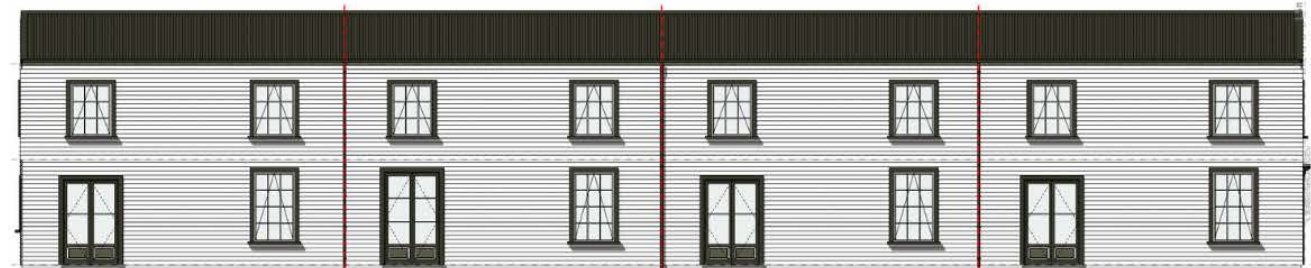
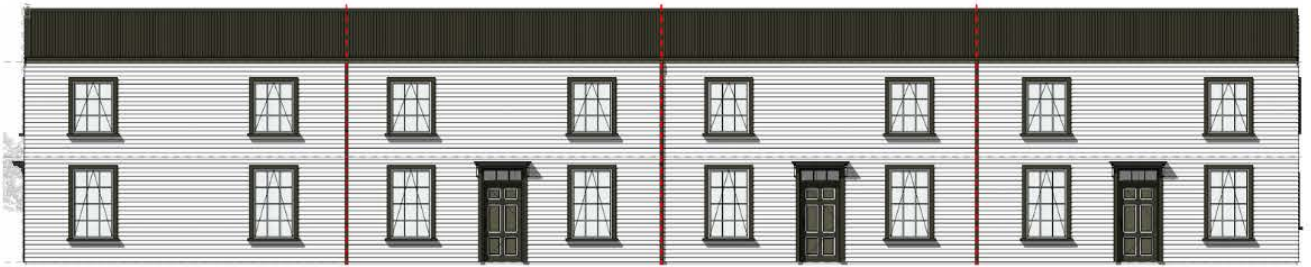


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# ELEVATIONS

38 York Street

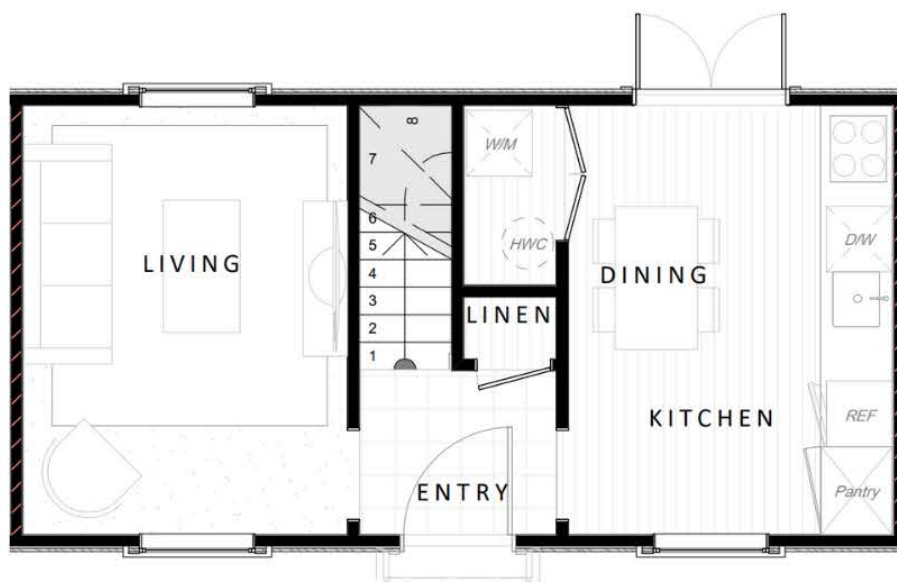


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# FLOOR PLANS

38 York Street



Ground floor



First floor

These homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen and dining which opens to the large north facing outdoor living area. A separated living area is also well positioned downstairs to capture all day sun. Upstairs is two north facing double bedrooms and the full tiled bathroom. These homes are completed by a single off-street carpark.

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# DESIGN

Brooksfield Heritage

These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

## COLOURS AND SPECIFICATIONS

Exterior



Cladding - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2 keyless entry

Interior



Walls - Half Merino Low-VOC Paint



Skirtings, Ceilings & Doors - Quarter Merino Low-VOC Paint



Bathroom Wall Tile



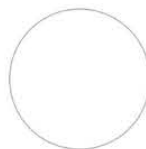
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French Country White



Kitchen Bench - Stone - Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all living areas



Venetian Blinds - White - Bedrooms



Wool Insulation

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# PLUMBING AND ELECTRICAL

## Plumbing



Kitchen Mixer - Heritage Posh  
Canterbury - 4 Star water rating



Bathroom Vanity - English  
classic 700mm vanity



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

## 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

## Appliances



Oven - Beko Single  
Built in Oven



Rangehood - Beko Canopy  
Ranfgehood



Cook Top - Beko 4 zone  
Ceramic Cooktop



Dishwasher - Fisher & Paykel  
Single Dishwasher



Heat Pump - Fujitsu - KW  
dependant on size to meet  
tenancy regulations

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# SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. 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.

## Solar power system



Green Catch Solar Diverter  
5 Year Product Warranty

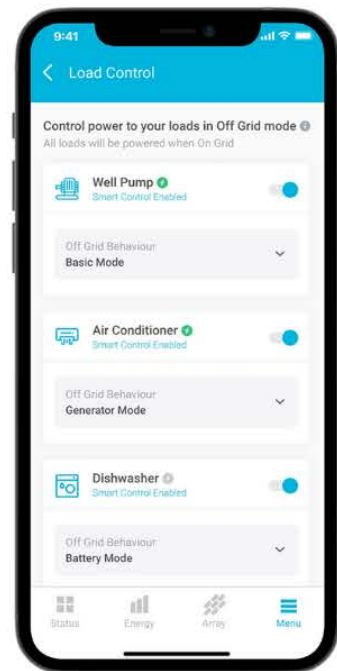


Jinko Solar Panels  
25 Year Product Warranty



Enphase IQ7A Microinverter  
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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.



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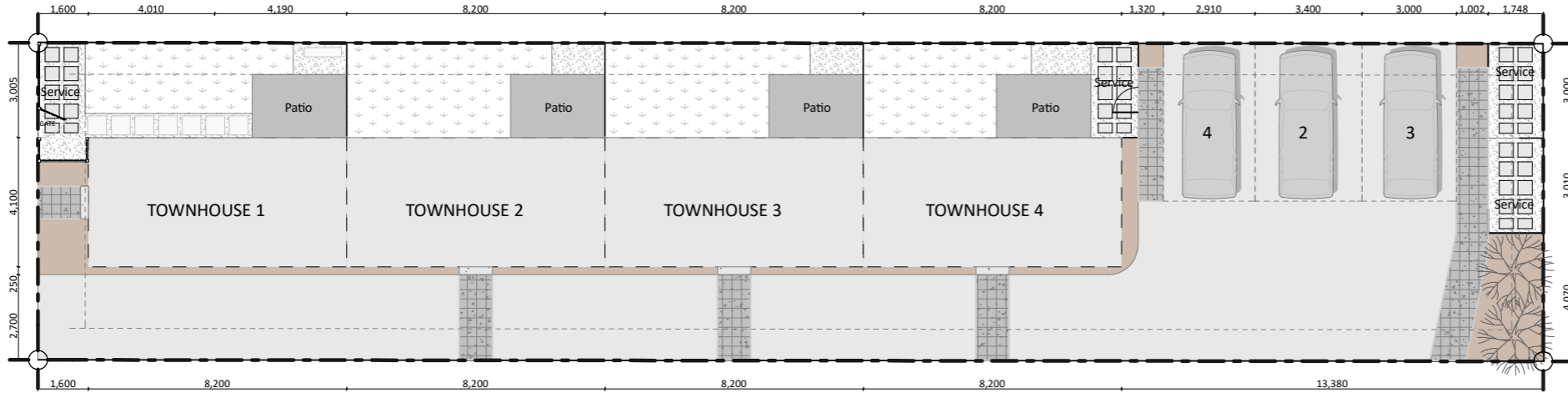
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS
A200	ELEVATIONS



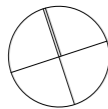
BROOKSFIELD  
— TOWNHOUSES —

Y o r k   S t r e e t   T o w n h o u s e s  
3 8   Y o r k   S t r e e t ,   W a l t h a m ,   C h r i s t c h u r c h



0. SITE PLAN  
SCALE 1:200

N



PROJECT INFO:

Address: 38 York Street  
Waltham  
Christchurch

Legal Description: Pt Lot 8 DP 458  
Title: CB/

Site Area: 481m<sup>2</sup> (more or less)  
Building Area: 67.2m<sup>2</sup> (33.6m<sup>2</sup> overslab)  
Building Area total: 268.8m<sup>2</sup> (134.4m<sup>2</sup> overslab)  
Site Coverage: 27.9%

Planning Zone: Residential Suburban Density Transition  
Natural Hazards: Liquefaction Managment Area

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

BROOKSFIELD  
— T O W N H O U S E S —

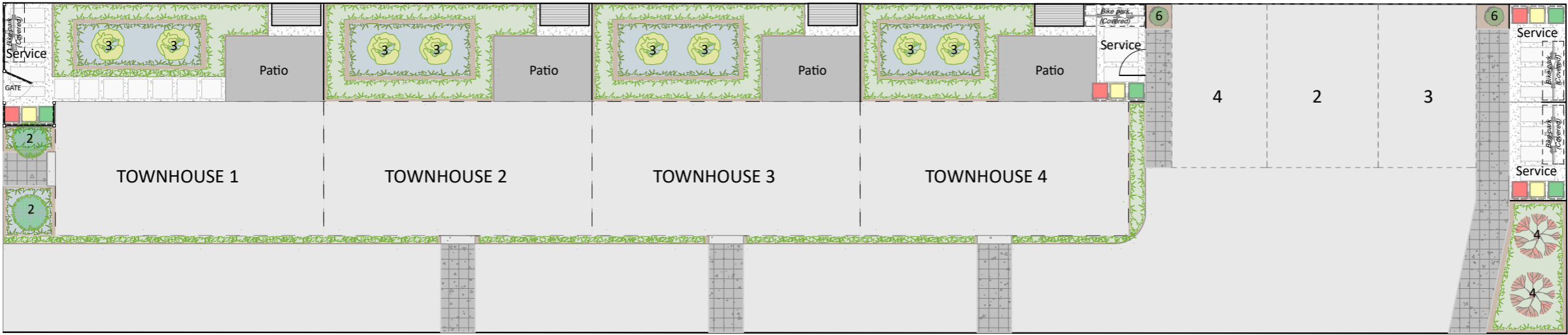
PROJECT NAME  
York Street Townhouses

PROJECT ADDRESS  
38 York Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.  
SITE PLAN



**0. LANDSCAPING PLAN**  
SCALE 1:150

**LETTERBOX**



-4x Box Design  
letterbox on front  
boundary fence with  
Street number and  
unit lettering

**LANDSCAPING LEGEND**

- Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished
- Lime Chip Area  
- White lime chip finished
- Paver  
- 600x600 concrete pavers
- Patio  
- Cut concrete patio

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**



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"Prunus lusitanica"



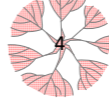
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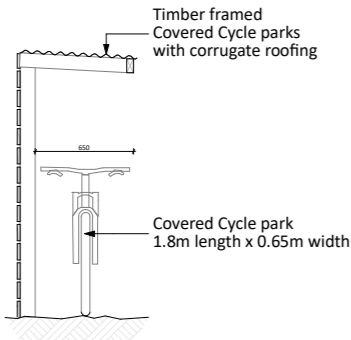
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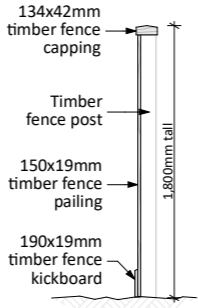
TYPE 5 - SHRUB MIX  
Hydrangea, Lavender,  
Coprosma, Hebe  
and/or similar shrubs



TYPE 6 - THUJA  
"Thuja occidentalis"



**COVERED CYCLE PARKING**  
SCALE 1:50



**FENCE DETAIL**  
SCALE 1:50

**BROOKSFIELD**  
— TOWNHOUSES —

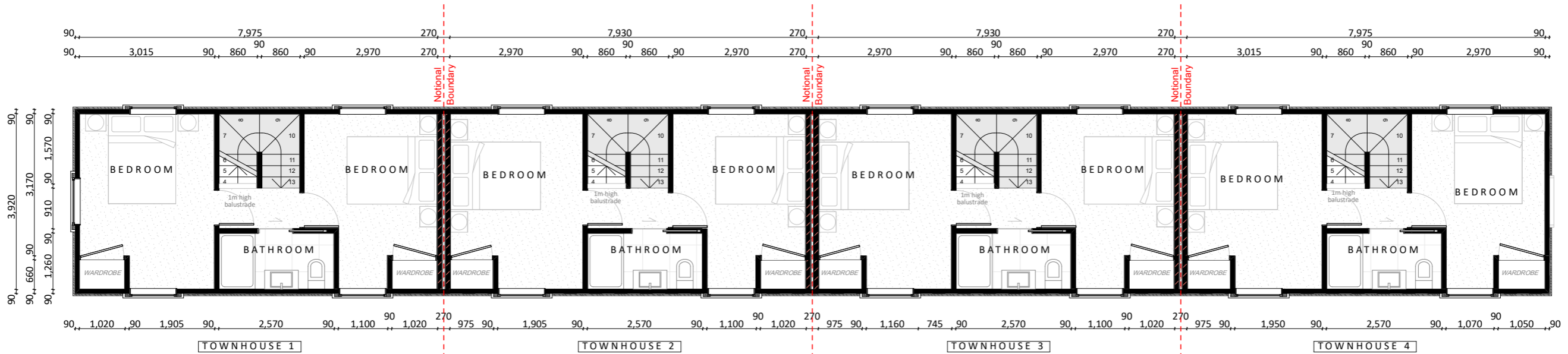
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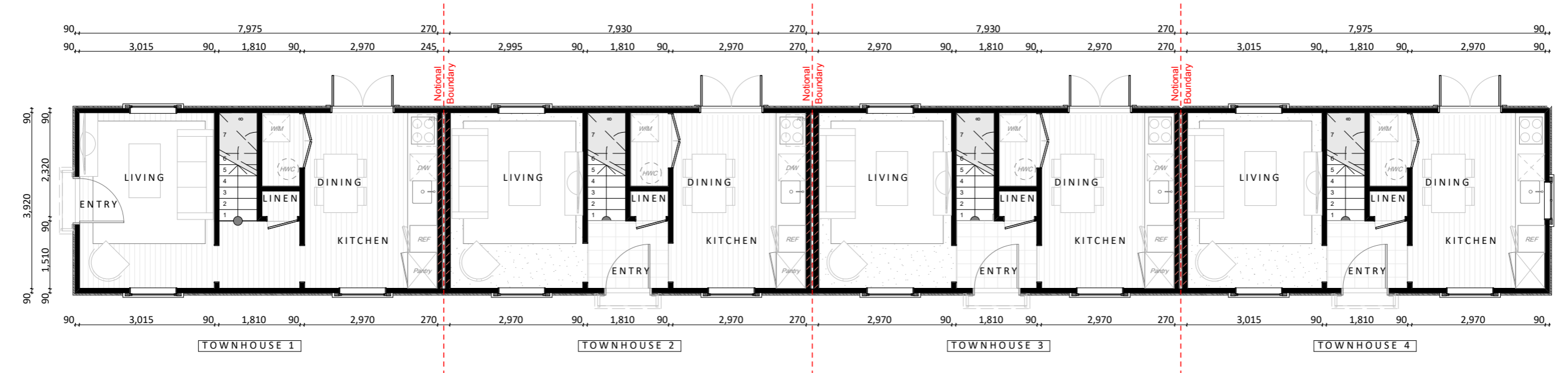
DRAWING NO. REVISION

**A003** **A**

DRAWING NO.  
**LANDSCAPING PLAN**



2. FIRST FLOOR  
SCALE 1:100



1. GROUND FLOOR PLAN  
SCALE 1:100

- LEGEND - WALLS
- 90mm 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 (aqualine to wet areas)
  - Resene Construction Systems INTA120a
    - Intertency System installed to manufacturers specifications
    - Refer to finishes plan for wall lining specification.

## BROOKSFIELD

TOWNHOUSES

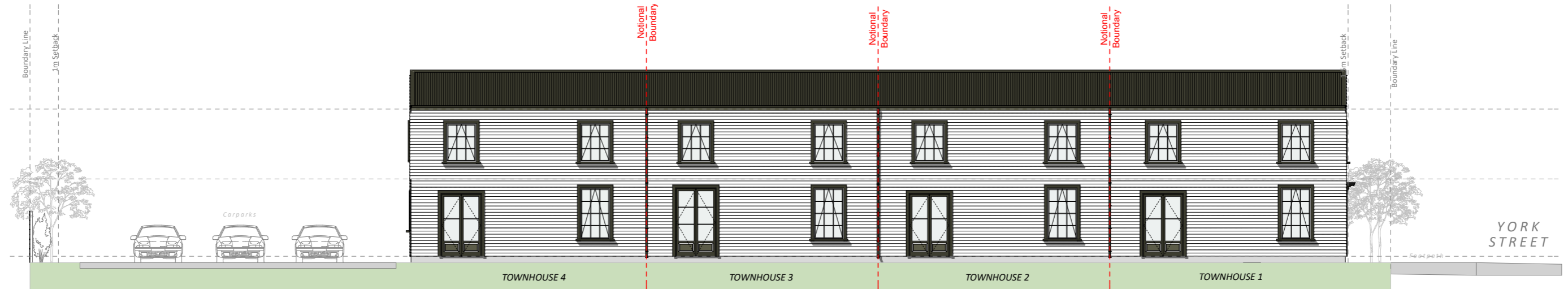
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DRAWING NO. REVISION

A100 A

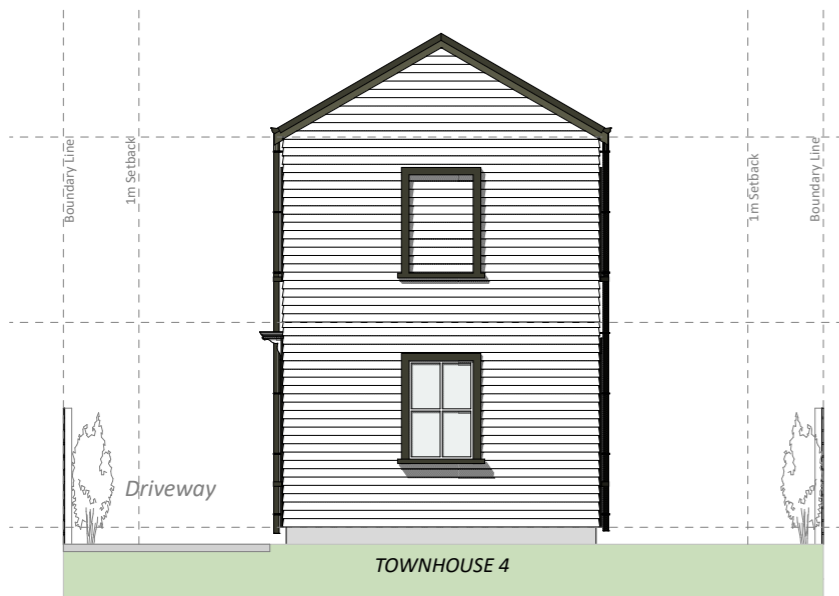
DRAWING NO.  
FLOOR PLANS



**E01 NORTH ELEVATION**  
SCALE 1:150



**E03 SOUTH ELEVATION**  
SCALE 1:150



**E02 EAST ELEVATION**  
SCALE 1:100



**E04 WEST ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay  
- Colour to be selected by Brooksfeld Living.

**Horizontal Weatherboard**  
Southern Pine bevelback Weatherboard BB180 installed as per manufactures specifications on 20mm drained cavity over bulding wrap.  
- Colour to be selected by Brooksfeld 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**  
— T O W N H O U S E S —

PROJECT NAME  
York Street Townhouses

PROJECT ADDRESS  
38 York Street  
Waltham  
Christchurch

DRAWING NO. REVISION

**A200** **A**

DRAWING NO.  
**ELEVATIONS**