

40 New Brighton Road Shirley, Christchurch

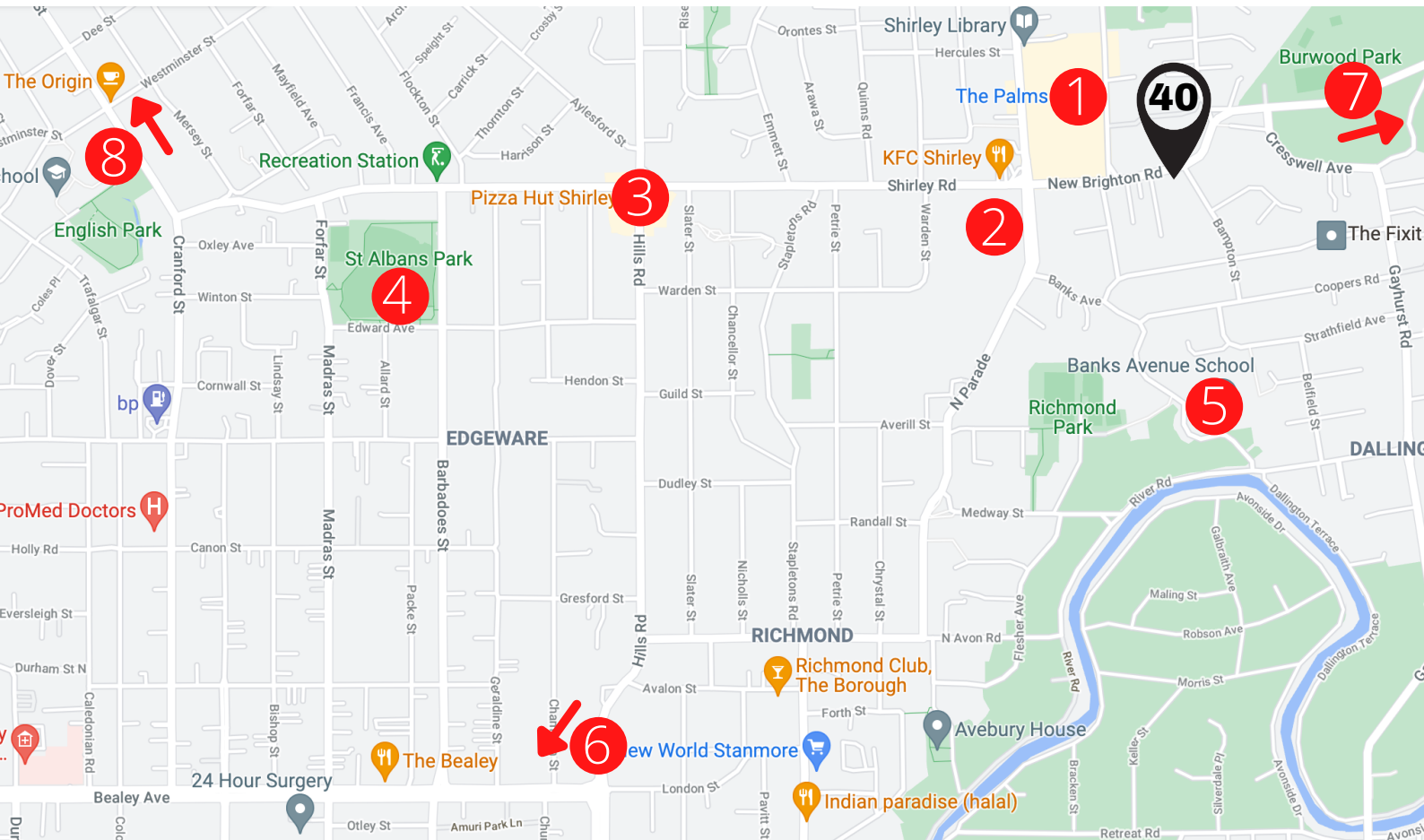
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields heritage homes are located on New Brighton Road, situated only a short walk from The Palms Mall, local schools and an easy commute into the City Centre. Below are some of our favourite spots close to your next home or investment property.



- 1 The Palms Mall (200m)
- 2 Shirley Intermediate (500m)
- 3 Edgware Shops (1.3km)
- 4 St Albans Park (1.9km)
- 5 Banks Ave School (1km)
- 6 City Centre (4.8km)
- 7 New Brighton Beach (6.2km)
- 8 Airport (13.5km, 18mins)

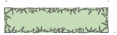
BROOKSFIELD

Layout

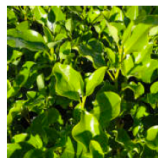
These 5 homes are thoughtfully laid out and designed with ample space and north facing living areas. Each home comes with a large patio and garden area positioned to capture all day sun. These homes come with established planting that include cherry trees, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



TYPE 1 - PORTUGUESE LAUREL
Prunus lusitana



TYPE 2 - JAPANESE MAPLE
Acer palmatum



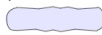
TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



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"



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Design And Interior

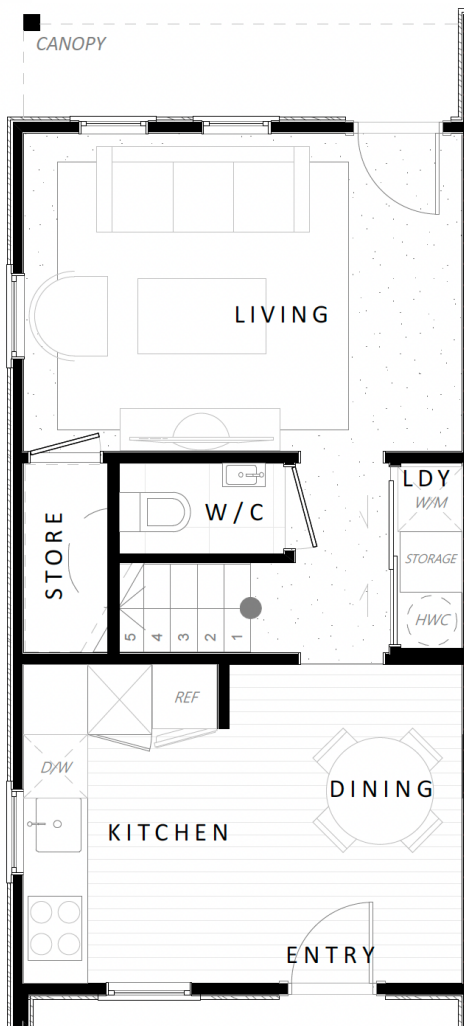
These terraced heritage homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen and large dining space as well as a lounge room separated by a toilet and laundry. The living room opens out to a sunny and secure outdoor living area. Upstairs is two generous bedrooms each with large wardrobes with the master opening to a private, north facing balcony with a central bathroom.



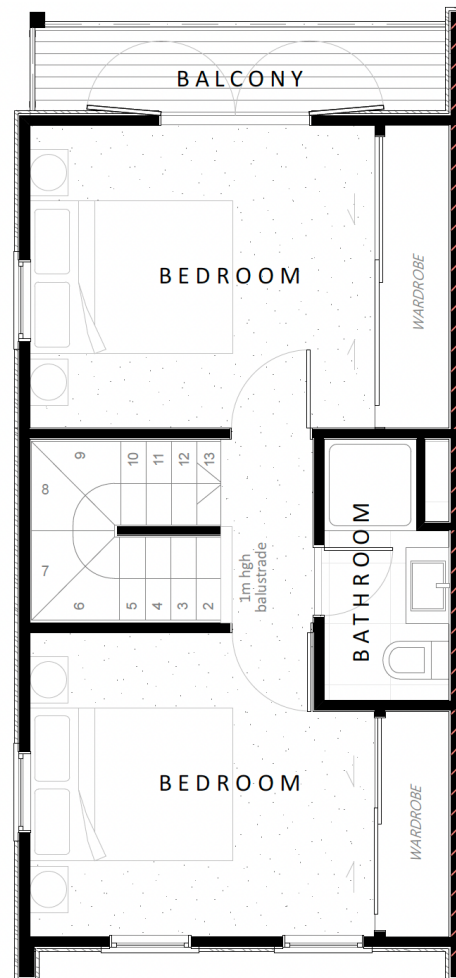
Floor Area m2

71

Ground Floor



First Floor



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Colours & Specifications

Exterior



Cladding Houses - Weatherboard



Roof - Longrun roofing

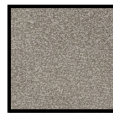


Door Handle - Schlage Ease S2
Digital Keypad

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



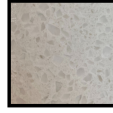
Bathroom Wall Tile



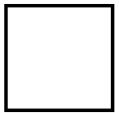
Kitchen Cabinets - Bestwood
Ranfurly Oak



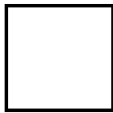
Entrance Floor Tile



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

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Plumbing & 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

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Appliances



Oven - Smeg Single Wall Oven



Rangehood - Appico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act

BROOKSFIELD

SHEET INDEX

| | |
|------|----------------------|
| A000 | PROJECT INTRODUCTION |
| A001 | SITE PLAN |
| A002 | SITE BOUNDARY PLAN |
| A003 | LANDSCAPING PLAN |
| A100 | GROUND FLOOR PLANS |
| A101 | FIRST FLOOR PLANS |
| A200 | SITE ELEVATIONS |
| A201 | SITE ELEVATIONS |
| A300 | 3D IMAGES |



BROOKSFIELD
— HERITAGE —

N e w B r i g h t o n R o a d T o w n h o u s e s
4 0 N e w B r i g h t o n R o a d , S h i r l e y , C h r i s t c h u r c h

NEW BRIGHTON ROAD



PROJECT INFO:

Address: 40 New Brighton Road
Shirley
Christchurch

Legal Description: Lot 5 DP13447
Title: CB/

Site Area: 720m² (more or less)

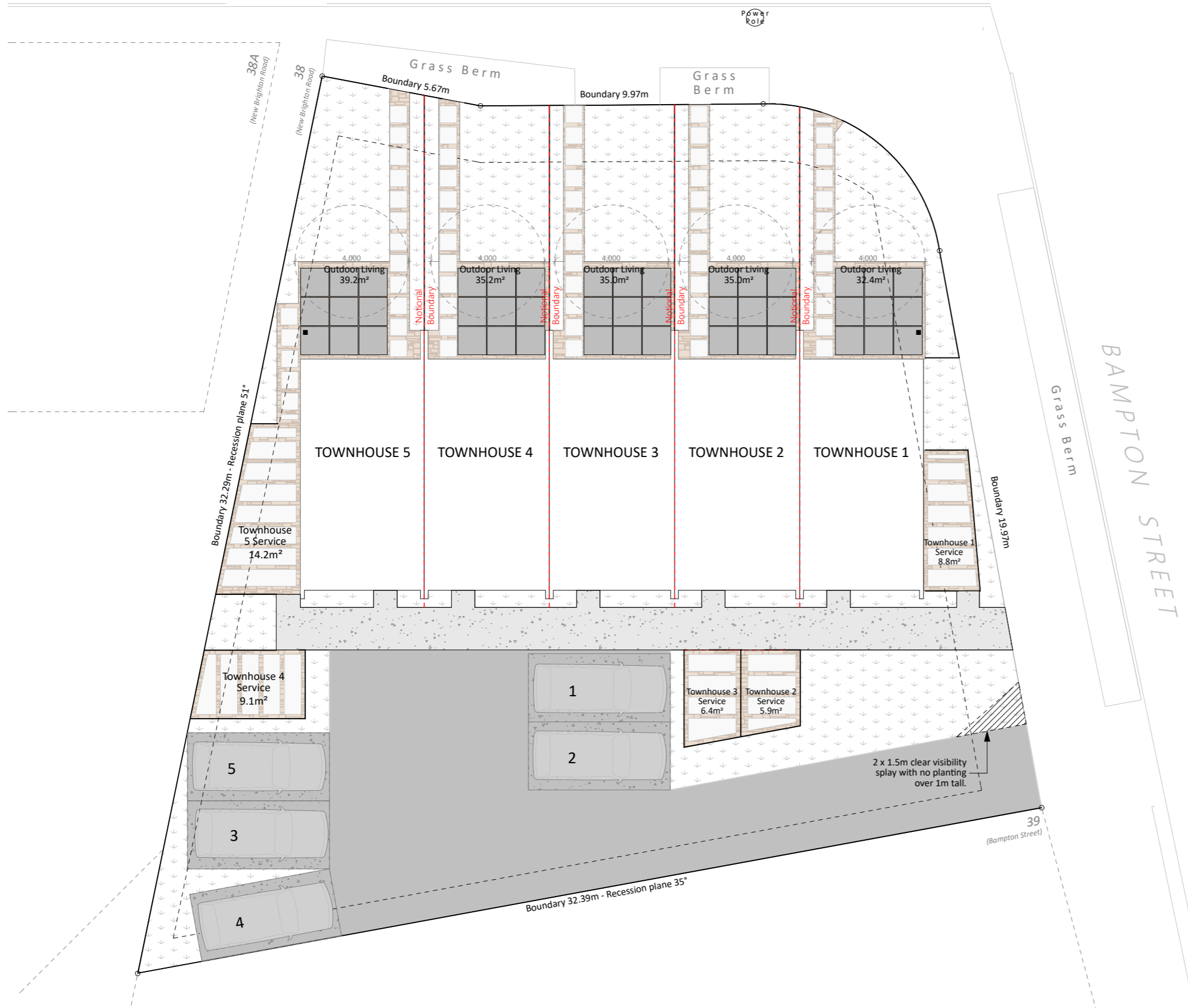
Planning Zone: Residential Medium Density (RMD)

Natural Hazards: Liquification Management Area
Flood Management Area

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC3

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



0. SITE PLAN
SCALE 1:150

BROOKSFIELD

HERITAGE

PROJECT NAME
New Brighton Road Townhouses

PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN

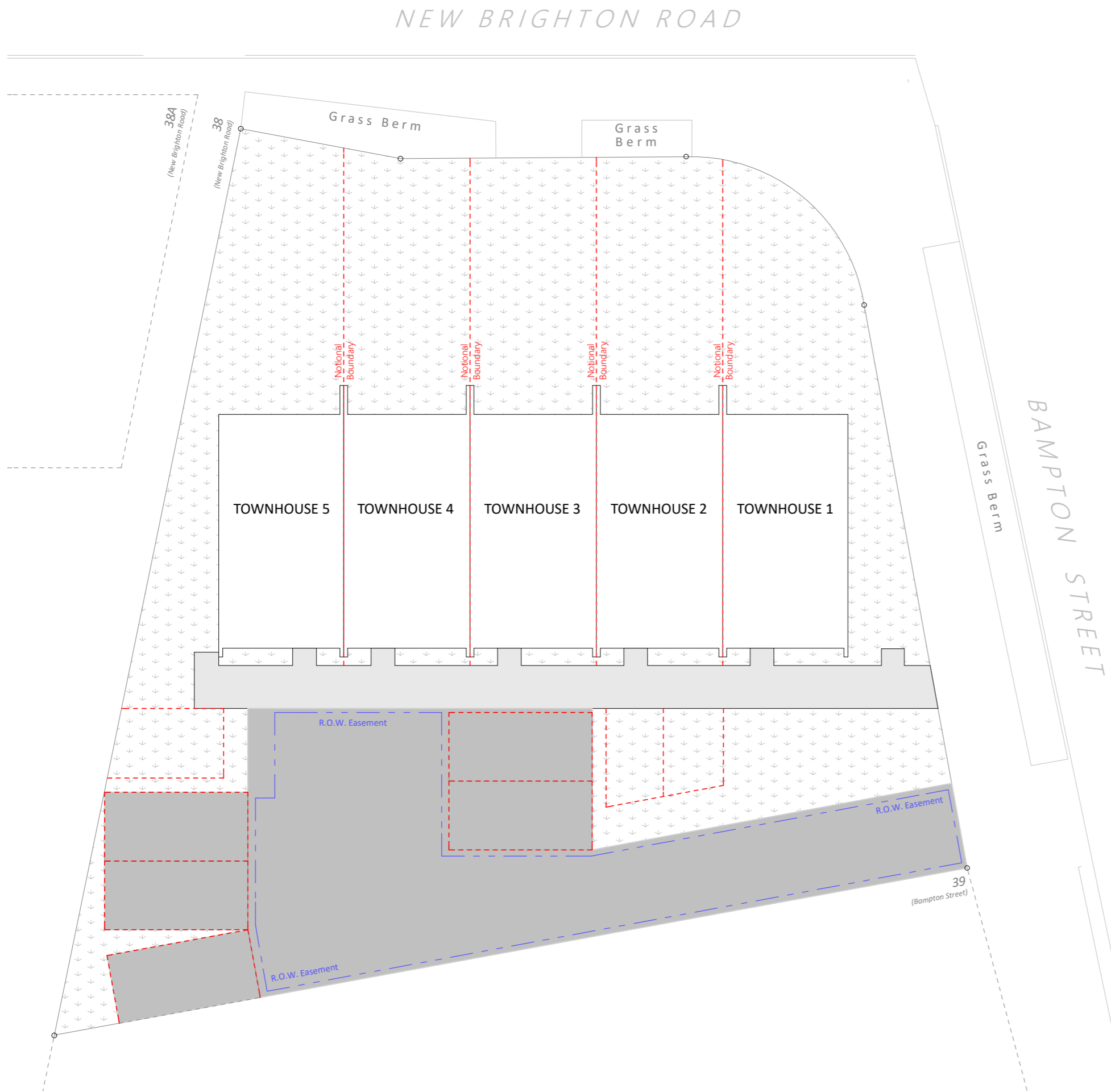
SITE BOUNDARY PLAN LEGEND

--- Property/Notional Boundary Line

— R.O.W Easement

▭ Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.



BROOKSFIELD
HERITAGE

PROJECT NAME
New Brighton Road Townhouses

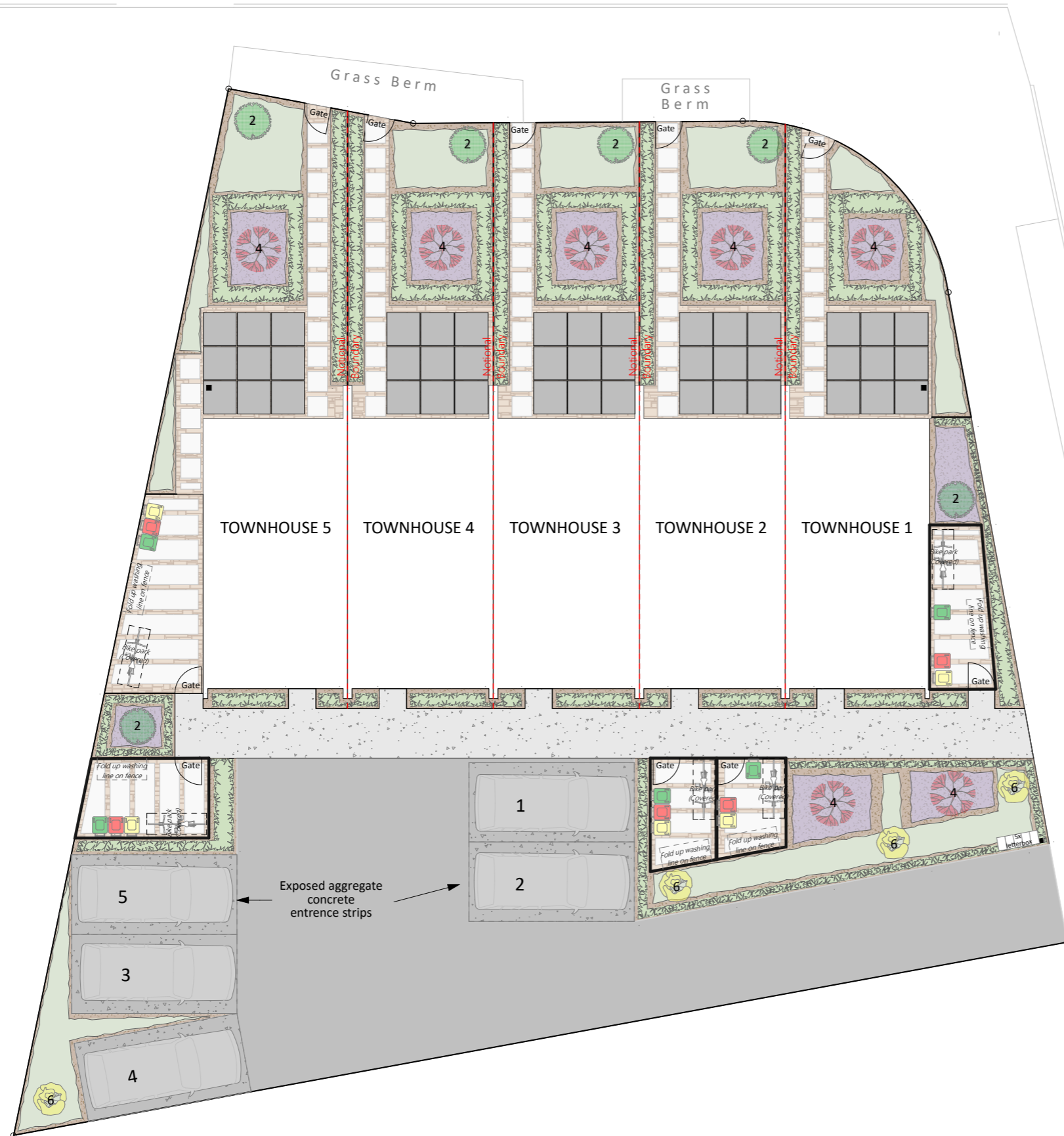
PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION






A002 A

DRAWING NO.
SITE BOUNDARY PLAN

NEW BRIGHTON ROAD



LANDSCAPING LEGEND

-  Grass / lawn Area
-  Planting area
- medium bark chip finished
-  Lime Area
- Lime chip finished
-  Paver
- 600x600 concrete pavers
-  Patio
- formed with 100mm concrete slab

Notes:



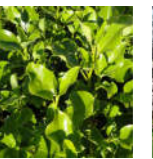




- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**

LETTERBOX



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

PLANT LEGEND

| | | | |
|--|--|--|---|
|  |  |  |  |
| 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" | |

0. LANDSCAPING PLAN
SCALE 1:150

BROOKSFIELD
HERITAGE

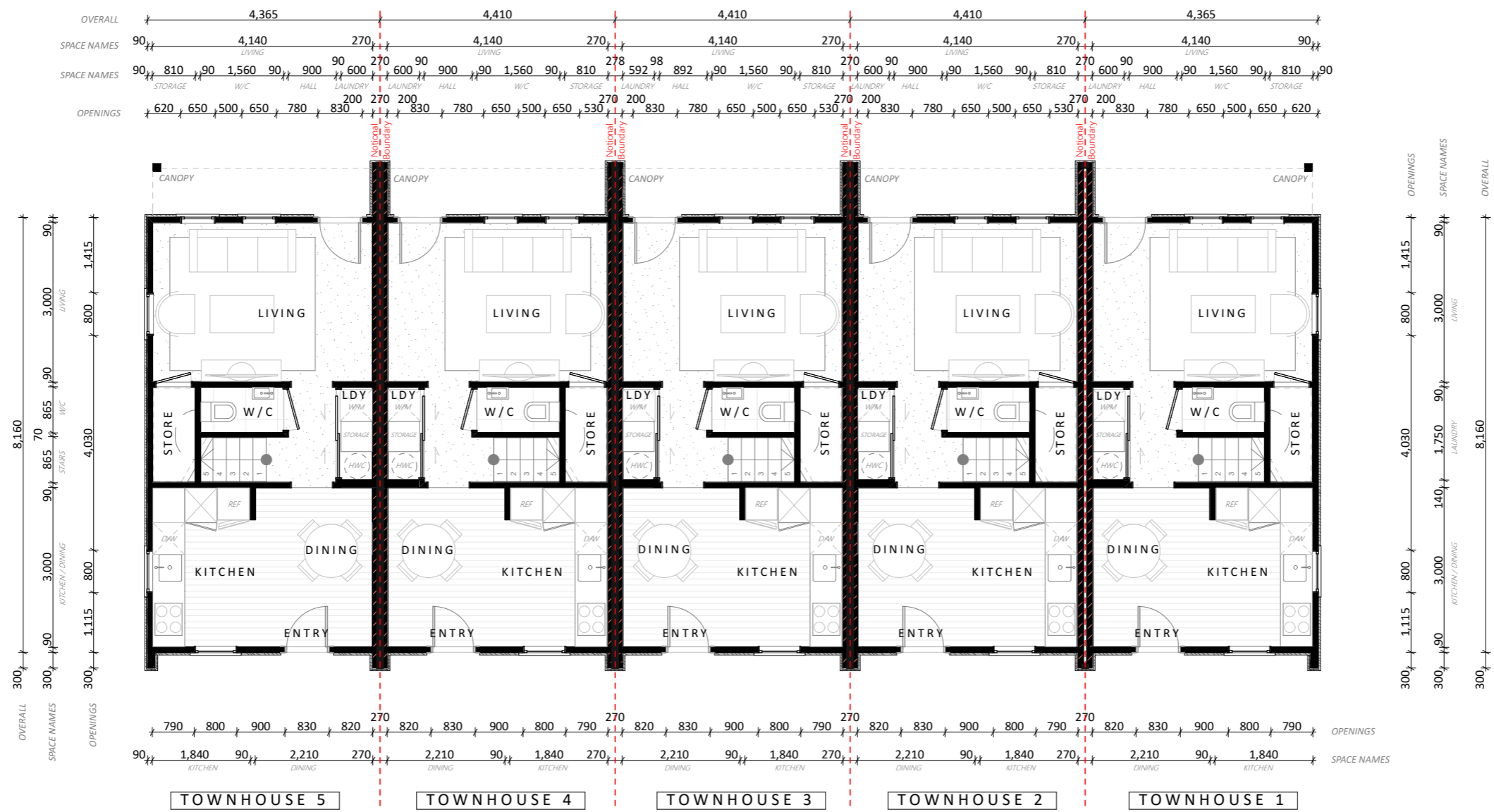
PROJECT NAME
New Brighton Road Townhouses

PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION

A003 **A**

DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 16mm James Hardie Linea Weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
 Refer to FINISHES PLAN for wall lining specification.

BROOKSFIELD
HERITAGE

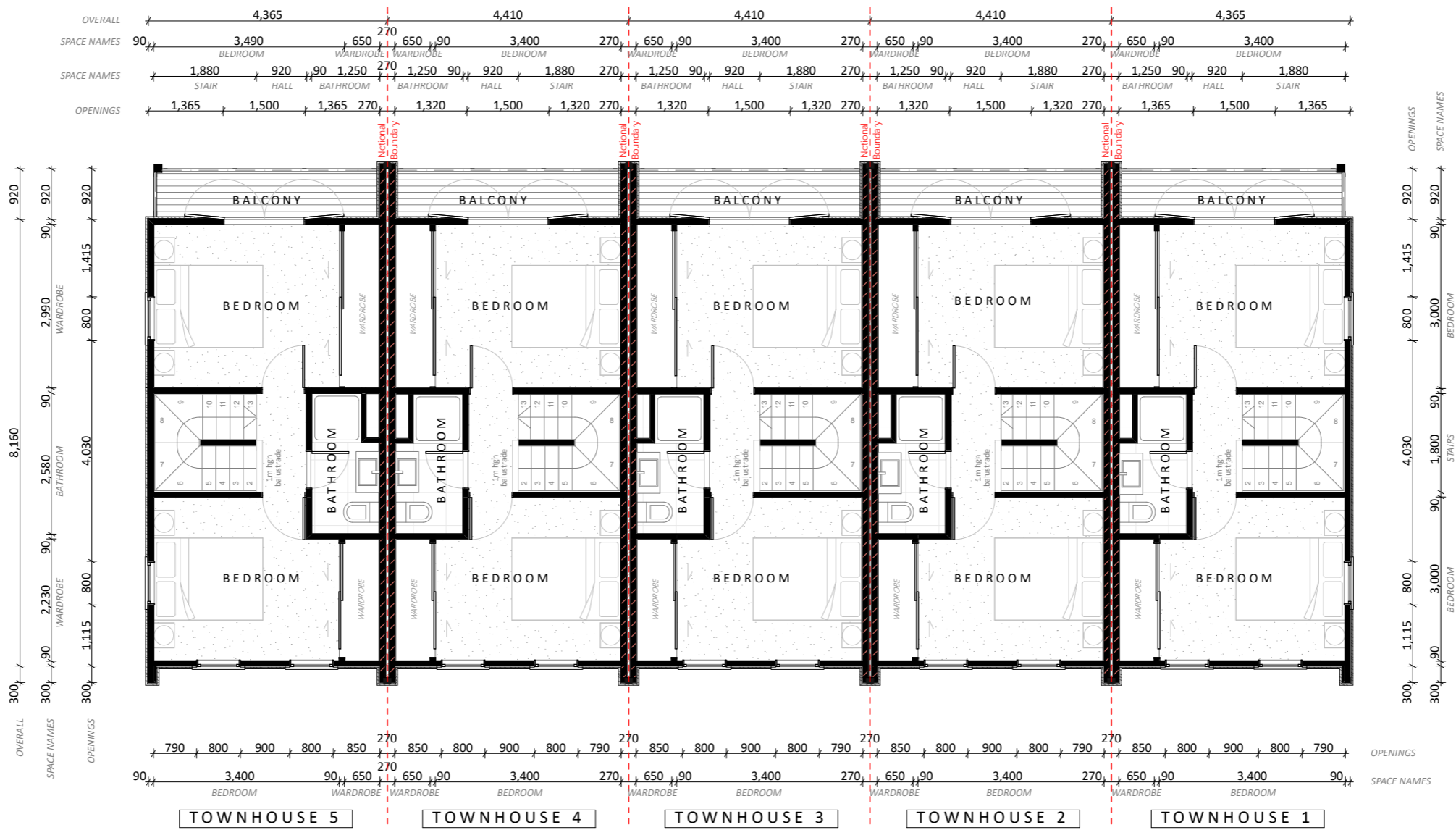
PROJECT NAME
New Brighton Road Townhouses

PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
GROUND FLOOR PLANS



2. FIRST FLOOR
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 16mm James Hardie Linea Weatherboard
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.

BROOKSFIELD
HERITAGE

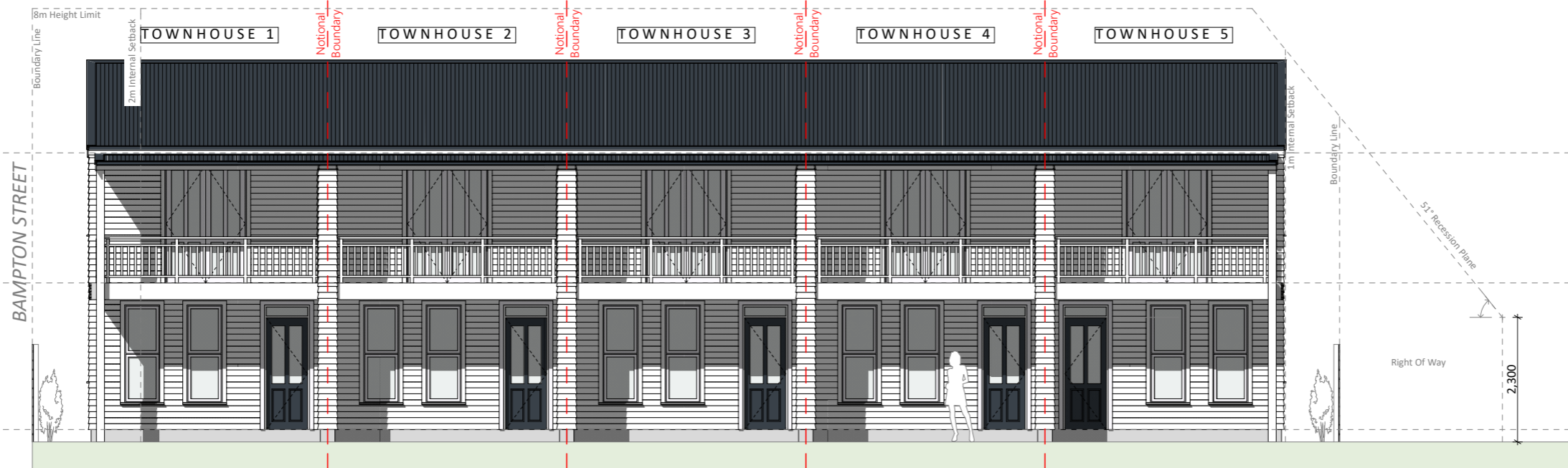
PROJECT NAME
New Brighton Road Townhouses

PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.
FIRST FLOOR PLANS



E01 ELEVATION NORTH
SCALE 1:100



E02 ELEVATION SOUTH
SCALE 1:100

LEGEND

Roof

- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.

Horizontal Weatherboard

- James Hardie Linea Weatherboard Cladding over 20mm drained cavity over wall underlay
- Colour to be selected by Brookfield Living.

Permanently Obscured Glass

- As required by Christchurch District Plan 14.4.2.8

BROOKSFIELD
HERITAGE

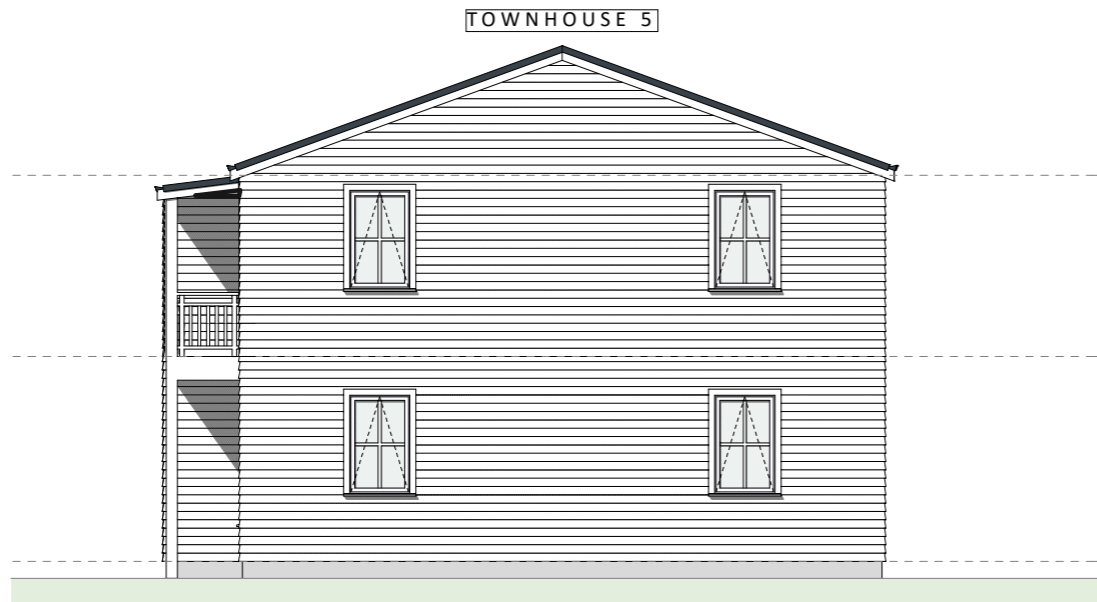
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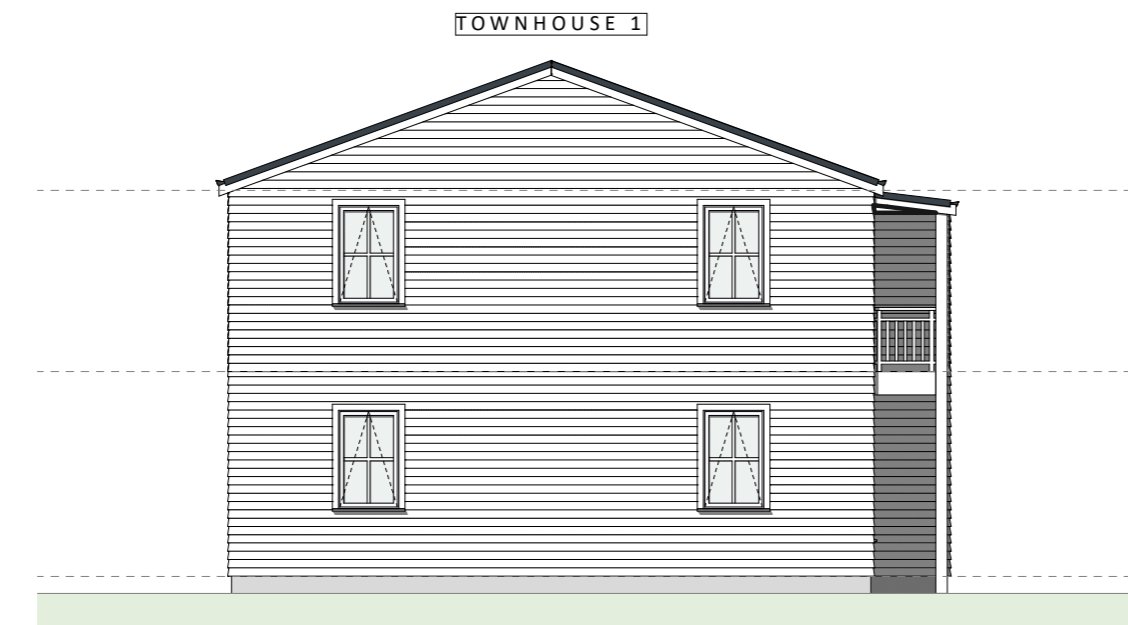
DRAWING NO. REVISION

A200 A

DRAWING NO.
SITE ELEVATIONS





E03 ELEVATION WEST
SCALE 1:100




E04 ELEVATION EAST
SCALE 1:100

LEGEND

- 

Roof
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.
- 

Horizontal Weatherboard
James Hardie Linea Weatherboard Cladding over 20mm drained cavity over wall underlay
- Colour to be selected by Brookfield Living.
- 

Permanently Obscured Glass
- As required by Christchurch District Plan 14.4.2.8

BROOKSFIELD
HERITAGE

PROJECT NAME
New Brighton Road Townhouses

PROJECT ADDRESS
40 New Brighton Road
Shirley
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS

Price List

| House | Bedrooms | Bathrooms | Carparks | House Size | Price |
|---------|----------|-----------|-----------|------------|-----------|
| House 1 | 2 | 1.5 | 1 Carpark | 71m2 | \$689,000 |
| House 2 | 2 | 1.5 | 1 Carpark | 71m2 | \$679,000 |
| House 3 | 2 | 1.5 | 1 Carpark | 71m2 | \$679,000 |
| House 4 | 2 | 1.5 | 1 Carpark | 71m2 | \$679,000 |
| House 5 | 2 | 1.5 | 1 Carpark | 71m2 | \$689,000 |

Expected Start

May 2021

Expected Completion

November 2022

Title Type

Fee Simple

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



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