

46 Waltham Road, Waltham, Christchurch

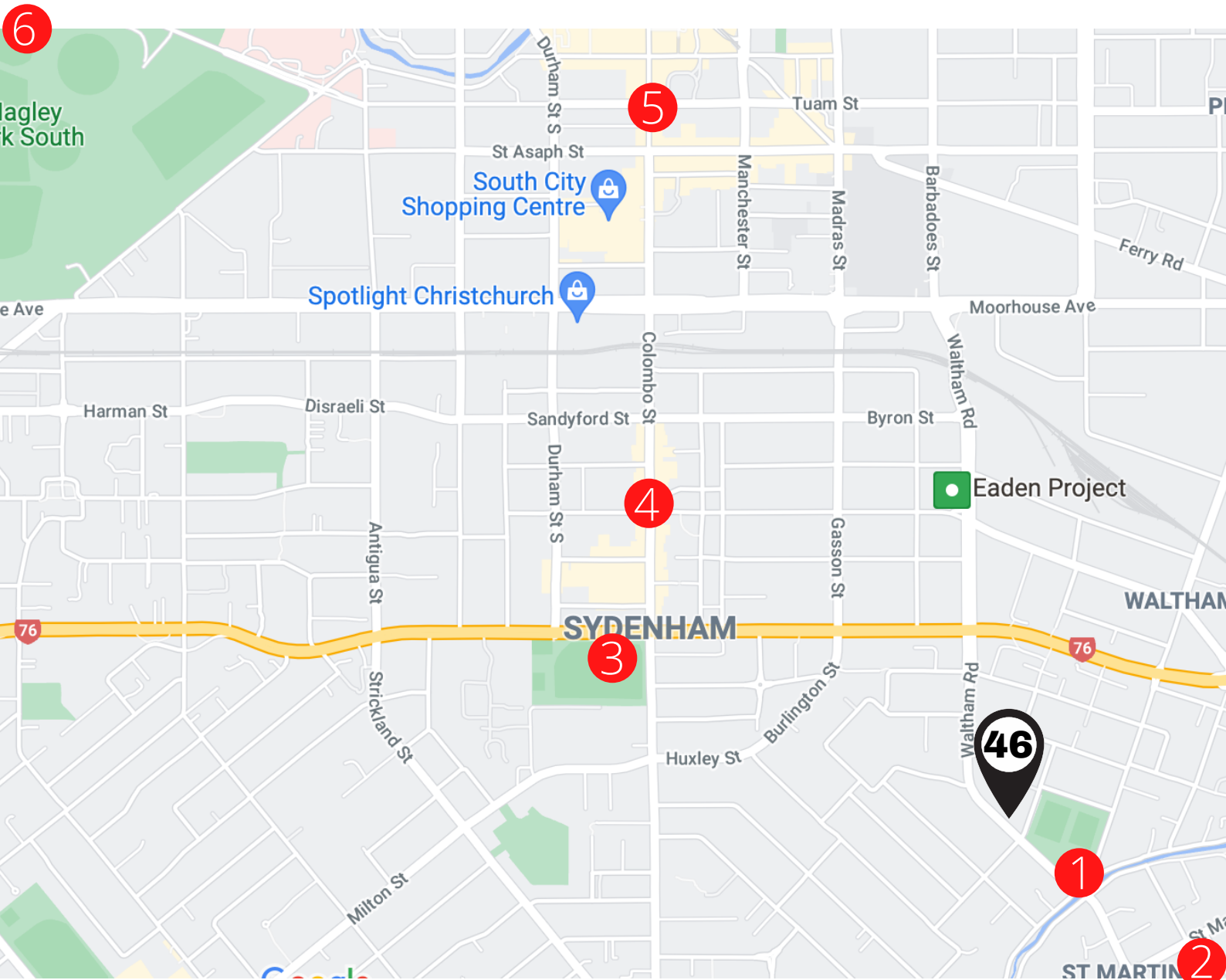
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfield homes are located Waltham Road, just around the corner from the tree lined, Waltham Park. Situated close to Sydenham park and The Colombo with an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment.



- | | | | |
|---|---------------------------------------|---|------------------------|
| 1 | Waltham Park / Heathcote River (100m) | 4 | The Colombo (1.8km) |
| 2 | Cashmere Hills (3km) | 5 | City Centre (2.5km) |
| 3 | Sydenham Park (1.4km) | 6 | Airport (11km, 15mins) |

BROOKSFIELD

Layout

These 4 homes are thoughtfully laid out and designed with heritage Christchurch in mind. Home 1 is standalone at the front with three pitched roof cottages at the back, each with large outdoor living areas. All gardens include established planting of Japanese Maple, Kowhai or Cherry trees, Grisilinea, box hedging and colourful flower beds are in keeping with heritage Christchurch.



PLANT LEGEND



TYPE 1 - CHERRY TREE
Prunus 'Accolade'



TYPE 2 - CONIFER
Thuja occidentalis 'Pyramidalis'



TYPE 3 - GRISELINIA
LITTORALIS HEDGE
'Broadway Mint'



TYPE 4 GRASS/FERN/
SHRUB/HYDRANGEA
MIX
Native flaxes, grasses,
tractor seats, ferns, etc.



TYPE 5 LANCEWOOD
Pseudopanax crassifolius



TYPE 6 KOWHAI
Sophora microphylla



BROOKSFIELD

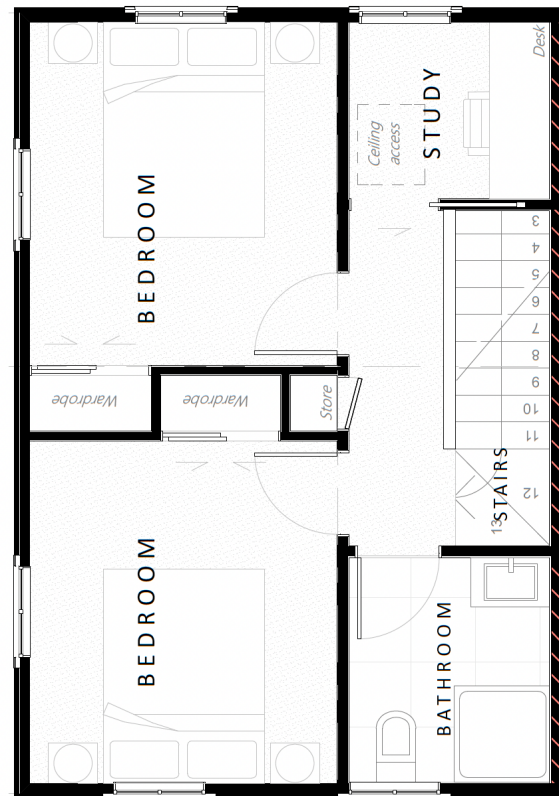
Design And Interior

The homes are entered through a heritage portico into an entrance way with the downstairs toilet to the right and a coat nook to the left. Downstairs is an open plan kitchen, dining and lounge, opening out to a sunny and secured outdoor living area. Under the stairs is a laundry cupboard with storage. Upstairs is two double bedrooms, a bathroom and study.

Ground Floor



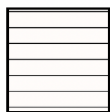
First Floor



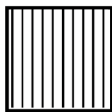
BROOKSFIELD

Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

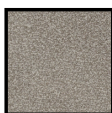


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



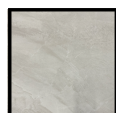
Carpet - 100% NZ Wool



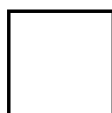
Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



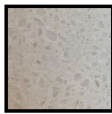
Bathroom Wall Tile



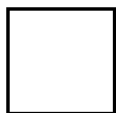
Kitchen Cabinets - French Country White



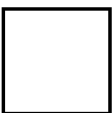
Entrance Floor Tile



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



Toilets - Nova BTW



Downstairs W/C vanity



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Mirror - English Classic 2 Door Mirror Unit



Bathroom Vanity -Edwardian 61cm basin and standard pedestal



Shower mixer - Heritage Posh Canterbury



Showerhead & rail - Posh Domaine Brass Rail Shower



Heritage toilet roll holder



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

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



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD

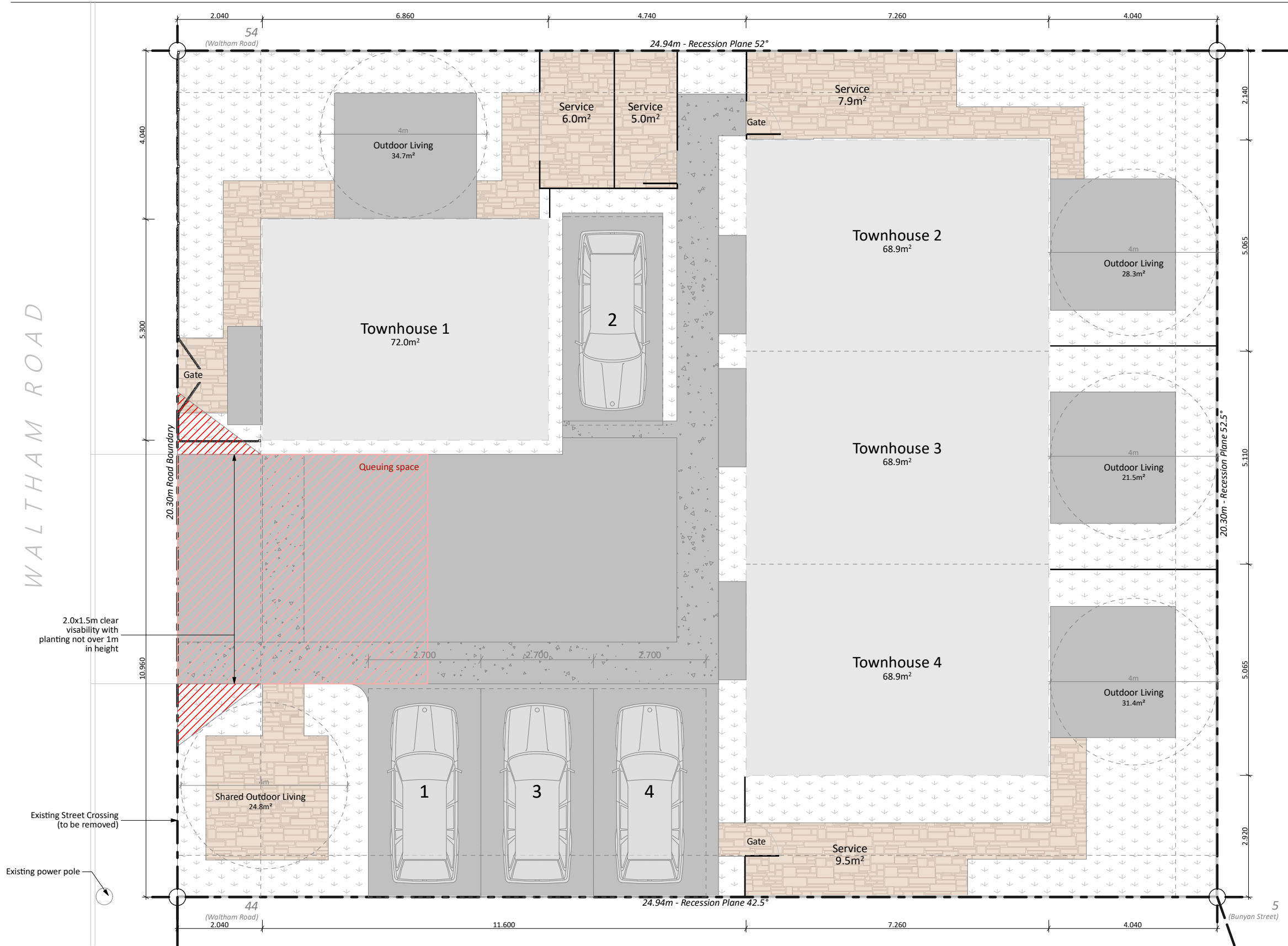
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLANS
A101	FIRST FLOOR PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS



BROOKSFIELD
— HERITAGE —

W a l t h a m S t r e e t T o w n h o u s e s
4 6 W a l t h a m R o a d , W a l t h a m , C h r i s t c h u r c h



PROJECT INFO:

Address: 46 Waltham Road
Waltham
Christchurch

Legal Description: Lot 2 DP 9952
Title: CB445/83

Site Area: 506m² (more or less)
Building Area: 278.7m² (141.9m² overslab)
Site Coverage: 28.0%

Planning Zone: Residential Medium Density (RMD)
Natural Hazards: Medium Liquefaction Vulnerability

Wind Zone: Medium/ Region A
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2
Flood Management: No

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 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.

BROOKSFIELD
HERITAGE

PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.

SITE PLAN

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

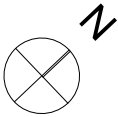
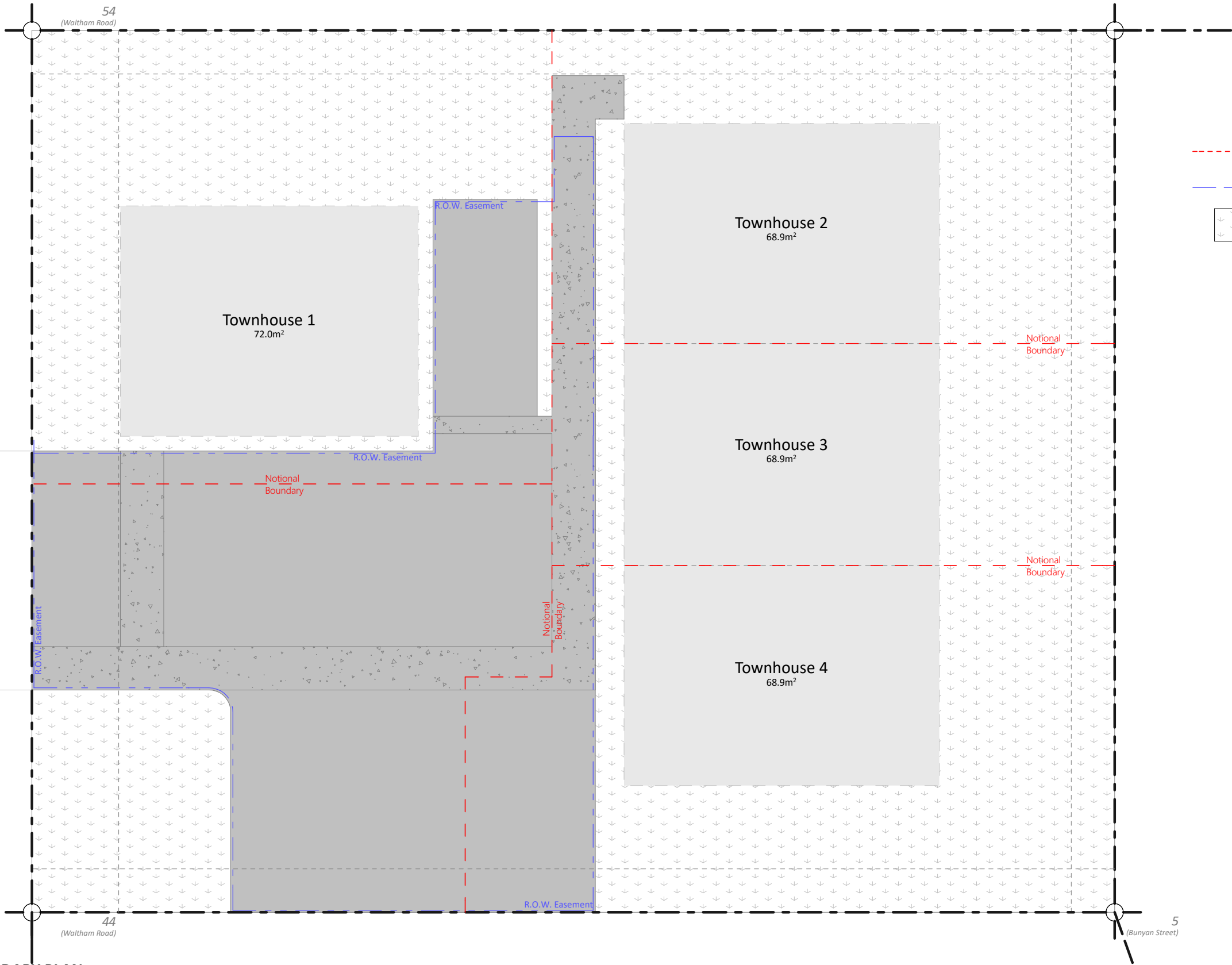
Confirm all existing services on site.

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.

0. SITE PLAN
SCALE 1:100

WALTHAM ROAD



SITE BOUNDARY PLAN LEGEND

Property/Notional Boundary Line

R.O.W. Easement (indicative)

Vegetation/Landscaping

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

TOWNHOUSE 1:

Ground Floor Area: 36.4m²
First Floor Area: 35.6m²
Total Floor Area: 72.0m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 34.8m²
First Floor Area: 34.1m²
Total Floor Area: 68.9m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 34.8m²
First Floor Area: 34.1m²
Total Floor Area: 68.9m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 34.8m²
First Floor Area: 34.1m²
Total Floor Area: 68.9m²

Property Area: TBCm²

BROOKSFIELD
HERITAGE

PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

DRAWING NO. REVISION

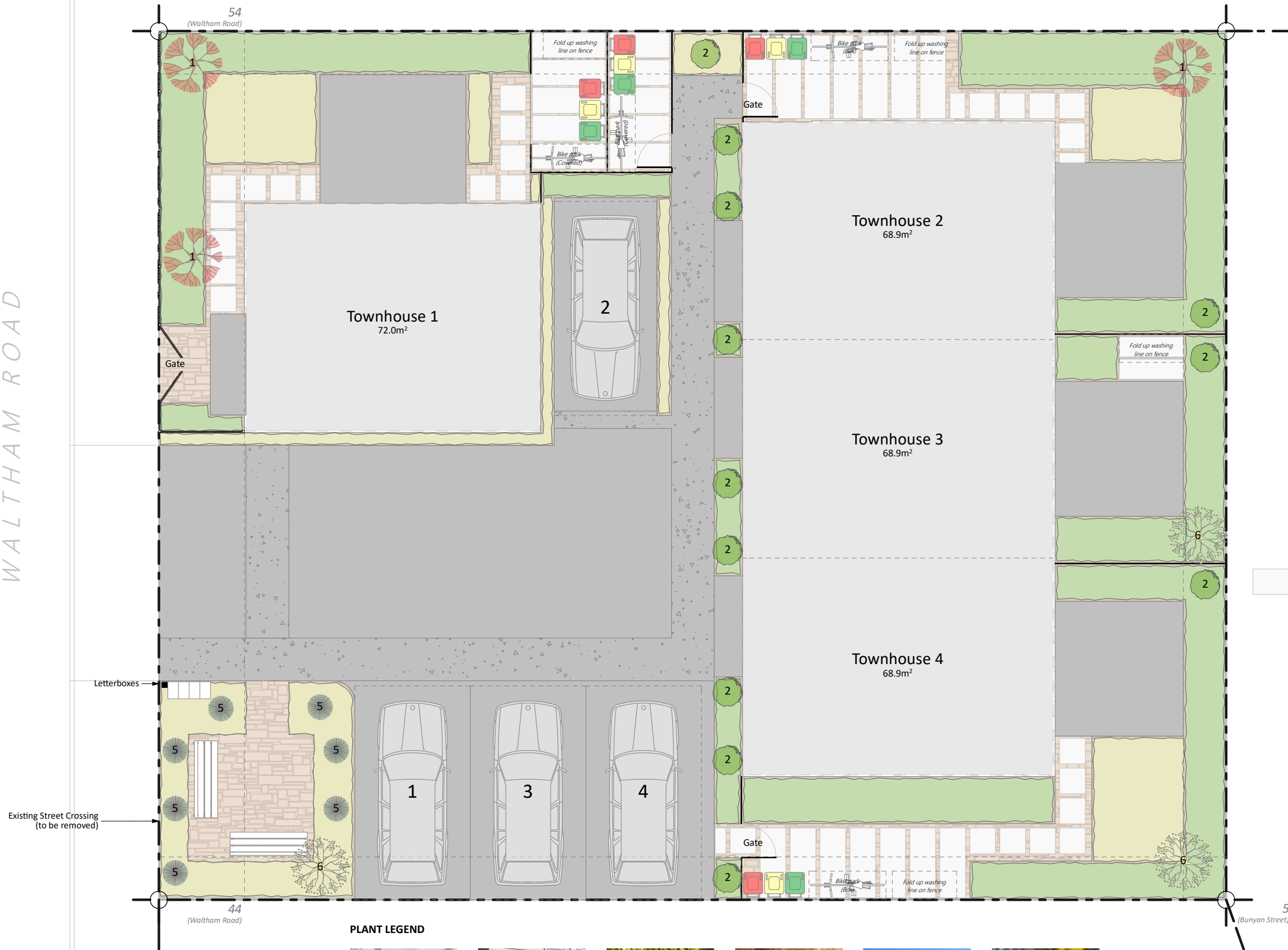
A002 A

DRAWING NO.
SITE BOUNDARY PLAN

0. SITE BOUNDARY PLAN
SCALE 1:100

WALTHAM ROAD

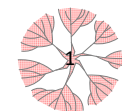
0. LANDSCAPING PLAN
SCALE 1:100



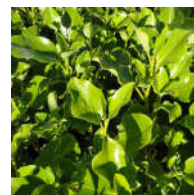
PLANT LEGEND



TYPE 1 - CHERRY TREE
"Prunus 'Accolade'"



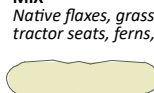
TYPE 2 - CONIFER
"Thuja occidentalis
'Pyramidalis'"



TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



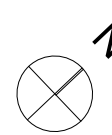
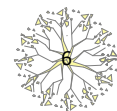
TYPE 4 GRASS/FERN/
SHRUB/HYDRANGEA
MIX
Native flaxes, grasses,
tractor seats, ferns, etc.



TYPE 5 LANCEWOOD
Pseudopanax
crassifolius



TYPE 6 KŌWHAI
Sophora microphylla



LETTERBOX



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

LANDSCAPING LEGEND



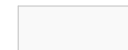
Grass / lawn



Planting
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished



Lime Chip
- lime chip finished



Paver
- 600x600 or custom sized concrete pavers



Patio
- formed with 100mm concrete slab



Exposed Aggregate
- exposed aggregate finish concrete

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**

BROOKSFIELD
HERITAGE

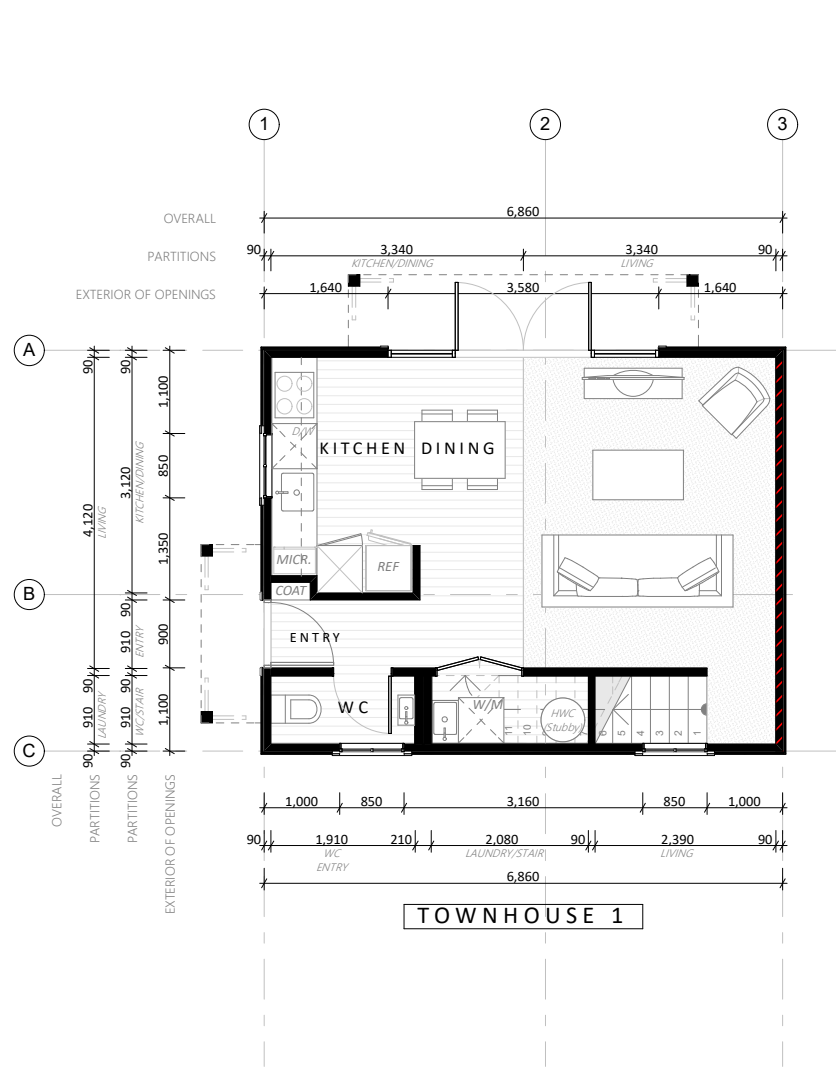
PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

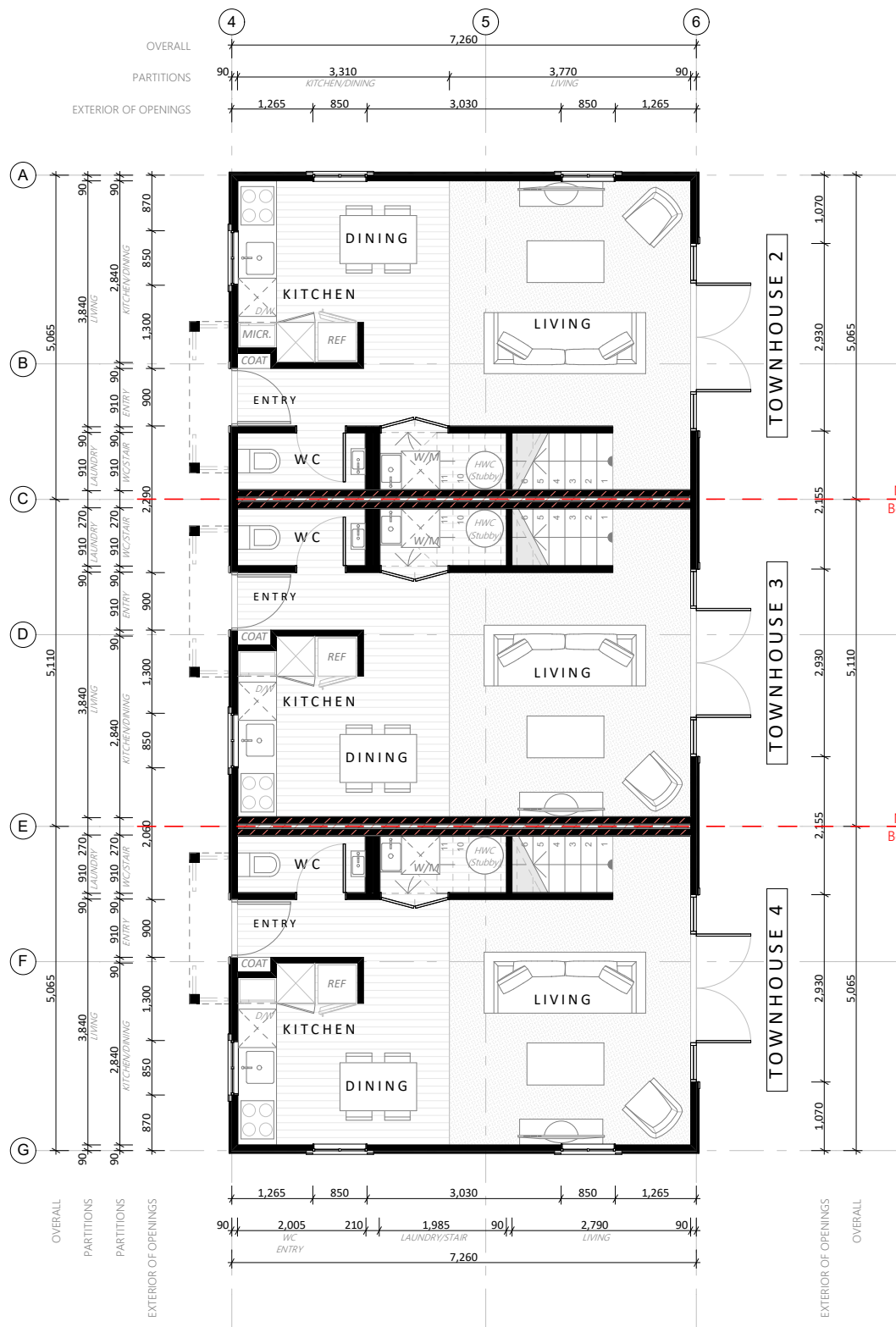
DRAWING NO. REVISION

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
 - 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.

- 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.

- NOISE:**
Noise attenuation construction method to comply with CCC District Plan Appendix 6.11.4.1.
- THIS APPLIES TO ALL UNITS (1-4)
- EXTERNALS WALLS:**
External cladding not less than 25 kg/m2 over wall framing, 90mm Fibreglass Batt insulation, 10mm GIB Board lining
- WINDOWS:**
10/12/6mm Double glazed glass units, Aluminium window frames with compression seals.
- ROOF:**
0.55mm BMT Corrugate profile metal roofing on timber trusses, 100mm (min) fibreglass batt acoustic insulation, 13mm GIB board ceiling
- EXTERNAL DOORS:**
Solid core entry doors (plasma door or similar)

BROOKSFIELD

HERITAGE

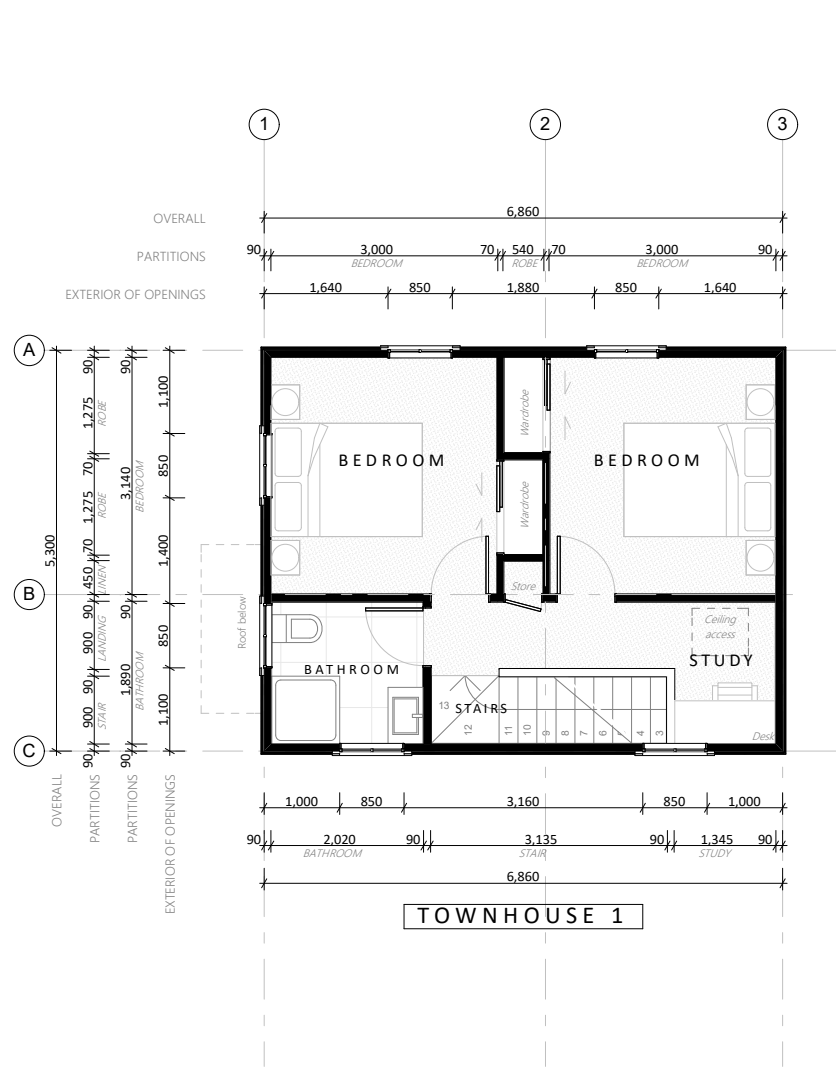
PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

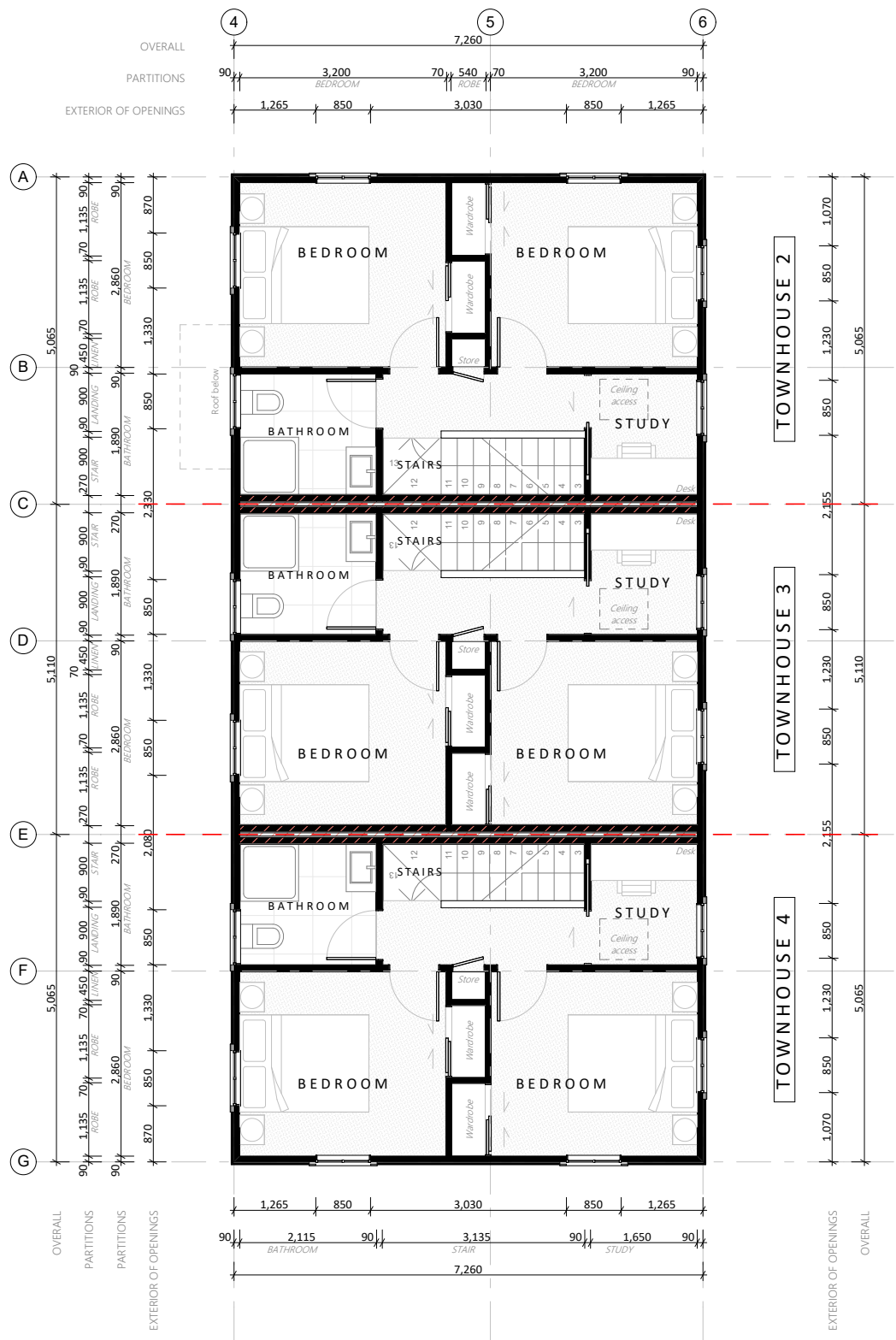
DRAWING NO. REVISION

A100 A

DRAWING NO.
GROUND FLOOR PLANS



2. FIRST FLOOR PLAN
SCALE 1:100



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 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.

- 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.

- NOISE:**
Noise attenuation construction method to comply with CCC District Plan Appendix 6.11.4.1.
- THIS APPLIES TO ALL UNITS (1-4)
- EXTERNALS WALLS:**
External cladding not less than 25 kg/m2 over wall framing, 90mm Fibreglass Batt insulation, 10mm GIB Board lining
- WINDOWS:**
10/12/6mm Double glazed glass units, Aluminium window frames with compression seals.
- ROOF:**
0.55mm BMT Corrugate profile metal roofing on timber trusses, 100mm (min) fibreglass batt acoustic insulation, 13mm GIB board ceiling
- EXTERNAL DOORS:**
Solid core entry doors (plasma door or similar)

BROOKSFIELD

HERITAGE

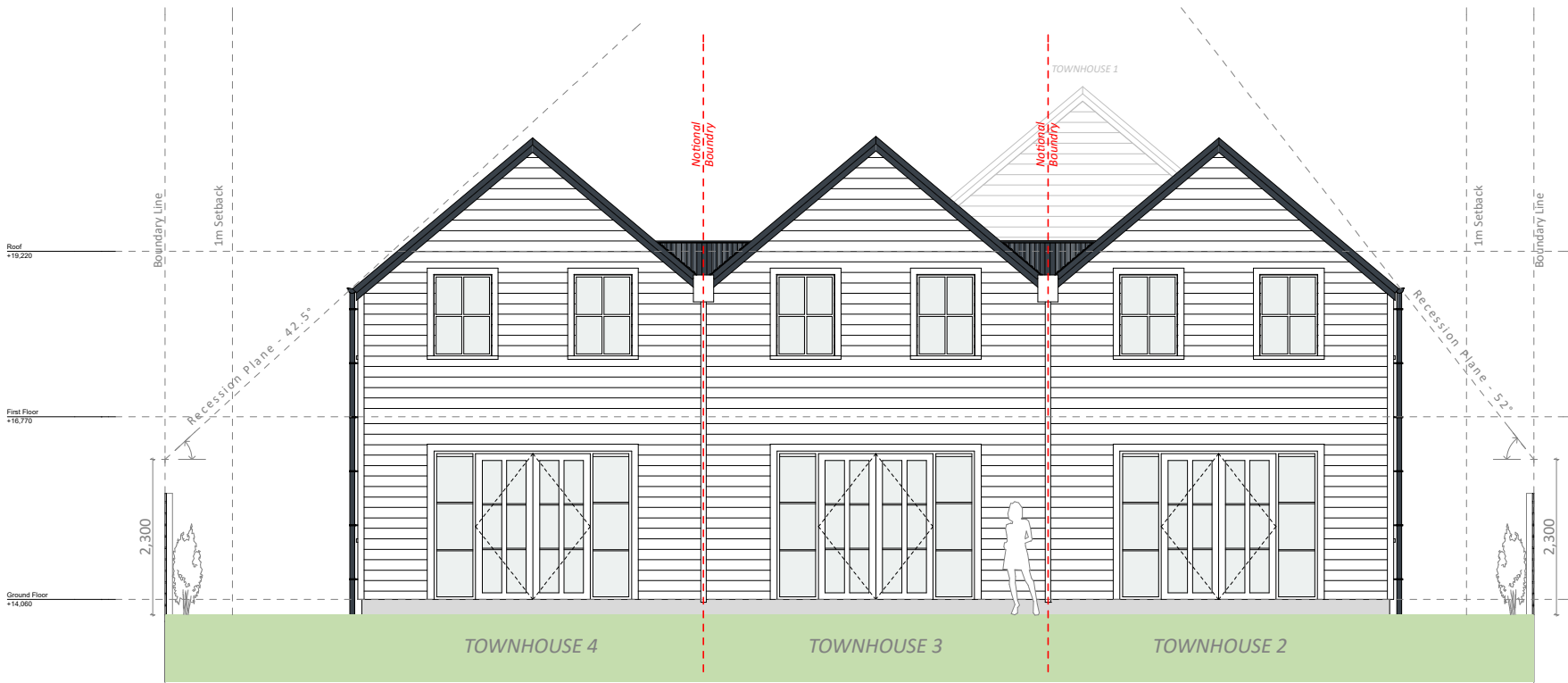
PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.
FIRST FLOOR PLANS



E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate (0.55mm BMT) Colorsteel
Endura roof cladding over Thermakraft Covertex
roof underlay
- Colour to be selected by Brooksfield Living

Horizontal Weatherboard
James Hardie Linea Weatherboard 180 installed as
per manufacturers specifications on 20mm
drained cavity system over building wrap.
- Colour to be selected by Brooksfield 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
— H E R I T A G E —

PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

DRAWING NO. REVISION

A200 **A**

DRAWING NO.
ELEVATIONS



E03 SOUTH ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate (0.55mm BMT) Colorsteel
Endura roof cladding over Thermakraft Covertex
roof underlay
- Colour to be selected by Brooksfield Living

Horizontal Weatherboard
James Hardie Linea Weatherboard 180 installed as
per manufacturers specifications on 20mm
drained cavity system over building wrap.
- Colour to be selected by Brooksfield 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
HERITAGE

PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

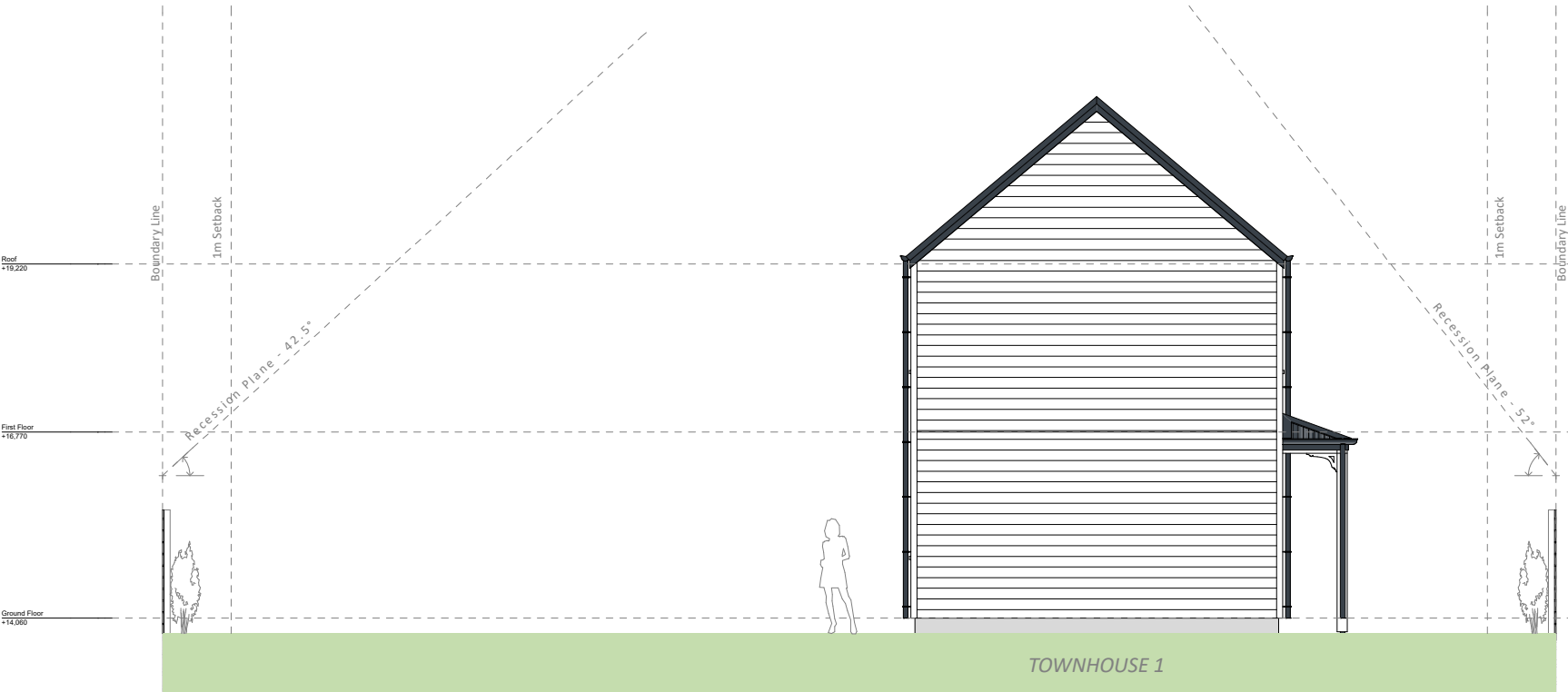
DRAWING NO. REVISION

A201 A

DRAWING NO.
ELEVATIONS



E05 SOUTH ELEVATION TOWNHOUSE 2-4
SCALE 1:100



E06 NORTH ELEVATION TOWNHOUSE 1
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate (0.55mm BMT) Colorsteel
Endura roof cladding over Thermakraft Covertex
roof underlay
- Colour to be selected by Brooksfield Living

Horizotal Weatherboard
James Hardie Linea Weatherboard 180 installed as
per manufacturers specifications on 20mm
drained cavity system over building wrap.
- Colour to be selected by Brooksfield 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
— H E R I T A G E —

PROJECT NAME
Waltham Street Townhouses

PROJECT ADDRESS
46 Waltham Road
Waltham
Christchurch

DRAWING NO. REVISION

A202 A

DRAWING NO.
ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	72m2	\$679,000.00
House 2	2 + Study	1.5	1 Carpark	69m2	\$665,000.00
House 3	2 + Study	1.5	1 Carpark	69m2	\$659,000.00
House 4	2 + Study	1.5	1 Carpark	69m2	\$665,000.00

Expected Start

March 2022

Expected Completion

October 2022

Title Type

Fee Simple

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



BROOKSFIELD