

51 Bletsoe Avenue, Spreydon, Christchurch City

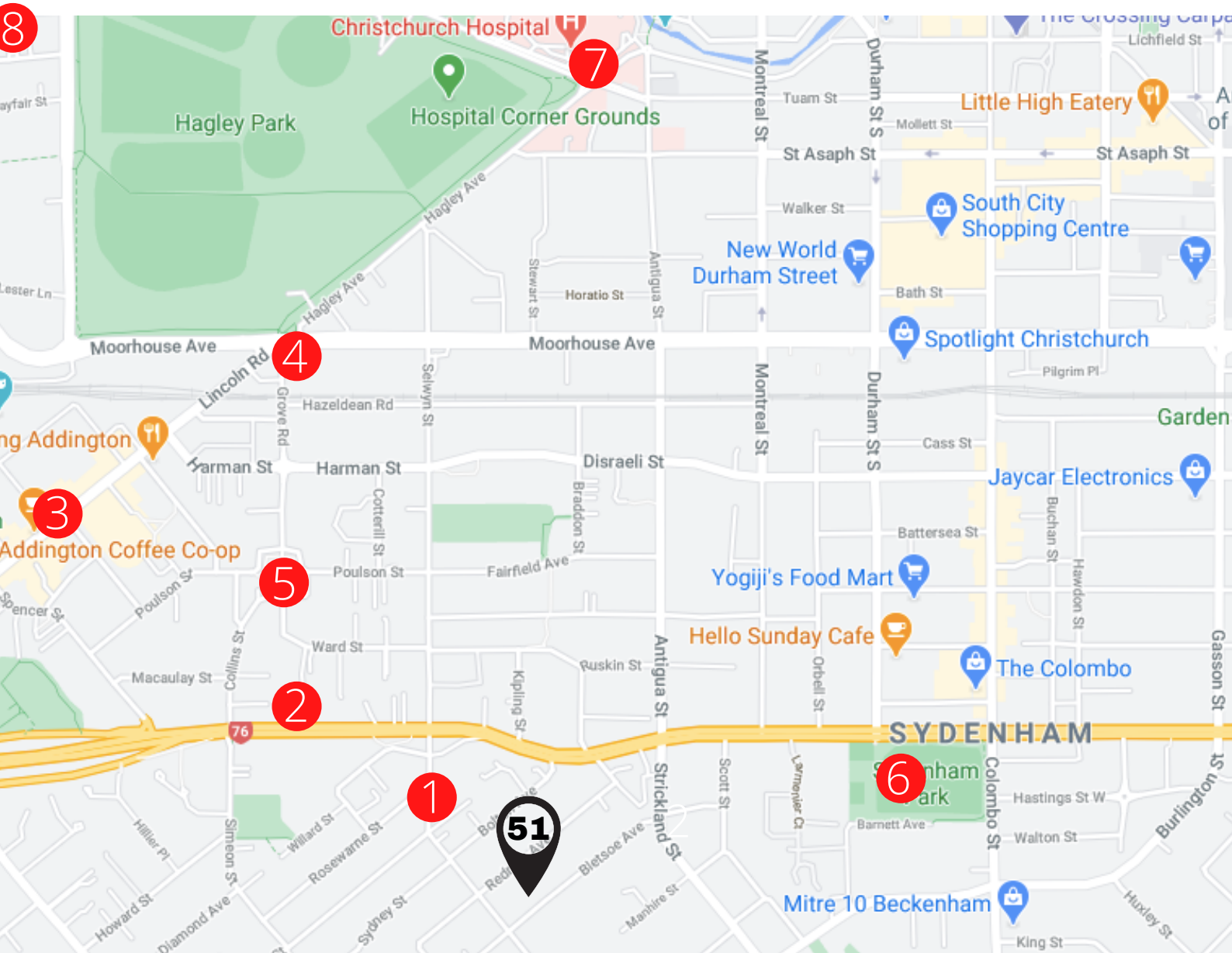
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields heritage homes are located on Bletsoe Avenue, situated only a short distance from Sydenham park and the Selwyn Street shops with an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.

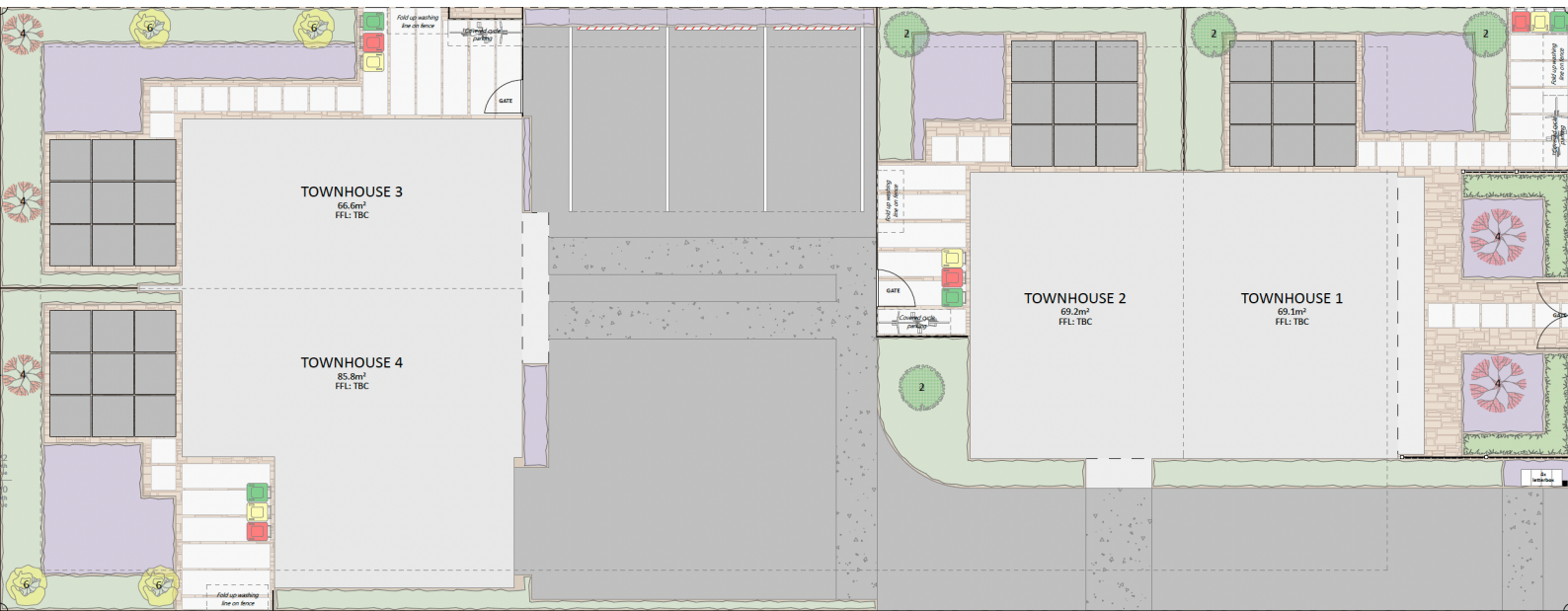


- | | |
|---------------------------|--------------------------|
| ① Selwyn Shops (10m) | ⑤ Church Square (1.2km) |
| ② Addington School (700m) | ⑥ Sydenham Park (1km) |
| ③ Addington Shops (2km) | ⑦ Hospital (2.2km) |
| ④ Hagley Park (1.8km) | ⑧ Airport (13km, 15mins) |

BROOKSFIELD

Layout

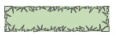
These 4 homes are thoughtfully laid out and designed with ample space. Each home comes with a large patio and garden area facing to the north. These homes come with established planting that include Cheery trees lining the street frontage, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



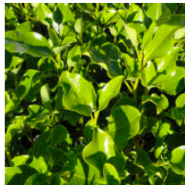
PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



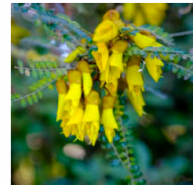
TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



BROOKSFIELD

Design And Interior

(Home 1)

Home one is entered through a heritage verandah off the street into an open plan living/dining/kitchen. Downstairs a sunny 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.

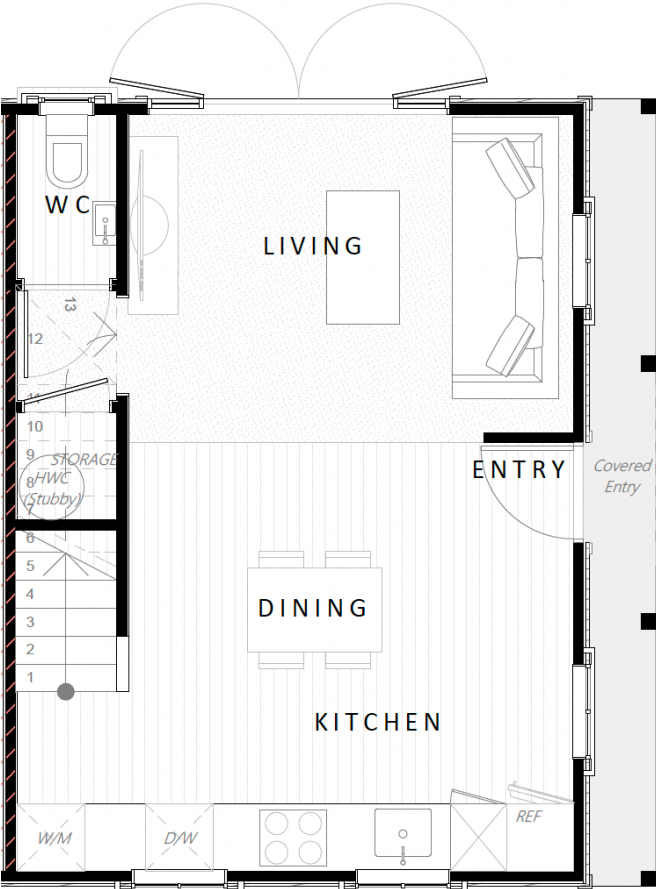
2 

1 

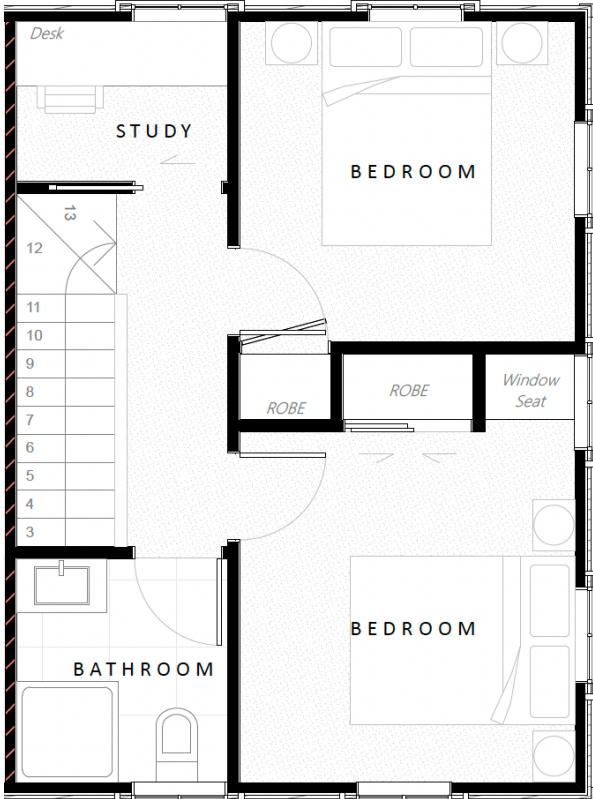
1.5 

Floor Area m2
74

Ground Floor



First Floor



BROOKSFIELD


Design And Interior

(Home 2)

Home two is entered through a heritage verandah 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.

2 

1 

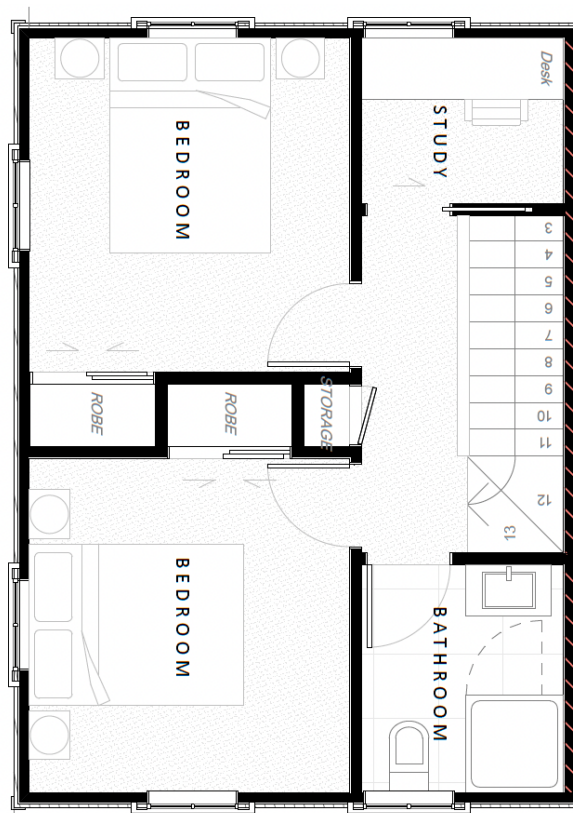
1.5 

Floor Area m2
74

Ground Floor



First Floor



BROOKSFIELD


Design And Interior

(Home 3)

Home three is entered through a heritage verandah into the spacious dining and kitchen, which is separated from the lounge by a downstairs toilet and laundry cupboard. Upstairs is two large double bedrooms with a central bathroom.

2 

1 

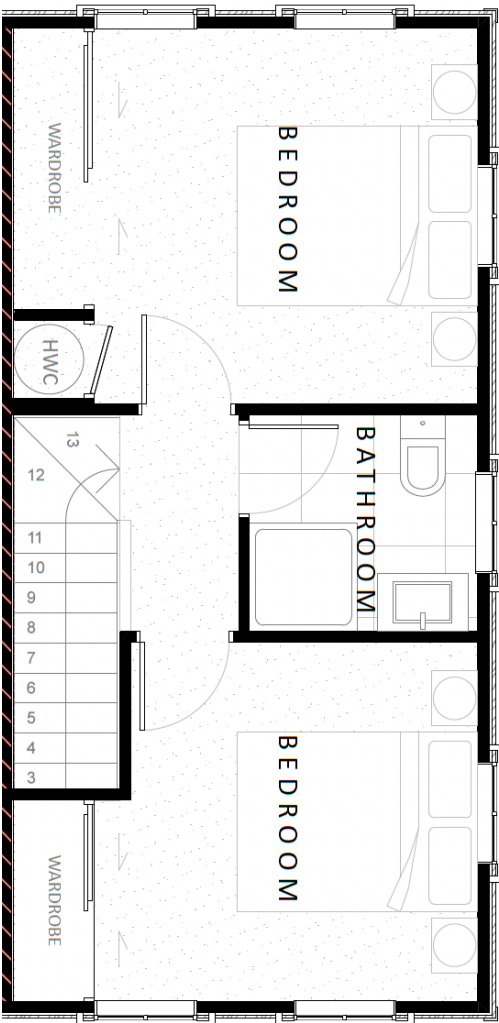
1.5 

Floor Area m2
74

Ground Floor



First Floor






BROOKSFIELD

Design And Interior

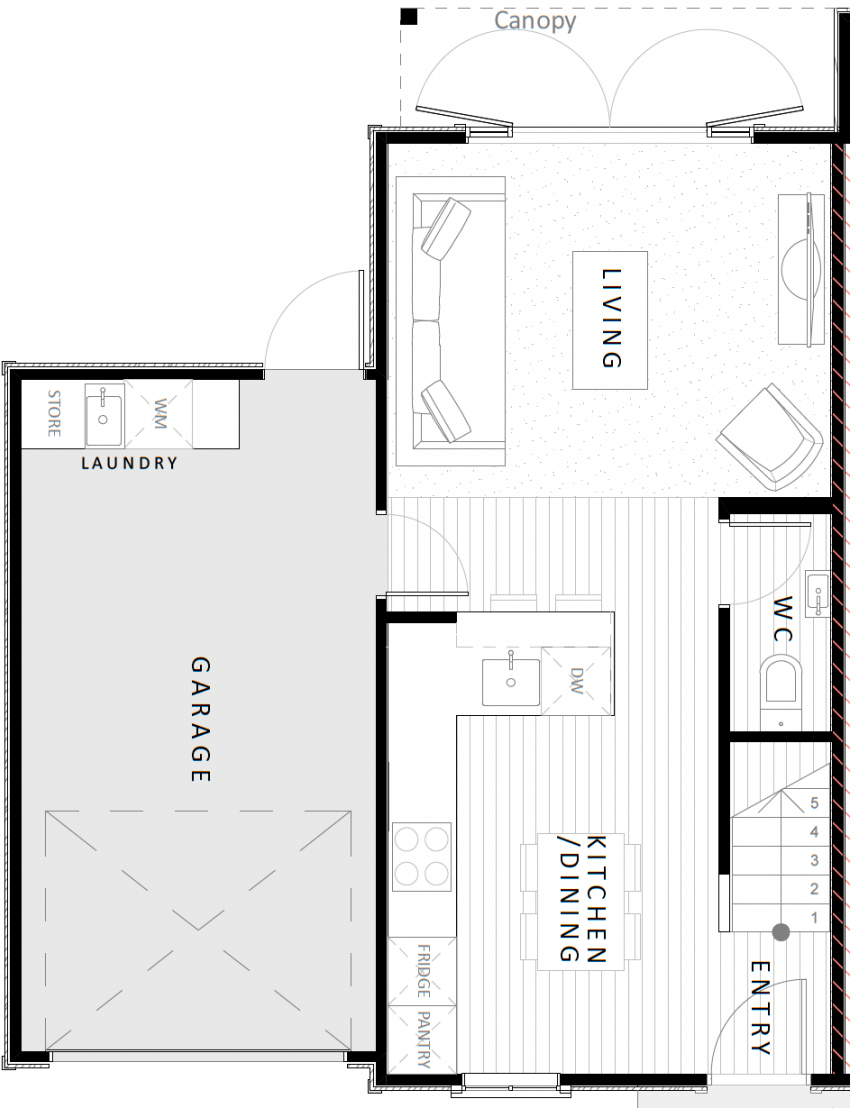
(Home 4)

Home 4 is entered into a spacious kitchen, dining and living. The large 'L' shaped kitchen with central dining includes an island bench. Under the stairs is a toilet with the laundry being in the garage. Upstairs is two large bedrooms with a central bathroom.

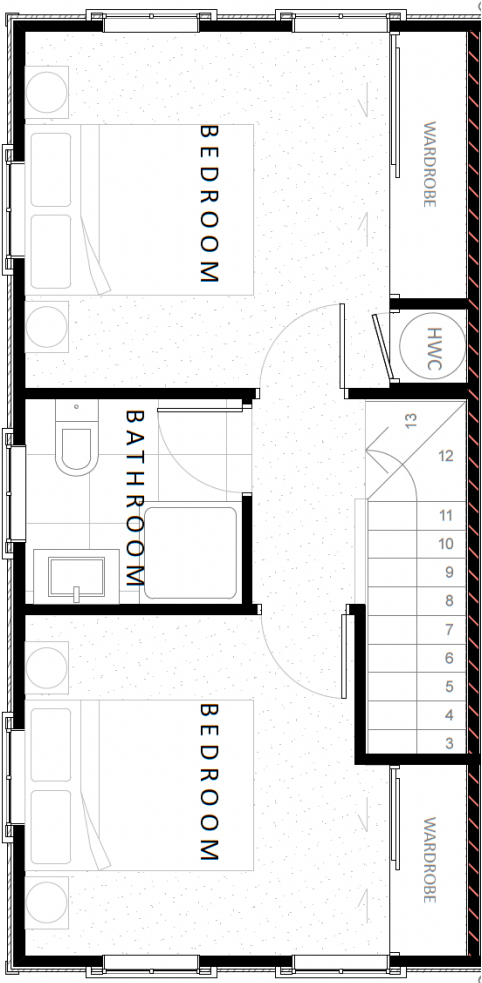
2  1.5  1 

Floor Area m2
102

Ground Floor



First Floor



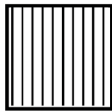
BROOKSFIELD

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



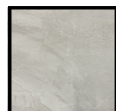
Carpet - 100% NZ Wool



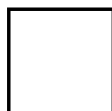
Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



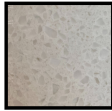
Bathroom Wall Tile



Kitchen Cabinets - French Country White



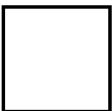
Entrance Floor Tile



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

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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

Up to 3kw Solar Power System

System size depends on suitable roof space



Enphase IQ7A microinverters

Efficient, safe and reliable microinverter technology.
Microinverters mounted underneath solar panels on roof.
Smartphone/desktop wifi monitoring system.
10 Year product warranty



Jinko solar panels

All black solar panels. High performance
25 year product warranty + 30 year performance
guarantee



Green Catch Solar Diverter

Solar diverter for hot water. This great device diverts any excess solar energy to your hot water cylinder to store the energy before selling it back to the grid.

SHEET INDEX

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SITE ELEVATIONS

A300

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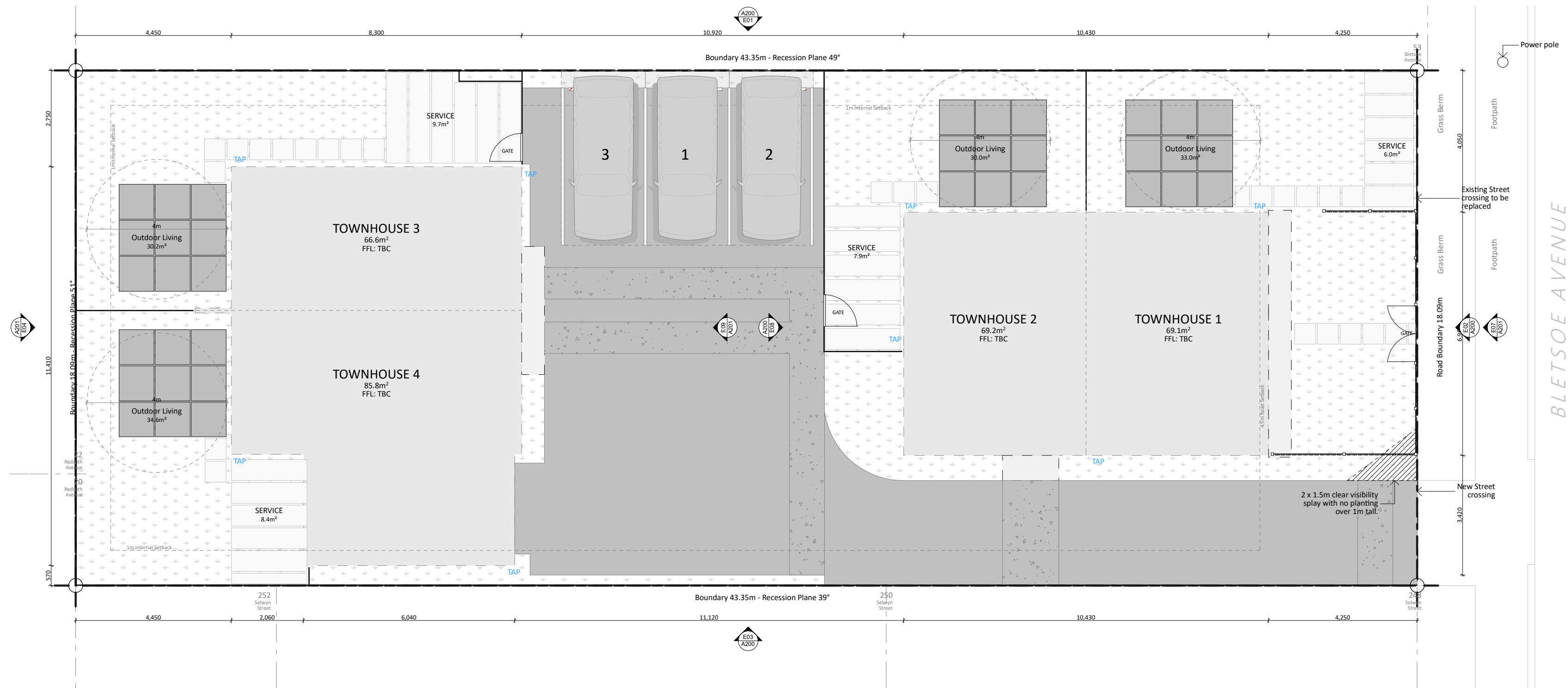


BROOKSFIELD

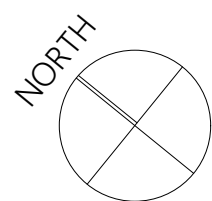
HERITAGE

B l e t s o e A v e n u e T o w n h o u s e s

5 1 B l e t s o e A v e n u e , S p r e y d o n , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:100



PROJECT INFO:

Address: 51 Bletsoe Avenue
Spreydon
Christchurch

Legal Description: Pt Lot 17 DP 3577

Title: CB25F/1014

Site Area: 579m²

Planning Zone: Residential Density Transition Zone

Natural Hazards: Liquefaction Management Area

Wind Zone: Low (BRANZ Map)

Earthquake Zone: 2 (BRANZ Map)

Exposure Zone: C (BRANZ Map)

Sea Spray Zone: No

Climate Zone: 3 (BRANZ Map)

Land Zone: TC2

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
- 1:100mm falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Landscaping
Refer to landscape plan

PROJECT FIGURES:

Gross Floor Area: Unit 1 - 69.1m² (36.0m² over slab)
Unit 2 - 69.2m² (36.0m² over slab)
Unit 3 - 66.6m² (33.8m² over slab)
Unit 4 - 85.8m² (53.0m² over slab)
Total - 290.7m² (160.0m² over slab)

Site Coverage: 27.6%

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 flattened where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

BROOKSFIELD HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses

Scale 1:100 @ A3

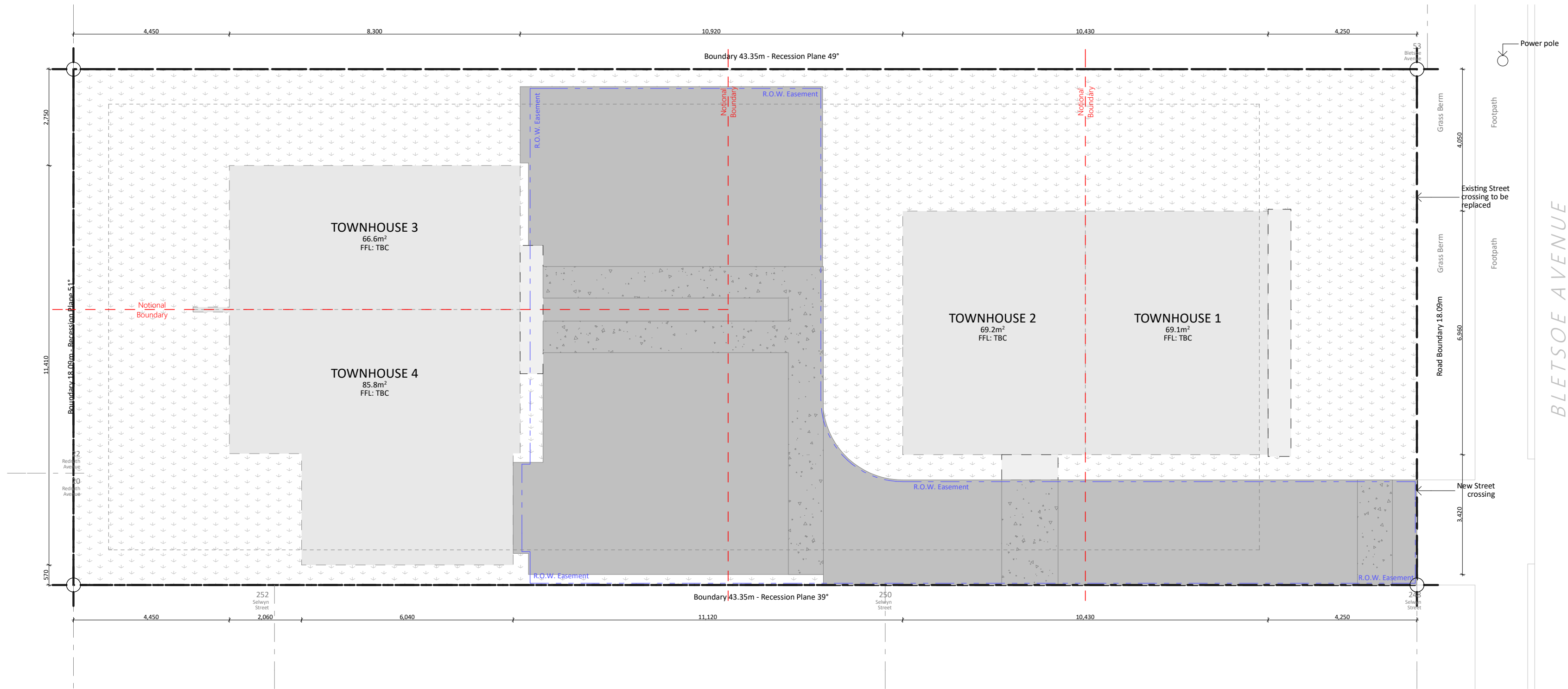
Date 29/10/2021

PROJECT ADDRESS
51 Bletsoe Avenue
Spreydon
Christchurch

DRAWING NO. A001

REVISION A

DRAWING NO. SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:100

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:	TOWNHOUSE 2:	TOWNHOUSE 3:	TOWNHOUSE 4:
Ground Floor Area: 36.0m²	Ground Floor Area: 36.0m²	Ground Floor Area: 33.8m²	Ground Floor Area: 53.0m²
First Floor Area: 33.1m²	First Floor Area: 33.2m²	First Floor Area: 32.8m²	First Floor Area: 32.8m²
Total Floor Area: 69.1m²	Total Floor Area: 69.2m²	Total Floor Area: 66.6m²	Total Floor Area: 85.8m²
Property Area: TBCm²	Property Area: TBCm²	Property Area: TBCm²	Property Area: TBCm²

BROOKSFIELD
HERITAGE

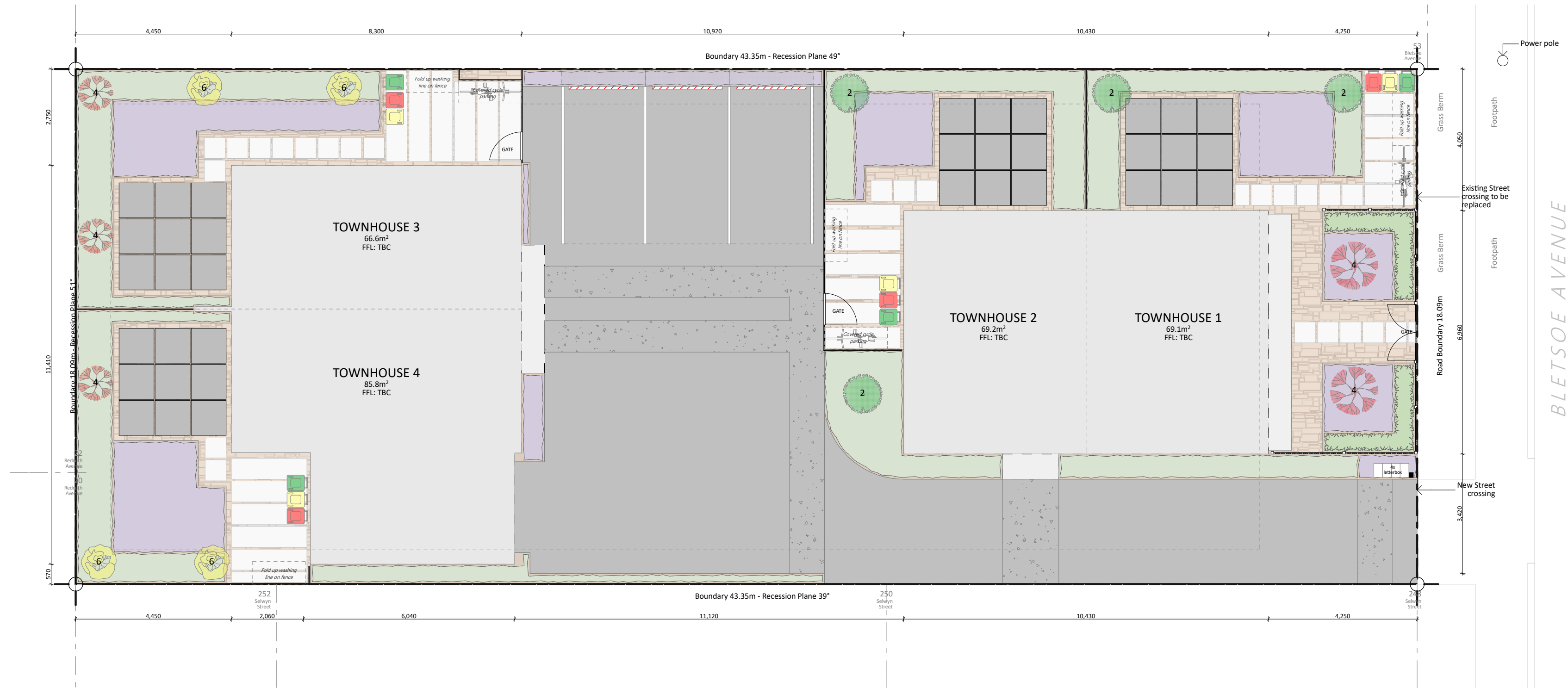
PROJECT NAME
Bletsoe Avenue Townhouses
Scale 1:100 @ A3
Date 29/10/2021

PROJECT ADDRESS
51 Bletsoe Avenue
Spraydon
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:100

LANDSCAPE LEGEND

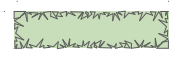
- Grass / lawn Area
- Planting Area
- Lime Area
- lime chip finished
- Paver
- 600x600 or custom cut concrete pavers
- Patio
- formed with 100mm concrete slab
- Wheel Stops

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

PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



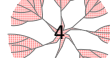
TYPE 2 - JAPANESE
MAPLE
"Acer palmatum"



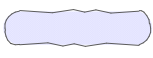
TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



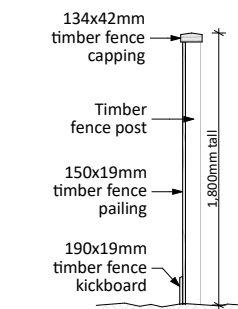
TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



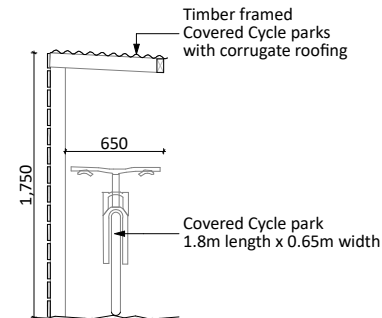
TYPE 5 - FLOWER MIX
Hydrangea, Lavender,
and selected flowering
plants



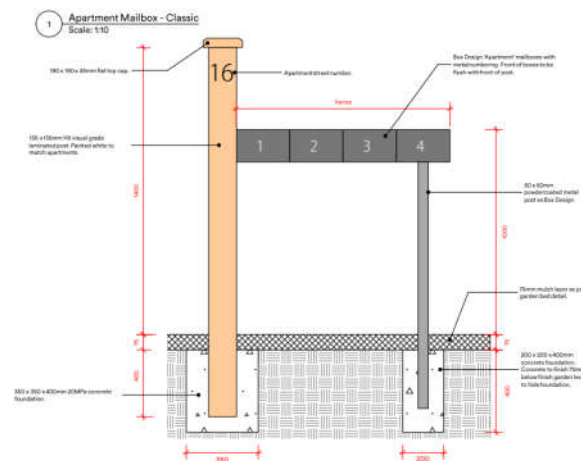
TYPE 6 - KOWHAI TREE
"Sophora microphylla"



Typical Fence
SCALE 1:50



Covered Cycle Park
SCALE 1:50



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

BROOKSFIELD
HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses
Scale 1:100, 1:50
Date 29/10/2024

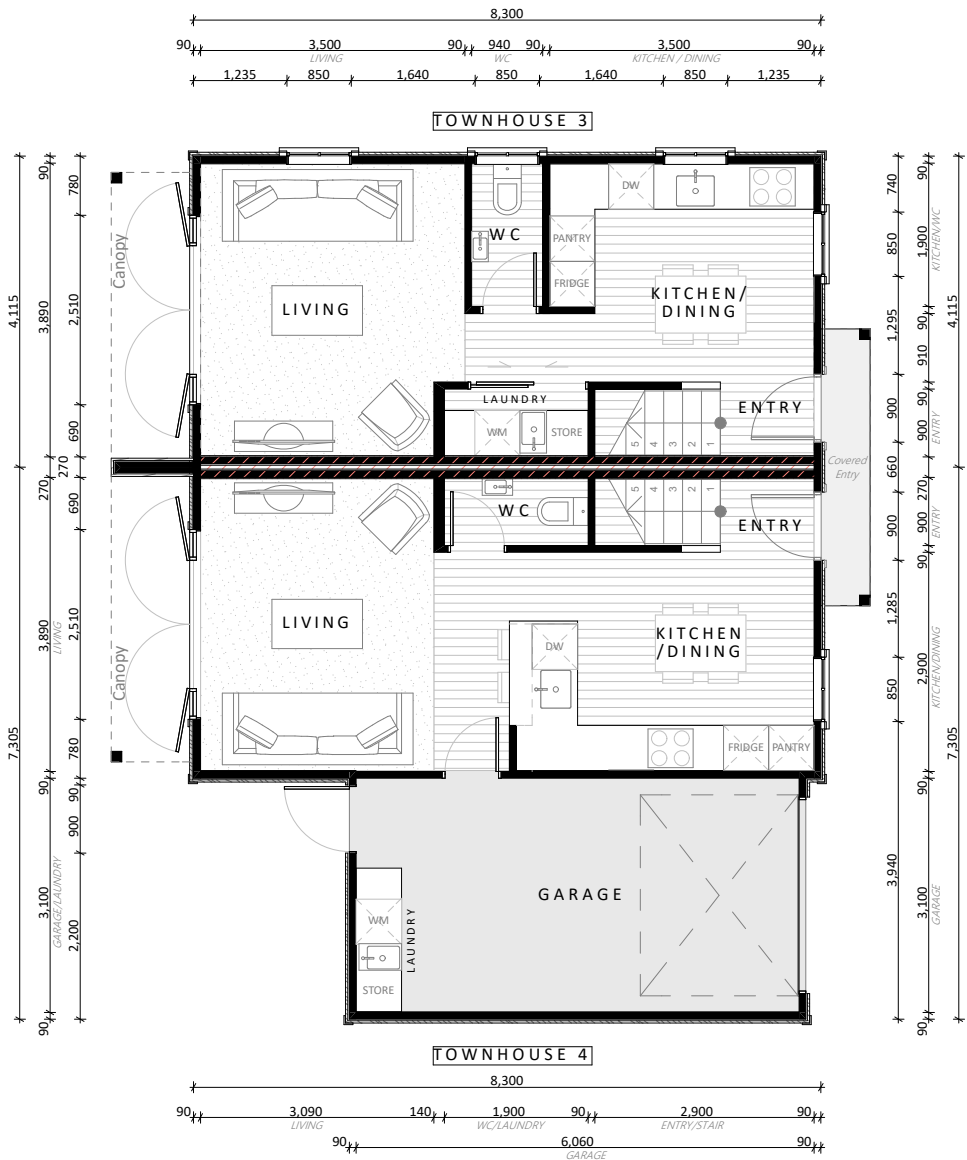
PROJECT ADDRESS
51 Bletsoe Avenue
Spreydon
Christchurch

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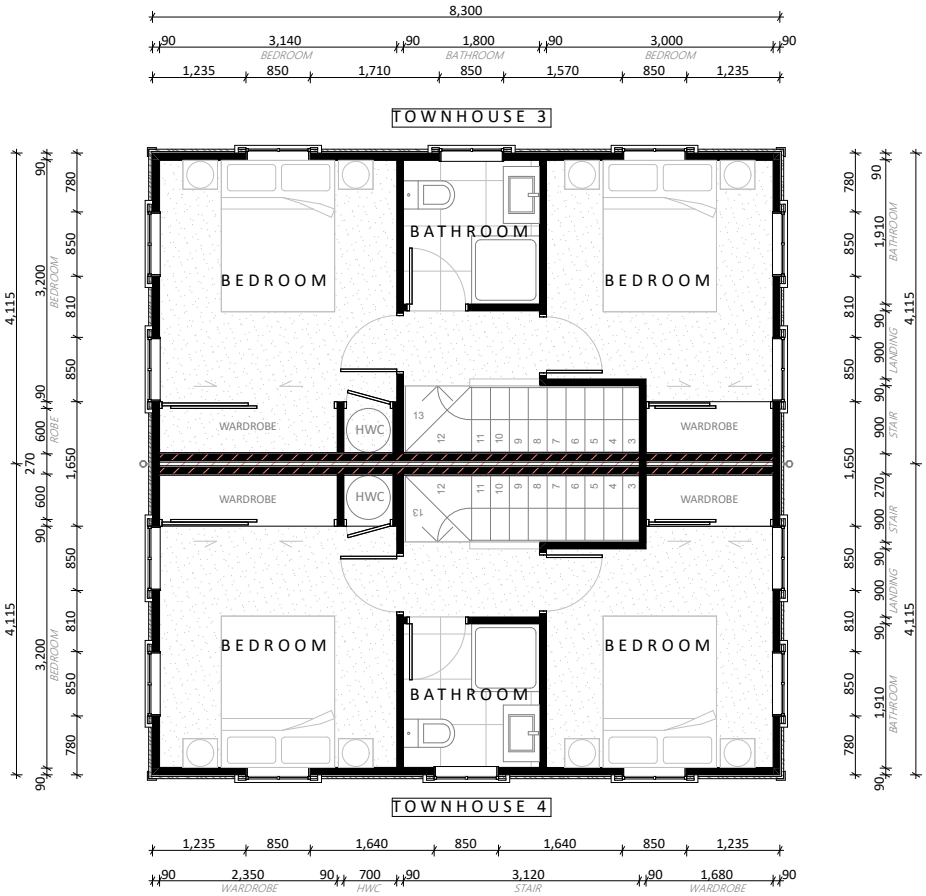
A003

DRAWING NO.
LANDSCAPE PLAN

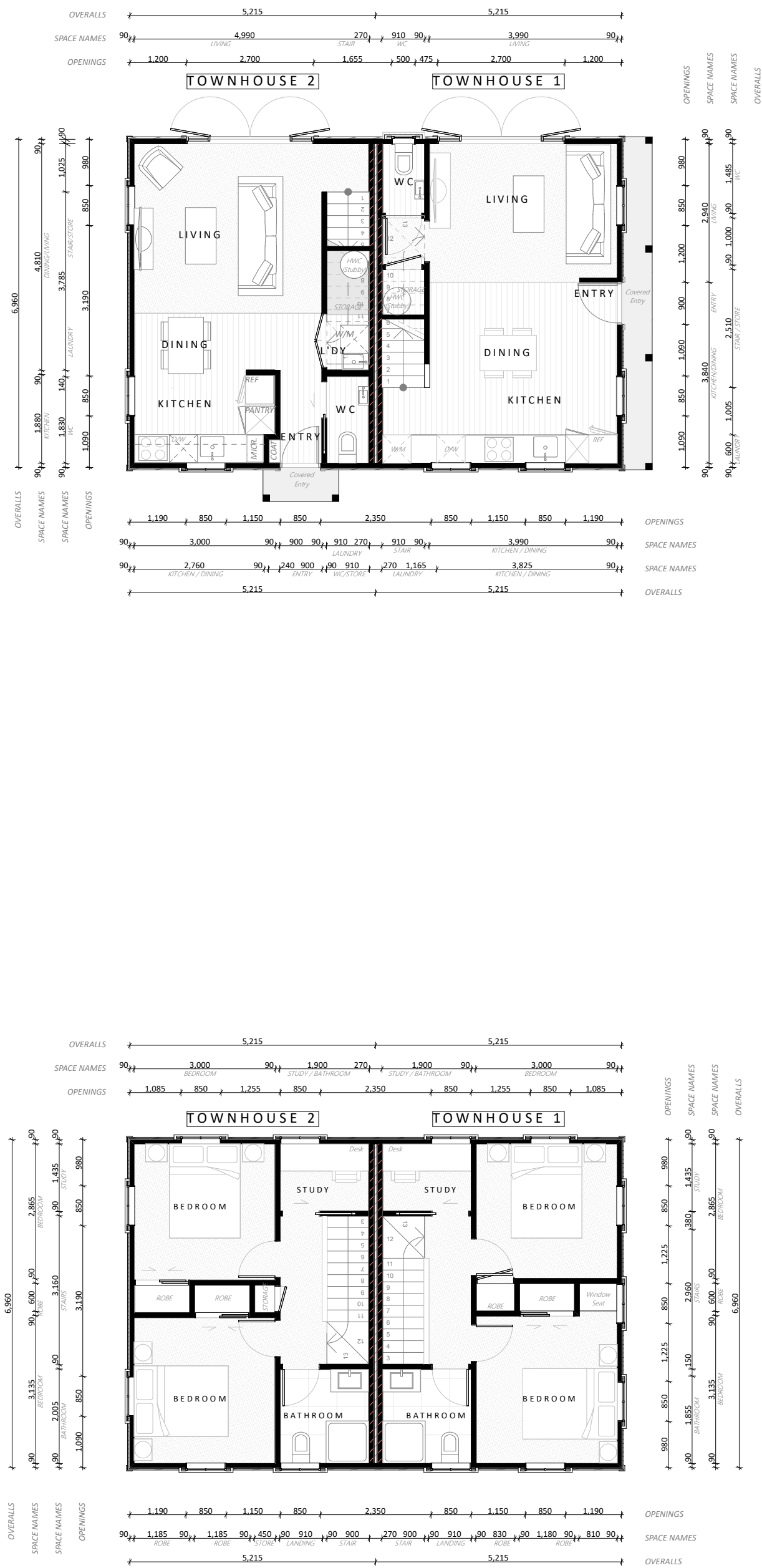
A



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST 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
 - Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

- WALL NOTES:**
- All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c. Unless otherwise noted
- All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise
- Top Plate Fixing:** Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
- Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise
- 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.

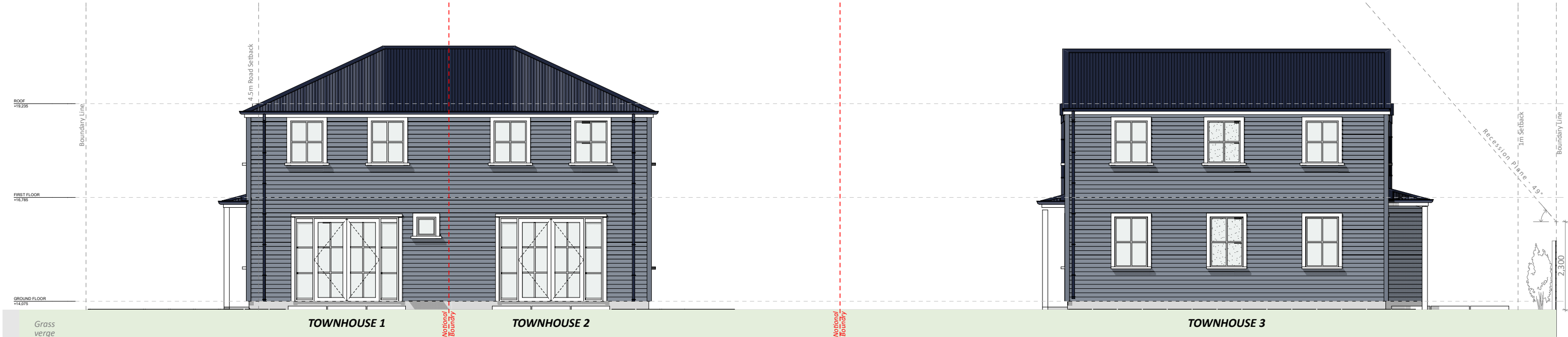
BROOKSFIELD
HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses
Scale 1:100 @ A3
Date 29/10/2021

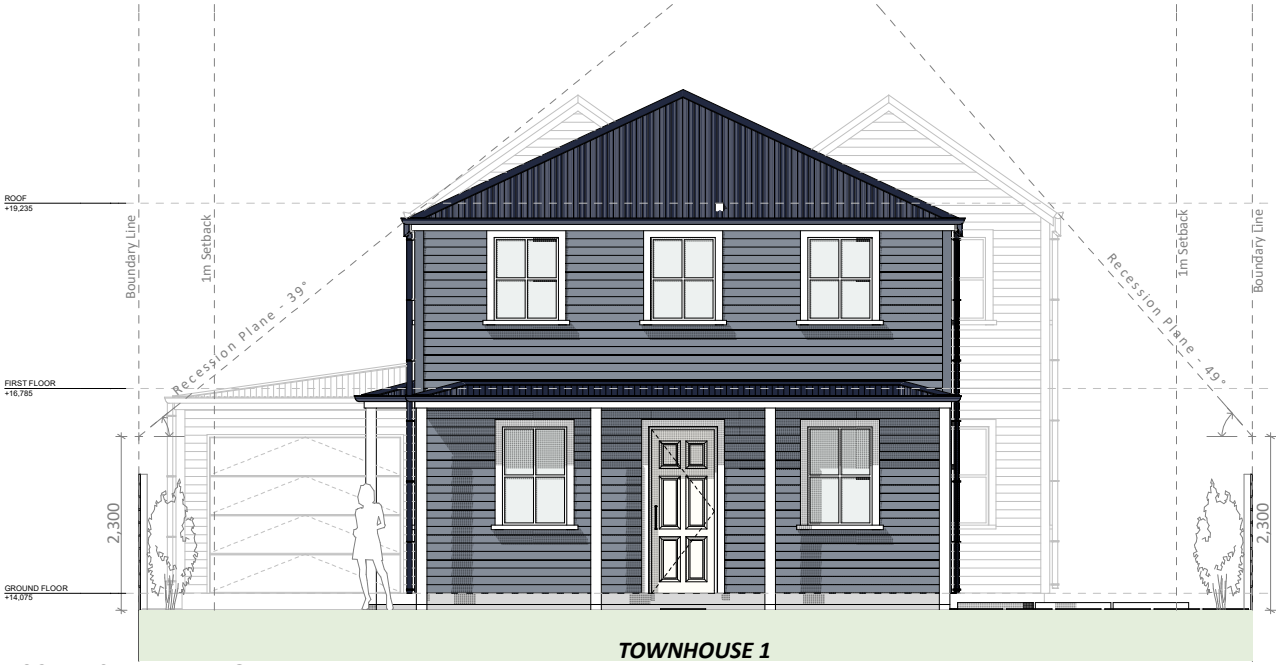
PROJECT ADDRESS
51 Bletsoe Avenue
Spraydon
Christchurch

DRAWING NO. REVISION
A100 A

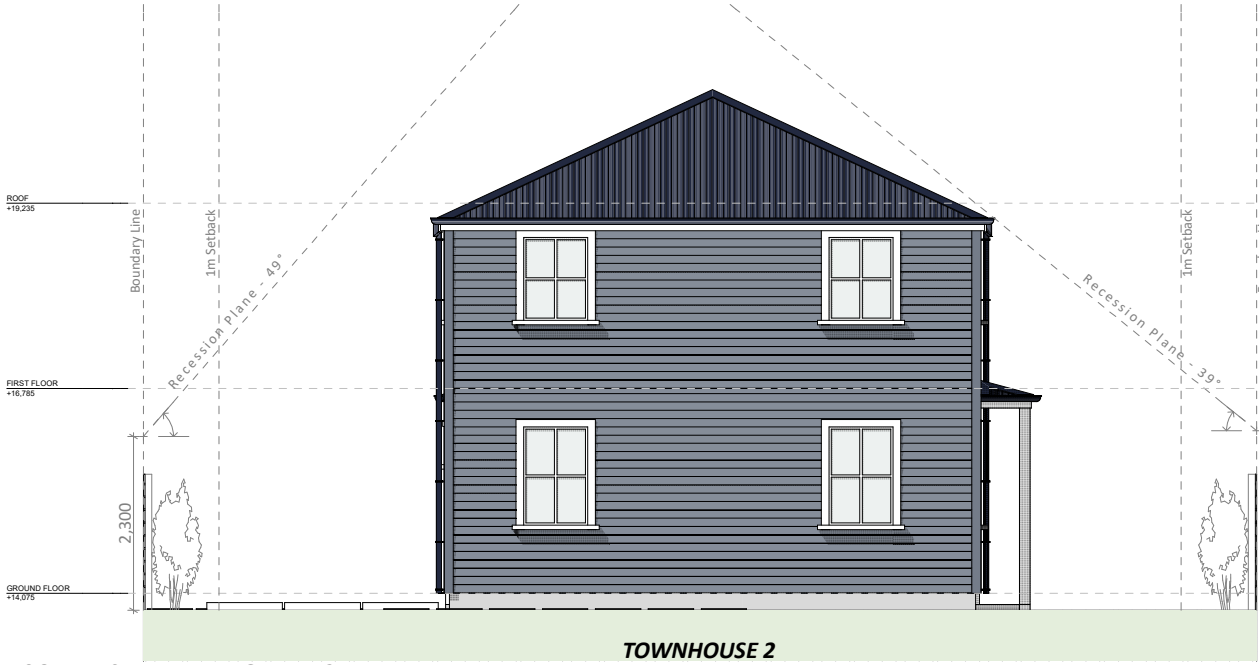
DRAWING NO.
FLOOR PLANS



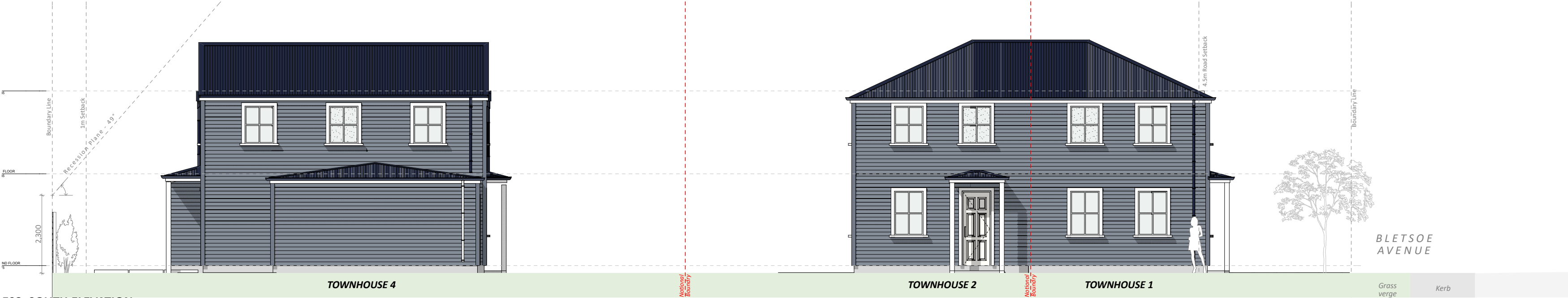
E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100



E08 WEST ELEVATION TH2
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate (0.4mm BMT) Colorsteel Endura
roof cladding over Thermakraft Covertex roof
underlay
- Colour TBC by Brooksfield before ordering

Horizontal Weatherboard
Southern Pine Bevel Back Weatherboard installed as
per manufacturers specifications on 20mm drained
cavity system over building wrap.
- Colour TBC by Brooksfield Living
- Confirm with Brooksfield before ordering

NOTES

Gutter
Gutter with finish to match roofing fixed to fascia.
Falls as shown on roof plan

Downpipes
Downpipes to be 80Ø, finish & colour to match
roofing (UNO)

Joinery
APL powder coated aluminium exterior doors in
selected finish and Sierra Pacific uPVC windows
- 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

Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
- Confirm with Brooksfield before ordering

BROOKSFIELD
HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses
Scale 1:100 @ A3
Date 29/10/2021

PROJECT ADDRESS
51 Bletsoe Avenue
Spraydon
Christchurch

DRAWING NO. REVISION

A200 A

DRAWING NO.
SITE ELEVATIONS

LEGEND

Roof
- Dimond Corrugate (0.4mm BMT) Colorsteel Endura
roof cladding over Thermakraft Covertex roof
underlay
- Colour TBC by Brooksfield before ordering

Horizontal Weatherboard
Southern Pine Bevel Back Weatherboard installed as
per manufacturers specifications on 20mm drained
cavity system over building wrap.
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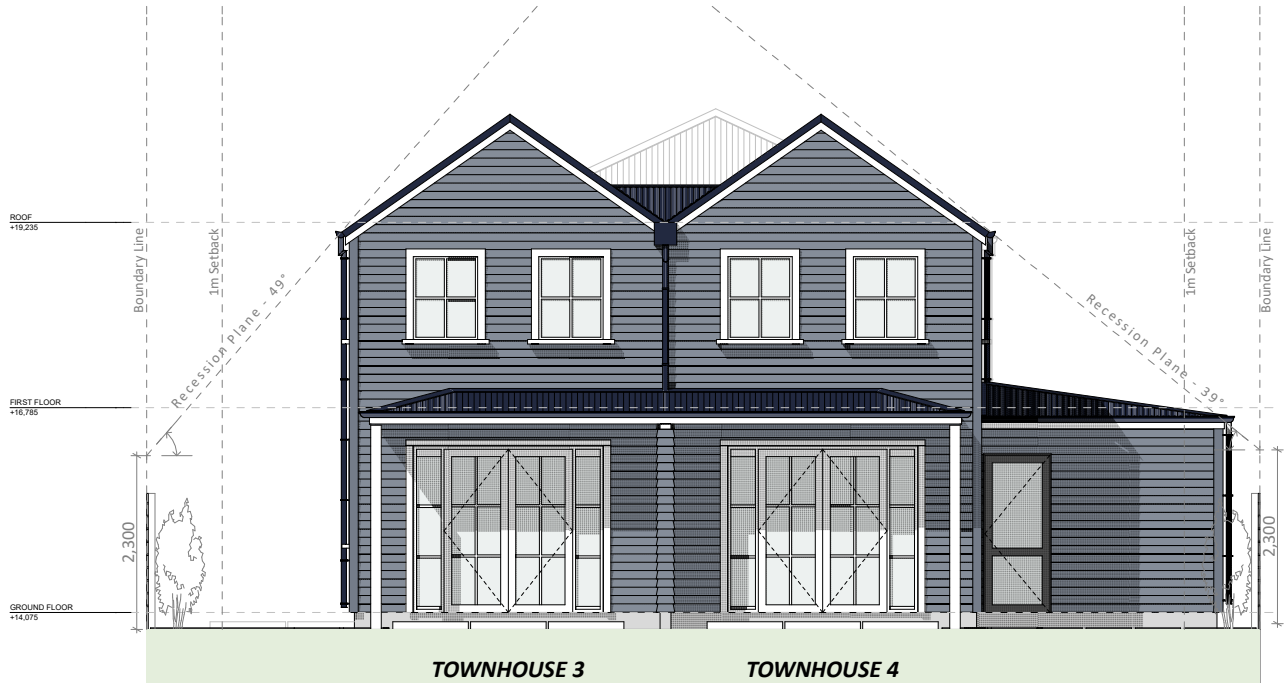
NOTES

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Falls as shown on roof plan

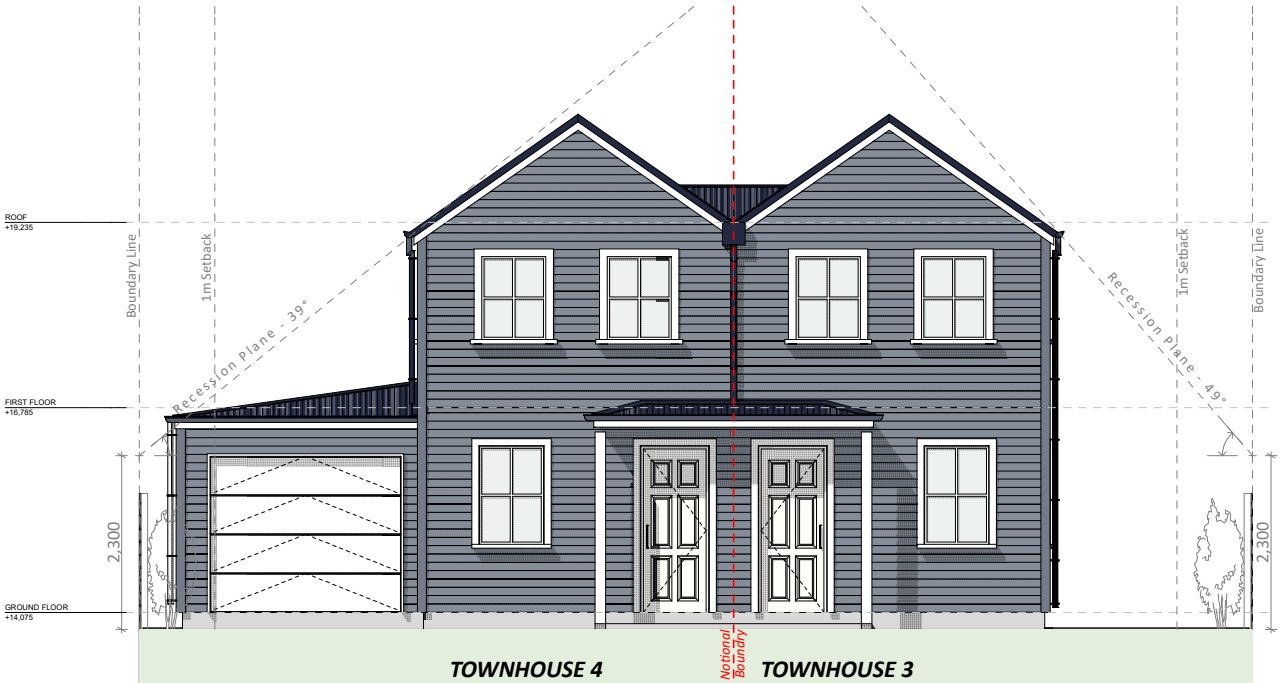
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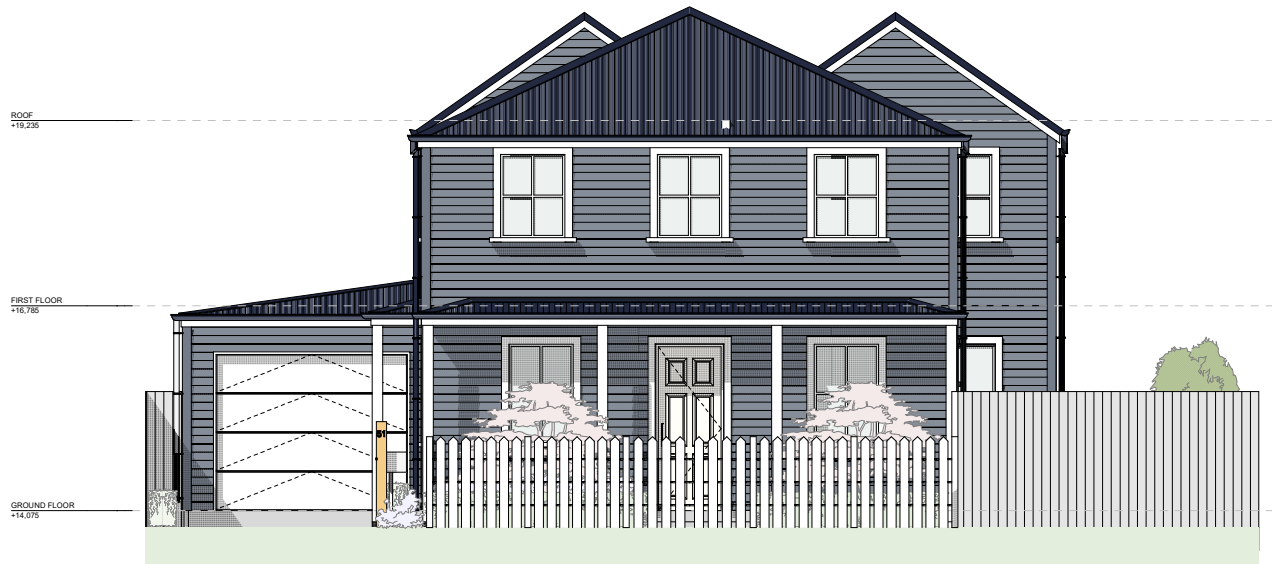
Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
- Confirm with Brooksfield before ordering



E04 WEST ELEVATION
SCALE 1:100



E09 EAST ELEVATION TH3 & 4
SCALE 1:100



E07 STREET ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses
Scale 1:100 @ A3
Date 29/10/2021

PROJECT ADDRESS
51 Bletsoe Avenue
Spreydon
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS



BROOKSFIELD
HERITAGE

PROJECT NAME
Bletsoe Avenue Townhouses
Scale @ A3
Date 29/10/2021

PROJECT ADDRESS
51 Bletsoe Avenue
Spraydon
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	69m2	\$705,000.00
House 2	2 + Study	1.5	1 Carpark	69m2	\$699,000.00
House 3	2	1.5	1 Carpark	67m2	\$699,000.00
House 4	2	1.5	Single Garage	86m2	\$719,000.00

Expected Start

March 2022

Expected Completion

September 2022

Title Type

Fee Simple

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



BROOKSFIELD