

# 9 Bunyan Street, Sydenham, Christchurch

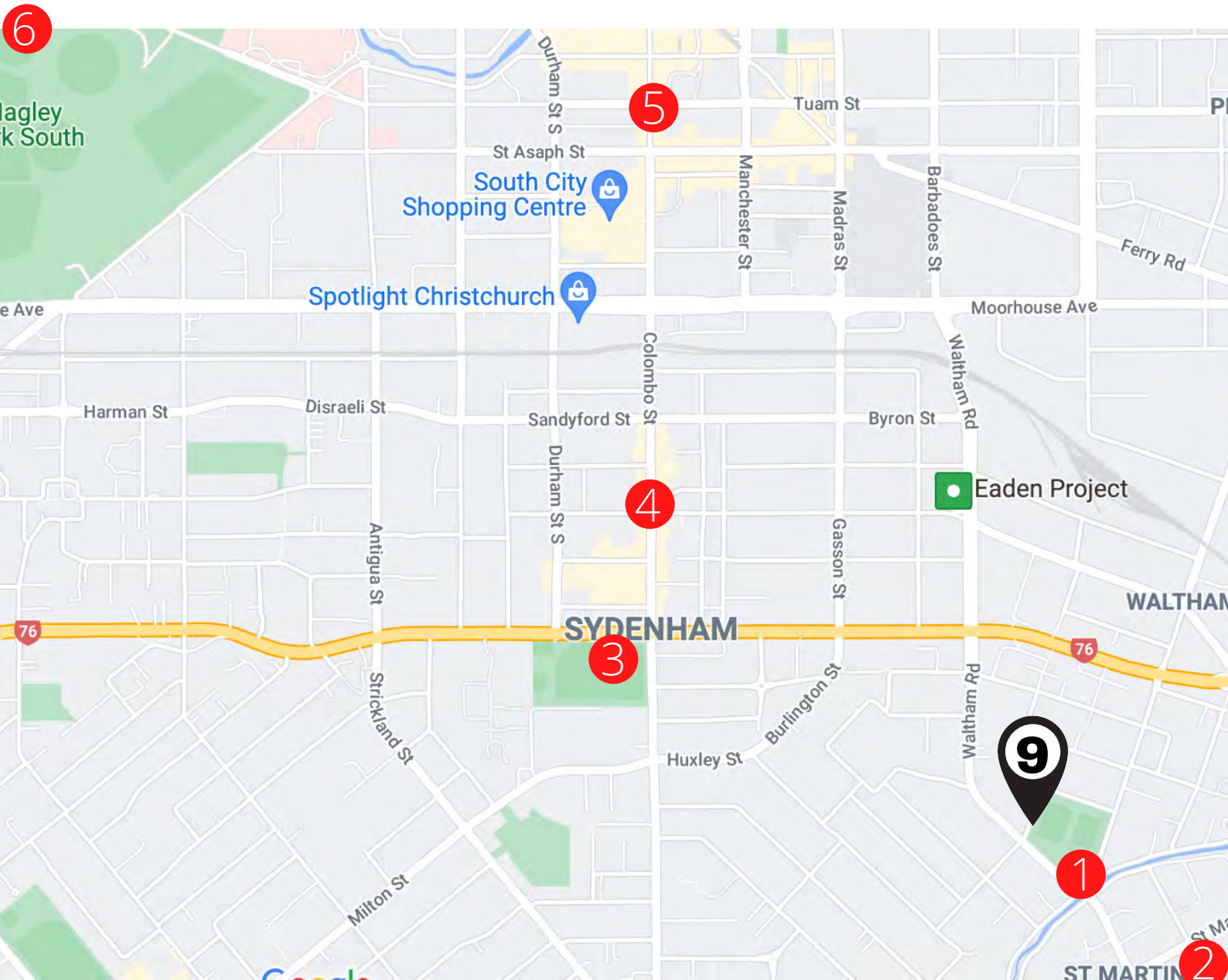
Brooksfield Heritage



BROOKSFIELD

# Location

These Brookfield homes are located on Bunyan Street, across 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 (20m)
- 2 Cashmere Hills (3kmm)
- 3 Sydenham Park (1.4km)
- 4 The Colombo (1.8km)
- 5 City Centre (2.5km)
- 6 Airport (11km, 15mins)

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# Layout

These 11 homes are thoughtfully laid out and designed with heritage Christchurch in mind. Each home comes with a large patio with homes 1 - 7 looking across to Waltham park. 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.



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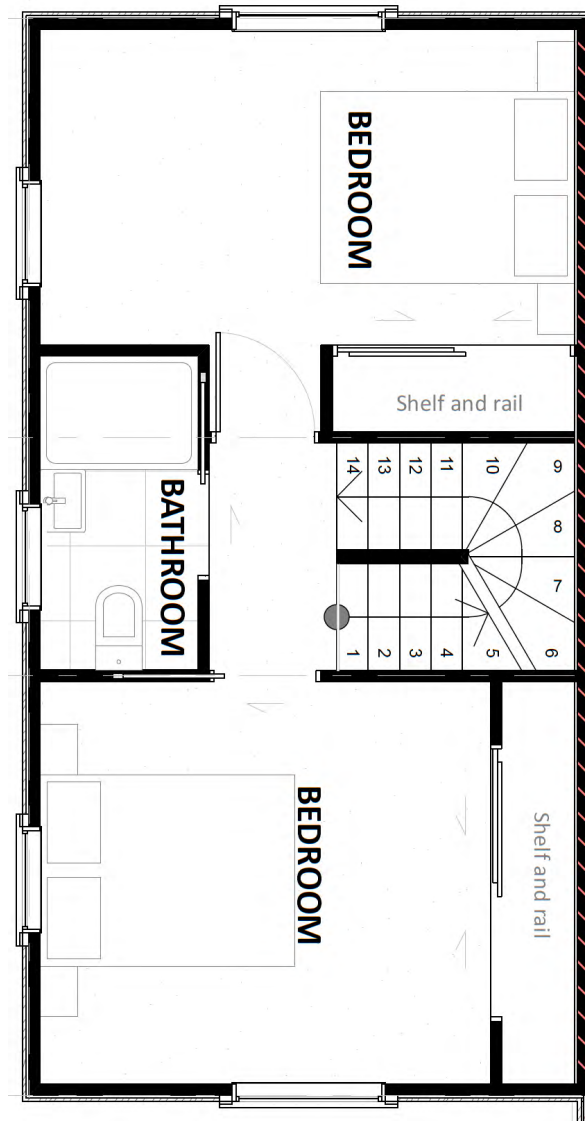
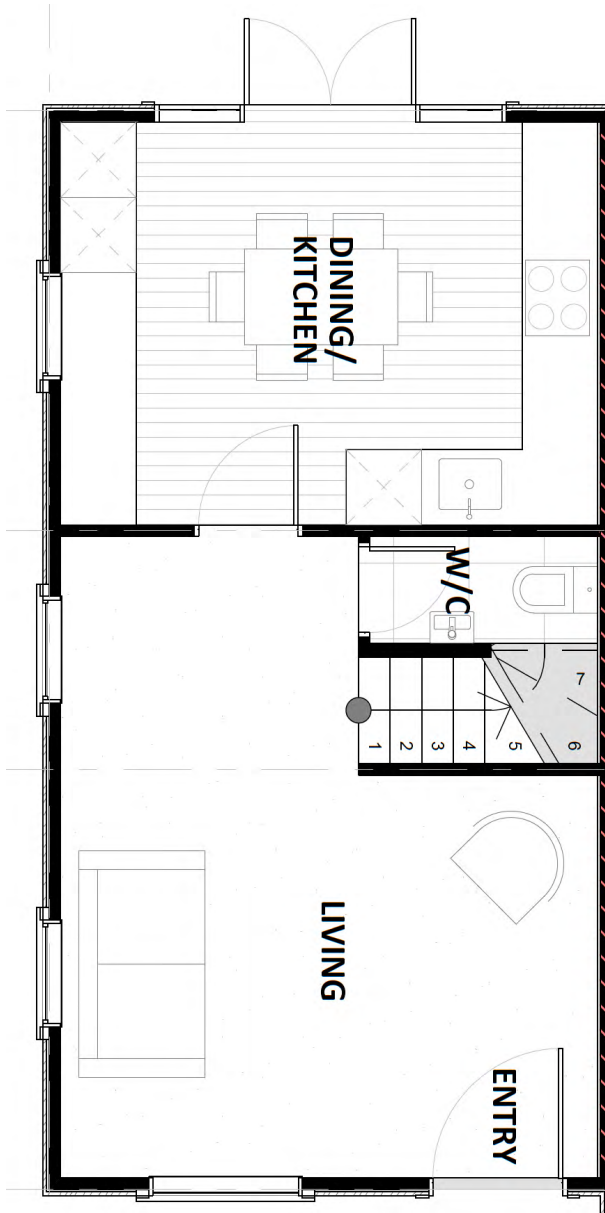
# Design And Interior

## (Home 1)

These homes have been laid out in the victorian style, by splitting the living and the kitchen/ dining with a hallway and stairs in between. Upstairs we have two large bedrooms and a large tiled bathroom.

### Ground Floor

### First Floor



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# Design And Interior

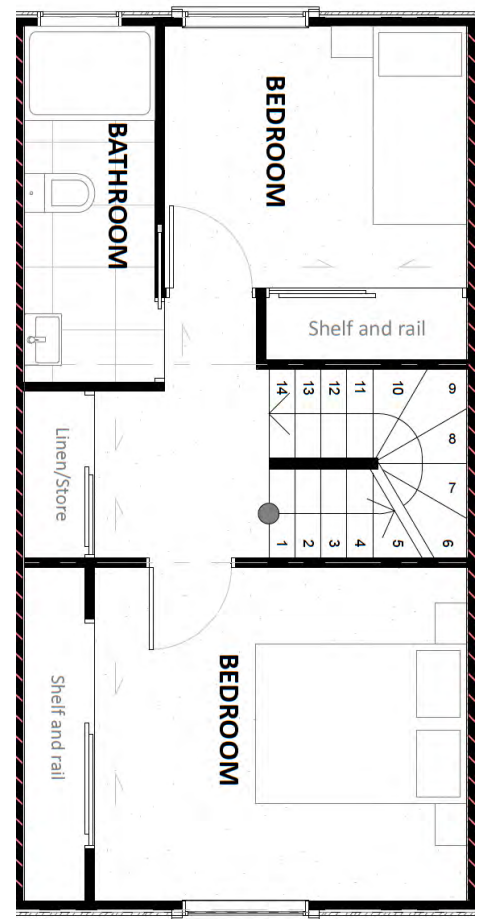
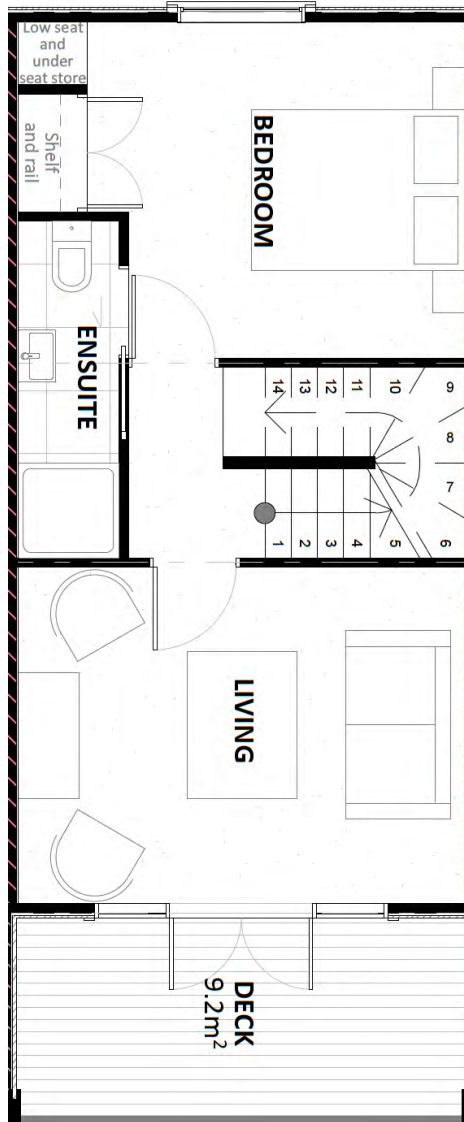
(Homes 2 - 11)

These homes are laid out across three levels, allowing for three bedrooms and two living rooms or four bedrooms and one living room. The ground floor is set out in the Victorian style with the living room, dining and kitchen split by the stairs and a separate toilet. On the first floor is the master bedroom with ensuite and a second living room (or bedroom) with access out to the covered deck. On the second floor is two more bedrooms, a large bathroom and a study nook.

**Ground Floor**

**First Floor**

**Second Floor**



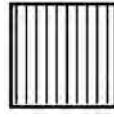
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# Colours & Specifications

## 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



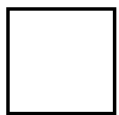
Kitchen Cabinets - French Country White



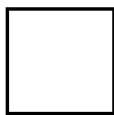
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

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# 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

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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

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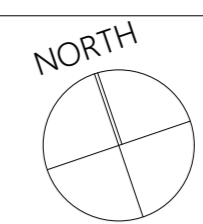
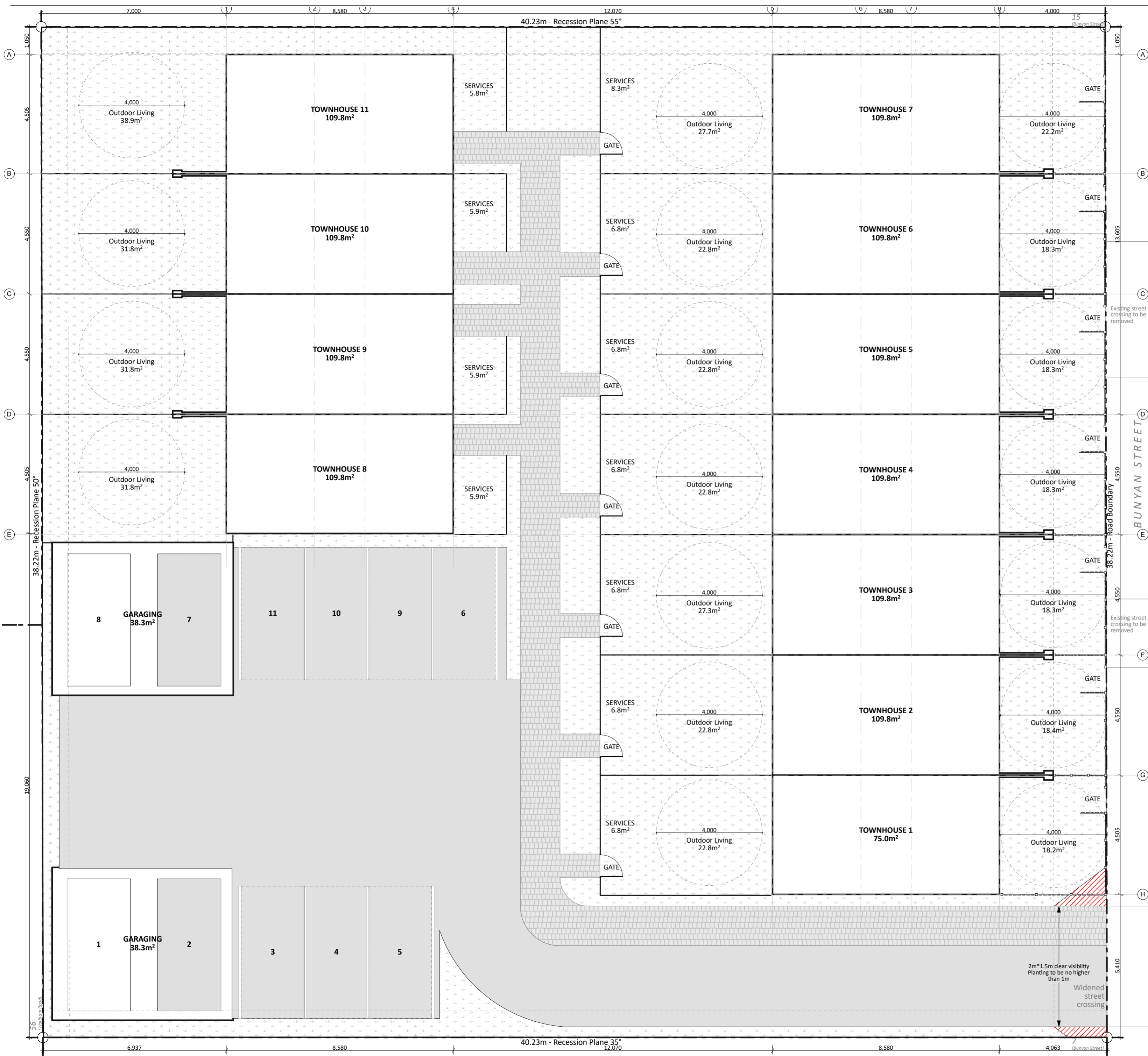
SHEET INDEX

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**BROOKSFIELD**  
— HERITAGE —

**B u n y a n S t r e e t D e v e l o p m e n t**  
9, 11, 13 Bunyan Street, Waltham, Christchurch



**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
9, 11, 13 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. A001 REVISION A

DRAWING NO. SITE PLAN

- 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  
Refer to Landscape Design for further detail.

**PROJECT INFO:**

Address: 9, 11, 13 Bunyan Street  
Waltham  
Christchurch

Legal Description: Lot 1, 2 & 3 DP 17737

Title: CB628/96 & CB628/94 & CB628/93

Site Area: 1536m² (more or less)

Building Area: House foundations 431.0m²  
Total area housing 1173.0m²  
Decks 101.2m²

Site Coverage (inc. decks): 34.6%

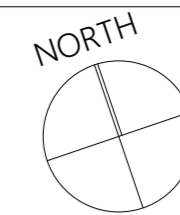
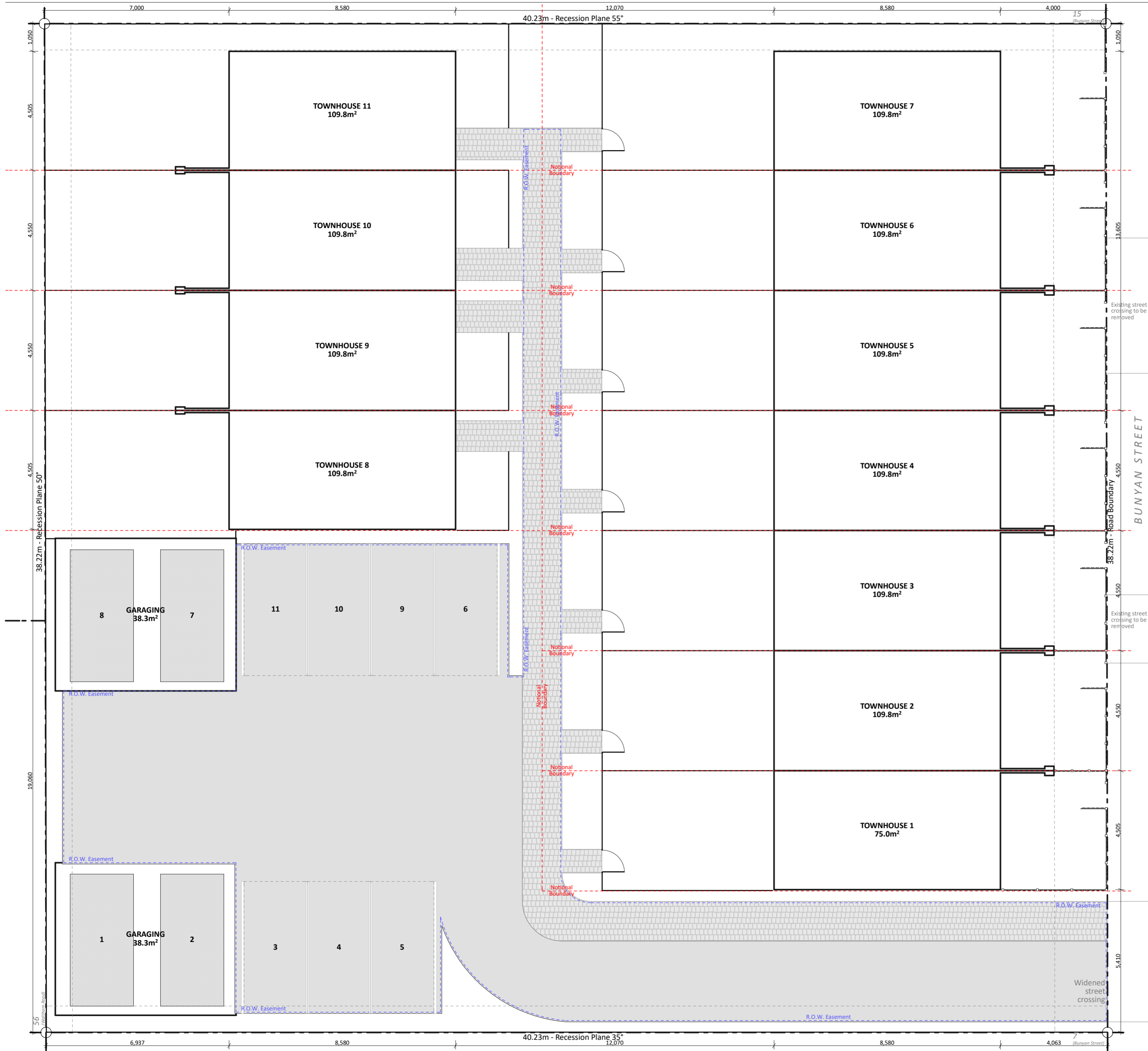
Planning Zone: Residential Medium Density Zone  
Wind Region/Zone: A/Low  
Earthquake Zone: 2, TC2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3

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

**0. SITE PLAN**  
SCALE 1:100





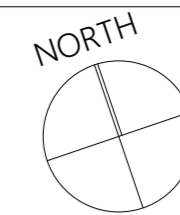
**SITE BOUNDARY PLAN LEGEND**

- - - - - Property/Notional Boundary Line
- - - - - R.O.W. Easement
- Vegetation/Landscaping

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

<b>TOWNHOUSE 1:</b>	<b>TOWNHOUSE 2:</b>
Ground Floor Area: 38.3m <sup>2</sup>	Ground Floor Area: 38.3m <sup>2</sup>
First Floor Area: 36.7m <sup>2</sup>	First Floor Area: 36.7m <sup>2</sup>
Total Floor Area: 75.0m <sup>2</sup>	Second Floor Area: 34.8m <sup>2</sup>
Property Area: TBCm <sup>2</sup>	Total Floor Area: 109.8m <sup>2</sup>
<b>TOWNHOUSE 3:</b>	<b>TOWNHOUSE 4:</b>
Ground Floor Area: 38.3m <sup>2</sup>	Ground Floor Area: 38.3m <sup>2</sup>
First Floor Area: 36.7m <sup>2</sup>	First Floor Area: 36.7m <sup>2</sup>
Second Floor Area: 34.8m <sup>2</sup>	Second Floor Area: 34.8m <sup>2</sup>
Total Floor Area: 109.8m <sup>2</sup>	Total Floor Area: 109.8m <sup>2</sup>
Property Area: TBCm <sup>2</sup>	Property Area: TBCm <sup>2</sup>
<b>TOWNHOUSE 5:</b>	<b>TOWNHOUSE 6:</b>
Ground Floor Area: 38.3m <sup>2</sup>	Ground Floor Area: 38.3m <sup>2</sup>
First Floor Area: 36.7m <sup>2</sup>	First Floor Area: 36.7m <sup>2</sup>
Second Floor Area: 34.8m <sup>2</sup>	Second Floor Area: 34.8m <sup>2</sup>
Total Floor Area: 109.8m <sup>2</sup>	Total Floor Area: 109.8m <sup>2</sup>
Property Area: TBCm <sup>2</sup>	Property Area: TBCm <sup>2</sup>
<b>TOWNHOUSE 7:</b>	<b>TOWNHOUSE 8:</b>
Ground Floor Area: 38.3m <sup>2</sup>	Ground Floor Area: 38.3m <sup>2</sup>
First Floor Area: 36.7m <sup>2</sup>	First Floor Area: 36.7m <sup>2</sup>
Second Floor Area: 34.8m <sup>2</sup>	Second Floor Area: 34.8m <sup>2</sup>
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Property Area: TBCm <sup>2</sup>	Property Area: TBCm <sup>2</sup>
<b>TOWNHOUSE 9:</b>	<b>TOWNHOUSE 10:</b>
Ground Floor Area: 38.3m <sup>2</sup>	Ground Floor Area: 38.3m <sup>2</sup>
First Floor Area: 36.7m <sup>2</sup>	First Floor Area: 36.7m <sup>2</sup>
Second Floor Area: 34.8m <sup>2</sup>	Second Floor Area: 34.8m <sup>2</sup>
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Property Area: TBCm <sup>2</sup>	Property Area: TBCm <sup>2</sup>
<b>TOWNHOUSE 11:</b>	
Ground Floor Area: 38.3m <sup>2</sup>	
First Floor Area: 36.7m <sup>2</sup>	
Second Floor Area: 34.8m <sup>2</sup>	
Total Floor Area: 109.8m <sup>2</sup>	
Property Area: TBCm <sup>2</sup>	





**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
9, 11, 13 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.  
LANDSCAPING PLAN

**LANDSCAPING LEGEND**

- Grass
- Planting  
- Native grasses planted, 1 / m2 approx to suit  
- Medium bark chip finished
- Lime Chip  
- Lime chip finished
- Paver  
- 600x600 concrete pavers
- Patio  
- Formed with 100mm concrete slab
- Deck  
- Timber decking
- Driveway  
- Asphalt
- Cobble  
- Cobbled stone finish

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**

<p>TYPE 1 - GRASS AND FLAX MIX Astelia, Carex, Phormium, and similar native mix</p>	<p>TYPE 2 - JAPANESE MAPLE "Acer palmatum"</p>
<p>TYPE 3 - GRISELINIA LITTORALIS HEDGE "Broadway Mint"</p>	<p>TYPE 4 - CHERRY TREE "Prunus 'Accolade'"</p>
<p>TYPE 5 FLOWER MIX Hydrangea, Lavender, and selected flowering plants</p>	<p>TYPE 6 - CREPE MYRTLE "Lagerstroemia DePaard"</p>
<p>TYPE 7 - KOWHAI "Sophora microphylla"</p>	<p>TYPE 8 - KARAKA "Corynocarpus laevigatus"</p>



PROJECT NAME  
Bunyan Street Development

PROJECT ADDRESS  
9, 11, 13 Bunyan Street  
Waltham  
Christchurch

DRAWING NO. REVISION

A004 A

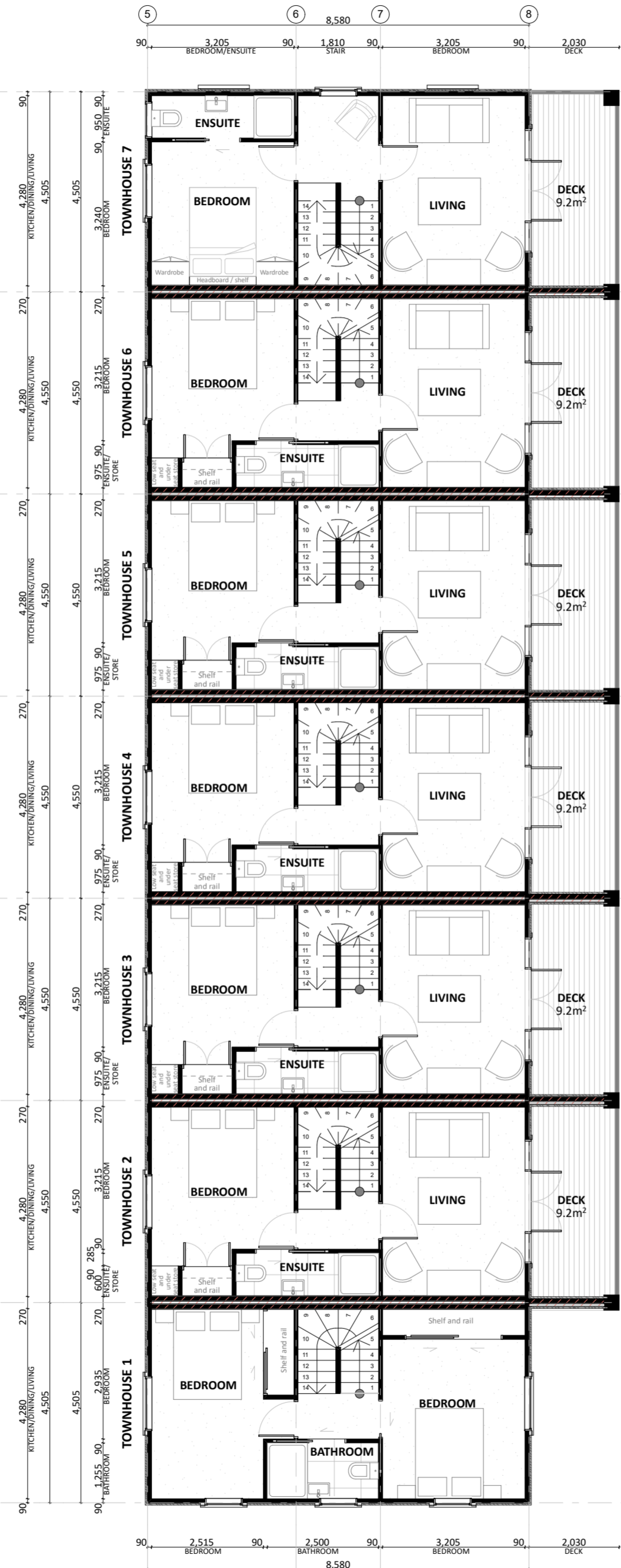
DRAWING NO.  
LANDSCAPING AERIAL



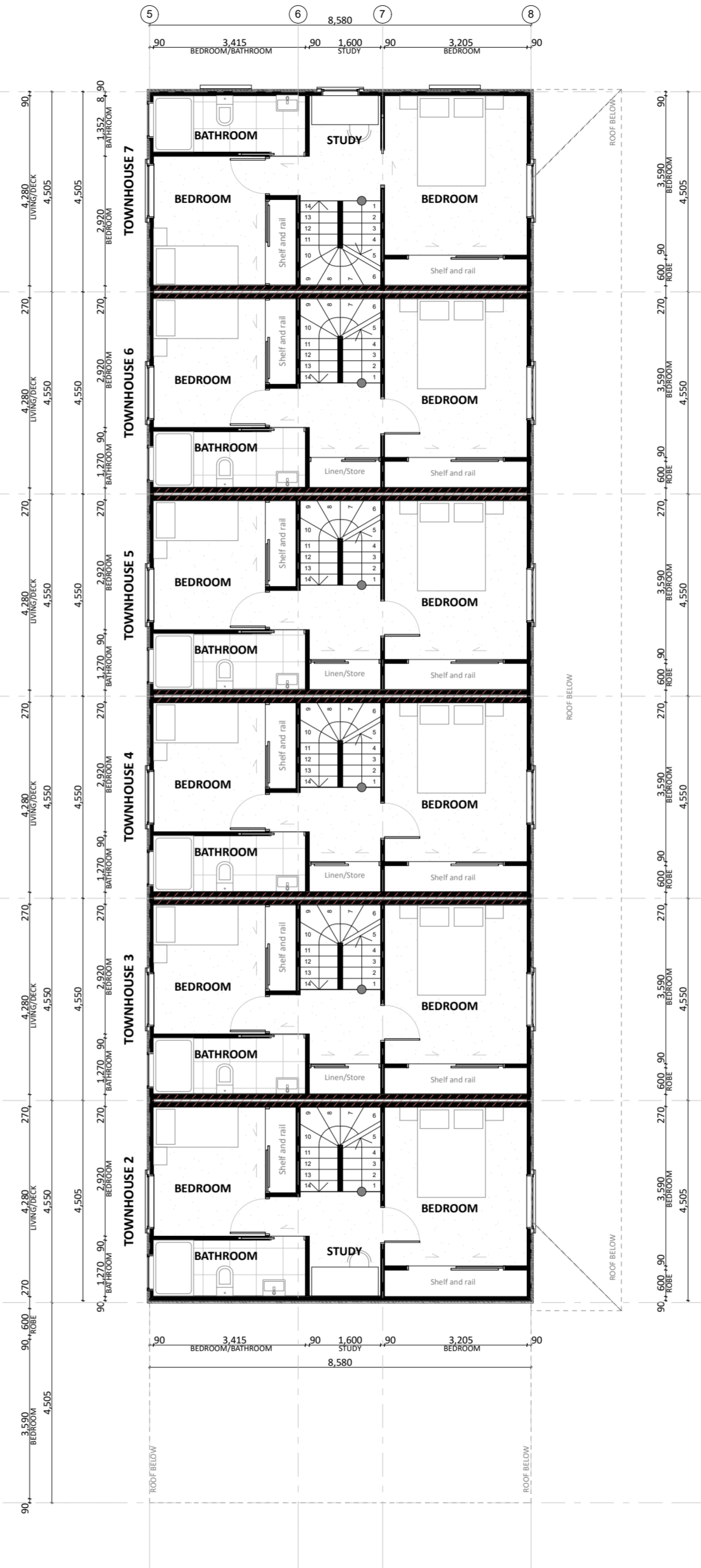




1. GROUND FLOOR PLAN  
SCALE 1:100



2. FIRST FLOOR PLAN  
SCALE 1:100



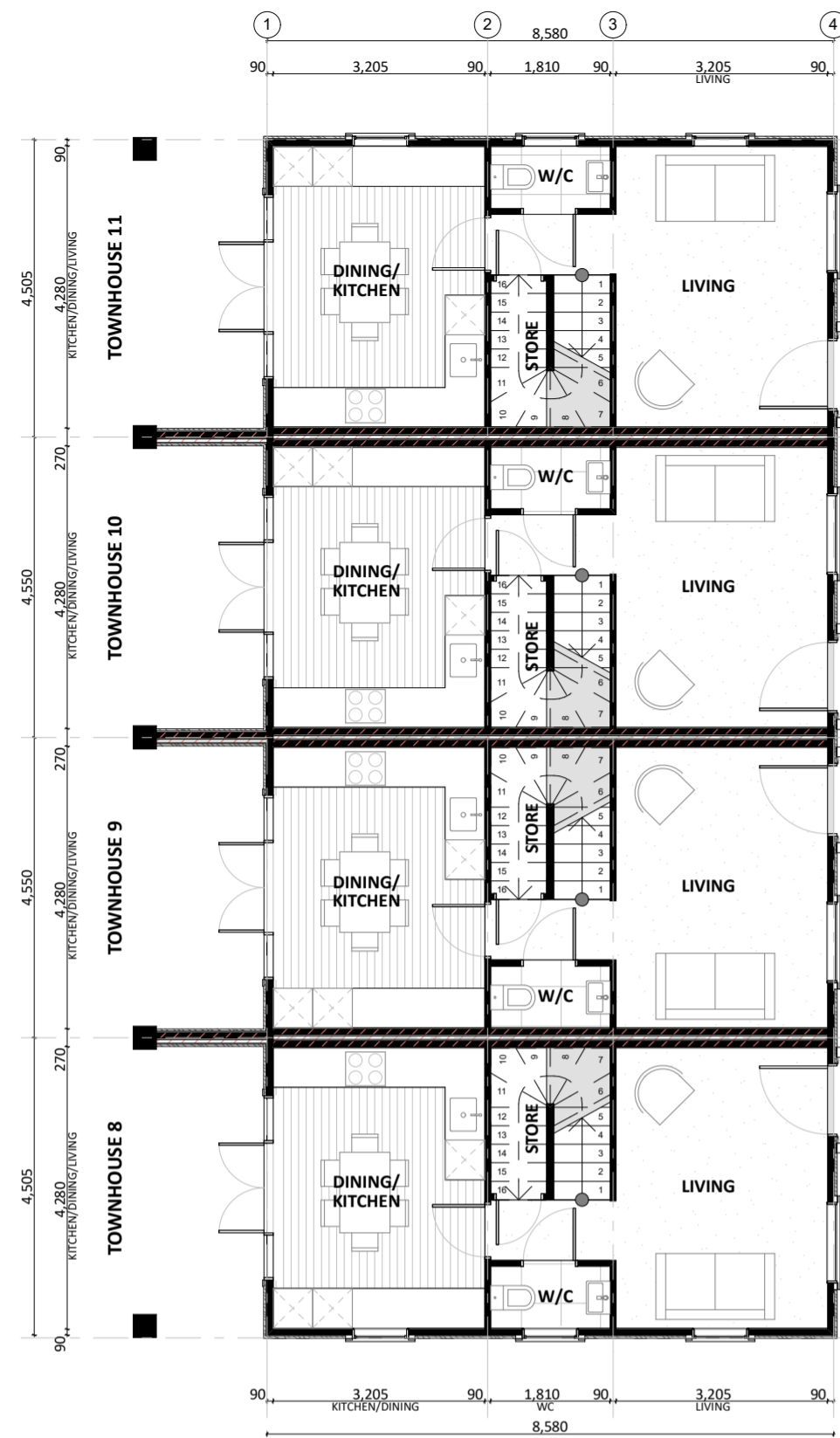
3. SECOND FLOOR PLAN  
SCALE 1:100

LEGEND - WALLS

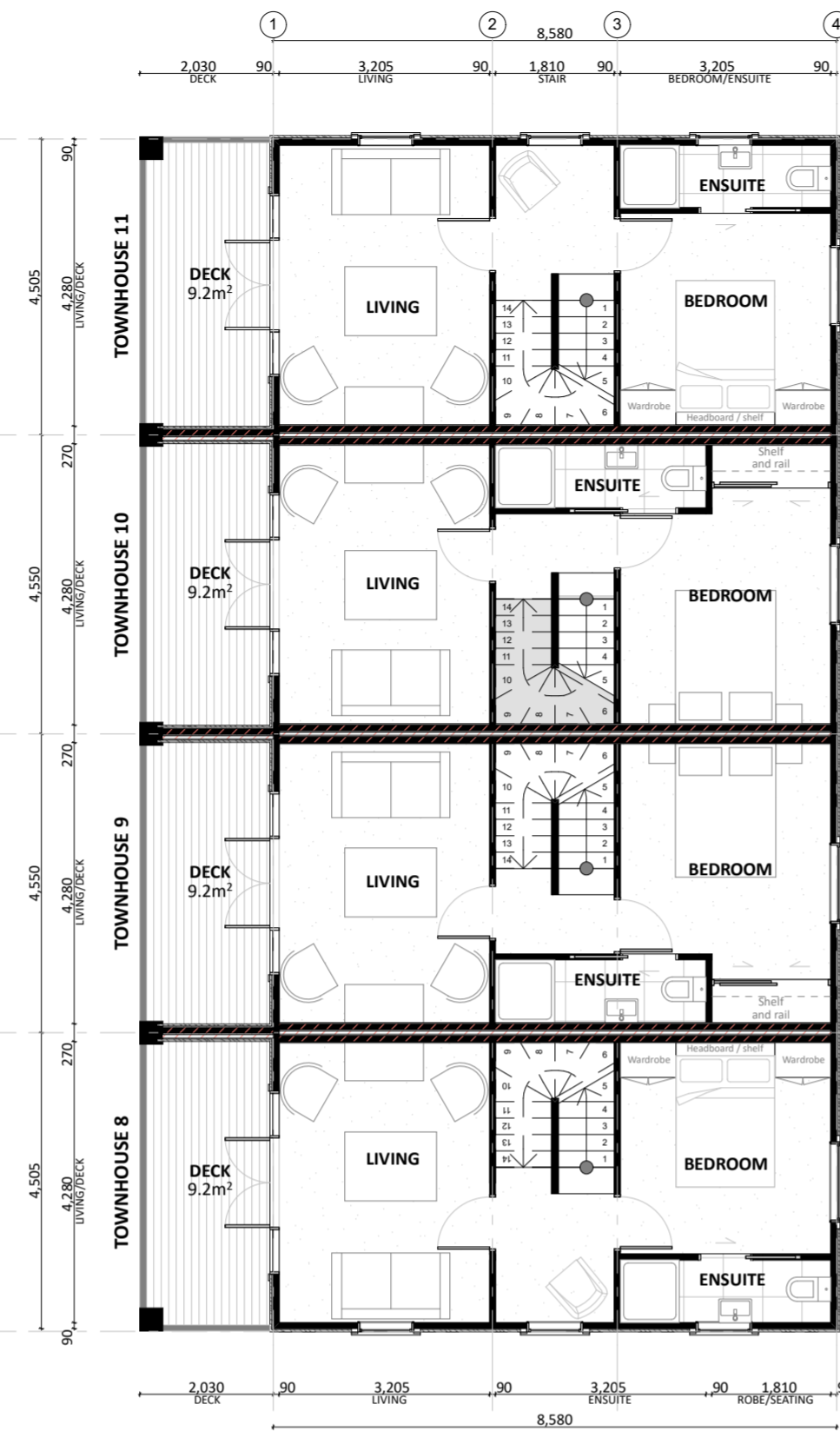
- 90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- 16mm Southern Pine Products bevel-back weatherboard
- 90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
- 140mm Timber Framed wall (internal wall)  
- 10mm GIB 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

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 scone and accessory locations.



**1. GROUND FLOOR PLAN**  
SCALE 1:100



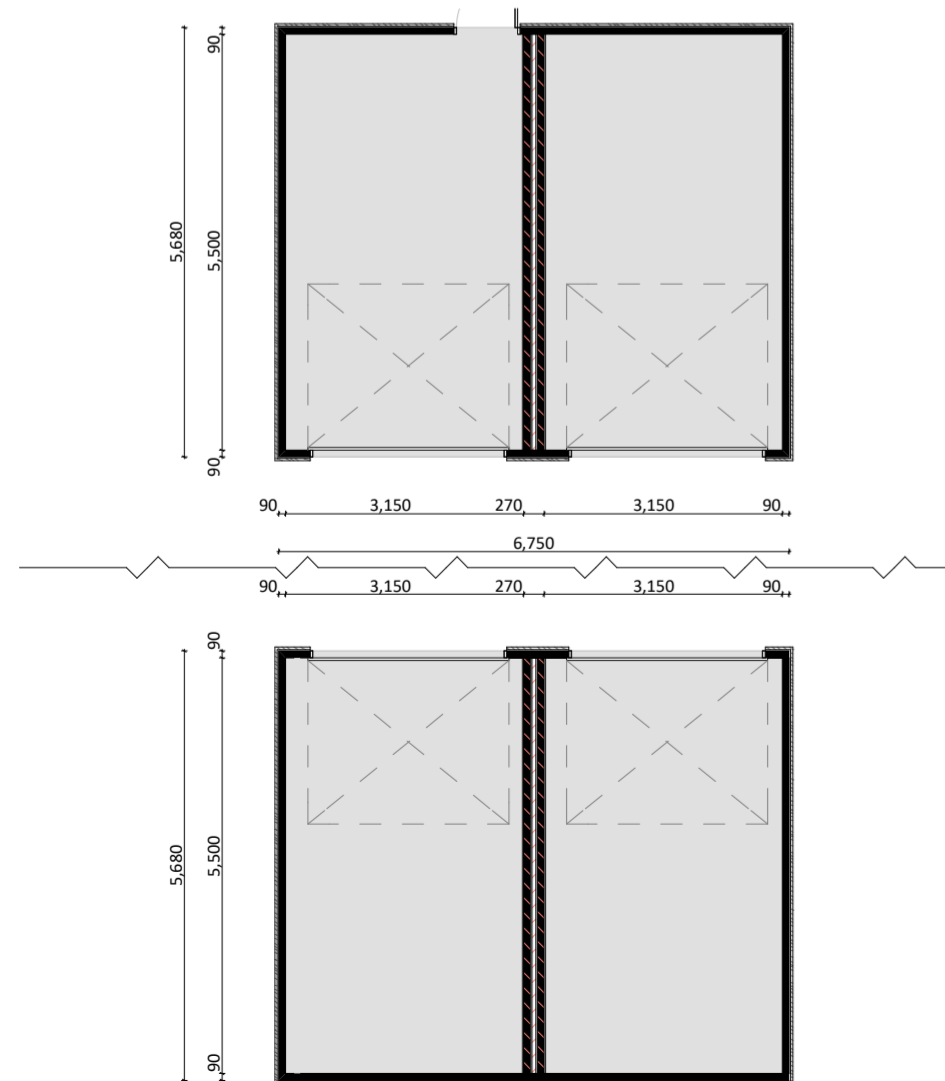
**2. FIRST FLOOR PLAN**  
SCALE 1:100



**3. SECOND FLOOR PLAN**  
SCALE 1:100

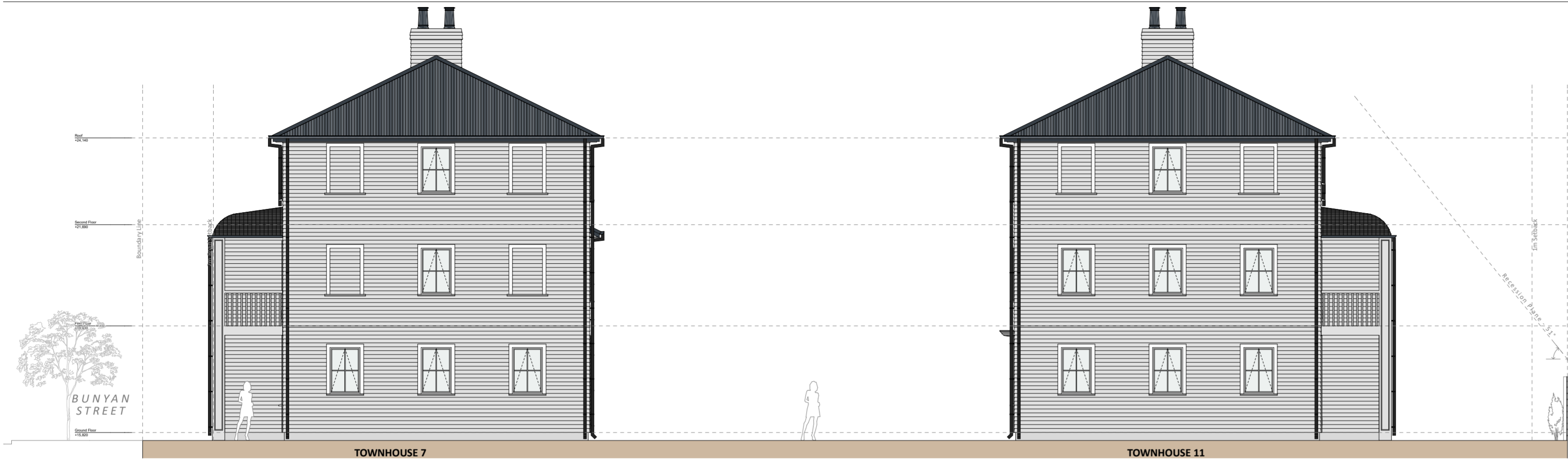
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**1. GARAGING PLAN**  
SCALE 1:100

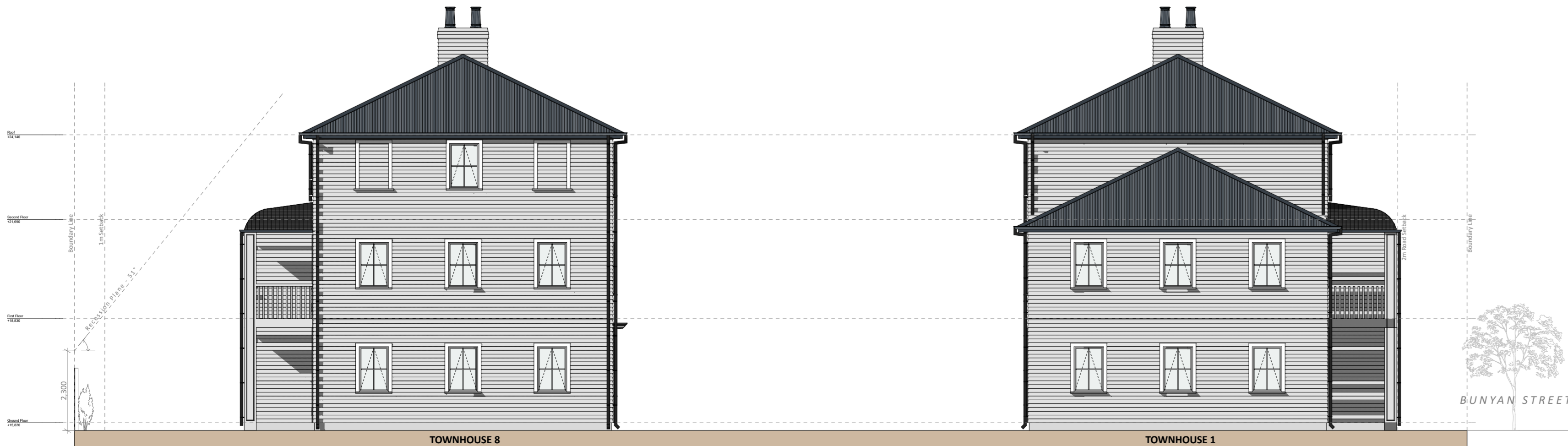




**E01 NORTH ELEVATION**  
SCALE 1:100



**E02 EAST ELEVATION**  
SCALE 1:100



**E03 SOUTH ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**  
- Diamond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay  
- Colour to be selected by Brookfield Living

**Horizontal Weatherboard**  
- Southern Pine Products Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity over wall underlay.  
- Colour to be selected by Brookfield Living

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



**LEGEND**

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

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**E04 WEST ELEVATION**  
SCALE 1:100



**E05 WEST ELEVATION TOWNHOUSE 1-7**  
SCALE 1:100



**E06 EAST ELEVATION TOWNHOUSE 8-11**  
SCALE 1:100





E07 STREET ELEVATION  
SCALE 1:100



Render - Street Artist's Impression





Render - Parking area Artist's Impression



Render - Parking area Artist's Impression



Render - Rear townhouses Artist's Impression



# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	75m2	\$659,000.00
House 2	2	2.5	1 Carpark	110m2	\$795,000.00
House 3	3	2.5	1 Carpark	110m2	\$795,000.00
House 4	3	2.5	1 Carpark	110m2	\$795,000.00
House 5	3	2.5	1 Carpark	110m2	\$795,000.00
House 6	3	2.5	1 Carpark	110m2	\$795,000.00
House 7	3	2.5	1 Carpark	110m2	\$795,000.00
House 8	3	2.5	Single Garage	110m2	\$809,000.00
House 9	3	2.5	1 Carpark	110m2	\$789,000.00
House 10	3	2.5	1 Carpark	110m2	\$789,000.00
House 11	3	2.5	1 Carpark	110m2	\$789,000.00

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