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# 8 and 10 Bushland Place

## @ Bushland Park

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## Rātā House and Land Packages

564 Cashmere Road | \$1,300,000

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## Table of Contents

Bushland Park Lifestyle	3
Perfectly Positioned in Christchurch	5
Bushland Park Masterplan	6
Floor Plans	8
Elevations	11
Health and Wellbeing	12
Specifications	13
Interiors	15
Site Plan	18
Our Process	19
FAQ	20
Appendix: Recently Completed Projects	23

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## Bushland Park Lifestyle

Ernst and Renate Frei have subdivided their farm to create Bushland Park. Their vision is to create a thoughtfully designed family-friendly neighbourhood where people are connected by shared spaces and living streets with a large expanse of green spaces and native trees.

The native landscape of Bushland Park provides an intimate backdrop to 11 timeless low energy homes. These beautiful homes offer superior thermal comfort and indoor air quality targeting Passive House certification.

Situated off Cashmere Road and only 10 minutes from the CBD, Bushland Park offers access to the best of the Port Hills and is zoned for popular schools including Cashmere High School.

Rātā's floor plan will suit a range of people and lifestyles, combining comfort with functionality and style. It is a cleverly designed three-

bedroom home with open plan living areas, a separate laundry, two bathrooms and a guest toilet.



The sunny section with sheltered outdoor area encourages seamless indoor-outdoor living while natural materials are used throughout to create a warm inviting home.

### History of Bushland Park

During the first half of the last century, the land supported one of the many 12 hectare dairy farms in this part of Christchurch that supplied milk to the city's inhabitants. The Gates family owned and farmed the property until the late 1970's.

In 1979 the current developer of Bushland Park, Ernst Frei, purchased the farm after arriving from Switzerland on his big OE, in 1974. Falling in love with the way of life and



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landscape of New Zealand he settled down in Christchurch. He immediately set out to plant shelter belts of mainly fast-growing exotic trees to turn the treeless and exposed property into a sheltered haven.

Three years later he began converting the farm into a BIO-GRO certified organic farm. Over the next few decades, it was the home of Hoon Hay Valley Organic Farm, growing organic produce and supplying supermarkets throughout the South Island. In the 1980's Hoon Hay Valley Organic Farm became the country's first commercial organic Poultry and Free Range Egg producer, grazing up to two thousand laying hens and rearing and processing one thousand free ranging meat chickens a month.

Over the last twenty years or so Ernst has slowly taken out his early exotic shelterbelts and woodlot trees and replaced them with extensive plantings of native trees. This has given birth to the name of "Bushland Park" for this subdivision. Ernst with his wife Renate now hope to create something special on their land they love and are looking forward sharing it with their new future neighbours at Bushland Park.

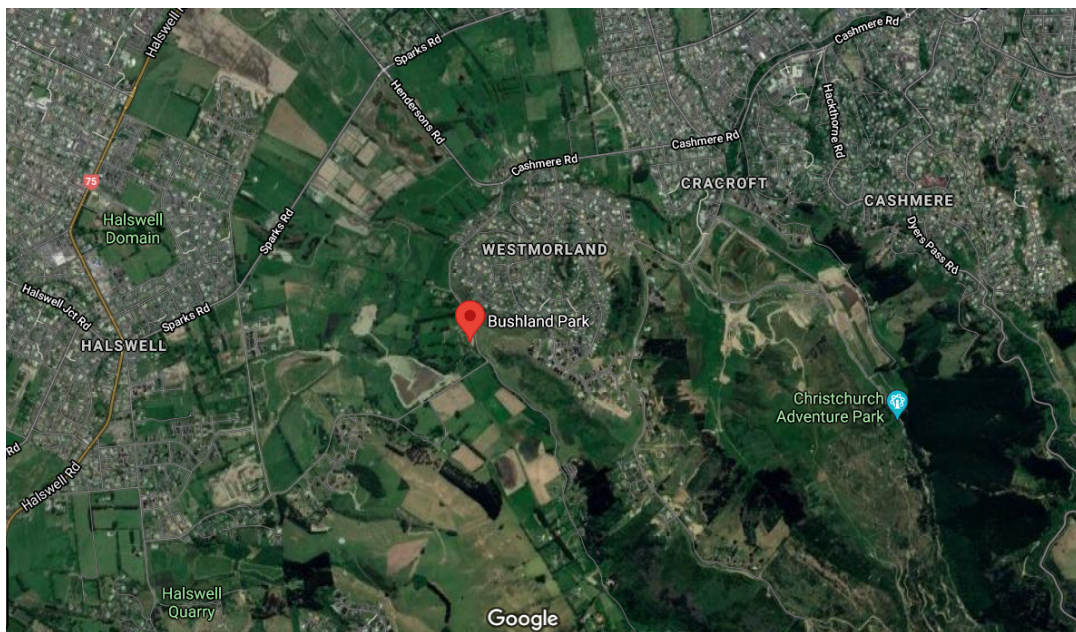




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## Perfectly Positioned in Christchurch

Bushland Park is a developing and unique subdivision located off Cashmere Road at the bottom of the Hoon Hay Valley, south-west of the city centre. The immediate area has a rural flavour with a mix of open grazing land and lifestyle blocks. Residential development prevails a short distance north and east in the greater Westmorland area. Amenities close by include shops, schools, public bus routes as well as the Christchurch Adventure Park, Pioneer Stadium, Nga Puna Wai Sports Hub, Te Hāpua: Halswell Library and the Halswell Quarry Park.



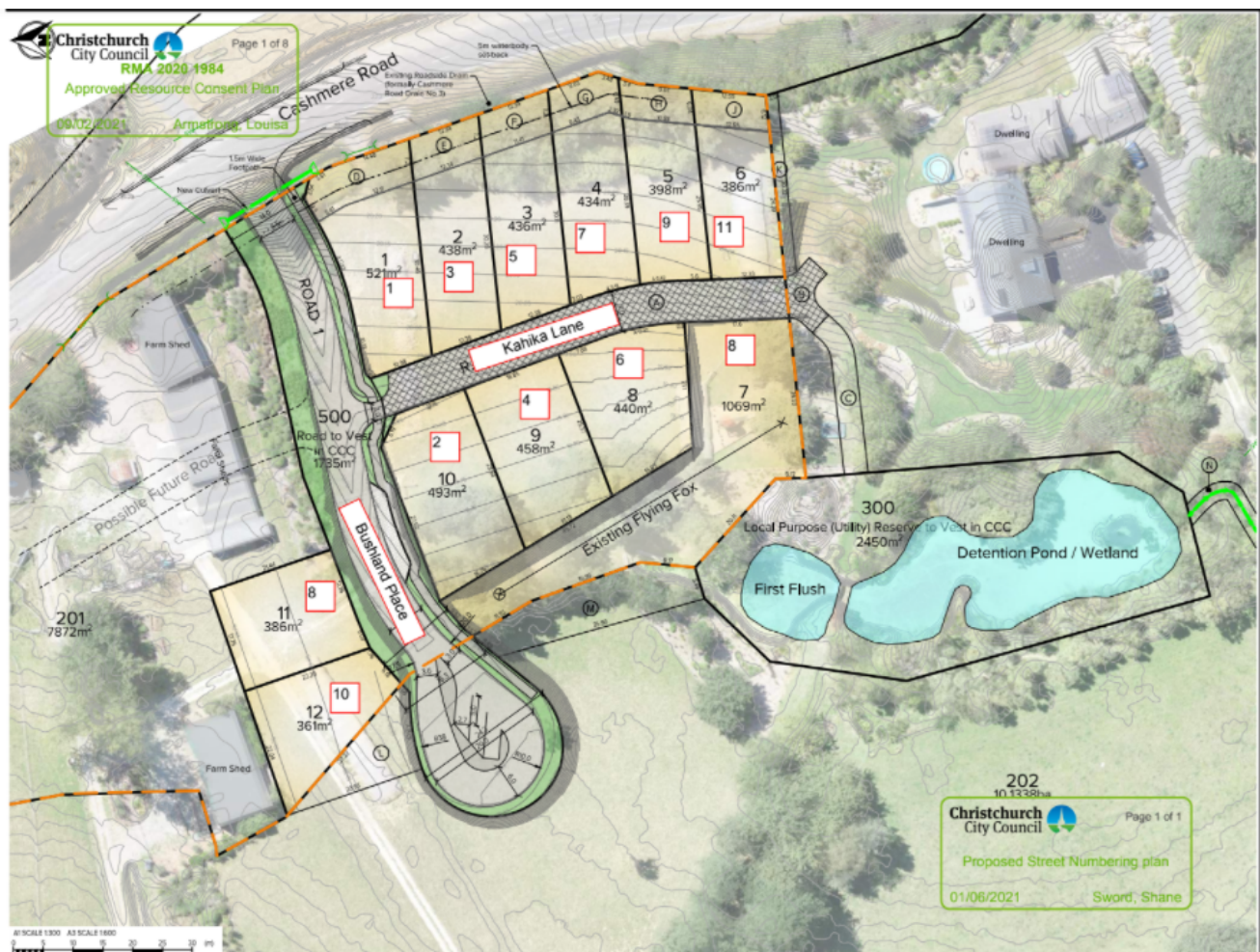


# Bushland Park Masterplan

There are an initial 11 house and land packages available, designed by Meta Architects and built by Ethos Homes, targeting Passive House certification. The sites are accessed from Cashmere Road via a cul-de-sac, Bushland Place, off which is Kahika Lane, a shared access road to nine of the lots.

The sites are situated within a wooded environment which includes native bush, wetlands, swales, streams and indigenous wildlife. Each of the individual sites will be connected to normal services and will enjoy shared use of the Bushland Park amenities which include a playground/community barbecue area and flying fox on Lot 7 and a nature reserve.

Kahika Lane is a living street, pedestrians take priority to vehicles. There is a hopscotch and four square set into the road, and a volleyball net across the end of the lane.





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## The homes of Bushland Park

- 11 standalone architecturally designed two story homes with lofts
- Each home is targeting Certified Passive House
- Individual titles
- Architecturally designed
- Cohesive interior design
- Double car port with utility shed and electric car charging
- Exclusive access to nature reserve and playground
- Large sheltered terrace with direct connection from living areas
- Solar Photovoltaic panels and battery on each home
- Superior thermal comfort and indoor air quality
- Low annual electricity cost

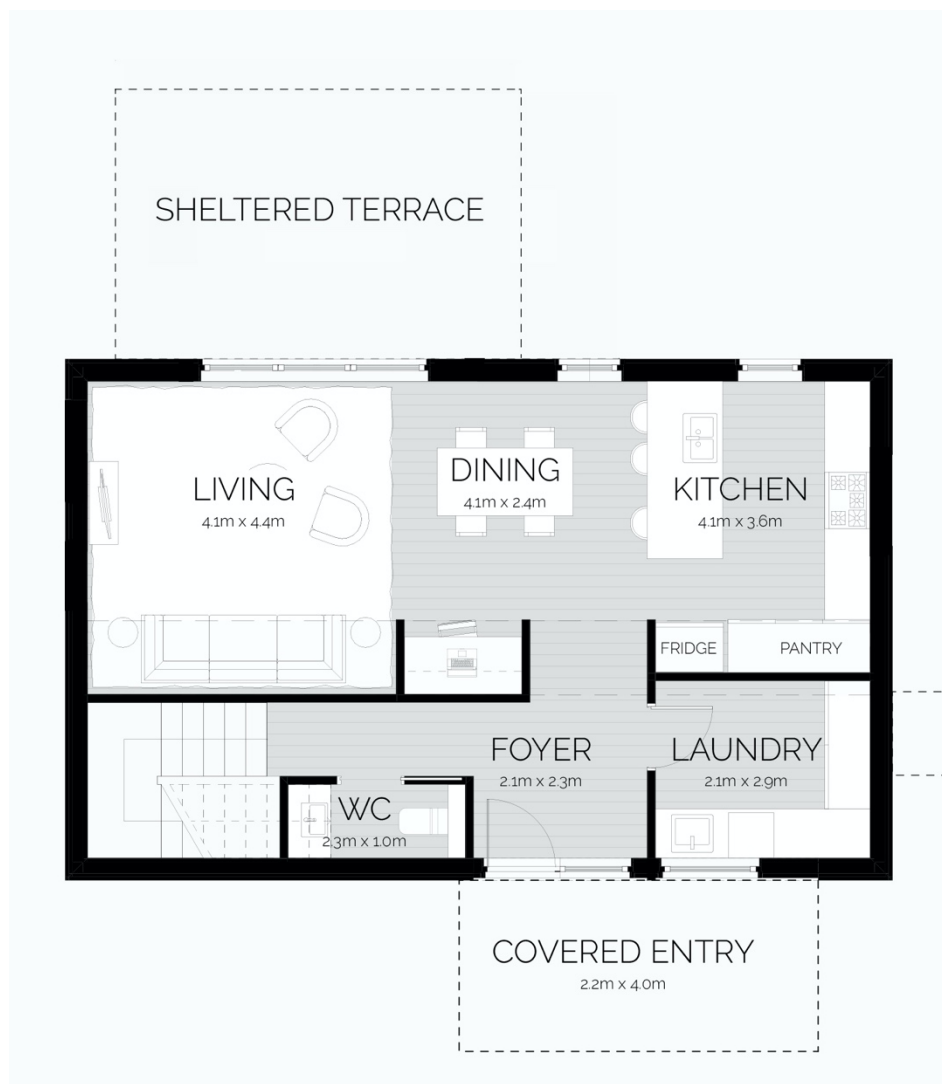


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## Floor Plans

### Ground floor

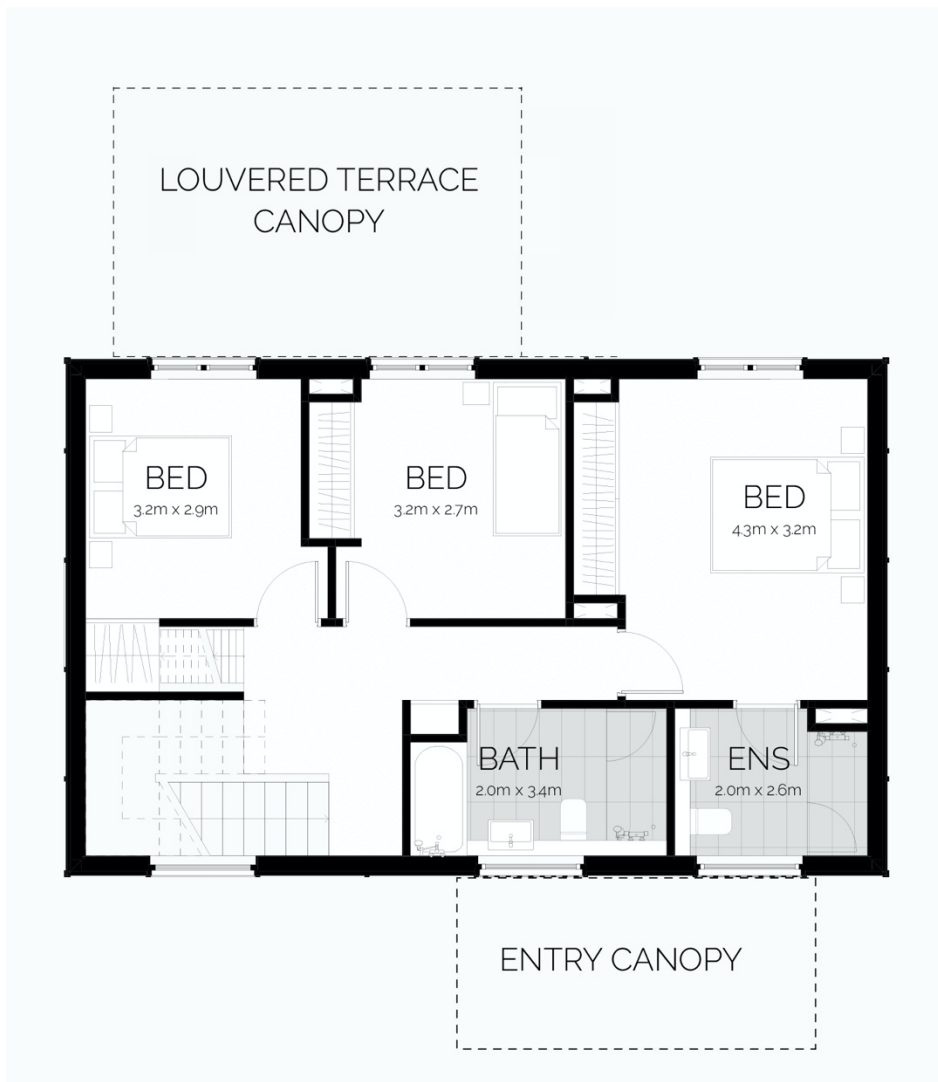
- Open plan kitchen, living and dining with home office nook
- Separate laundry and storage
- Cohesive interior design
- Triple glazed windows and doors
- Engineered timber floors





## First floor

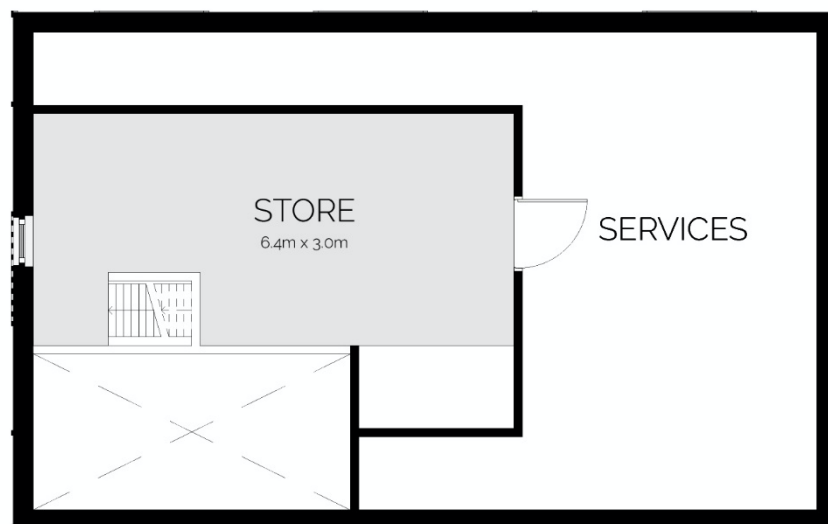
- Three-bedrooms
- Family and ensuite bathrooms
- New Zealand wool carpet
- Ecopaint used throughout



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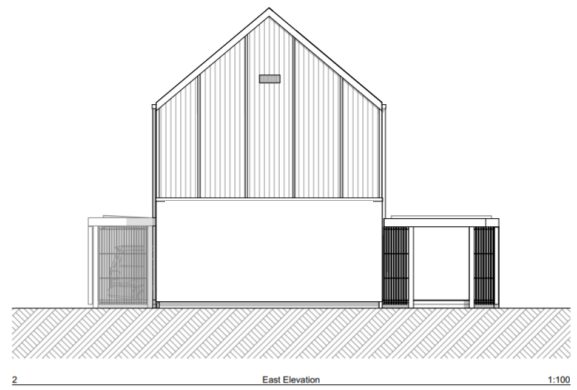
## Loft

- Services area homes the mechanical ventilation and heat recovery system and the ducted heat pump system
- Paddle stairs up to the loft space, could be used as a children's play lounge
- Storage area





# Elevations



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## Health and Wellbeing

Bushland Park sets a new benchmark for sustainable architecture with a subdivision wide emphasis on health and wellness. Care and attention has been poured into every aspect of Bushland Park, the living street has four square, hopscotch and a volley ball net, and there is a shared playground/barbeque area and nature reserve available for all residents. The developer himself has crafted and installed public seating and planted 3000 native trees this year. Bushland Park presents a rare opportunity to buy your own piece of paradise.

Not to be outdone by their surroundings the homes of Bushland Park are sympathetic to their environment. They are intelligently designed and engineered with a whole system approach to improve your health, wellbeing and comfort.

A home at Bushland Park is better for the planet too, built to Passive House standard, it delivers on all aspects of occupants' well-being while consuming very little energy. Energy use in buildings contributes to our country's carbon emissions. Owning a Passive House is a significant way your family can contribute to New Zealand's goal of being a net zero carbon emitter by 2050.

Passive House is not just a standard to meet, it's a process, we have completed the energy modelling, minimised thermal bridges, designed the airtight building envelope, planned the pathway of the ventilation ducts, selected high performance windows and doors and we will cocoon your home in a continuous layer of insulation. You deserve to live, work and play in a healthy comfortable home.

Rātā are your chance at owning a piece of paradise in the exclusive Bushland Park, expect more, choose health, quality and comfort.



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## Specifications

1. Sub-structure
  - Thermally broken ribraft foundation
  - Slab finish to take timber flooring/carpet
2. Super-structure
  - Timber beams and midfloor
  - Timber frames, external walls 140mm frame + 45mm service cavity
3. Building enclosure
  - Well insulated thermal envelope
  - Externally wrapped with proclima extasana
  - Terra lana wool insulation in walls and service cavity's with a total value of R4.8
  - Interior wrapped and sealed with proclima intello membrane and tapes
4. External cladding
  - Resene construction Rockcote on ground floor
  - Abodo thermally modified vertical timber weatherboards on 1st floor
5. Roofing
  - Metal tray roofing TRS Superseam
6. External doors and windows
  - Weathershield warmcore aluminium/upvc composite windows and doors, including insulated front entry door with multi-point locking and 3 door bifold onto terrace
7. Interior linings & joinery
  - Plasterboard wall and ceiling linings
  - Feature wall in lounge
  - Ceiling mounted curtain rail to bedroom areas
  - 2m tall internal doors
8. Joinery
  - Main stairs MDF with engineered timber flooring to match ground floor
  - Custom made timber paddle stairs to loft
  - Kitchen joinery custom made
  - IT nook: custom made desk with shelf above
  - Laundry: tall storage cupboard, bench with tub, shelving, coat/shoe store
9. Finishes
  - All Interior plasterboard finishes painted with Ecopaint
  - Feature wall in lounge
  - Timber floor finishes - engineered timber on ground floor and stairs
  - Carpet finishes - wool carpet on first floor with the exception on bathrooms
  - Tiles- upstairs bathrooms floors and shower areas
  - Oven, cooktop and extractor included

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## 10. Exterior paint finishes

- Factory primed Abodo cladding will have a top coat of Abodo stain onsite
- Carport and utility shed stain finish to match cladding

## 11. Building services

### 11.1 Site piped services

- Storm water drainage connection to site wide drainage scheme
- Waste water connection to pumping chamber
- Town supply water connection
- Lawn irrigation outlet and line

### 11.2. Site electrical & communication services

- Electrical supply connection
- EV charging point to parking area
- Standard phone connection & fibre optic internet connection
- UHF aerial

### 11.3 Hot water, heating and ventilation services

- Stiebel Eltron hot water system
- Mitsubishi ducted heat pump
- Wolf MVHR system

### 11.4 Solar

- 6.5Kw solar panel display with battery

### 11.5 Lighting

- LED lighting, accent/task lighting to all spaces
- External lighting to outdoor areas

### 11.6 Blower door

- Two blower door tests will be completed throughout the build. Both will be documented and used to support application for passive house certification.

## 12. External works

- Utility storage shed
- Carport
- Decking
  - Front entry deck with covered verandah
  - Sheltered terrace with louvre pergola
- Hard landscaping: driveway and paths
- Soft landscaping: native shrub landscaping to front garden, grass will be sown in all garden areas not covered by hard or soft landscaping

## 13. Additional

- Mail box
- Waste water pump and chamber
- Street lighting and bollards

While every effort has been made to ensure this information is accurate, the specifications, details and information set out in this document may be subject to change.

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## Interiors

Swift Designs have developed a cohesive interior design for Rata





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## 8 Bushland Place

### Mood Board Living

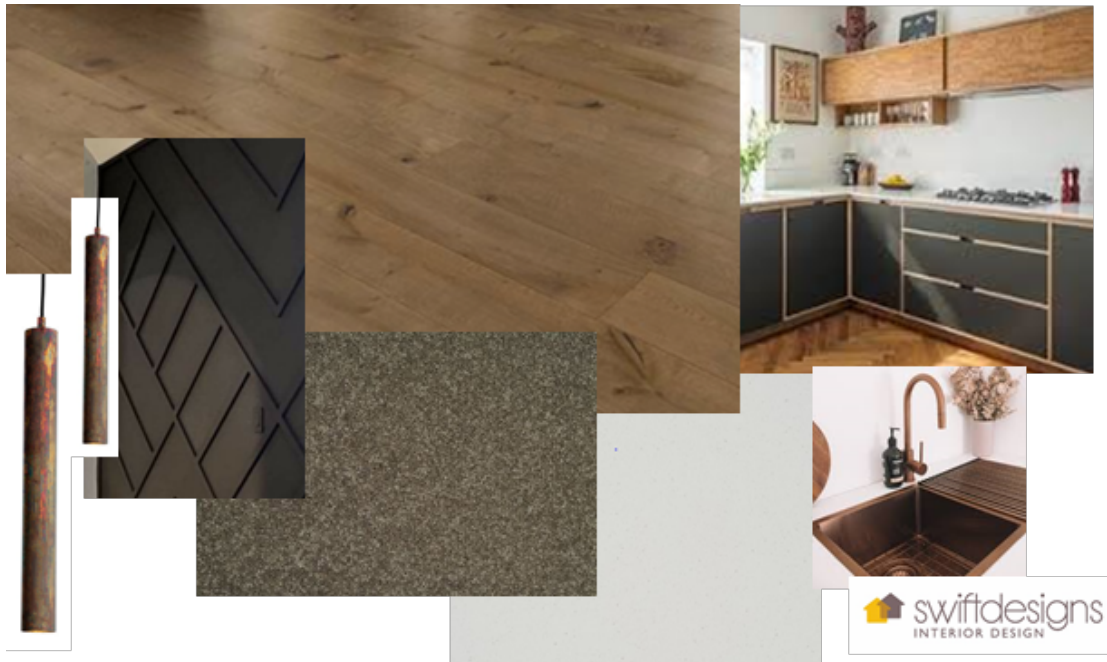


### Mood Board Bathroom



## 10 Bushland Place

### Mood Board Living

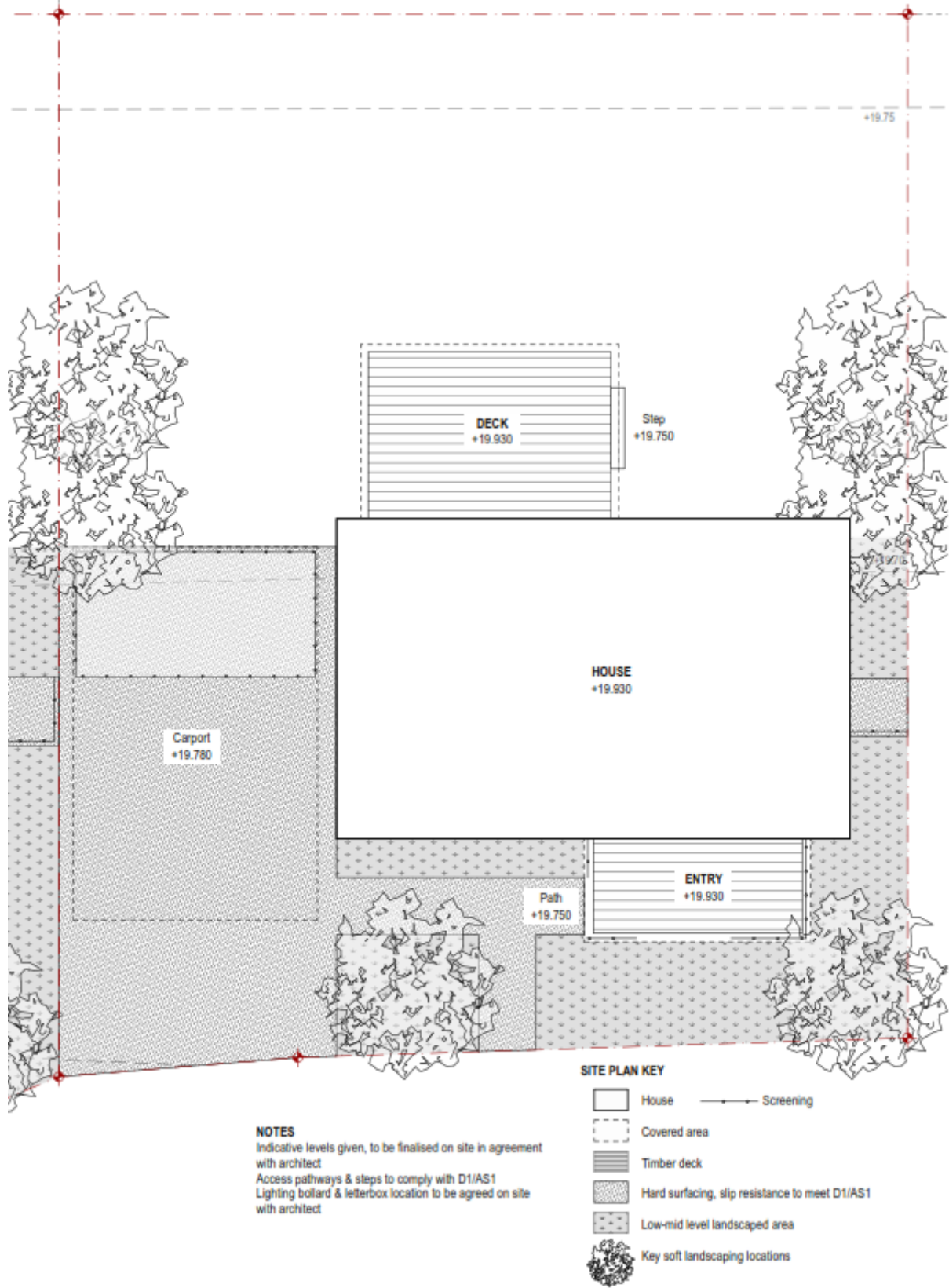


### Mood Board Bathroom



# Site Plan

## Drafted landscape plan for 8 Bushland Place





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## Our Process

### We build better homes

Ethos Homes are low energy specialists having delivered 5 Certified Passive Houses here in Christchurch. Managing Director Peter Bielski is a passionate advocate of Passive House, who is constantly pushing to improve the construction process and create measurable results for his clients. Have a look at our Facebook page or visit [ethoshomes.co.nz](http://ethoshomes.co.nz) to learn more about us.

### Purchase procedure

Step 1: Discuss any questions, further development information you would like.

Step 2: Once you have selected your preferred home, we will provide you with a Sale and Purchase Agreement to review with your solicitor.

Step 3: Once the Sale and Purchase Agreement is signed by both parties, you will be required to pay a 10% deposit into our solicitor's trust account. Please note that your deposit is protected until handover.

Step 4: The balance of the total purchase will be due on the settlement date.

### Construction timeline

All walls, mid floor and roof panels have already been prefabricated, we began onsite in August 2021. We expect to have both Rātā homes completed in April 2022.



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## Frequently asked questions

Bushland Park is not an ordinary subdivision  
Amanda from Ethos Homes talks about why it is different...

### **What's this Passive House business?**

Passive Houses start with careful computer models when they are still at the design stage. These models take into account the specifics of your house shape and size, its location, climate and orientation to the sun, along with any shading. It's a systems approach that looks at how all these factors work with the different materials used to construct the house to accurately predict how much energy the home will use to stay at a constant, comfortable temperature (18-22 degrees, everywhere, all the time, with very minimal heating or cooling).

There are a lot of glib promises flying around Christchurch. Without energy modelling at design stage and rigorous third-party verification of the construction process, it's not a Passive House home and you can't be sure what you'll get. Cherry picking Passive House components like European windows or using different building wrap materials does not make a Passive House home. There are cases where inexperienced builders or developers have wasted their clients' money and delivered houses that don't perform. There's a particular risk of intolerable overheating in summer.

### **What, no cats?**

Your cat is welcome but will need to live indoors. Organic farmers Ernst and Renate Frei have been restoring this patch of land for decades and they love the rich bird life that thrives here. Even the sleepest cats are skilled, instinctive hunters. For the sake of the native birds and for your family's pleasure in living among an island of wildlife, cats are not permitted outside at Bushland Park.

### **But, I need a garage!**

Hands up: who has a garage full of stuff and a car parked on the driveway? Lots of people.

So here's what you do get: a double carport and a lockable storage space for all the stuff that lives in your garage (bikes, tools, sporting equipment, boxes of stuff you haven't unpacked in 10 years ago). Plus, an EV charging station in every carport.

Did you know, by the way, that attached garages leak toxic fumes from the car's exhaust into your house?

It seems expensive for the size of the houses and the sections

Short answer: you get what you pay for. This is not an ordinary sub-division where the goal is to make maximum profit by building the biggest possible house for the smallest amount of money.

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### *So close and yet so far from the city*

Some people will be drawn to Bushland Park for its beautiful natural environment and small environmental footprint. They'll love the natural, local materials carefully chosen for the homes and the extensive wetland and its bird life.

### *Genuinely healthy, energy efficient homes*

Others will be excited by the chance to live in a home designed to meet the exacting Passive House standard. They'll enjoy the quiet, calm interior, the outstanding indoor air quality and the supremely comfortable temperatures throughout the house, all year round, with absolutely minimal heating and cooling bills. They'll value the certainty offered by independent certification, knowing that their home will perform as promised: warm, fresh, dry, healthy. A home to thrive in.

### *A neighbourhood, not a subdivision*

And still other people will value the village feeling that Bushland Park has been carefully designed to foster. It sits in the sweet spot between a typical sterile sub-division lacking community facilities and a co-housing development that mandates togetherness. You have your own title, your own space and privacy--and the opportunity to interact with neighbours at the community playground or BBQ, or as your kids play together on the living street or shoot basketballs or have an impromptu game of volleyball.

Some people, like my family and I, are excited about all three aspects of living at Bushland Park. Pete, myself and our four children can't wait to call Bushland Park home. The kids are already testing out the playground and exploring the bush.

### Bushland Park offers

- a village atmosphere
- community facilities
- extensive, park-like shared grounds with thousands of native trees and abundant birdlife
- zero-carbon homes that generate electricity
- an EV-charging station at every house
- quality homes built to last from local materials
- genuine environmental credentials
- minimisation of construction waste
- healthy, natural choices of carpet, insulation, paint finishes and more
- quiet, dry homes filled with filtered fresh air
- homes that stay warm in winter and cool in summer despite use 90% less energy for heating and cooling than an ordinary house built to the minimum Building Code standard.



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We're drowning in a sea of greenwashing: everything from laundry powder to a new house is called green, eco, enviro-friendly, sustainable ... you have to ask, where are the credentials? What facts back up the claims? What you get at Bushlands Park are genuinely healthy, quiet, durable homes that are incredibly energy efficient. They will be independently verified to the exacting Passive House Plus standard. (It goes beyond the original Passive House standard by generating as much energy via rooftop solar panels as the home uses over the course of a year.)

We are proud of the work that has gone into designing and planning these homes. Ethos Homes has an outstanding track record as a builder of certified Passive House homes: check out our portfolio of work and testimonials from delighted clients on our website. Architect Karen Manson of Meta Architects has years of experience and has combined thoughtful, sensitive design with rigorous performance to create a home more comfortable, more welcoming and more healthy than you could dream of. These are homes for life.

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## Appendix: Recently completed projects



### **Bickerton Low Energy Home**

Warmth, elegance and superior comfort

Built in 2021 this bright warm, elegant home befits its owners and has been a long time coming after years of living in an earthquake damaged home. Clad in beautiful Abodo wood with cork flooring throughout, Carolyn and Roger paid homage to their old home with a curved wall in their living room.

#### **Key features**

- Low energy home
- Blower door test result of .41 air changes per hour
- Wolf heat recovery ventilation system
- 100m<sup>2</sup> living space



### **Liberty Multigenerational home**

A unique warm, healthy home suited perfectly to the families it belongs too. Kathleen and Doug have a lovely one bedroom home, their living/dining area opens up to a deck with pergola where they can soak up the morning sun. Separated from their younger family by a shared laundry Brie and Thomas are raising their children in a three bedroom home. Their outdoor area is covered and setback into the footprint of their home accessible through three sliders, it is fondly referred to as the gin room.

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### Key features

- Low energy build
- Blower door result of .41 air changes per hour (@ 50Pa)
- Stiebel Eltron heat recovery and ventilation system
- NK windows
- 277m<sup>2</sup> + 36m<sup>2</sup> garage



### Martin Residence

Cosy contemporary Certified Passive House

Brett and Weihong's three bedroom home is built in a new Halswell subdivision. This brick and cedar Certified Passive House will keep this couple in comfort all year round. This home features Siberian Larch Thermadura windows with cedar sills, West Coast blackwood flooring and tiled kitchen and bathrooms.

### Key features

- Certified Passive House
- Blower door result of .34 air changes per hour (@ 50Pa)
- Triple glazed Thermadura windows
- Zehnder heat recovery and ventilation system
- 122m<sup>2</sup> living space + 58m<sup>2</sup> garage



### Sole Passivhaus

Beautiful barn-style Certified Passive family home



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Gavin and Nadia's beautiful barn-style home was built on an existing site in Shirley. This four bedroom home fits the brief for this family of five: a Passive House with no downlights, no carpet and no drapes. Some great design features include the skylights providing light for the children's bedrooms and loft space, the large verandah shading the living areas from the summer sun and the beautiful bath with the garden outlook in the master bedroom.

#### Key features

- Certified Passive House
- Blower door test result of .19 air changes per hour (@ 50Pa)
- Triple glazed thermally broken Weathershield aluminum joinery
- Zehnder heat recovery and ventilation system
- 6 triple glazed Velux skylights



#### Halswell Grand design

##### Grand modern day Californian Bungalow

Andre and Rebeccas modern day Californian Bungalow is modeled on the 1910 Los Angeles Bungalow on the corner of Straven and Fendalton Rds. Externally it features low pitched roofs, dark stained shingles and weatherboards, overhanging eaves, copper spouting and river stone porch pillars sourced locally from the Ashley River. The look is completed inside with beautiful oak fretwork, cabinetry, beams and paneling.

#### Key features

- Low energy home
- Double glazed bespoke timber joinery
- Wolf heat recovery and ventilation system
- Austria Email 303L hot water heat pump
- 528 m2 living space + 50m2 garage



### **Highstead High Performance Homes**

Superior performance provides contemporary comfort

Graeme and Jan have made some great choices on this home selecting low maintenance brick for cladding, investing in thermal performance and installing solar panels to ensure predictable energy bills heading into retirement. Other great features include the conservatory outside of the thermal envelope for sun loving Jan, the spacious walk in wardrobe, scullery, and tiled bathrooms.

#### **Key features**

- Triple glazed thermally broken Weathershield aluminium joinery
- Stiebel heat recovery and ventilation system
- 180m<sup>2</sup> living space + 40m<sup>2</sup> garage
- R5 Blown in ceiling insulation



### **Hillsborough Superhome**

Bold superhome with ecofriendly features

Rachael and Rob's superhome sits proud at the base of the Port Hills. Airtight, well insulated, mechanically ventilated with triple glazed recessed joinery, this modern home performs exceptionally. Other eco features include solar panels and battery system and a 2000L rainwater collection tank

#### **Key features**

- Blower door test result of .44 air changes per hour (@ 50Pa)
- Triple-glazed, uPVC, Bertrand windows

- 
- Wolf heat recovery ventilation system
  - 2000L Rainwater collection tank
  - 152m<sup>2</sup> living space + 40m<sup>2</sup> garage



### **Brokenshire House**

This dramatic Christchurch home, nicknamed ‘The Lighthouse’ by neighbours, is certified as a PHI Low Energy Building.

A beautiful home with stunning views set back into the hill overlooking the city. This split level home built on a challenging site with a 35% slope, hosts the bedrooms on the ground floor. Homeowner Mark is an architect and certified Passive House designer, the home looks amazing and delivers on warmth and comfort.

#### **Key features**

- Certified as a PHI Low Energy Building
- Blower door result of .6 air changes per hour (@ 50Pa)
- Triple-glazed Bertrand windows
- Wolf heat recovery ventilation system



### **Southshore High Performance Home**

Bespoke beach house boasts all the signatures of a high performance Ethos home

This bespoke beach house clad in board and batten macrocarpa boasts all the signatures of an Ethos home. Airtight, well insulated, mechanically ventilated with triple glazed recessed joinery this home looks amazing and performs exceptionally.

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**Key features:**

- Blower door test result of .44 air changes per hour (@ 50Pa)
- Triple glazed, Bertrand oak joinery
- Wolf heat recovery ventilation system
- 150m<sup>2</sup> living space + 43m<sup>2</sup> garage and bridge entry



**Sefton High Performance Home**

Charming country home warm and inviting

Clive and Karen wanted to build a warm, dry, energy efficient home, with predictable energy costs to retire into. Their charming country, character style home sits atop a hill in rural North Canterbury. What makes this home really special is largely unseen: an insulated slab, uPVC recessed joinery, 185mm insulated walls, airtight membrane and a Wolf heat recovery ventilation system.

**Key features:**

- Blower door test result of .58 air changes per hour (@ 50Pa)
- uPVC recessed joinery from Hagley
- Wolf heat recovery ventilation system
- 232m<sup>2</sup> living space including 44m<sup>2</sup> garage



**West Melton Low Energy Build**

Low energy home wrapped in classic colonial style



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Chris and Dominica's forever home is on the outskirts of Christchurch. This 1870's colonial style, high performance home has a wrap around verandah, matai tongue and groove flooring, recycled rimu doors and an elegant bespoke timber staircase.

**Key features**

- Low energy build
- Blower door test result .92 air changes per hour (@ 50Pa)
- Double glazed joinery from NK windows
- Wolf heat recovery and ventilation system
- 202m<sup>2</sup> living space



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**Bishop Street Passive House**

Character style certified Passive House breaks the mould

After their 1930s-built character home was damaged beyond repair in the Canterbury earthquakes, the owners designed a new home that echoed the era of their previous home and suited the vernacular of their neighbourhood. This beautiful home delivers on both authentic character style and modern sophistication with features including polished concrete floors, a Davinia Sutton kitchen and a steam room in the master bedroom ensuite.

- Certified Passive House
- Blower door test result of .38 air changes per hour (@ 50Pa)
- Triple-glazed, uPVC windows from NK Windows
- Wolf heat recovery ventilation system
- 240m<sup>2</sup> living space + 80m<sup>2</sup> garage



### **Pitkin-Douglas Passive House Plus**

This striking family home is the South Islands first certified Passive House Plus

This modern family home equally balances form and function. Beautifully clad in vertical Cedar timber and Hiland Tray, solar panels on the north-facing roof generate enough power to supply the houses energy needs. Shutters on north facing windows prevent over-heating in the summer.

#### **Key features**

- Certified Passive House Plus
- Blower door test result of .39 air changes per hour (@ 50Pa)
- Triple-glazed, timber framed windows by Thermadura
- Wolf ventilation system
- 144m<sup>2</sup> living space + 40m<sup>2</sup> garage + 18m<sup>2</sup> covered deck