

## Who is behind the project and why?

Brookside: Featherston is a product of Small Time Developments Limited ([www.smallhome.nz](http://www.smallhome.nz)), which is a social enterprise established in 2016 by Ian McComb who saw that the current housing development model was not working for people or the environment.

Ian's background is in environmental and civil engineering, predominantly associated with local government activity. He holds a degree in Building Engineering, a Masters in Civil/Environmental Engineering and a passion for sustainable communities.

*Opposite: Stage 1 infrastructure trial - under path service ducting, planter box and Grasscrete.*



## How much will the house and land packages be?

We are currently looking at the range of \$200,000 - \$440,000 for 1, 2 and 3 bedroom dwellings. This will be confirmed when Resource Consent is issued.



*Right: residents shared space  
Above: foreground - community cafe & parking*

Further Q&A information is available on the website or come to our information sessions.



## Future residents...

[www.brooksidevillages.co](http://www.brooksidevillages.co)  
 FB: @brooksidevillages.co  
 INSTA: brooksidevillagenz



# Proposed Affordable Community Development Harrison Street East, Featherston



## Project Outline

The aim of this Brookside development Stage 1, is to create a high amenity, affordable lifestyle environment for 30 families that integrates with and enhances the existing Featherston community.

The application has been received by council and the consent process is underway. There is still an opportunity for future residents to inspire and enhance the design potential and discuss features you would like to see incorporated into the project, including what smart features you would like in your own home.



*Above: Stage 1 community cafe and pathways with food trees.*

## What is proposed?

### The current plan is for:

- 30 small and tiny homes (i.e. 35m<sup>2</sup> to 110m<sup>2</sup>)
- community house
- community shed
- community gardens
- public road & public reserve areas



Example garden sculpture

## How is the site to be managed?

Given the higher than average density of the proposal, there will be a Body Corporate and a manager, that will oversee the development and the community rules controlling potential nuisance such as noise, and pets. The aim is for the community spaces to be managed by resident committees from each house cluster with body corporate funded contractor support. The management rules are under development and still able to be influenced by future residents.

## When is it going to happen?

The Resource Consent is underway with council. Development will commence as soon as consent and sufficient sales have been achieved.



Example community interaction space

Other facilities: common laundry, bookable visitor accommodation, shared workshop/art space, teenagers space, bookable meeting rooms and rentable storage units. These co-housing services are mainly designed to facilitate residents having smaller and more affordable private homes.

Planned onsite features include: composting and recycling facilities, community BBQs, 2D art and sculptures, and permaculture gardens. The scope is only limited by the vision and energy of the residents and their friends.

## What about operational costs?

The aim is to keep operational costs as low as possible with well insulated homes, efficient water and power appliances, food growing, shared tools, solar cells and collective purchasing of power, internet, water and insurance.



A range of house and land packages to suit your needs!



Example community interaction space



Example espaliered fruit trees

## Productive Food Gardens

These are a major distinctive feature of our vision and include espaliered fruit trees, linear herb and vegetable gardens along paths, and a food forest. The whole community garden aspect of the project will have the capability to be managed by the smart infrastructure. The smart data collected by the community can be used by the residents to maximise water efficiency and plan planting. Other features of the smart village and infrastructure are documented on the Brookside website.



Above: Example garden art sculptures – incorporated in multiple positions within the development.