



Derby Terraces.
By Dwell Residential

*For Dwell Residential, Derby Terraces continues an approach centred around
bespoke, site-responsive development. No repeated formulas, no standard templates
– each project developed with its own identity, context and architectural character.*

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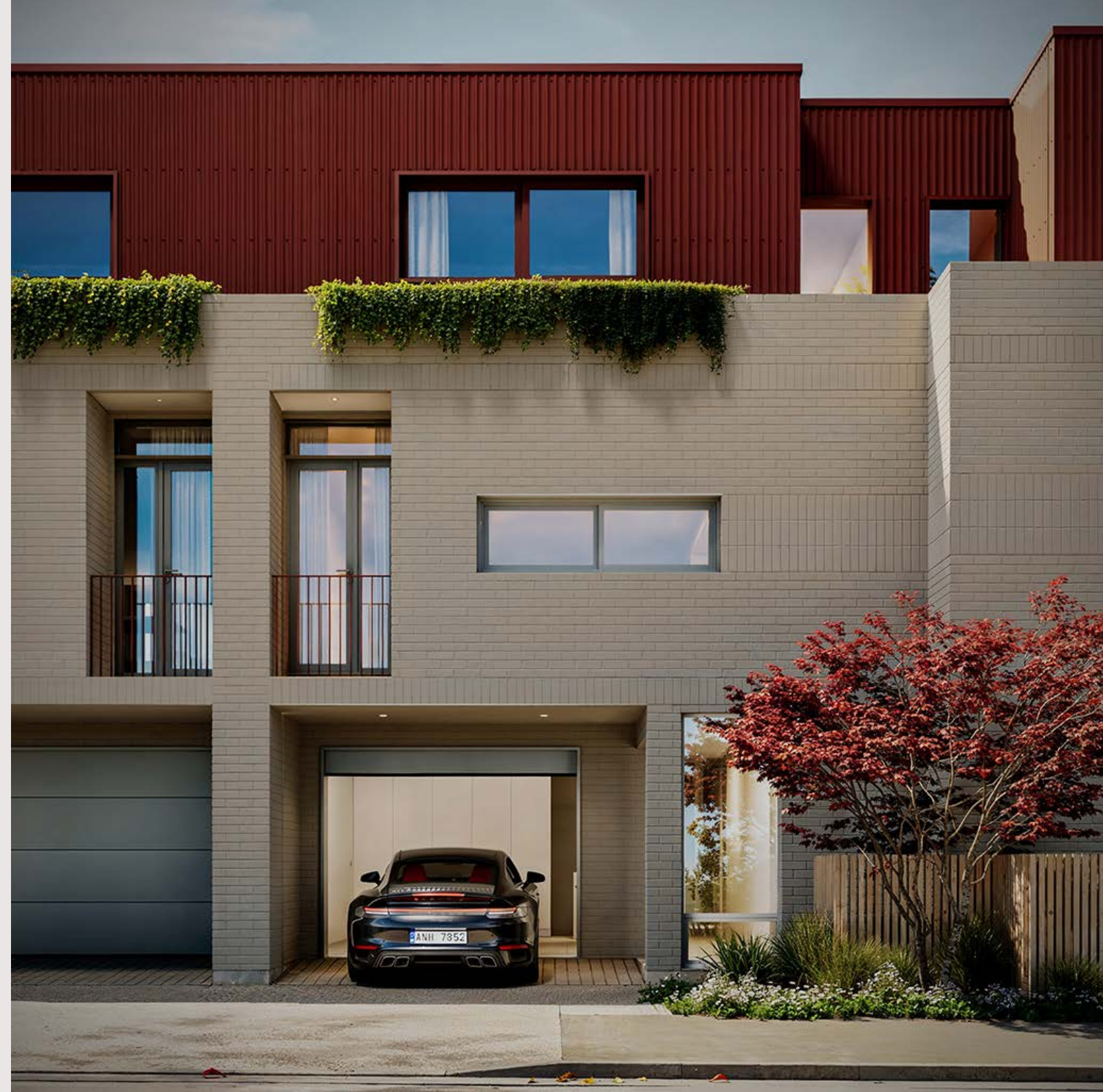
Purchasing



Derby Terraces.

Designed by Johnstone Callaghan Architects for Dwell Residential, Derby Terraces are a refined collection of architecturally designed residences positioned on the edge of Christchurch's central city.

Defined by generous proportions, carefully considered materials and a strong architectural identity, the project offers a more substantial approach to contemporary townhouse living. Located moments from Hagley Park, Merivale Village and Victoria Street, Derby Terraces place Christchurch's best hospitality, retail and green spaces within easy reach while remaining closely connected to the CBD.



A Location with Balance.

Positioned between Christchurch's CBD and Merivale, Derby Terraces offers a location defined by connection, convenience and established neighbourhood character. Situated moments from leading hospitality, retail and green spaces, the development places some of the city's most desirable destinations within easy reach while maintaining a quieter residential feel.

The surrounding area provides effortless access to the central city while remaining closely connected to everyday amenities, cafés and parks. Derby Terraces is also zoned for both Christchurch Boys' High School and Christchurch Girls' High School, with close proximity to St Margaret's College, Rangi Ruru Girls' School and Christ's College.

Whether it's a morning coffee, a short commute or the ease of having Christchurch's key destinations close at hand, Derby Terraces has been positioned to support a modern lifestyle centred around accessibility without compromise.



Dinner and drinks at Oxford Terrace.



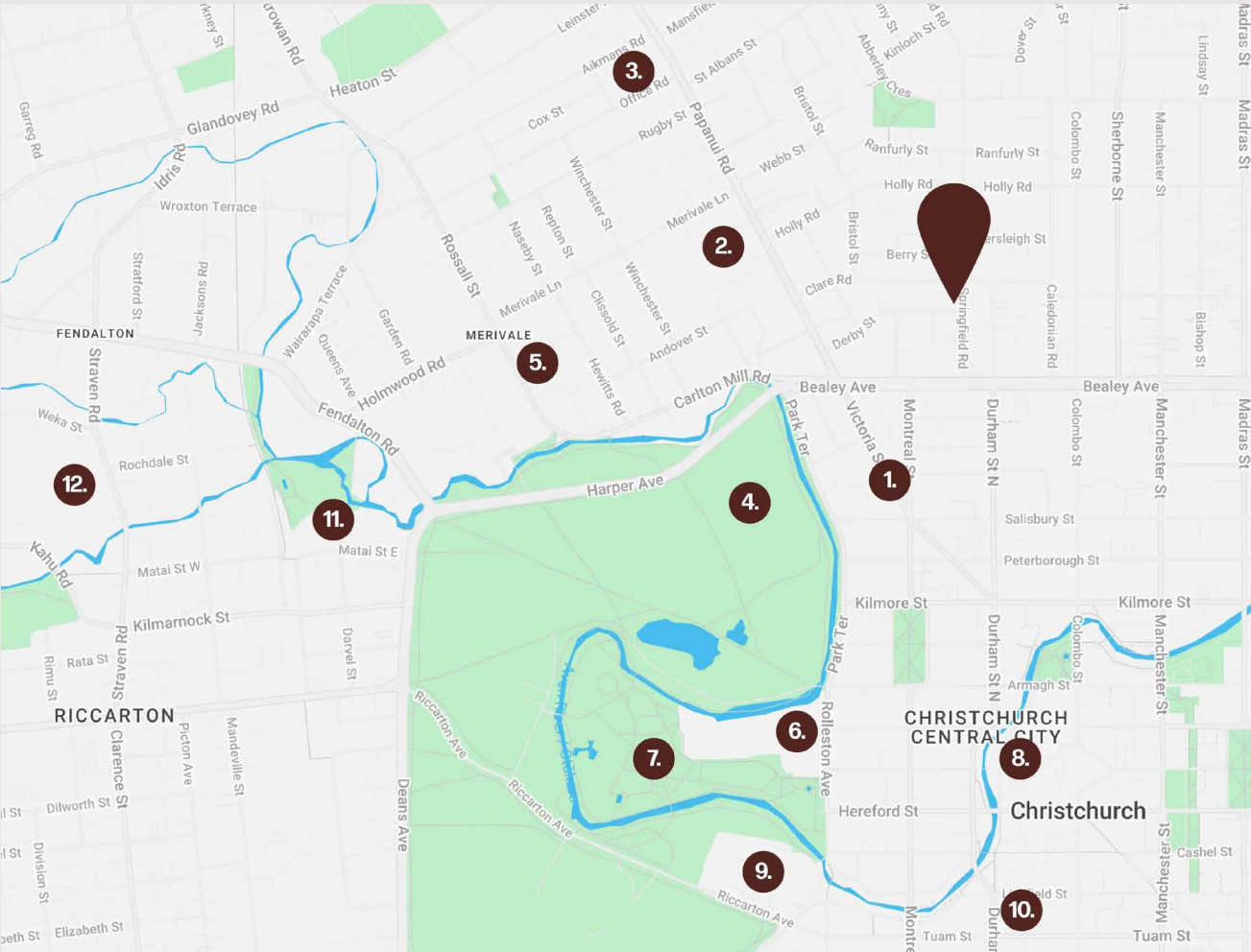
Explore the Christchurch Botanical Gardens.



CBHS and CGHS school zoned.



Walk and relax around Hagley Park.



- 1. Victoria St Bars & Dining
- 2. St Margaret's College
- 3. Merivale Mall
- 4. Hagley Park

- 5. Rangi Ruru School
- 6. Christ's College
- 7. Botanical Gardens
- 8. Christchurch CBD

- 9. Christchurch Hospital
- 10. Riverside Market
- 11. Christchurch Girls High School
- 12. Christchurch Boys High School



City-fringe living with architectural depth, warm materiality and considered detail throughout.

The Homes.

Configuration 1

Home A
Double-width garage
Ground-floor bedroom
Dedicated home office
Ground-floor bathroom
Mid-floor living level
Two top-floor bedrooms
One top-floor bathroom
180.5 SQM

\$1,500,000

Configuration 2

Home B - C
Single internal-access garage
Ground-floor bedroom or office
Ground-floor bathroom
Mid-floor kitchen, living and dining
Two top-floor bedrooms
Two top-floor bathrooms
182.2 SQM

\$1,299,000

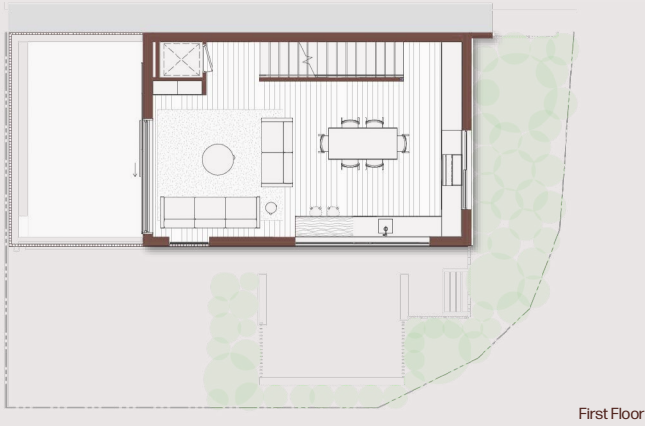
Configuration 3

Home D - E
Single internal-access garage
Ground-floor bedroom
Ground-floor bathroom
Mid-floor kitchen, living and dining
Two top-floor bedrooms
Two top-floor bathrooms
189 - 189.2 SQM

D: \$1,450,000 | E: \$1,500,000

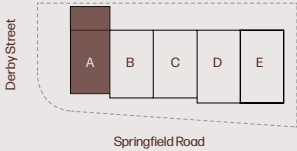


Home A

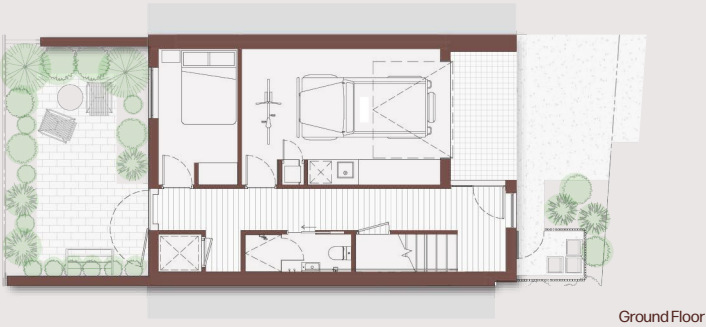
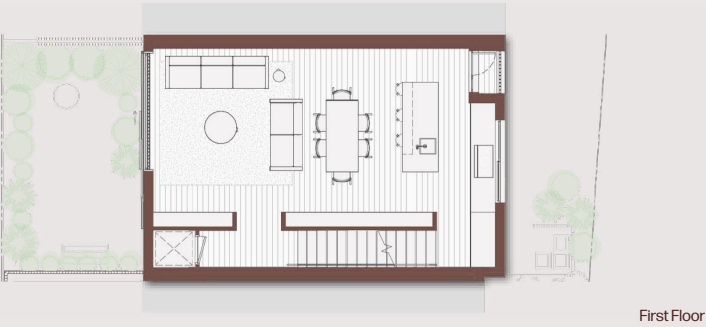


Overview
Three Bedrooms
Two Bathrooms
Double Garage
Lift

Total: 180.5 SQM
Ground Floor: 77.7 SQM
Level One: 55.8 SQM
Level Two: 47 SQM

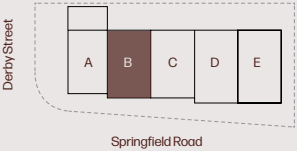


Home B

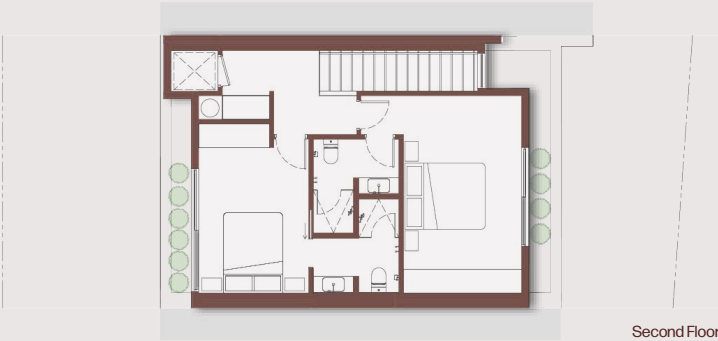


Overview
Three Bedrooms
Three Bathrooms
Single Garage
Lift

Total: 182.2 SQM
Ground Floor: 64.4 SQM
Level One: 63.2 SQM
Level Two: 54.6 SQM



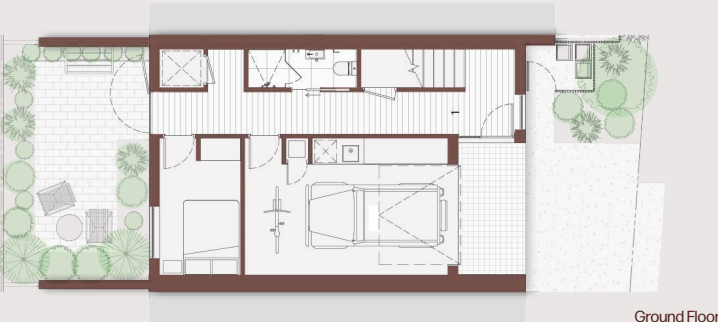
Home C



Second Floor



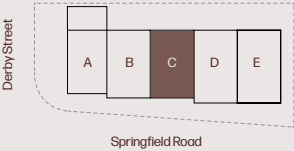
First Floor



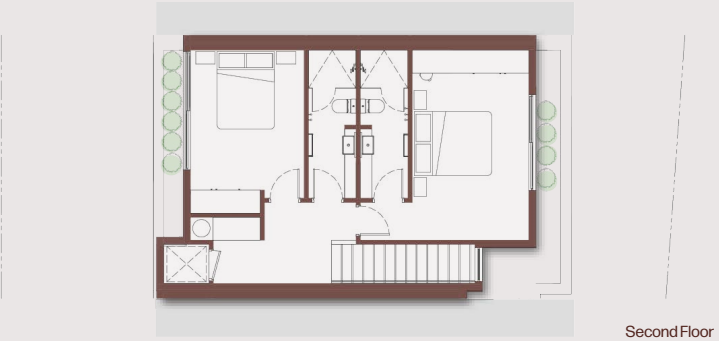
Ground Floor

Overview
Three Bedrooms
Three Bathrooms
Single Garage
Lift

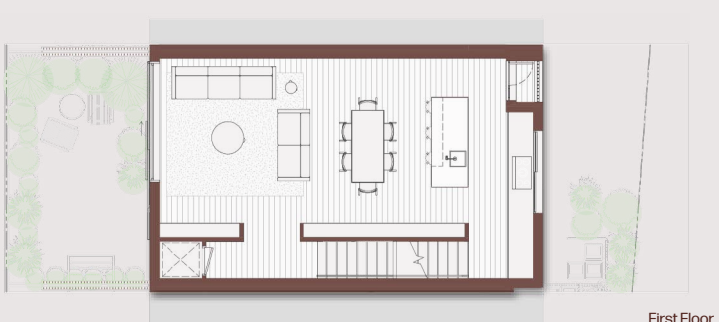
Total: 1822 SQM
Ground Floor: 644 SQM
Level One: 63.2 SQM
Level Two: 54.6 SQM



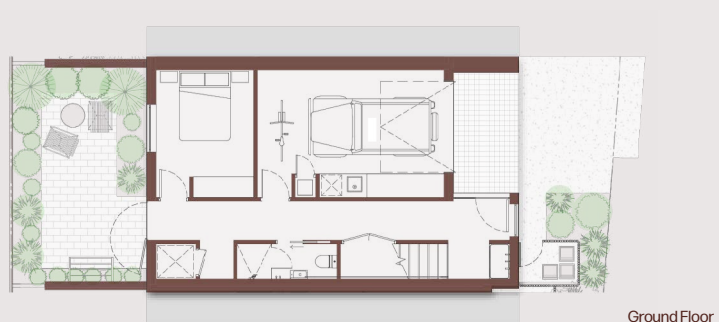
Home D



Second Floor



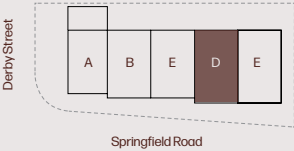
First Floor



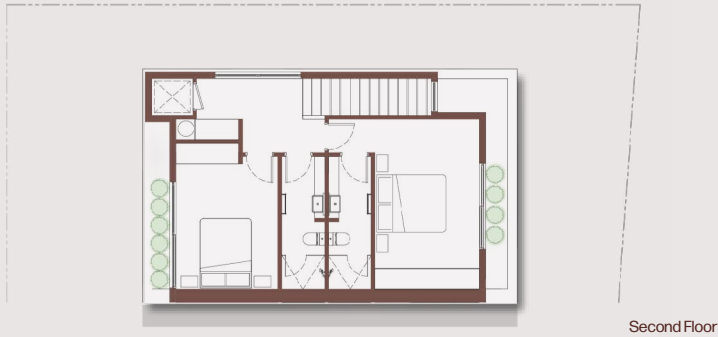
Ground Floor

Overview
Three Bedrooms
Three Bathrooms
Single Garage
Lift

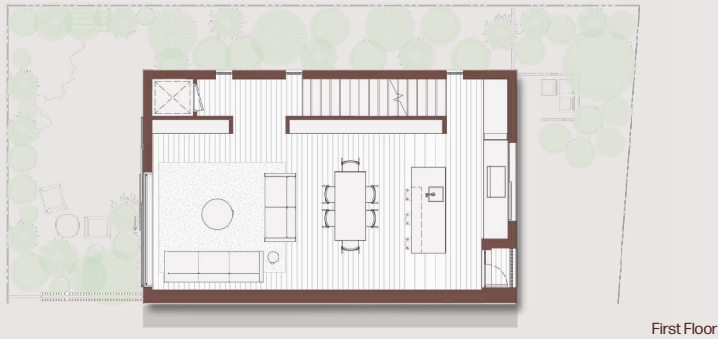
Total: 189 SQM
Ground Floor: 62 SQM
Level One: 68.3 SQM
Level Two: 58.7 SQM



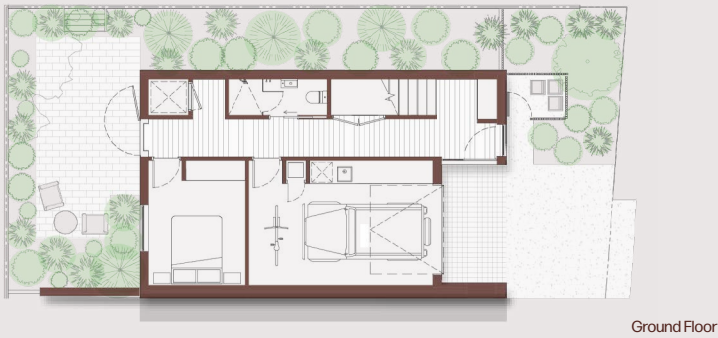
Home E



Second Floor



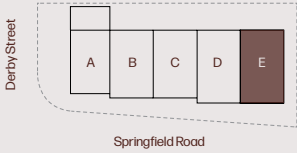
First Floor



Ground Floor

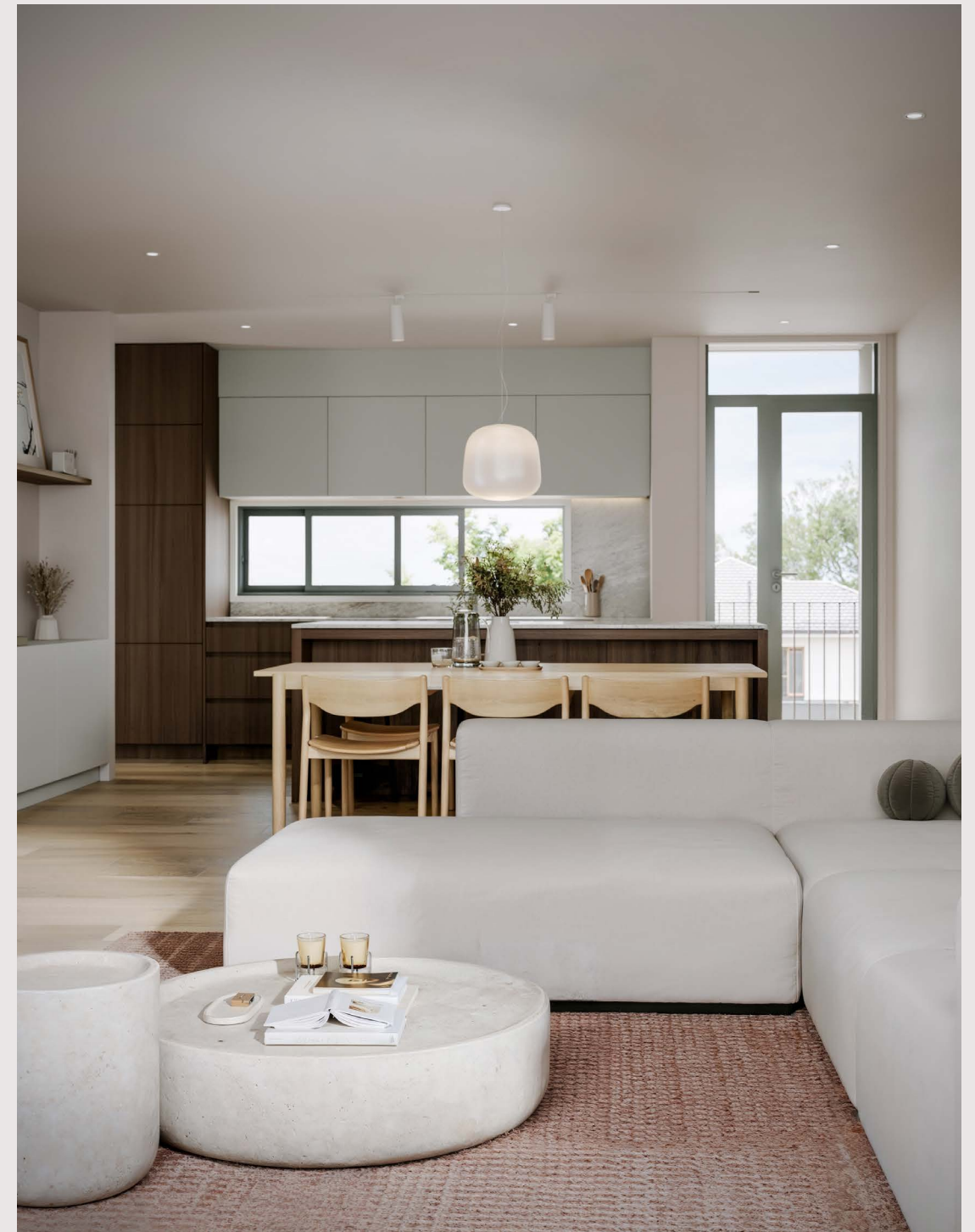
Overview
Three Bedrooms
Three Bathrooms
Single Garage
Lift

Total: 189.2 SQM
Ground Floor: 62 SQM
Level One: 68.4 SQM
Level Two: 58.8 SQM





Wider floorplans, carefully considered interiors and a level of detail rarely seen in townhouse living.



Defined by Detail.

Each residence has been designed for low-maintenance, lock-and-leave living without compromising comfort or practicality. Independent access to every home creates a stronger sense of privacy and individuality, while carefully considered planning supports long-term usability and everyday functionality. Internal lifts also provide an added layer of accessibility and future-focused living. Internally, the material palette moves between rich tonal finishes, warm timber detailing and quieter neutral textures – a deliberate departure from the anonymous white-box approach common in many new developments. Engineered timber flooring, wool carpet and carefully selected fittings reinforce a sense of quality throughout.

Conceived as a hybrid between apartment efficiency and the practicality of a standalone home, Derby Terraces prioritise usable living over superficial gestures. Large openings bring natural light deep into the interiors while maintaining genuinely functional floorplans. Joinery and storage have been integrated as part of the architecture itself – shaping rooms, defining spaces and supporting the way the homes are intended to function over time. These are homes designed with substance: generous proportions, thoughtful detailing and enduring materiality combined to create residences that feel as good to live in as they look.



Material Palette



Interior Palette

- 1. Walnut Veneer
- 2. Bremworth Kensho Carpet, Insight
- 3. Quickstep FARO pure oak extra matt, 190mm
- 4. Antilia 10x10cm tile, brick red
- 5. Overcome Tiles, 600x600mm
- 6. Sandstone Grey Tiles, 10x10cm
- 7. Sandstone Grey Tiles, 60x60cm
- 8. Painted Plasterboard, Aalto White
- 9. Painted Plasterboard, Aalto Permeate
- 10. Taj Mahal Quartzite Benchtop



Exterior Palette

- 1. Coloursteel Scoria
- 2. Canterbury Clay Brick; Tasman (Sand Rolled)
- 3. Feature details Scoria
- 4. Cedar screening
- 5. Bluestone landscape elements



Bespoke residences designed to feel substantial, functional and quietly distinct.



Architect

The architectural approach behind Derby Terraces, designed by Johnstone Callaghan Architects, prioritises substance over superficial gestures. Rather than relying on trends or temporary design language, the project focuses on creating homes defined by proportion, materiality and enduring character.

Careful attention has been given to the way each residence is experienced, balancing privacy, light and spatial quality to create homes that feel generous and intuitive. Material selections, architectural forms and integrated detailing work together to establish a cohesive identity throughout the development.

The outcome is architecture designed not simply to be viewed, but to be lived in – creating residences that support everyday life while maintaining a strong and lasting presence.





Development by design.

For Dwell Residential, Derby Terraces continues an approach centred around bespoke, site-responsive development. Rather than relying on repeated formulas or standard templates, each project is approached individually, responding carefully to context, location and the people who will ultimately live there.

With a focus on architectural quality, practical functionality and long-term value, Dwell Residential seeks to create homes that feel distinct in both design and experience. Every project reflects a commitment to creating environments with character, longevity and genuine liveability.





A simple process.

Purchasing at Derby Terraces is designed to be a clear and personalised experience, supported from initial enquiry through to settlement and handover. As a limited collection of architecturally designed residences, Derby Terraces presents an opportunity for buyers seeking quality, longevity and a more considered approach to contemporary living.

Whether you're securing your next home, downsizing without compromise, seeking a lock-and-leave residence, or adding a premium property to your portfolio, the process has been structured to provide confidence and clarity at every stage.

Sales for Derby Terraces are being managed by Nick Cowdy of Cowdy Real Estate, who will guide purchasers through the available residences, floorplans and development information while assisting throughout the purchase journey.

From your initial enquiry through to securing your residence, the focus remains on delivering an experience that feels informed, seamless and aligned with the quality and attention to detail reflected throughout Derby Terraces itself.

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