

NORTH RIDGE LIVING

249 STYX MILL ROAD
CASEBROOK • CHRISTCHURCH
NORTHRIDGE.NZ

Styx Mews

WELCOME

A carefully considered collection of 29 single-storey, standalone, freehold homes — designed specifically for *our downsizers* aged 45+.



NORTH
RIDGE
LIVING



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Styx Mews

THE NEXT CHAPTER

Styx Mews builds on the success of our acclaimed Elmbridge Mews — an exclusive collection of thoughtfully designed homes for those looking to downsize without compromising on style, comfort, or community.

Designed by Dean Gant, Architectural Designer, Styx Mews features two- and three-bedroom layouts. Select homes include a dedicated second living space — designed to adapt to your lifestyle, whether that's a quiet home office, additional lounge, hobby room, or optional third bedroom.

Crafted for quality and designed to stand the test of time, every home is delivered turnkey and fully landscaped, featuring Trends kitchens and Bosch appliances.

With freehold (fee simple) titles, you enjoy full ownership of both the home and the land, with no body corporate fees — the freedom to personalise your space, and the long-term peace of mind of a real asset that stays yours.

*"Built for the way you live today,
and designed to grow with you
into the future".*

— NORTH RIDGE LIVING

Our Mission

THE ORIGINAL DEVELOPERS FOR DOWNSIZERS 45+.

For a couple in their late forties, fifties, early sixties — kids gone, still active, still travelling, still working. The family home that made sense for twenty years suddenly doesn't. Too many bedrooms. Too much lawn. Too much weekend maintenance eating into the life you actually want to be living.

But every option in front of you comes with a catch — or with the wrong demographic attached to it. A two story townhouse with a body corporate. A smaller home in a suburb that doesn't suit you. Or worse, options pitched at people fifteen years older than you are, with contracts and structures designed for a stage of life you're nowhere near.

What's missing is simple. A quality, single-level home, on its own freehold title, in a community of people at the same active stage of life. Designed for downsizing — not for retiring.

That standard shaped every decision that followed.

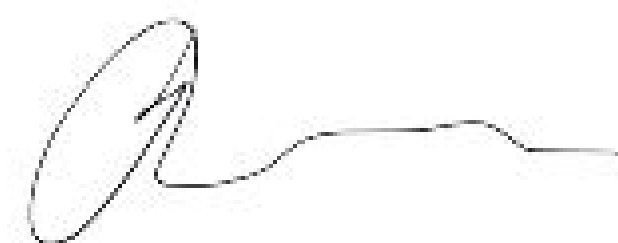
We gave the same attention to every home that you'd expect in a \$2 million house — just in a downsizer size. Every decision, every detail, every conversation came back to one question: 'Is this the home I'd want my mother living in?'

So that's what I did — I built her dream home, then built the surrounding development around it, creating a community that felt just as thoughtful and considered.

At the time, nothing else like it really existed. Not in the way we approached it. The combination proved far more difficult to replicate than people expected — because every part of it had to be considered properly from the beginning.

That experience shaped the direction we continue to pursue today. Homes designed for people who still value independence and connection — but want full ownership, something more manageable, and better suited to the way they live now.

North Ridge Living — the original developers for downsizers aged 45+. Built beyond the standard, so you don't have to compromise



— JOHN SHEARER - MANAGING DIRECTOR





Every home. Every detail. No compromises.

Downsizing, not downgrading

Simplify your home.

Every Styx Mews home has been thoughtfully designed to make the transition feel effortless. Carefully selected finishes. Quality craftsmanship. Considered details throughout — the same standards you'd expect in a much larger home, just sized for the way you actually live now.

Amplify your life.

Less house to look after means more time for everything else. Travel. Family. The garden you actually want, not the lawn you have to mow. Single-level, low-maintenance living, with the lock-up-and-leave ease that gives back your weekends.

Built to keep working.

A space that works for you now, and keeps working for the next twenty years of being active, engaged, and on the move. Single-storey homes built to a standard that doesn't compromise — for the way you live today, and the way you'll want to live tomorrow.



The Detail

Designed to Feel Spacious

2.55m stud height & raised ceilings — brighter, more open, seamless indoor-outdoor flow with entertaining-friendly decking.

Kitchen & Everyday Living

Trendz kitchen with full Bosch appliance package, spacious walk-in pantry, Puremix water filtration system, Tristone benchtops, and Lazio stainless steel sinks.

Comfort & Ease

Mitsubishi 14kW ducted heat pump throughout, private ensuite with frameless glass shower, generous walk-in wardrobes, and Hagley powder-coated aluminium joinery with E-Lok digital entrance lock.

Landscaping & Premium Cladding

All homes include premium Resene exterior cladding in timeless neutral tones, complemented by professionally designed landscaping by Craig at Form Architecture.

Attics & Double + Garages

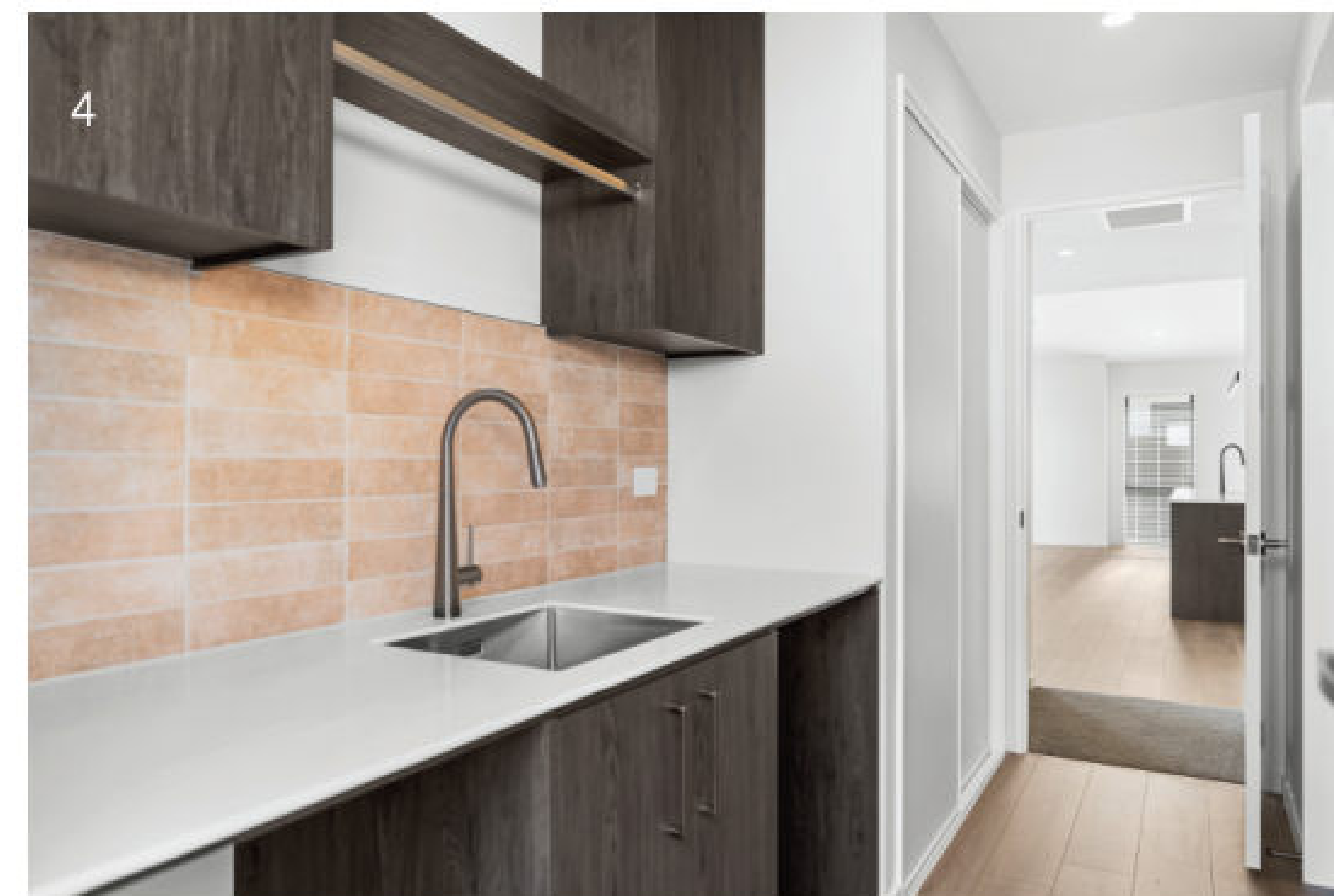
Premium North Ridge Living Double + garage designs with, integrated attic storage, and enhanced space for modern living. Designed to create an additional level of practical storage space.

Full specification schedule available on request. Features listed are subject to change, provided items used are of equal or better quality.

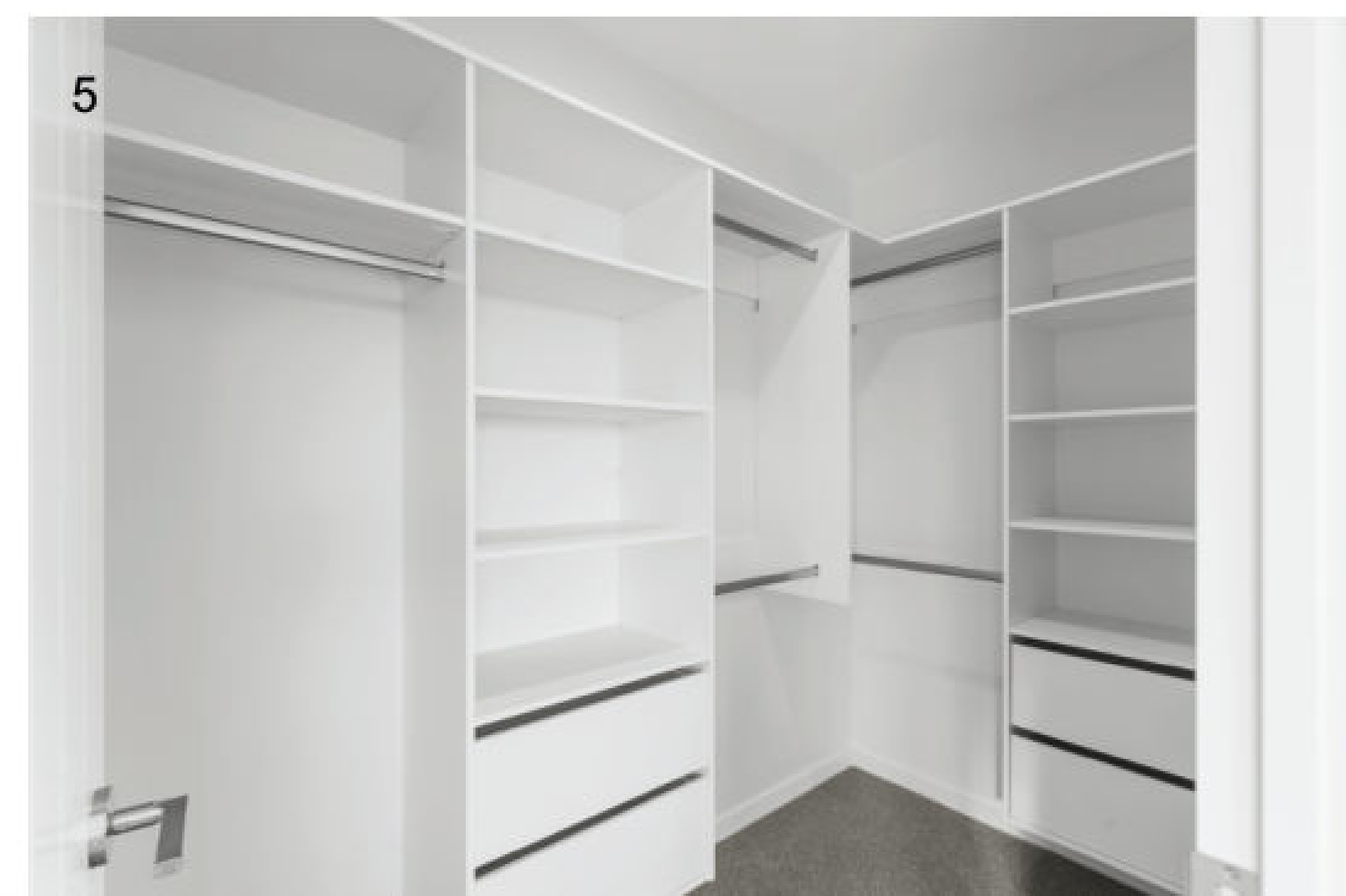


Shown above: master bedroom. Shown below: walk-in pantry, kitchen, and second living room.





1. Landscaping by Form Garden Architecture
2. Living area with elevated stud height.
3. Walk-in pantry
4. Dedicated laundry
5. Walk-in wardrobe



The Process

REFINED CONSTRUCTION PROCESSES, SKILLED TRADES, AND THE TIME-FRAME TO MATCH.

From land development and planning through to architectural design and final landscaping, every part of Styx Mews is carefully considered by our team.

Every home is built by our trusted construction partners to the same standard that has defined North Ridge Living — combining award-winning craftsmanship, and long-standing relationships with the suppliers and trades who consistently deliver the quality our buyers expect.





The Location

WELCOME TO YOUR NEW LOCAL.

WHAT'S NEARBY

01	Styx Mill Conservation Reserve — 57 ha wetland sanctuary, trails, dog park	across road
02	Roto Kohatu Reserve — lakes & cycling	5 min
03	Willowbank Wildlife Reserve	7 min
04	Northwood Supa Centa — supermarket & cafés	4 min
05	Northlands · Northlink · Bishopdale Village	5-10 min
06	Christchurch International Airport	10 min
07	Christchurch CBD	8 min
08	Beaches & the Port Hills	20 min
09	Bus services — Main North Road	2 min

Private, tucked away, and perfectly connected.

Styx Mews is positioned in Casebrook, with the Styx Mill Conservation Reserve directly across the road and Northwood, Belfast and the airport corridor all within minutes.

For active over-45s, the location does something most subdivisions can't. The reserve gives you walking, birdlife and open water from your front door.

The motorway gets you to the city in ten minutes, the beaches in twenty, and the airport in under fifteen. Everything you actually use day-to-day — supermarket, café, GP, pharmacy, hardware — sits inside a five-minute drive.



OUR HOME COLLECTIONS



Three Distinct Home Collections

Thoughtfully designed to suit a range of lifestyles, the Styx development offers three carefully considered home collections

Easy Living Homes, Lifestyle Homes, and Lifestyle Plus Homes.

Each collection has been tailored to provide its own balance of space, functionality, and low-maintenance living, while maintaining the same commitment to quality craftsmanship, thoughtful design, and timeless style throughout the development.

Discover which style of home best suits you — whether it's the enhanced space and added features of our **Lifestyle Plus Homes**, the balance and comfort of our **Lifestyle Homes**, or the refined simplicity of our **Easy Living Homes**.

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Lifestyle Plus Homes

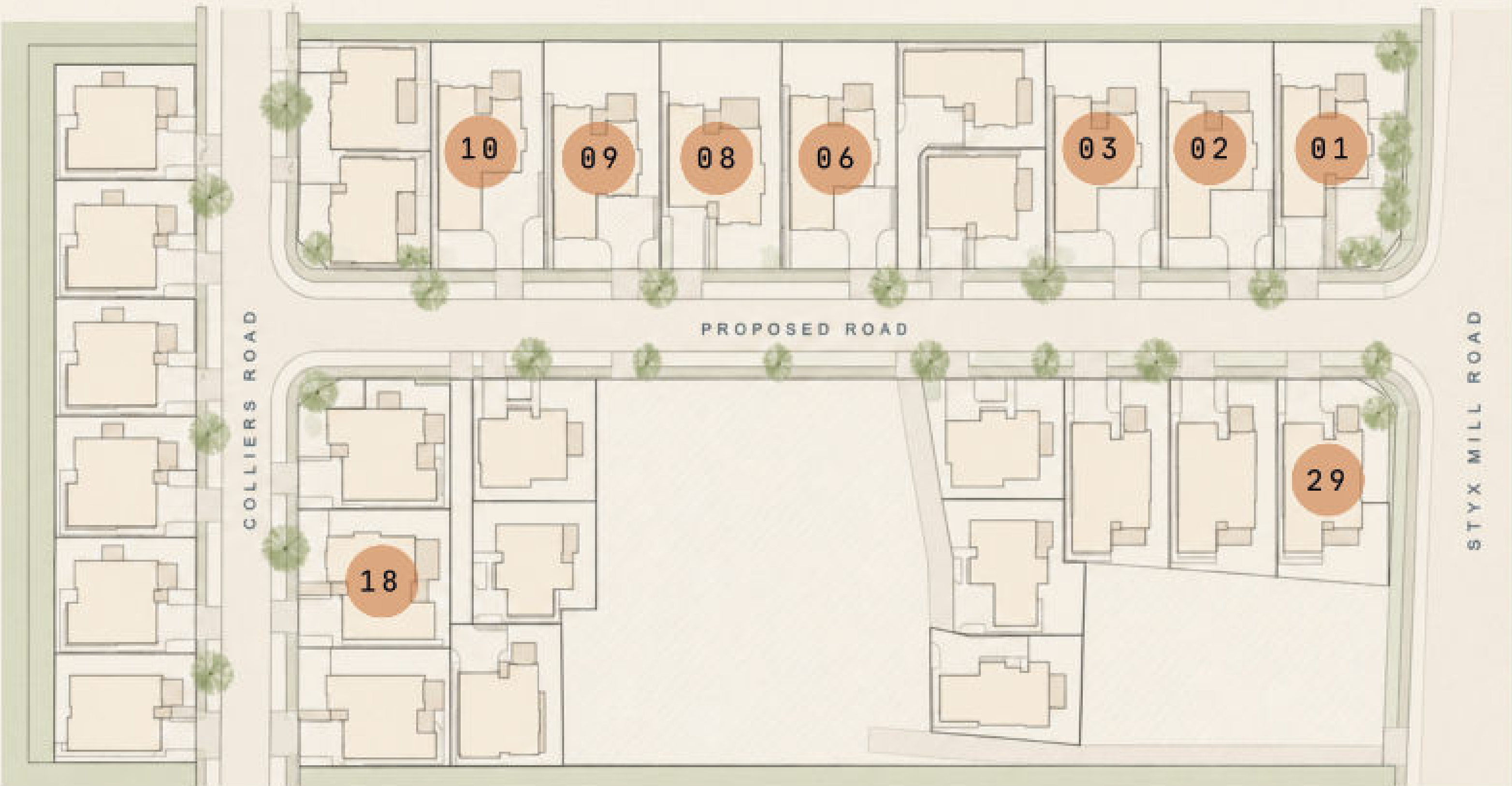
Designed for those seeking to downsize without compromise, our **Lifestyle Plus** lots offer the largest floorplans and section sizes within the development.

Thoughtfully crafted for effortless living, these homes feature enhanced layouts, additional living areas, and premium design elements tailored to modern downsizers wanting comfort, quality, and refinement in a beautifully considered setting.

Perfect for those wanting all the benefits of a low-maintenance lifestyle, while still enjoying the space and flexibility of a larger home.

Garage - Double + / Triple +

An upgraded premium North Ridge Living double garage with additional width or storage space, providing greater flexibility for larger vehicles, workshop space, bikes, or lifestyle storage needs.



Lot	Section	Floor	Bed	Bath	Living	Garage
1	584.8	170.4	2	2	2	Double +
2	558.4	172.1	2	2	2	Double +
3	558.4	175.1	2	2	2	Double +
6	556.9	179.1	2	2	2	Double +
8	595.5	179.9	3	2.5	1	Double +
9	556.9	167.1	2	2	2	Double +
10	557	185.5	2	2	2	Tripple +
18	419.5	181.5	3	2.5	1	Double +
29	460.9	175.9	3	2	2	Double +

Drawings and imagery are indicative only — refer to working drawings and specifications for final construction details.



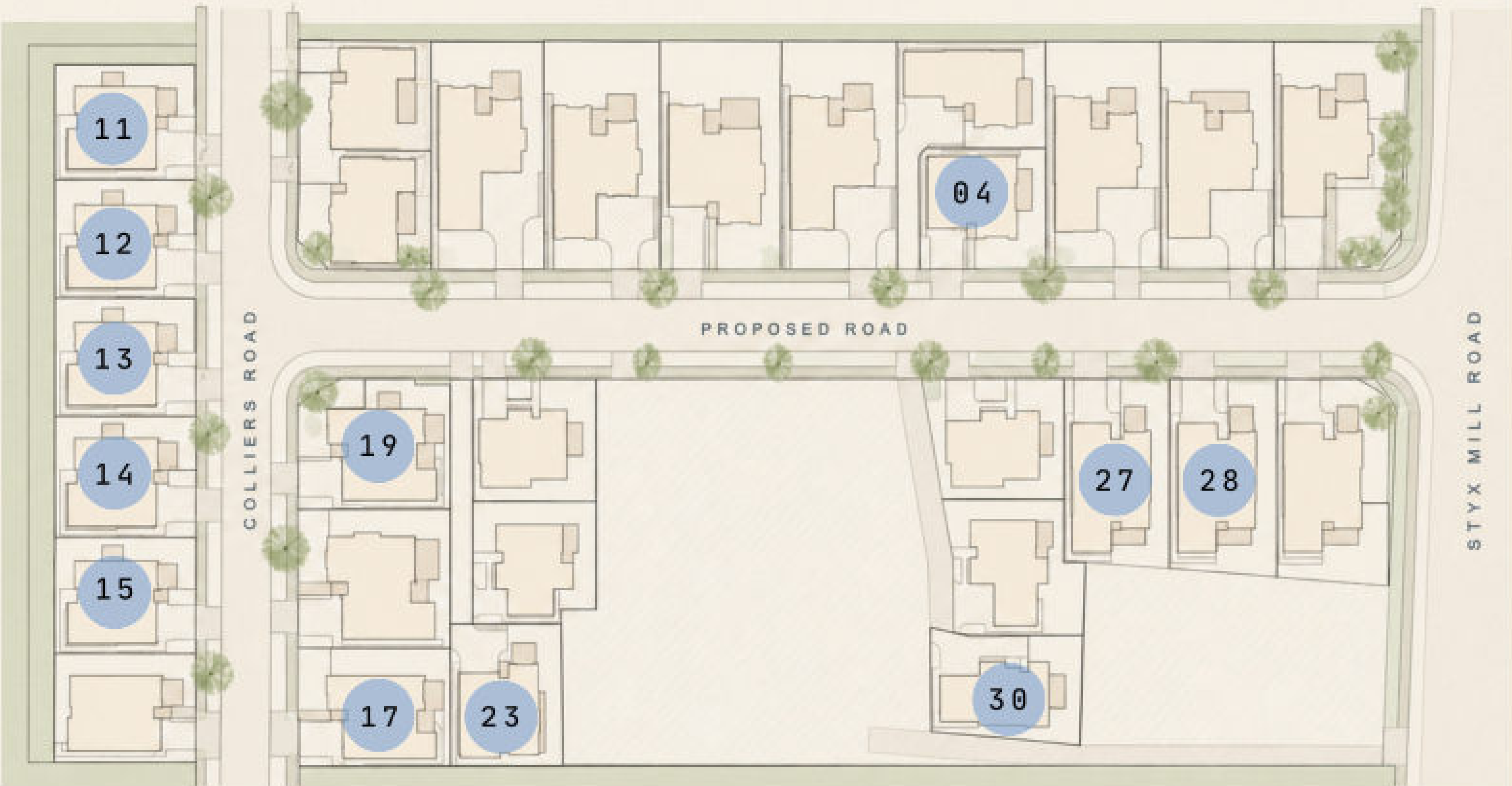
Lifestyle Homes

Perfectly suited to those wanting a beautifully designed home without the need for excess space, our **Lifestyle** lots offer a smart balance of comfort, functionality, and low-maintenance living.

Thoughtfully planned with generous open-plan layouts and quality finishes throughout, these homes are ideal for couples or downsizers looking to simplify their lifestyle while still enjoying the space, comfort, and flexibility of a thoughtfully designed home.

Garage - Double + / Triple +

An upgraded premium North Ridge Living double garage with additional width or storage space, providing greater flexibility for larger vehicles, workshop space, bikes, or lifestyle storage needs.



Lot	Section	Floor	Bedroom	Bathroom	Living	Garage
4	311.8	156	2	2	2	Double +
5	403.8	134.5	3	2	1	Double +
11	349.8	152.1	2	2	2	Double +
12	345.4	152.1	2	2	2	Double +
13	345.2	152.1	2	2	2	Double +
14	345.7	152.1	2	2	2	Double +
15	345.3	152.3	2	2	2	Double +
17	387.4	163.7	3	2	2	Double +
19	385.2	163.3	2	2	2	Double +
23	349.3	150.6	3	2	1	Double +
27	400.4	174.5	3	2	2	Double +
28	418	174.4	3	2	2	Double +
30	331.8	139	3	2	1	Double +

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Easy Living Homes

Designed as a modern alternative to traditional retirement village living, our *easy living* lots are ideal for singles or couples wanting the freedom of independent home ownership alongside the benefits of a connected community lifestyle.

Thoughtfully designed within a smaller, low-maintenance footprint — without compromising on quality or comfort — these homes feature many of the same finishes and design elements found throughout our Lifestyle Plus Lots, while still allowing homeowners to enjoy long-term capital growth and a home that feels refined, complete, and effortlessly liveable.



Lot	Section	Floor	Bedroom	Bath	Living	Garage
7	284.7	116.1	2	2	1	Single
16	344.5	137.4	3	2	1	Single
20	305.9	117.1	2	2	1	Single
21	301.5	120.1	2	2	1	Single
22	294.7	120	2	2	1	Single
25	339.9	130.3	2	2	1	Double
26	320.6	130	2	2	1	Double

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STREET VIEW

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STREET VIEW

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Site Plan

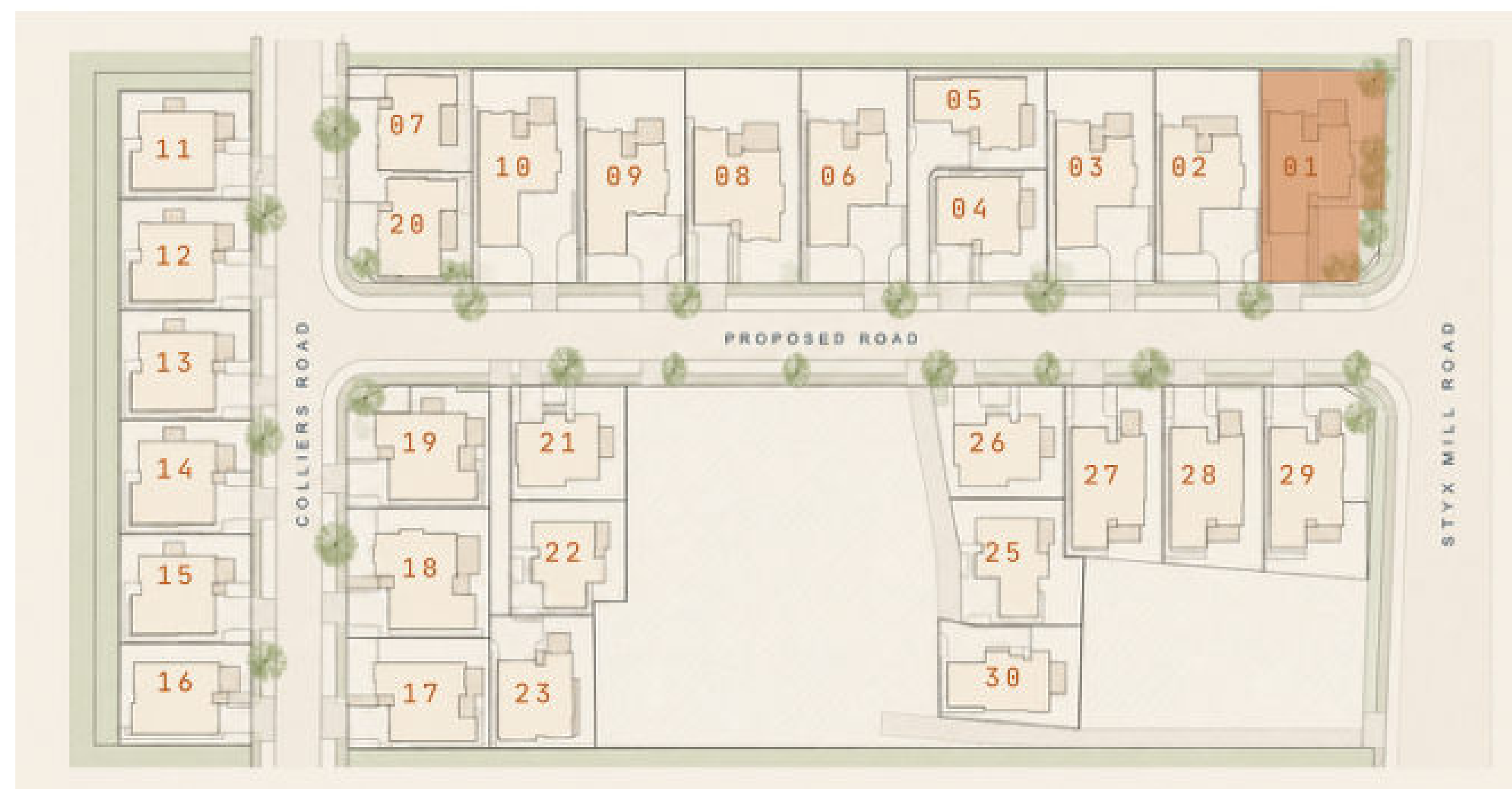
"Building on from the success of Elmbridge, these homes have been thoughtfully designed with a wider range of sizes and styles to suit more lifestyles."

Each home features well-considered layouts, effortless flow, and easy living, allowing homeowners to downsize without compromising on comfort or lifestyle.

Careful placement of rooms and windows has been considered to maximise natural light, warmth, and the surrounding views".

— DEAN GANT · ARCHITECTURAL DESIGNER

LOT 1 WITHIN THE STYX MEWS DEVELOPMENT.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Drawings and imagery are indicative only — refer to working drawings and specifications for final construction details.



Floor Plan

SCHEDULE

AREA	M ²
Floor Area	170.3 m ²
Site Area	584.7 m ²
ROOMS	DIM
Entry	
Living	4.8 × 4.4 m
Dining	5.0 × 3.1 m
Kitchen	3.5 × 2.7 m
Walk-in Pantry	
Bedroom 1	4.2 × 3.2 m
Bedroom 2	3.4 × 3.2 m
Bedroom 3 / Living	4.4 × 3.4 m
Walk-in Robe	
Ensuite	
Bathroom	
Laundry	
Garage	5.8 × 5.8 m
Attic Storage	5.8 × 2.4 m

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Landscaping Plan

Each garden is planned to complement the home's interior spaces, with planting selected for year-round flowering, native birdlife and low ongoing maintenance.

The blend of native and exotic species reflects the seasonal character of Styx itself, creating outdoor spaces that feel settled from the day you move in.



FEATURES

Raised planter

Lawn with timber edge

Timber pergola (optional)

Timber decking

Future spa (optional)

Future glass house (optional)

Raised veg planter

Selected garden shed (optional)

Fence mounted clothesline

Visibility splay

1.8m high timber fence + gate

Light grey sponge finish concrete

GROUND COVERS

FLOWERING SHRUBS

HEDGES / TREES

INSPIRATION



Drawings and imagery are indicative only — refer to working drawings and specifications for final construction details.

External Features

SELECTED FROM THE HIGH QUALITY RANGE THAT
HAS DEFINED EVERY NORTH RIDGE LIVING HOME.



NORTH ELEVATION



Metalcraft T-Rib in
Flaxpod



Metalcraft with
Colonial Quad Gutter
in Flaxpod



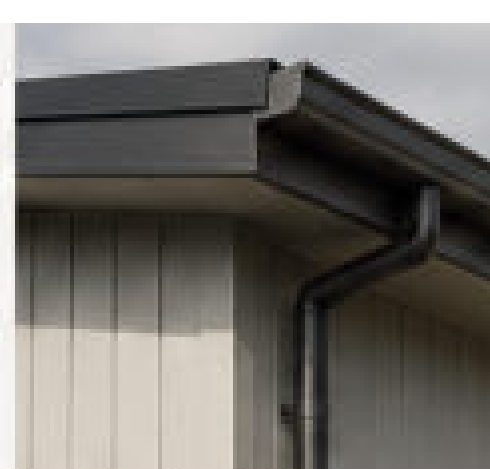
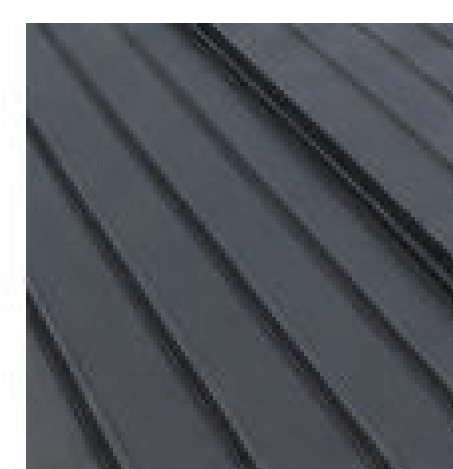
Windsor Doors Flatline
Smooth in Flaxpod



ACC Plaster Cladding
in Resene Triple
Thorndon Cream



James Hardies Vertical
Weatherboard in Resene
Triple Rice Cake



FLAXPOD*
Fascia / Gutter
Downpipes
Roof
Garage Door
Entrance Door & Frame



**RESENE TRIPLE THORNDON
CREAM**
ACC Plaster Cladding Integra



RESENE TRIPLE RICE CAKE
Feature Cladding



RESENE HALF MERINO
Soffit
Garage Door Surround

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FLOORING



Wood Laminate
Armstrong Queenstown Mt Cook

SPLASHBACK TILE



Urban Smoke

BENCH TOP



Tristone in Gala

JOINERY



Melteca Melamine
Snowdrift Naturale

INTERIOR PAINTING

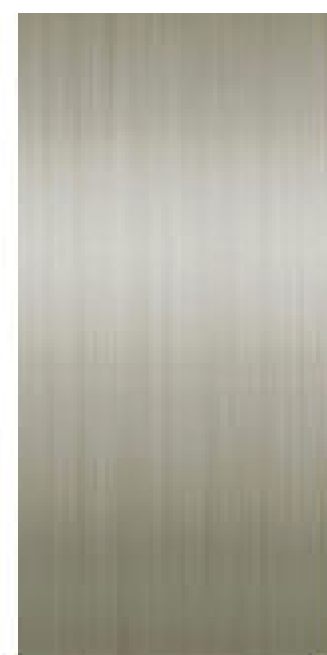


Ceiling & Interior Doors

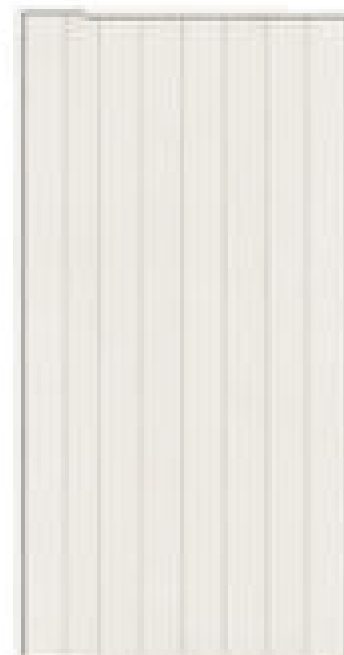


Walls & Skirting

HARDWARE INTERIOR DOORS



Brushed Nickel



Manhattan Groove Style

APPLIANCES BOSCH



BATHROOM TILING



Olympia Shell

BATHROOM VANITY



Sahara wall hung vanity in Green Slate

CARPET

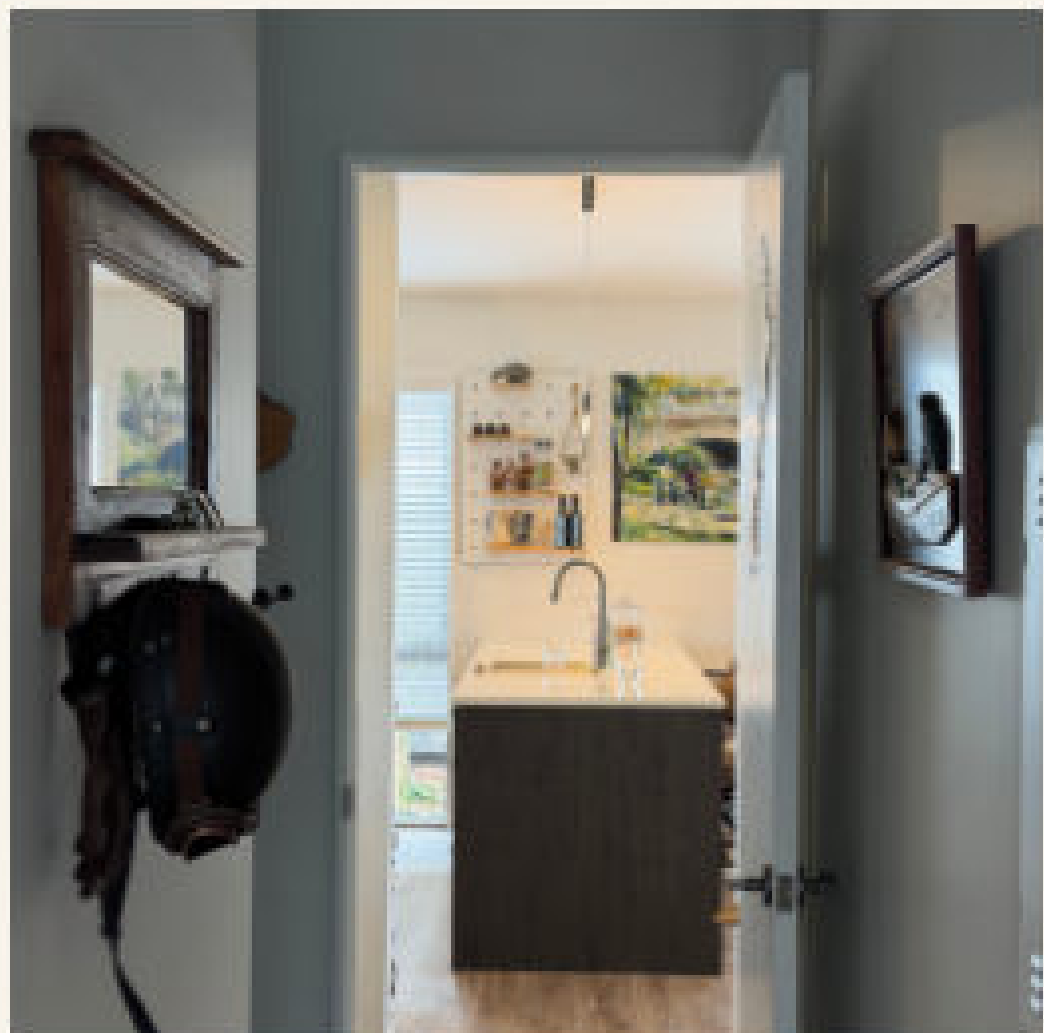


Robert Malcolm Paihia Vogel Street

Internal Features

SELECTED FROM THE HIGH QUALITY RANGE THAT HAS
DEFINED EVERY NORTH RIDGE HOME.

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Elmbridge Mews

OUR FIRST DOWNSIZER DEVELOPMENT PROVED ITS
NOT JUST A HOME, BUT A COMMUNITY WHO CARES.



Pictured: One of many
shared dinners at
Elmbridge Mews.

Where good food,
shared drinks, and a
lifetime of stories bring
neighbours together.



Pictured: John Shearer &
Alan Cole.

Alan was one of the early
Elmbridge Mews home owners.

Both making the most of the
afternoon sun.

STYX MEWS

LOT 1

THE NEXT CHAPTER



NORTH
RIDGE
LIVING

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northridge.nz

THE ORIGINAL DEVELOPERS FOR DOWNSIZERS 45+

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