



CANTERBURY

30 Clyde Road, Upper Riccarton,
Christchurch

equiti

Licensed under the REAA 2008

Completed development at Milton Street, Christchurch



What’s inside?

Welcome to Wolfbrook Residential	2
Testimonials	3
The Development	6
Location	8
Amenities	9
Education	11
Landscape Plan	12
Subdivision Plan	14
Townhouse Details	18
Rental Appraisal	19
Floor Plans & Design	20
Interior and Exterior Finishes	24
Building Specifications	26
Chattels List	27
Maintenance Period & Warranties	33
Rental Guarantee	34
Resident’s Society	35
Why Buy From Wolfbrook Residential	36
Purchasing a Wolfbrook Property	37
Completed Developments	38
Contact Us	41



NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder

Welcome to Wolfbrook Residential

Wolfbrook Residential is one of New Zealand's largest residential property developers with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, and therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 750 homes across New Zealand in the last two years, placing Wolfbrook amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.



“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,
Christchurch

“

The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,
Christchurch





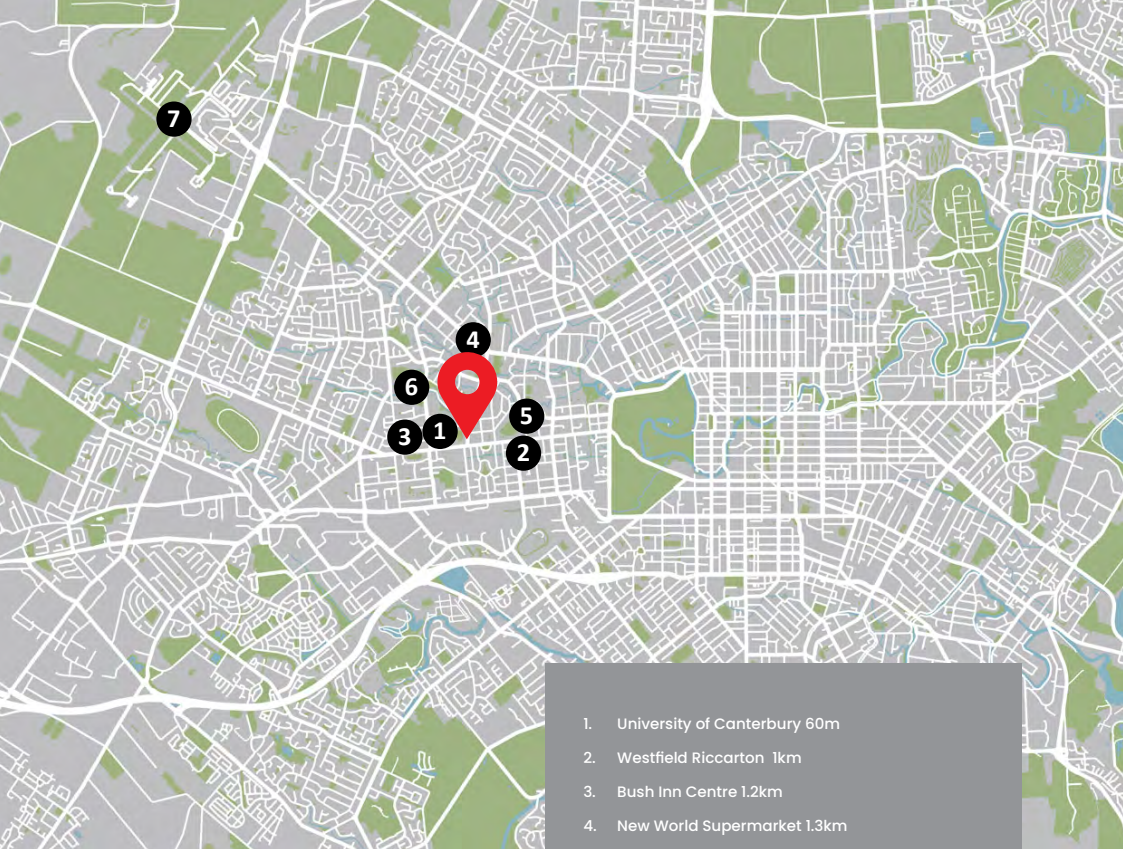
All images are artist's impression only

The Development

Welcome to 30 Clyde Road, Upper Riccarton—a stunning new development featuring 6 architecturally designed homes. Each of these 2-bedroom, 1-bathroom residences include a secure, single-car garage—making them a standout in this sought-after neighbourhood. With a beautiful cedar and brick exterior and thoughtfully crafted interiors, these homes provide the perfect blend of style and practicality for first home buyers or savvy investors.

Inside, the open-plan living area flows seamlessly from the kitchen to the dining and lounge spaces, creating an inviting atmosphere. The kitchen is equipped with high-end Samsung appliances, including a stovetop, oven, dishwasher, and heat pump, ensuring modern convenience at your fingertips. With sleek finishes and well-considered design details throughout, these homes offer both comfort and sophistication.

Move-in ready features such as a keyless entry system for enhanced security and elegant finishes throughout make these homes both practical and inviting. This development is the perfect opportunity to secure your spot in one of Christchurch's most desirable locations.



Amenities



1. University of Canterbury 60m
2. Westfield Riccarton 1km
3. Bush Inn Centre 1.2km
4. New World Supermarket 1.3km
5. Riccarton House and Bush 1.5km
6. Ilam Fields (Sports Ground & Park) 2km
7. Christchurch Airport 6km
8. Christchurch Adventure Park 9.8km (out of view)

Location What's Nearby?

Located on 30 Clyde Road in the highly sought-after Upper Riccarton area, this development enjoys an unbeatable location. Situated just next to the University of Canterbury, these homes are perfect for those working or studying nearby, as well as anyone wanting to be close to city conveniences.

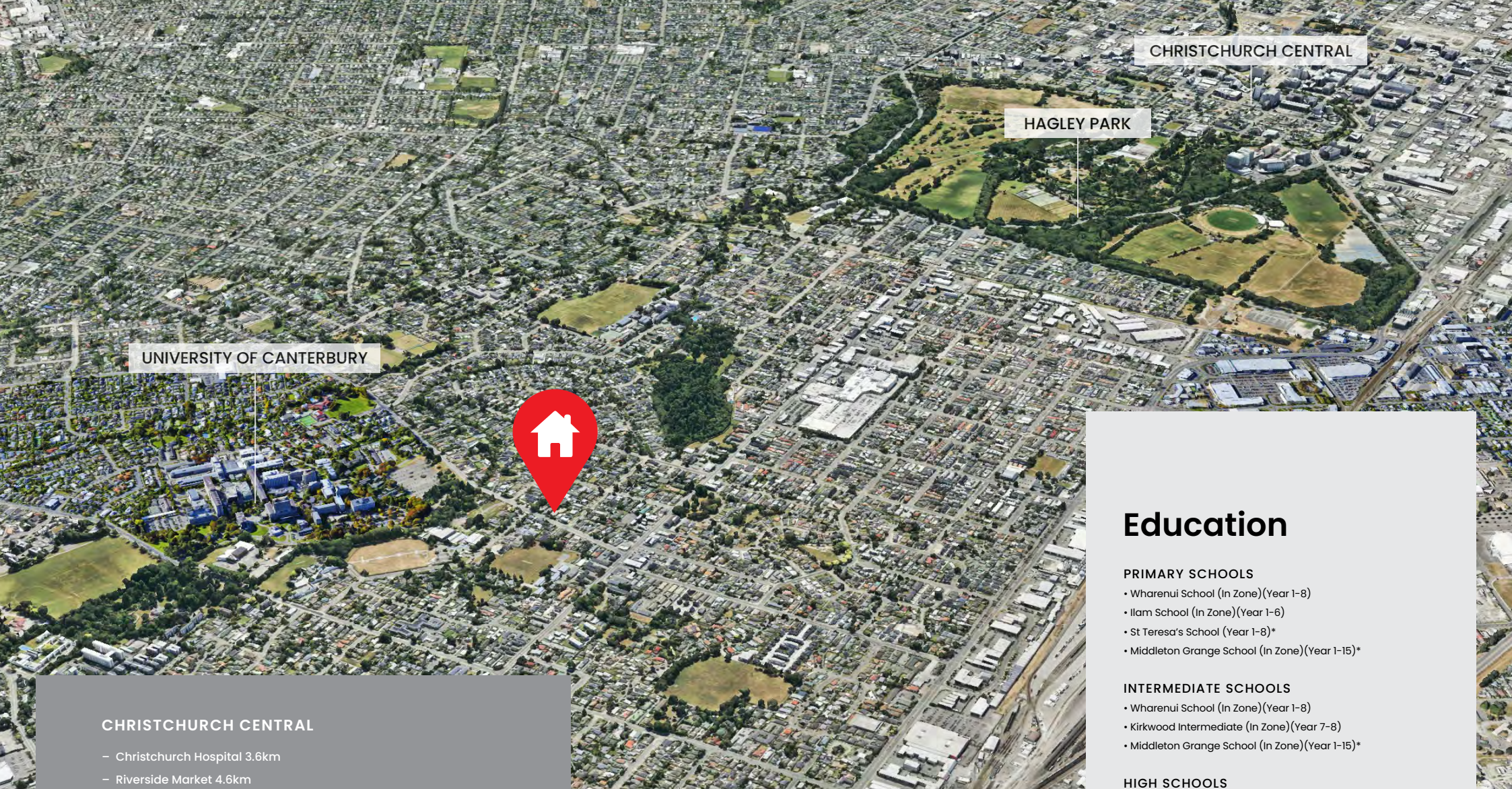
Families will appreciate the excellent zoning, which includes Ilam School, Kirkwood Intermediate, Christchurch Boys' High School, Christchurch Girls' High School, Middleton Grange School—some of the most highly regarded schools in Christchurch. Additionally, with Westfield Riccarton Shopping Centre only a

5-minute drive away, you have easy access to an array of retail stores, supermarkets, and dining options.

For outdoor enthusiasts, Jellie Park is within easy reach, offering swimming pools, sports fields, and walking paths. The central Christchurch CBD is just 10 minutes away, while excellent public transport options make getting around the city convenient.

With its prime location, rare garage features, and modern design, 30 Clyde Road offers an exceptional living experience in one of Christchurch's most desirable suburbs.





CHRISTCHURCH CENTRAL

HAGLEY PARK

UNIVERSITY OF CANTERBURY



CHRISTCHURCH CENTRAL

- Christchurch Hospital 3.6km
- Riverside Market 4.6km
- The Crossing 4.7km
- Ara Institute of Canterbury 5.4km
- The Arts Centre 5.5km
- Christchurch Botanical Gardens 5.6km
- Christchurch Central 5.8km
- Hagley Park 5.9km

Education

PRIMARY SCHOOLS

- Wharenui School (In Zone)(Year 1-8)
- Ilam School (In Zone)(Year 1-6)
- St Teresa's School (Year 1-8)*
- Middleton Grange School (In Zone)(Year 1-15)*

INTERMEDIATE SCHOOLS

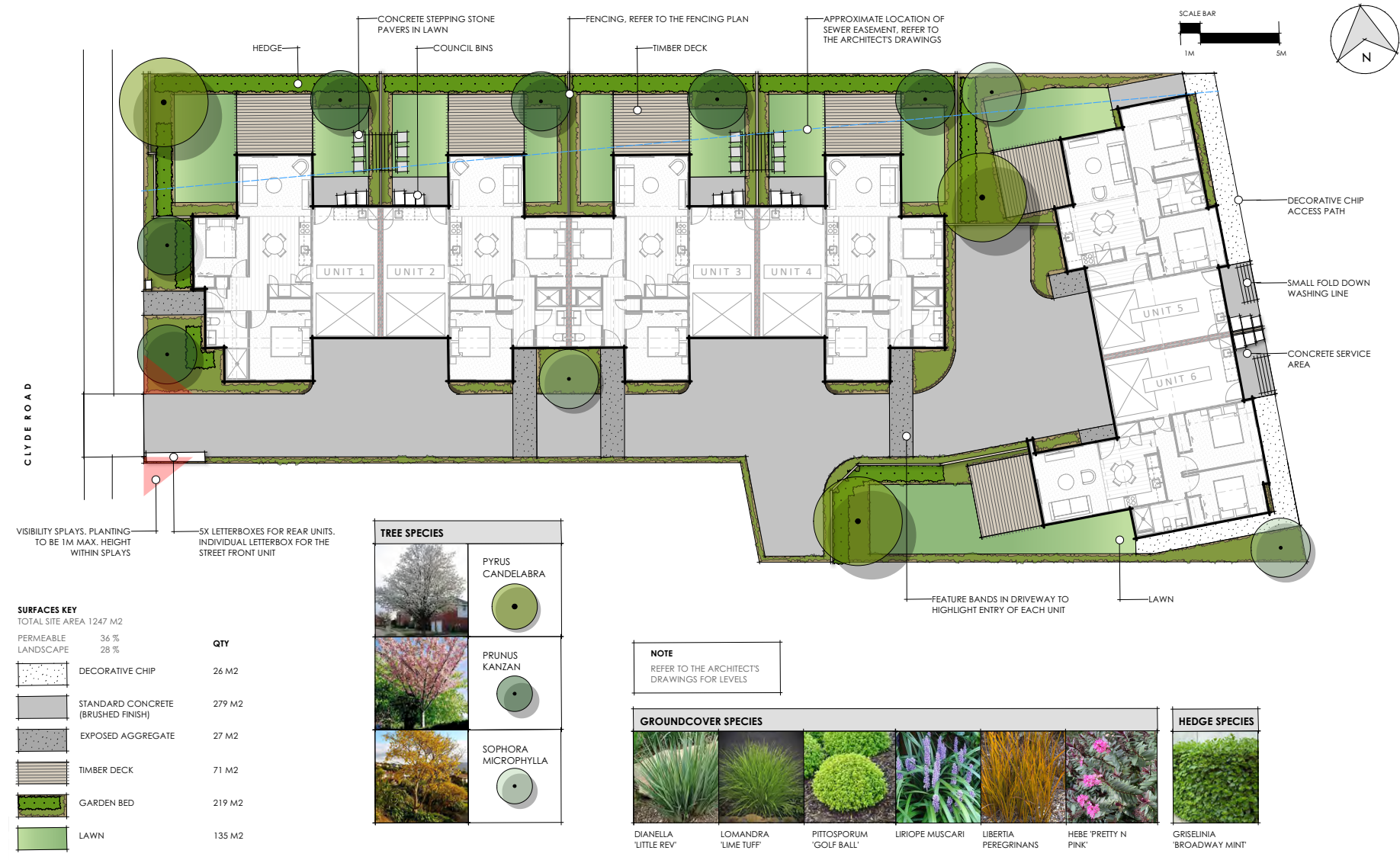
- Wharenui School (In Zone)(Year 1-8)
- Kirkwood Intermediate (In Zone)(Year 7-8)
- Middleton Grange School (In Zone)(Year 1-15)*

HIGH SCHOOLS

- Riccarton High School (In Zone)(Year 9-15)
- Christchurch Boys' High School (In Zone)(Year 9-15)
- Christchurch Girls' High School (In Zone)(Year 9-15)
- Middleton Grange School (In Zone)(Year 1-15)*
- Hagley College (Year 9-15)



Landscape Plan



Subdivision Plan

Freehold Titles



Note:

- 1) Areas and dimensions are subject to final survey and deposit of plans.
- 2) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
- 3) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 4) This plan is subject to the granting of subdivision and/or land use resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

Relevant Consents:

RMA 2024-1734 - Land use consent
TBC - Building consent

District Plan:

Land use Zone:

Residential Suburban Zone

Planning Map: 31

Natural Hazards:

Flood Management Area

Liquefaction Management Area (LMA)

Other Notations:

Christchurch International Airport Protection Surfaces
Riccarton Wastewater Interceptor Catchment Overlay

Easement Notes:

Enable easements in gross to be added.
ROW = Right of way and services easements.
Party Wall easements to be created between all adjoining units.
Service easements to be created as required and to be finalised at s223 stage.

Easements proposed to be surrendered / re-located:

Right to drain sewer in transfer 512049.

6x Lot Fee Simple Subdivision

Conversion from Multi-Unit Residential Complex

**Concept Plan for Marketing
Purposes Only**



Townhouse Details

Unit	Bedrooms	Bathroom	Garage	Unit Size m2	Land Size m2	Price
1	2	1	1	83.58	236	\$775,000
2	2	1	1	83.26	188	\$775,000
3	2	1	1	83.26	188	\$775,000
4	2	1	1	84.11	188	SOLD
5	2	1	1	86.43	200	SOLD
6	2	1	1	83.68	244	SOLD

Rental Appraisal



Friday, 11 October 2024

Thank you for the opportunity to appraise the six townhouses at 30 Clyde Road, Upper Riccarton, Christchurch.

- Units 1, 2, 3 and 4 consist of 2 bedrooms, 1 bathroom and an internal access garage.
I have appraised the weekly rent for these units at \$600.00 per week in this current market.
- Units 5 and 6 (Back corner larger sections) consist of 2 bedrooms, 1 bathroom and an internal access garage.
I have appraised the weekly rent for these units at \$630.00 per week in this current market.

Should you have any questions, please do not hesitate to contact me.

Ed Crothall | Business Development Manager

Wolfbrook Property Management

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz Unit 4, 25 Churchill Street, Christchurch 8013 wolfbrookpm.co.nz

Floor Plans & Design

Units 1 - 4



All images are artist's impression only



UNIT 1 FLOOR PLAN



UNIT 2-4 FLOOR PLAN



UNIT 5 FLOOR PLAN



UNIT 6 FLOOR PLAN

Interior & Exterior Finishes

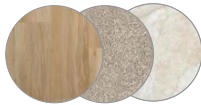
Exterior Finishes

Roof	Coloursteel Flaxpod
Gutter & Fascia	Coloursteel Flaxpod
Window Joinery	Coloursteel Flaxpod
Cedar	Dryden Wood Oil - Dryhills
Brick	Midland Brick - Tipico Range - Albillo
Soffits	Resene White
Entrance Door	Coloursteel Flaxpod
Garage Door	Coloursteel Flaxpod



Interior Finishes

Hard Flooring	Godfrey Hirst Grande Ultimo Vinyl - Lucca *
Carpet	Feltex Cable Bay in Cockle with 11mm underlay *
Tiles	600 x 600 Tiles - Olympia Shell - Matte



Colour Scheme

Ceiling	Resene Quarter Rice Cake
Trims, Doors & Windows	Resene Quarter Rice Cake
Walls & Skirtings	Resene Rice Cake



Kitchen & Laundry

Benchtop	Prime Stone - Alto - Polished
Cabinetry Colour 1	Prime - Baroque - Velvet
Cabinetry Colour 2	Bestwood Melamine - Quarter Nappa - Velvet Finish
Handles	Ghost Handles
Sink mixer	Robertson Uno Kitchen Square Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Piccolo - White Gloss - 53x210mm - Vertical Stack



*or similar

We have used Prime Stone Benchtops in this development. Prime Stone is a high quality, engineered stone that is low maintenance, hygienic, easy to clean and with an excellent ability to resist stains and bacteria. It's made up of at least 93% natural quartz and 7% resin. It's a beautiful addition to our kitchen designs and a timeless option.



Building Specifications

Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R6.6 *

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Brick & Cedar
Window & Door Joinery	Double glazed, powder coated aluminum

Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower <small>(Unit 1)</small>	Atlantis - Tuscant - Easy Tile Shower - 900x1600mm
Shower <small>(Unit 2-4 & 6)</small>	Atlantis - Symphony - Easy Tile Shower - 900x1200mm
Shower <small>(Unit 5)</small>	Atlantis - Botique - Easy Tile Shower - 900x900mm
Shower Walls	Reptiles - 600 x 600 Tiles - Olympia Shell - Matte
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Uno Fittings - Chrome
Toilet	Newtech - Casalino back to wall Toilet
Vanity	Newtech Brookfield Double Tier - Wall Hung - Possum - 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet - Gloss White - 750mm
Heated Towel Rail	Evoke Heated Towel Ladder - Chrome
Wall Heater	Weiss - Bathroom Heater - Silver
Tiled Splashback	Reptiles - Piccolo - White Gloss - 53x210mm - Vertical Stack

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck or Paved Courtyard, planted w/ a mixture of plants & trees as per landscape plan * Or similar



HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung WindFree™ Heatpump/Air Purifier
- Blinds
- Bike Storage (refer landscape plan)
- Digital Touch Pad – Schlage Artus – Satin Nickel Plate
- Clothesline
- Boxdesign – Letter Box
- EV Charger – Supply and Install available for an additional \$3,450.00 incl GST



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

SAMSUNG



Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.

Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.





SHOWER

Shower: Atlantis Easy Tile Shower
Shower Base Tiles: Olympia Shell - Matte
Shower Walls Tiles: Olympia Shell - Matte
Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Olympia Shell - Matte

All images are artist's impression only



Completed development at Raukawa St, Lower Hutt

Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above let's talk further.

2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word. *T&C's apply please visit www.wolfbrook.co.nz



Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit wolfbrook.co.nz/residents-society

APPROX ANNUAL LEVY

\$3250.00

INCLUDING INSURANCE.

Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design

and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Completed development at Dellwood Ave, Auckland



Our Building Guarantees

Home Completion Guarantee Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty If your new home isn't quite right we'll fix it.

10 Year Structural Warranty Your new home will stand the test of time.

Purchasing a Wolfbrook Property

STEP 1.

Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

STEP 2.

Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

STEP 3.

Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

STEP 4.

Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

STEP 5.

Sit Back and Relax

Your new investment property is in good hands- professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.

Completed Developments

WOLFBROOK HAVE COMPLETED OVER 600 PROPERTIES IN THE LAST 3 YEARS
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units

The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





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