

# 36 ALLARD STREET

St Albans, Christchurch

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4 Architecturally designed townhouses



# BROOKSFIELD

0800 548 454 | [brooksfield.co.nz](https://www.brooksfield.co.nz)

# ABOUT US

Brooksfield

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Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

Over the past few years we have fine tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability and affordability.

**“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”**

- Vincent Holloway, Brooksfield director

## THE BROOKSFIELD DIFFERENCE

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We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home you'll find stone benchtops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.

Recently completed development at 24 Hendon Street

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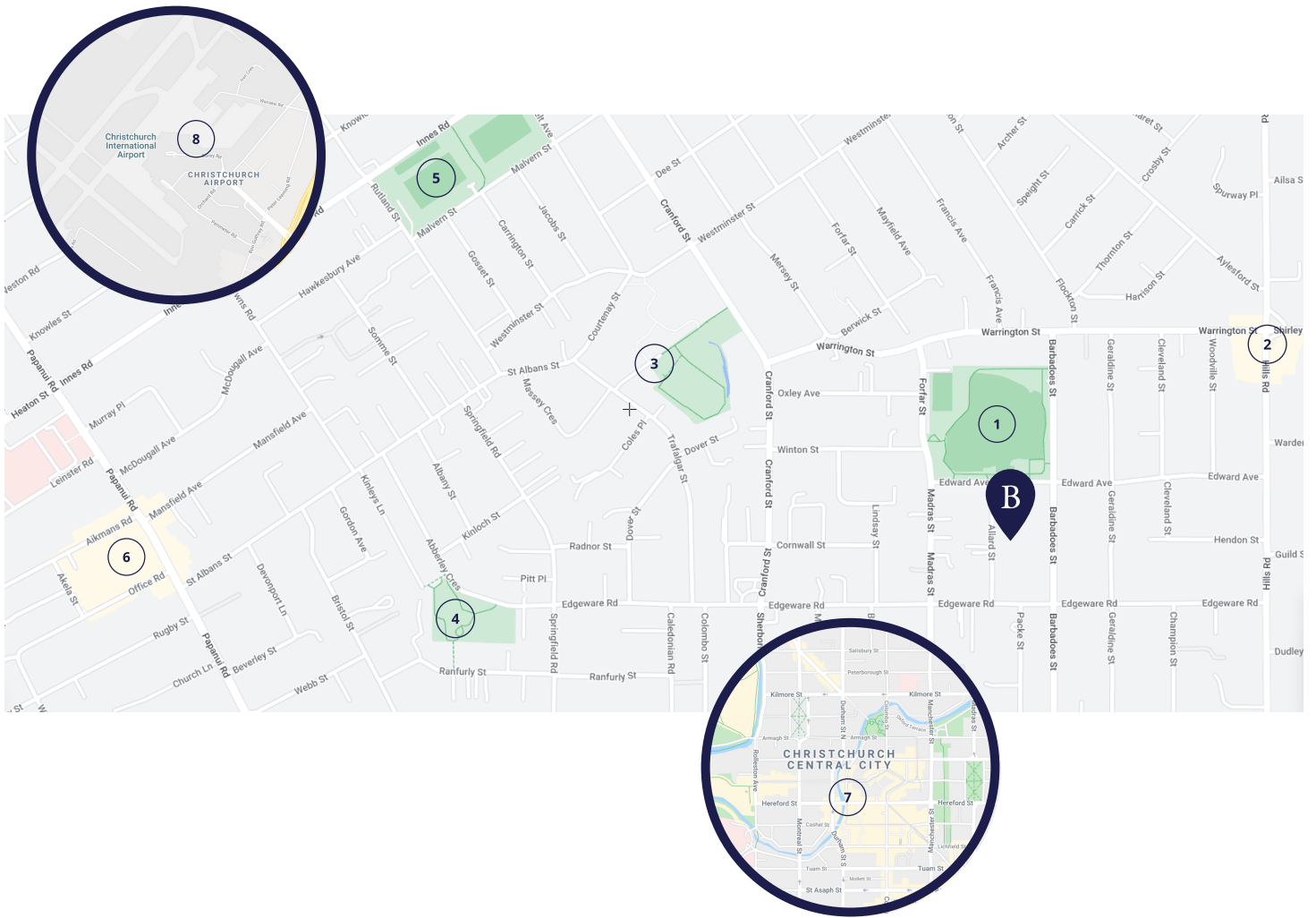
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# LOCATION

36 Allard Street

These Brookfields Heritage homes are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stones throw from many local amenities, schools, parks and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 St Albans Park - 50m
- 2 Edgware Village - 950m
- 3 St Albans School - 1.1km
- 4 Abberley Park - 1.3km
- 5 Malvern Park - 1.6km
- 6 Merivale Mall - 2.3km
- 7 Christchurch Central City - 2.8km
- 8 Christchurch International Airport - 11km (18min)

**BROOKSFIELD**

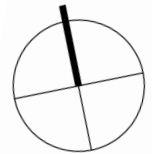
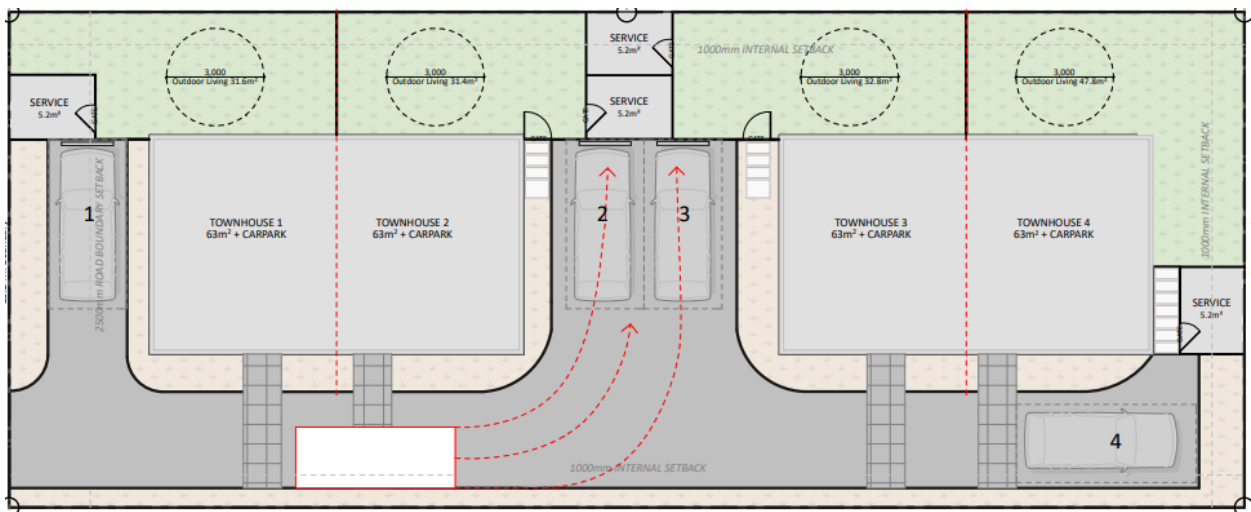
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# LAYOUT

36 Allard Street

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features an excellent outdoor living area and single off-street car park. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



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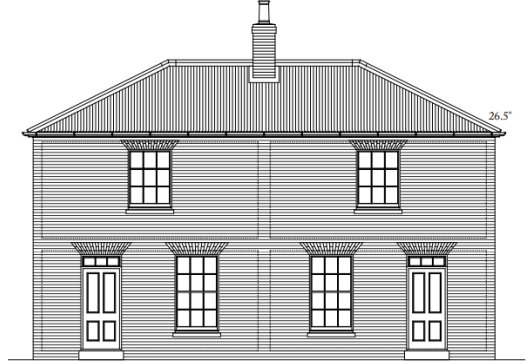
# ELEVATIONS

36 Allard Street

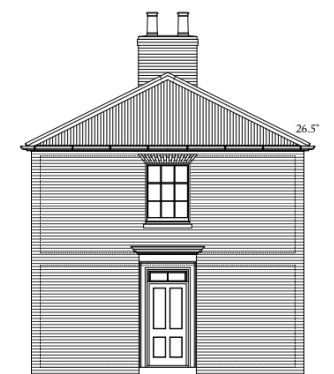
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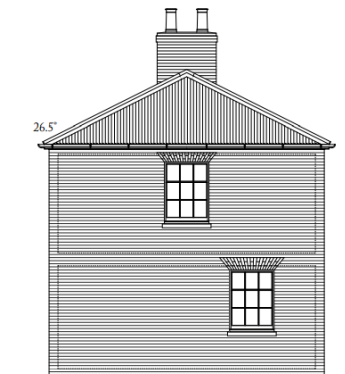
1 SOUTH ELEVATION  
1:50 @ A1 / 1:100 @ A3



2 NORTH ELEVATION  
1:50 @ A1 / 1:100 @ A3



3 WEST ELEVATION  
1:50 @ A1 / 1:100 @ A3



4 EAST ELEVATION  
1:50 @ A1 / 1:100 @ A3

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# DESIGN

Brookfield Heritage

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These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

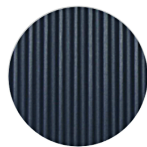
## COLOURS AND SPECIFICATIONS

Exterior

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Cladding - Brick



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2  
keyless entry

Interior

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Walls - Half Merino  
Low-VOC Paint



Skirtings, Ceilings & Doors -  
Quarter Merino  
Low-VOC Paint



Bathroom Wall Tile



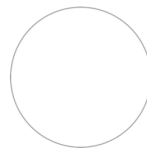
Entrance Floor Tile



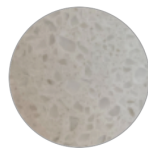
Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French  
Country White



Kitchen Bench - Stone -  
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all  
living areas



Venetian Blinds - White -  
Bedrooms



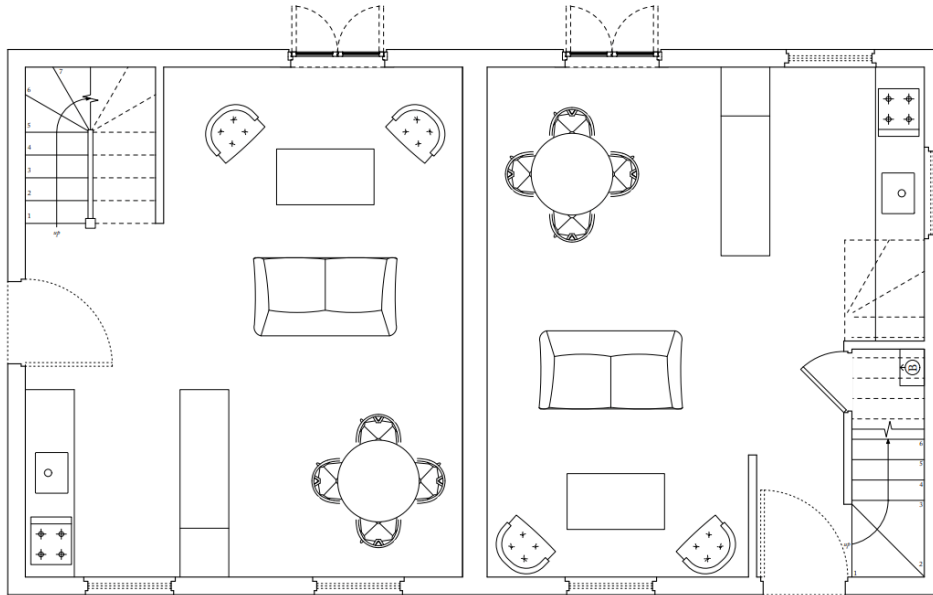
Wool Insulation

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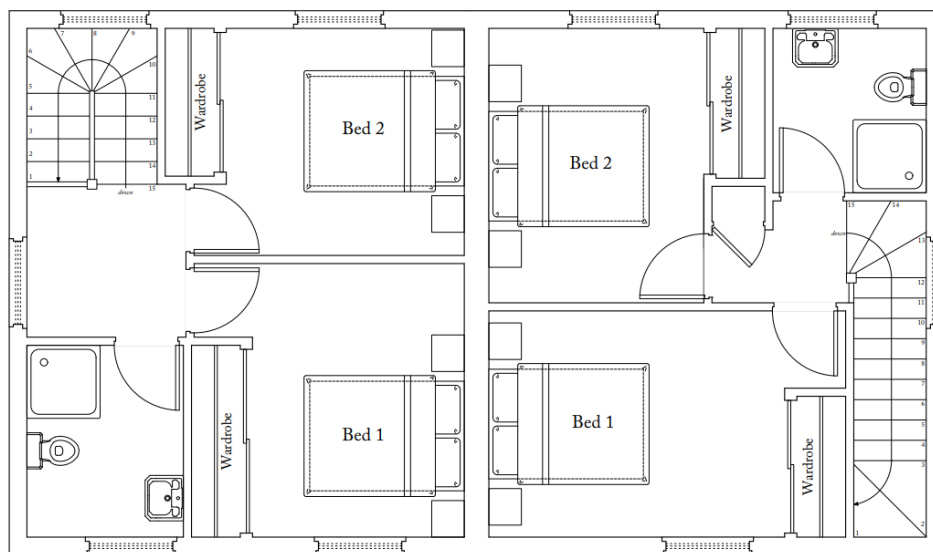
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# FLOOR PLAN - HOMES 1 & 2

36 Allard Street



House 1 Ground floor House 2



House 1 First floor House 2

These homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which opens to the dining space and living area. A large, north facing outdoor living terrace flows off the living area which is well positioned to capture all day sun. Upstairs is two double bedrooms, both with double wardrobes and the full tiled bathroom. These homes are completed by a single off-street carpark.

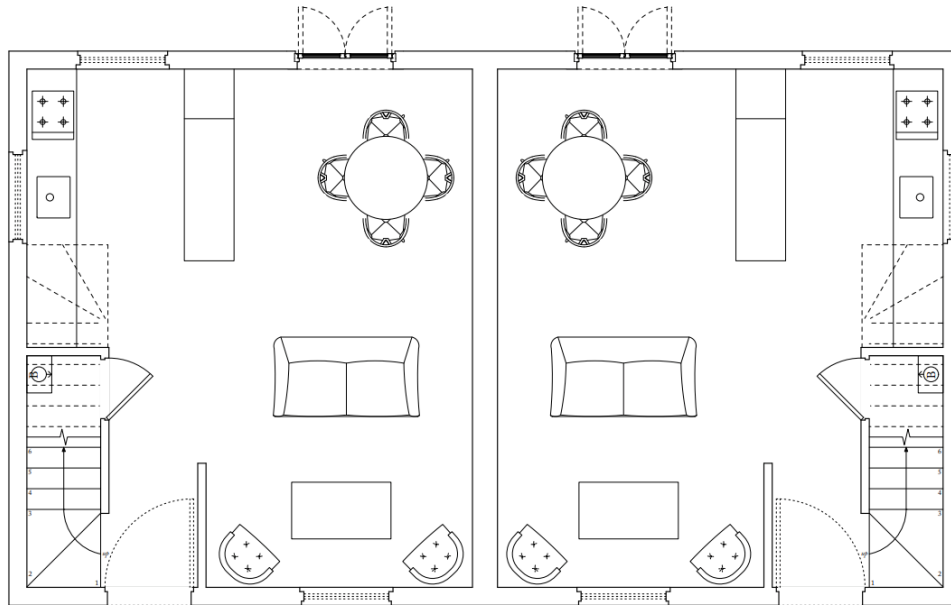
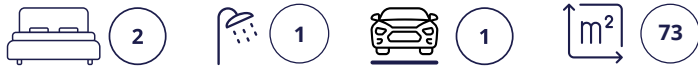
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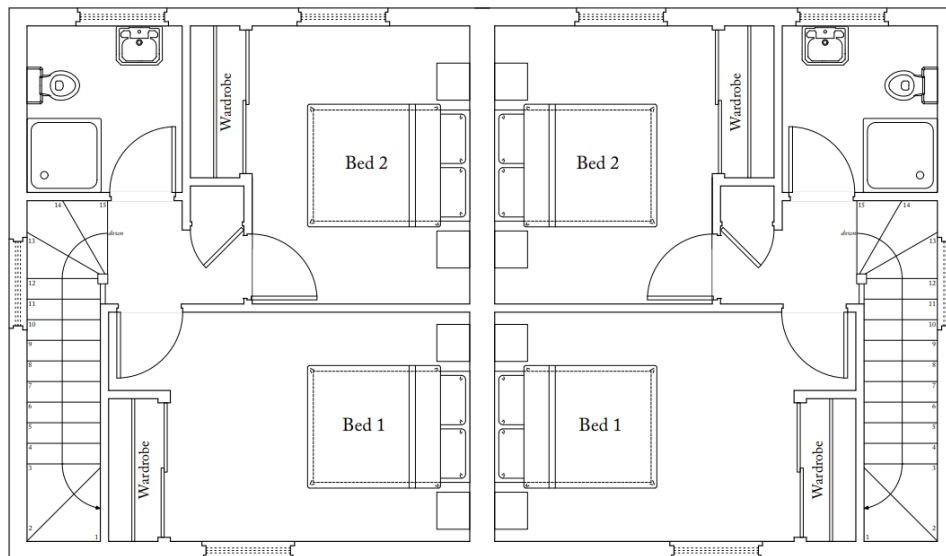


# FLOOR PLANS - HOMES 3 & 4

36 Allard Street



House 3 Ground floor House 4



House 3 First floor House 4

These homes feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which opens to the dining space and living area. A large, north facing outdoor living terrace flows off the living area which is well positioned to capture all day sun. Upstairs is two double bedrooms, both with double wardrobes and the full tiled bathroom. These homes are completed by a single off-street carpark.

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# PLUMBING AND ELECTRICAL

## Plumbing

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Kitchen Mixer - Heritage Posh  
Canterbury - 4 Star water rating



Bathroom Vanity - English  
classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh  
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh  
Domaine Brass Rail Shower



Bathroom mixers - Heritage  
Posh Canterbury, 4 star water  
rating



Heritage toilet roll holder

## Electrical

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Heated towel rail - 400x600  
Elan 20R



Mirror - round mirror with  
demist heater behind



Downlights - LED Switch  
downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068  
heater

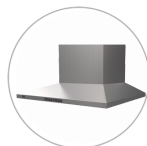
# APPLIANCES

## Appliances

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Oven - Beko Single  
Built in Oven



Rangehood - Beko Canopy  
Ranfgehood



Cook Top - Beko 4 zone  
Ceramic Cooktop



Dishwasher - Fisher & Paykel  
Single Dishwasher



Heat Pump - Fujitsu - KW  
dependant on size to meet  
tenancy regulations

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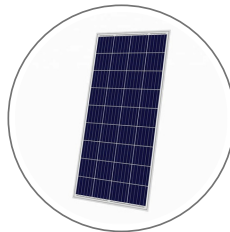
# SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

## Solar power system



Green Catch Solar Diverter  
5 Year Product Warranty

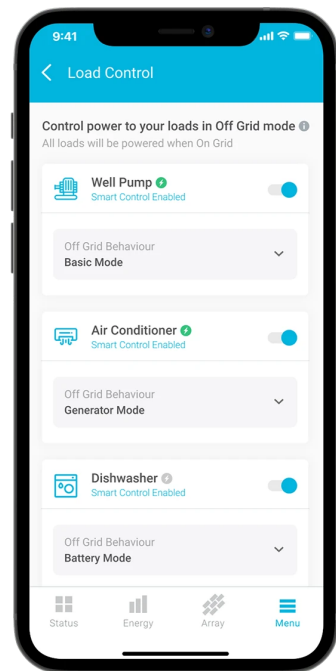
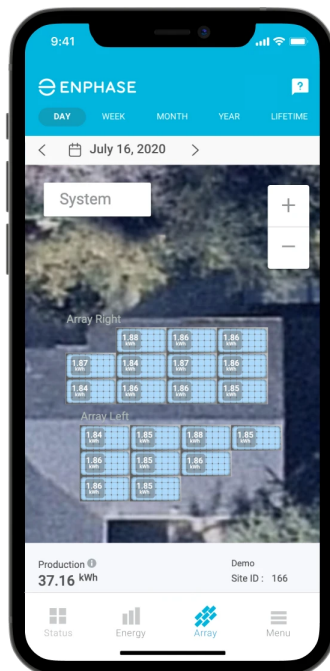


Jinko Solar Panels  
25 Year Product Warranty



Enphase IQ7A Microinverter  
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.



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# RENTAL APPRAISAL

36 Allard Street, St Albans

23rd June 2022



Thank you for the opportunity to provide a rental assessment on the proposed homes at 36 Allard Street. This floor-plan includes a large open plan kitchen/dining/living, two double bedrooms and full tiled bathroom. Each home features a north facing outdoor living area and are each completed by an of street car park.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$495 - \$525** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Grady Cunniffe  
Senior Property Manager  
Phone: 021 224 1717  
Email: [grady@brooksfeld.co.nz](mailto:grady@brooksfeld.co.nz)

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

## BROOKSFIELD

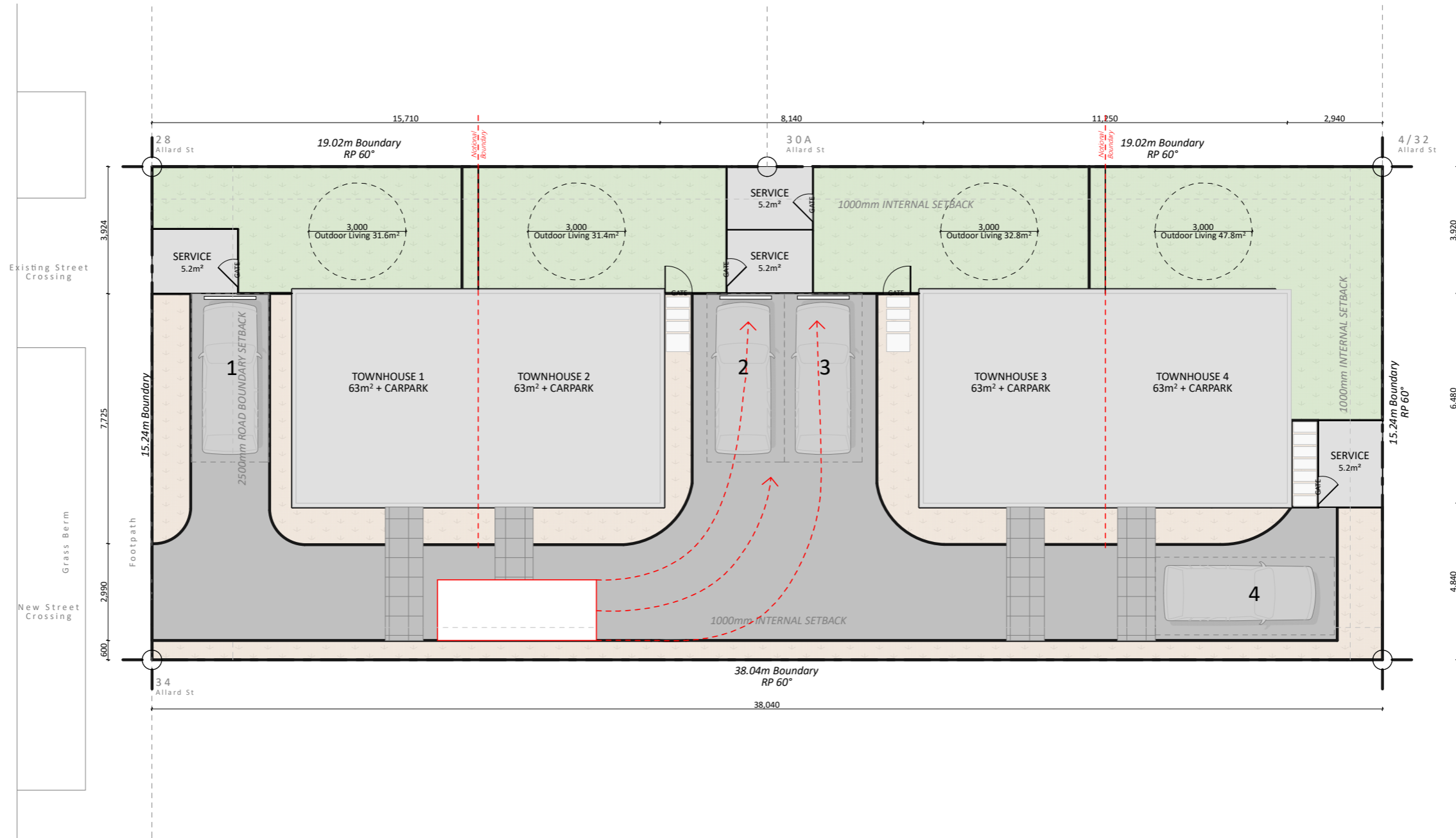
— PROPERTY MANAGEMENT —

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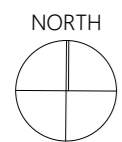
## BROOKSFIELD

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ALLARD STREET



**O. SITE PLAN**  
SCALE 1:150



**PROJECT INFO:**

Address: 36 Allard Street  
Edgware  
Christchurch

Legal Description: Lot 3 DP 16463  
Title: CB569/84

Site Area: 579m<sup>2</sup> (more or less)

Building Area: House foundations 154m<sup>2</sup>  
Total area housing 260m<sup>2</sup>

Site Coverage: 25.6%

Planning Zone: RSDT  
Wind Zone: Low  
Earthquake Zone: 2, TC3  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Natural Hazards: Flood Management Area  
Liquefaction Area

**SITE PLAN LEGEND**

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area  
Brushed concrete to engineers specifications
- Vegetation  
Refer to Landscape Design for further detail.

**SITE PLAN GENERAL NOTES**

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. sediment on footpaths and roads will be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.

Stockpiles to be covered with impervious sheet.

Excavated topsoil is to be spread around the site and flatted where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.

Work area shall be protected by site fencing to comply with F5.

**BROOKSFIELD**  
HERITAGE

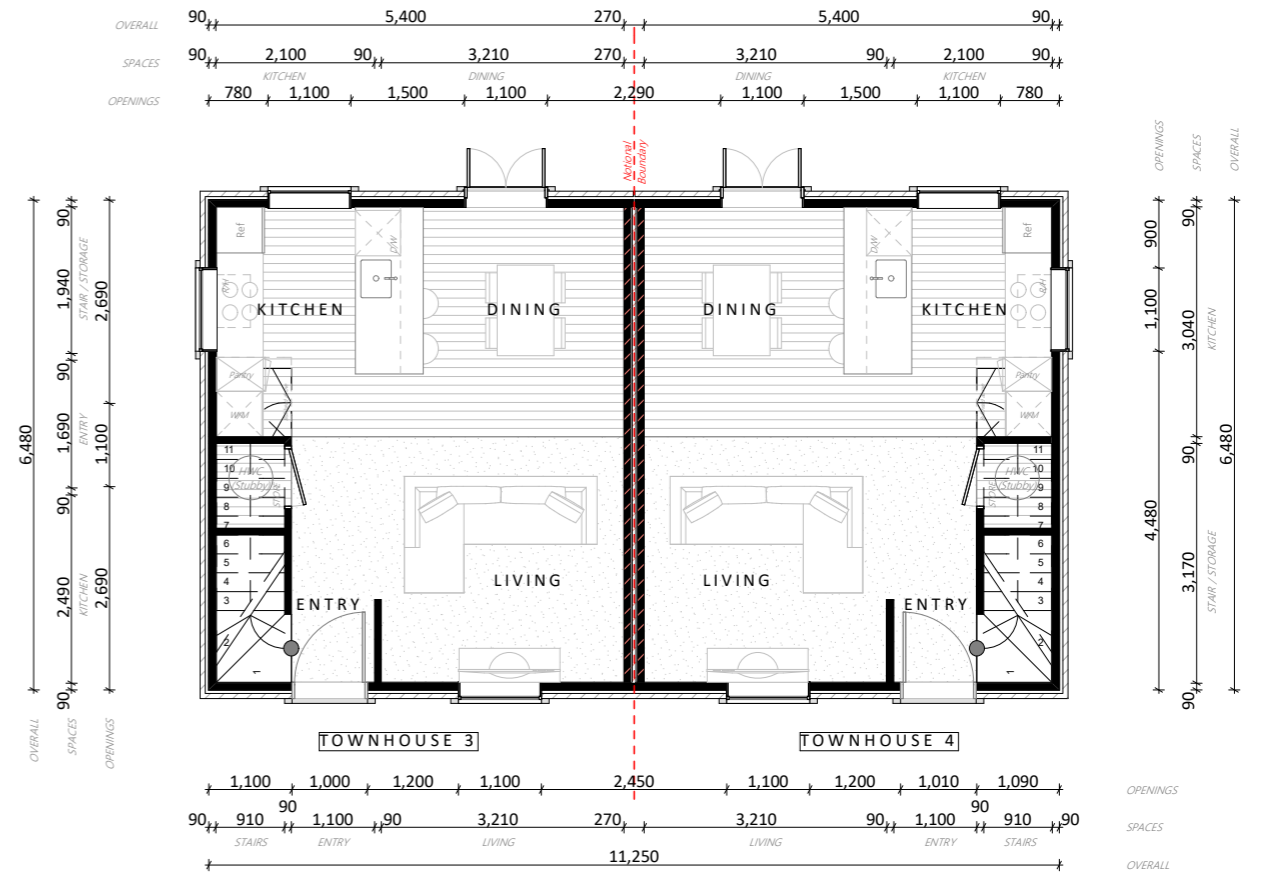
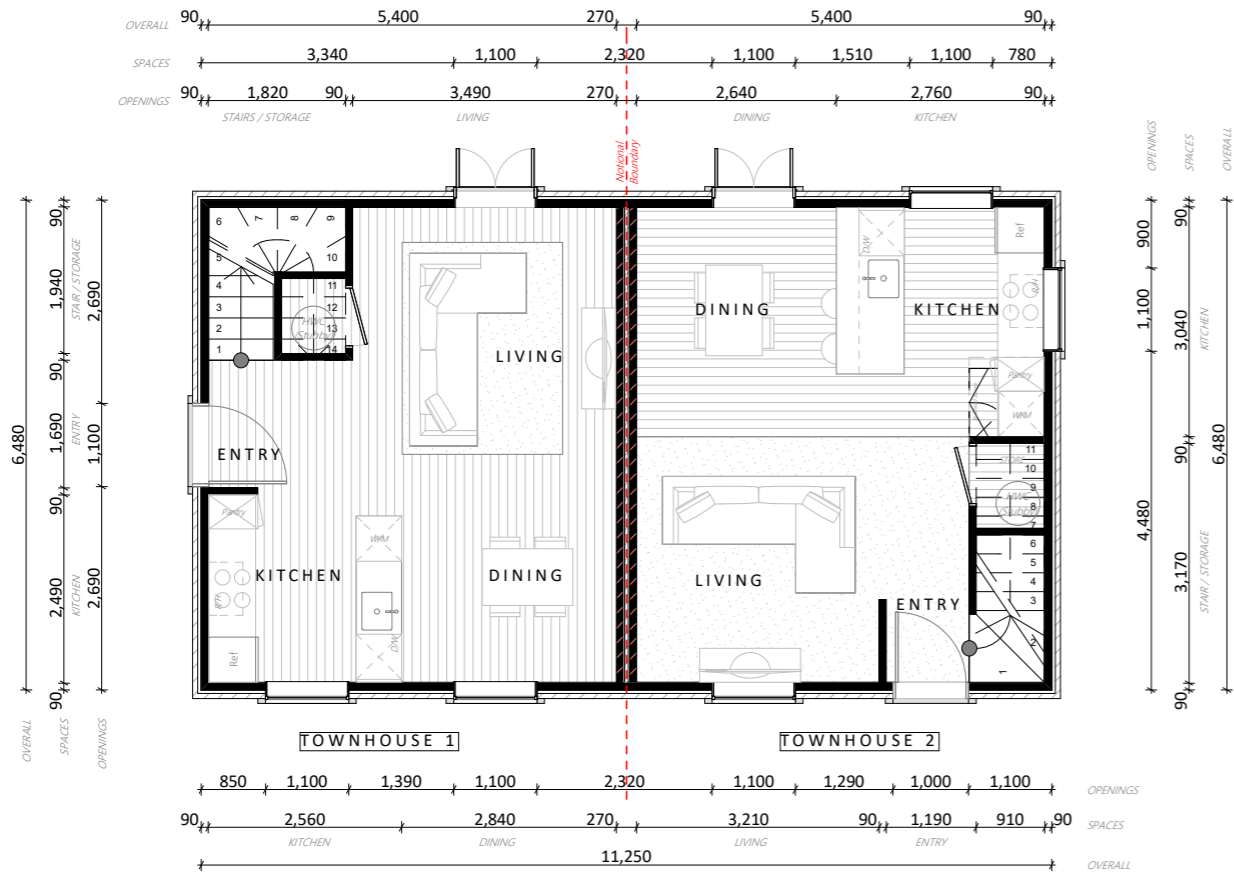
PROJECT NAME  
Allard Street Townhouses

PROJECT ADDRESS  
36 Allard Street  
Edgware  
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.  
SITE PLAN



**1. GROUND FLOOR PLAN**  
SCALE 1:100

**LEGEND - WALLS**

- 
 90mm Timber Framed wall (external wall)  
 - 10mm GIB Board internal lining  
 - 6mm Ply Lining  
 - 40mm drained cavity  
 - 70 series brick
- 
 90mm Timber Framed wall (internal wall)  
 - 10mm GIB Board internal lining both sides
- 
 Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

**WALL NOTES:**

- All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.
- All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise
- 90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding
- Top Plate Fixing:** Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
- Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

**GENERAL NOTES:**

- All entries and exits to be in accordance with NZBC D1/AS1.
- Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.
- Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.
- Kitchen bench top to comply with NZBC G3/AS1.
- Refer to Door and Window schedules for lintel sizes.
- Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.
- Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)
- All exposed fixings to be stainless steel
- Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.
- Contractor to furnish and install all hardware unless noted otherwise.
- Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Allard Street Townhouses

PROJECT ADDRESS  
36 Allard Street  
Edgeware  
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.  
FLOOR PLANS





**2. FIRST FLOOR PLAN**  
SCALE 1:100

**LEGEND - WALLS**

-  90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 6mm Ply Lining  
- 40mm drained cavity  
- 70 series brick
-  90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
-  Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

**WALL NOTES:**

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- All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise
- 90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding
- Top Plate Fixing:** Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
- Bottom Plate Fixing:** Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

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**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Allard Street Townhouses

PROJECT ADDRESS  
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Edgware  
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.  
FLOOR PLANS



**E-03 SOUTH ELEVATION**  
SCALE 1:100



**E-02 EAST ELEVATION**  
SCALE 1:100



**E-04 WEST ELEVATION (STREET ELEVATION)**  
SCALE 1:100

**BROOKSFIELD**  
HERITAGE

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Edgware  
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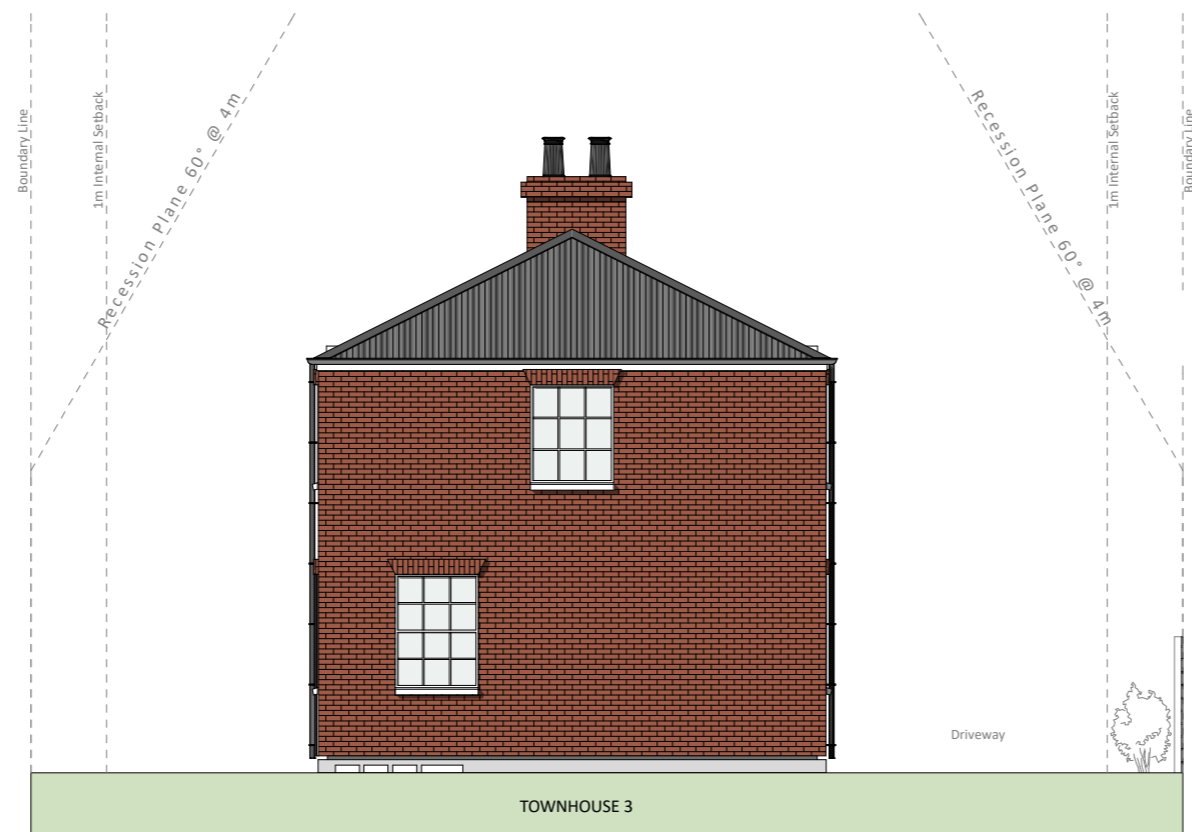
DRAWING NO. REVISION

**A200** **A**

DRAWING NO.  
ELEVATIONS



**E-01 NORTH ELEVATION**  
SCALE 1:100



**E-06 WEST ELEVATION TOWNHOUSE 3**  
SCALE 1:100

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Allard Street Townhouses

PROJECT ADDRESS  
36 Allard Street  
Edgeware  
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.  
ELEVATIONS

# PRICE LIST

36 Allard Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
House 1	2	1	1	73m <sup>2</sup>	\$675,000
House 2	2	1	1	73m <sup>2</sup>	\$669,000
House 3	2	1	1	73m <sup>2</sup>	\$669,000
House 4	2	1	1	73m <sup>2</sup>	\$675,000

Estimated start

Estimated completion

Title type

August 2022

March 2023

Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

## BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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