

44 Newmark Street, Bishopdale Christchurch City

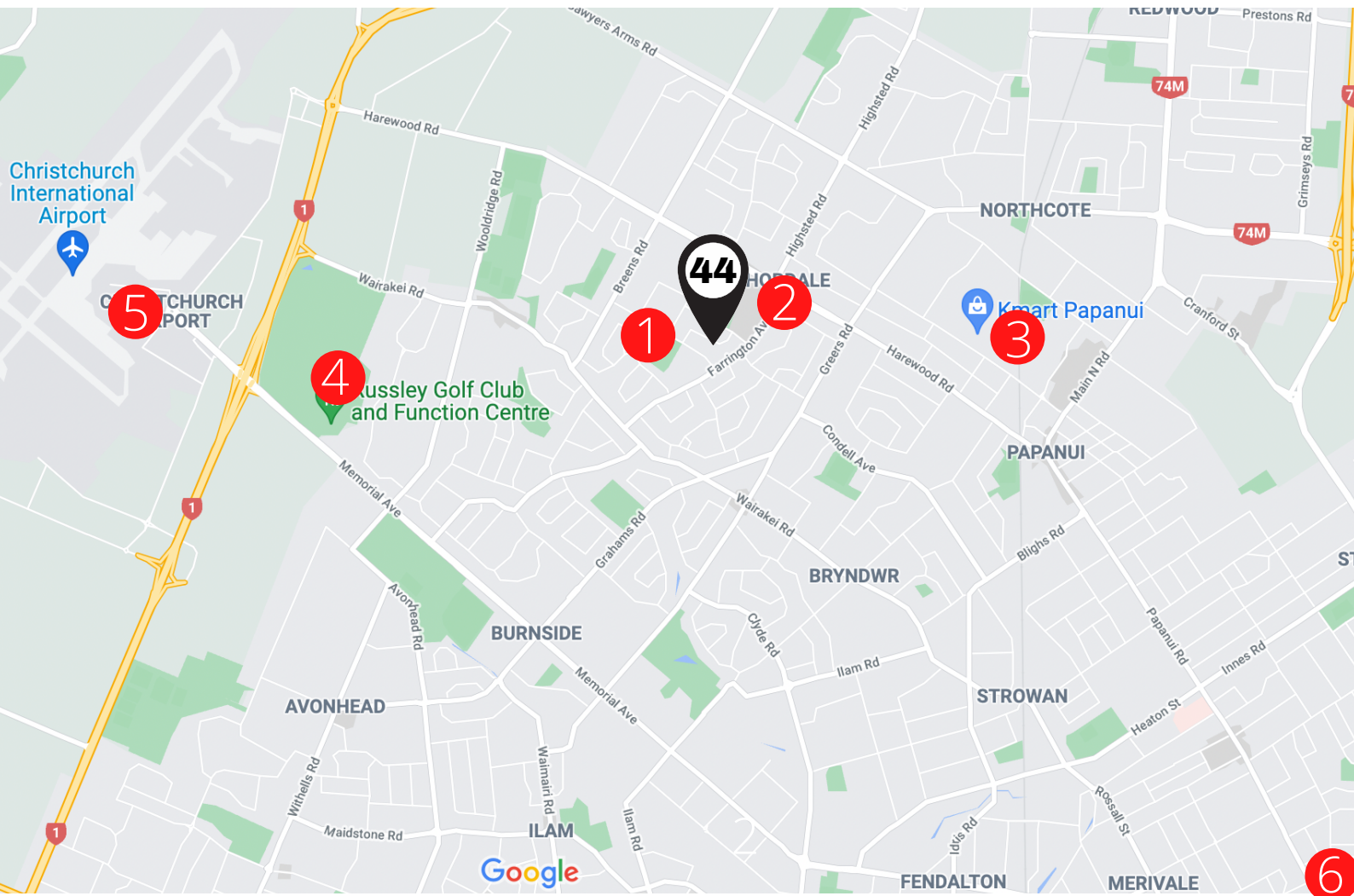
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields heritage homes are located on Newmark Street in Bishopdale, situated only a short distance from Bishopdale Park and sports complex. Below are some of our favourite spots close to your next Home or Investment Property.

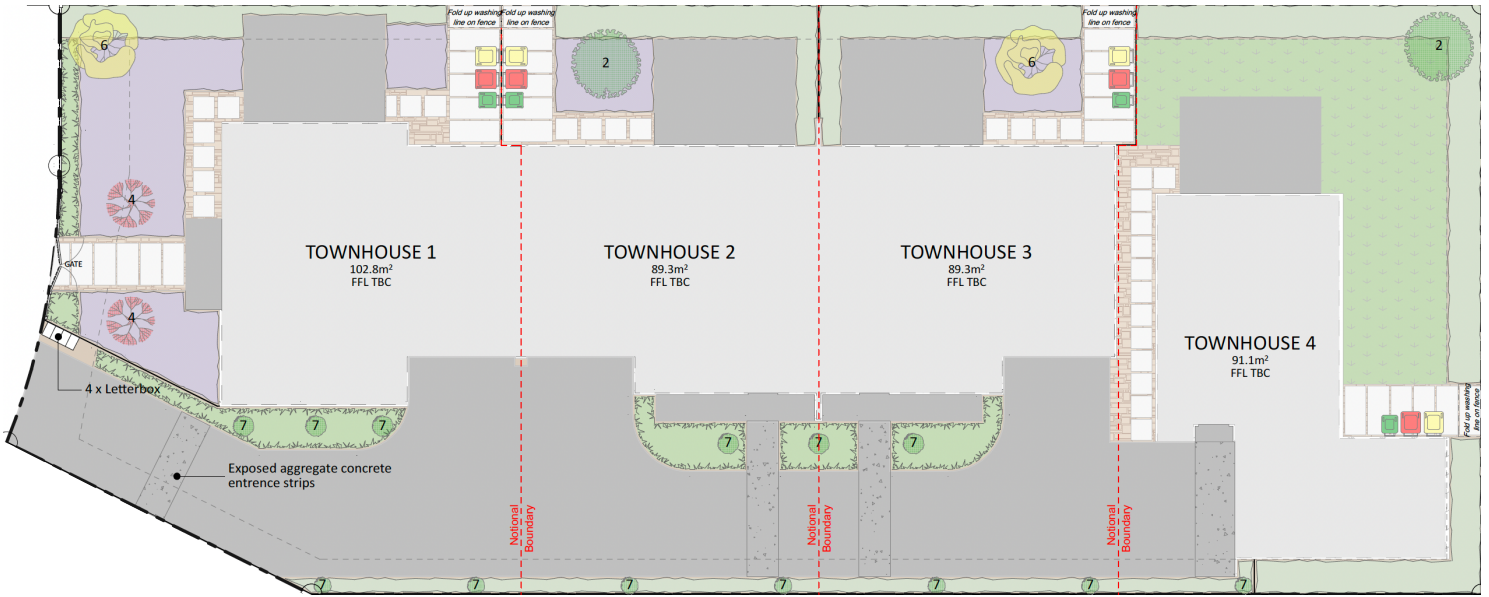


- 1 Grant Armstrong Park (400m)
- 2 Bishopdale Mall (100m)
- 3 Northlands Mall (1.7km)
- 4 Russley Golf Club (2.8km)
- 5 Christchurch Airport (4.8km)
- 6 Central City (7km)

BROOKSFIELD

Layout

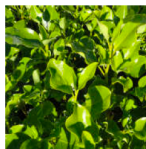
These 4 homes are thoughtfully laid out and designed with ample space. Each home comes with a large patio and garden area facing to the north. These homes come with established planting that include Cheery trees lining the street frontage, box hedging, maple and Kowhai trees to attract the birds and plenty of under planting.



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



TYPE 7 - THUJA
"Thuja occidentalis"






BROOKSFIELD

Design And Interior

(Home 1)

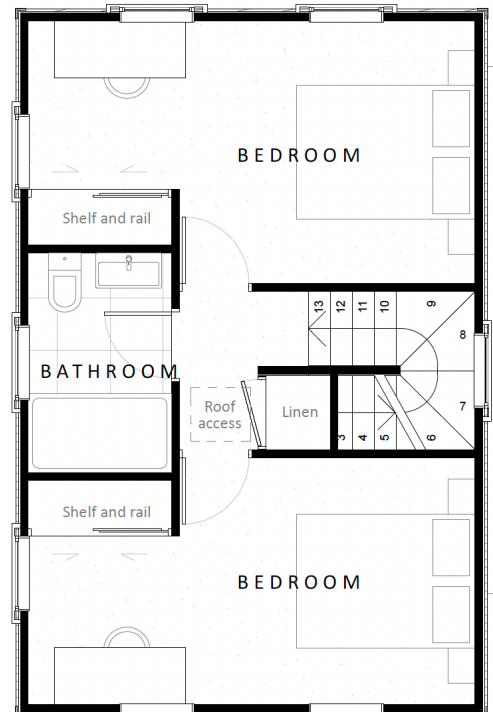
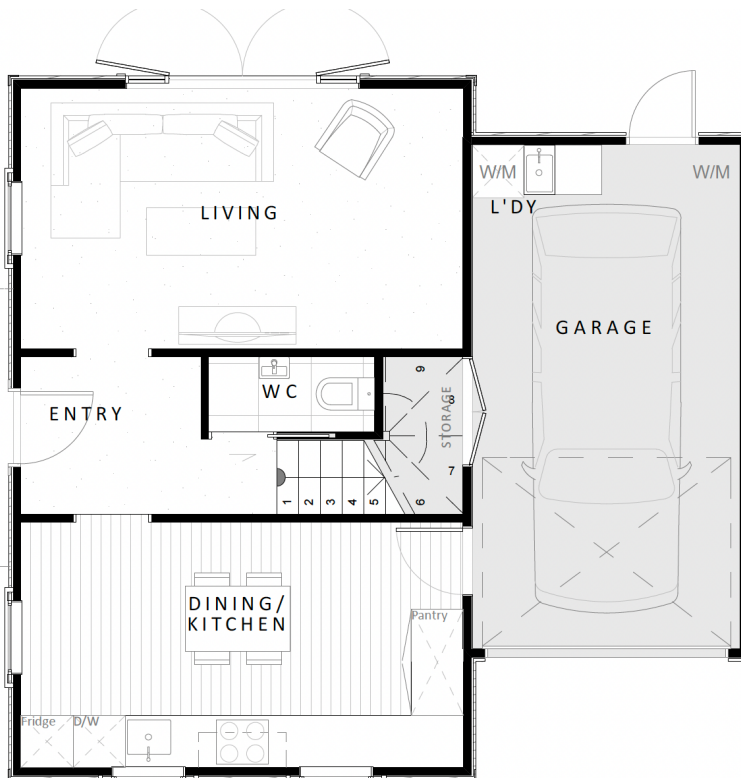
This street front home is entered through a heritage verandah into an entrance foyer. Downstairs the lounge is separate from the kitchen/ dining. The lounge opens out to a large, sunny and secured outdoor living area. Off the entrance foyer is a separate toilet. The laundry is in the garage, as is access to a large under stair storage cupboard. Upstairs is a central bathroom, two double bedrooms opening onto a balcony.

2  1.5  1 

Floor Area m2
102

Ground Floor

First Floor




BROOKSFIELD

Design And Interior

These homes are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs a sunny kitchen dining and lounge, opening out to a sunny and secured outdoor living area. Under the stairs is a laundry cupboard with storage. Upstairs is two double bedrooms, a bathroom and study.

2 

1 

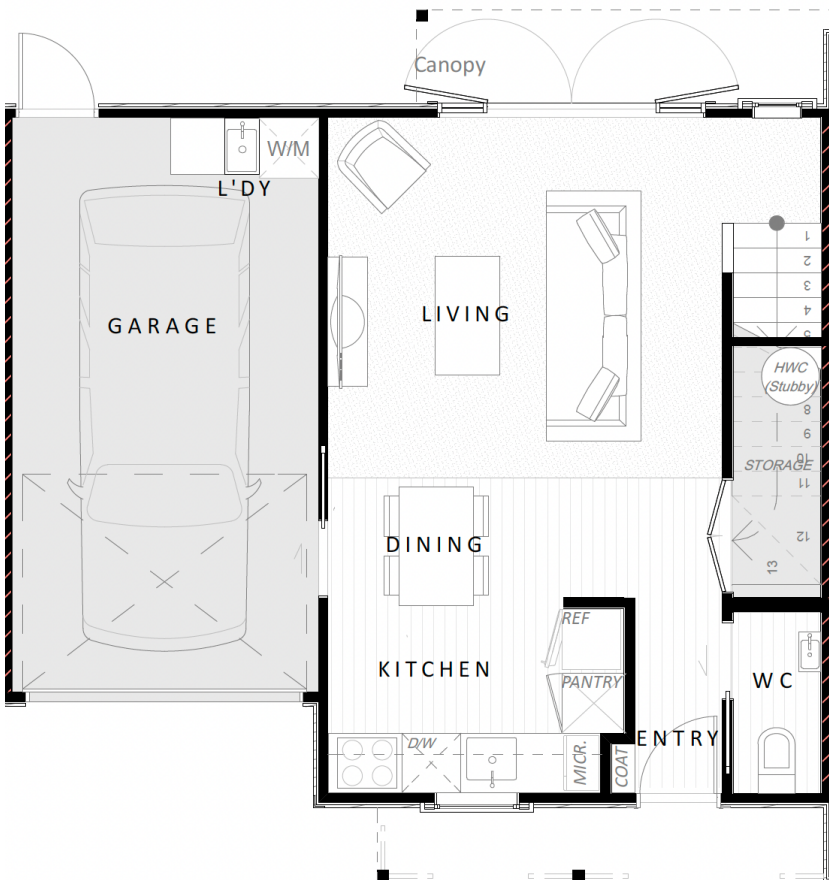
1.5 

1 

Floor Area m2

74

Ground Floor



First Floor



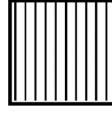
BROOKSFIELD

Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing

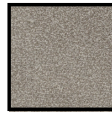


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors - Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



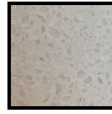
Bathroom Wall Tile



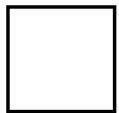
Kitchen Cabinets - French Country White



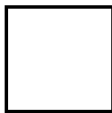
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity -Edwardian 61cm basin and standard pedestal



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



Mirror - English Classic 2 Door Mirror Unit



Heritage glass shower tray on tiles

Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

BROOKSFIELD

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

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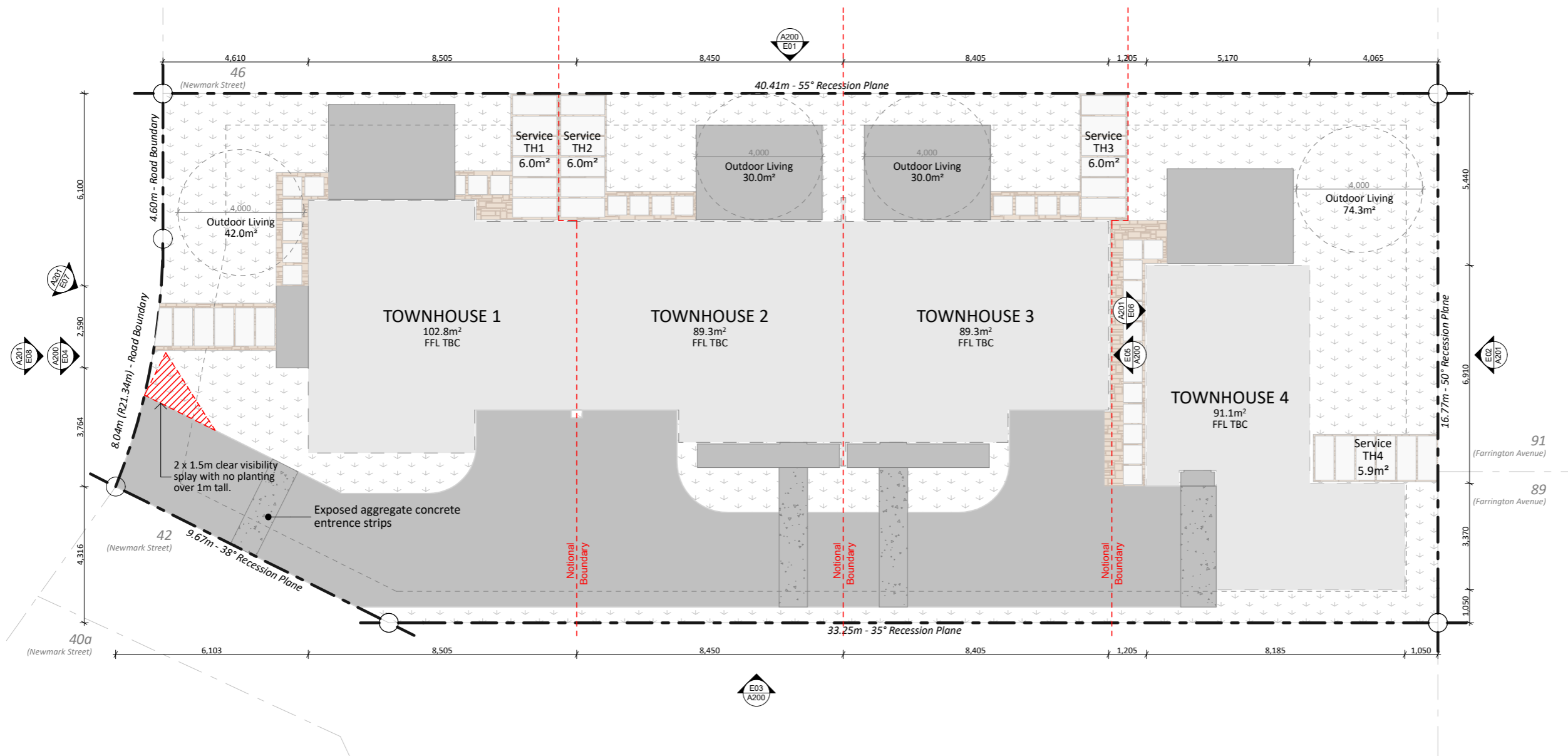
SHEET INDEX

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A002	SITE BOUNDARY PLAN
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A200	SITE ELEVATIONS
A201	SITE ELEVATIONS



BROOKSFIELD
— HERITAGE —

N e w m a r k S t r e e t T o w n h o u s e s
4 4 N e w m a r k S t r e e t , B i s h o p d a l e , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:150

PROJECT INFO:

Address: 44 Newmark Street
Bishopdale
Christchurch

Legal Description: Lot 836 DP 22942

Title: CB11A/1482

Site Area: 668m² (more or less)

Planning Zone: Residential Medium Density

Natural Hazards: Liquifaction Management Area

Wind Zone: Medium (BRANZ Map)

Earthquake Zone: 2 (BRANZ Map)

Exposure Zone: C (BRANZ Map)

Sea Spray Zone: No

Climate Zone: 3 (BRANZ Map)

Land Zone: TC2

SITE PLAN LEGEND

- Boundary Line**
- Boundary setback** as per TA District Plan
- Buildings/Proposed Buildings**
- Driveway/Paved Area**
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation/Landscaping**
See Landscape Plan for 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.

Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

BROOKSFIELD
HERITAGE

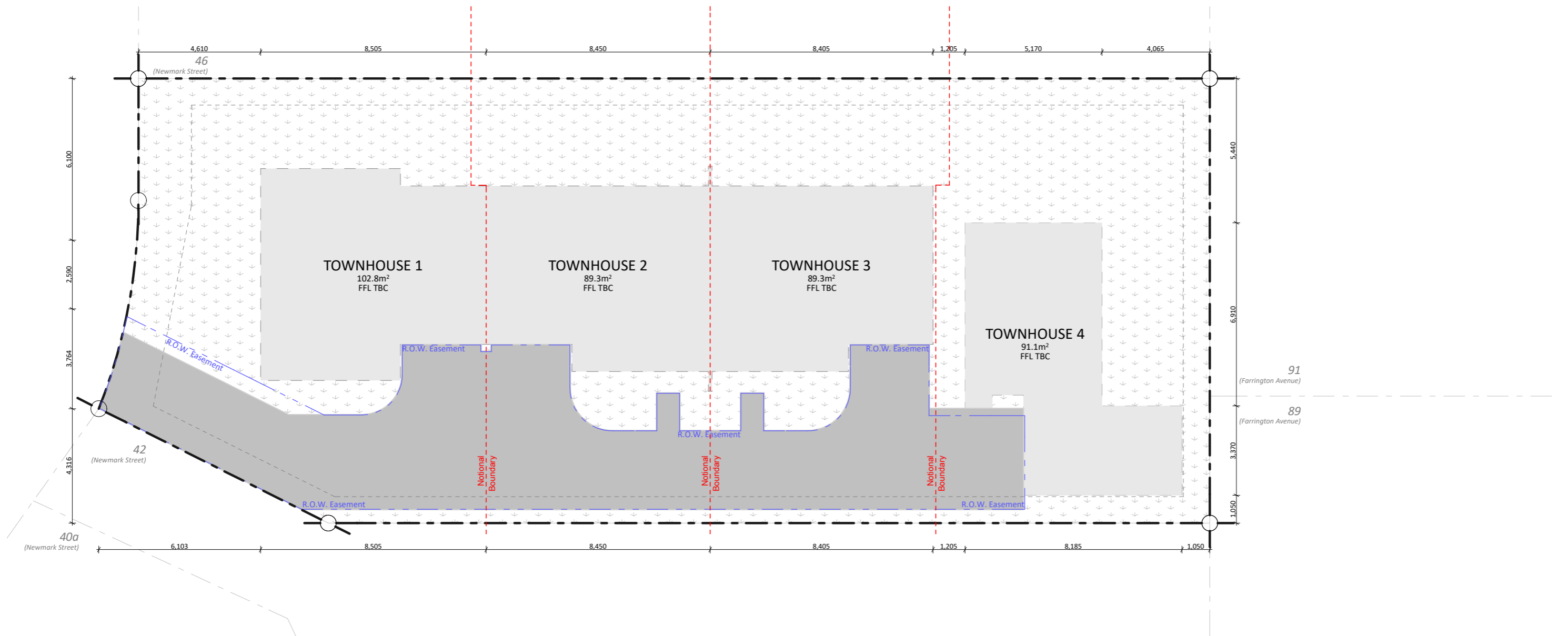
PROJECT NAME
Newmark Street Townhouses
Scale 1:100, 1:150 @ A3
Date 19/10/2021

PROJECT ADDRESS
44 Newmark Street
Bishopdale
Christchurch

DRAWING NO. REVISION

A001 **A**

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

--- Property/Notional Boundary Line

--- R.O.W. Easement



Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent

TOWNHOUSE 1:

Ground Floor Area: 61.2m²
First Floor Area: 41.6m²
Total Floor Area: 102.8m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 55.3m²
First Floor Area: 34.0m²
Total Floor Area: 89.3m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 55.3m²
First Floor Area: 34.0m²
Total Floor Area: 89.3m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 55.5m²
First Floor Area: 35.7m²
Total Floor Area: 91.1m²

Property Area: TBCm²

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HERITAGE

PROJECT NAME

Newmark Street Townhouses

Scale 1:100, 1:150 @ A3

Date 19/10/2021

PROJECT ADDRESS

44 Newmark Street
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Christchurch

DRAWING NO.

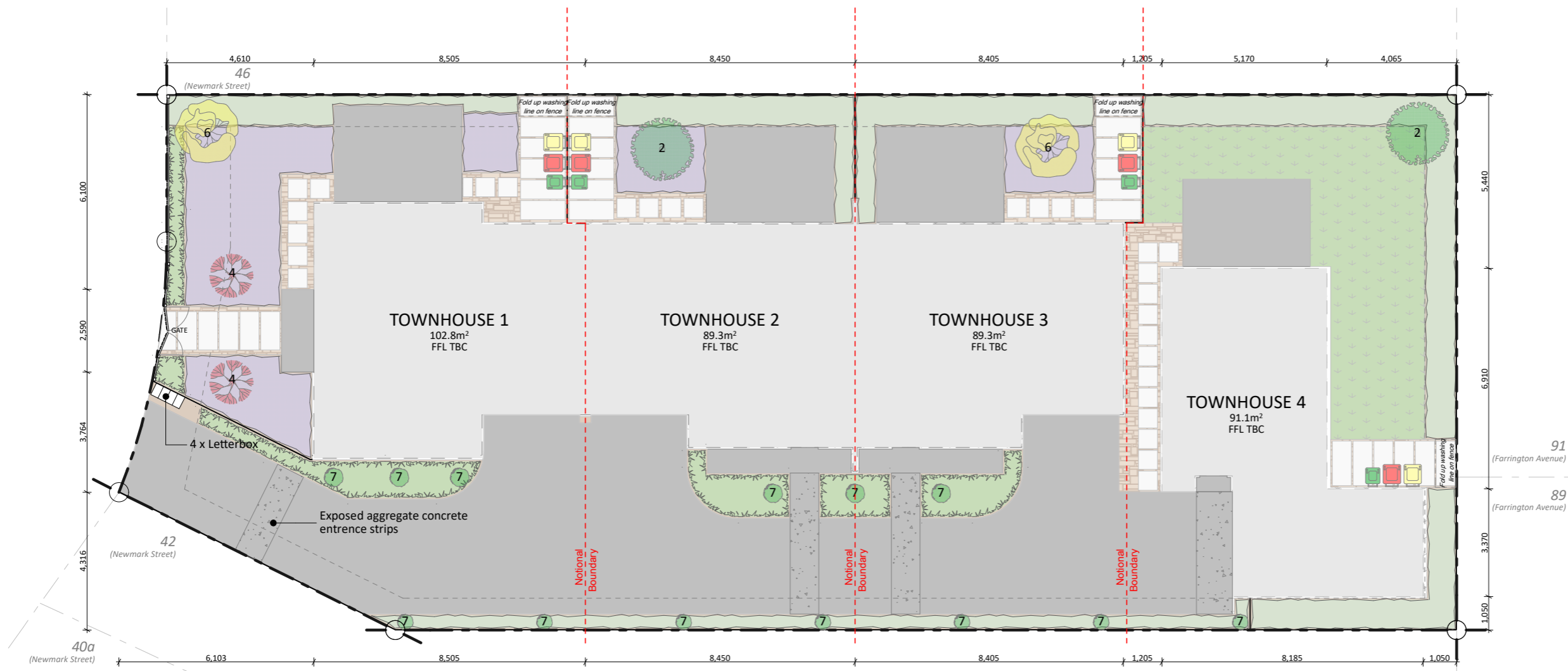
REVISION

A002

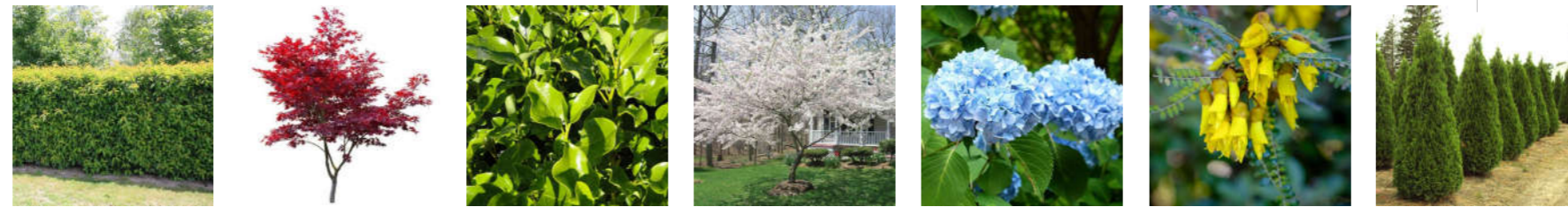
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DRAWING NO.

SITE BOUNDARY PLAN



PLANT LEGEND

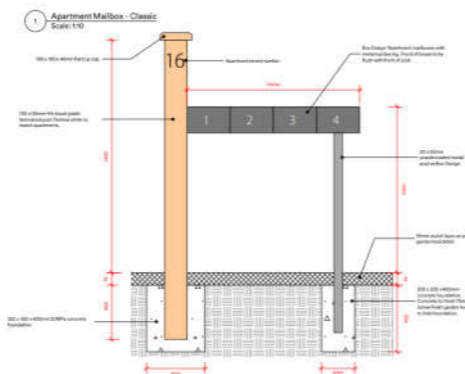


TYPE 1 - PORTUGUESE LAUREL "Prunus lusitanica"	TYPE 2 - JAPANESE MAPLE "Acer palmatum"	TYPE 3 - GRISELINIA LITTORALIS HEDGE "Broadway Mint"	TYPE 4 - CHERRY TREE "Prunus 'Accolade'"	TYPE 5 - FLOWER MIX Hydrangea, Lavender, and selected flowering plants	TYPE 6 - KOWHAI TREE "Sophora microphylla"	TYPE 7 - THUJA "Thuja occidentalis"
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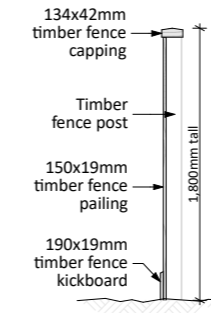
LANDSCAPE LEGEND

- Grass / lawn Area
- Planting Area
- refer to Landscape Plan for detail
- Lime Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

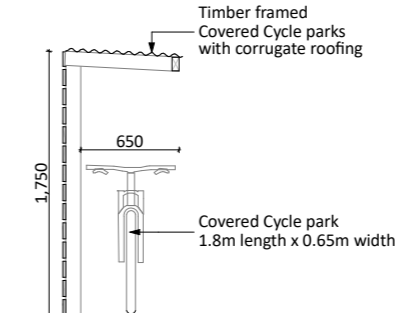
Notes:
 - All Trees to be 1.5m (min) height at time of planting
 - Planting beds to be medium bark chip finished
 - Landscaping areas to be 50% trees, 50% shrubs



Letterbox
 - 4x Box Design letterbox on front boundary fence with Street number and unit lettering



Typical Fence
 SCALE 1:50



Covered Cycle Park
 SCALE 1:50

0. LANDSCAPING PLAN
 SCALE 1:150

BROOKSFIELD
 HERITAGE

PROJECT NAME
 Newmark Street Townhouses
 Scale 1:100, 1:50, 1:150
 Date @ A3 19/10/2021

PROJECT ADDRESS
 44 Newmark Street
 Bishopdale
 Christchurch

DRAWING NO. REVISION

A003 **A**

DRAWING NO.
 LANDSCAPE PLAN



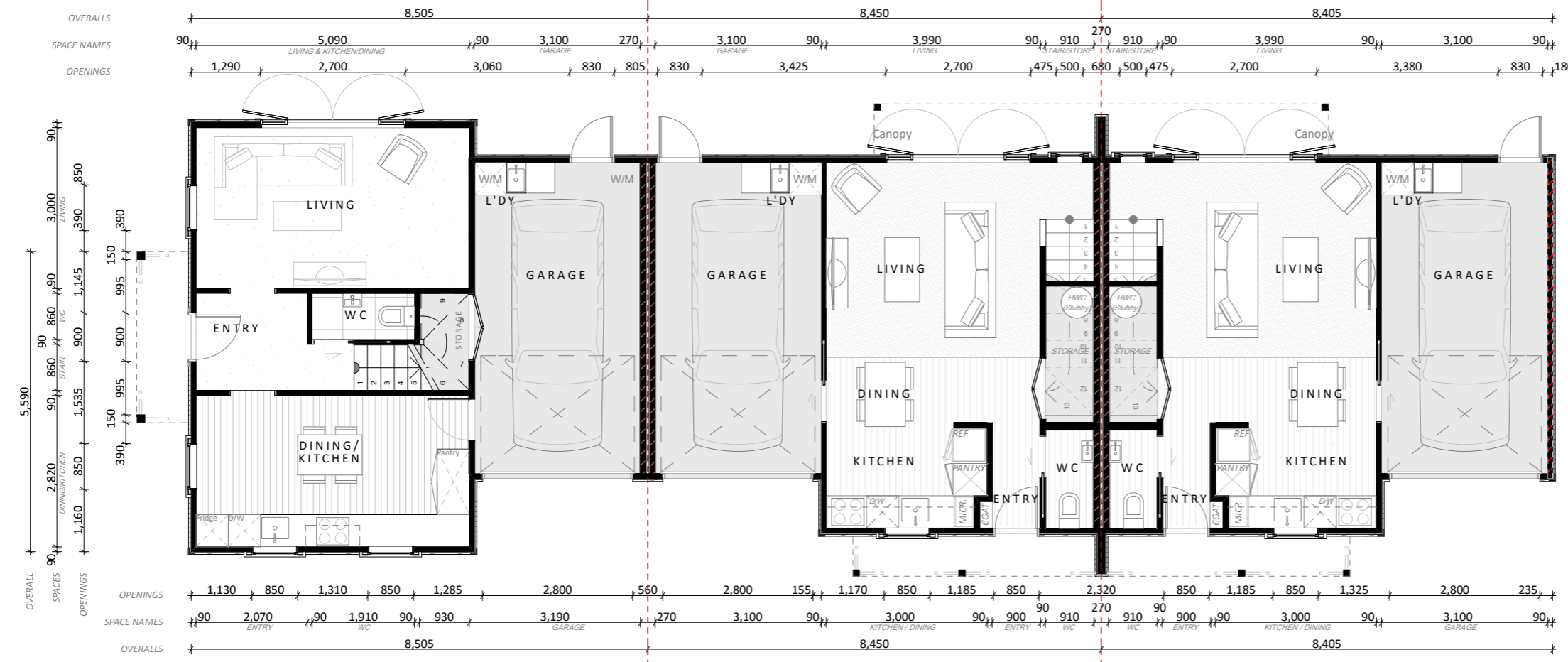
2. FIRST FLOOR
SCALE 1:100

TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Bevelback weatherboard
 - 140mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Bevelback weatherboard
 - 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
 - 140mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
 - 90mm Timber Framed wall (external wall)
- 10mm GIB Fyrelite internal lining
- 20mm drained cavity
- Covertek 403 wall wrap
- James Hardie Linea weatherboard - JHETGL30
- Studs @400c/c, dwangs@800c/c



1. GROUND FLOOR
SCALE 1:100

TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

BROOKSFIELD

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Newmark Street Townhouses
Scale 1:100 @ A3
Date 19/10/2021

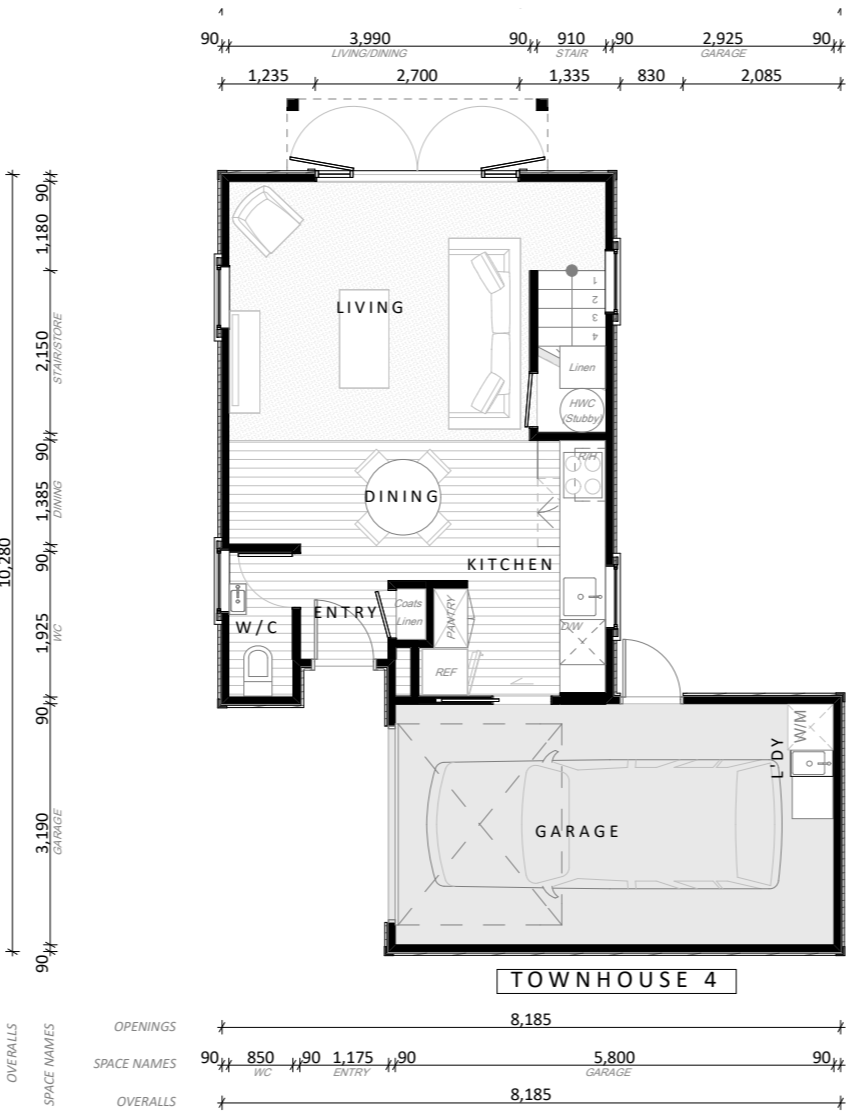
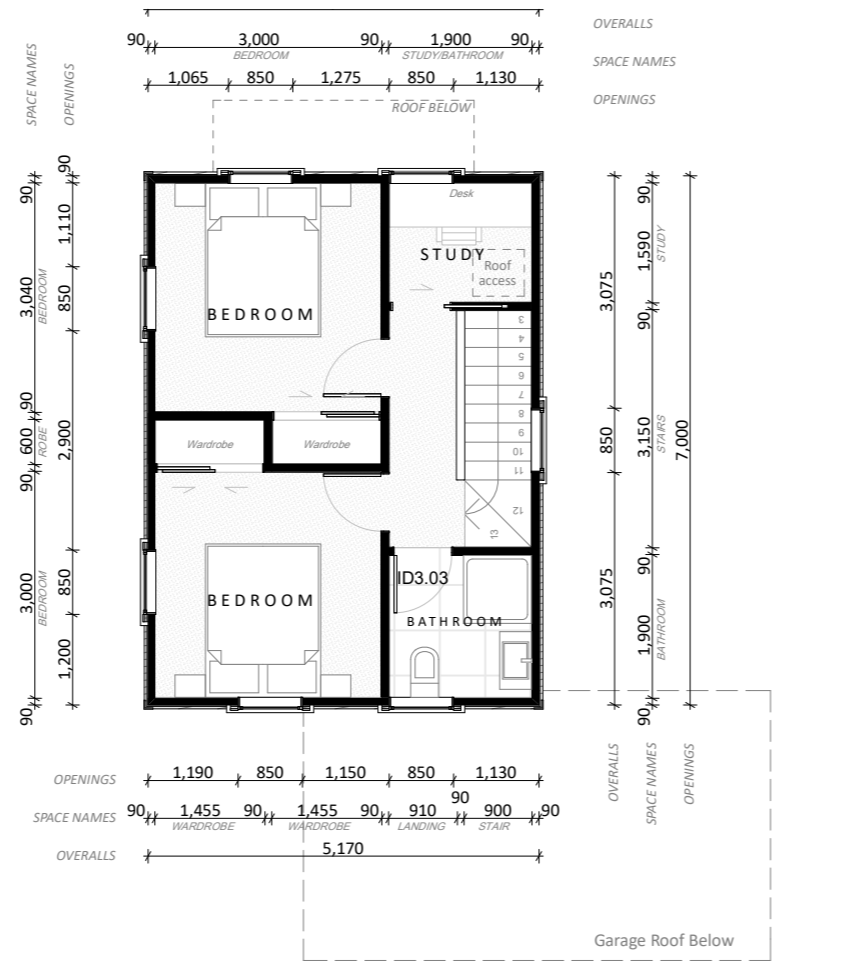
PROJECT ADDRESS
44 Newmark Street
Bishopdale
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
FLOOR PLANS TH 1-3

2. FIRST FLOOR
SCALE 1:100



1. GROUND FLOOR
SCALE 1:100

LEGEND - WALLS

- 150
90
20
10
30
90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Bevelback weatherboard
- 200
140
10
50
140mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Bevelback weatherboard
- 110
90
10
10
90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- 160
140
10
10
140mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- 270
90
90
90
Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
- 136
90
20
16
10
90mm Timber Framed wall (external wall)
- 10mm GIB Fyrelite internal lining
- 20mm drained cavity
- Covertex 403 wall wrap
- James Hardie Linea weatherboard - JHETGL30
- Studs @400c/c, dwangs@800c/c

BROOKSFIELD
HERITAGE

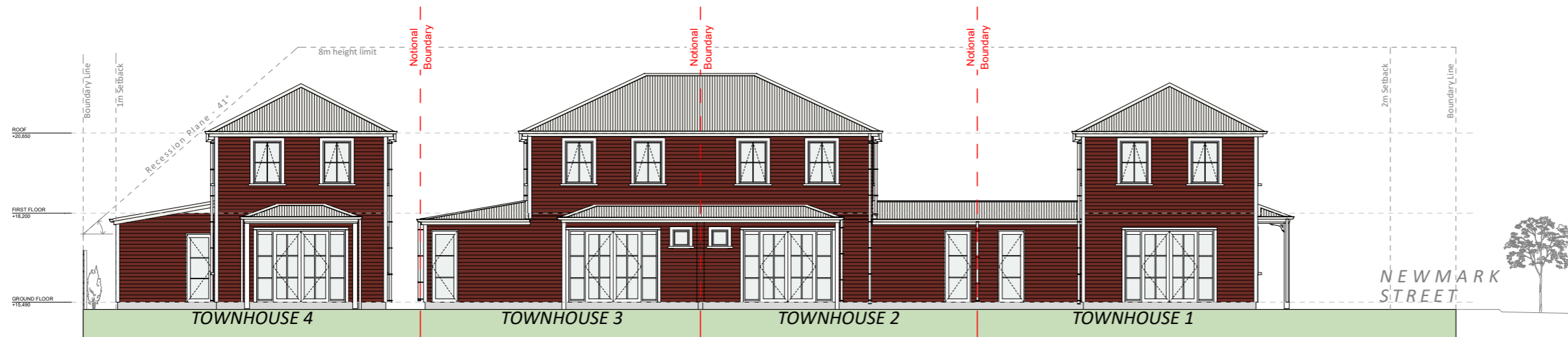
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Scale 1:100 @ A3
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44 Newmark Street
Bishopdale
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DRAWING NO. REVISION

A101 **A**

DRAWING NO.
FLOOR PLANS TH 4 & 5



E01 NORTH ELEVATION
SCALE 1:150

LEGEND

Roof
- Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermkraft Covertex roof underlay
- Colour to be Coloursteel white
- Confirm with Brookfield Living before ordering.

Horizontal Weatherboard
Southern Pine Bevelback Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
- Colour to be Resene Black White
- Confirm with Brookfield Living before ordering.

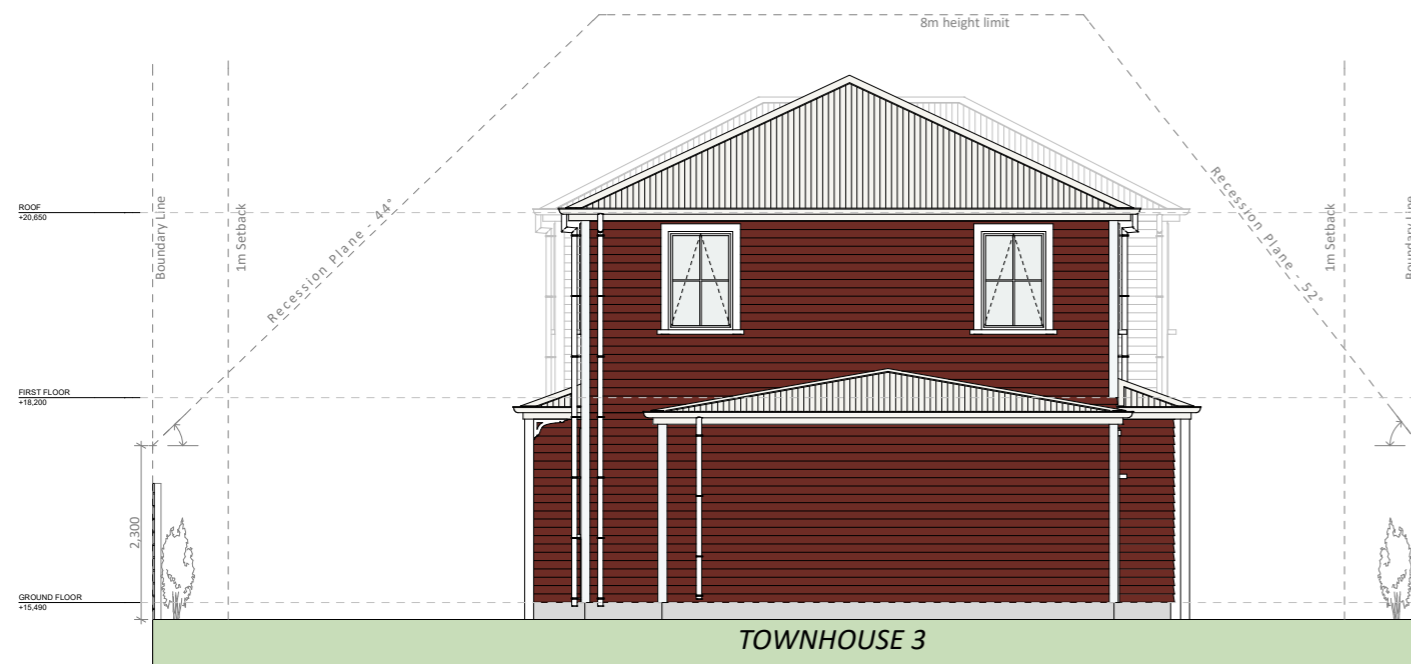
NOTES

Gutter
Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

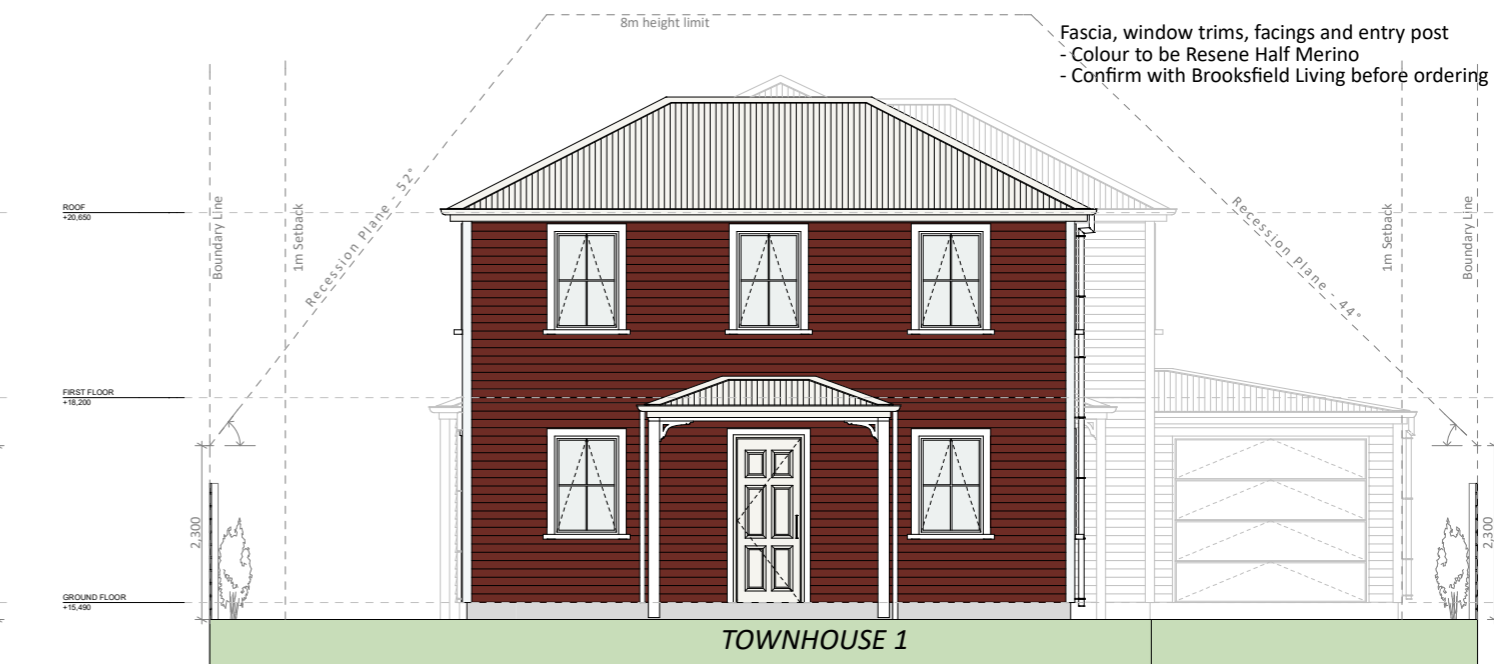
Downpipes
Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Joinery
APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

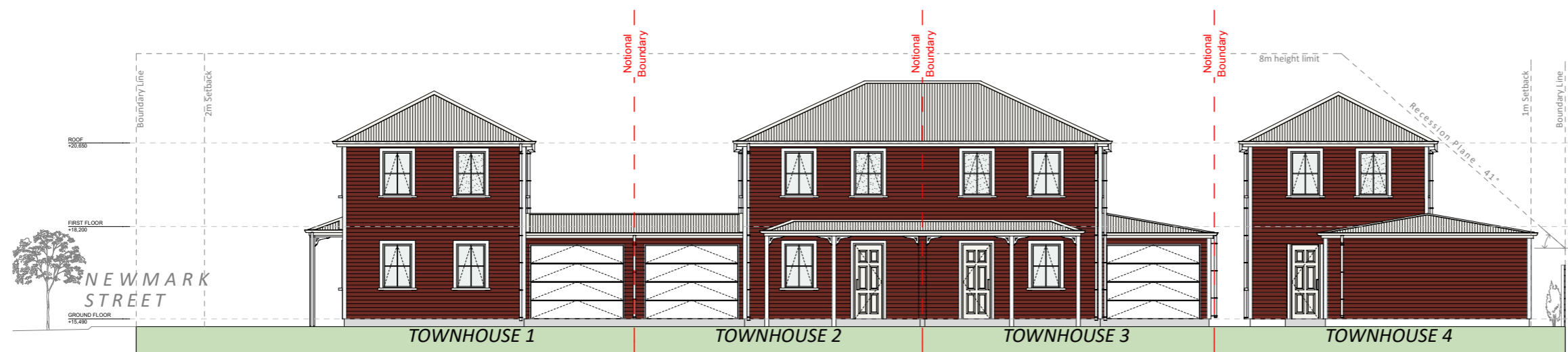
Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
- Confirm with Brookfield Living before ordering



E05 EAST ELEVATION TH 3
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:150

BROOKSFIELD
HERITAGE

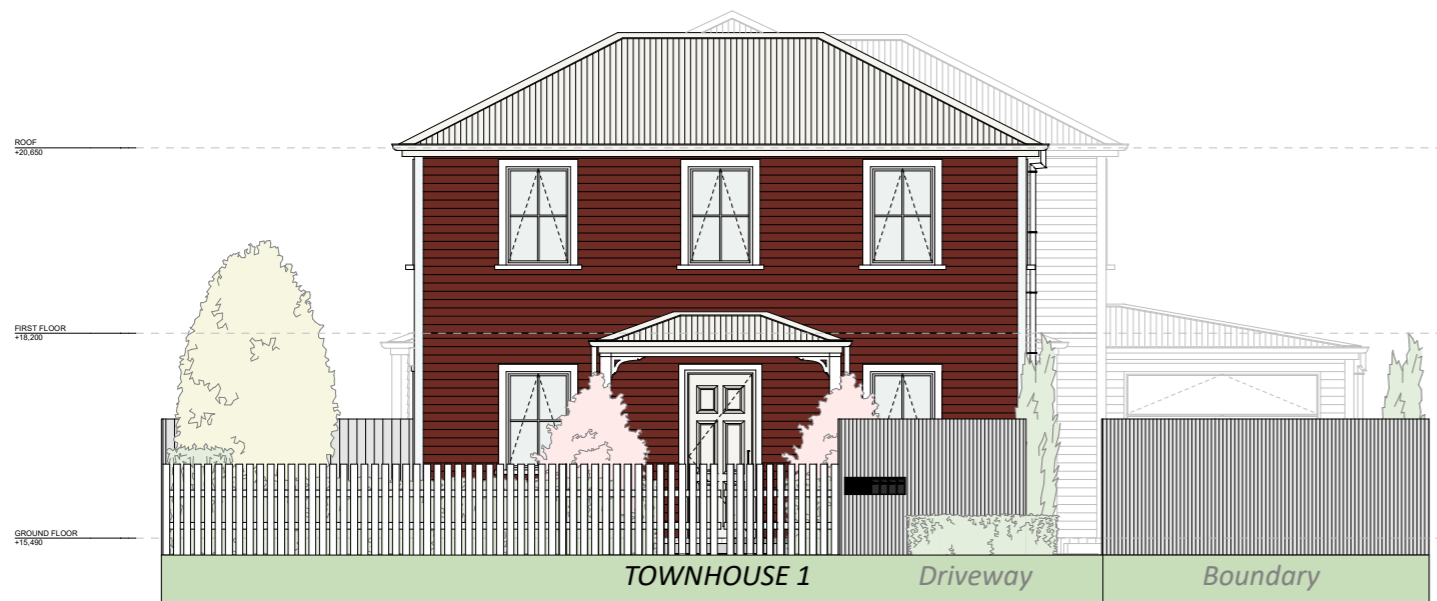
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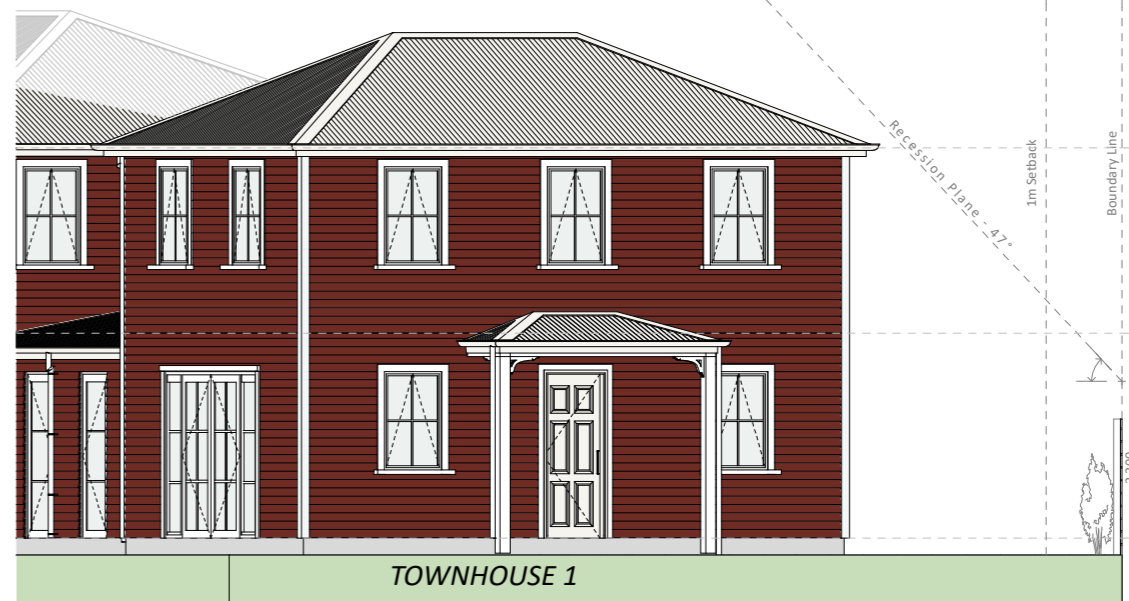
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A200 **A**

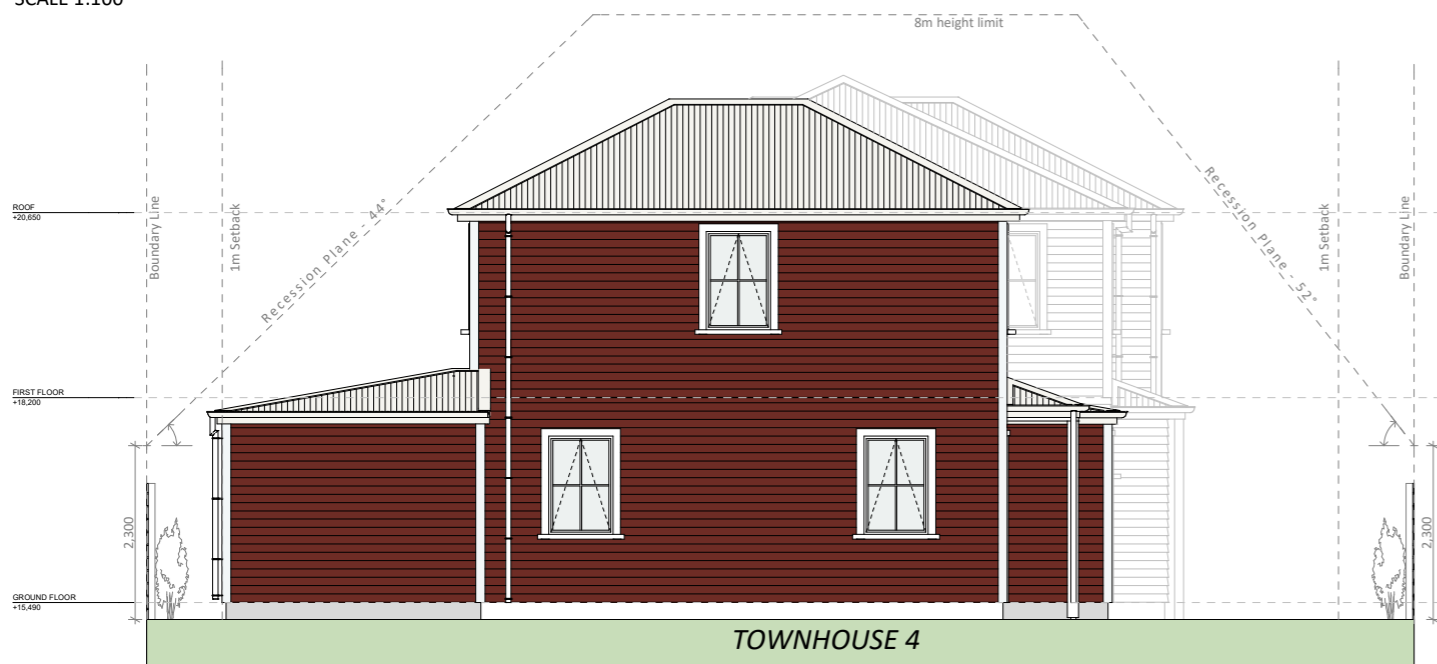
DRAWING NO.
SITE ELEVATIONS



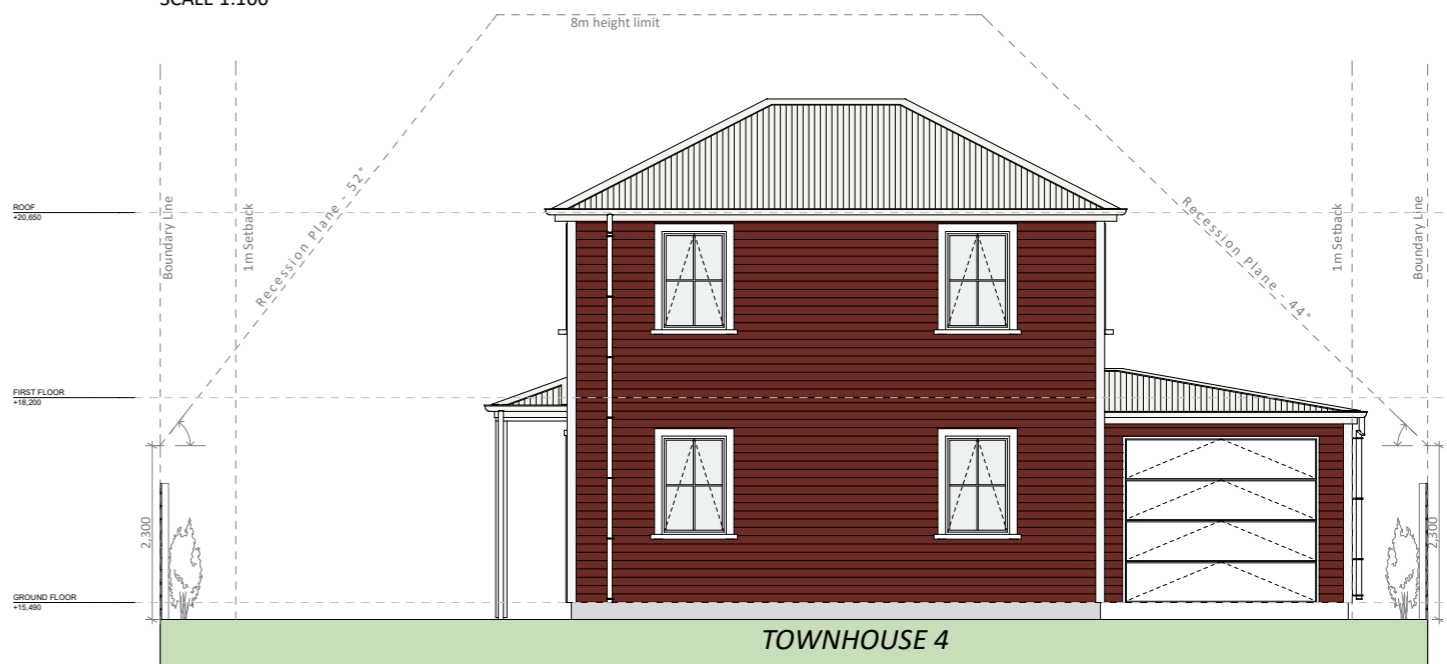
E08 STREET ELEVATION
SCALE 1:100



E07 WEST ELEVATION TH1 SOUTH RP
SCALE 1:100




E02 EAST ELEVATION
SCALE 1:100



E06 WEST ELEVATION TH 4
SCALE 1:100

LEGEND

-  **Roof**
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- Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
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BROOKSFIELD
HERITAGE

PROJECT NAME
Newmark Street Townhouses
Scale 1:100 @ A3
Date 19/10/2021

PROJECT ADDRESS
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Bishopdale
Christchurch

DRAWING NO. A201 REVISION A

DRAWING NO. SITE ELEVATIONS



Street Impression



Drive Impression

BROOKSFIELD
HERITAGE

PROJECT NAME
Newmark Street Townhouses
Scale @ A3
Date 19/10/2021

PROJECT ADDRESS
44 Newmark Street
Bishopdale
Christchurch

DRAWING NO. REVISION

A202 **A**

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	Single Garage	102m2	\$765,000.00
House 2	2 + Study	1.5	Single Garage	89m2	\$755,000.00
House 3	2 + Study	1.5	Single Garage	89m2	\$755,000.00
House 4	2 + Study	1.5	Single Garage	91m2	\$765,000.00

Expected Start

April 2022

Expected Completion

October 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



BROOKSFIELD