

# 22 LEITCH STREET

Somerfield, Christchurch

---

Four 'Cottage Revival' Homes



# BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](http://brooksfeld.co.nz)

# ABOUT US

Brooksfield

---

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 build Classical and Georgian, buildings and homes, as well as cottages.

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.

**We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"**

- Vincent Holloway, Brooksfield Director

## THE BROOKSFIELD DIFFERENCE

---

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.

Recenty completed development at Hastings Street West

---



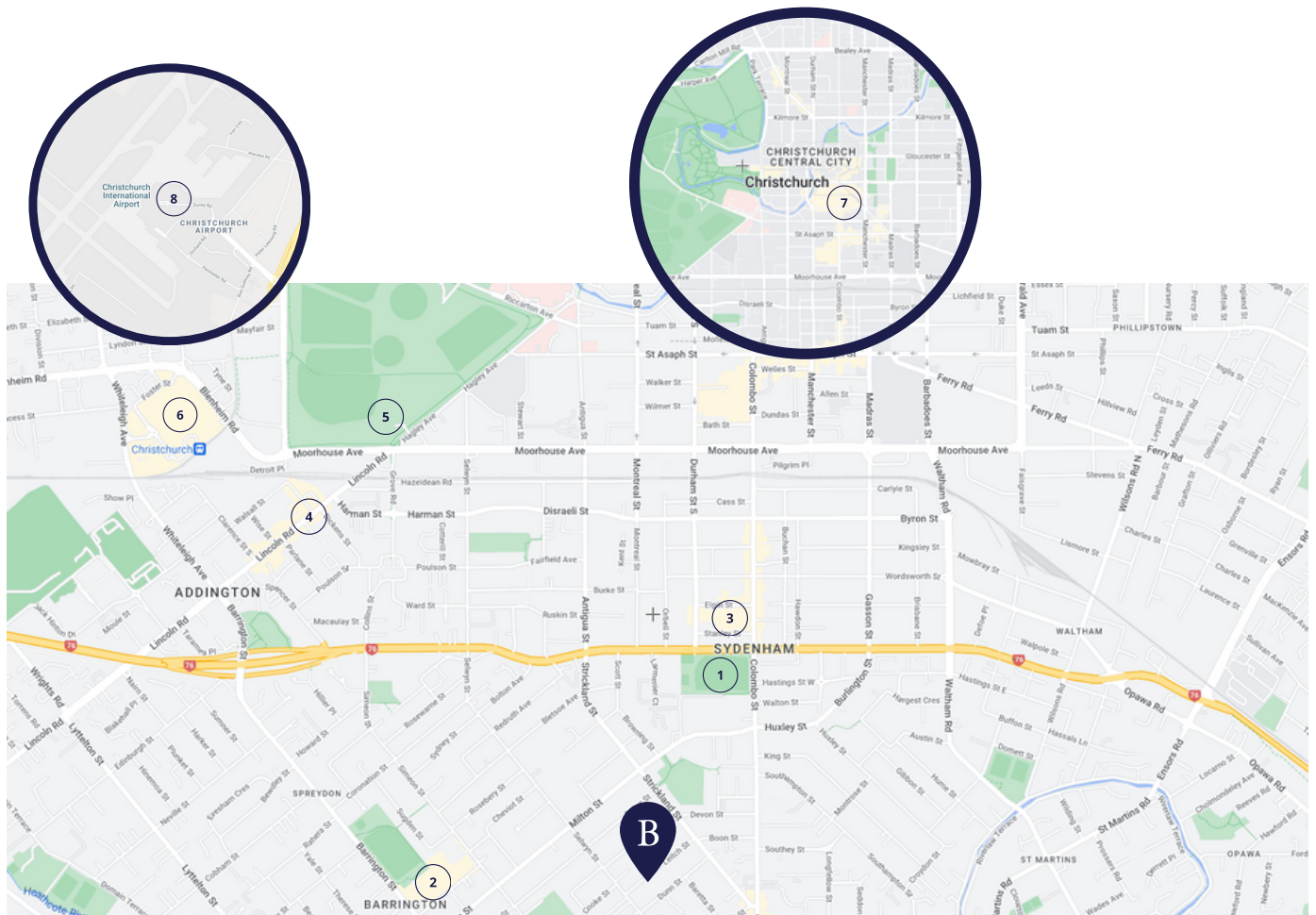
**BROOKSFIELD**

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

# LOCATION

22 Leitch Street

These four Brookfield Cottages are located in the popular, city fringe suburb of Somerfield. These homes are well positioned within walking distance of many local amenities, public transport links, and public recreation spots. Below are some of our favourite spots and points of interest close to your next home or investment property.



- 1 Sydenham Park - 1.0km
- 2 Barrington Mall - 1.1km
- 3 The Colombo Mall - 1.5km
- 4 Addington Village - 2.7km
- 5 Hagley Park & Botanic Gardens - 2.5km
- 6 Tower Junction - 3.6km
- 7 Christchurch CBD - 3.6km
- 8 Christchurch International Airport - 12km (19min)

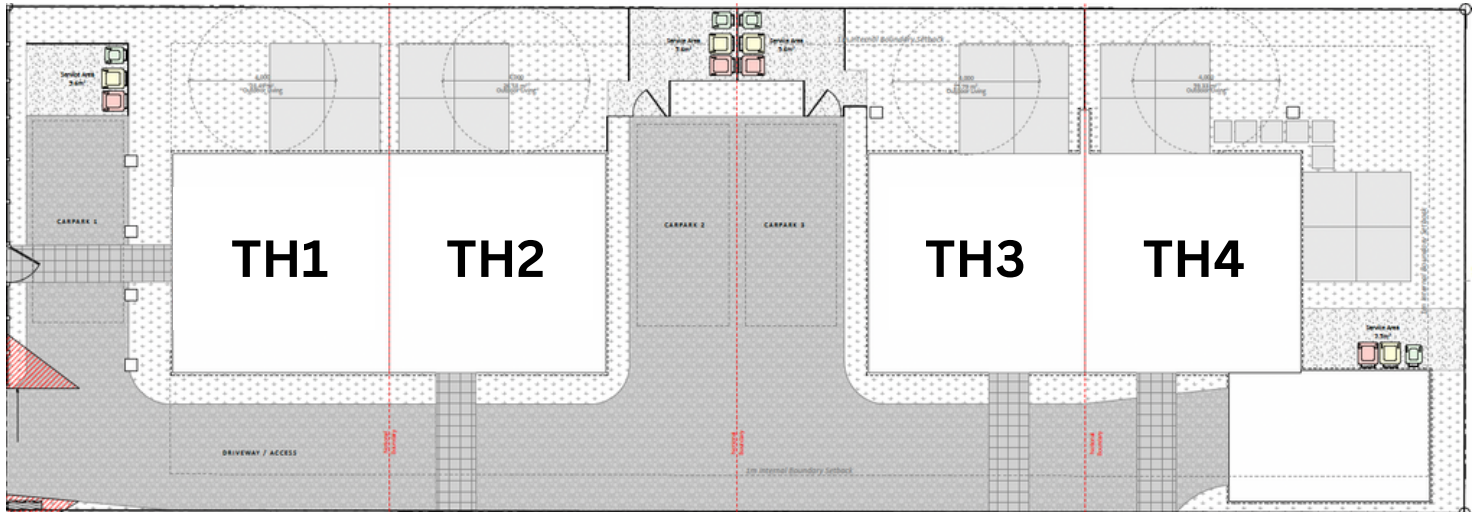
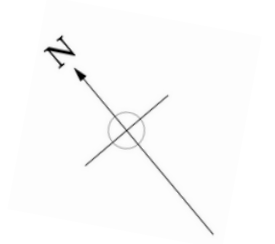
**BROOKSFIELD**

0800 548 454 | [brooksfeld.co.nz](http://brooksfeld.co.nz)

# LAYOUT

22 Leitch Street

Designed by renowned British Architects Ben Pentreath. These four homes take inspiration from late 1800s NZ timber, settler homes. Many of which still exist around Christchurch. Each home features a grand 2.7-meter high ground floor stud, and a 2.4-meter high first-floor stud. A spacious outdoor living area with native planting, and either a carpark or garage complete the package.



BROOKSFIELD

0800 548 454 | brooksfield.co.nz

# RENDERS

22 Leitch Street

---



BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](http://brooksfeld.co.nz)

# HOMES 1 & 2 ELEVATIONS

22 Leitch Street

---



North Elevation

---



South Elevation (Home 2 only)

---



East Elevation

---



West Elevation

---

BROOKSFIELD

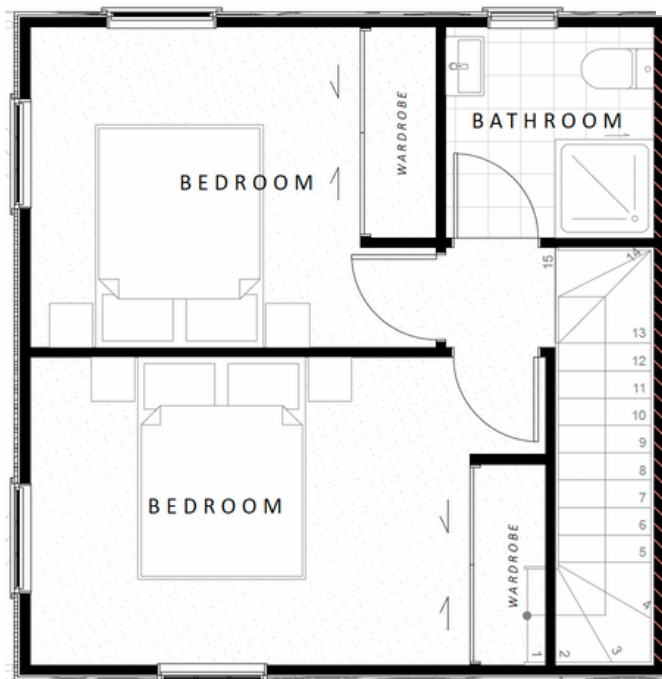
0800 548 454 | brooksfeld.co.nz

# FLOOR PLANS - HOME 1

22 Leitch Street



Ground Floor



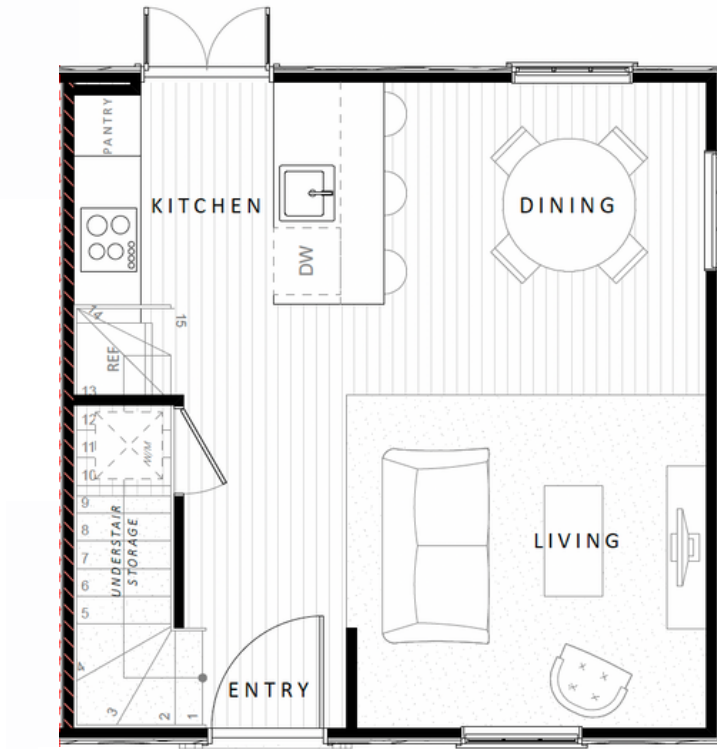
First Floor

BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

# FLOOR PLANS - HOME 2

22 Leitch Street



Ground Floor



First Floor

BROOKSFIELD

0800 548 454 | brooksfeld.co.nz



# HOMES 3 & 4 ELEVATIONS

22 Leitch Street

---



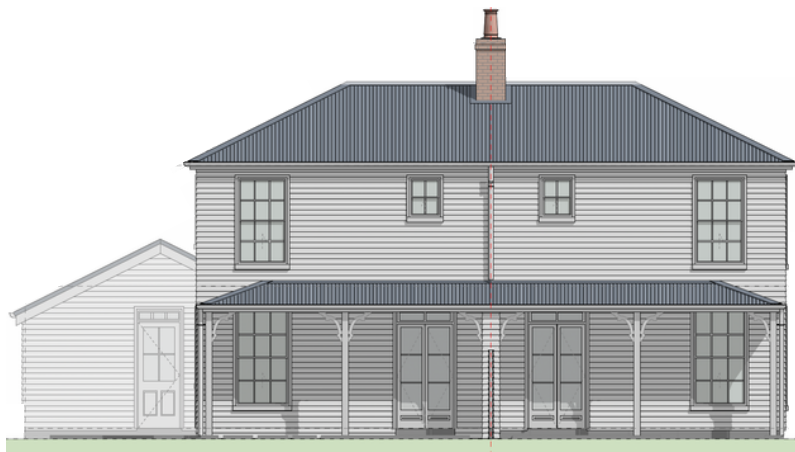
North Elevation

---



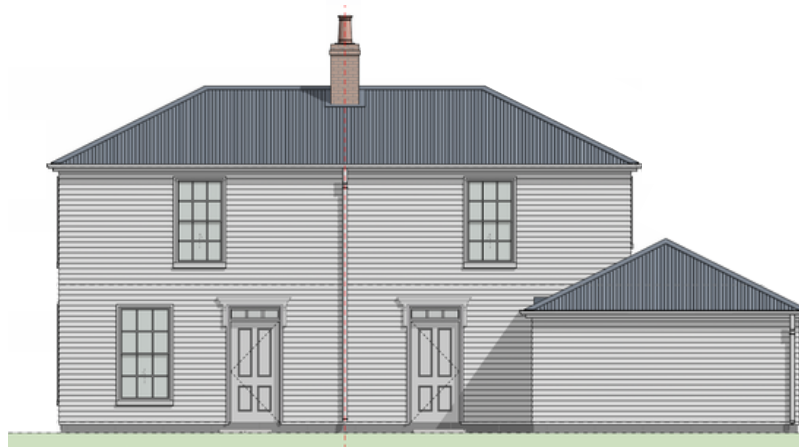
South Elevation (Home 4 only)

---



East Elevation

---



West Elevation

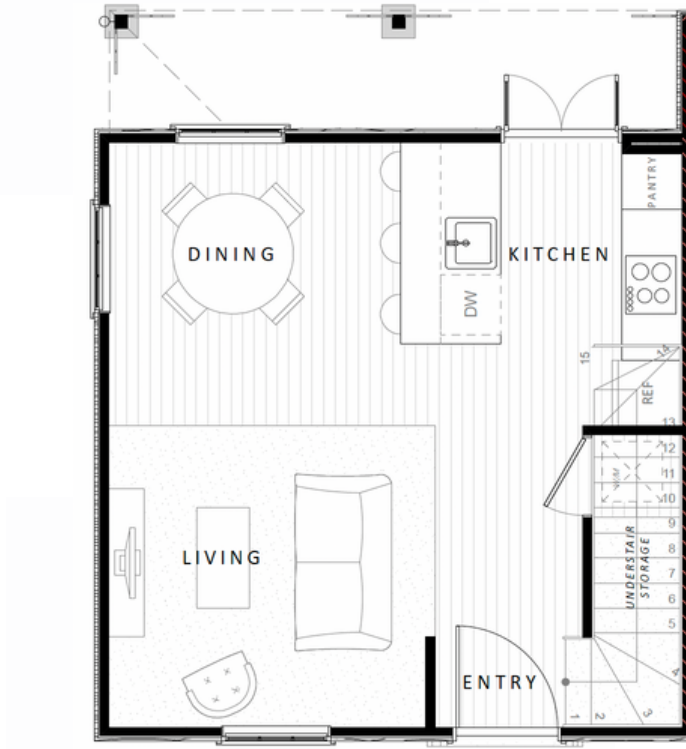
---

BROOKSFIELD

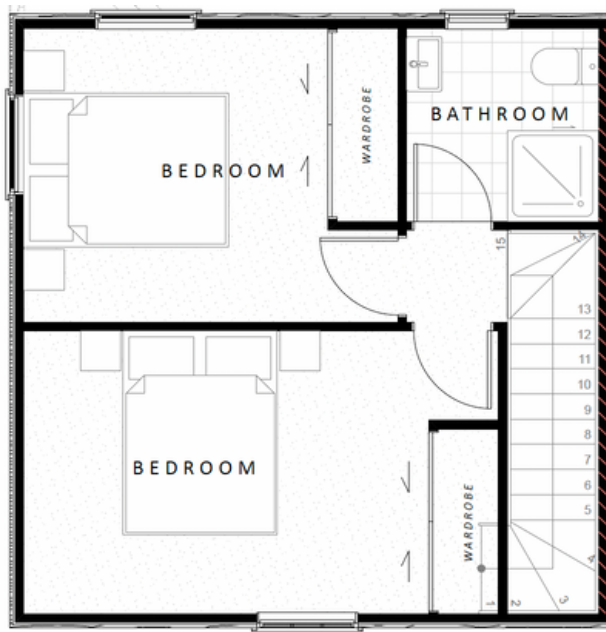
0800 548 454 | [brooksfeld.co.nz](http://brooksfeld.co.nz)

# FLOOR PLANS - HOME 3

22 Leitch Street



Ground Floor



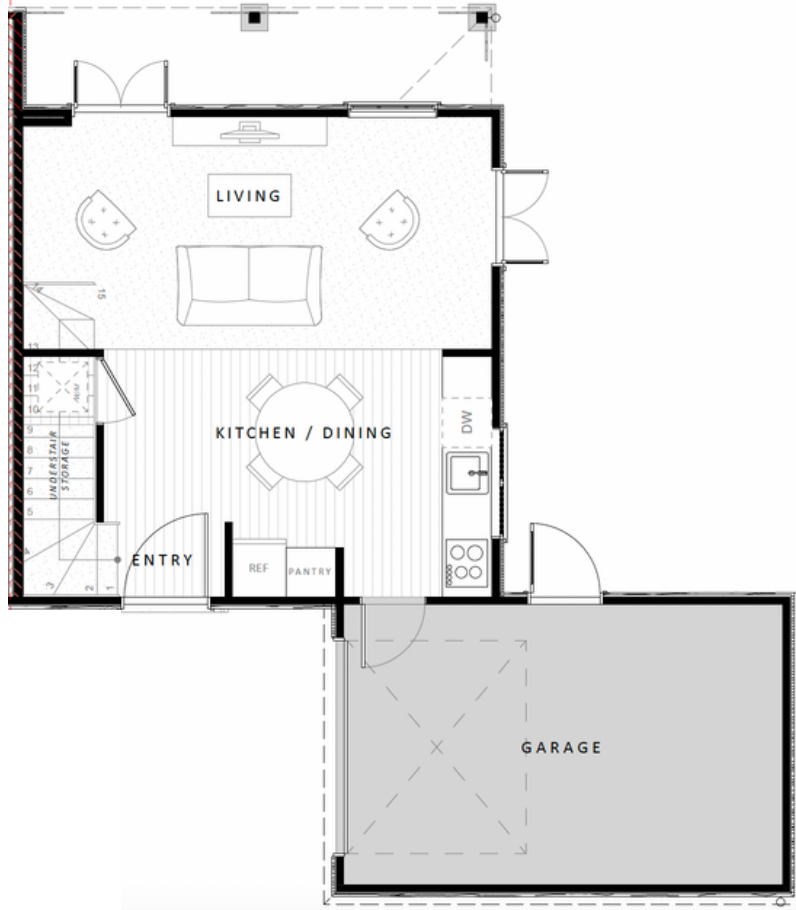
First Floor

BROOKSFIELD

0800 594 8454 | brooksfield.co.nz

# FLOOR PLANS - HOME 4

22 Leitch Street



Ground Floor



First Floor

BROOKSFIELD

0800 548 454 | brooksfield.co.nz

# DESIGN

Brooksfield

---

These homes are the latest in our series of 'Cottage Revival' homes. Each home features well-thought-out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.

## COLOURS AND SPECIFICATIONS

### Exterior

---



Cladding - Weatherboard  
Colour: TBC



Longrun Roofing  
Colour: TBC



Yale Keyless Entry

### Interior

---



Walls - Resene Half  
Parchment  
Low-VOC Paint



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



Bathroom Wall Tile



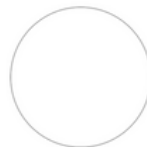
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French  
Country White



Kitchen Bench - Stone -  
Coronet Peak



Splashback - Subway Tiles



Roller Blinds in Living Areas



Venetian Blinds - White -  
In Bedrooms



Wool Insulation

BROOKSFIELD

0800 548 454 | brooksfield.co.nz

# PLUMBING AND ELECTRICAL

## Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity - English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

## Electrical



Heated Towel Rail - 400x600 Elan 20R



Round Mirror With Demist Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene 2068

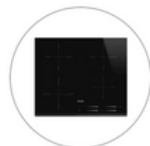
# APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



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

BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

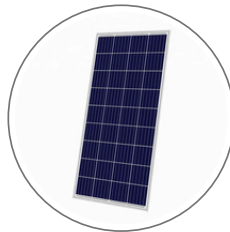
# SOLAR POWER

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 panel's 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

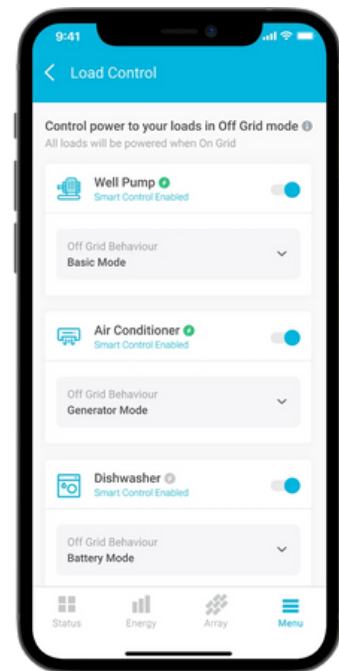
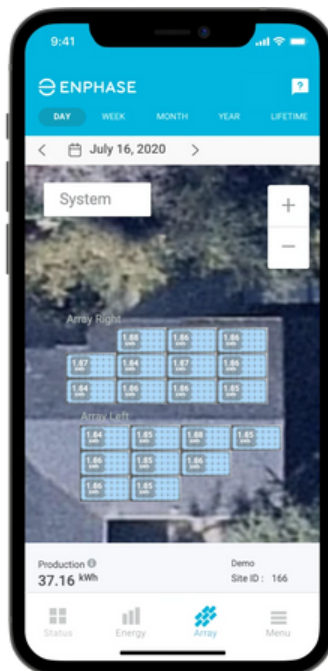


Jinko Solar Panels  
25 Year Product Warranty



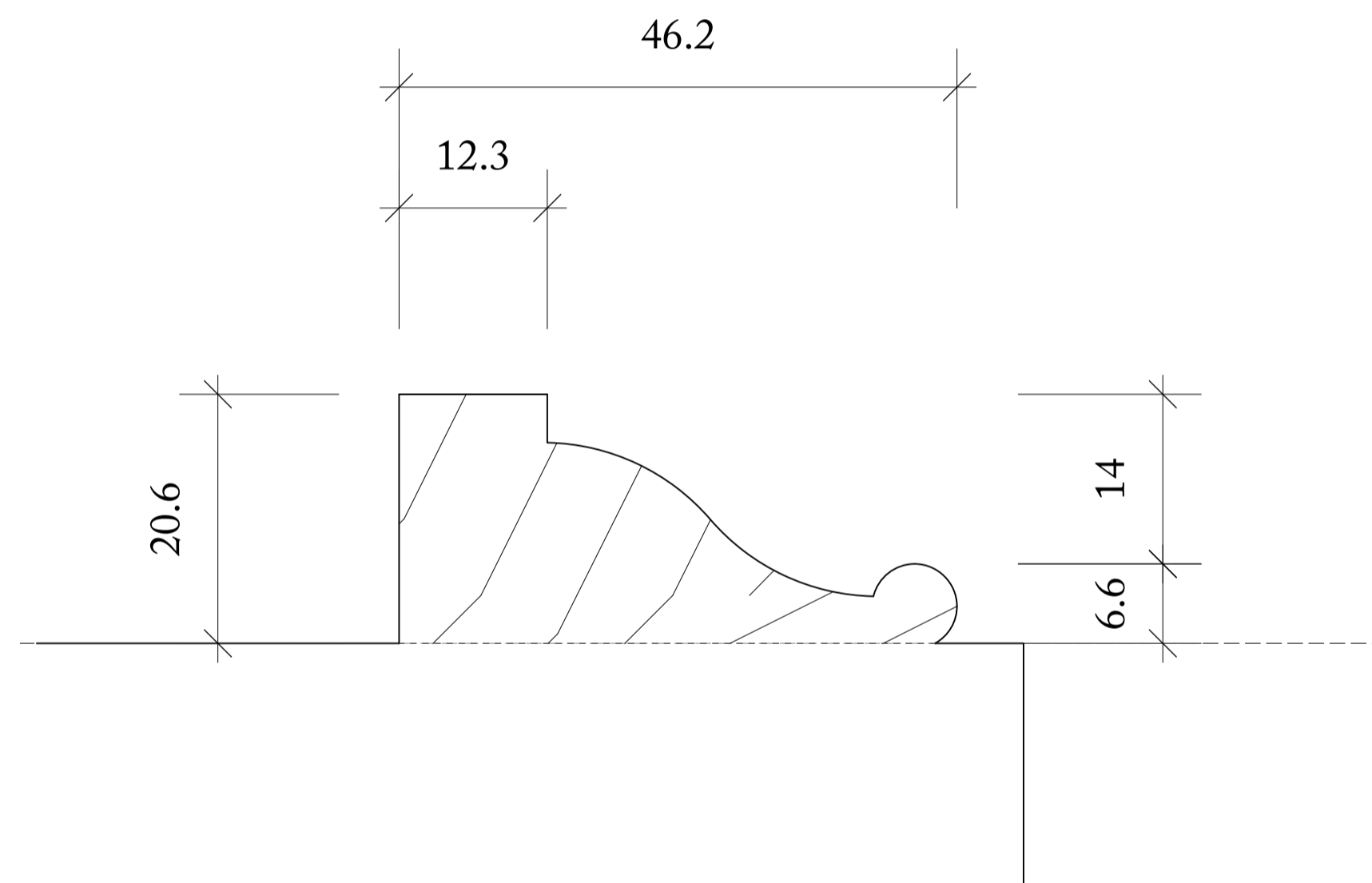
Enphase IQ7A Microinverter  
10 Year Product Warranty

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.

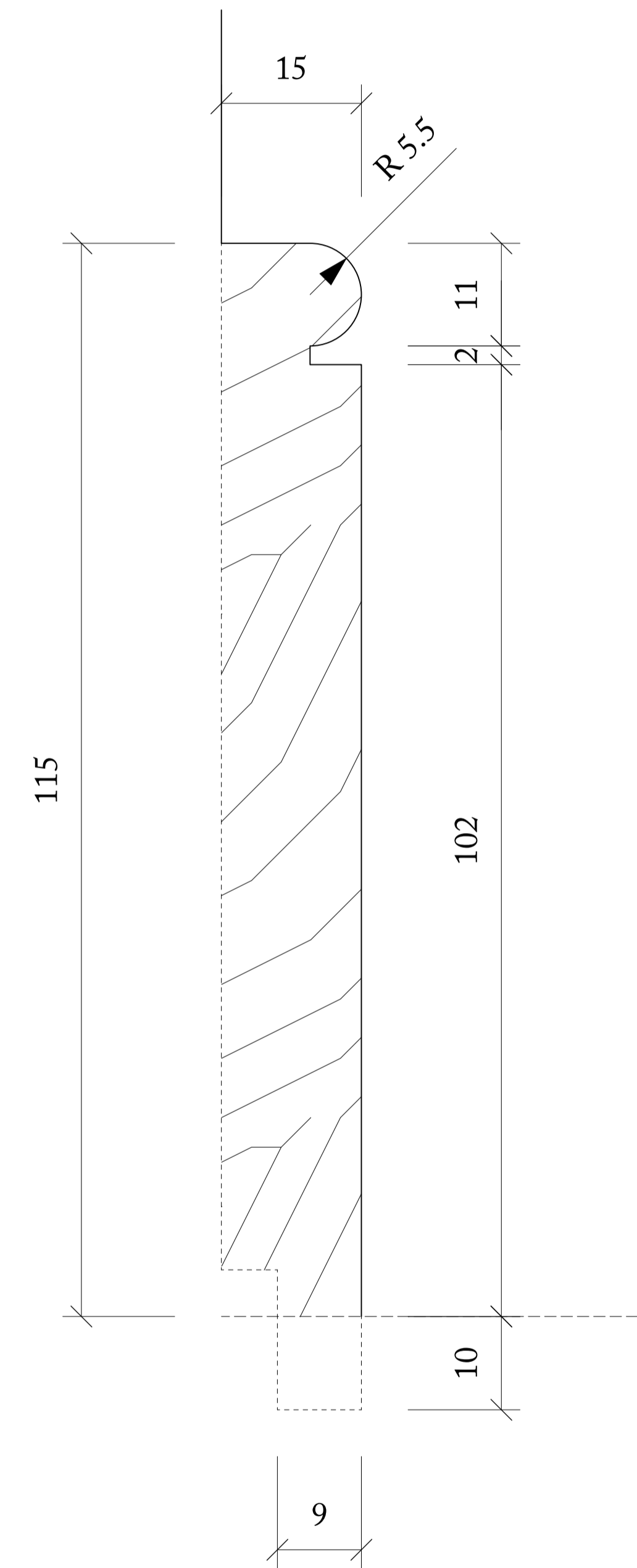


BROOKSFIELD

0800 548 454 | brookfield.co.nz



1 ARCHITRAVE  
1:1 @ A3

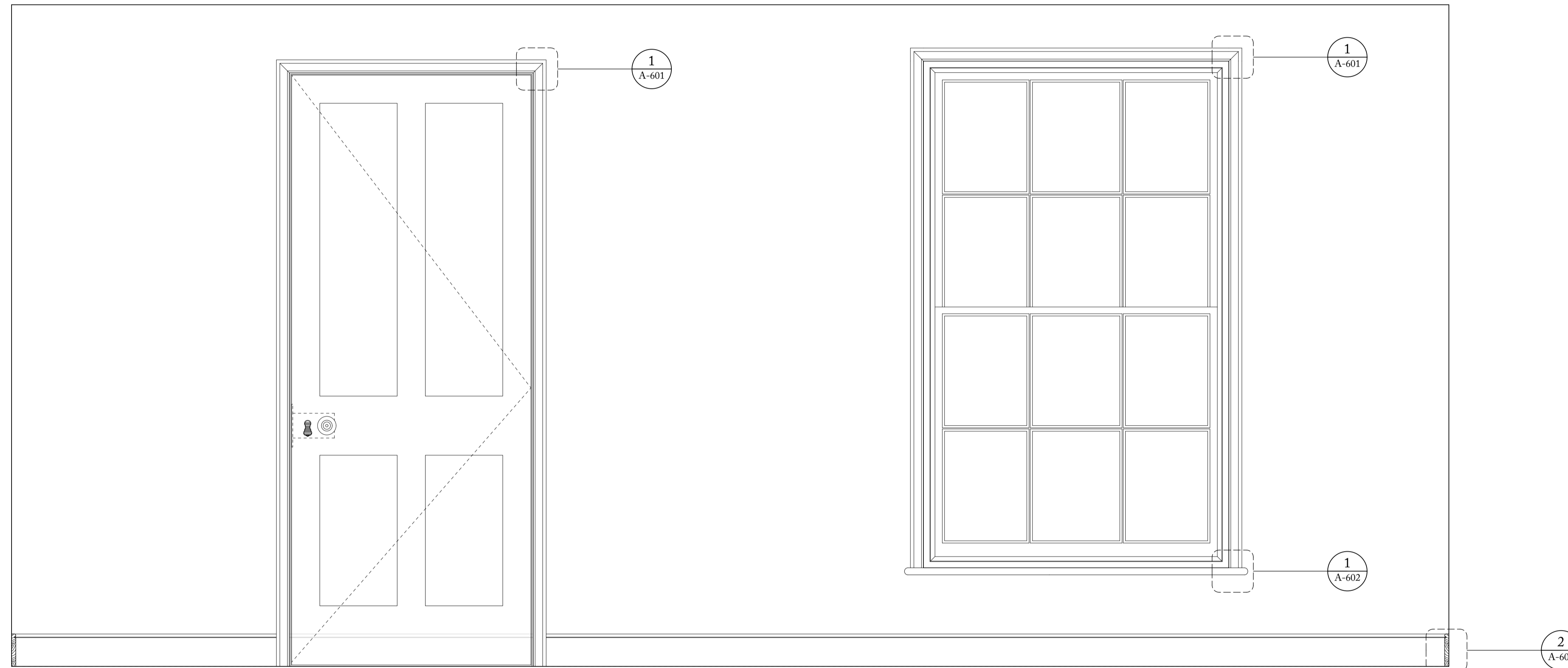


2 SKIRTING  
1:1 @ A3

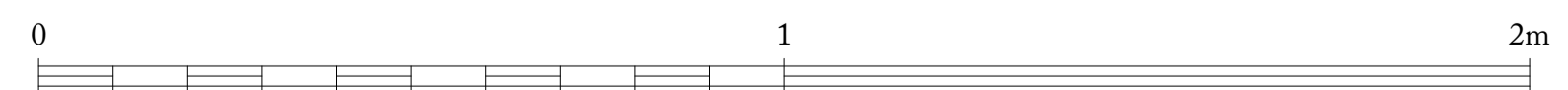
## Skirting and Architrave Profile



Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B			
DRAWING NO: A-601	REV. NO: -		
SCALE: N/A 1:1 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			

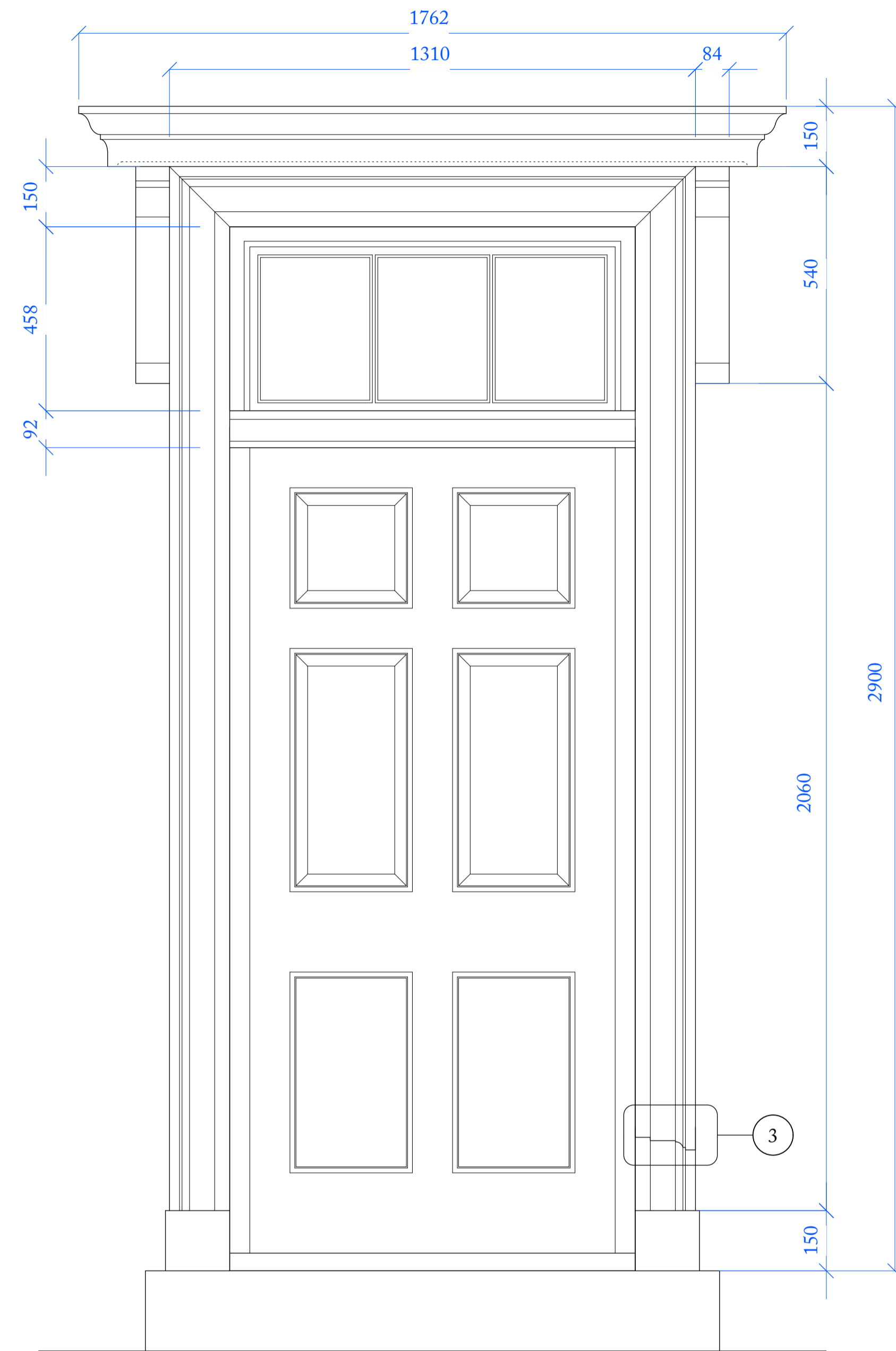


## Skirting and Architrave Profile

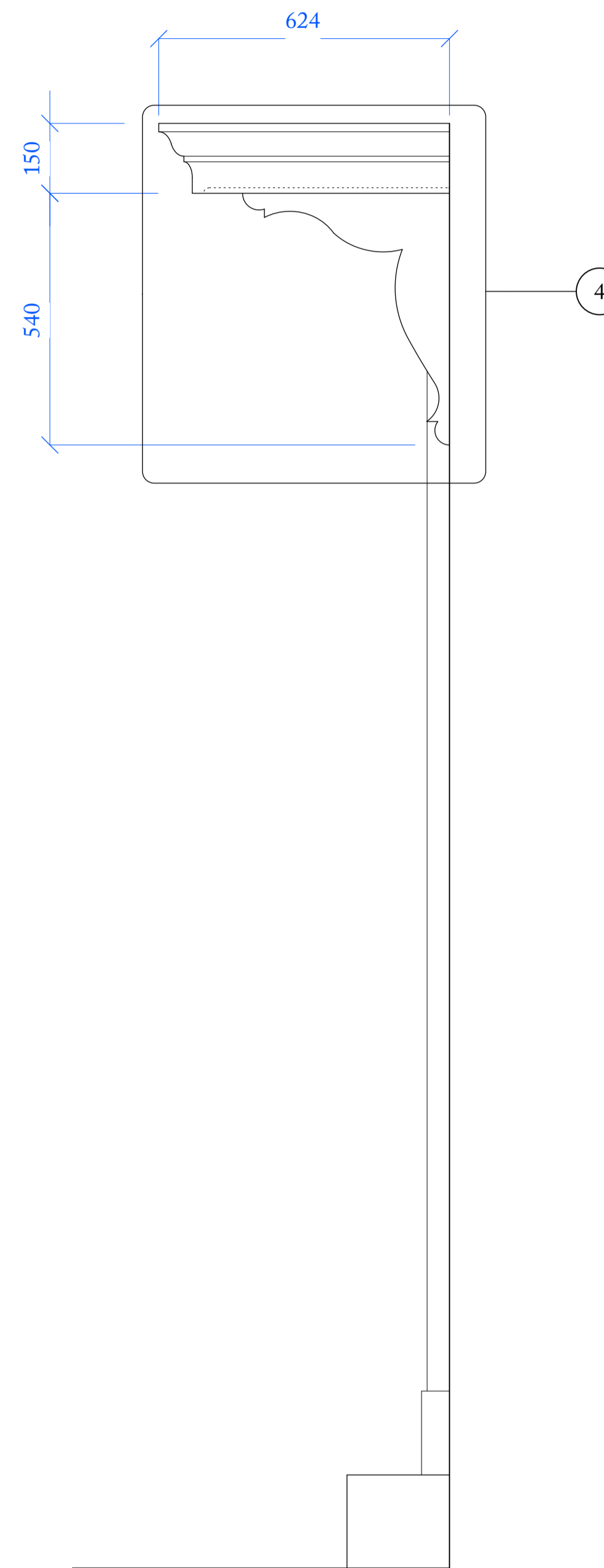


<b>Ben Pentreath</b>		1-4 Lamp Office: Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: <b>BROOKSFIELD</b>			
TITLE: <b>STANDARD PROFILES TYPE B ELEVATION</b>			
DRAWING NO: A-301	REV. NO: -		
SCALE: 1:10 @ A1 1:20 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			

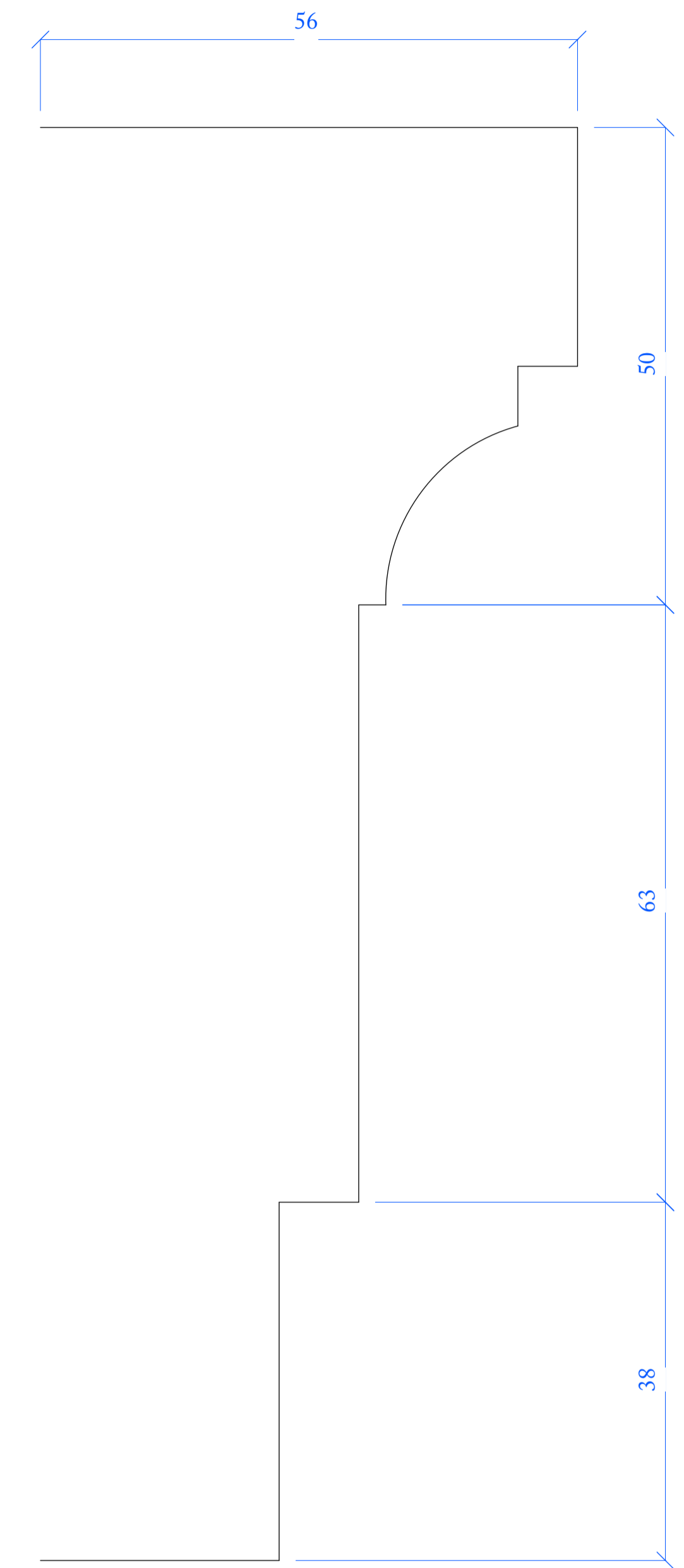




1 ELEVATION  
1:10 @ A1 / 1:20 @ A3

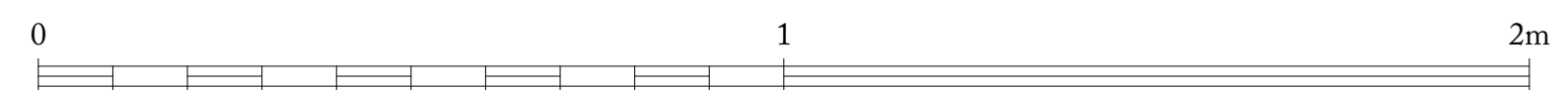


2 SIDE ELEVATION  
1:10 @ A1 / 1:20 @ A3

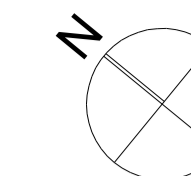


3 MOULDING DETAIL  
1:1 @ A3

# Door Casing



<b>Ben Pentreath</b>		3 Lamp Office Court Lambs Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT:			
TITLE: DOORCASE DETAILS			
DRAWING NO: -		REV. NO: -	
SCALE: 1:10 @ A1 1:20 @ A3		DRAWN BY: RH	
DATE: 06.10.22		CHECKED BY: BP	
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2020. Not to be reproduced without permission			



**SITE INFO:**

Address: 22 Leitch Street  
Somerfield  
Christchurch

Legal Description: Lot 19 DP 2999

Title: -

Site Area: 548m<sup>2</sup> (approx.)

Site Coverage: ~-5%

Planning Zone: Residential Suburban Density Transition Zone

Wind Zone: Low

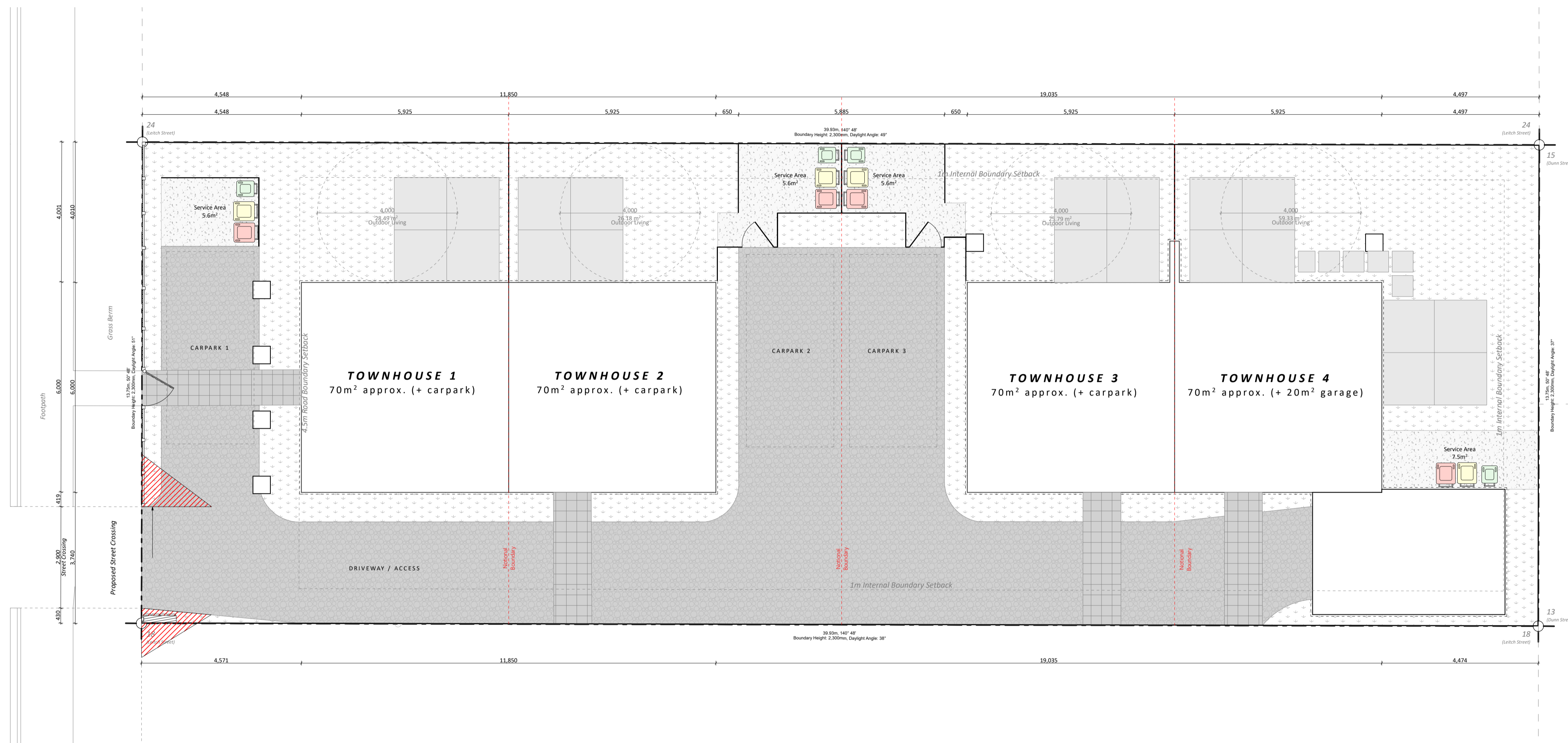
Earthquake Zone: Zone 2 TC2

Exposure Zone: Zone C

Sea Spray Zone: No

Climate Zone: 5

FFL minimum: RL+ -0.00  
(Christchurch District Plan)



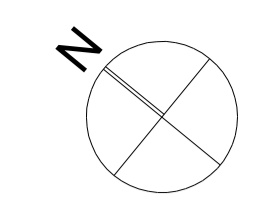
**1. SITE PLAN**  
SCALE 1:75

**General Notes**

Drawings to be printed in colour.  
Do not scale drawings.  
Contractors must verify all dimensions on site before starting work or ordering materials.  
Architectural drawings are to be read in conjunction with the full set of drawings and specification.  
Architectural drawings are to be read in conjunction with consultants' documents and vice versa.  
All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project.  
Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.  
All rights reserved. This drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

ISSUE	REV	DATE
CONCEPT	A	12/10/2023
TRUSS ISSUE	B	07/11/2023

DRAWN SF  
CHECKED MH / DWA  
DATE: 7/11/2023



**LEGEND - WALLS**

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Southern Pine Scallop Rusticated WBR180x18 WB
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
- 16mm Fyreline internal lining to both sides
- 2 x 90mm Timber Framed wall (internal drainstack wall)
- 10mm GIB Board internal lining both sides
- 20mm gap between walls

**WALL NOTES:**

All internal timber framed walls to be 90x45 H1.2 SGB timber, studs @ 600 c/c, dwags @ 800 c/c. Unless otherwise noted

All external timber framed walls to be 90x45 H1.2 SGB timber, studs @ 600 c/c, 90x45 SGB H1.2 dwags @ 800 c/c, unless noted otherwise

**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

**Bottom Plate Fixing To Timber Subfloor:** Fixings as per NZS3604 table 8.19 - Nailing schedule for hand-driven and power-driven nails.

**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.

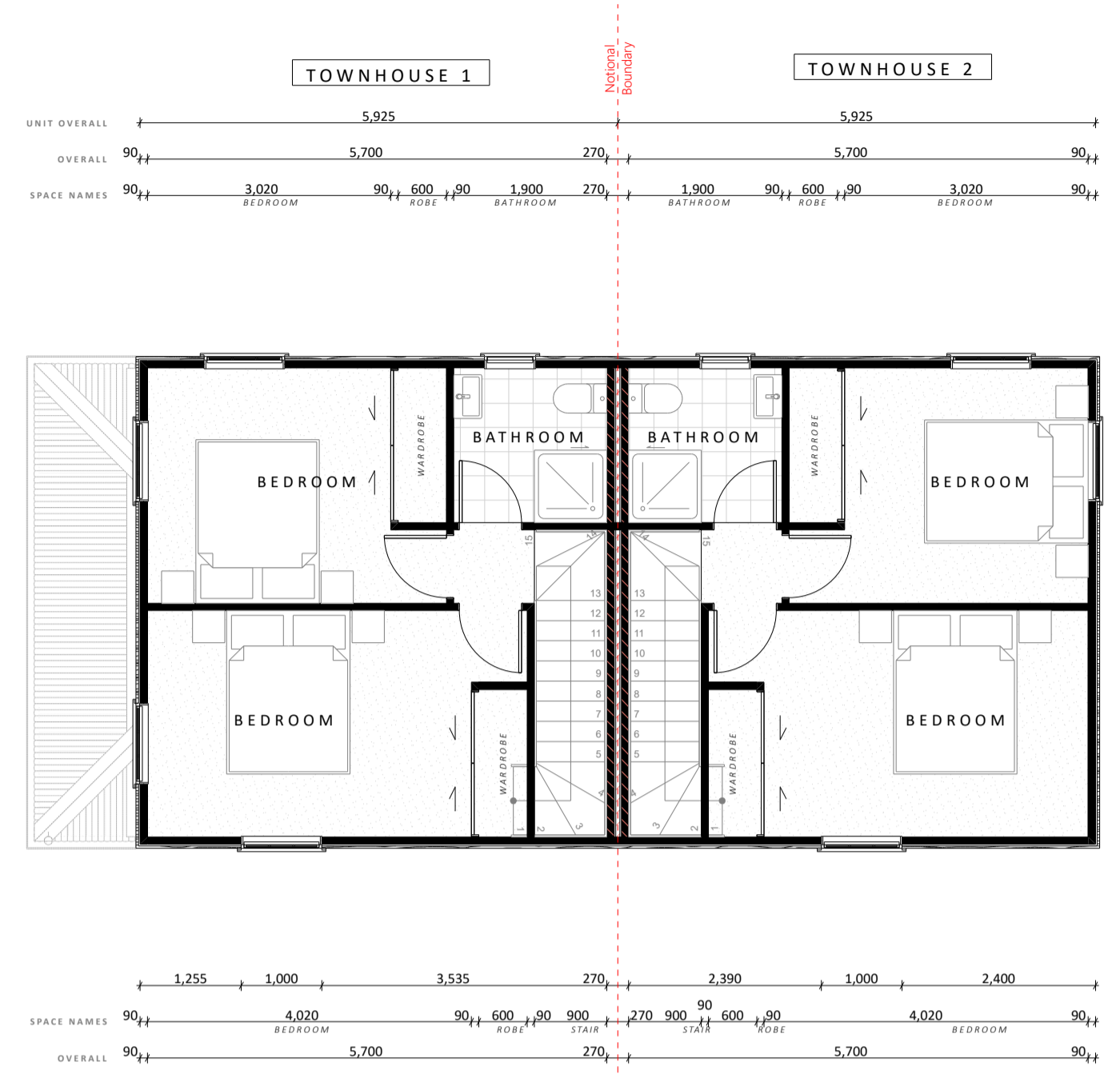
Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood, refer nzbc g4/as1 1.3.c.i.), mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 & F7/AS1 with hush facility (3.0m radius)

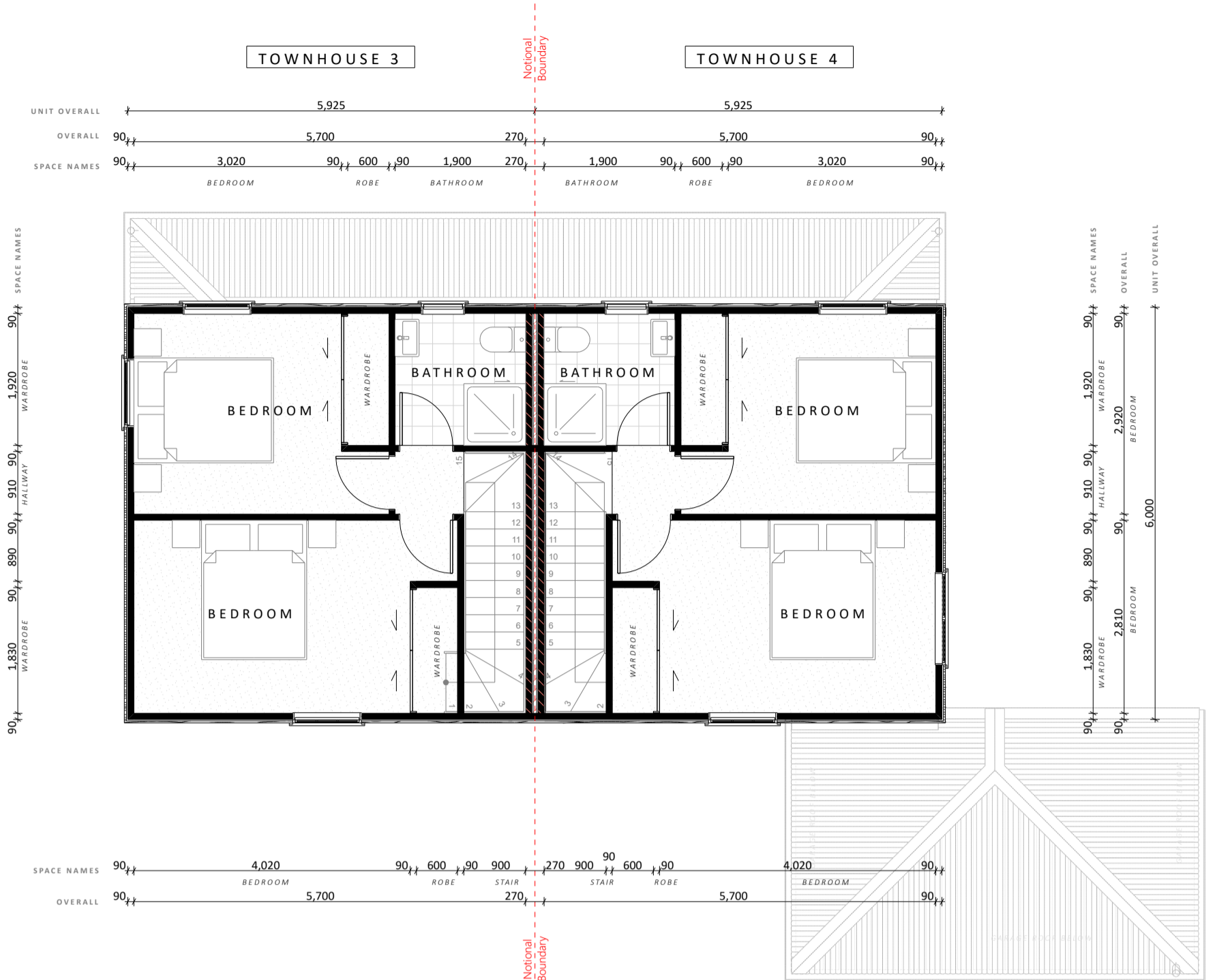
All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

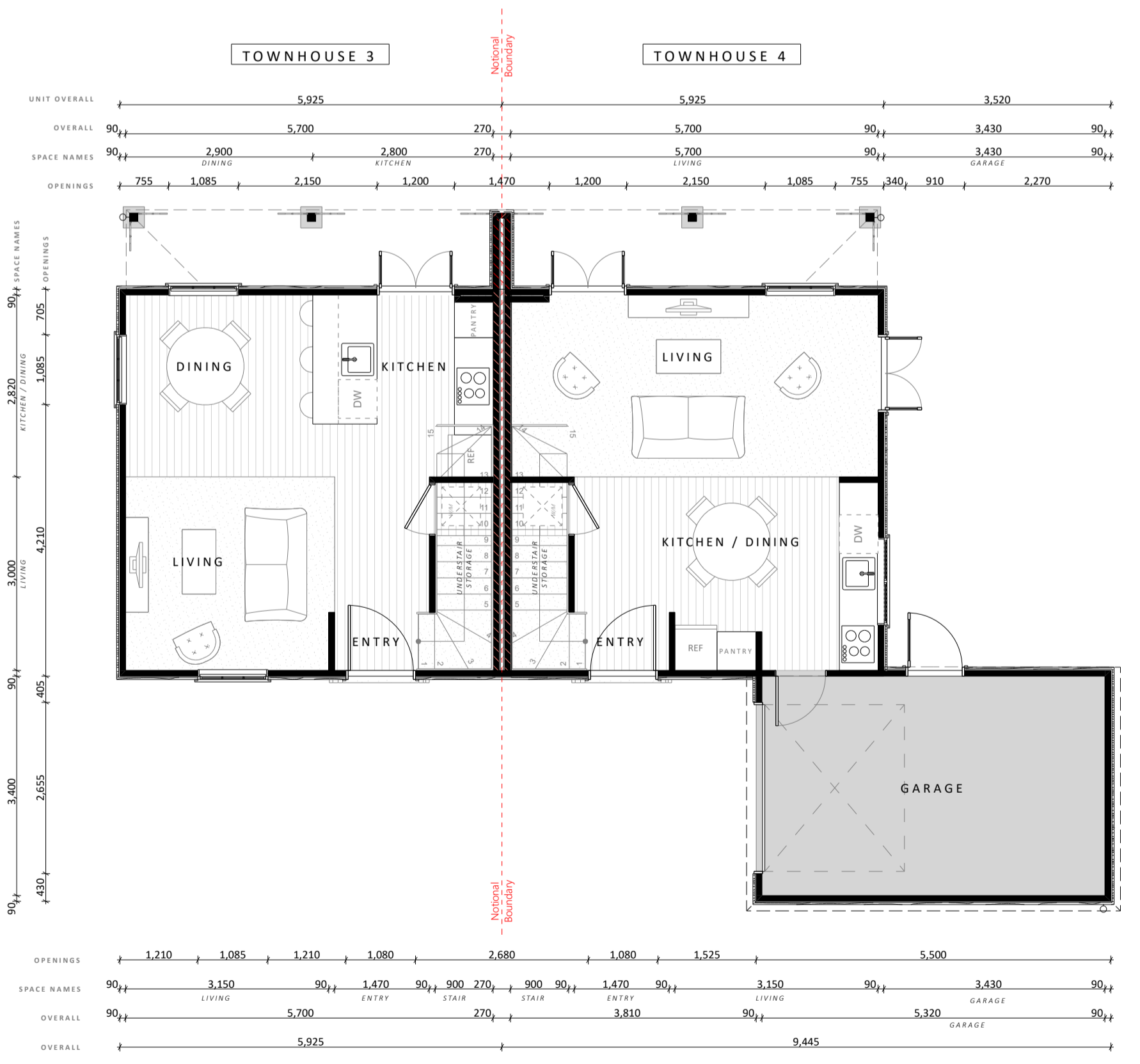
Contractor to furnish and install all hardware unless otherwise noted.



**3. FIRST FLOOR PLAN**  
SCALE 1:75



**2. GROUND FLOOR PLAN**  
SCALE 1:75



**General Notes**

Drawings to be printed in colour.  
Do not scale drawings.  
Contractors must verify all dimensions on site before starting work or ordering materials.  
Architectural drawings are to be read in conjunction with the full set of drawings and specification.  
Architectural drawings are to be read in conjunction with consultants' documents and vice versa.  
All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project.  
Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.  
All rights reserved, this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

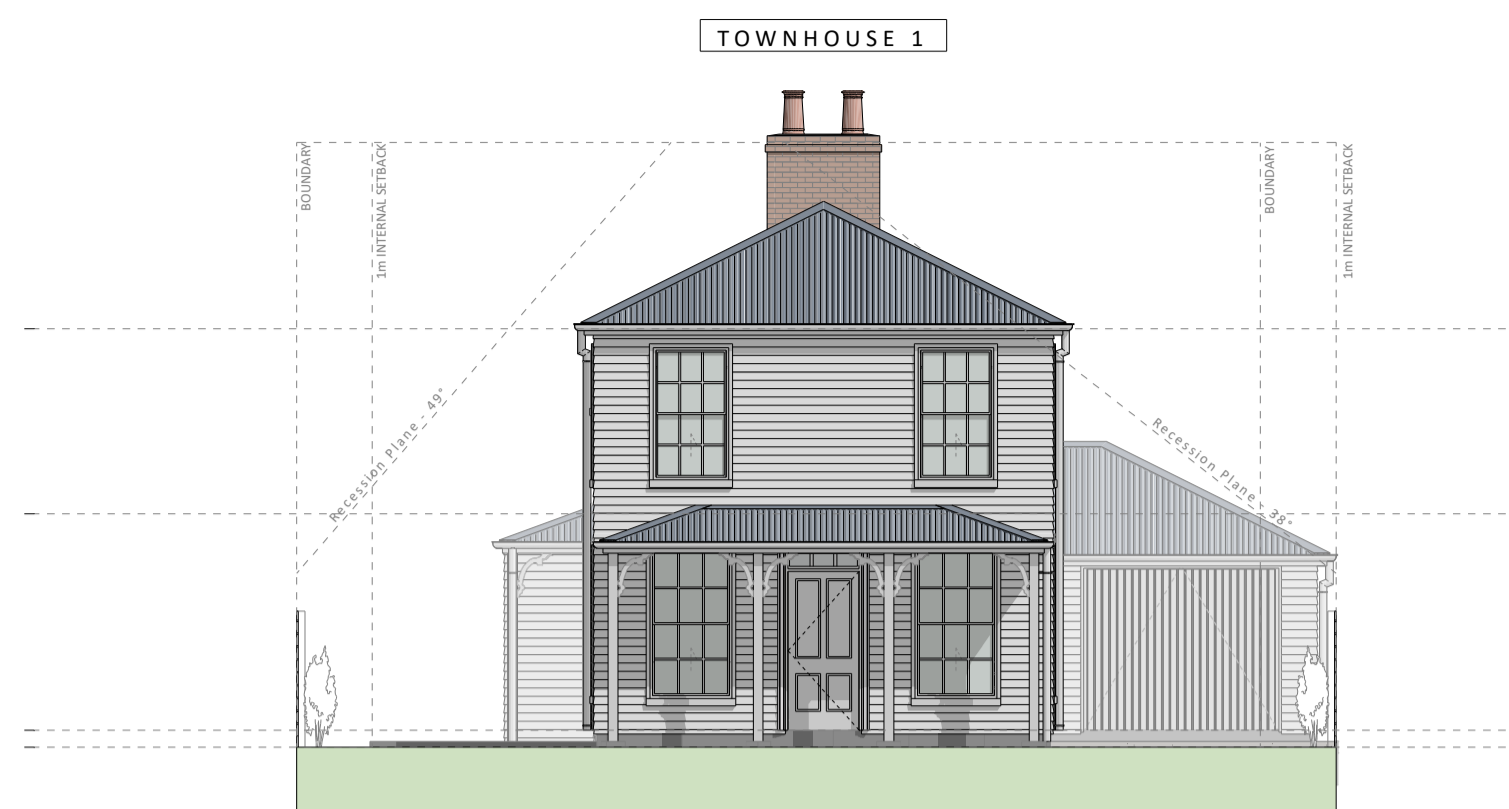
ISSUE	REV	DATE
CONCEPT	A	12/10/2023

**GROUND & FIRST FLOOR PLANS**

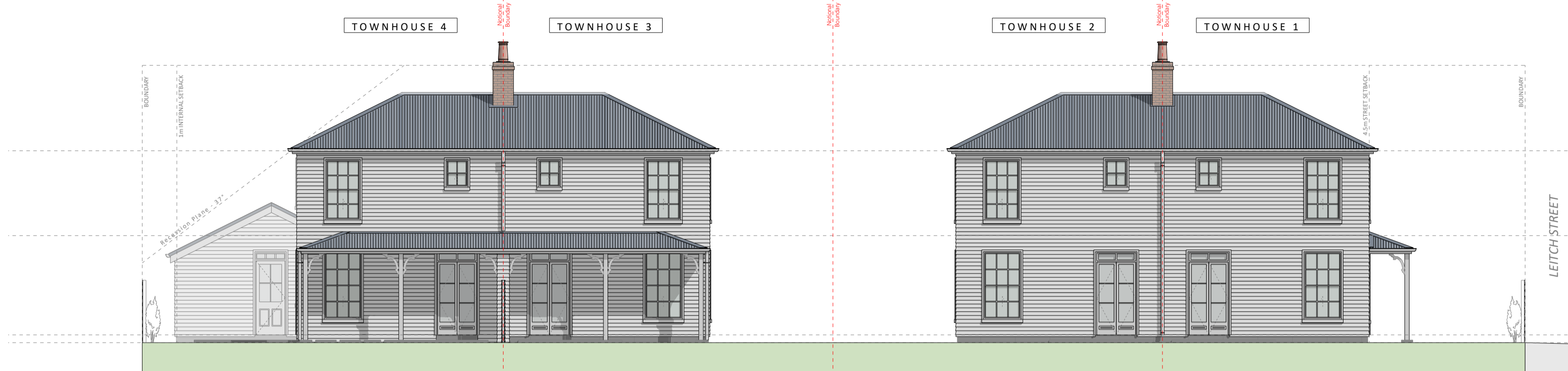
DRAWING NO. **A101**      REVISION NO. **A**

DRAWN: SF      CHECKED: MH/DWA      DATE: 31/10/2023

SCALE: 1:100, 1:75  
SCALE DOUBLED AT A3



E01 NORTH ELEVATION  
SCALE 1:100



E02 EAST ELEVATION  
SCALE 1:100

**LEGEND - ELEVATION CLADDING**

**ROOF**  
Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding laid over self-supporting underlay  
- 70x45mm H1.2 SGB Timber purlins at 600mm c/s end span and 900mm c/s mid span, fixed with 1 / 14g self-drilling type 11 screws, 100mm long or 5.5m alternative fixing to roof framing and trusses.

**WEATHERBOARD CLADDING**  
Horizontal Southern Pine Beveback weatherboard installed as per manufacturers specifications on 20mm drained cavity system over building wrap.  
- Colour to be selected by Brookfield Living

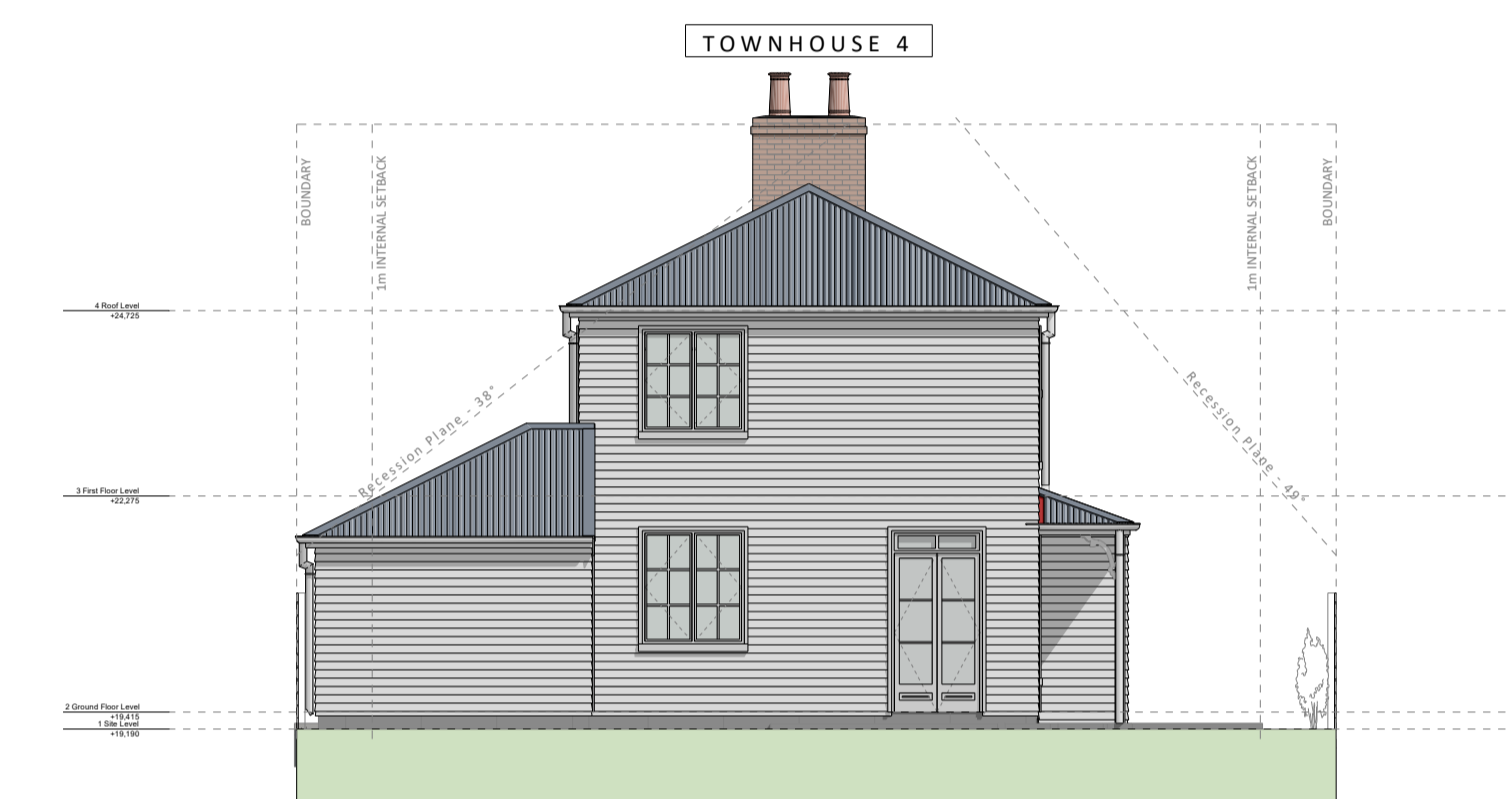
**PERMANENTLY OBSCURED GLASS:**  
As required by Christchurch District Plan 14.4.2.8

**NOTES:**  
Dimond 125 Quad gutter profile over Dimond 147 Fascia. Finish & colour to match roofing  
Downpipes to be 80U, finish & colour to match roofing (UNO)

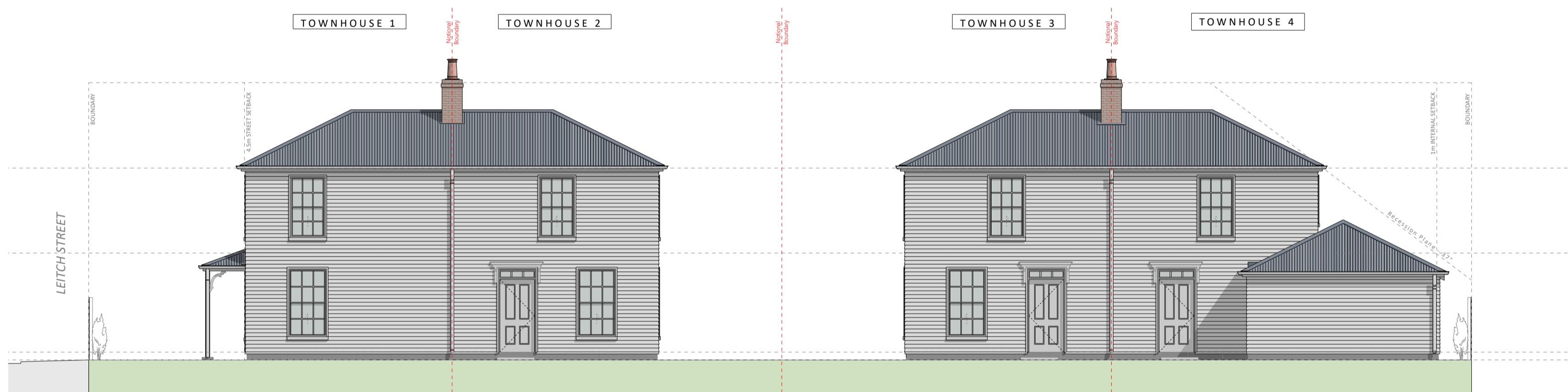
Sierra Pacific uPVC double-glazed window joinery (Brookfield to select colour and finish.) Grade A safety glass to all glazing within 800mm of FFL & in wet areas.

Aluminium Residential series Double-glazed door joinery. (Brookfield to select colour and finish)

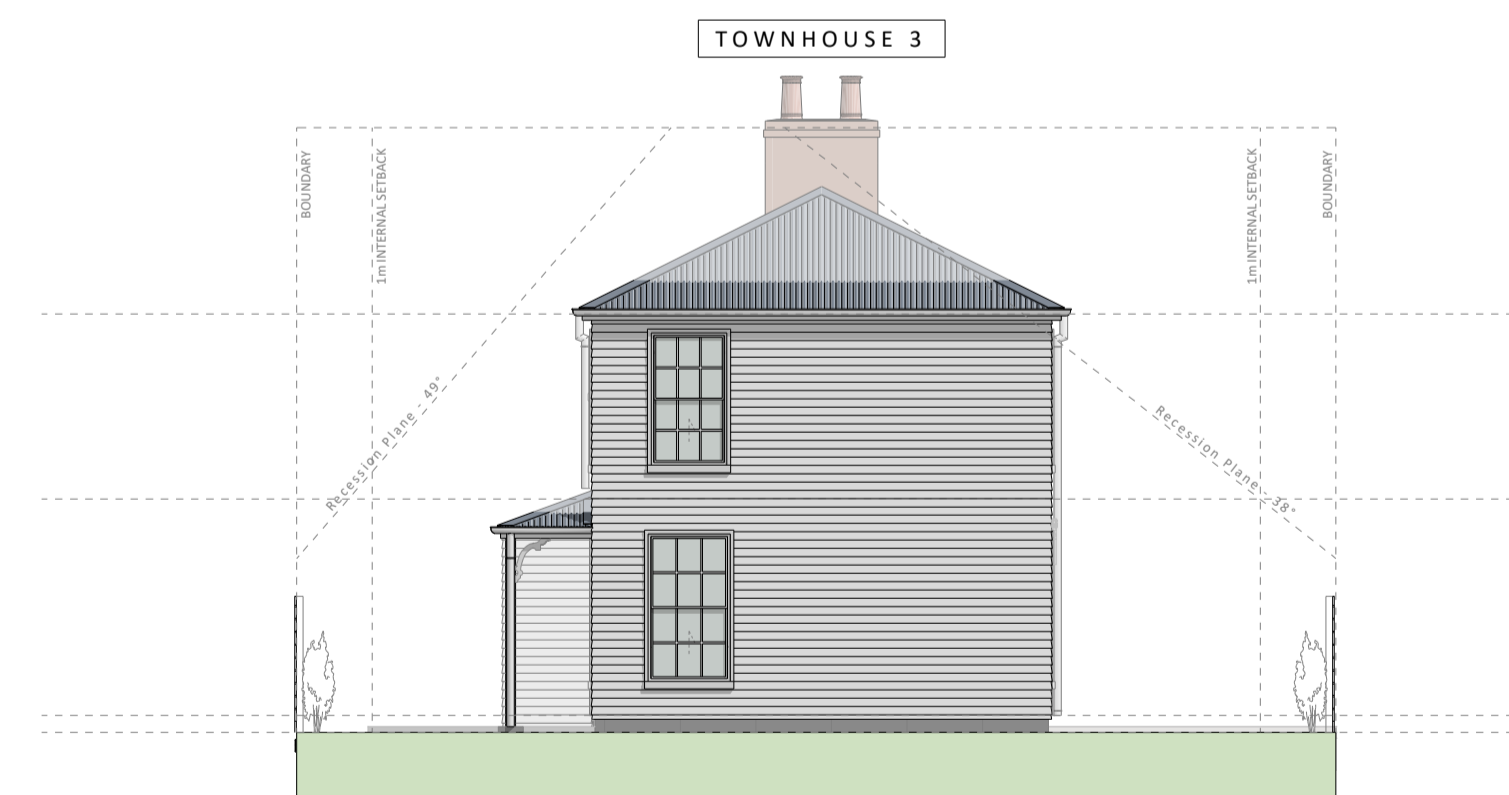
Fascia, window trims, facings and entry post  
- Colour to be confirmed with Brookfield Living  
- Confirm with Brookfield Living before ordering



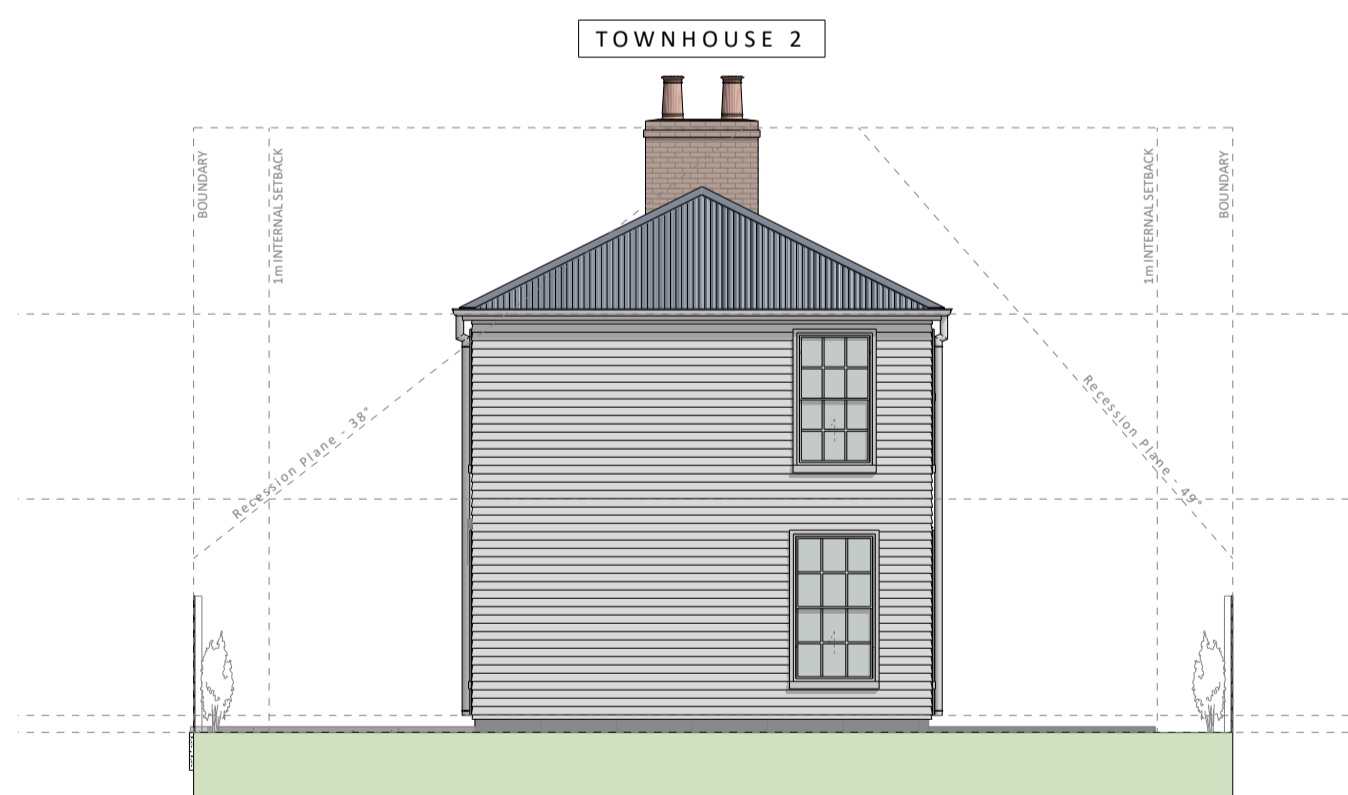
E03 SOUTH ELEVATION  
SCALE 1:100



E04 WEST ELEVATION  
SCALE 1:100



E05 NORTH ELEVATION - TH3  
SCALE 1:100



E06 SOUTH ELEVATION - TH 2  
SCALE 1:100



E STREET ELEVATION  
SCALE 1:100

**General Notes**

Drawings to be printed in colour.  
Do not scale drawings.  
Contractors must verify all dimensions on site before starting work or ordering materials.  
Architectural drawings are to be read in conjunction with the full set of drawings and specification.  
All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project.  
Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.  
All rights reserved, this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

ISSUE	REV	DATE
CONCEPT	A	12/10/2023



# Your Rental Appraisal

1 November 2023

ADDRESS: Homes 1 - 3, 22 Leitch Street

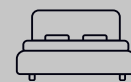
Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, believe a fair market rent would be between **\$500 - \$520 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manger



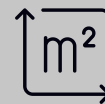
2



1



1



70



# Your Rental Appraisal

1 November 2023

ADDRESS: Homes 4, 22 Leitch Street

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, believe a fair market rent would be between **\$530 - \$550 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manger



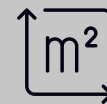
2



1



1



89

# PRICE LIST

22 Leitch Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CARPARK/ GARAGE	SIZE	PRICE
House 1	2	1	1	70m2	\$679,000
House 2	2	1	1	70m2	\$669,000
House 3	2	1	1	70m2	\$679,000
House 4	2	1	1	89m2	\$719,000

March 2024

November 2024

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.

BROOKSFIELD

0800 548 454 | brooksfield.co.nz