

Lot 132 Belfast Subdivision

Stage 8, Belfast Subdivision, Belfast, Christchurch



Artist impression only – refer to concept plan.

House & Land Package:

Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

\$824,900

Home area: 160m²

Section area: 400m²



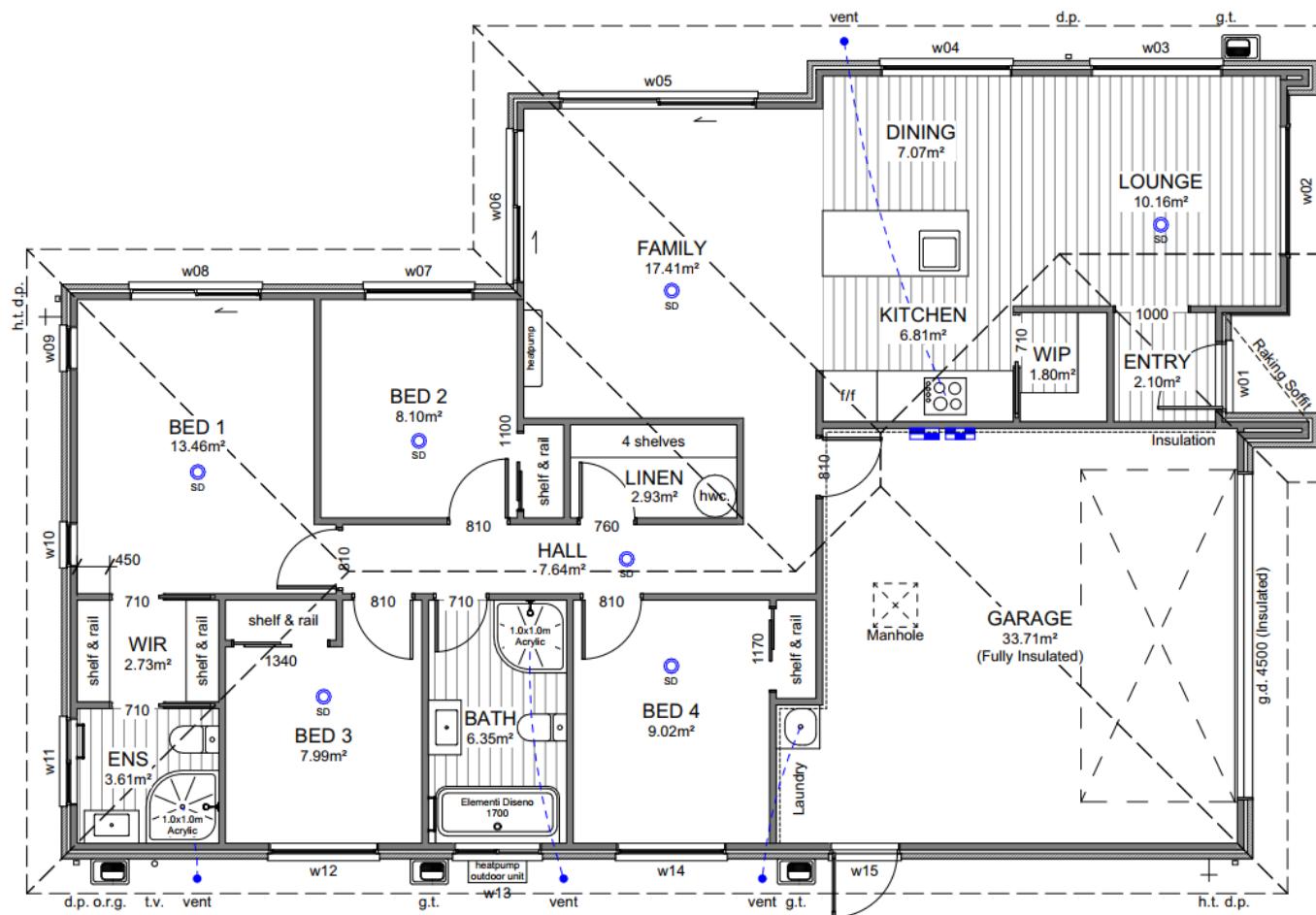
Features:

- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

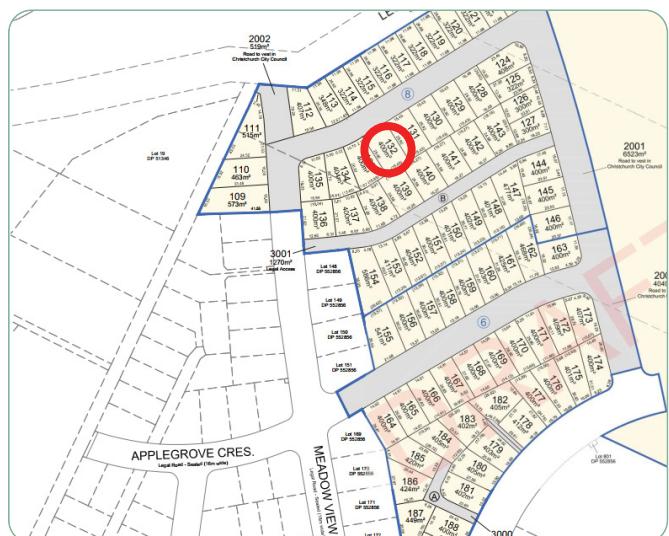
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Floor Layout



Site Location



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Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Austral 70 Series Brick
Feature cladding:	Abodo AW55 135x18mm	Entry door:	APL 860mm Latitude with urbo lever
Window joinery:	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 4.5m
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splashback full length of back bench/wall.	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan

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Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio



*dependent on supply, similar fitting to be used if unavailable

Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



Showers:

Arena curved with moulded wall



Toilets:

Elementi Uno back to wall



Bath:

Elementi Diseno back-to-wall 1700mm



Towel rails:

Newtech 5 bar square—heated



Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

Elementi Uno



Colour Schedule

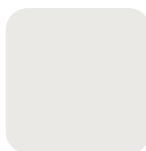
Exterior Colours

Colour Scheme			
EXTERIOR			
Roof:	Flaxpod	Garage door:	Flaxpod
Fascia, gutter & downpipes:	Flaxpod	Garage door frame:	Flaxpod
Window joinery:	Flaxpod	Soffits:	Half black white
Front door:	Flaxpod	Exterior cladding (Main):	Karekare with charcoal mortar
Front door frame:	Flaxpod	Exterior cladding (Feature):	Vulcan natural



Interior Colours

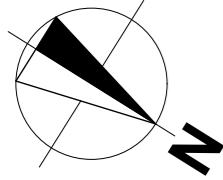
Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Antarctic Snow
Walls:	Black white	Kitchen back wall & island back panel:	Carbon
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Southern oak
Skirting:	Black white	Kitchen splashback:	Mallorca White Gloss 50×250—vertical stack with misty grey grout
Carpet:	Iron	Feature pendant:	Elba 365 black
Vinyl plank:	Natural		



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Site Info

Site Address	Meadow View Drive Belfast Subdivision
Legal Description	Lot 132 (Stage 8)
Site Area	400m ²
Building Area	160.69m ²
Roof Area*	199.24m ²
Site Coverage	40.17%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

General Notes

All dimensions shown are to face of foundation unless noted otherwise.

Refer to Foundation Plan for foundation setout.

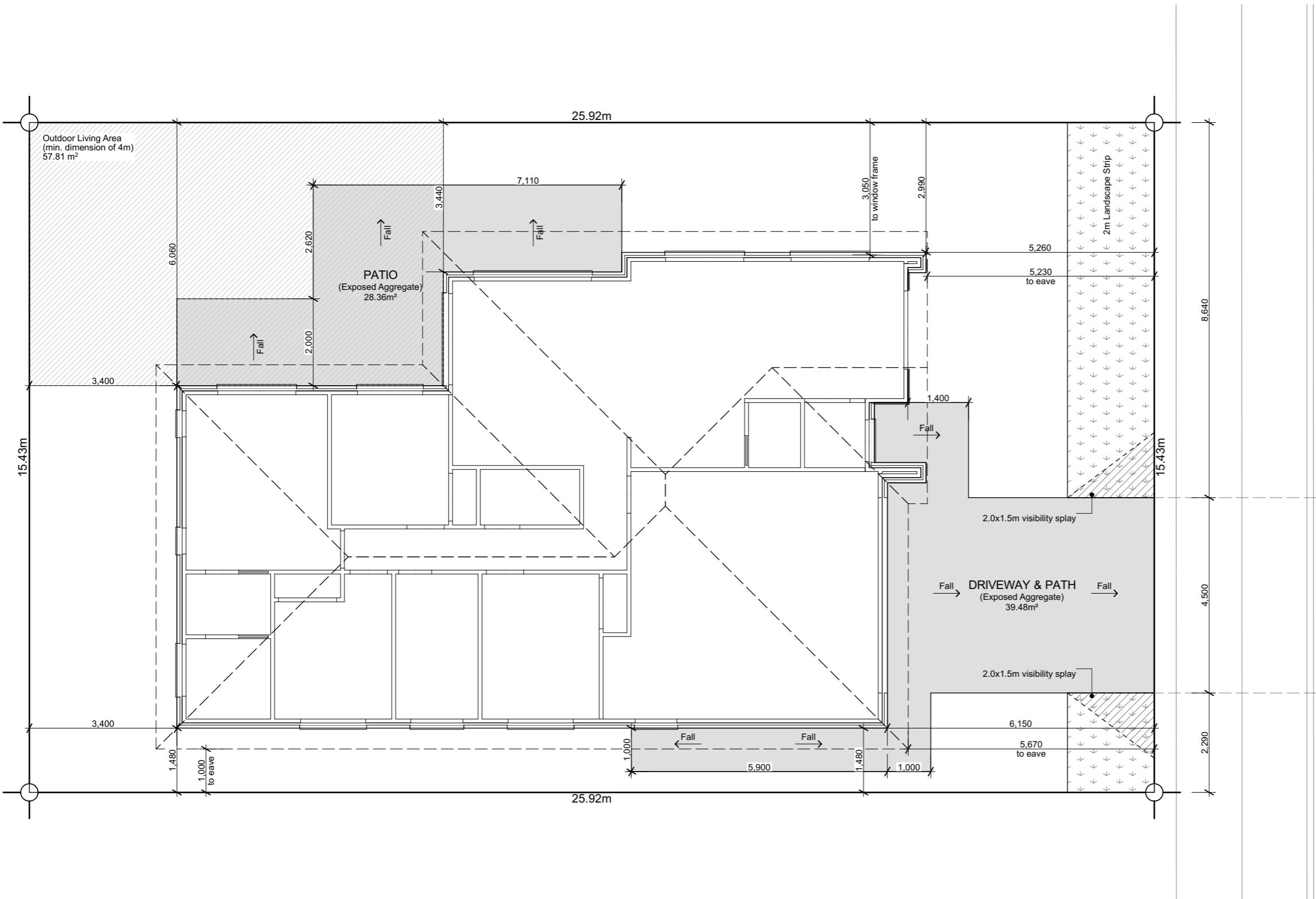
Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site bearings, dimensions and North point to be confirmed upon Certificate of Title when issued.

MEADOW VIEW DRIVE



Building Area

Over Frame	154.01m ²
Perimeter	57.88m
Over Cladding	160.69m ²
Perimeter	58.82m
Roof Area*	199.24m ²
Perimeter	60.40m
*Roof area includes fascia & gutter	

General

Main Cladding	70s Clay Brick
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (AW55)
Roof Pitch	25°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

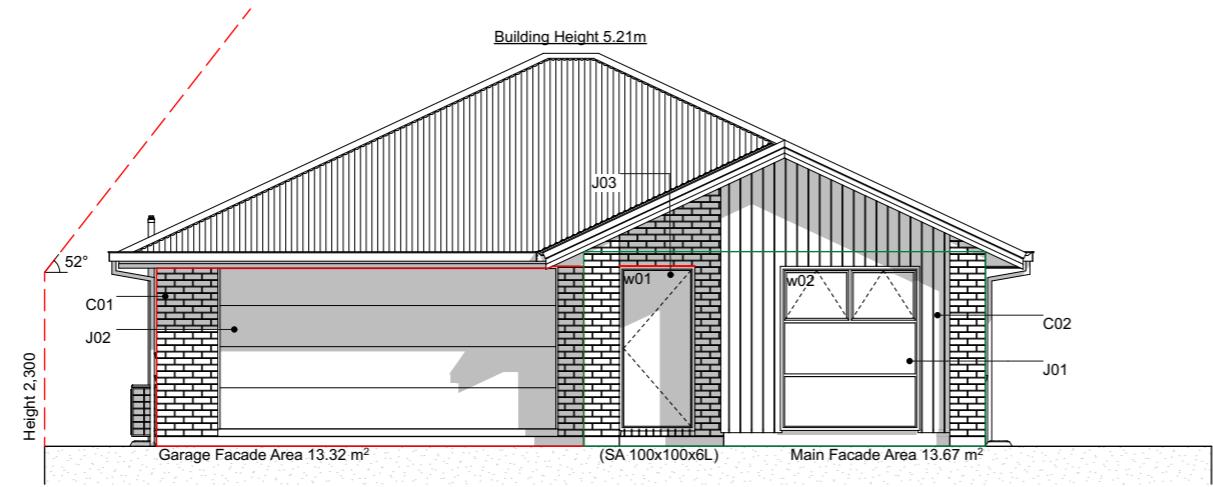
Legend

	Distribution Board & Smart Meter Box
	Data Box
	Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

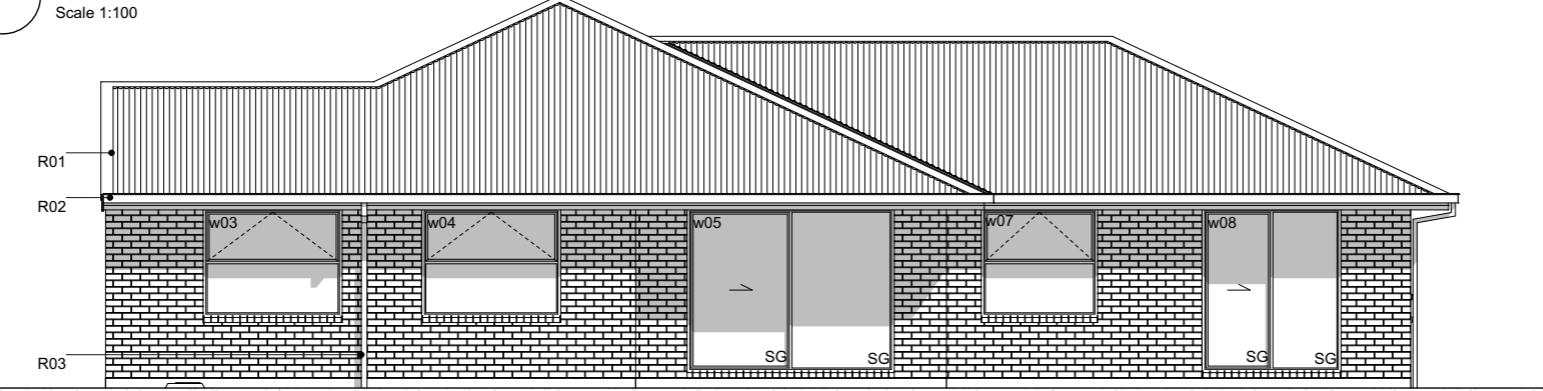
	Carpet (excl. Garage)
	Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	1,800
w03	1,400	1,800
w04	1,400	1,800
w05	2,130	2,700
w06	2,130	2,100
w07	1,400	1,500
w08	2,130	1,500
w09	1,900	900
w10	1,900	900
w11	1,900	900
w12	1,520	900
w13	1,090	900
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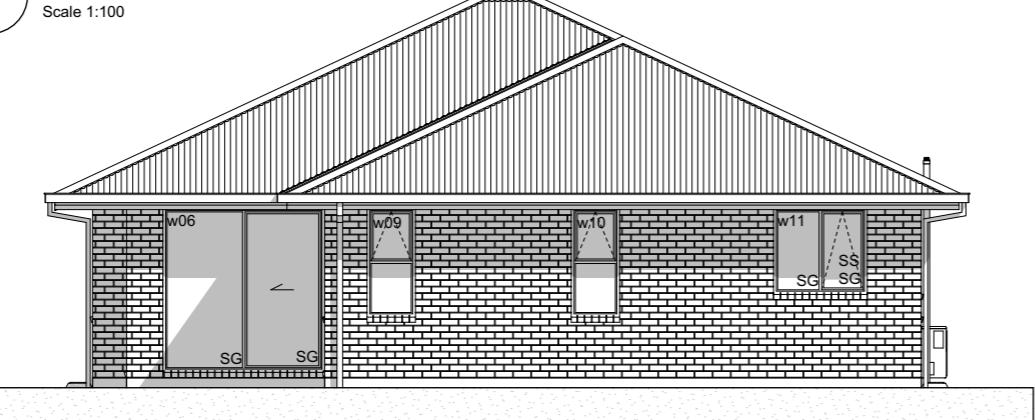
E-01 North Elevation

Scale 1:100



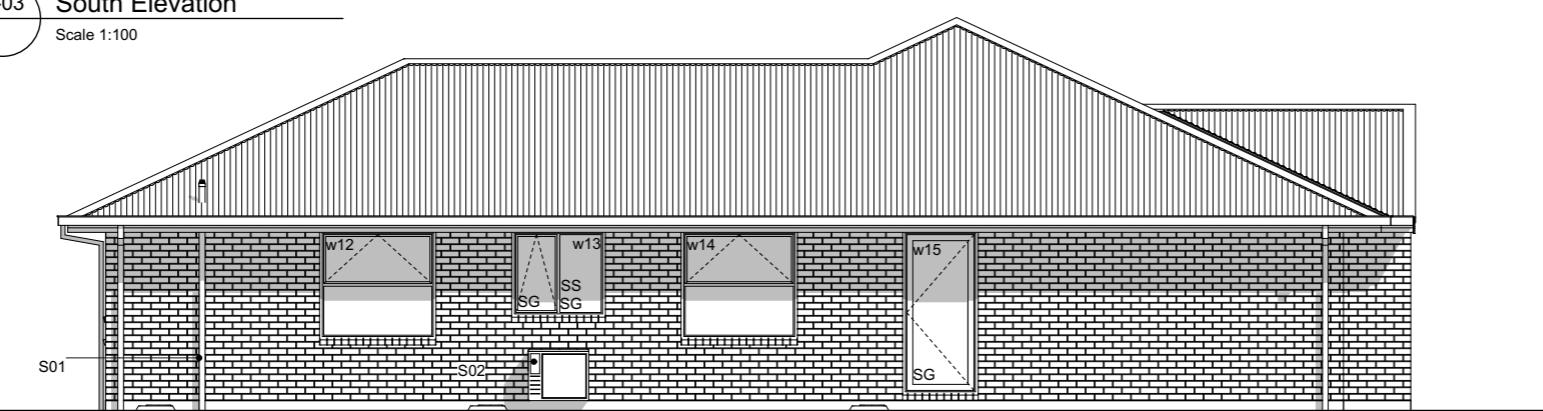
E-02 West Elevation

Scale 1:100



E-03 South Elevation

Scale 1:100



E-04 East Elevation

Scale 1:100

Elevation Keys

C01	70 series brick on 50mm cavity.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
R01	Colorsteel corrugate roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
J02	Sectional garage door.
J03	APL entry door in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend

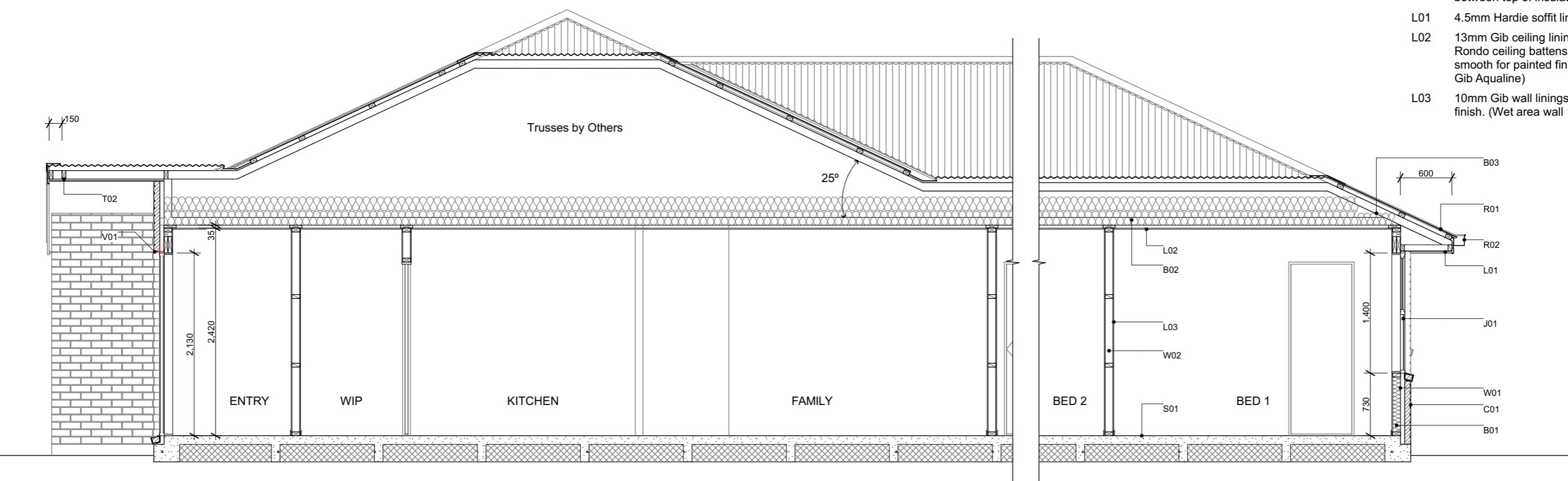
w01	Window ID
SS	Security Stay
SG	Safety Glass
SA	Shelf Angle

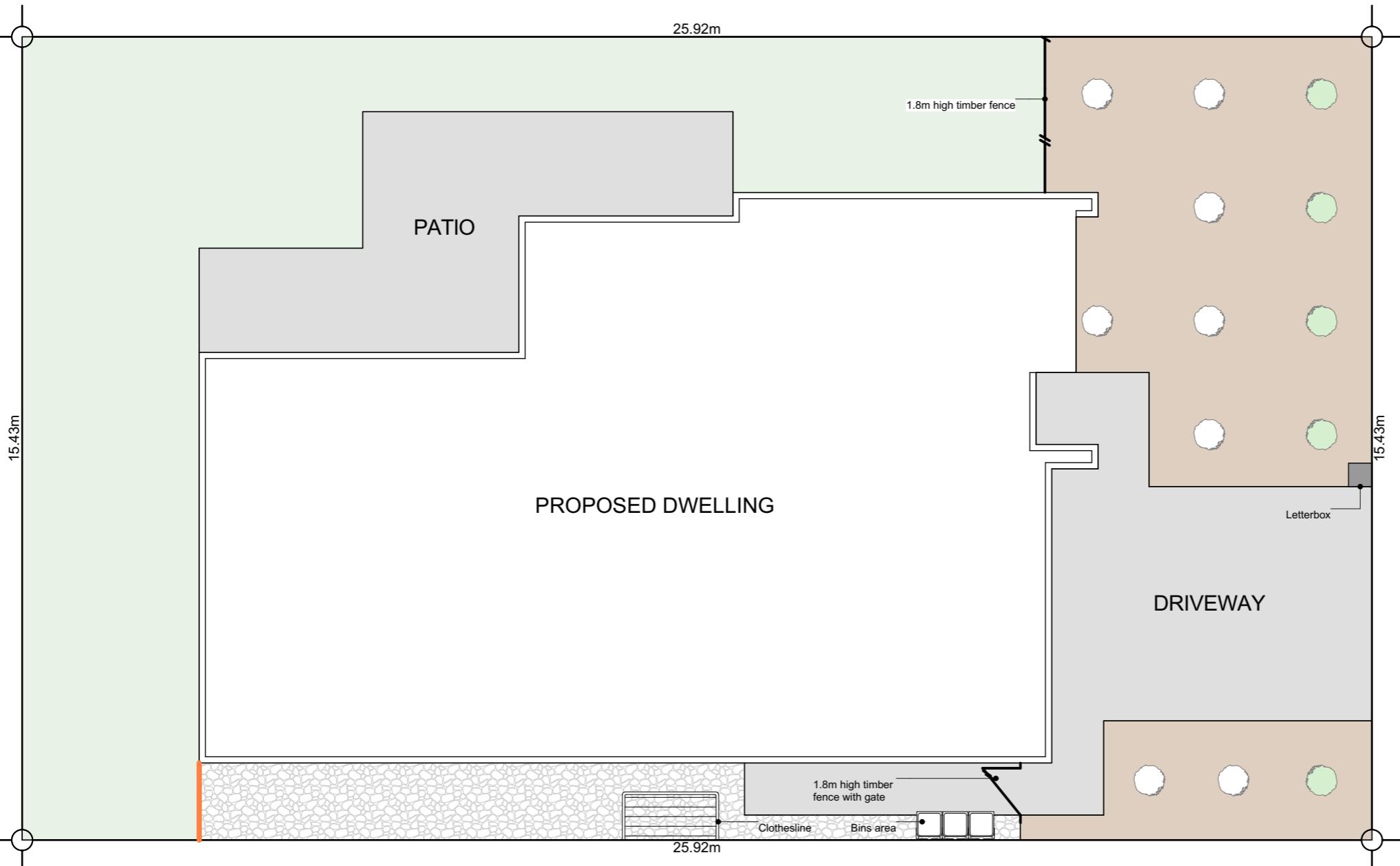
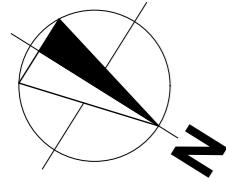
General Notes

Driveway to fall from 20mm max. below garage rebate.

Section Keys

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity batten over building wrap on timber framing.
- V01 100x100x6L shelf angle fixed to timber lintel with 75x10mm coach screw @ 450mm crs. Shelf angle sized as per Branz Appraised Two Storey Clay Brick Veneer Construction.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / outriggers to form raking soffit.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 R3.6 (140mm) insulation batts cut to size between the trusses and fit at the first 500mm from the centre of top plate. Maintain 25mm ventilation gap between top of insulation and roofing underlay.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)





Plants List for Garden Bed

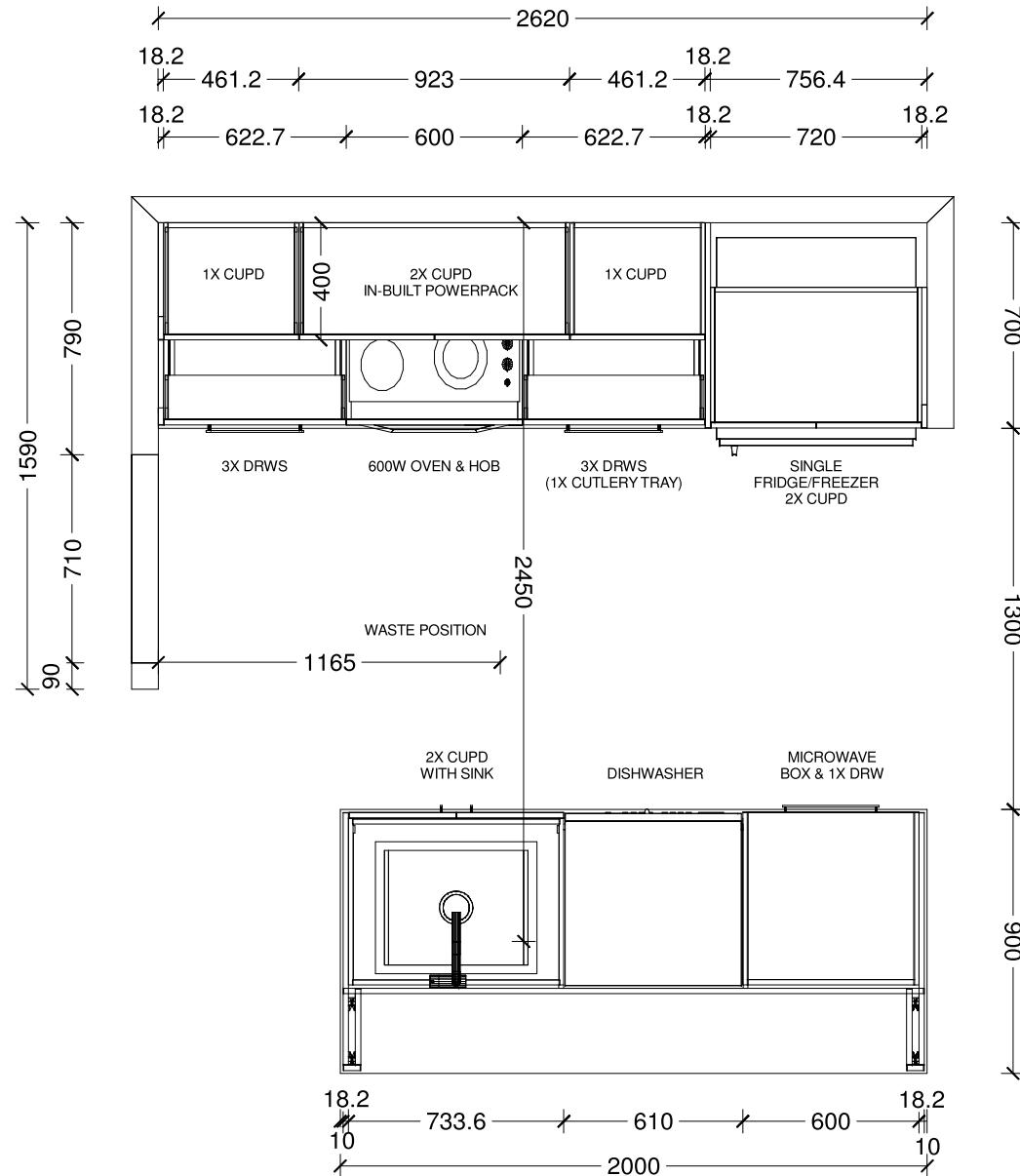
Agapanthus Peter Pan - Dwarf blue Nile lily
 Acacia Limelight - Dwarf wattle
 Choisya Ternata - Mexican orange blossom
 Carex Secta - Makura sedge
 Lavandula angustifolia 'Hidcote' - English Lavender
 Pittosporum little gem
 Thuja occidentalis Smaragd - Emerald Cedar
 Viburnum tinus Eve Price
 Azalea
 Corokia geentys green
 Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
 Camellia 'Cinnamon Cindy'
 Cercis Hearts of Glod - Golden Redbud
 Acer Palmatum Bloodgood - Japanese Maple
 Liquidambar Styraciflua - Sweetgum
 Magnolia Grandiflora Blanchard
 Malus loensis Plena
 Prunus Autumnalis Southern Gem - Flowering Cherry

*Planting species for garden bed are indicative-not to be limited to.

Legends

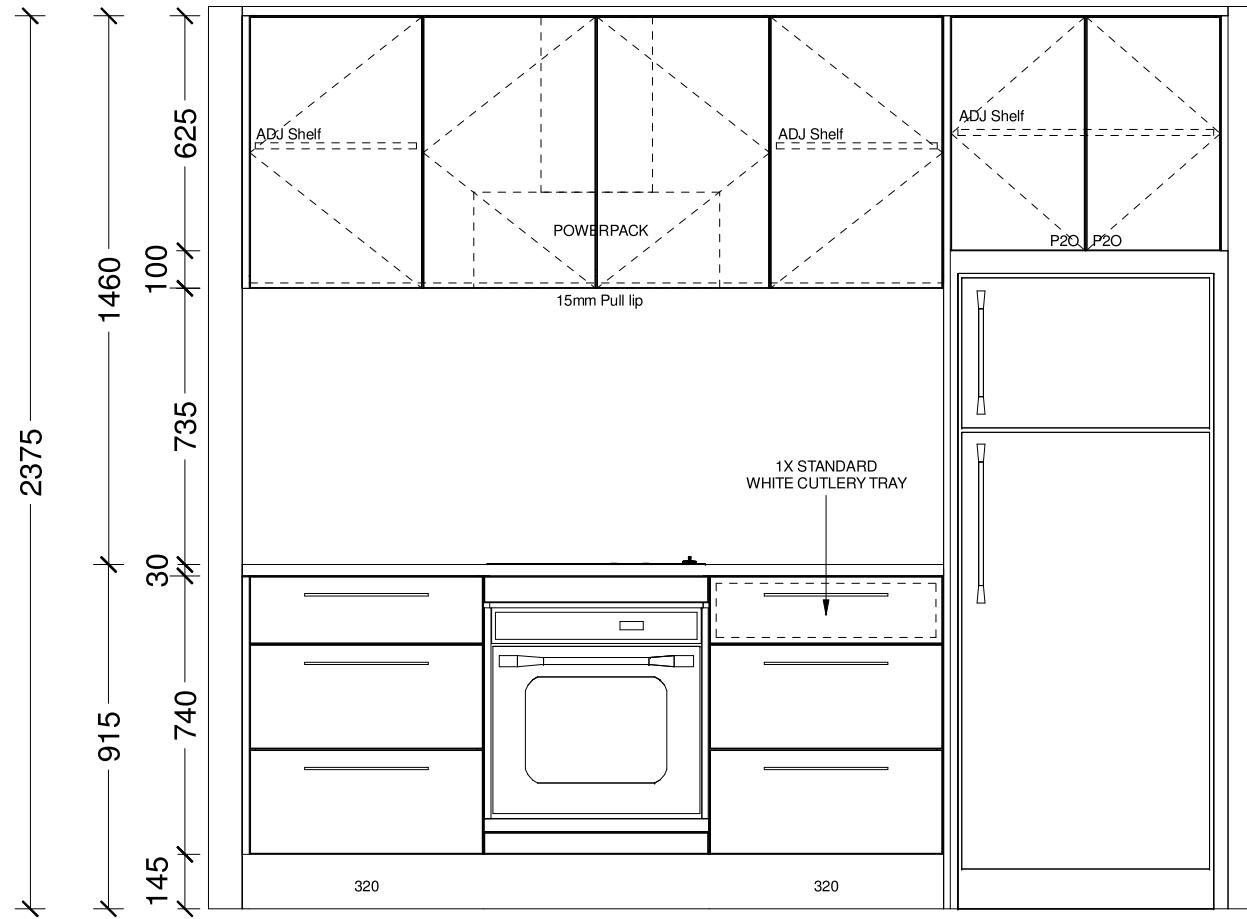
- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/stonechip





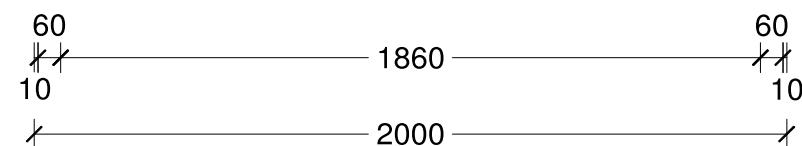
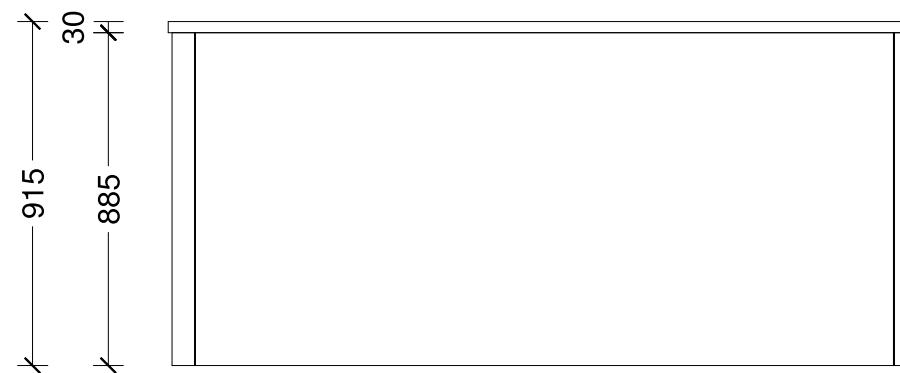
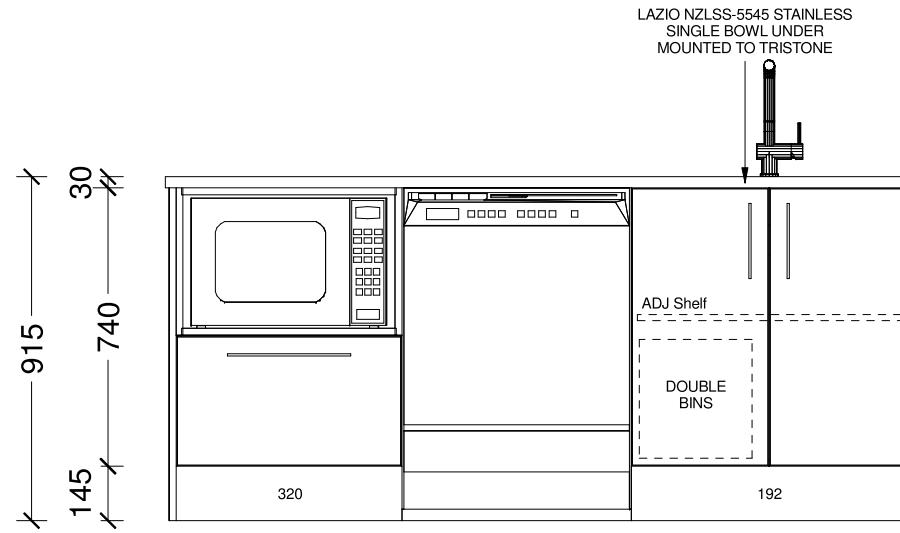
Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified			

TRENDS™
KITCHENS



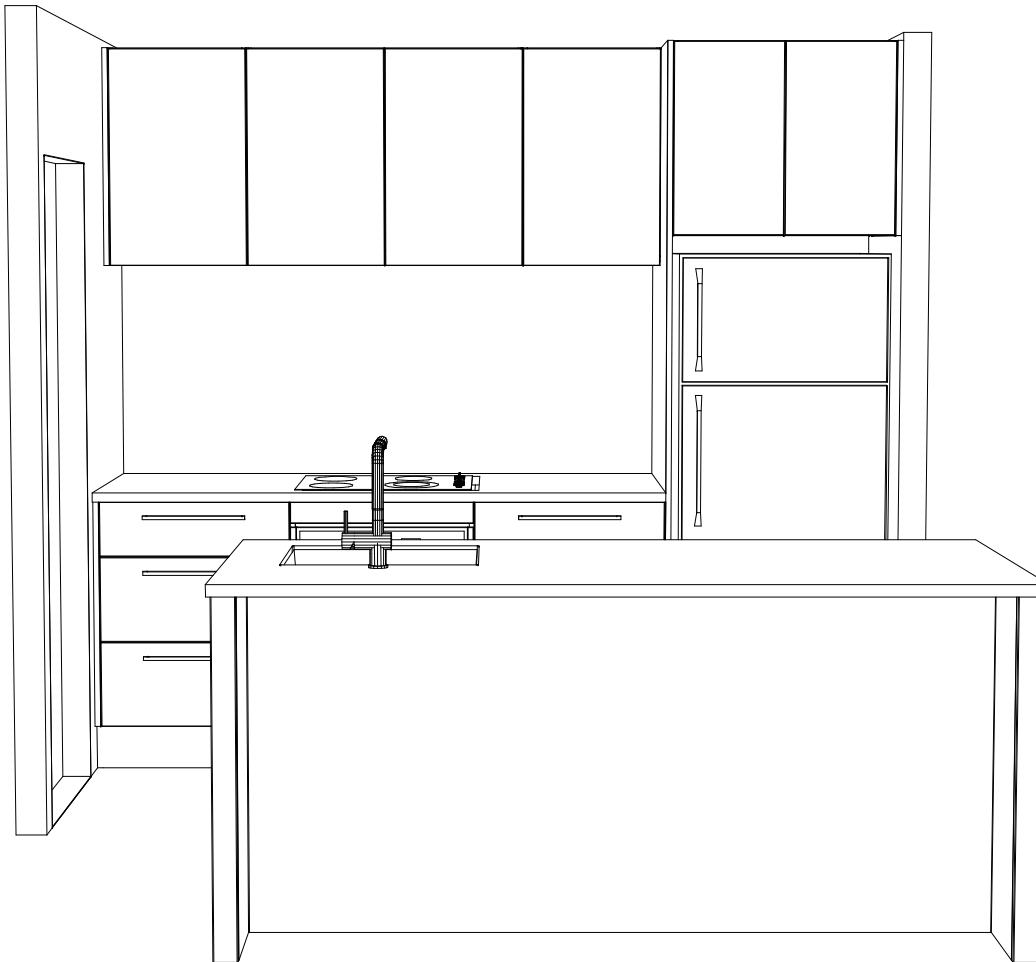
Designer:	Sarah Molyneux	Date:	04 Nov 25	Client:	Oakridge Homes	BC Ref:	Job	Site Address:	Job#:	Default
Dwg:	Kitchen Elevation	Scale:	1 : 20	Customer:	The Maple Modified					

TRENDSTM
KITCHENS



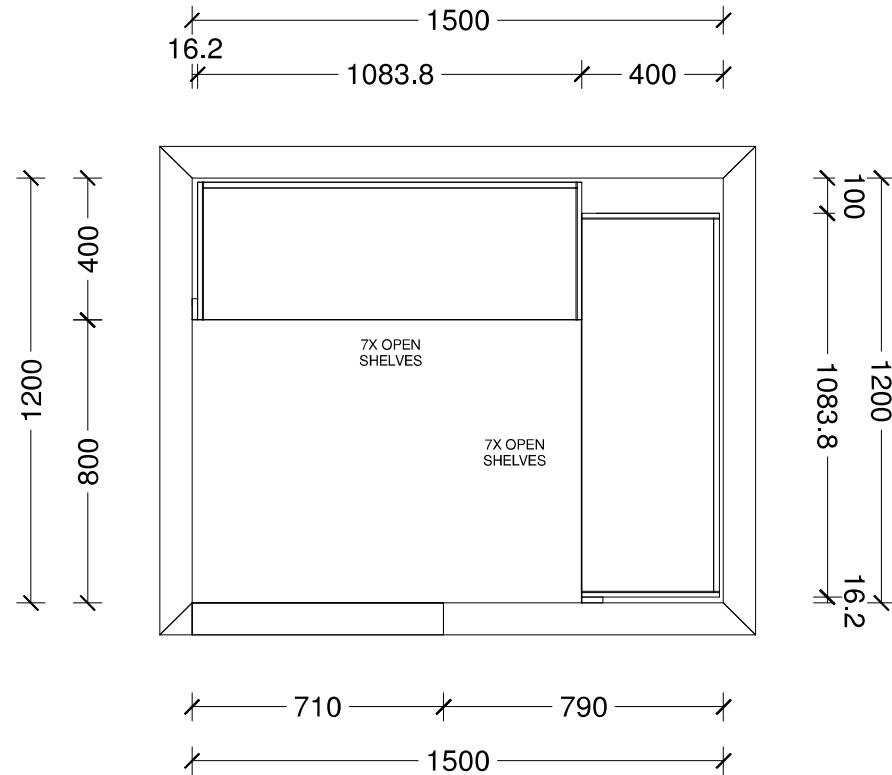
Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple Modified				

TRENDSTM
KITCHENS

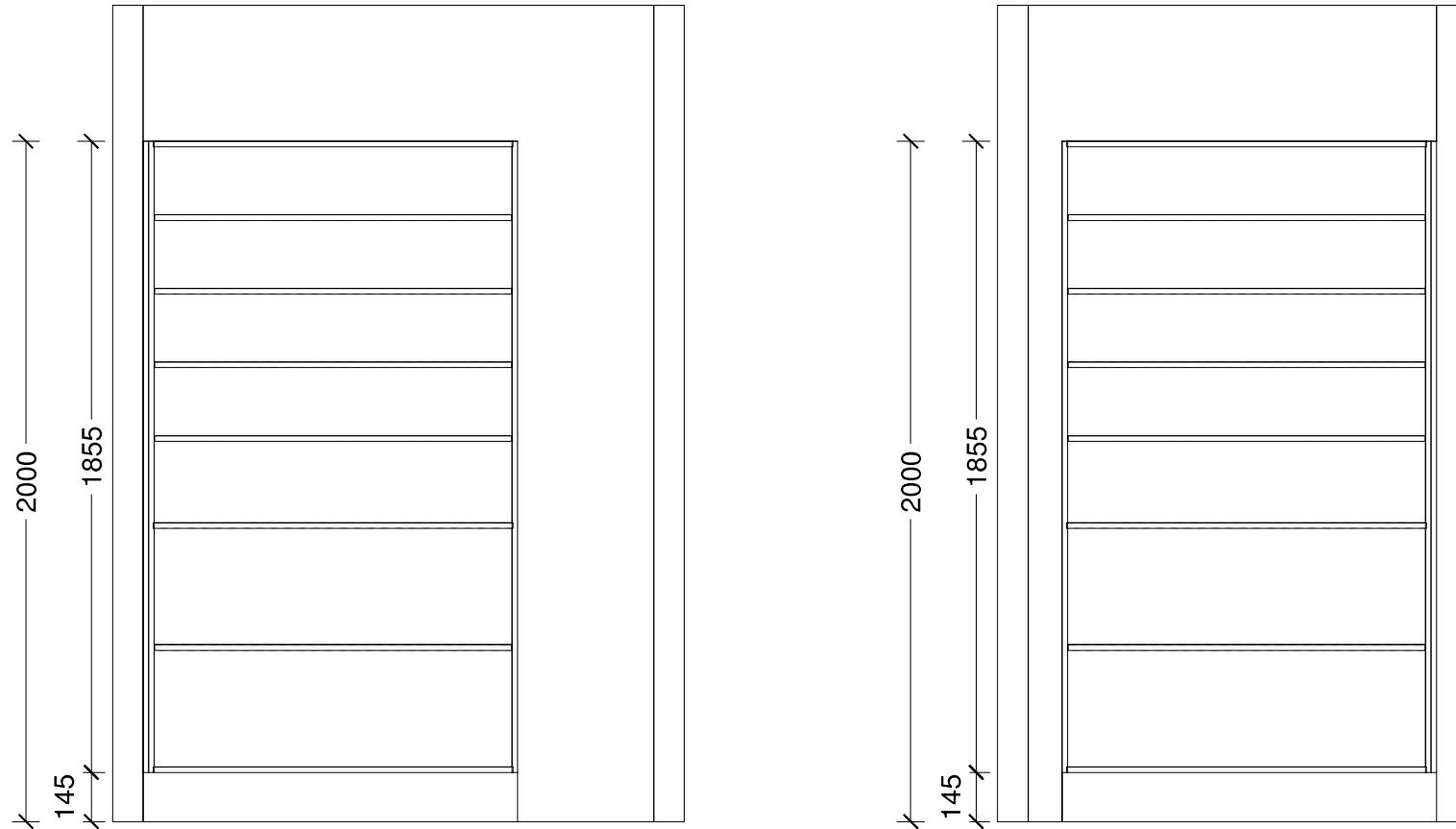


Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple Modified				

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Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS™ KITCHENS
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

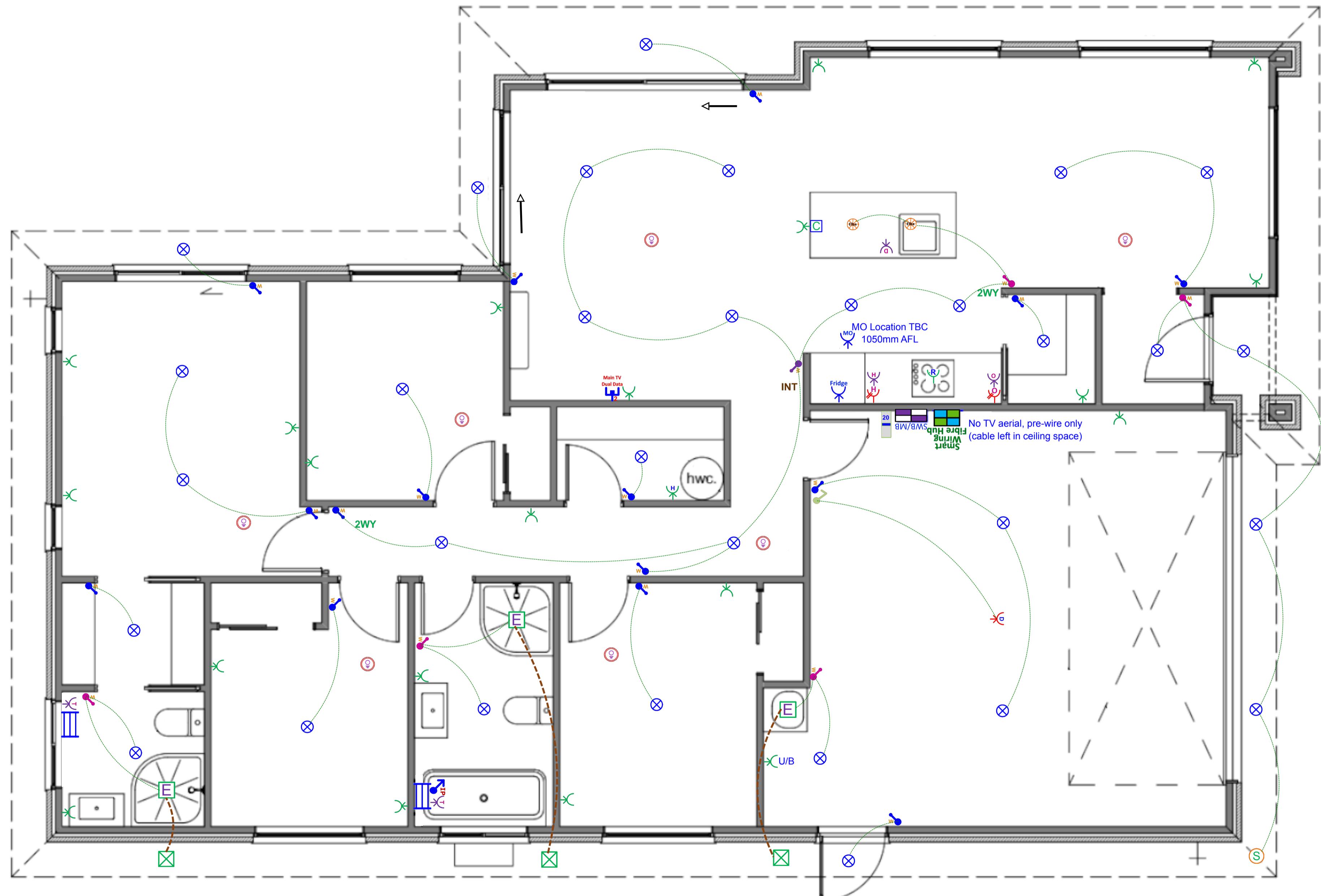
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Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default
Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple Modified			

TRENDSTM
KITCHENS

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Plan: Option C - The Elba - Maple Modified (Garage Left) - Electrical Design

Electrical

Item	Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
 Tradesave Rangehood Power Socket	1 EA
 Tradesave Slim Single Power Socket (White) 10A - Fridge	1 EA
 Tradesave Slim Single Power Socket (White) 10A - Microwave	1 EA
 Tradesave Double Power Socket Horizontal (White) 10A	20 EA
 Protective Capping for Socket Electrical in Joinery	1 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20 Amp max	1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp max	1 EA
 Tradesave Slim Dishwasher Power Socket	1 EA
 Tradesave Garage Door Opener Press Button (White)	1 EA
 Tradesave Slim Garage Door Power Socket	1 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection	1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
 Orca Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	7 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA
 Extractor Fan Inline 150mm & up to 6m of duct	3 EA
 Extractor Fan External Grill (White)	3 EA
 External 180-Degree Lighting Movement Sensor (White)	1 EA
 Recessed LED Downlight Prolux DL54 with White Fascia & Circuit	31 EA
 Tradesave Slim White Light Switch 1 Gang	15 EA

Electrical

Item	Total
Tradesave Slim White Light Switch 2 Gang	5 EA
Tradesave Slim White Light Switch 3 Gang	1 EA
Excel Life White IP Rated Light Switch 1 Gang	1 EA
2-Way Light Circuit	2 EA
Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
SC261302 (Oak)-25 - Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	1 EA

Kitchen Pendants

Item	Total
Pendant Light - Elba 365mm with 8-watt LED Lamp (Black) & Circuit	2 EA

In the Area

About Belfast Subdivision

Belfast's newest subdivision provides incredible convenience to residents including two new schools, Belfast Senior School and Pitau Allenvale School, a Woolworths supermarket, pharmacy and coming soon is the Belfast Village retail centre and Radius Healthcare Centre – all just a short walk from home.



Belfast and Surrounding Areas

While the central city is in easy reach from either Main North Road or the Northern Arterial motorway – with a dedicated interchange just minutes away – there's also so much on offer in this highly sought-after area.

For shopping, the Northwood Supa Centre is nearby, while Northlands Mall is also in easy reach.

As well as the schools within the development, there are also several high-quality primary and high schools in close proximity, including St Bede's College and Marian College.

And for recreation, along with dedicated playgrounds within our community, there's Styx Mill Conservation Reserve, Clearwater Resort and the Sheldon Park multisport facility, all just minutes away.

Heading out of town? North or South, it is easy to jump onto the city's motorway system from Belfast, and Christchurch International Airport is less than 15km's away.



Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per

element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

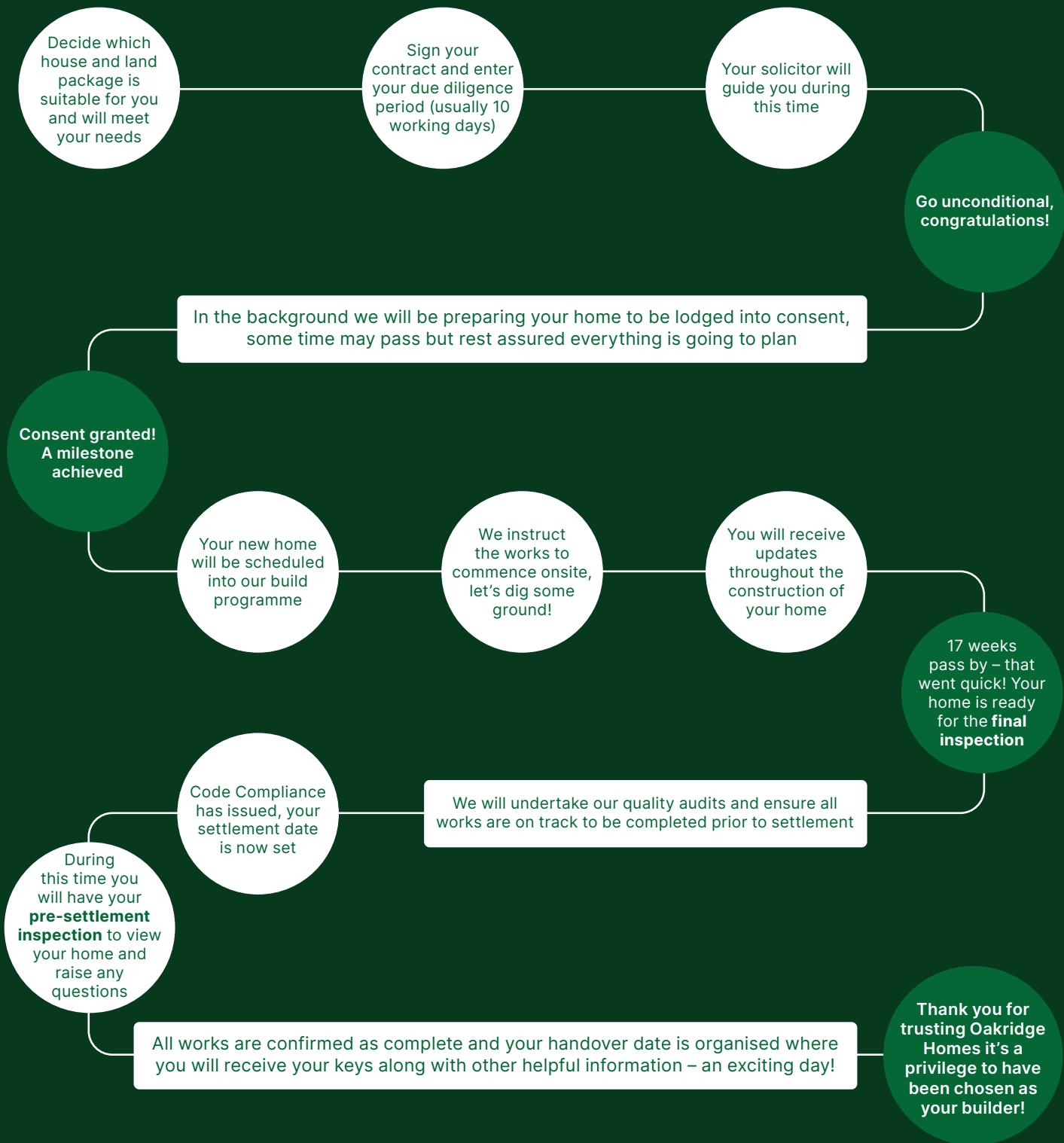
Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- Master Build 10-Year Guarantee
- 1 year warranty period
- Exceeds Healthy Homes Standards
- LVL framing (laminated veneer lumber) more durable and less likely to warp
- RibRaft foundation system
- Quality cladding options
- Thermally broken window joinery
- Increased carpet underlay thickness
- Tri-Stone benchtops for easy maintenance
- Full height kitchen joinery to avoid dust collection
- Full length tiled splashback to kitchen
- Bosch appliances
- Exposed aggregate driveways and patios
- Insulated garage and garage door

The Oakridge Journey



If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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