

## House and Land Package

Lot 139 Spring Grove, Stage 6, Belfast,  
Christchurch

Dwelling Size	Section Size
160m <sup>2</sup>	360m <sup>2</sup>

# \$774,900



4



1



2



2



*Artist Impression Only—Refer to concept plans*

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.

Spring Grove is conveniently located within a semi-rural setting close to Northwood Supa Centa which includes a supermarket, gym, café, restaurant and numerous retail outlets.

With forests and parks in close proximity and easy access in and out of the city it makes Spring Grove an appealing community for all.

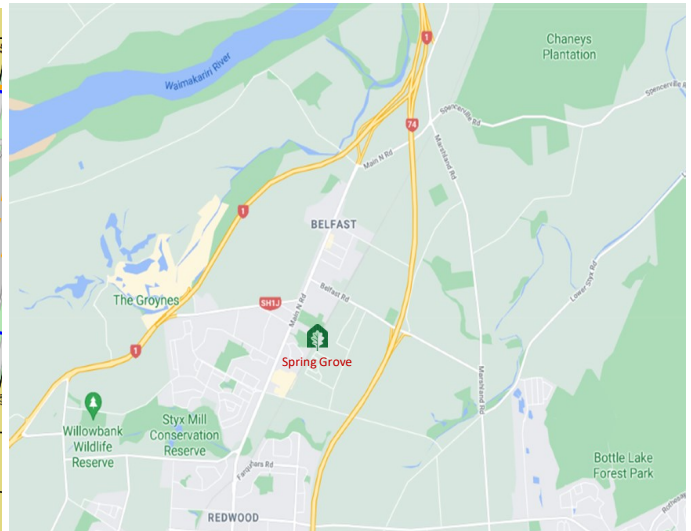


**Room Schedule:**

Room	Area (m²)
Lounge	10.16
Dining	7.07
Kitchen	6.81
Family	17.41
Bed 1	14.30
Bed 2	8.10
Bed 3	7.99
Bed 4	9.02
Bath	6.35
WIR (Walk-in Robe)	2.73
ENS (Ensuite)	3.61
WIP (Wardrobe)	1.80
Entry	2.10
Linen	2.93
Garage	33.71 (Fully Insulated)

**Architectural Details:**

- Windows:** w01 to w15, including a large garage window (g.d. 4,500 Insulated).
- Doors:** d.p. (Double Panel), d.p.h.t. (Double Panel High Threshold), g.t. (Glass Threshold), t.v. (Threshold).
- Fixtures:** 1000 (Sink), 9000 (Oven), f/f (Fridge/Freezer), hwc (Hot Water Cylinder), Newtech Indus 1700 (Heater), 1.0x1.0m Acrylic (Bath).
- Other:** Insulation, Manhole, Heating soffit, vent, heatpump, 4 shelves, 1340 (Shelf), 1170 (Shelf & Rail), 810 (Door/Window Height), 710 (Door/Window Height), 450 (Door/Window Height).







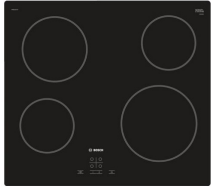




# Specification

*Lot 139 Spring Grove, Stage 6, Belfast, Christchurch*

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior:			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	10° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	The Brickery 70 Series—Brick
Feature cladding:	James Hardie Axon	Entry door:	Thermally-Broken 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 wood-grain 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 Straten (horizontal V groove polycore—2 line)	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:	As per Healthy Home Standards
Extractor:	Extractor outlet through roof	Hot water cylinder:	Rheem 250L
Carpet	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank—Province
Splashback tiles:	100x300mm subway tile (Kitchen only)	Window coverings:	Windoware Austro roller blinds—Slate Excluding garage and bathrooms
Landscaping:			
Driveway and patio:	Exposed aggregate—sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	Boundary fencing as per developers requirements to all boundaries. Internal fencing including one gate.











## Specification

*Lot 139 Spring Grove, Stage 6, Belfast, Christchurch*

Kitchen and Laundry:			
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.  *Refer to plans and colour scheme	Kitchen sink:	Lazio NZLSS-5545 single stainless steel sink  
Kitchen tapware:	Greens Astro II Gooseneck Slim  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU05D05AU  
Laundry tub:	Aquatica Laundra Studio  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  

# Specification

*Lot 139 Spring Grove, Stage 6, Belfast, Christchurch*

Bathrooms:			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Newtech Casalino Back To Wall 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Greens Astro II 	Shower / bath mixers:	Greens Astro II Round 
Shower slides:	Greens Glide Rainboost Adjustable 	Bath spout:	Greens Legacy 

# Colour Scheme

Lot 139 Spring Grove, Stage 6, Belfast, Christchurch

Exterior:		Interior:	
Roof:	Ebony	Ceilings:	Half black white
Fascia/ Gutter / Downpipes:	Ebony	Walls:	Black white
Window joinery:	Ebony	Interior doors:	Black white
Front door:	Ebony	Skirting:	Black white
Front door frame:	Ebony	Carpet:	Iron
Garage door:	Ebony	Vinyl plank:	Natural
Garage door frame:	Ebony	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding (Main):	Crevole with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout

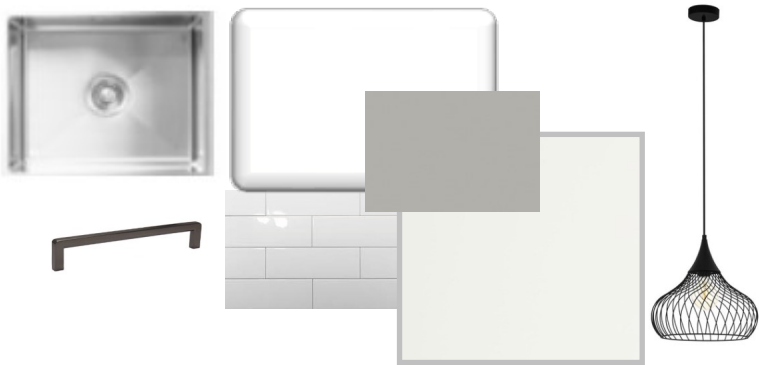
## Exterior:

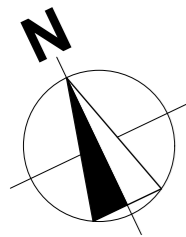


## Interior:

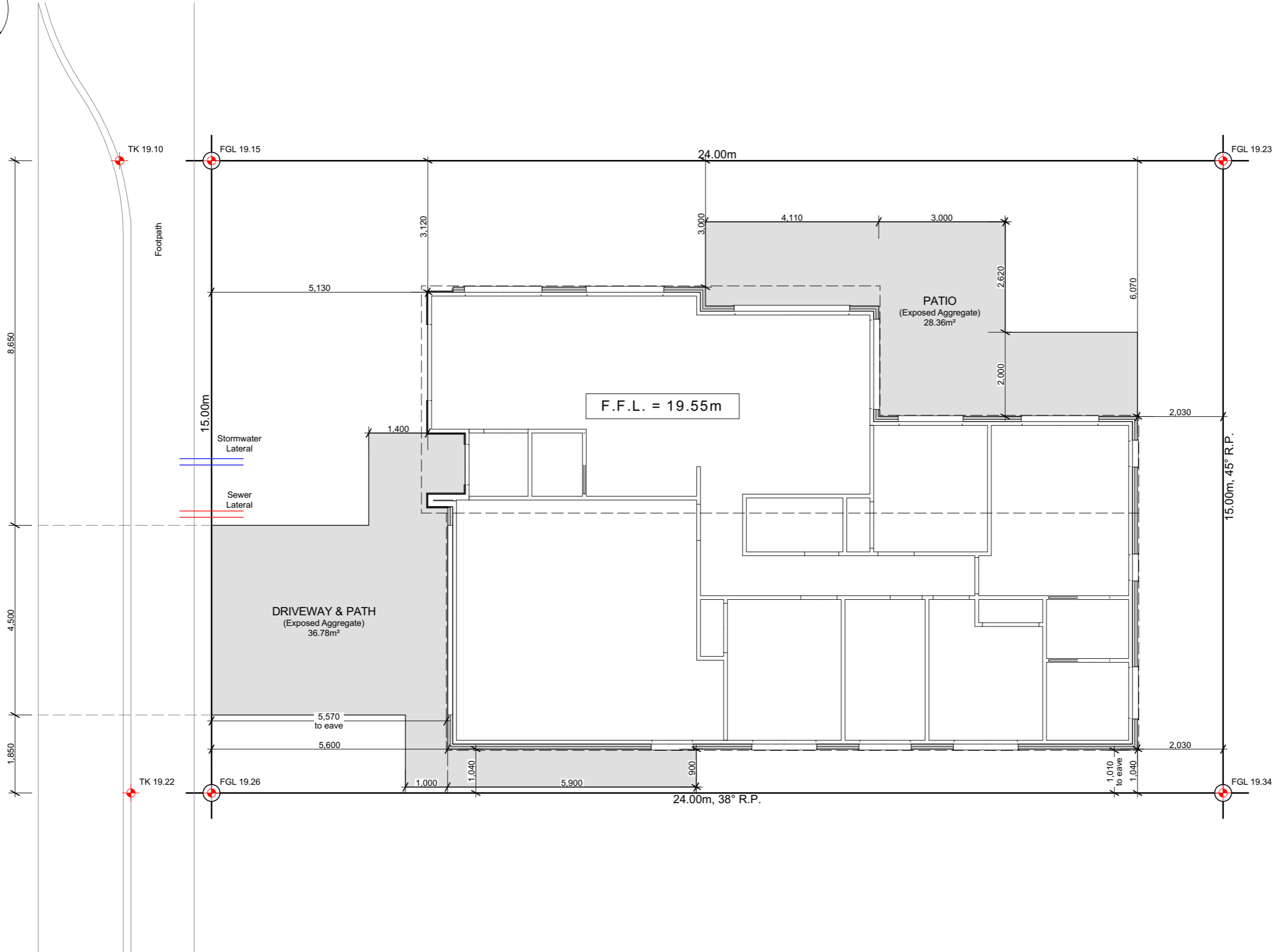


## Kitchen:





JOHN GIBB STREET



### Site Info

Site Address	24 John Gibb Street Spring Grove
Legal Description	Lot 139
Site Area	360m²
Building Area	160.04m²
Site Coverage	44.46%

### 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 setback.  
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 subject to the Issue of Certificate of Title.

### Site Levels

Levels shown are proposed Finished Ground Levels. FGL denotes Finished Ground Level. TK denotes Top of Kerb Level.

### Vehicle Access Near Tree

The earthworks for driveway and crossing that will be undertaken within 5 metres of the base of the street tree will be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council - Tretech.



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 139 SPRING GROVE  
24 JOHN GIBB STREET BELFAST CHCH

### Issue

Concept Design

This plan is developed for the purchaser  
and is copy right to Archiplus Ltd.

### Site Plan

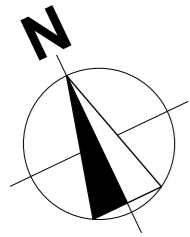
Scale 1:100 @ A3

Revision  
Date  
File No.

1  
27/05/2024  
24100 (ORH. 3154)

### Sheet No.

1



### Building Area

Over Frame	153.93m <sup>2</sup>
Perimeter	56.66m
Over Cladding	160.04m <sup>2</sup>
Perimeter	57.44m
Roof Area*	171.62m <sup>2</sup>
Perimeter	56.84m

\*Roof area includes fascia & gutter

### General

Main Cladding	70s Clay Brick
Feature Cladding	JH Axon Panel
Roof Pitch	10°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

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

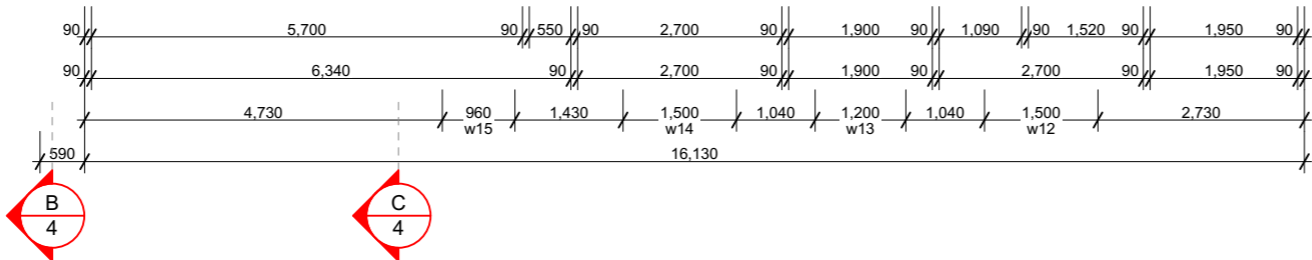
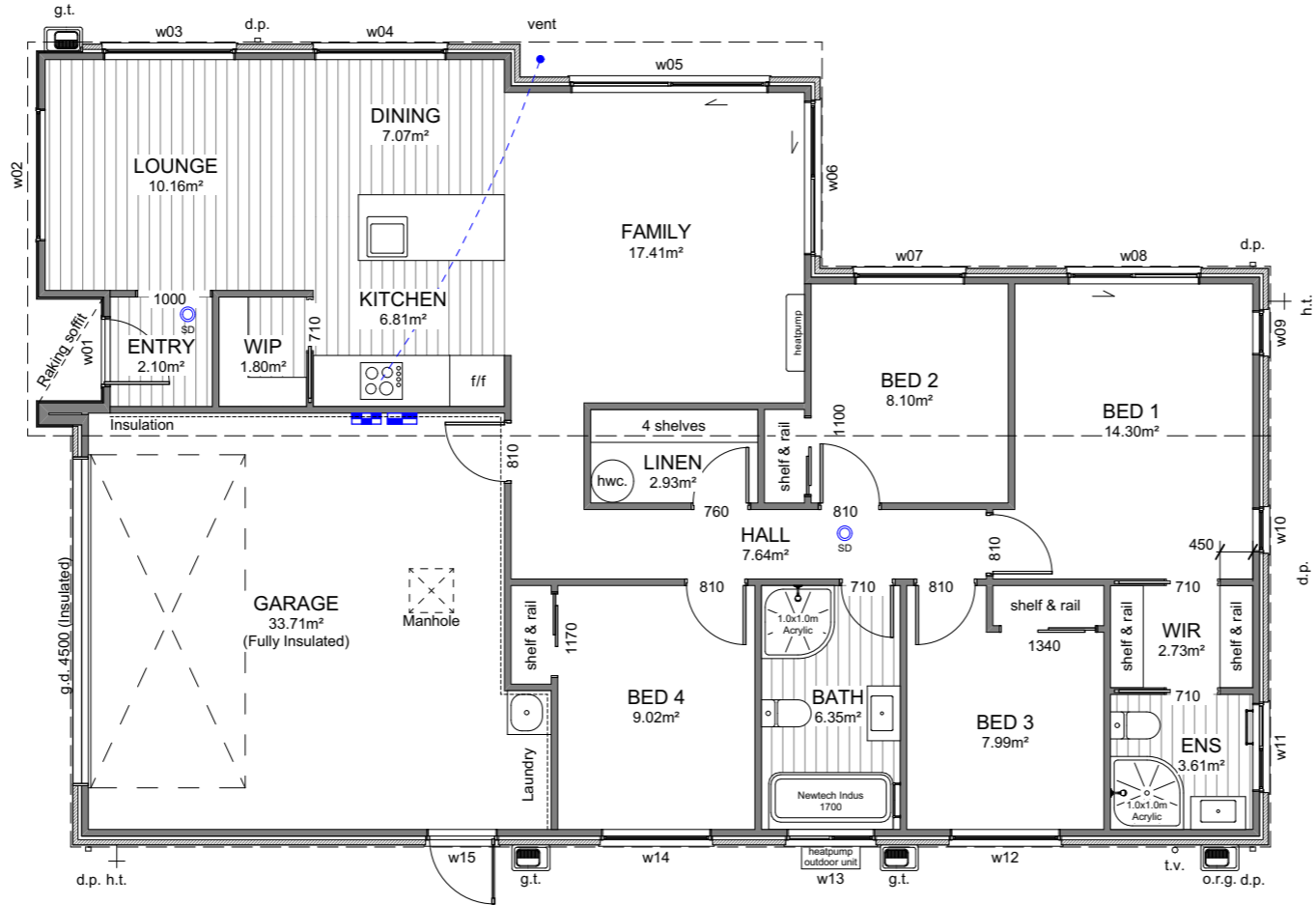
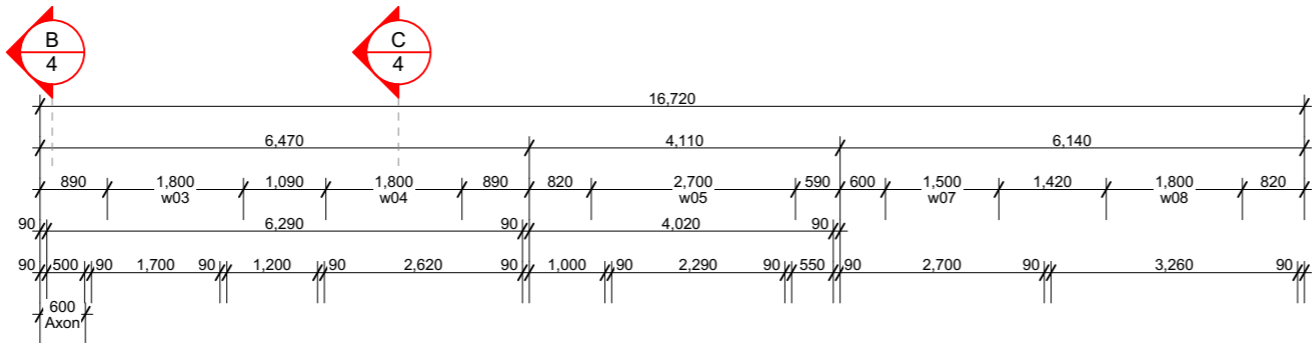
### Legend

	Distribution Board & Smart Meter Box
	Data Box
	Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

### 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	1,800
w09	1,400	600
w10	1,400	600
w11	1,100	1,200
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 139 SPRING GROVE  
24 JOHN GIBB STREET BELFAST CHCH

**Issue**  
Concept Design

This plan is developed for the purchaser  
and is copy right to Archiplus Ltd.

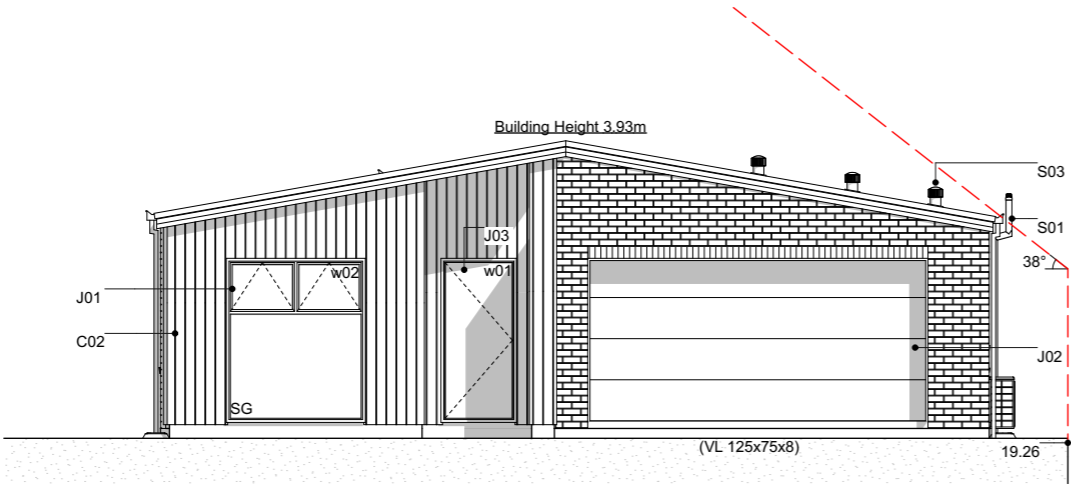
### Floor Plan

Scale 1:100 @ A3

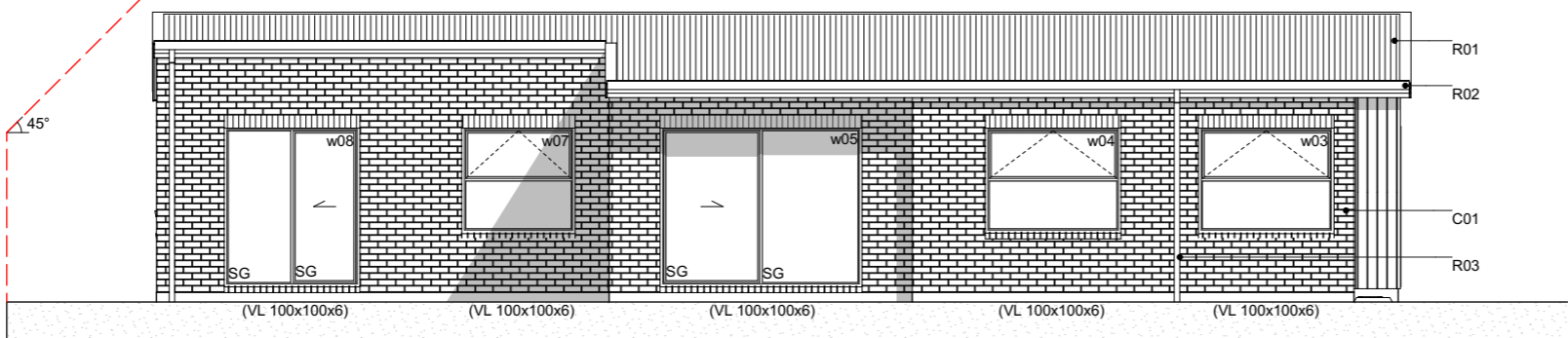
Revision 1  
Date 27/05/2024  
File No. 24100 (ORH. 3154)

Sheet No.

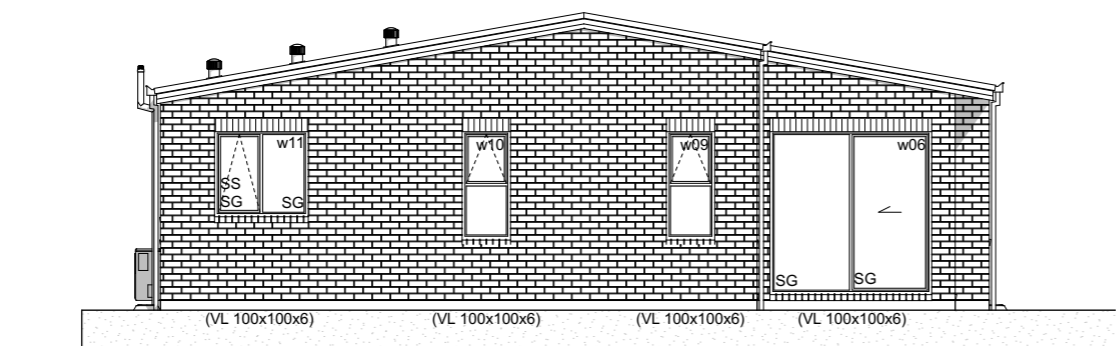
2



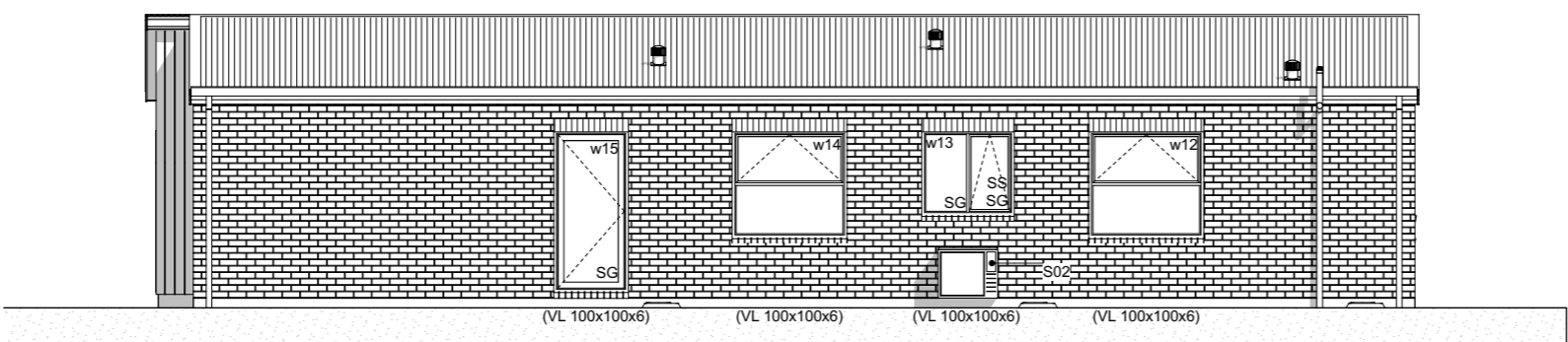
E-01 West Elevation  
Scale 1:100



E-02 North Elevation  
Scale 1:100



E-03 East Elevation  
Scale 1:100



E-04 South Elevation  
Scale 1:100

## Elevation Keys

- |     |  |
|-----|--|
| C01 | 70 series brick veneer over 50mm cavity. Soldier brick course above windows and doors heads. |
| C02 | James Hardie Axon panel on 20mm 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.   |
| S03 | Extractor outlet roof cowl.  |

## Legend

- |     |               |
|-----|---------------|
| w01 | Window ID     |
| SS  | Security Stay |
| SG  | Safety Glass  |
| VL  | Veneer Lintel |

## General Notes

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

Veneer lintels fixing method 1  
Minimum seating into adjacent veneer. On openings up to and including 2.0 m, a seating of 100 mm each side is required. On openings over 2.0 m, a seating of 200 mm is required.



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 139 SPRING GROVE  
24 JOHN GIBB STREET BELFAST CHCH

**Issue**  
Concept Design

This plan is developed for the purchaser  
and is copy right to Archiplus Ltd.

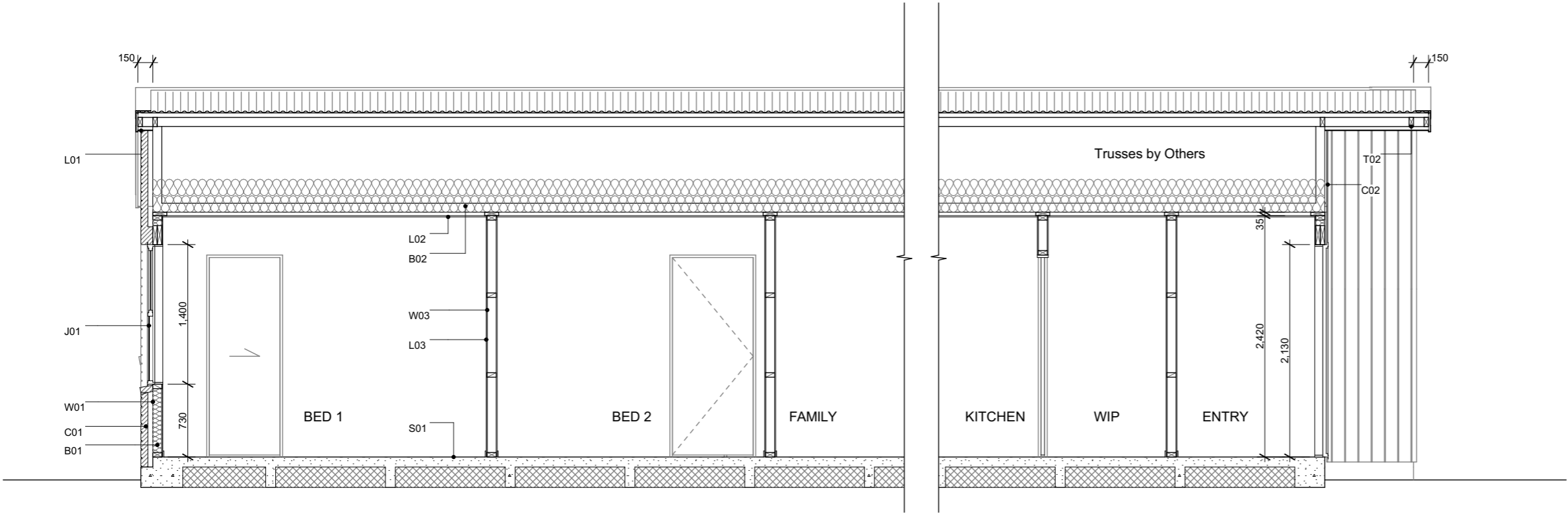
## Elevations

Scale 1:100 @ A3

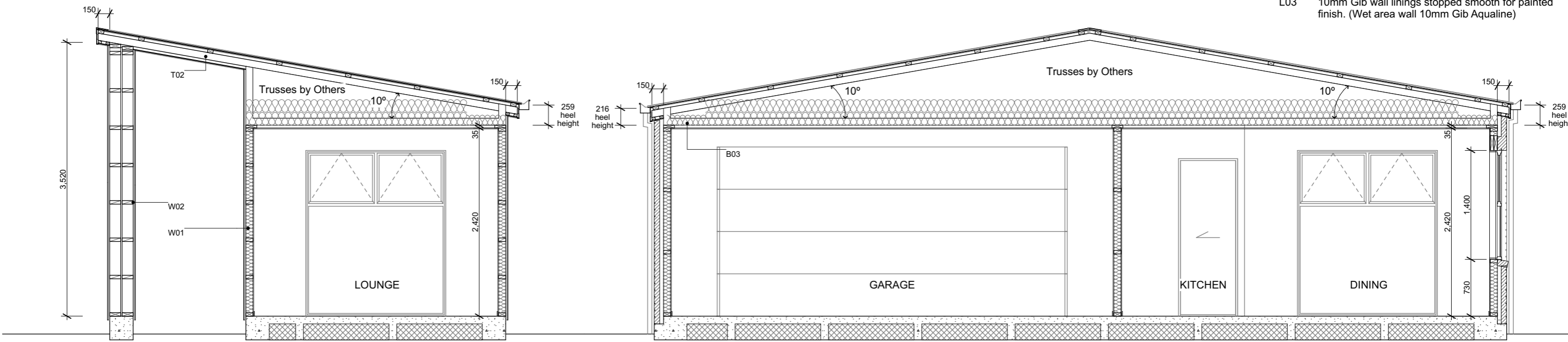
Revision	1
Date	27/05/2024
File No.	24100 (ORH. 3154)

Sheet No.

3



**Section A-A**  
Scale 1:50



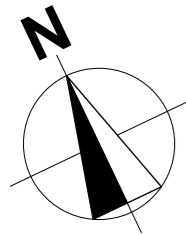
**Section B-B**  
Scale 1:50

**Section C-C**  
Scale 1:50

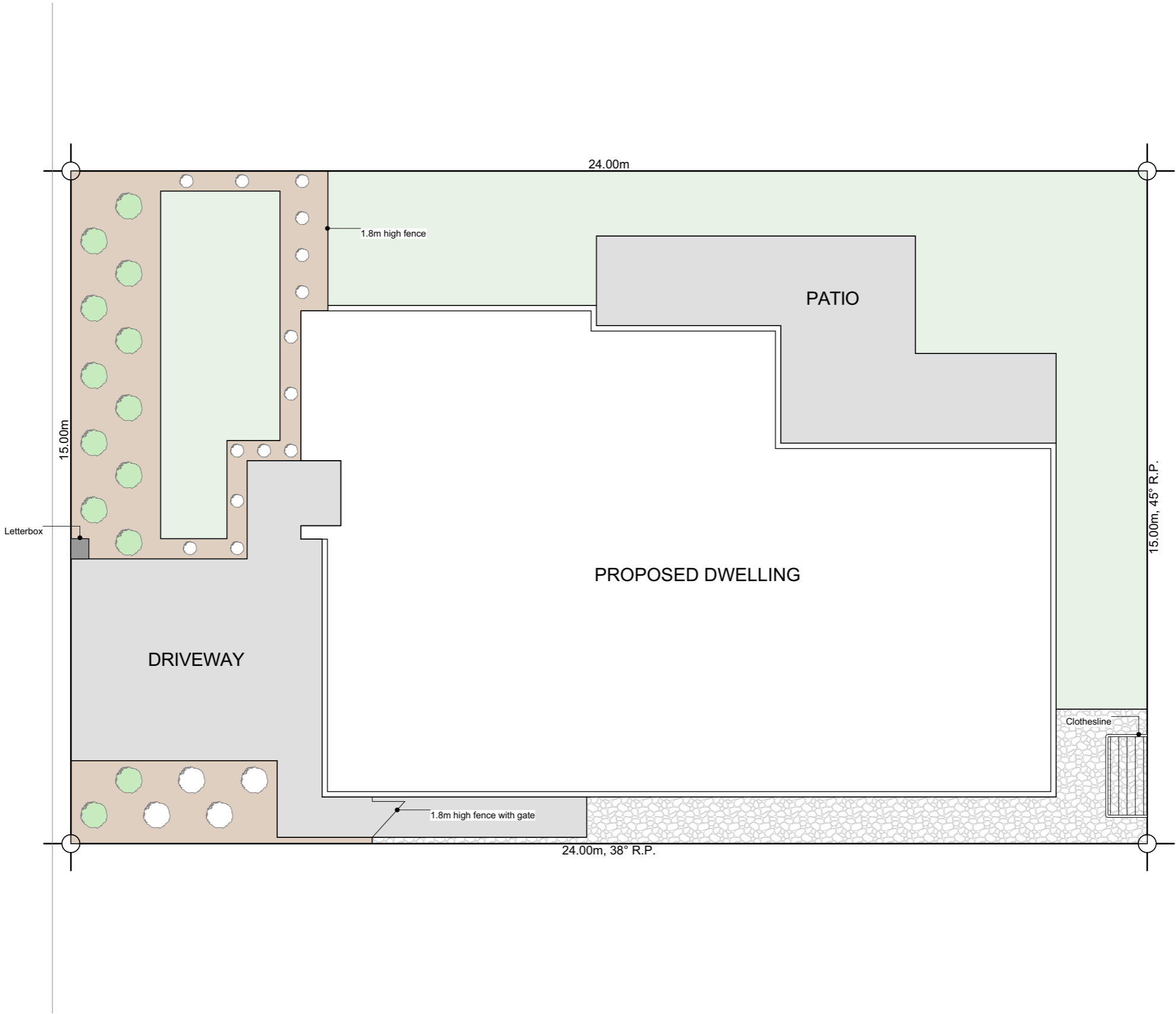
**Section Keys**

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 External walls 140x45mm studs @ 600mm crs, dwangs @ 480mm crs.
- W03 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chord to form raking soffit. Refer to Truss Design.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02 Colorsteel Quad gutter on 185mm pre-painted steel 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 (130mm x 1200mm) Gutter Line 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)

**Note:** Internal fencing to be 1.8m timber fence and 1.8m timber fence and gate



JOHN GIBB STREET



**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 'Cinnmon 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



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 139 SPRING GROVE  
24 JOHN GIBB STREET BELFAST CHCH

**Issue**  
Concept Design

This plan is developed for the purchaser  
and is copy right to Archiplus Ltd.

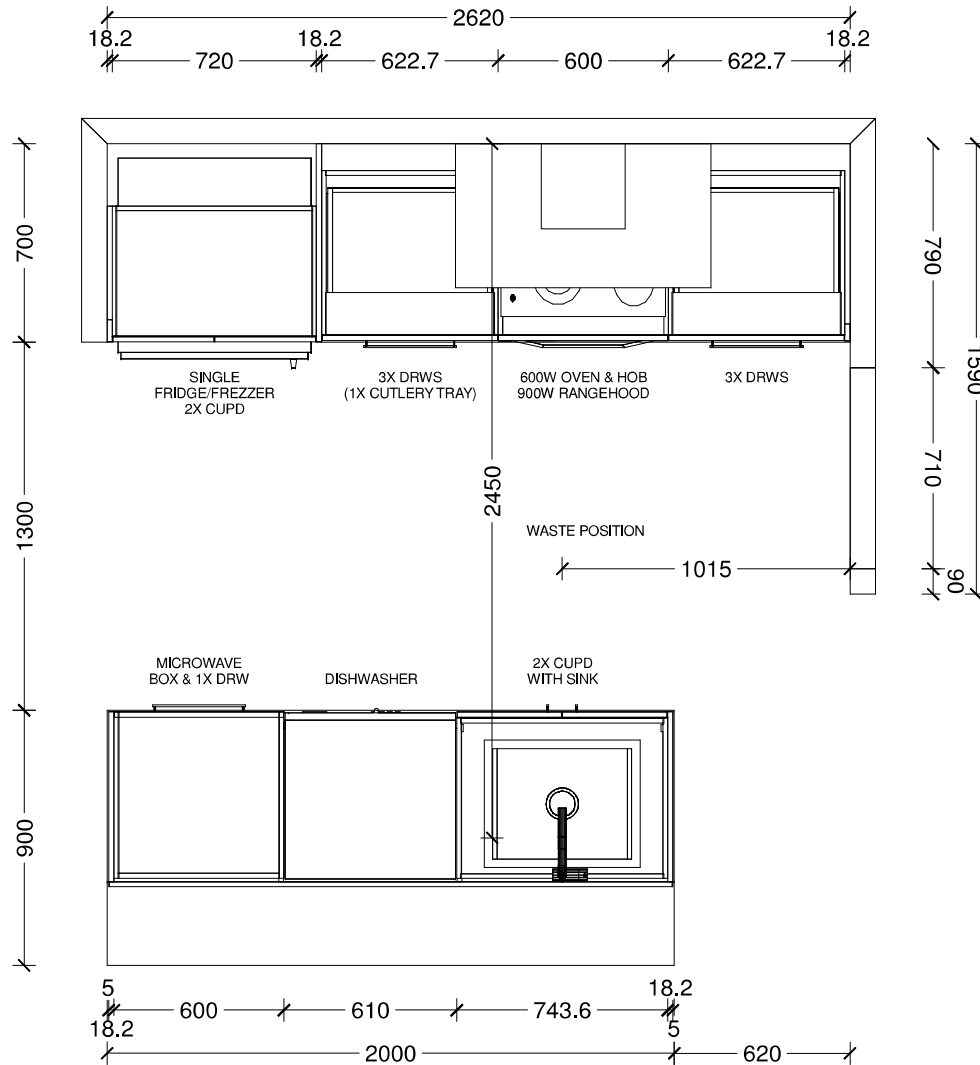
**Landscape Plan**

Scale 1:100 @ A3

Revision 2  
Date 25/06/2024  
File No. 24100 (ORH. 3154)

**Sheet No.**

**1**



#### Benchtop Colour:

12mm square edge Tristone in Pure White

#### Back Wall Joinery Colour:

Bestwood Simply White Embossed

#### Island Joinery Colour:

Bestwood Subtle Grey Velvet

#### Negative Detail Joinery Colour:

Bestwood Subtle Grey Velvet

#### Handles:

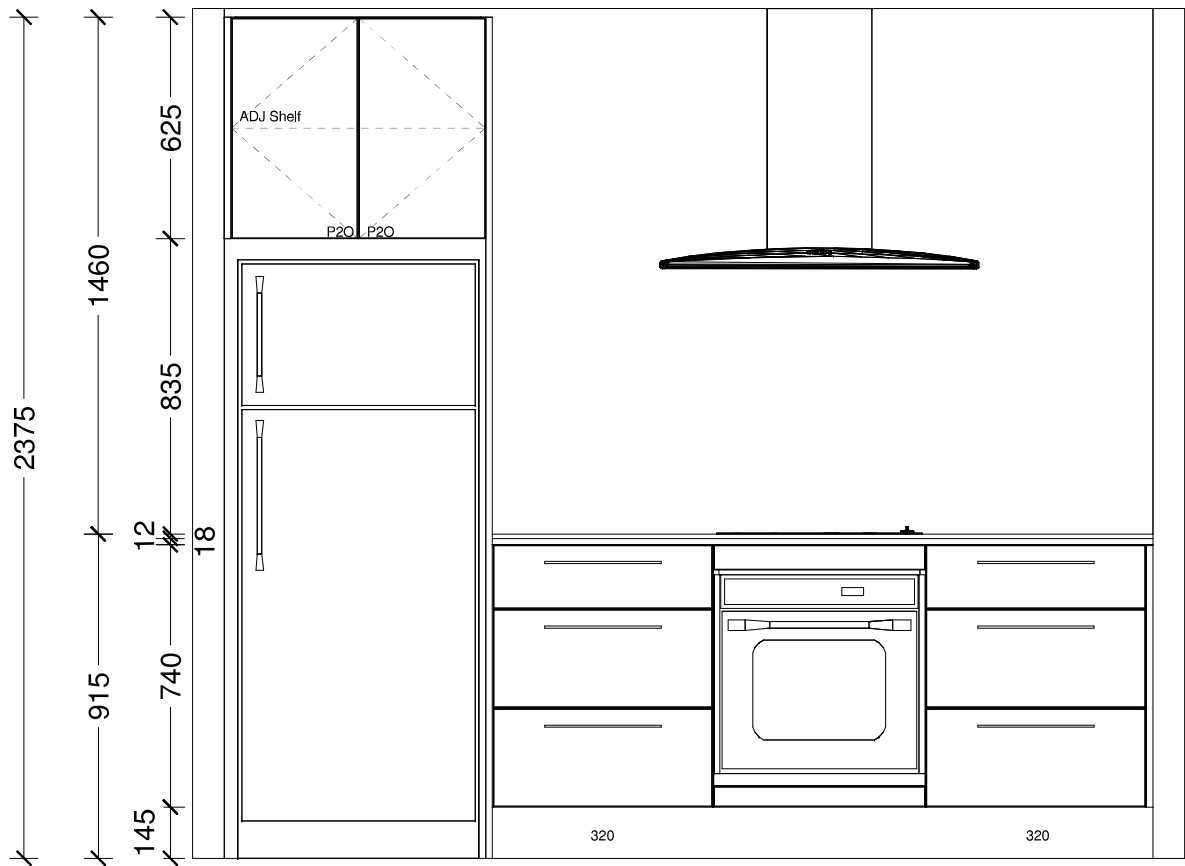
4062-192/320-Titanium Grey

#### Sink:

Lazio NZLSS-5545 Stainless Single Bowl

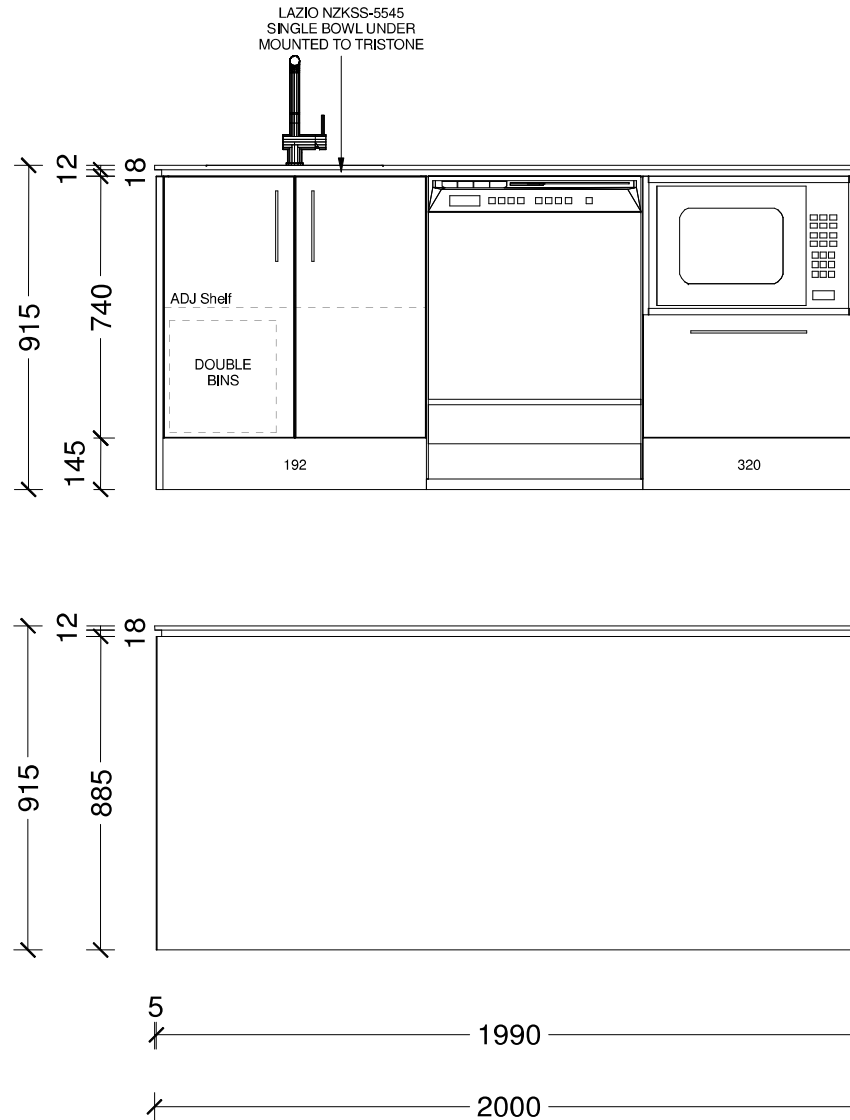
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



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

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



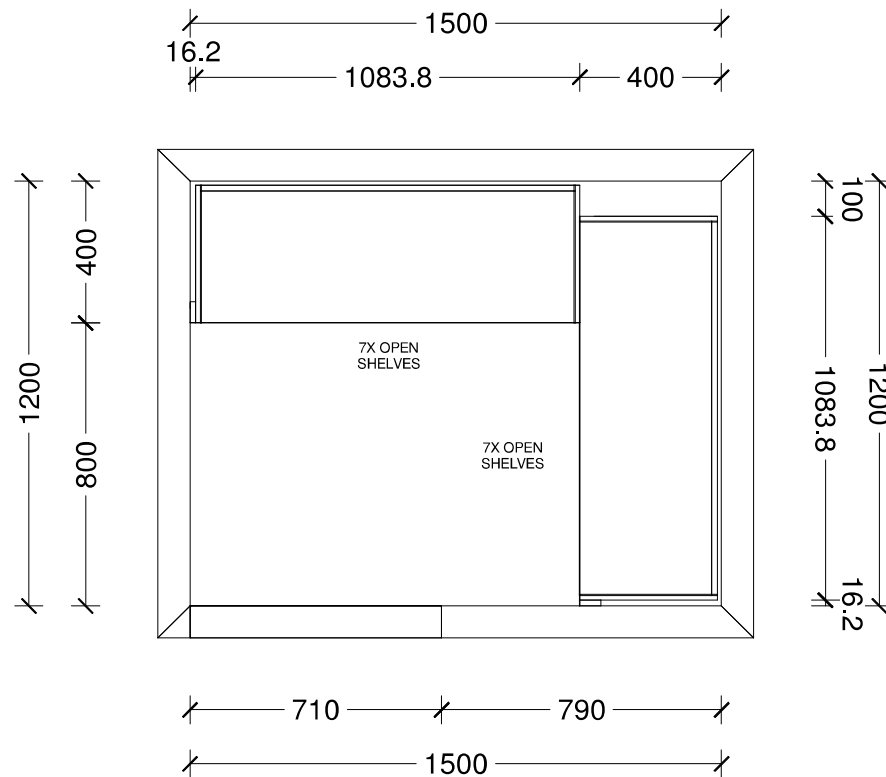
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple Modified				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



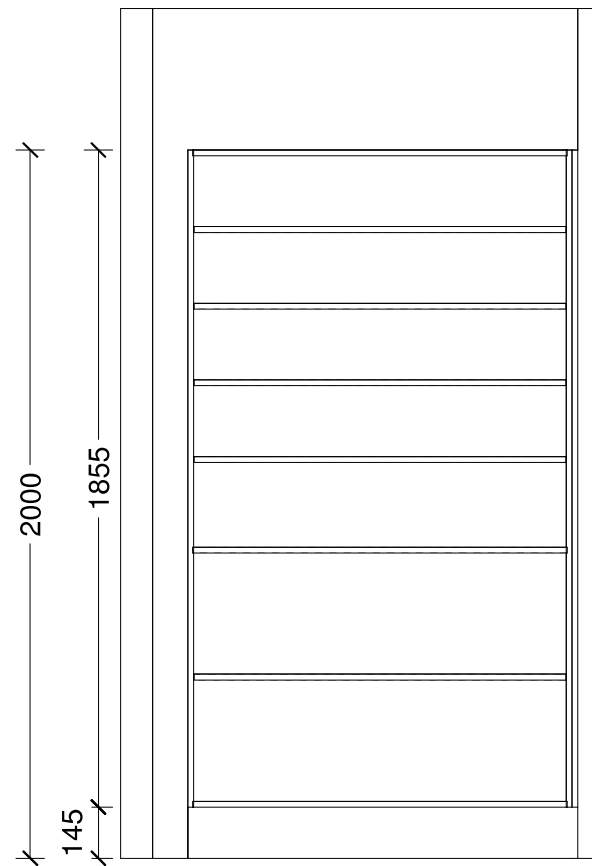
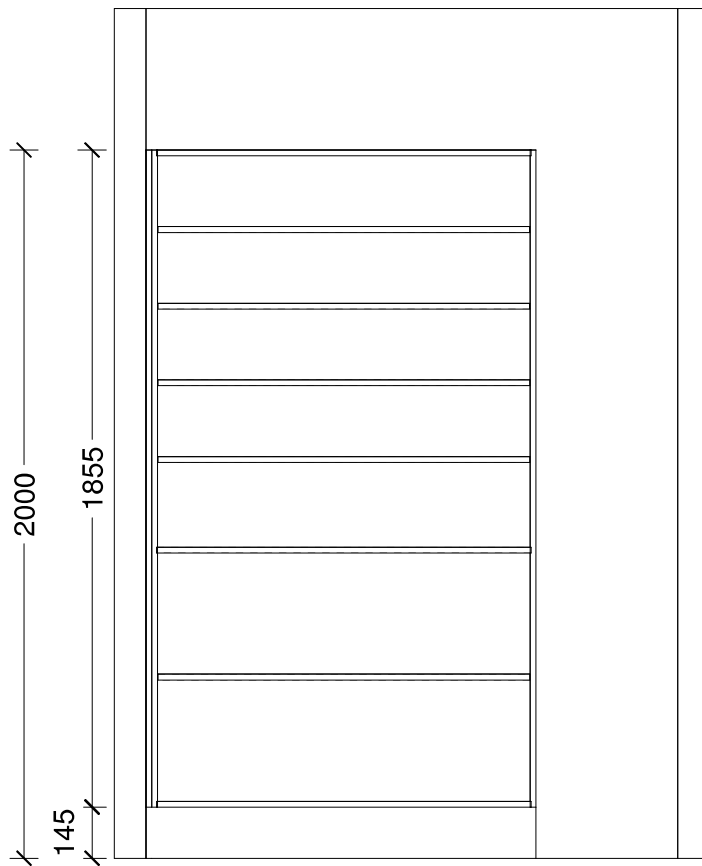
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple Modified				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



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


This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



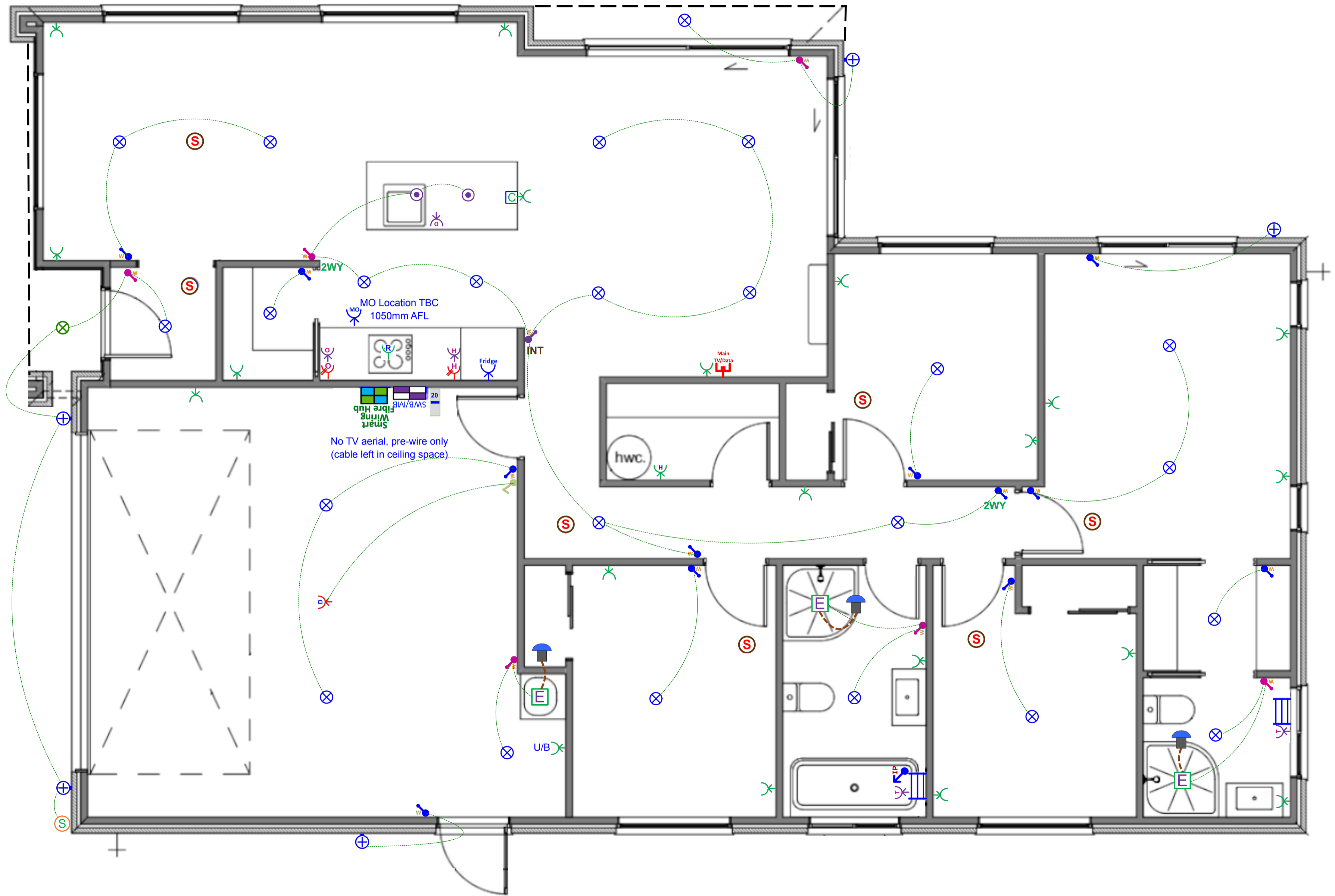
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.










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				











This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



# Plan: Maple Modified Garage Right HS (No Soffits) - 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
	Cavius 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
	Through Roof Cowl & Tube Supply 150mm (Installation excluded)	3 EA
	External 180-Degree Lighting Movement Sensor (White)	1 EA
	Recessed LED Downlight Prolux DL54 with White Fascia & Circuit	24 EA
	Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit	1 EA

## Electrical

Item	Total
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA
 External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	5 EA
 Tradesave Slim White Light Switch 1 Gang	12 EA
 Tradesave Slim White Light Switch 2 Gang	6 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
 Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA