Lot 149 Belfast Subdivision

Stage 8, Belfast Subdivision, Belfast, Christchurch

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.

$769,900

Home area:	140m²
Section area:	402m²

4 1 2 1

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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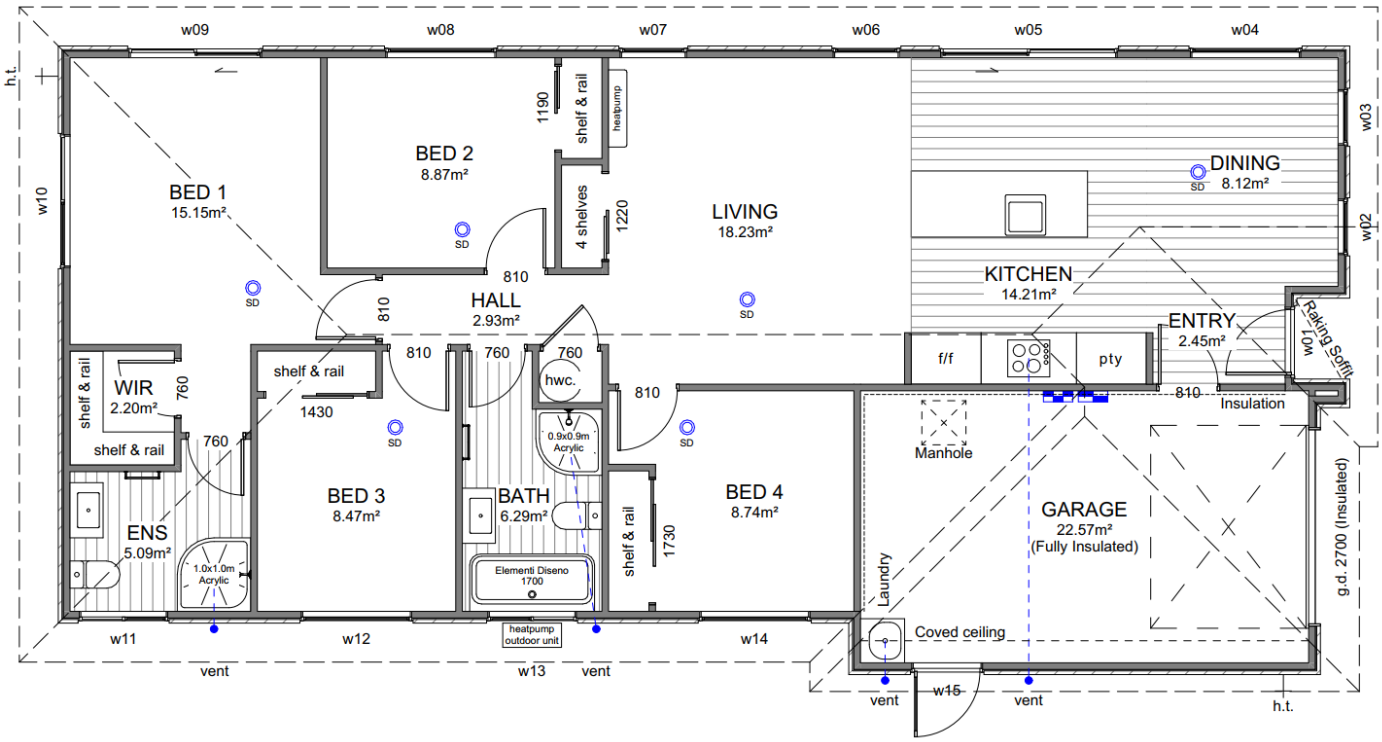
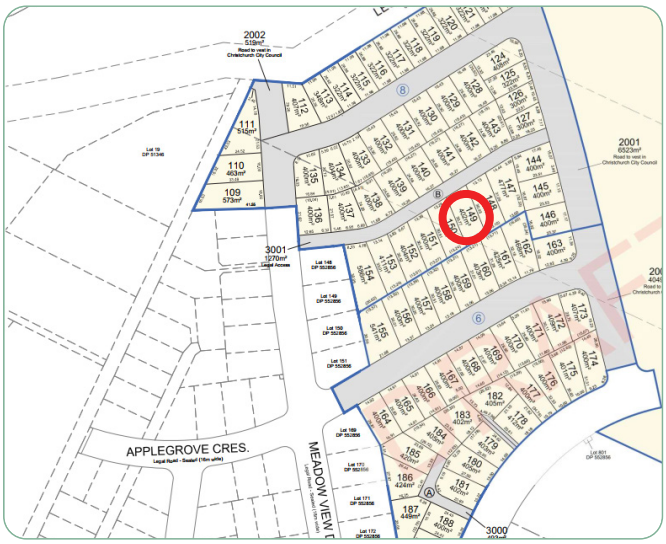
OAKRIDGE HOMES

Floor Layout



Site Location



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OAKRIDGE HOMES

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° metal pressed tile— shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	James Hardie Axon	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
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 & extractor duct as per electrical plan	Hot water cylinder:	Rheem 250L
Carpet:	Urban Collection - Inner Urban	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back 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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OAKRIDGE HOMES

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

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OAKRIDGE HOMES

Colour Schedule

Exterior Colours

Colour Scheme			
EXTERIOR			
Roof:	Ebony	Garage door & frame:	Ebony
Fascia:	Ebony	Soffits:	Ebony
Gutter & downpipes:	Ebony	Exterior cladding (Main):	All black
Window joinery:	Ebony	Exterior cladding (Feature):	All black
Front door & frame:	Ebony		

Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Demeter
Walls:	Black white	Kitchen joinery main colour:	Seal Grey Naturale
Interior doors:	Black white	Kitchen joinery feature colour:	Fiordland elm
Skirting:	Black white	Kitchen splashback:	Zellige Argilla Gloss 100×100
Carpet:	Shimmer	Feature pendant:	Minota 1.5 linear black
Vinyl plank:	Natural		

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OAKRIDGE HOMES

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.

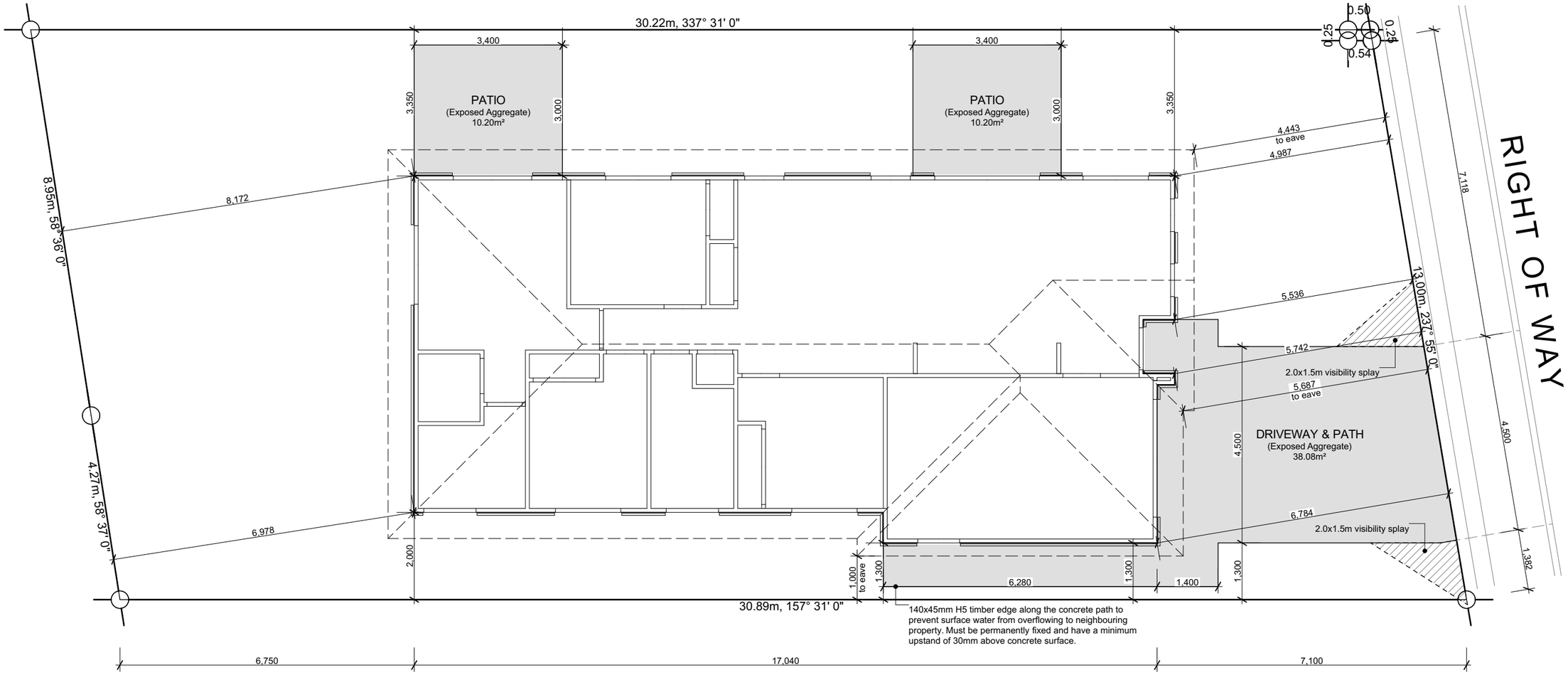
Site bearings, dimensions and North point to be confirmed upon Certificate of Title when issued.

Site Info

Site Address	Belfast Subdivision
Legal Description	Lot 149
Site Area	402m²
Building Area	140.53m²
Roof Area*	175.18m²
Site Coverage	35.96%

Design Basis

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



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Concept Design

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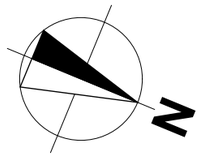
Site Plan

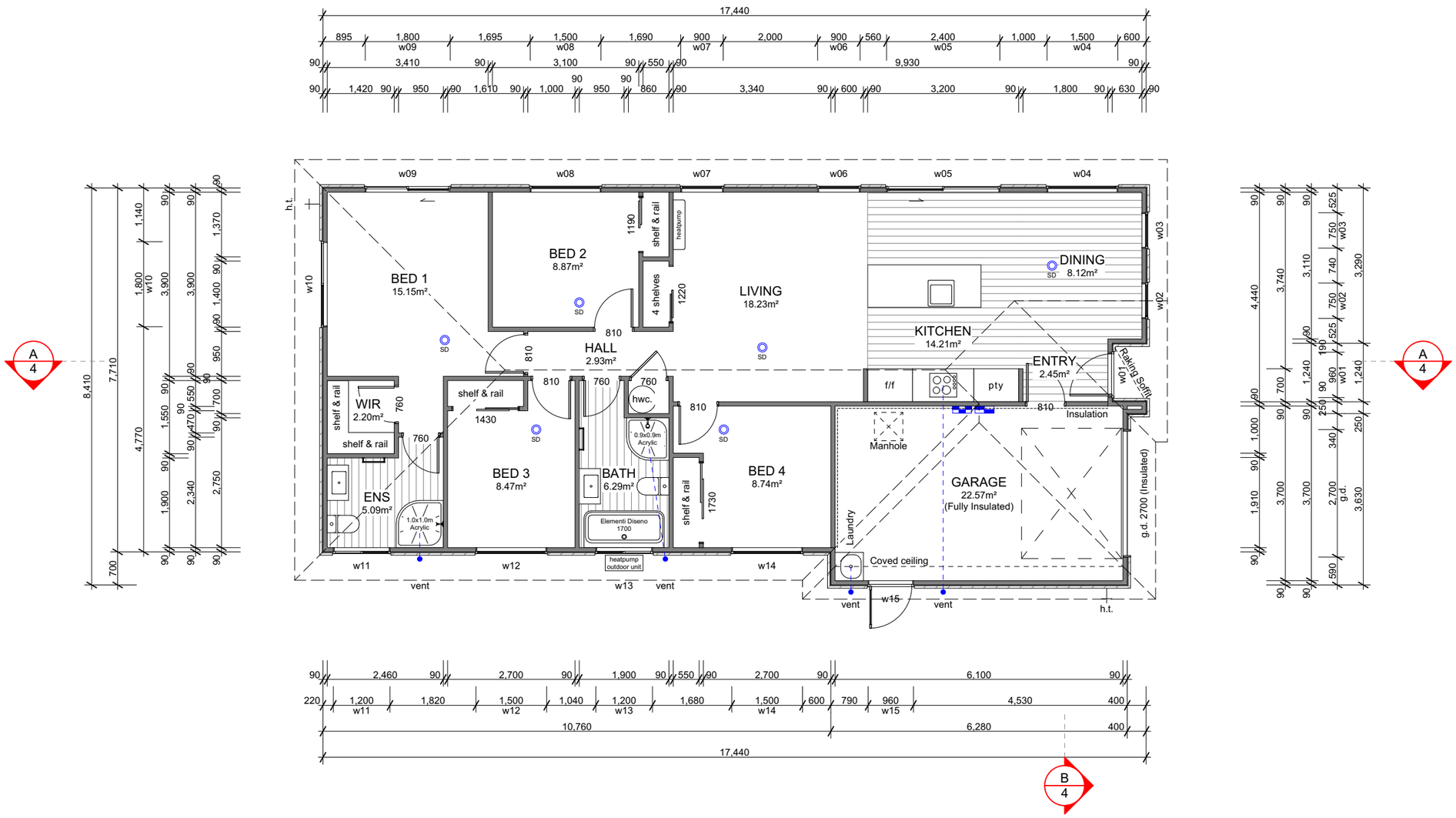
Scale 1:100 @ A3

Revision	1
Date	14/09/2026
File No.	**26146**

Sheet No.

1





Building Area

Over Frame	136.79m²
Perimeter	53.14m
Over Cladding	140.53m²
Perimeter	53.70m
Roof Area*	175.18m²
Perimeter	56.62m

*Roof area includes fascia & gutter

General

Main Cladding	RCS Graphex
Feature Cladding	JH Axon Panel
Roof Pitch	25º
Roofing	Pressed Metal Tiles (Shake)
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
- SD — Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

- Carpet (incl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	750
w03	2,130	750
w04	1,400	1,500
w05	2,130	2,400
w06	2,130	900
w07	2,130	900
w08	1,400	1,500
w09	2,130	1,800
w10	500	1,800
w11	1,100	1,200
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960

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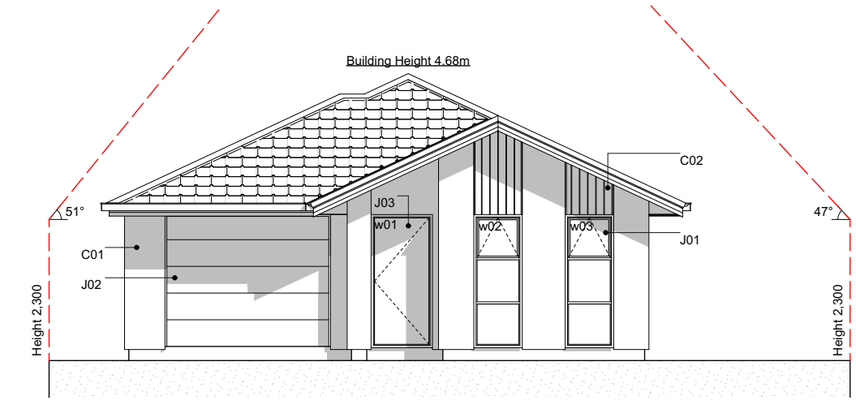
Floor Plan

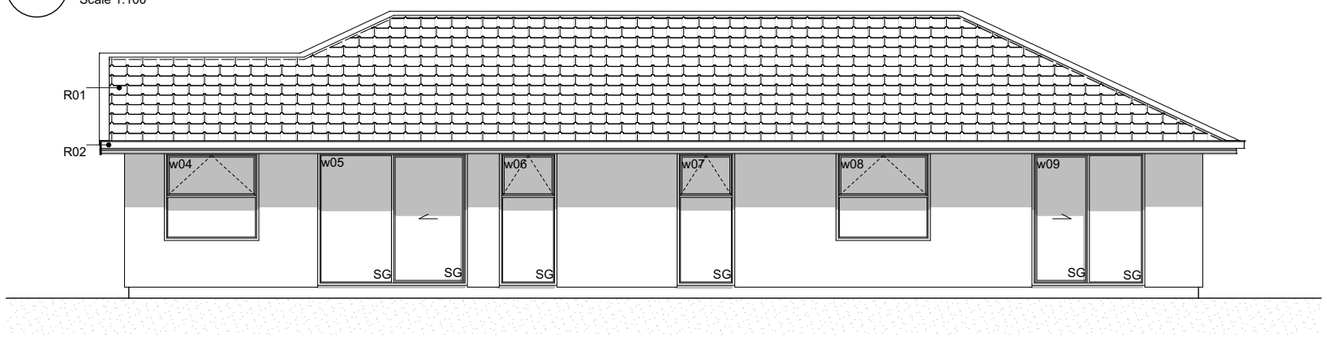
Scale 1:100 @ A3

Revision 1
Date 14/09/2026
File No. **26146**

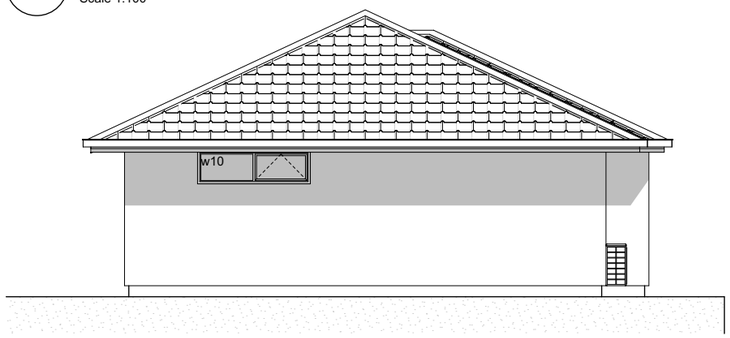
Sheet No.
2



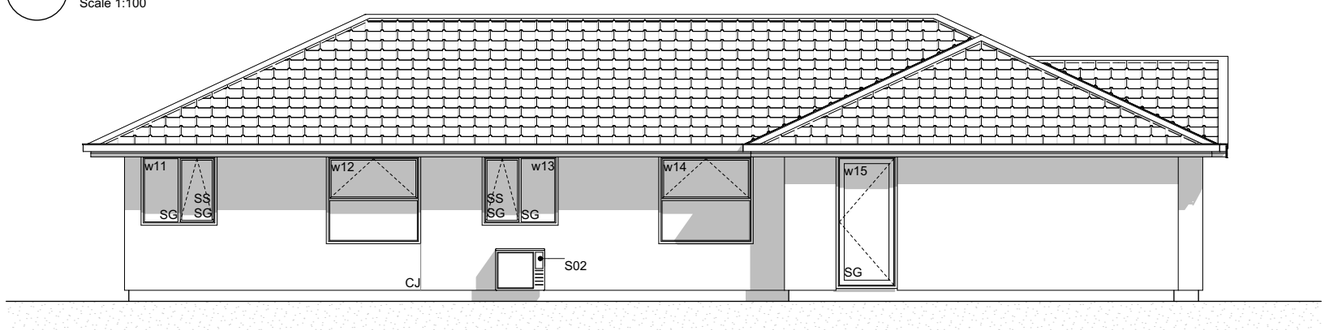
E-01 North Elevation
Scale 1:100



E-02 West Elevation
Scale 1:100



E-03 South Elevation
Scale 1:100



E-04 East Elevation
Scale 1:100

Elevation Keys

C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
C02	JH Axon panel on 20mm cavity battens.
R01	Pressed metal tiles 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
CJ	Control Joint

General Notes

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

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Elevations

Scale 1:100 @ A3

Revision 1
Date 14/09/2026
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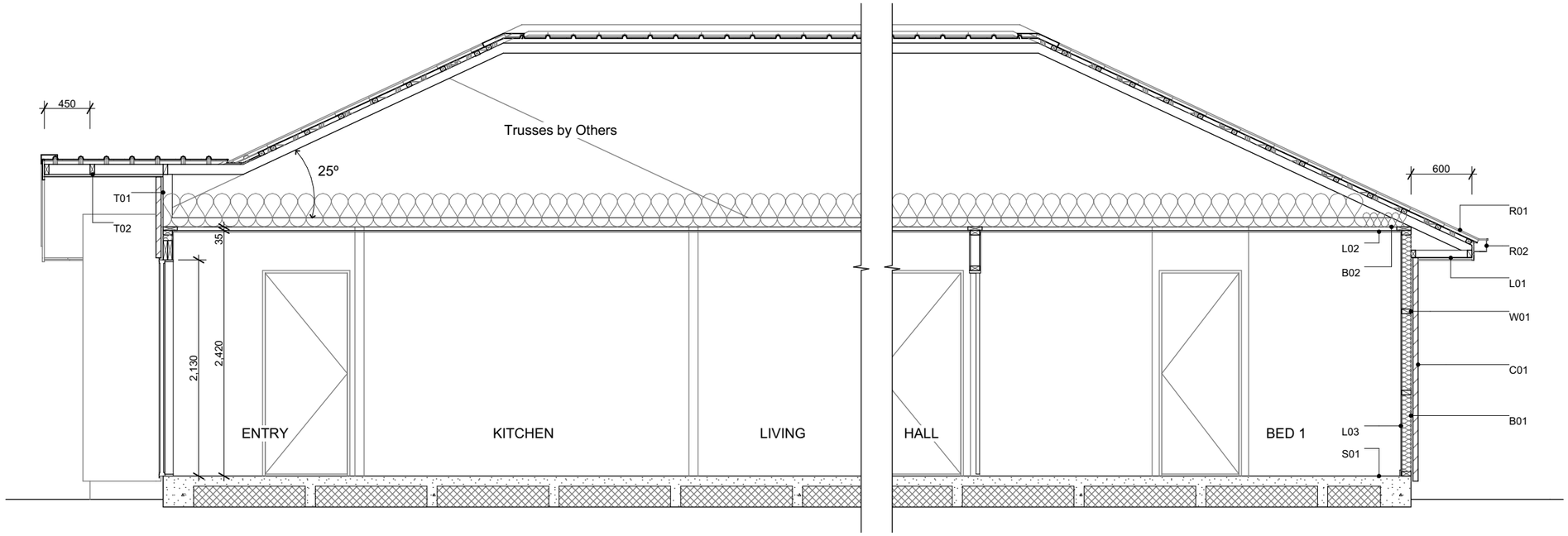
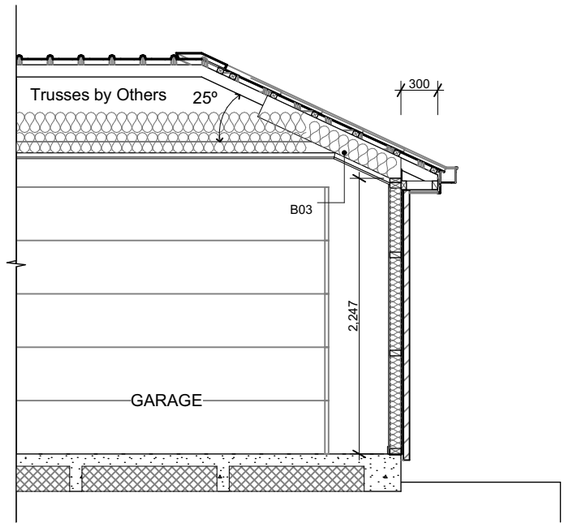


A Section A-A
Scale 1:50



B Section B
Scale 1:50

Section Keys

C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity batten over building wrap on timber framing.
C02	JH Axon panel on 20mm cavity batten over building wrap on timber framing.
W01	External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. 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 to form raking soffit. Refer to Truss Design.
R01	Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay 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	R2.8 wall insulation batts.
B02	R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
B03	R3.6 ceiling insulation batts.
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)

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Cross Sections

Scale 1:50 @ A3

Revision 1
Date 14/09/2026
File No. **26146**

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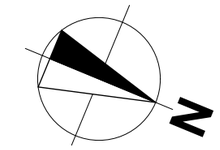
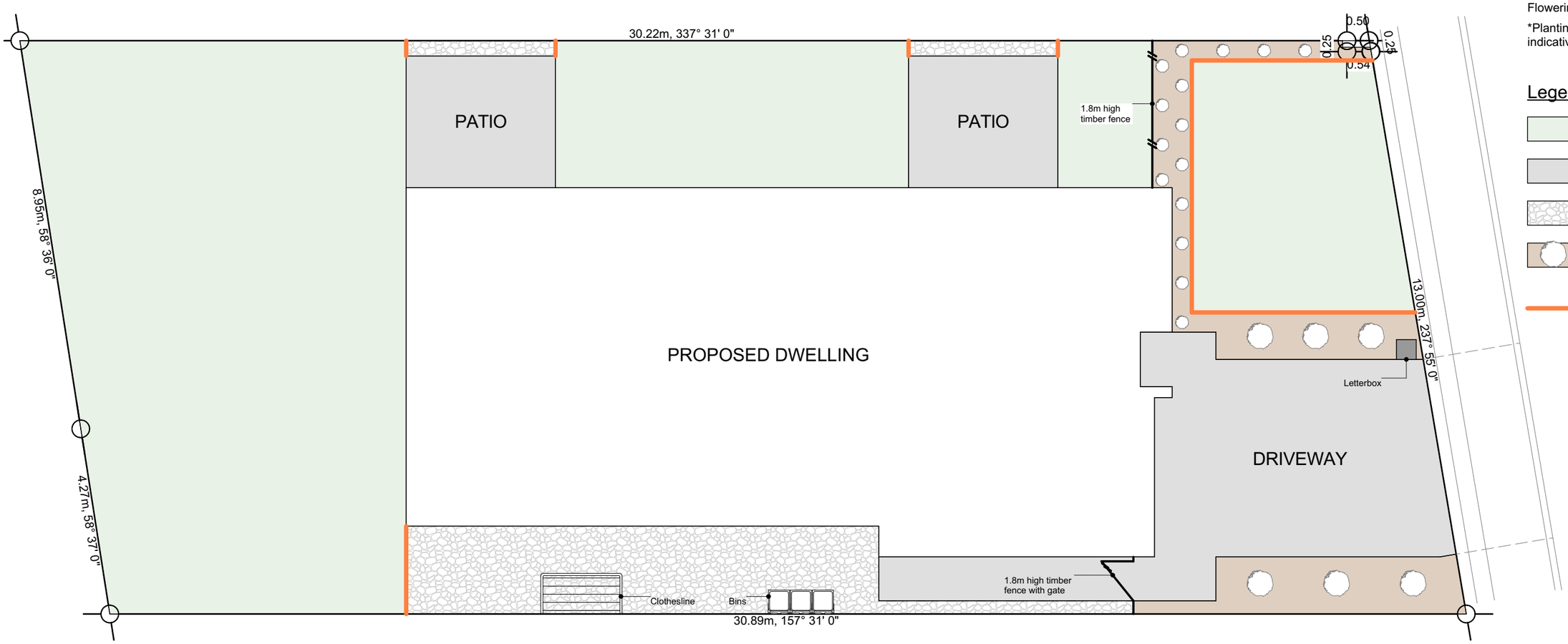


Plants List for Garden Bed

Agapanthus Peter Pan - Dwarf blue Nile lily
Acacia Limelight - Dwarf wattle
Choisya Ternata - Mexican orange blossom
Carex Secta - Makura sedge
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
Magnolia Grandiflora Blanchard
Malus Ioensis 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
- Timber Batten Edging between garden bed & lawn/ stonechip

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Landscape Plan

Scale 1:100 @ A3

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Date 15/09/2026
File No. **26146**

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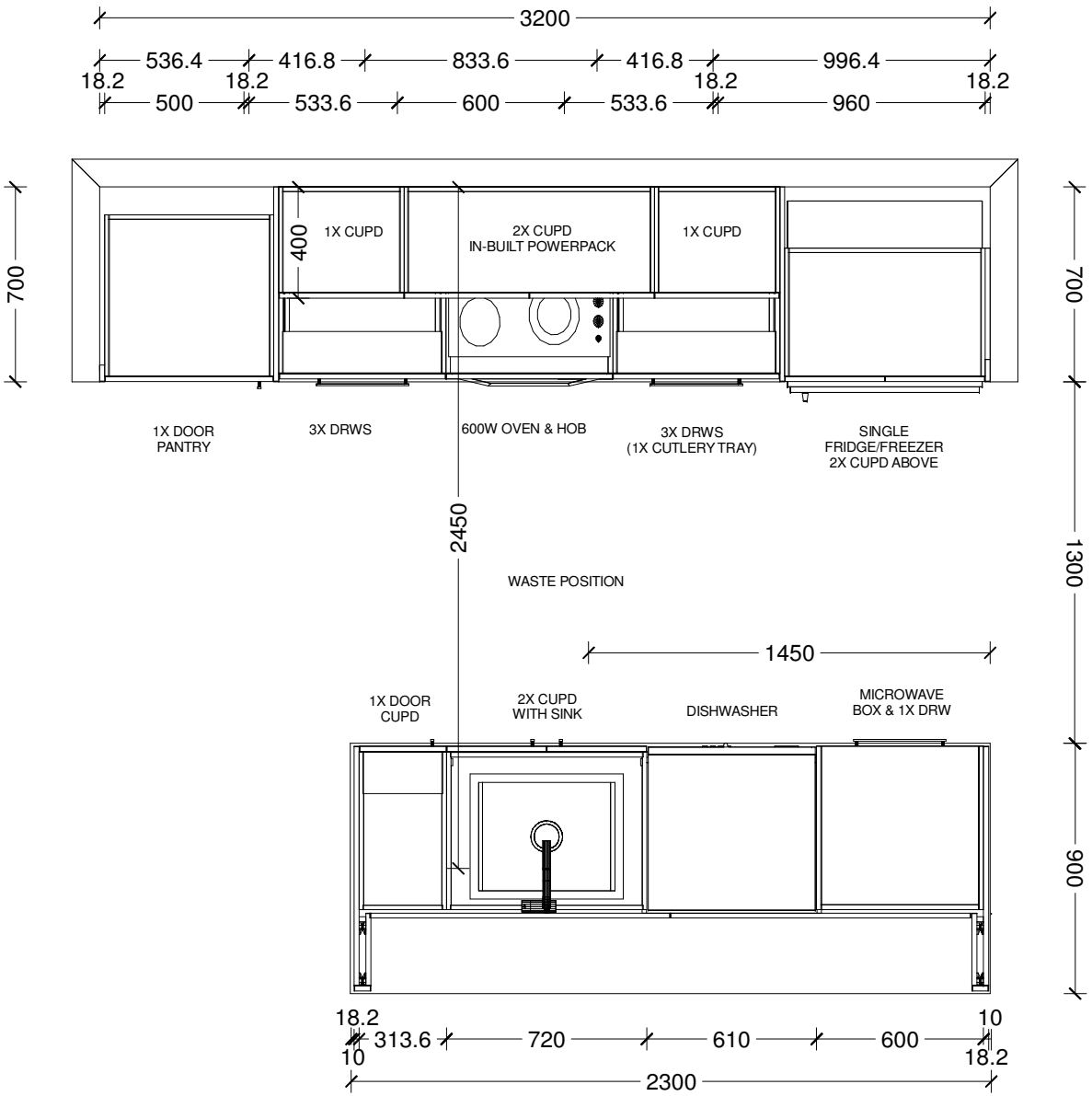

Benchtop Colour:

30mm square edge Tristone

Main Joinery Colour:

Back Wall & Island Back Panels

Feature Joinery Colour:

Island, Boxed Ends & Overheads

Handles:

4062-192/320-Titanium Grey

Sink:

Lazio NZLSS-5545 Stainless Single Bowl

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#: Default
Sarah Molyneux	16 Sept 26	Oakridge Homes			
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Pine V2			

TRENDS KITCHENS

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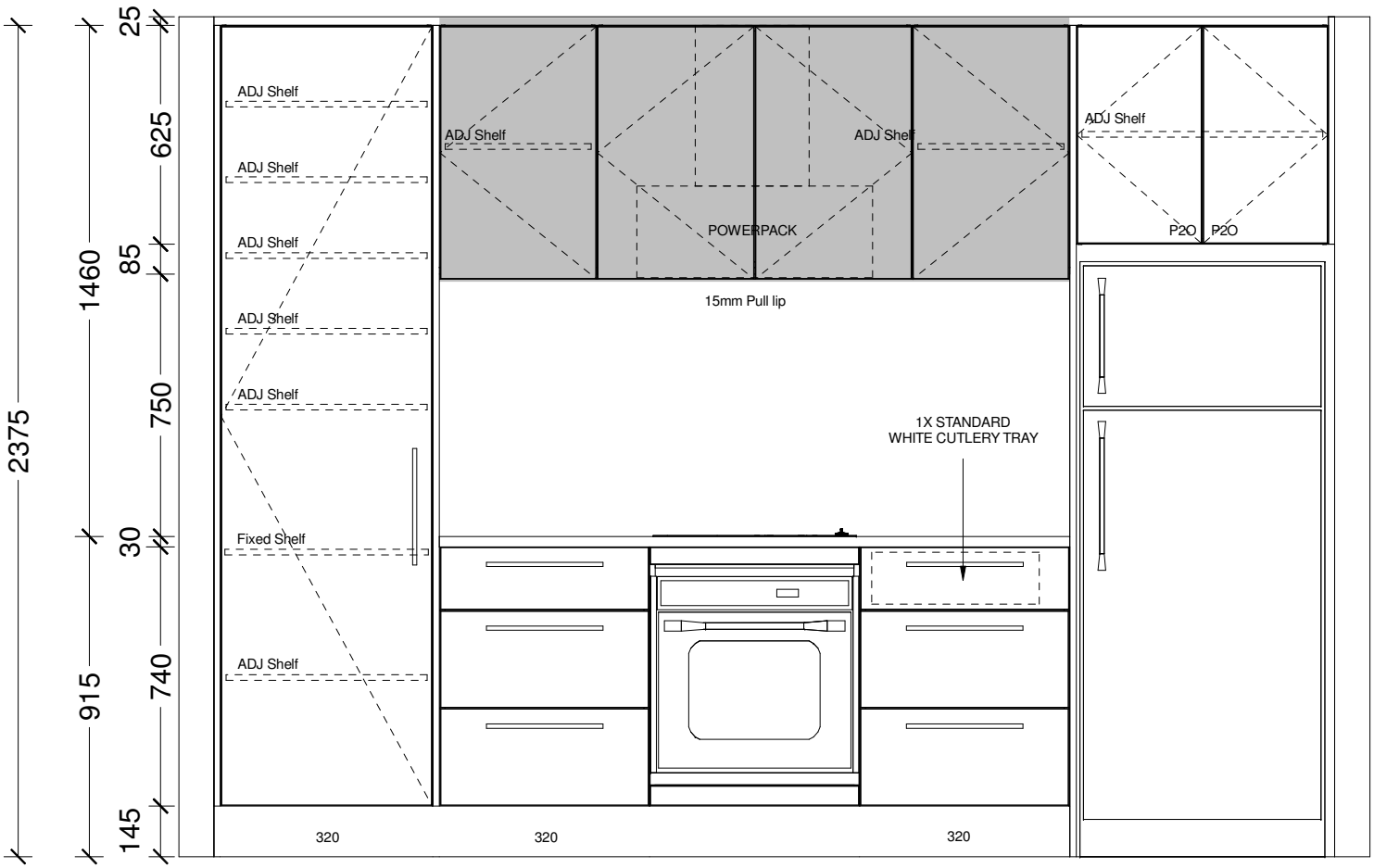

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	16 Sept 26	Oakridge Homes			Default
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Pine V2			

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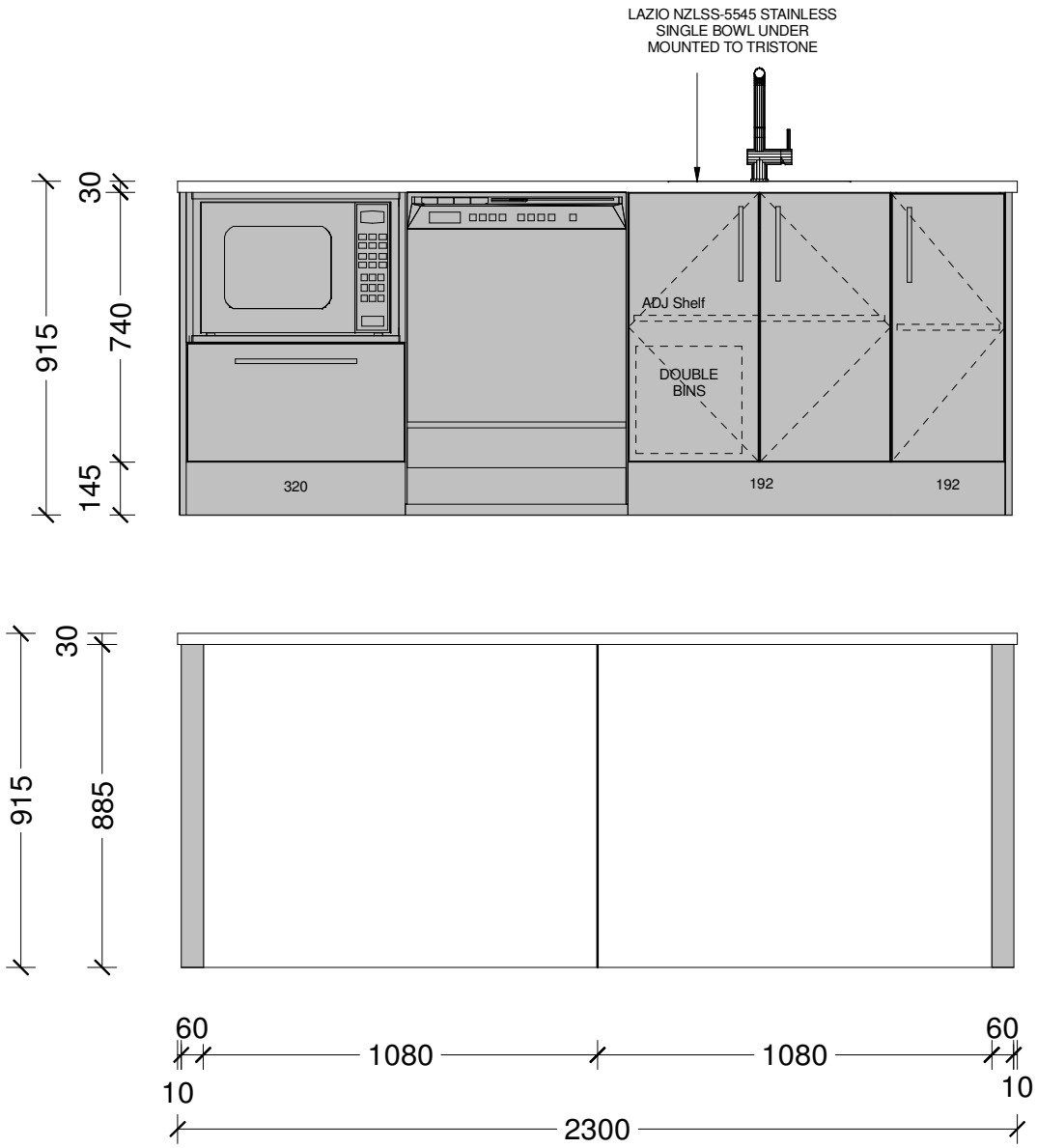

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Pine V2			

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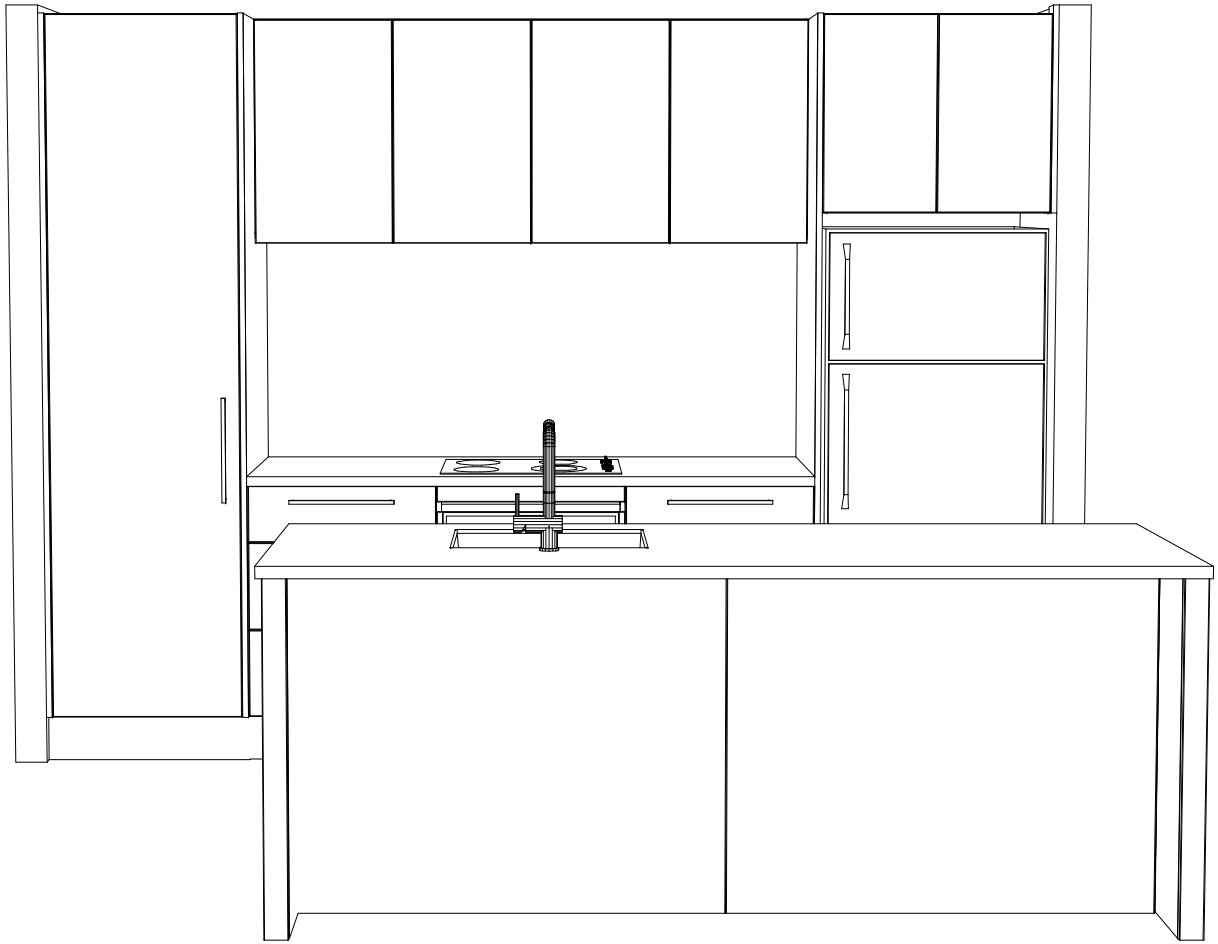

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	16 Sept 26	Oakridge Homes			Default
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Pine V2			

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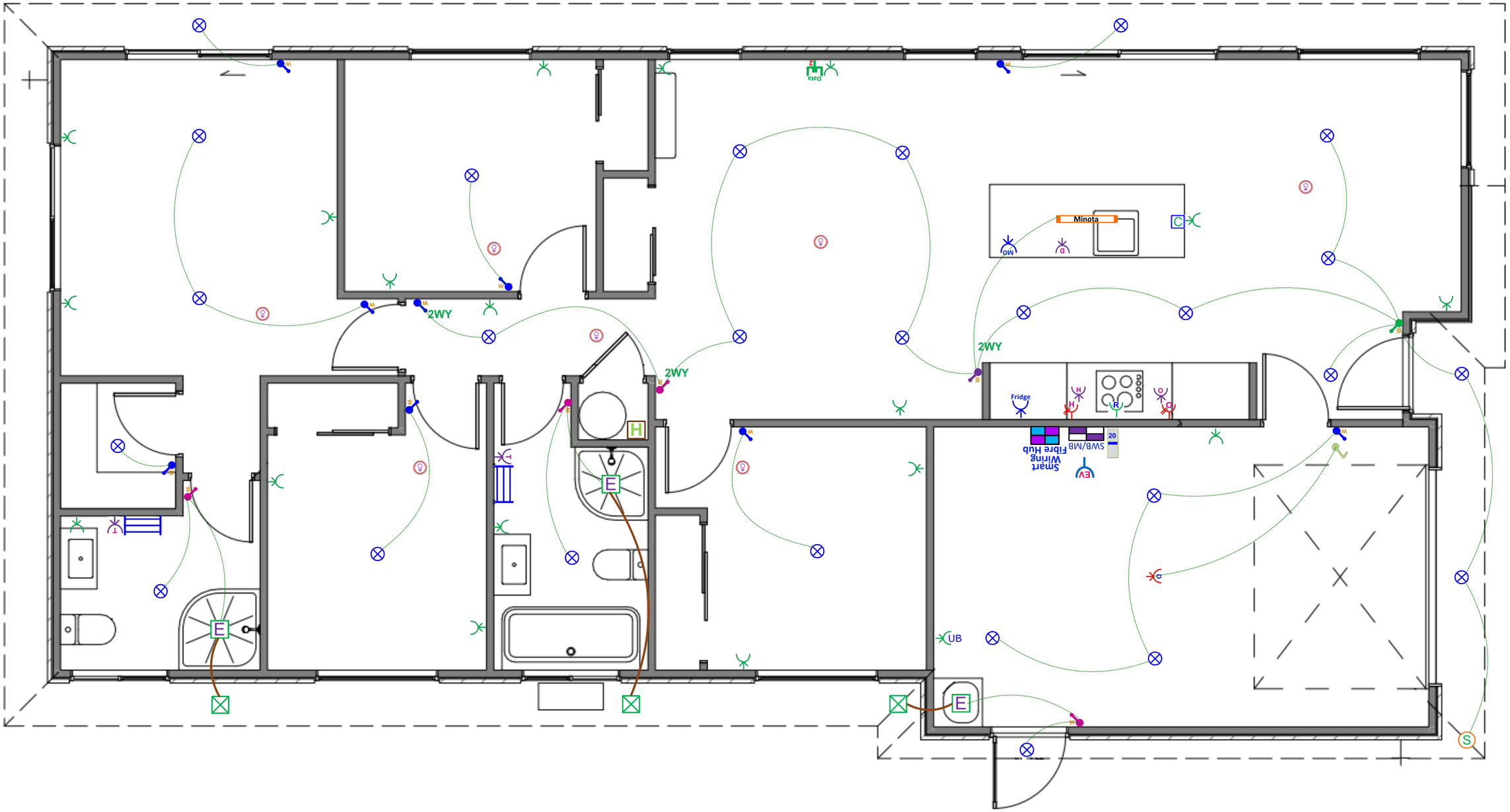

SMART SYSTEMS *Electricians for smart, sustainable homes*	**Client Name:** Oakridge Homes **Site Address:** The Pine V3 - Garage Left **Acceptance Signature & Date:**	**Date:** Revised 17-09-2026 **Plan:** Electrical & Lighting with Minota Pendant	**Designed By:** Mike Lew **Phone:** 03 338 4238 **Email & Web** info@smartsystems.net.nz smartsystems.net.nz

Plan: The Pine V3 (Garage Left) - Electrical Design (15-09-2026) - Option B

Electrical

	Item	Total
SWB/MB	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
R	Rangehood Single Power Socket	1 EA
Fridge	Tradesave Slim Single Power Socket (White) 10A - Fridge	1 EA
MO	Tradesave Slim Single Power Socket (White) 10A - Microwave	1 EA
	Tradesave Slim Double Power Socket Horizontal (White) 10A	19 EA
C	Protective Capping for Electrical Cabling Power Socket/Switch Mounted on Joinery	1 EA
O	Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA
H	Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA
O	Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	1 EA
H	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	1 EA
D	Tradesave Slim Dishwasher Power Socket (White)	1 EA
H	Voltex Hot Water Cylinder Hard-Wired Connection & Isolator (Surface Mounted)	1 EA
	Tradesave Slim Garage Door Open/Close Press Switch (White)	1 EA
D	Tradesave Slim Garage Door Power Socket (White)	1 EA
EV	Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate	1 EA
20	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
	Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	7 EA
	Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA
T	Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA
E	Extractor Fan Inline 150mm & up to 6m of duct	3 EA
	Extractor Fan External Grille (White)	3 EA
S	External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)	1 EA

Electrical

	Item	Total
	Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit	26 EA
	Pendant Light "B" - Minota 1.5m Suspension 40-Watt LED, 1400lm down, 800lm up, CCT 3K, 4K, 5K via Wall Switch (Black) & Circuit	1 EA
W	Tradesave Slim Light Switch 1-Gang (White)	9 EA
W	Tradesave Slim Light Switch 2-Gang (White)	4 EA
W	Tradesave Slim Light Switch 3-Gang (White)	1 EA
W	Tradesave Slim Light Switch 4-Gang (White)	1 EA
2WY	2-Way Light Circuit	3 EA
	Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling	1 EA
Data 2	Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	1 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.

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OAKRIDGE HOMES

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

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The Oakridge Journey

Decide which house and land package is suitable for you and will meet your needs

Sign your contract and enter your due diligence period (usually 10 working days)

Your solicitor will guide you during this time

Go unconditional, congratulations!

In the background we will be preparing your home to be lodged into consent, some time may pass but rest assured everything is going to plan

Consent granted! A milestone achieved

Your new home will be scheduled into our build programme

We instruct the works to commence onsite, let's dig some ground!

You will receive updates throughout the construction of your home

17 weeks pass by – that went quick! Your home is ready for the **final inspection**

We will undertake our quality audits and ensure all works are on track to be completed prior to settlement

Code Compliance has issued, your settlement date is now set

During this time you will have your **pre-settlement inspection** to view your home and raise any questions

All works are confirmed as complete and your handover date is organised where you will receive your keys along with other helpful information – an exciting day!

Thank you for trusting Oakridge Homes it's a privilege to have been chosen as your builder!

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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