



## House and Land Package

Lot 159 Spring Grove, Stage 6, Belfast,  
Christchurch

Dwelling  
Size

160m<sup>2</sup>

Section  
Size

362m<sup>2</sup>

# \$769,900



4



1



2



2



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.

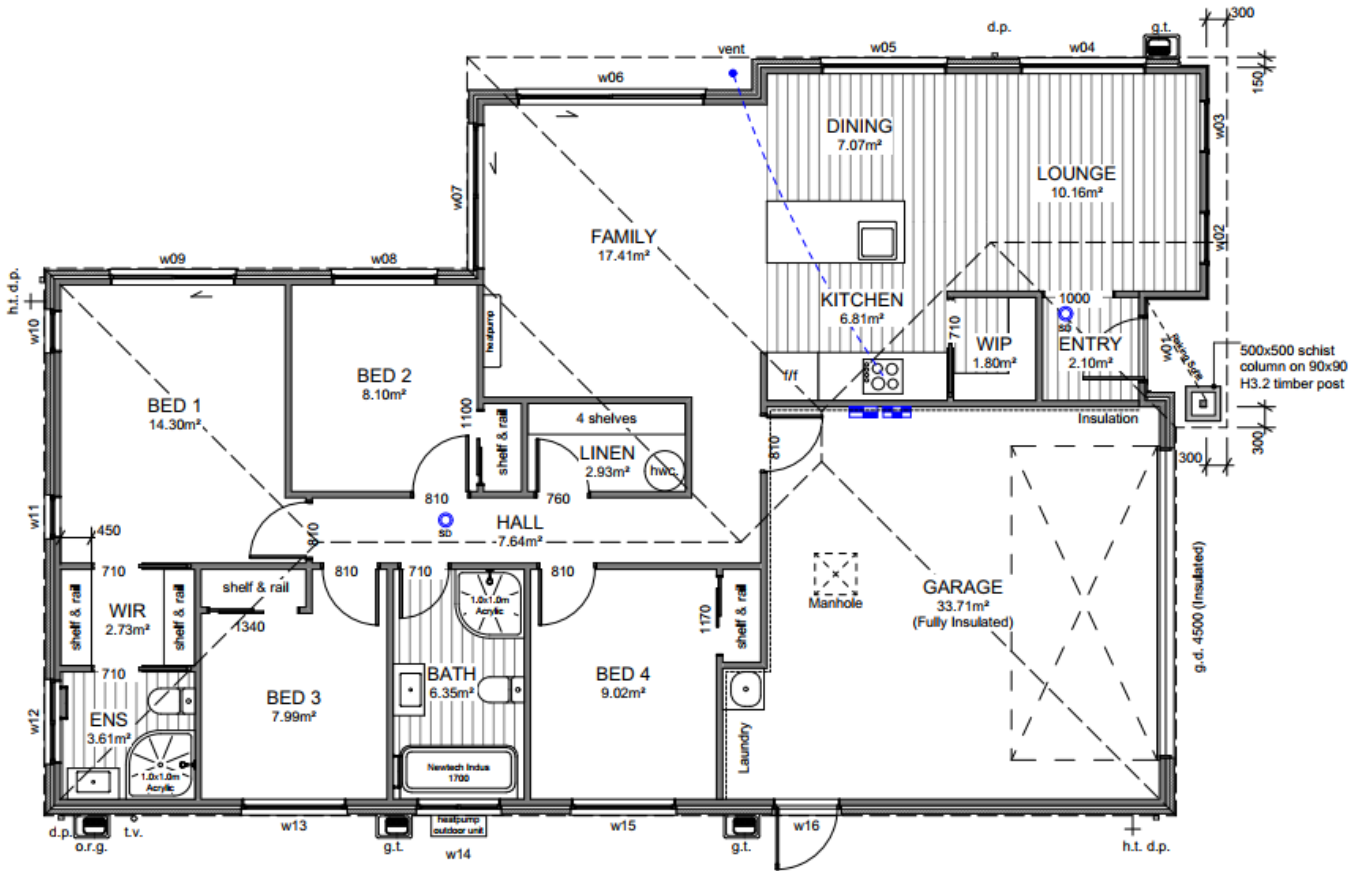
Spring Grove is conveniently located within a semi-rural setting close to Northwood Supa Centa which includes a supermarket, gym, café, restaurant and numerous retail outlets.

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.

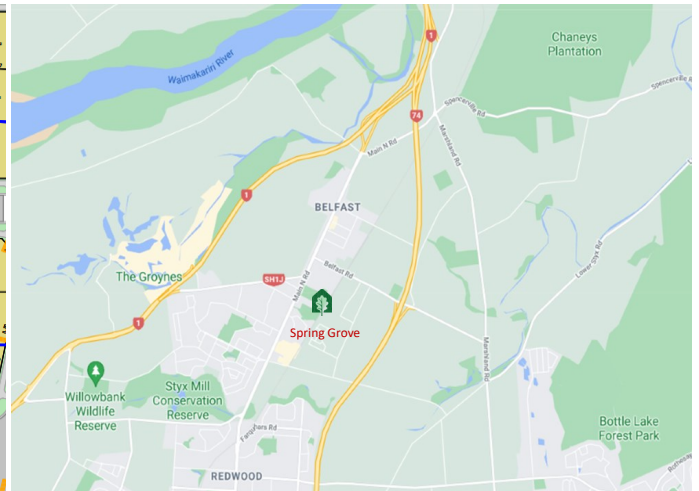




## Floor Layout:



## Site Location:



**Disclaimer:** For the use of illustrative purposes only. Oakridge Homes Limited accept no liability for any discrepancies which may become apparent once construction commences.









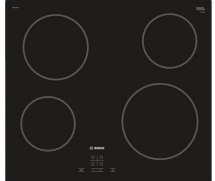




# Specification

*Lot 159 Spring Grove, Stage 6, Belfast, Christchurch*

<b>General:</b>			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
<b>Dwelling Exterior:</b>			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— corona shake	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 & Designa Schist	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
<b>Dwelling Interior:</b>			
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:	Inline extractor fan	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
<b>Landscaping:</b>			
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 159 Spring Grove, Stage 6, Belfast, Christchurch

Kitchen and Laundry:			
<p>Kitchen, bench surface and splashback:</p>	<p>Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.</p> <p>*Refer to plans and colour scheme</p>	<p>Kitchen sink:</p>	<p>Lazio NZLSS-5545 single stainless steel sink</p> 
<p>Kitchen tapware:</p>	<p>Adesso Urban— Brushed nickel</p> 	<p>Kitchen handles:</p>	<p>Stefano Orlati 4062— Titanium</p> 
<p>Oven:</p>	<p>Bosch HBF133BSOA</p> 	<p>Ceramic cooktop:</p>	<p>Bosch PKE611K17A</p> 
<p>Rangehood:</p>	<p>Bosch DWB97DM50A</p> 	<p>Dishwasher:</p>	<p>Bosch SMU05D05AU</p> 
<p>Laundry tub:</p>	<p>Raymor 560x560 laundry tub</p> 	<p>Feature pendant: *dependent on supply, similar fitting to be used if unavailable</p>	<p>Staverton 1L—black</p> 



# Specification

*Lot 159 Spring Grove, Stage 6, Belfast, Christchurch*

<b>Bathrooms:</b>			
Vanities:	Raymor Armada 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Paffoni BLU071 	Shower / bath mixers:	Paffoni BLU010LUG CP 
Shower slides:	Paffoni Brio 3F ZSAL194CR 	Bath spout:	Paffoni Stick ZBOC041 

# Colour Scheme

Lot 159 Spring Grove, Stage 6, Belfast, Christchurch

Exterior:		Interior:	
Roof:	Cypress	Ceilings:	Half black white
Fascia / Gutter / Downpipes:	Flaxpod	Walls:	Black white
Window joinery:	Flaxpod	Interior doors:	Black white
Front door:	Flaxpod	Skirting:	Black white
Front door frame:	Flaxpod	Carpet:	Iron
Garage door:	Flaxpod	Vinyl plank:	Natural
Garage door frame:	Flaxpod	Kitchen cabinetry:	Bestwood 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: Axon	Mid-grey	Kitchen splashback:	White gloss with misty grey grout
Exterior cladding: Designa schitst	Grey alps		

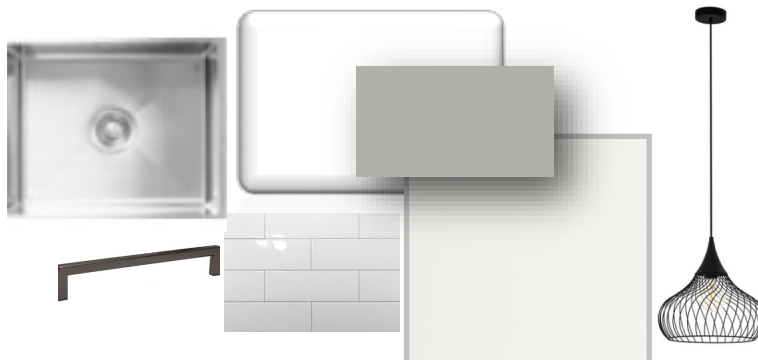
## Exterior:

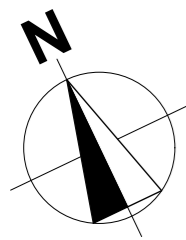


## Interior:



## Kitchen:





### Site Info

Site Address	John Gibb Street Spring Grove
Legal Description	Lot 159
Site Area	362m <sup>2</sup>
Building Area	160.15m <sup>2</sup>
Site Coverage	44.24%

### Design Basis

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

### General Notes

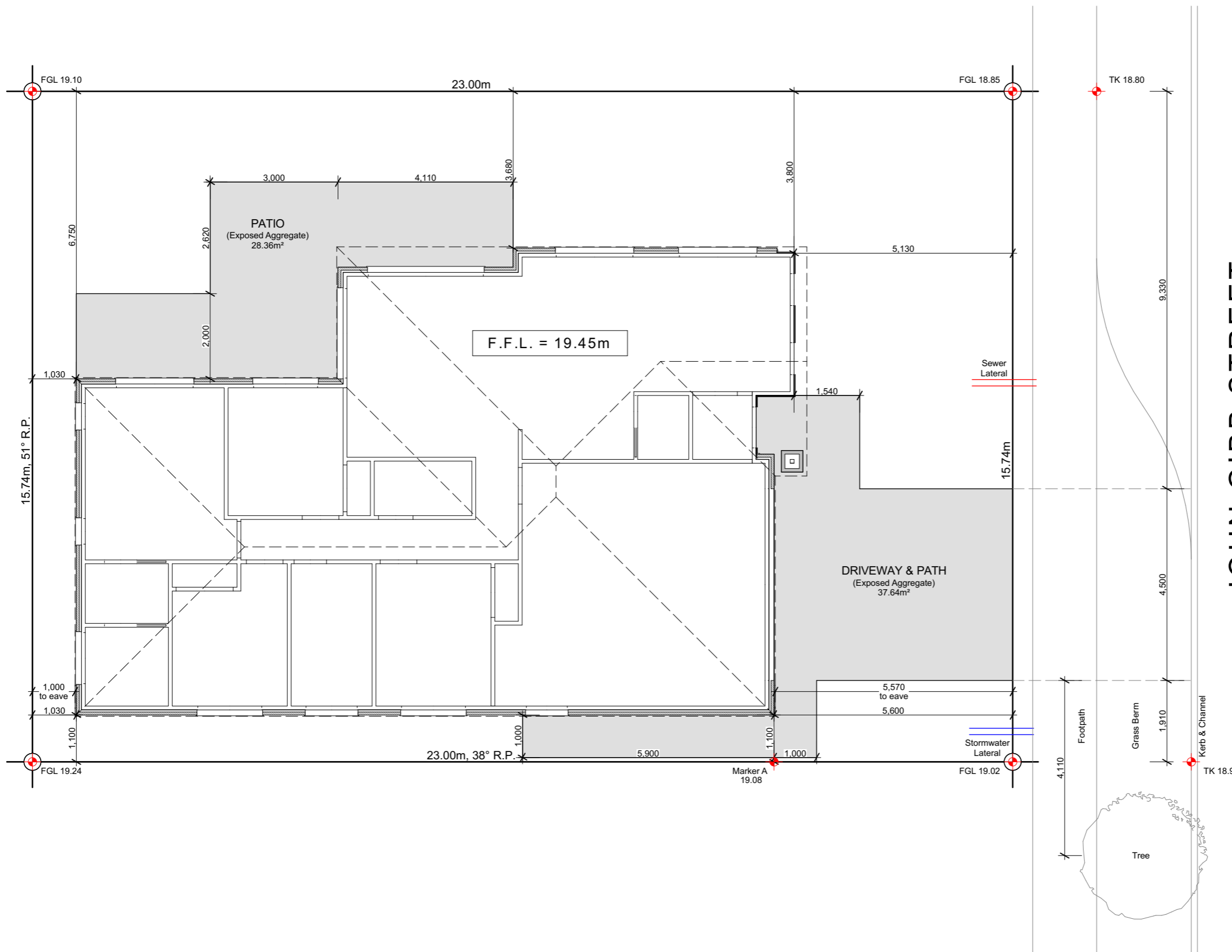
- All dimensions shown are to *face of foundation* unless noted otherwise.
- Refer to Foundation Plan for foundation setback.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- All sealed driveway and patio areas to be min. 1:100 fall away from building.
- Site bearings, dimensions and north point subject to the Issue of Certificate of Title.

### Vehicle Access Near Tree

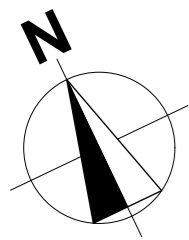
- The earthworks for driveway and crossing that will be undertaken within 5 metres of the base of the street tree will be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council - Treotech.

### Site Levels

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



JOHN GIBB STREET



### Building Area

Over Frame	153.73m <sup>2</sup>
Perimeter	55.48m
Over Cladding	159.90m <sup>2</sup>
Perimeter	56.44m
Roof Area*	174.57m <sup>2</sup>
Perimeter	57.40m




\*Roof area includes fascia & gutter

### General

Main Cladding	70s Clay Brick
Feature Cladding	JH Axon Panel & Designa Schist
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
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.

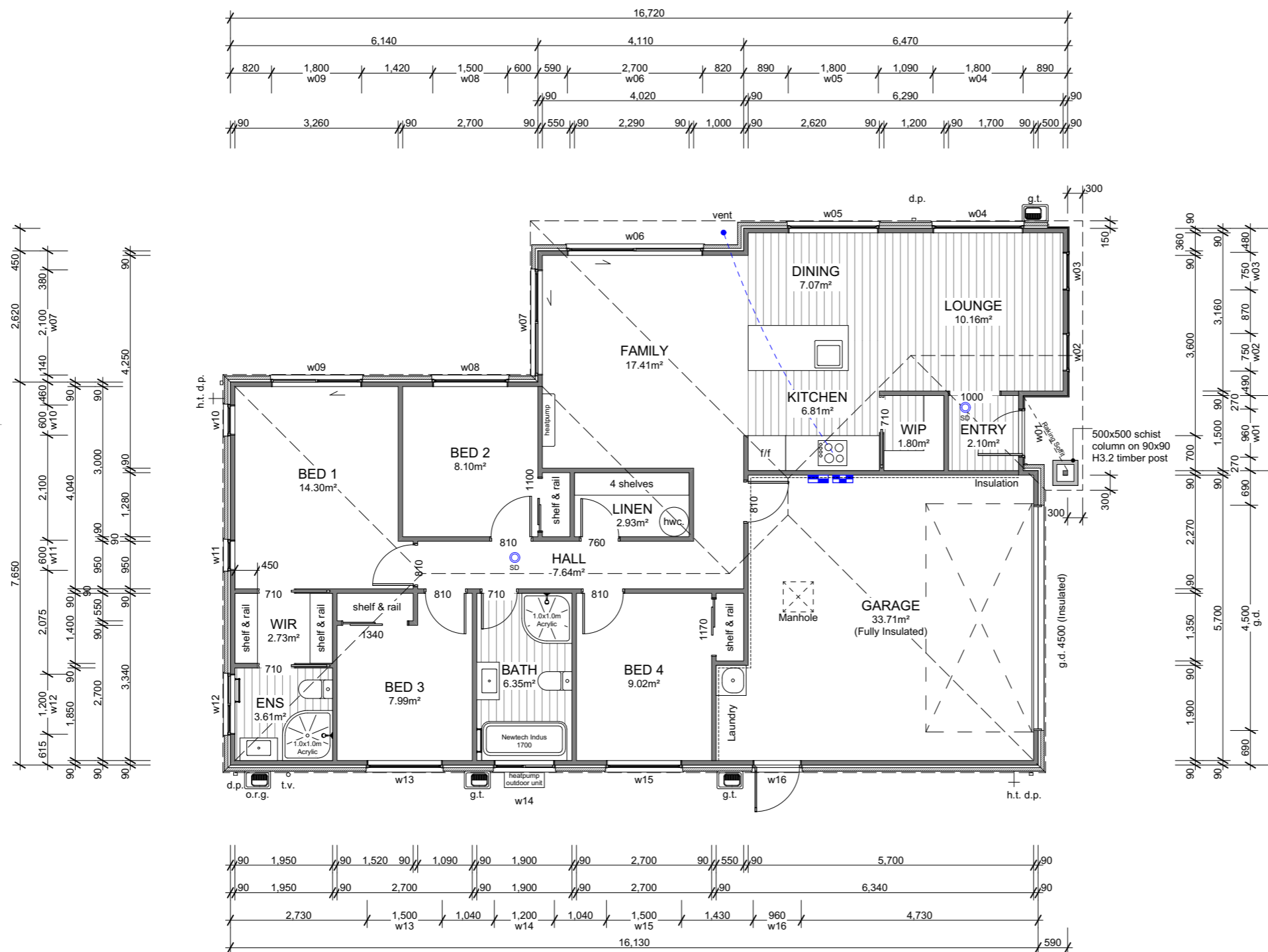
### Legend

-  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	750
w03	2,130	750
w04	1,400	1,800
w05	1,400	1,800
w06	2,130	2,700
w07	2,130	2,100
w08	1,400	1,500
w09	2,130	1,800
w10	1,400	600
w11	1,400	600
w12	1,100	1,200
w13	1,400	1,500
w14	1,100	1,200
w15	1,400	1,500
w16	2,130	960



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**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
 LOT 159 SPRING GROVE  
 JOHN GIBB STREET BELFAST CHCH

**Issue**  
 Concept Design

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**Floor Plan**

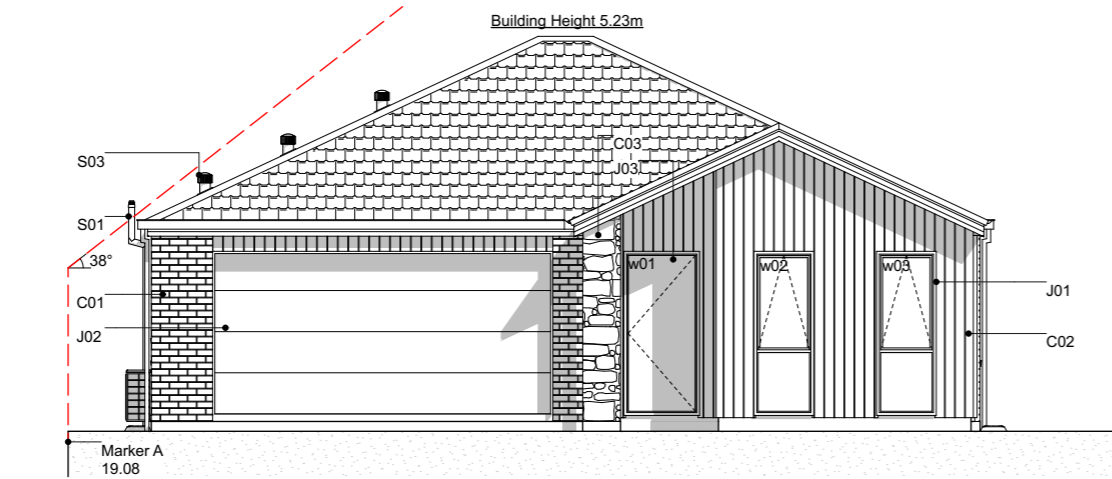
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Revision 1  
 Date 17/04/2024  
 File No. 24074

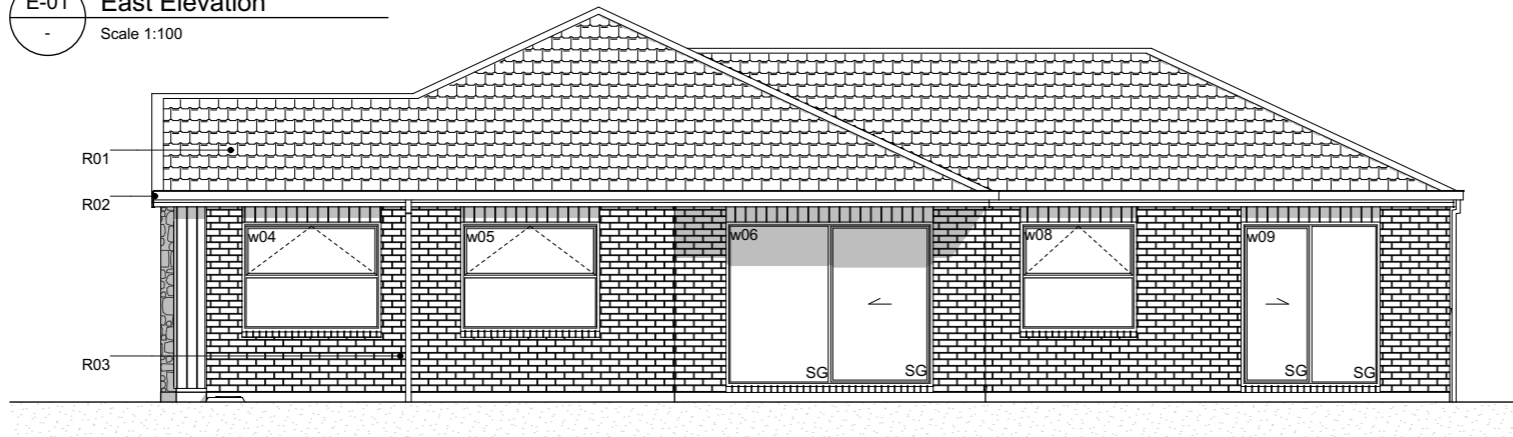
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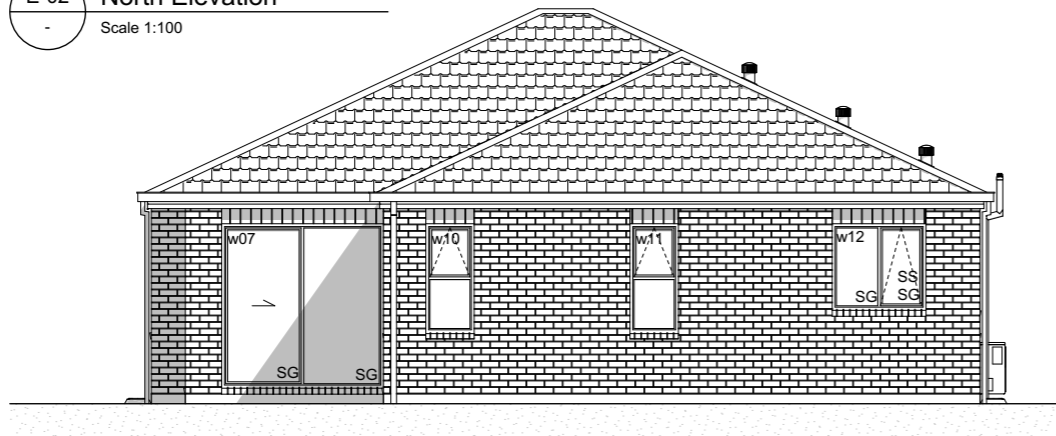




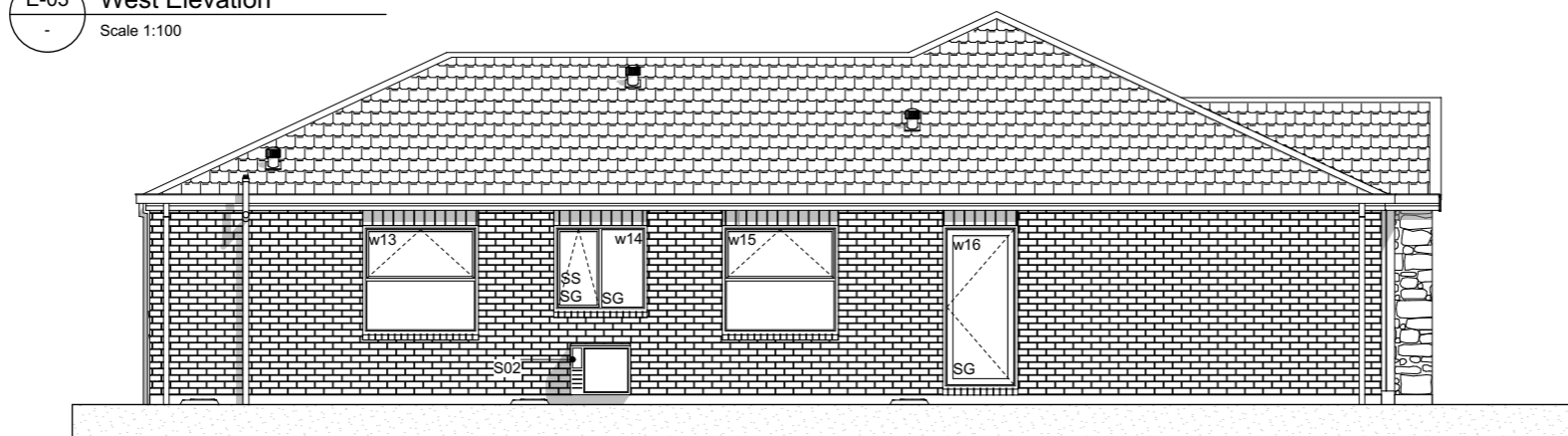
**E-01 East Elevation**  
Scale 1:100



**E-02 North Elevation**  
Scale 1:100



**E-03 West Elevation**  
Scale 1:100



**E-04 South Elevation**  
Scale 1:100

**Elevation Keys**

- C01 70 series bricks over 50mm cavity.
- C02 James Hardie Axon panel on 20mm cavity battens.
- C03 500x500mm Designa Schist column.
- 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.
- S03 Extractor outlet roof cowl.

**Legend**

- w01 Window ID
- SS Security Stay
- SG Safety Glass

**General Notes**

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



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**Elevations**

Scale 1:100 @ A3

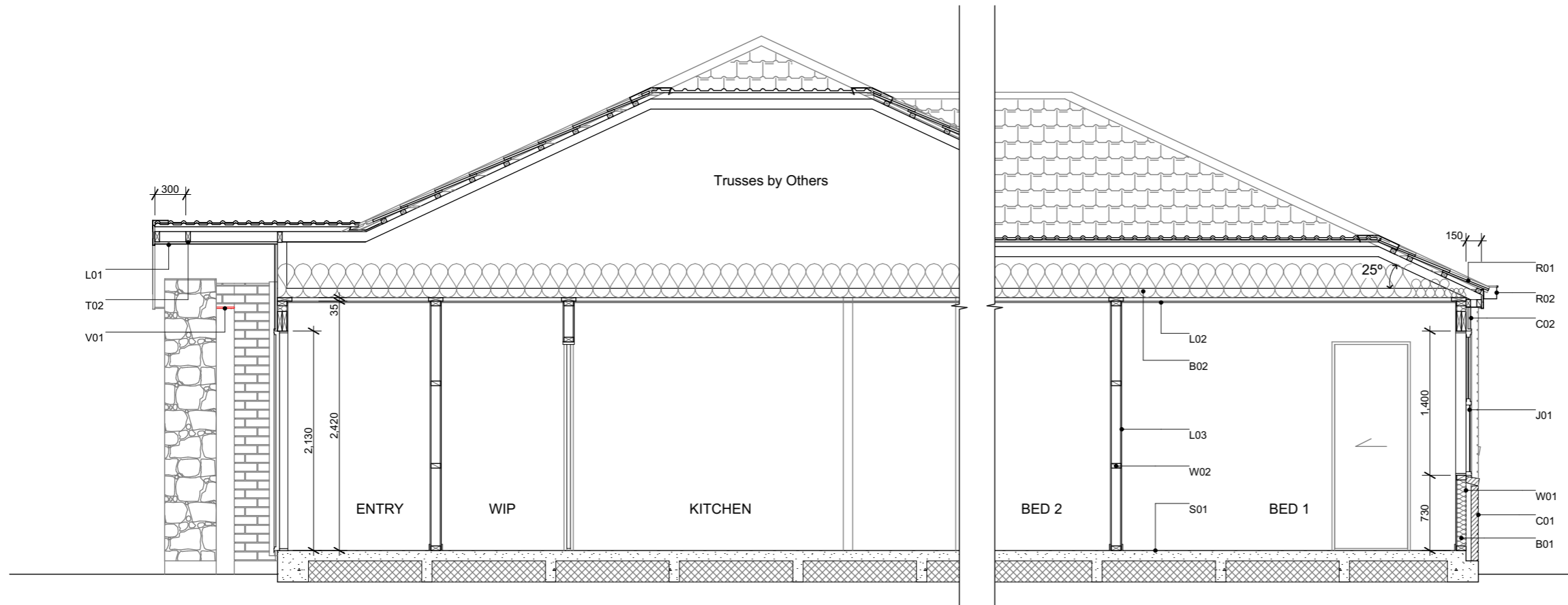
Revision 1  
Date 17/04/2024  
File No. 24074

**Sheet No.**

**3**

## 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.
- C03 500x500mm Designa Schist column on 90x90mm H3.2 timber post.
- V01 100x100x6L veneer lintel with 100mm min. seating each side.
- 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 chord / outriggers to form raking soffit.
- R01 Pressed metal tiles on 50x40mm battens over self-supported roof underly 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.
- 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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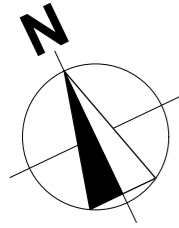
**Cross Section A-A**

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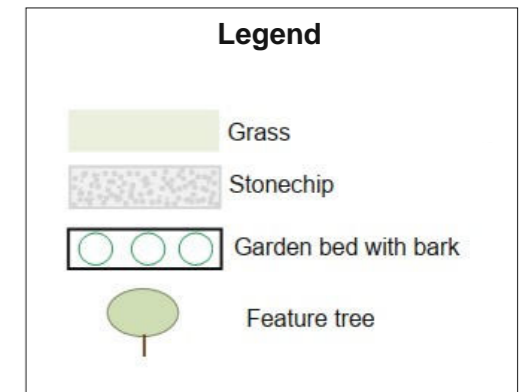
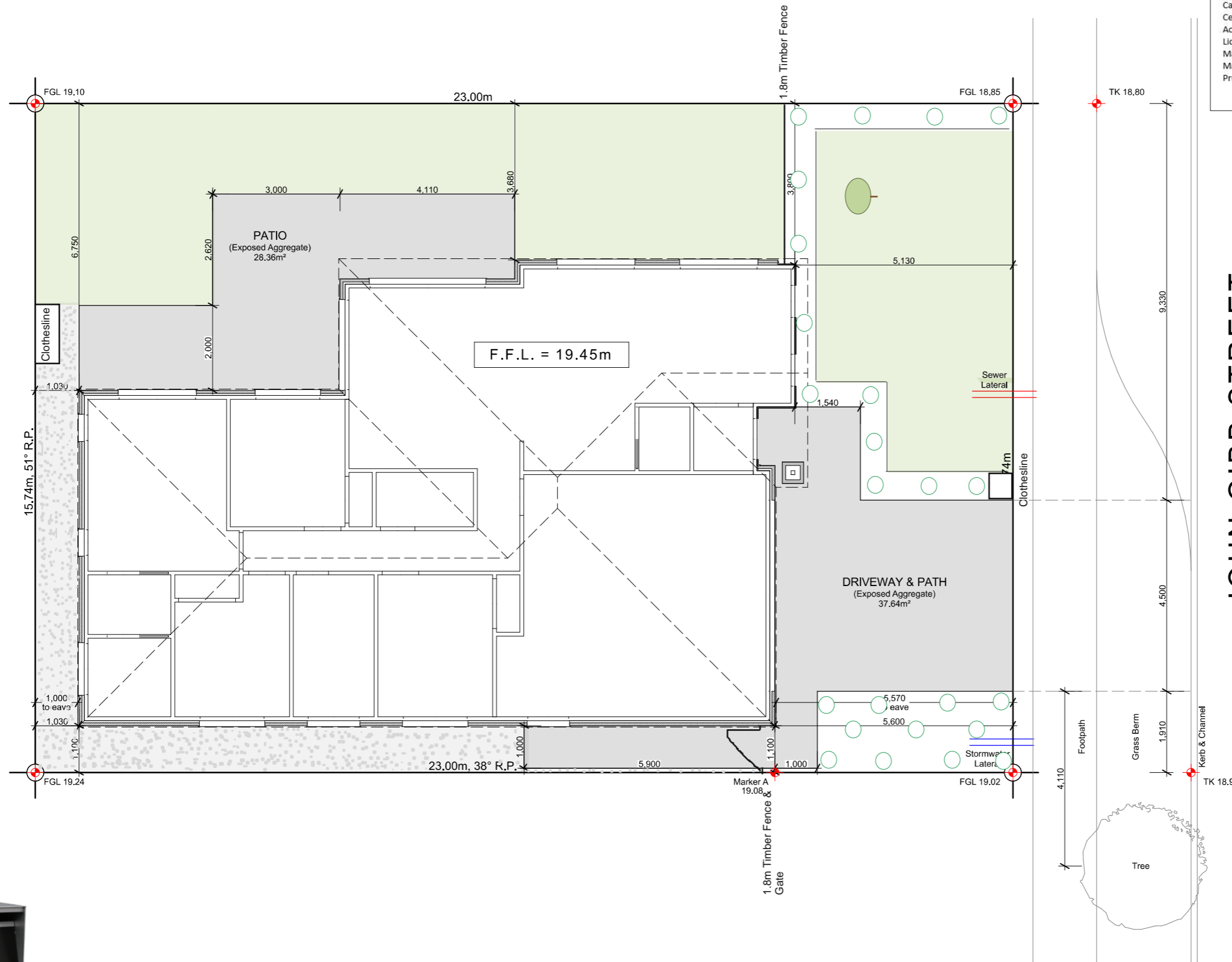
**Sheet No.**

**4**



The landscaper will use an assortment of plants and one feature tree from the list below:

- 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 Gold - Golden redbud
- Acer palmatum Bloodgood - Japanese Maple
- Liquidambar styraciflua - Sweetgum
- Magnolia Grandiflora Blanchard
- Malus ioensis Plena
- Prunus autumnalis Southern Gem - Flowering Cherry



JOHN GIBB STREET



Letterbox



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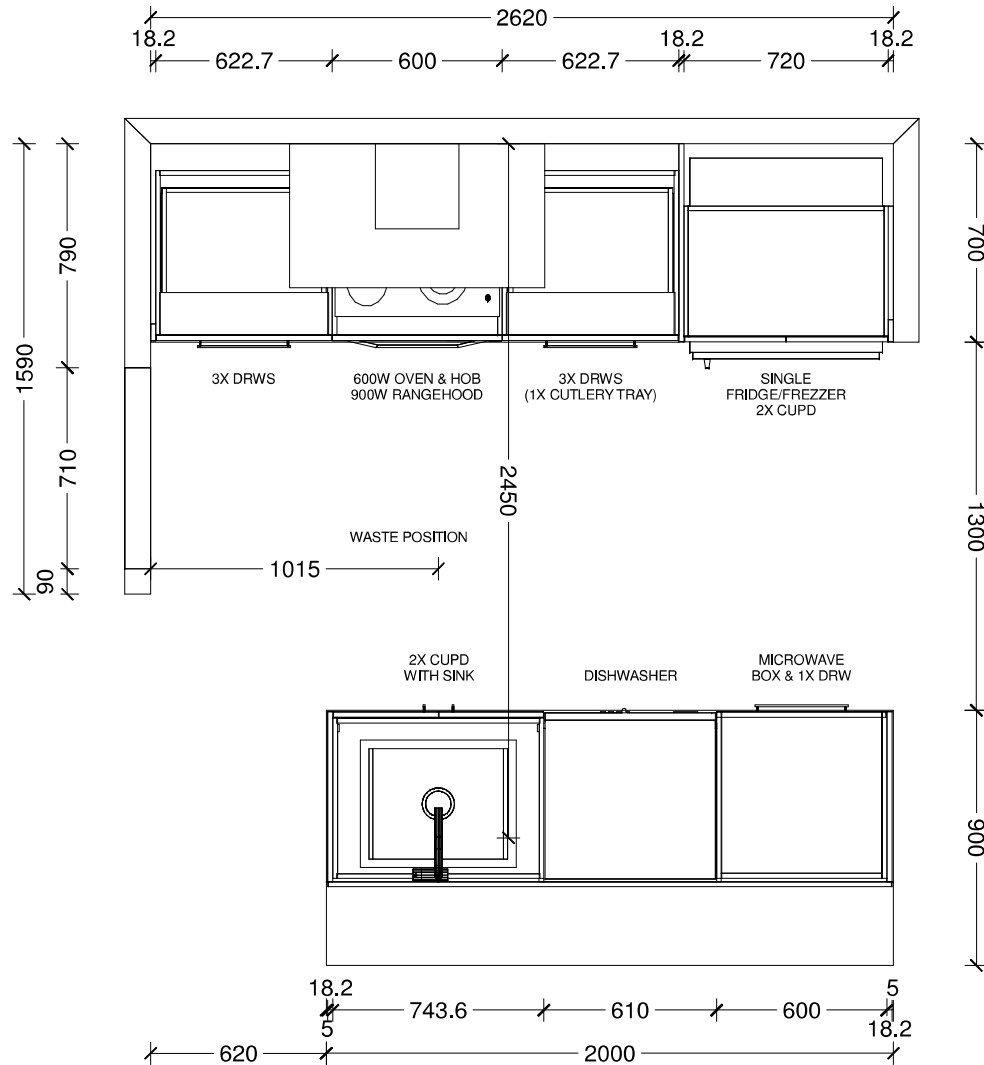
**Landscape Plan**

Scale 1:100 @ A3

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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:**

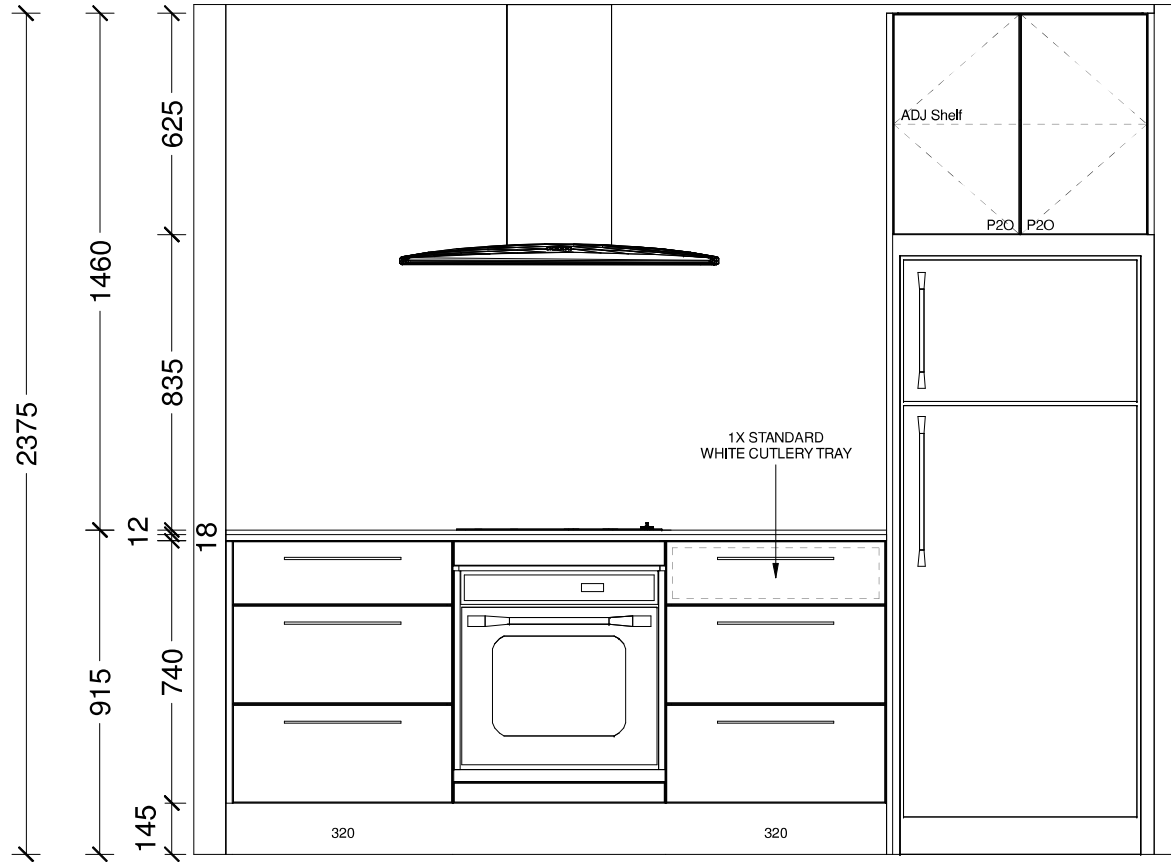
4062-192/320-Titanium Grey

**Sink:**

Lazio NZLSS-5545 Stainless Single Bowl

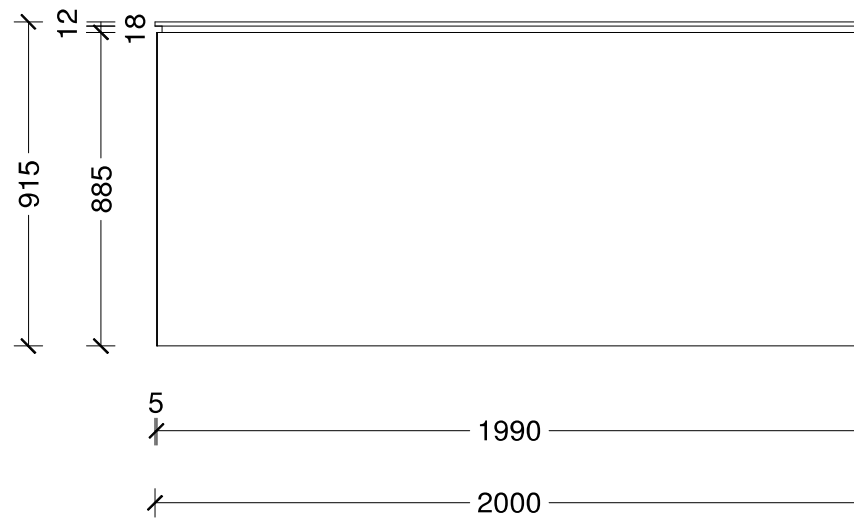
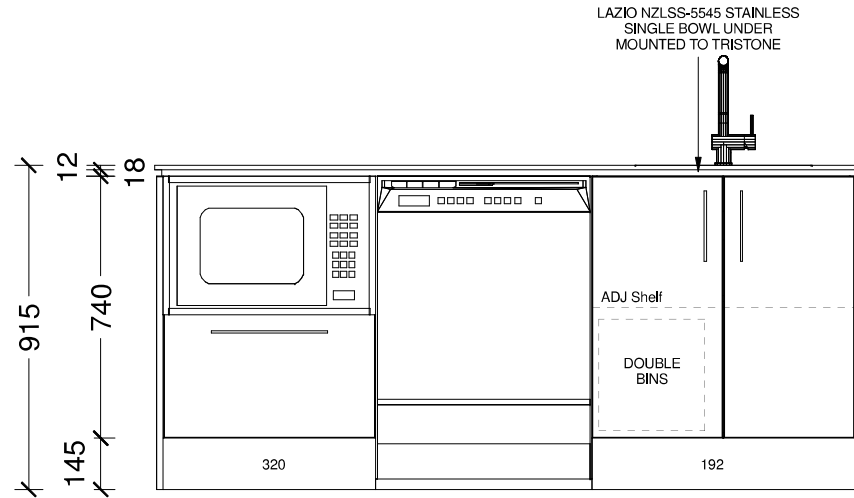
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified				

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				

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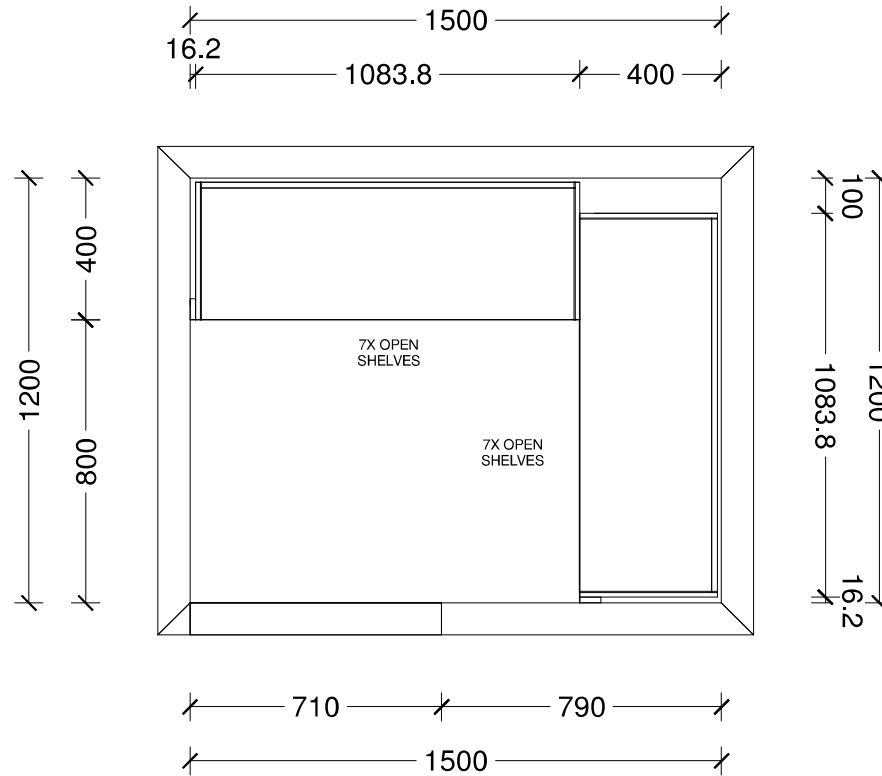
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Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple Modified				

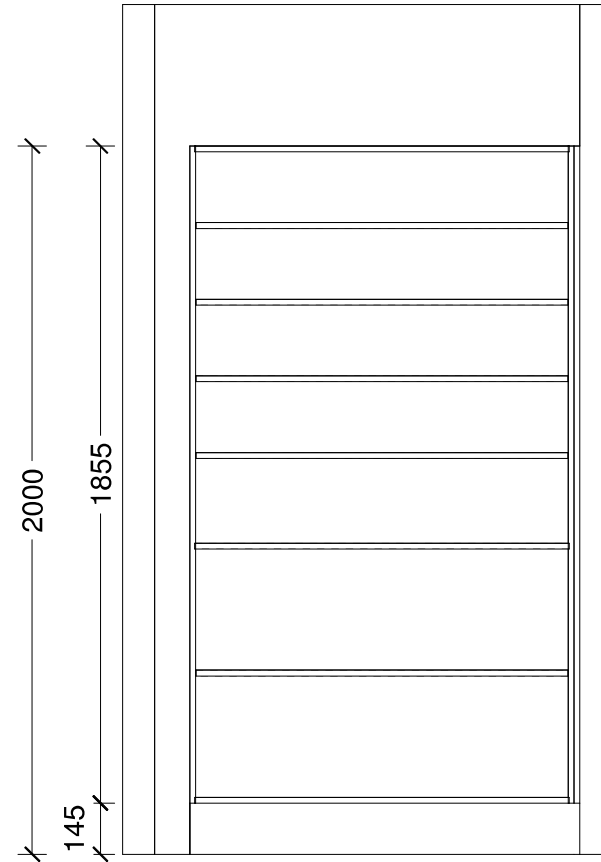
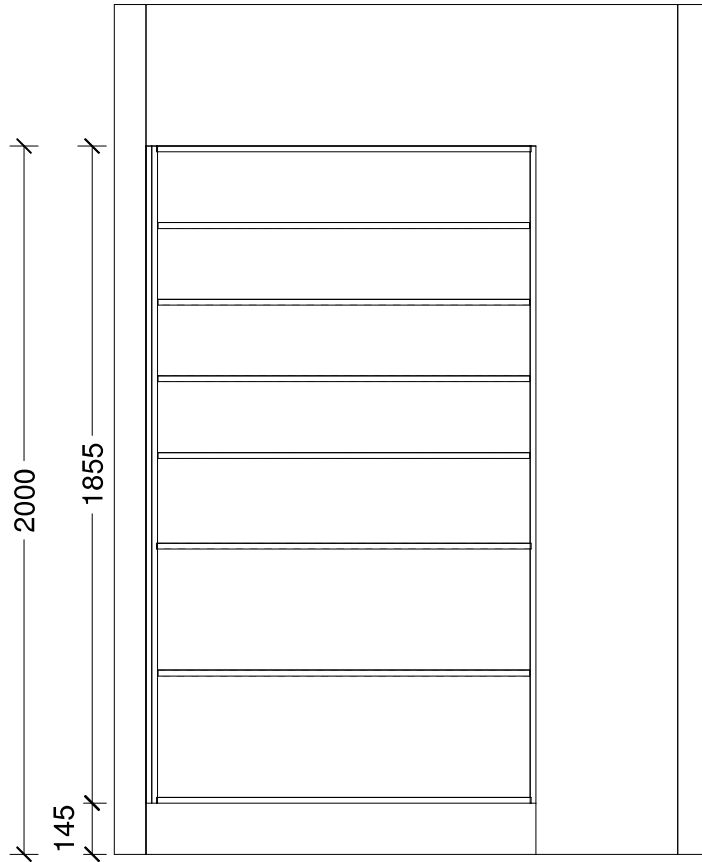
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Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple Modified				

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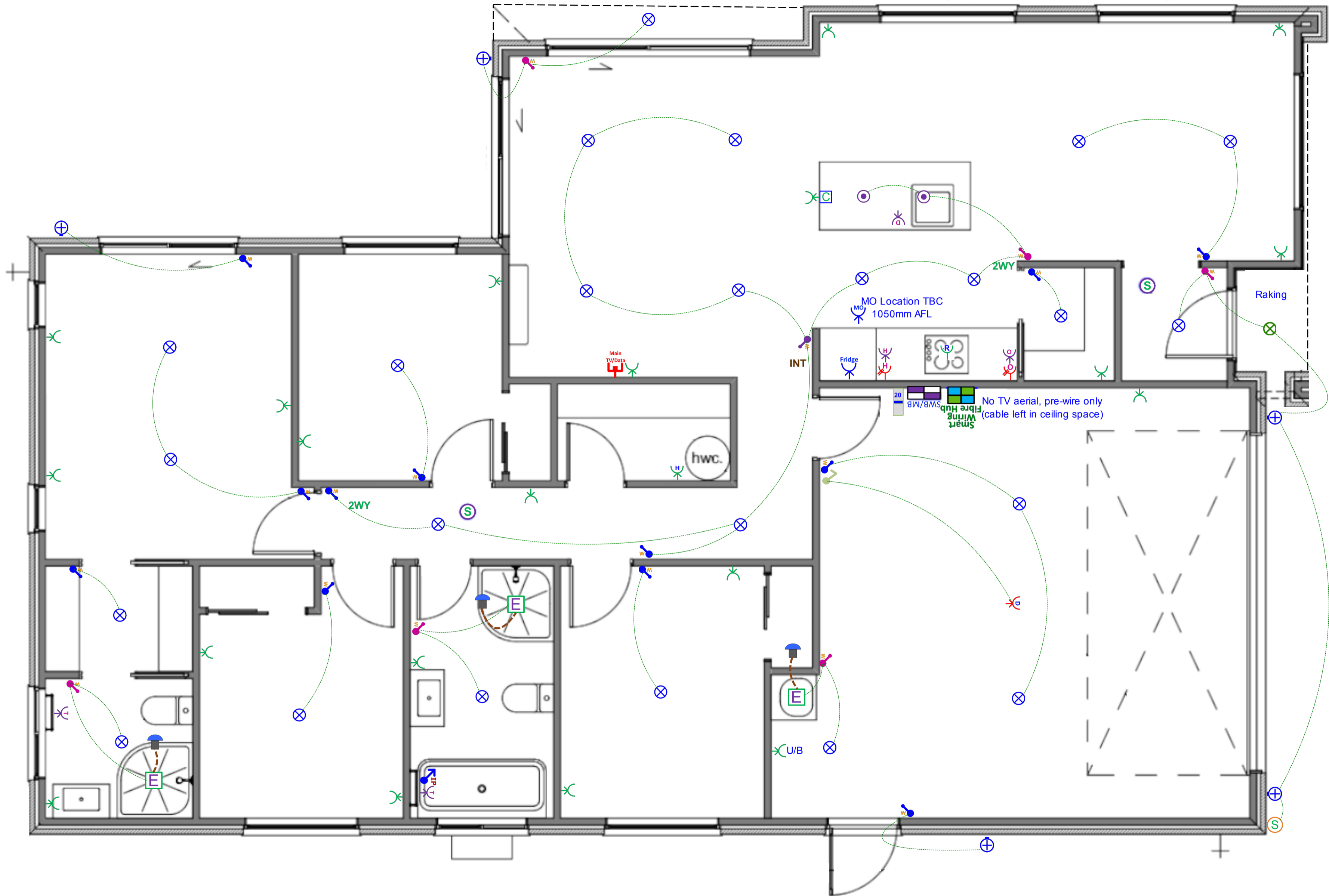
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

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Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple Modified				

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**Client Name:** Oakridge Homes  
**Site Address:** The Maple Modified - Garage Left (No Soffits)  
**Acceptance Signature & Date:**










**Date:** 19-04-2024  
**Plan:** Electrical & Lighting

**Designed By:** Mike Lew  
**Phone:** 03 338 4238  
**Email & Web:** info@smartsystems.net.nz smartsystems.net.nz

# Plan: The Maple Modified - Garage Left (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
 Smoke Detector Alarm - 230v Mains powered with 9V battery backup		2 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		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
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA

## Electrical

Item	Total
 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