



House and Land Package

Lot 207 Spring Grove, Stage 5, Belfast,
Christchurch

Dwelling
Size

159m²

Section
Size

437m²

\$819,900



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.

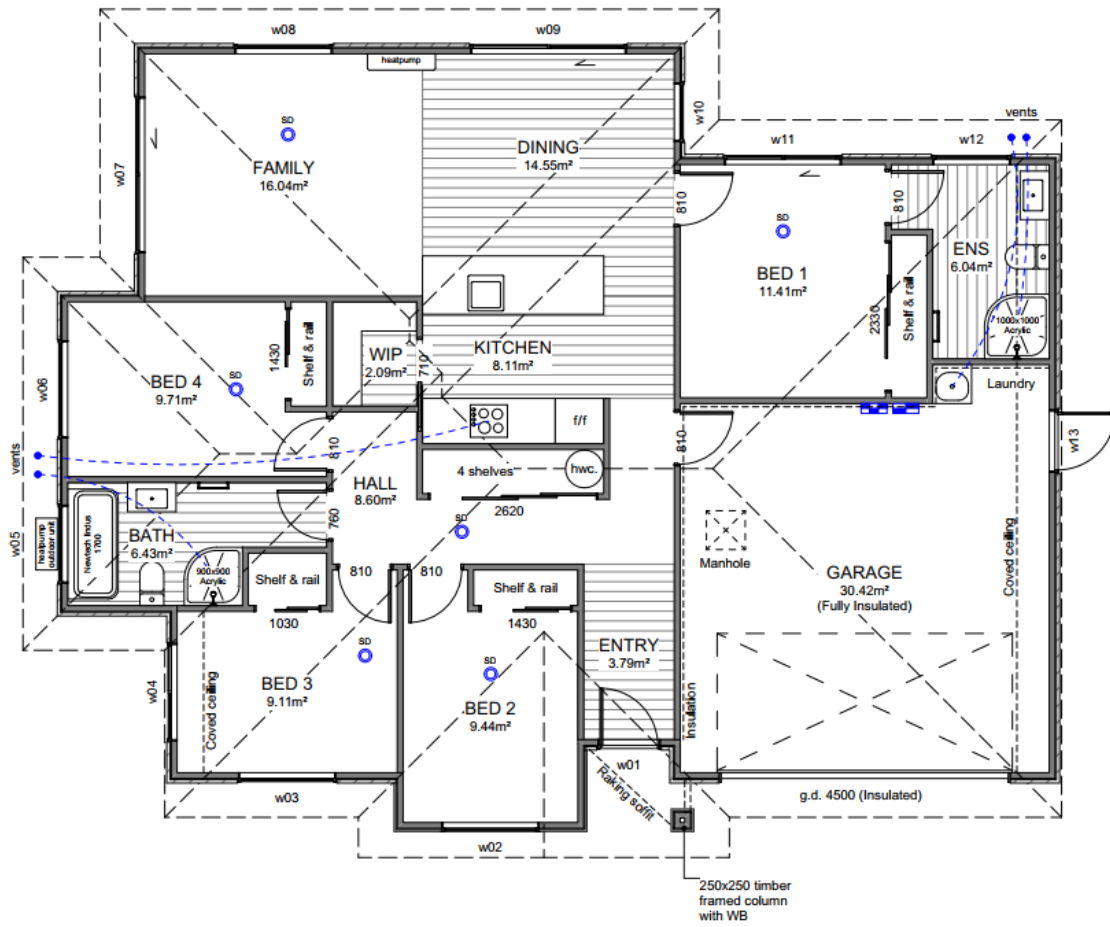
Spring Grove is conveniently located within a semi-rural setting close to Northwood Supa Centa which includes a supermarket, gym, café, restaurant and numerous retail outlets.

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.

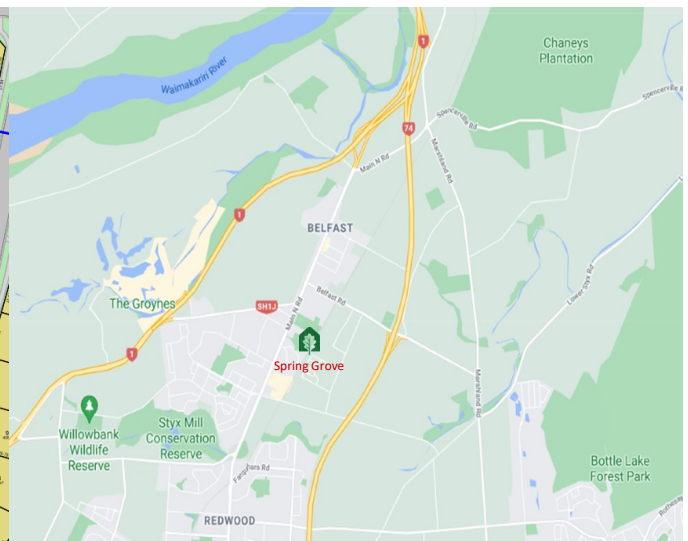
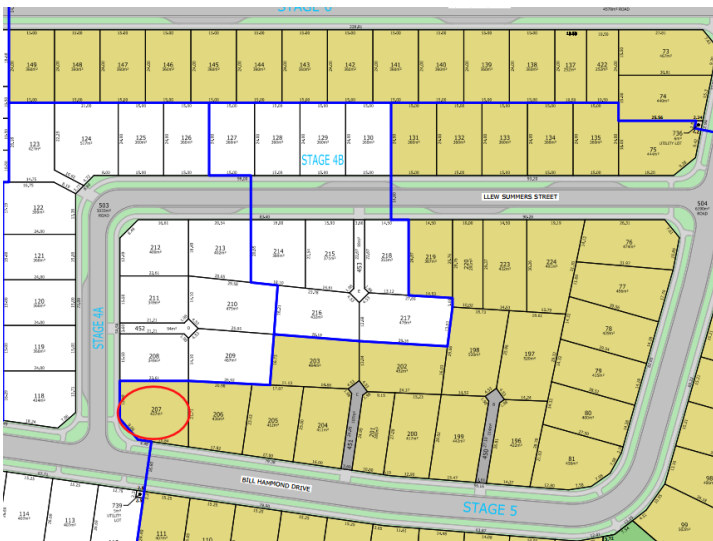




Floor Layout:



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





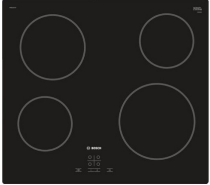




Lot 207 Spring Grove, Stage 5, Belfast, Christchurch

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:	25° metal pressed tile— Corona shake	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	James Hardie Linea	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:	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
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 207 Spring Grove, Stage 5, 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

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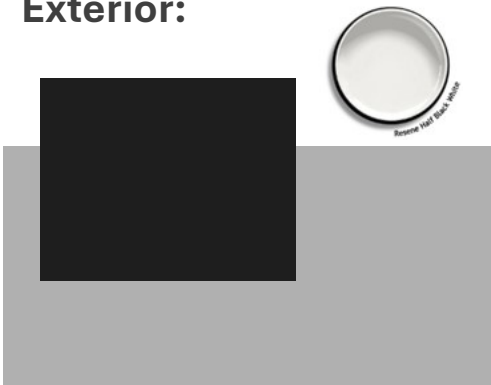
Bathrooms:			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Greens Astro II 	Shower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

Colour Scheme

Lot 207 Spring Grove, Stage 5, Belfast, Christchurch

Exterior:		Interior:	
Roof:	Obsidian	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):	Triple Concrete	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout

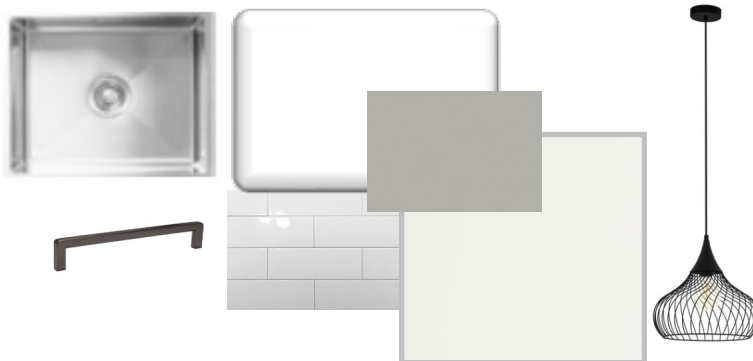
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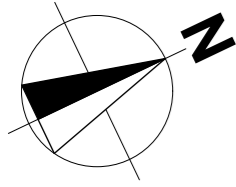


Interior:

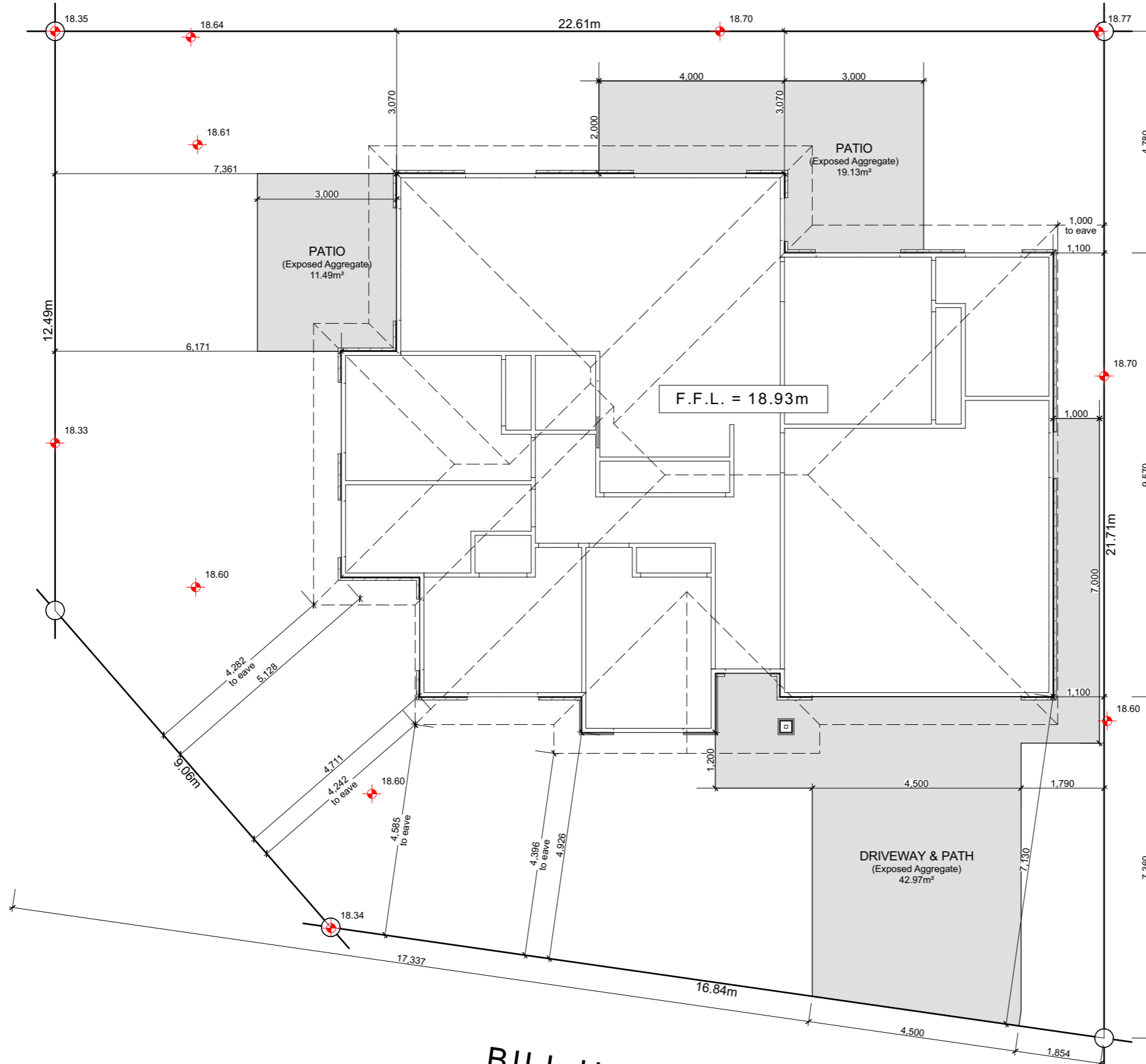


Kitchen:





LLEW SUMMERS STREET



BILL HAMMOND DRIVE

Site Info

Site Address	Bill Hammond Drive Spring Grove
Legal Description	Lot 207
Site Area	437m ²
Building Area	159.45m ²
Roof Area*	193.12m ²
Site Coverage	36.49%

Design Basis

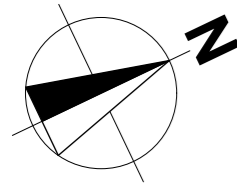
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

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.

Site Levels

Levels shown are proposed Finished Ground Levels. FGL denotes Finished Ground Level. TK denotes Top of Kerb Level. Levels are related to CCC. Origin point BM 3079 (EHB9) RL 20.243.



Building Area

Over Frame	155.72m ²
Perimeter	55.80m
Over Cladding	159.45m ²
Perimeter	56.31m
Roof Area*	193.12m ²
Perimeter	59.30m

*Roof area includes fascia & gutter.




General

Main Cladding	RCS Graphex
Feature Cladding	JH Linea Weatherboard
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.2m high
Cooktop	Ceramic Cooktop


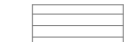
Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: Tinted windows to w02, w03 & w04.

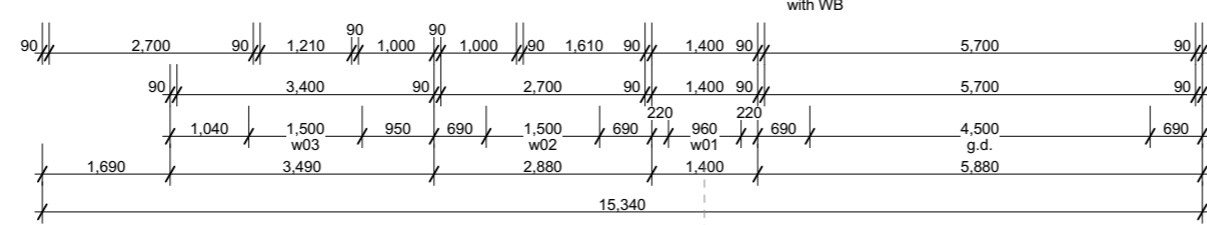
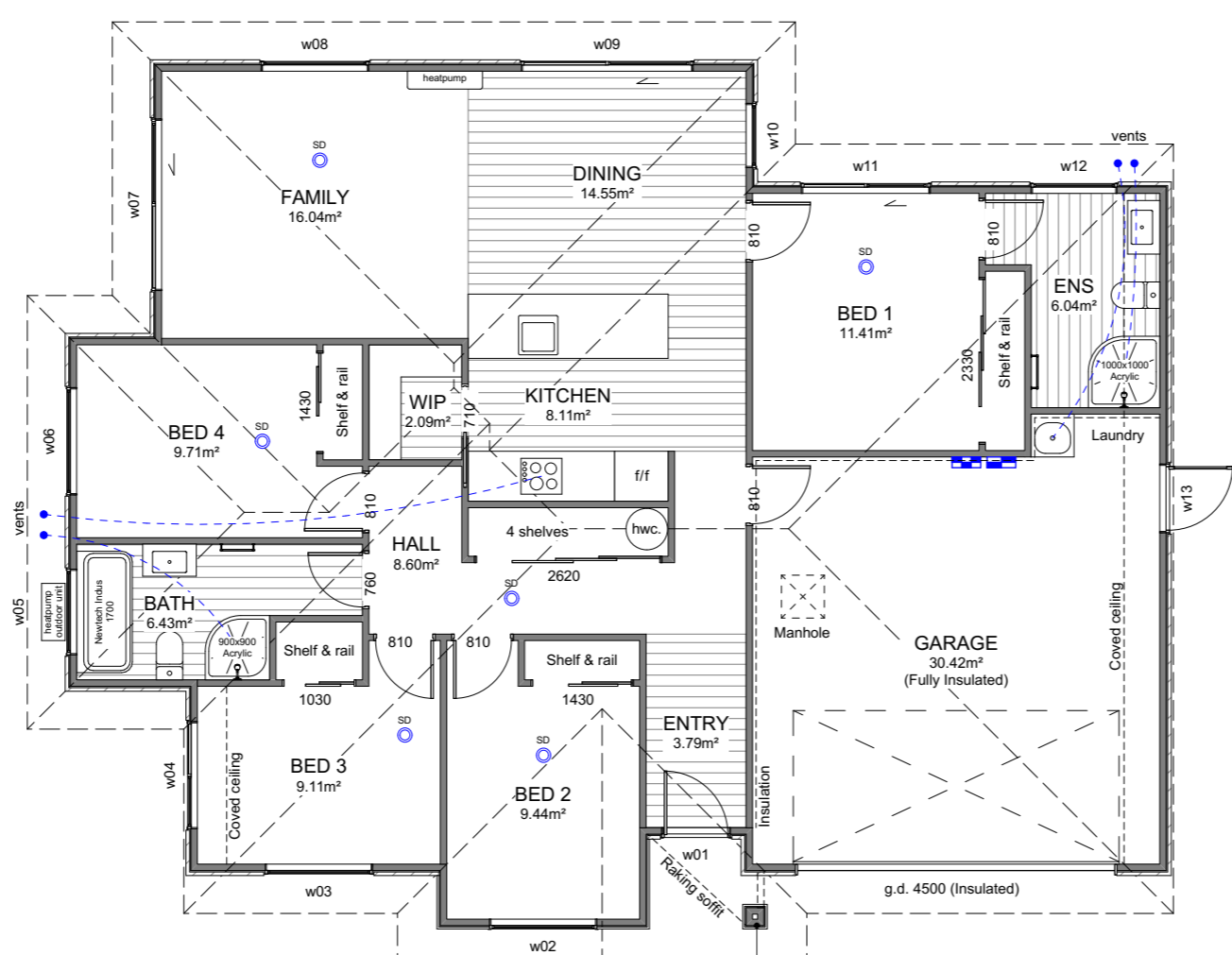
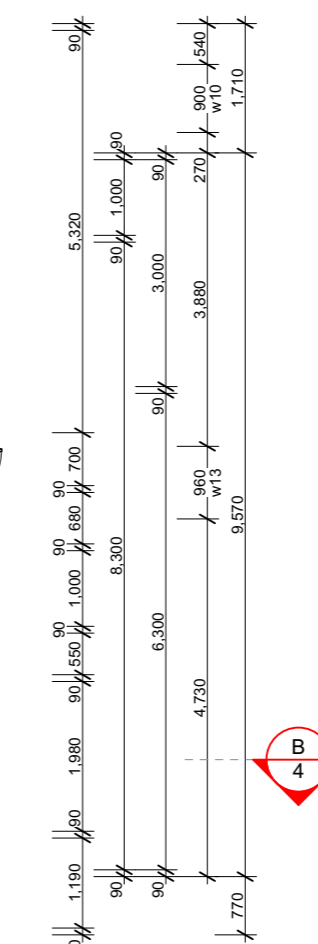
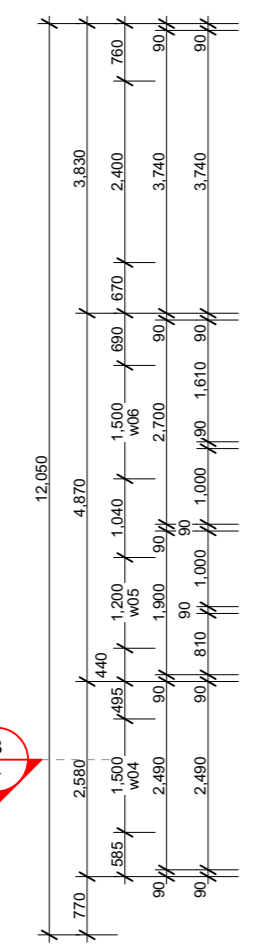
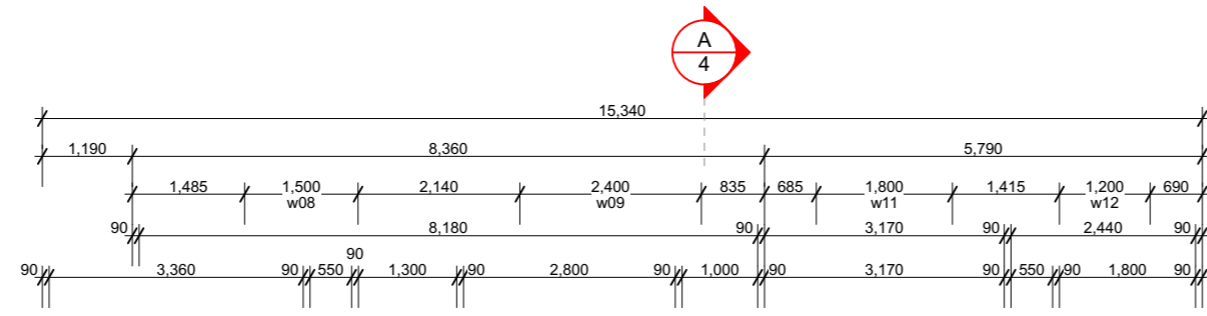
Legend

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

Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

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



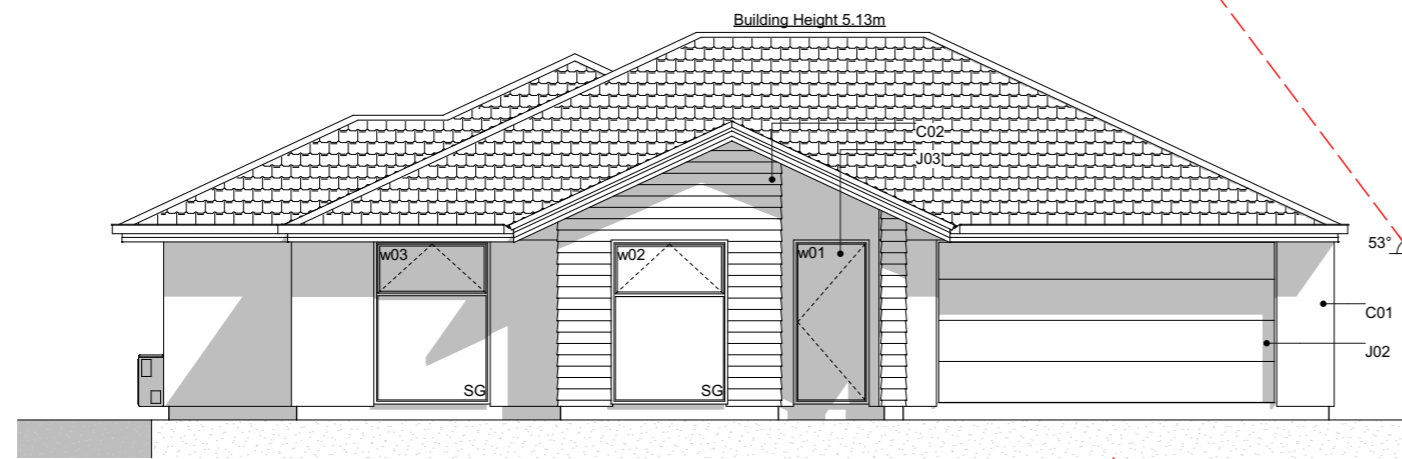
WENDEL BORN
PROPERTY LTD
 LOT 207 SPRING GROVE
 BILL HAMMOND DRIVE BELFAST CHCH

Issue
 Concept Design
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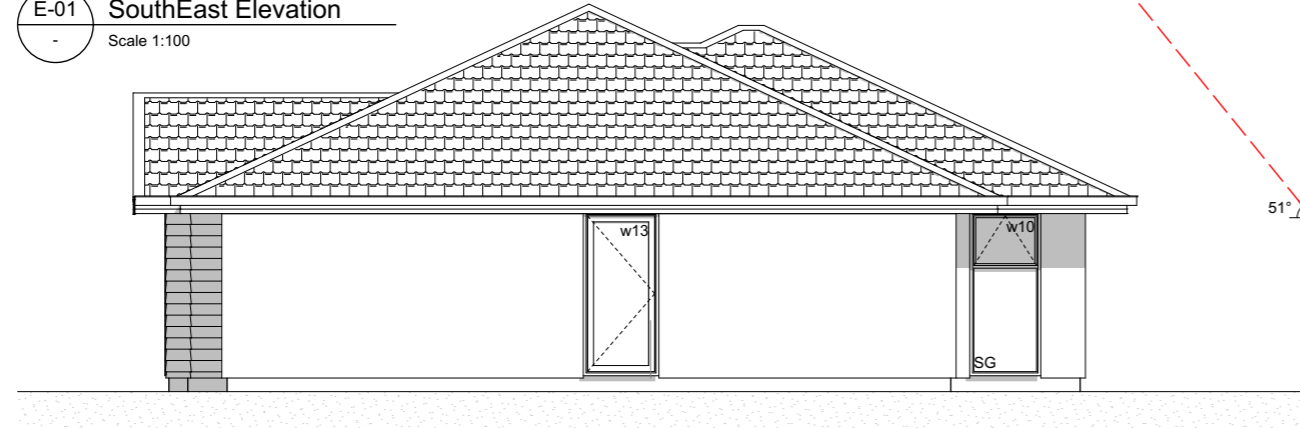
Floor Plan
 Scale 1:100 @ A3

Revision 2
 Date 11/10/2024
 File No. 24181

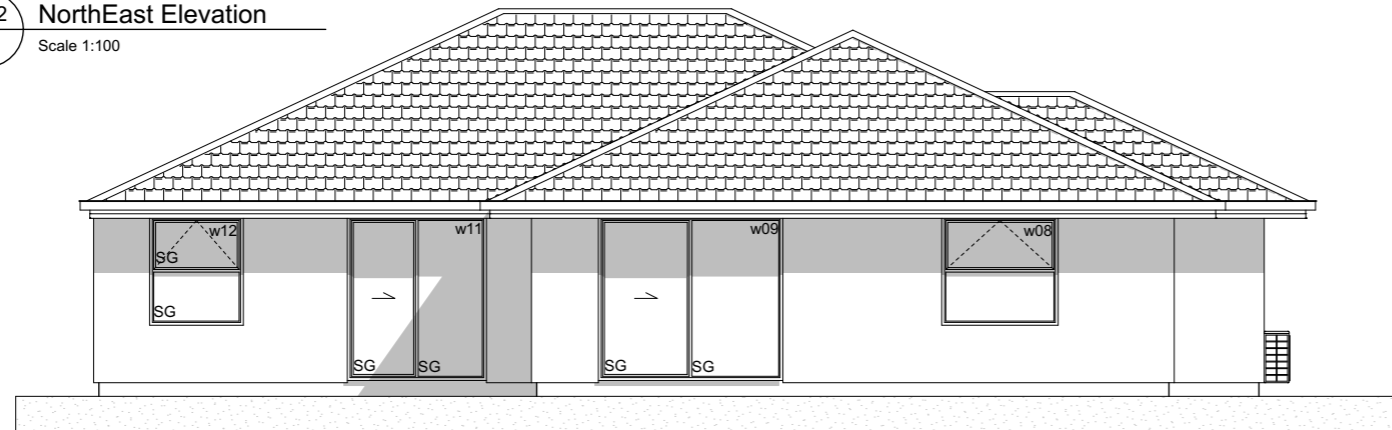
Sheet No.
 2



E-01 SouthEast Elevation
Scale 1:100



E-02 NorthEast Elevation
Scale 1:100



E-03 NorthWest Elevation
Scale 1:100



E-04 South West Elevation
Scale 1:100

Elevation Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 James Hardies Linea weatherboard 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

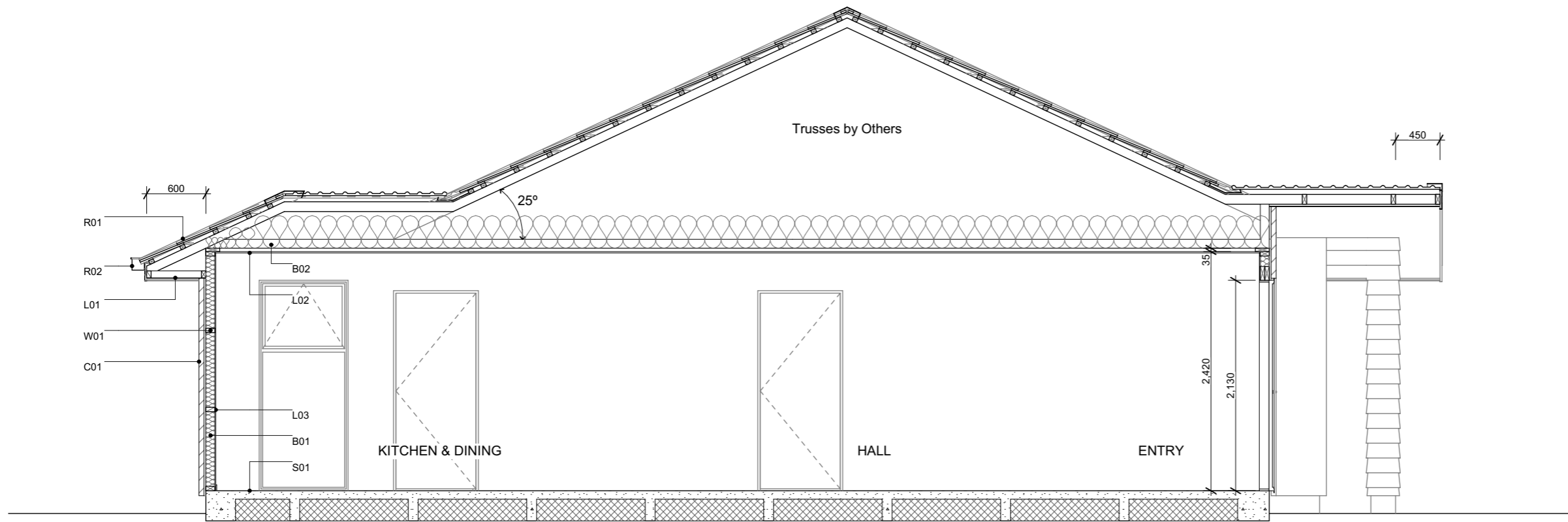
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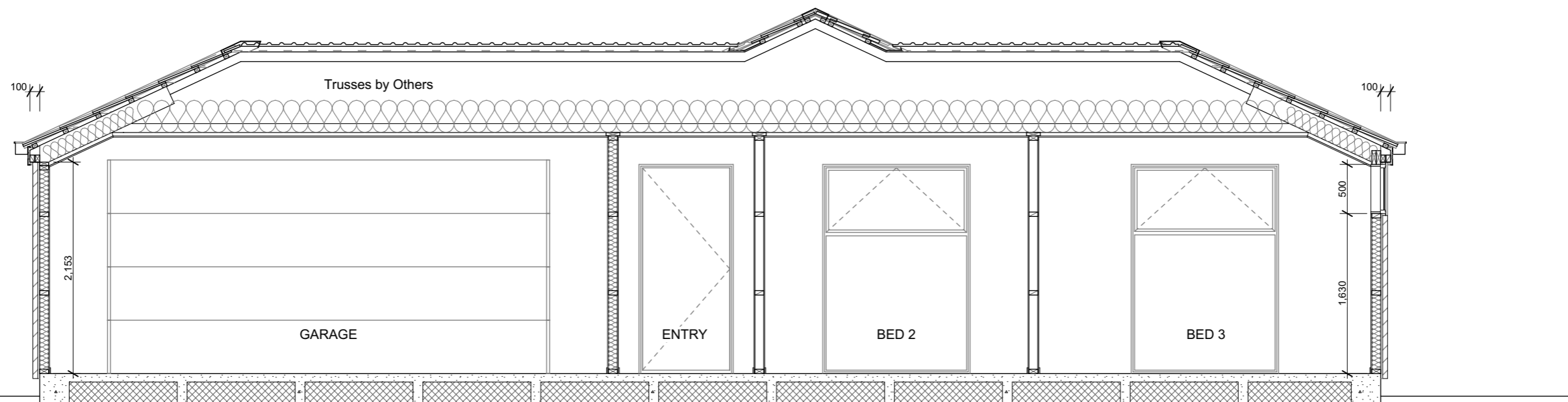
3

Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Linea weatherboard 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 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / outriggers 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.
- 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)



A Section A-A
Scale 1:50



B Section B-B
Scale 1:50



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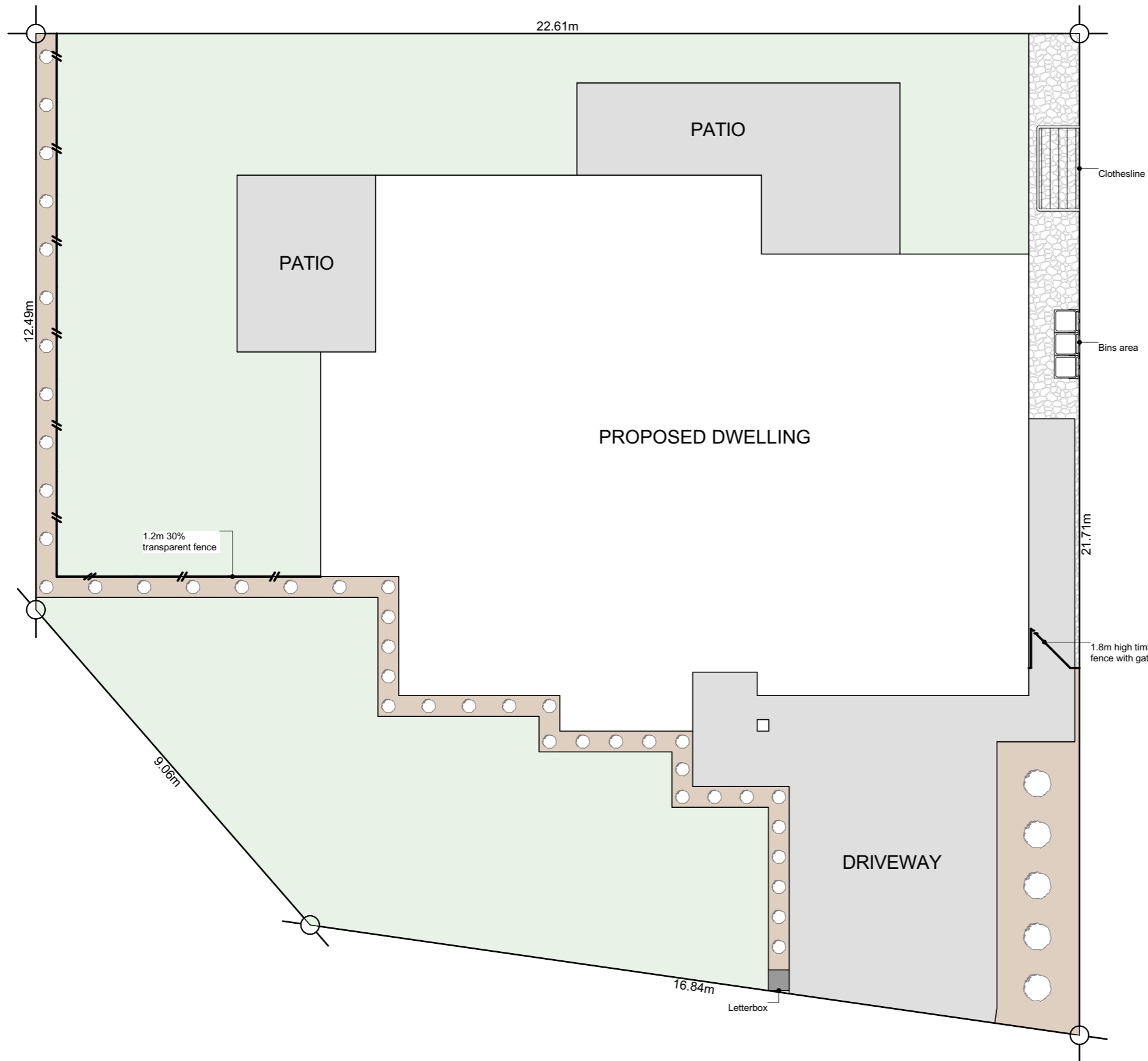
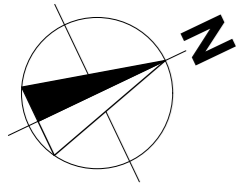
Cross Sections

Scale 1:50, 1:10 @ A3

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File No. 24181

Sheet No.





4



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

Legends

-  Lawn
-  Exposed Aggregate
-  Stonechip
-  Garden Bed with Bark



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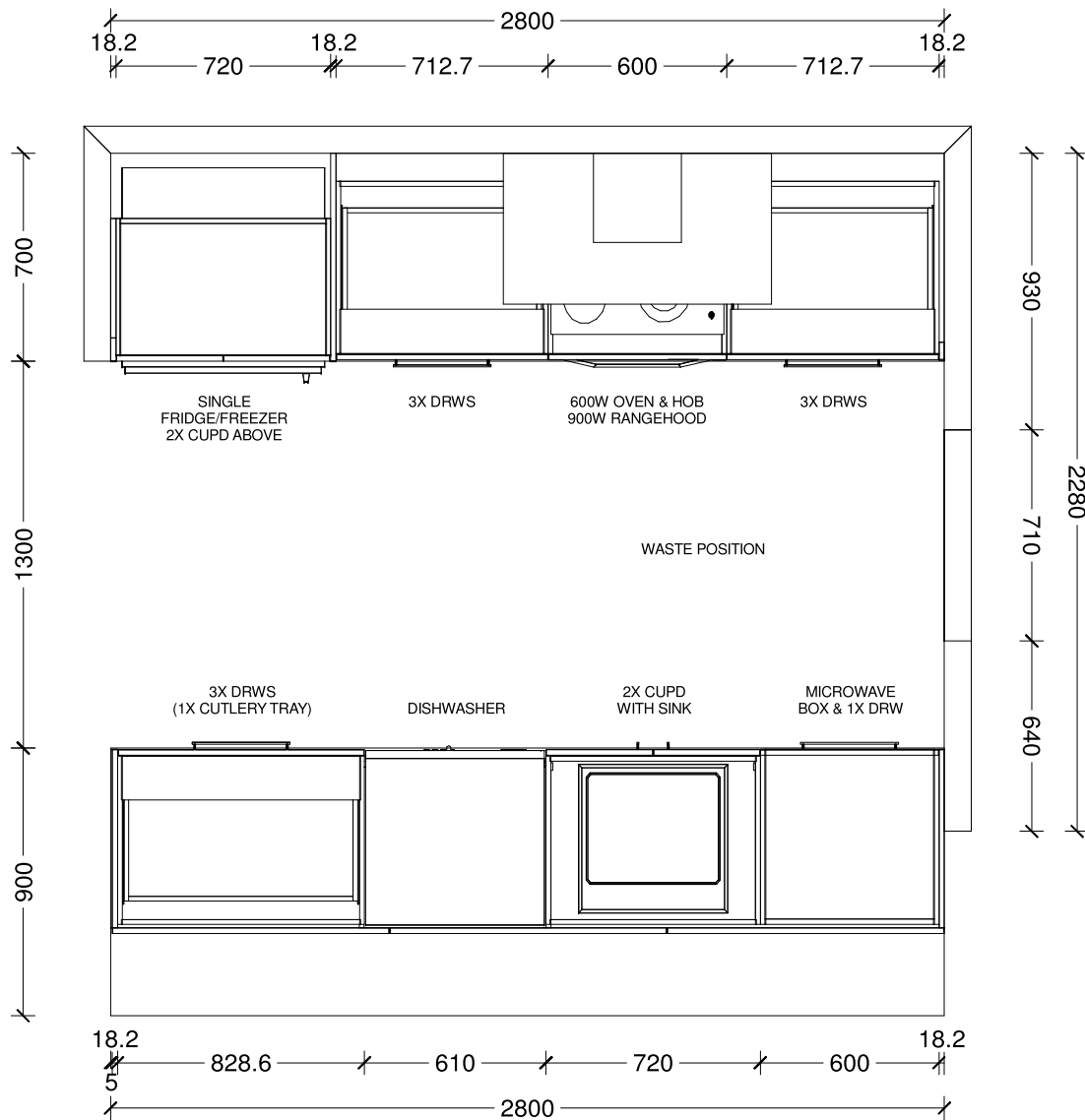
Landscape Plan

Scale 1:100 @ A3

Revision 2
 Date 11/10/2024
 File No. 24181

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: 15 Oct 24	Client: Oakridge Homes	BC Ref: Job	Site Address: Lot 207 Spring Grove	Job#: 56923
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:			

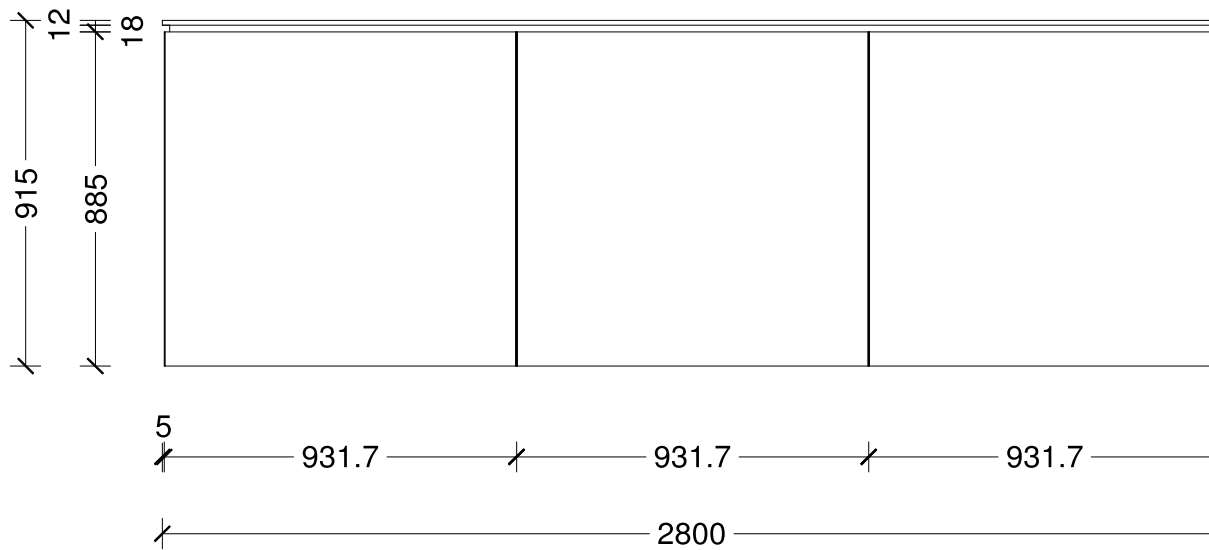
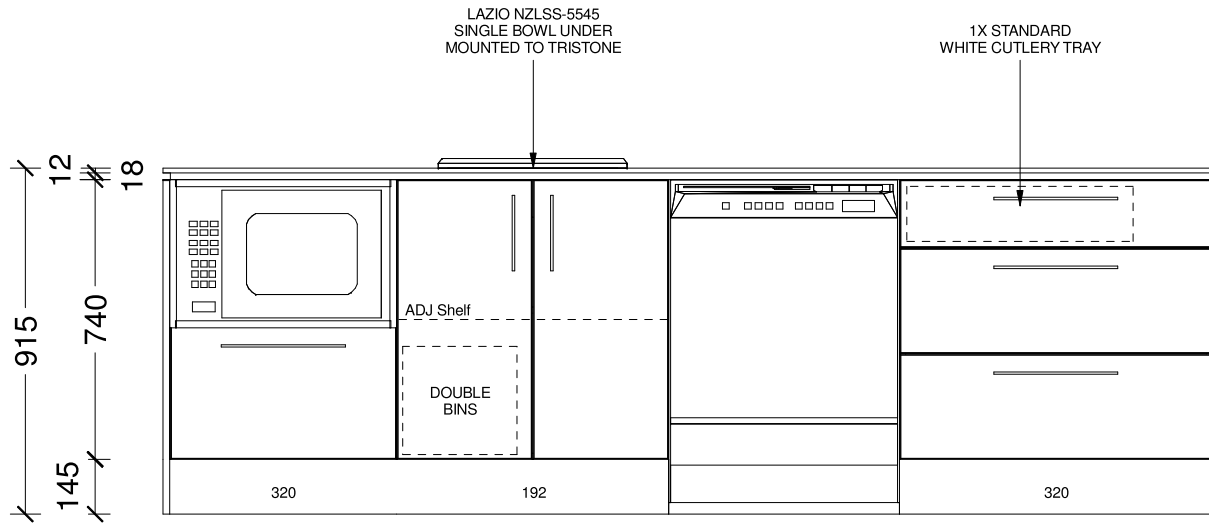


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Designer: Sarah Molyneux	Date: 15 Oct 24	Client: Oakridge Homes	BC Ref: Job	Site Address: Lot 207 Spring Grove	Job#: 56923	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

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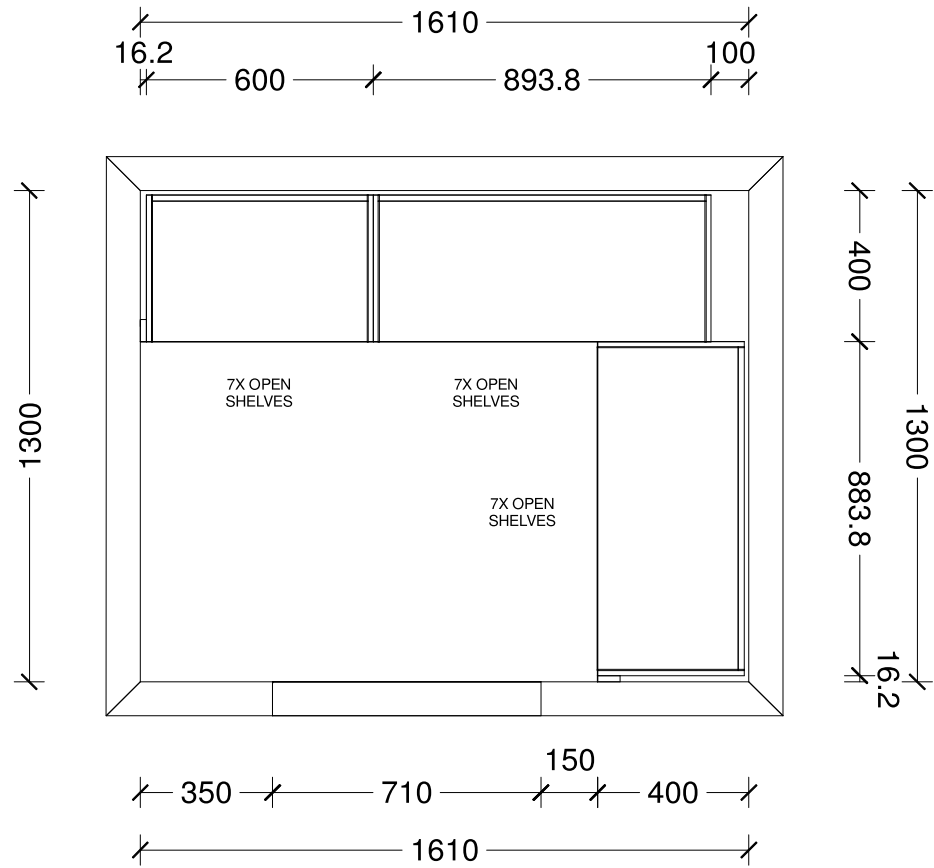


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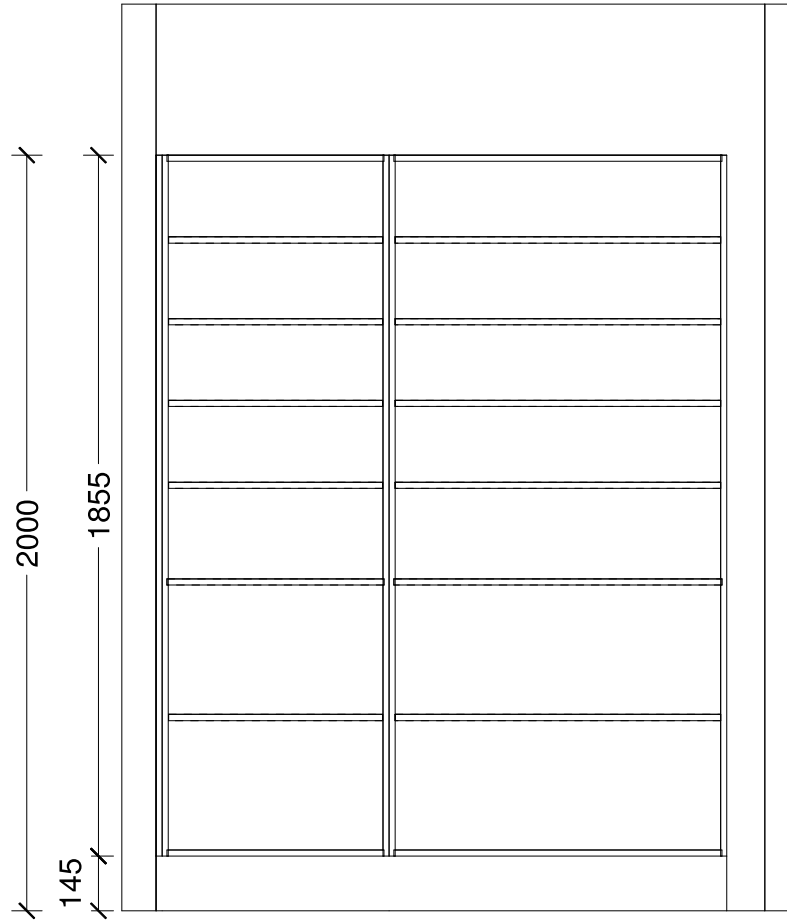
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Dwg: Kitchen 3D Perspective	Scale:	Customer:				

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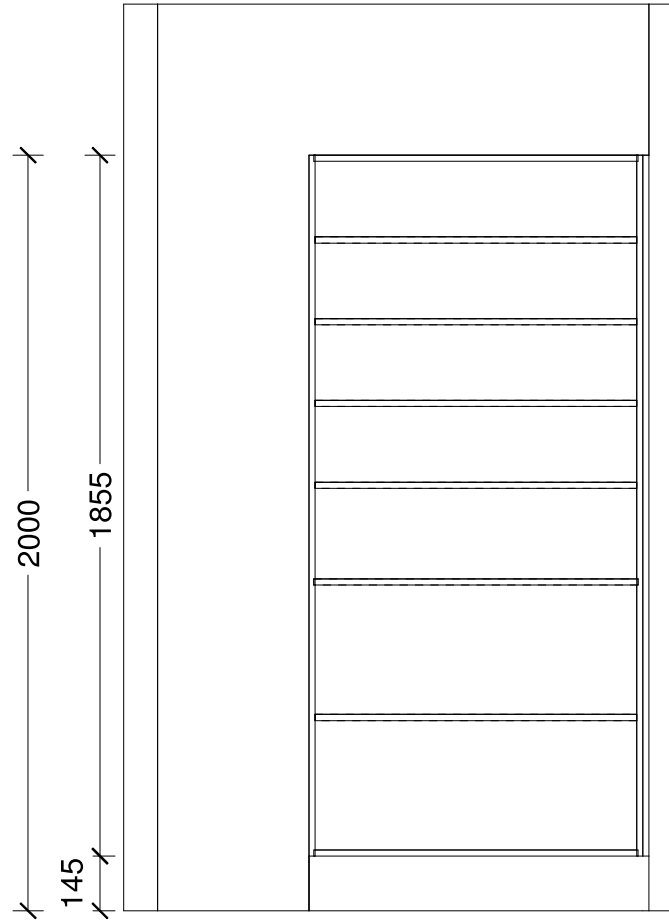
Designer: Sarah Molyneux	Date: 15 Oct 24	Client: Oakridge Homes	BC Ref: Job	Site Address: Lot 207 Spring Grove	Job#: 56923	
Dwg: Pantry Plan	Scale: 1 : 20	Customer:				


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Dwg: Pantry Elevation	Scale: 1 : 20	Customer:				


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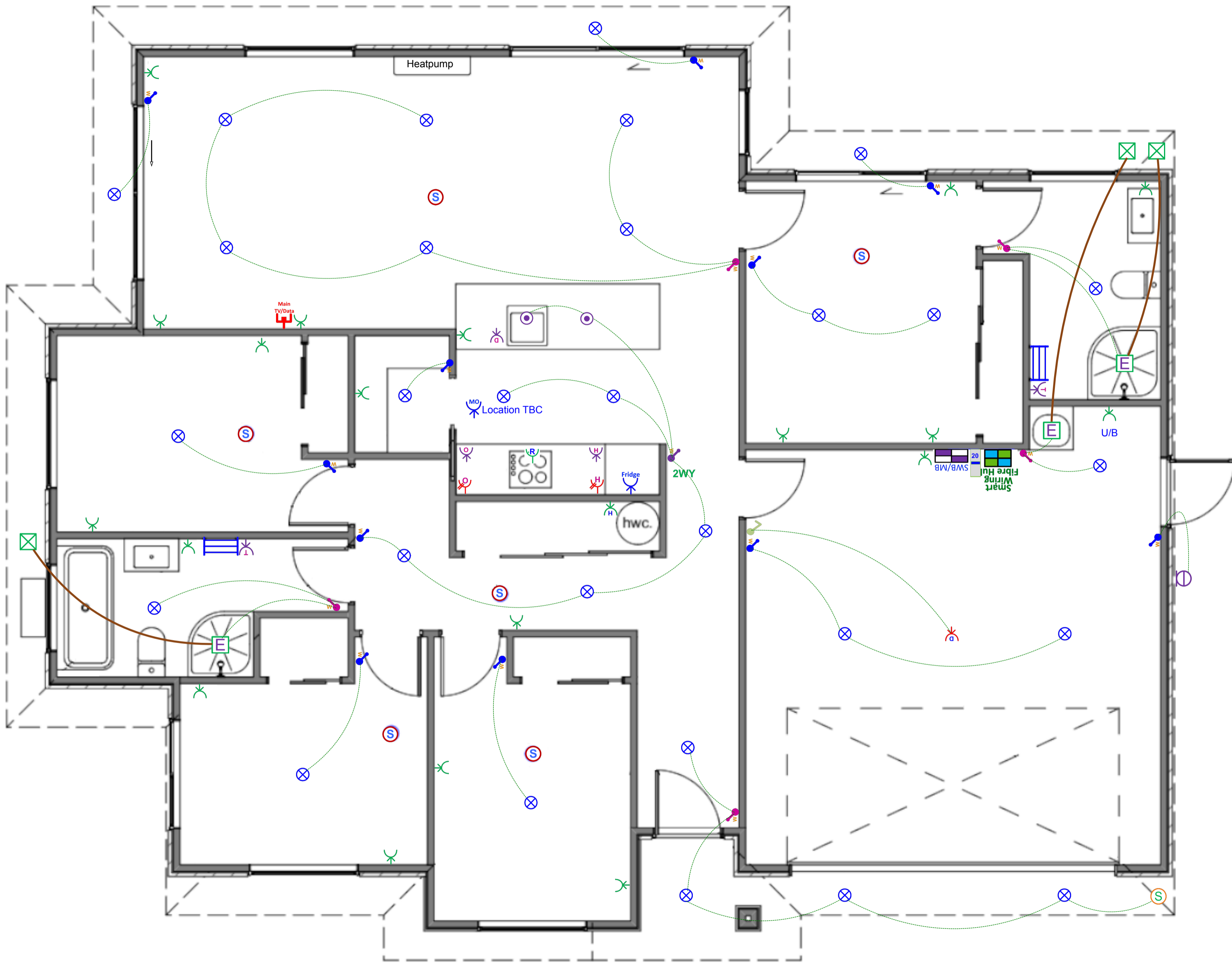
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Dwg: Pantry 3D Perspective	Scale:	Customer:				

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Plan: Spring Grove Lot 207 - 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		19 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 20A (max)		1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (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		6 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 (3k Warm White) with White Fascia & Circuit		29 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA

Electrical

Item	Total
 Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	1 EA
 Tradesave Slim Light Switch 1-Gang (White)	11 EA
 Tradesave Slim Light Switch 2-Gang (White)	5 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 2-Way Light Circuit	1 EA
 Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
 Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA