

## House and Land Package

Lot 35 Spring Grove, Stage 8, Belfast,  
Christchurch

Dwelling  
Size

158m<sup>2</sup>

Section  
Size

406m<sup>2</sup>

# \$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.







# Specification





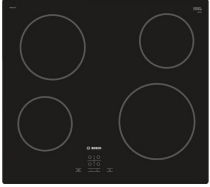




*Lot 35 Spring Grove, Stage 8, Belfast, Christchurch*

<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:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	Abodo AW55 135x18mm	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:	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
Splashback tiles:	100x300mm subway tile (Kitchen only)	Window coverings:	Windowware 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 35 Spring Grove, Stage 8, 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:	Elementi Uno Gooseneck  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU2ITS01A  
Laundry tub:	Aquatica Laundra Studio  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  



# Specification

*Lot 35 Spring Grove, Stage 8, Belfast, Christchurch*

<b>Bathrooms:</b>			
Vanities:	Elementi Novara, 2 drawer 750mm French Oak 	Mirrors:	Polished edge direct fix—1000x750mm 
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 Scheme

*Lot 35 Spring Grove, Stage 8, Belfast, Christchurch*

Exterior:		Interior:	
Roof:	Flax	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:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding : Main	Black white	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding: Feature	Wood-X goldrush	Kitchen splashback:	White gloss with misty grey grout

## Exterior:

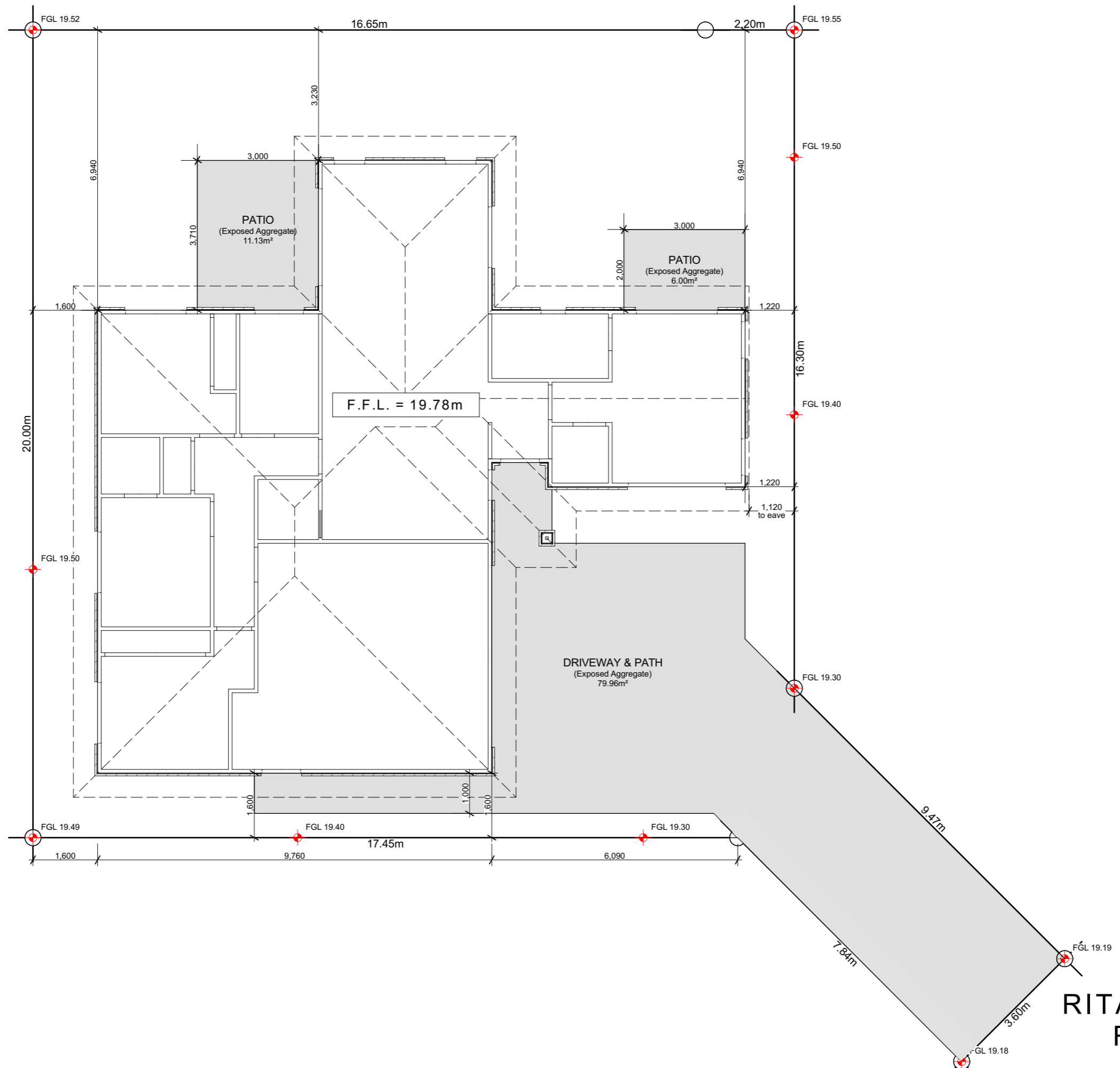
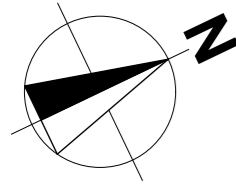


## Interior:



## Kitchen:





Site Address	Rita Angus Rd Spring Grove
Legal Description	Lot 35
Site Area	406m²
Building Area	158.80m²
Site Coverage	39.11%

**Design Basis**

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

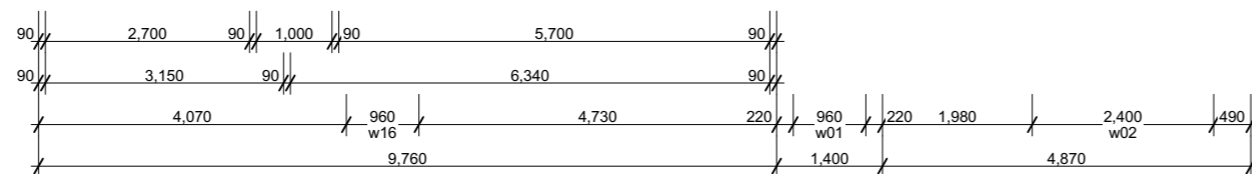
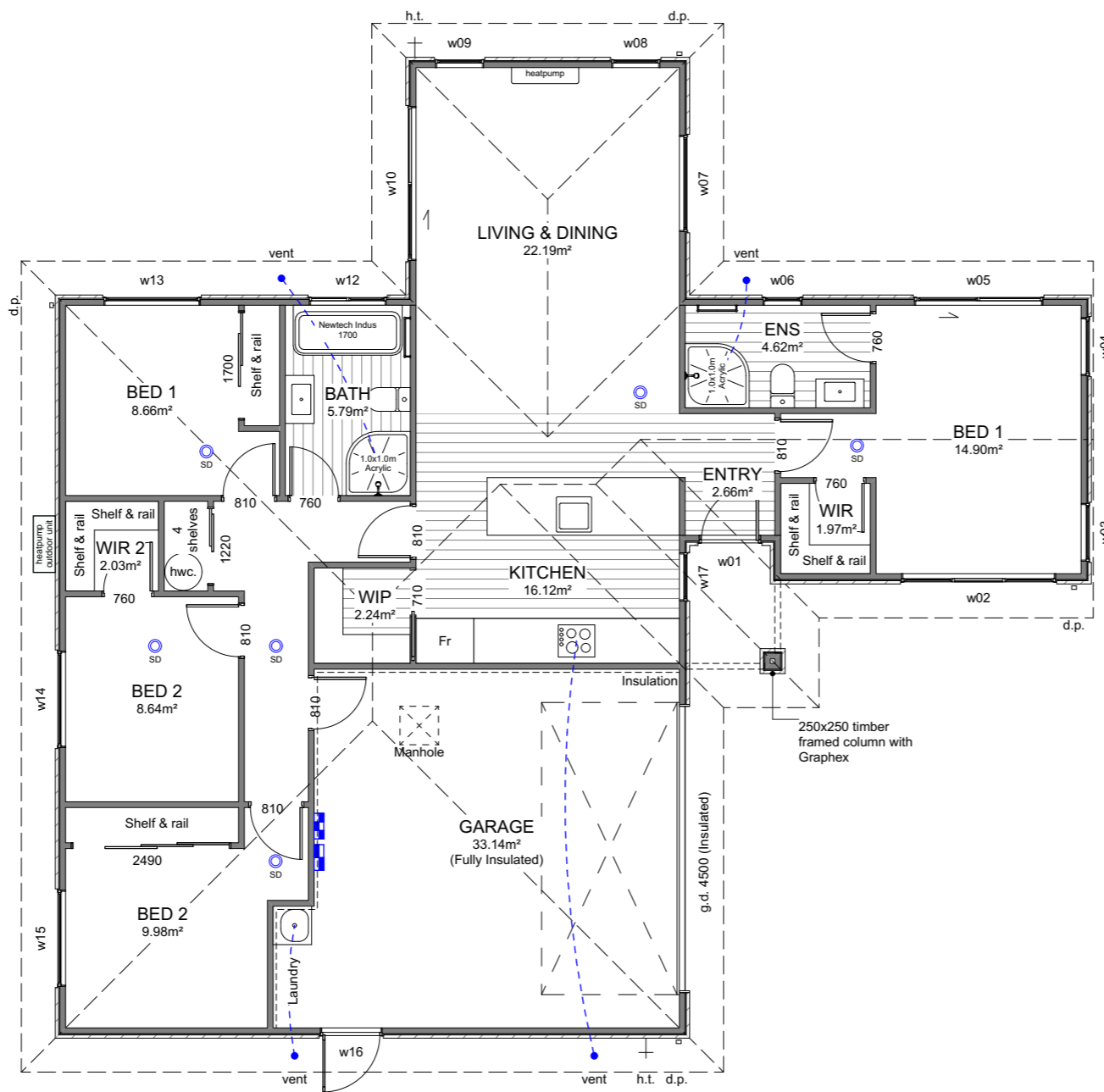
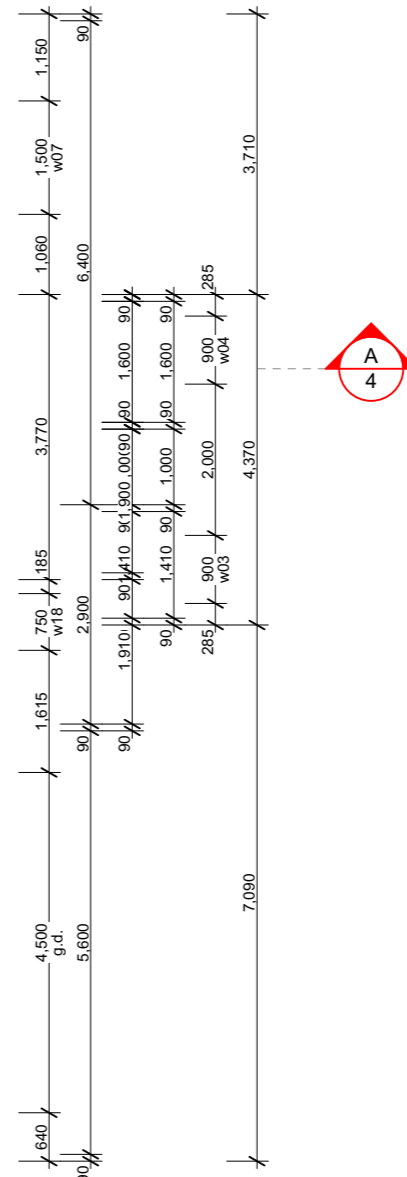
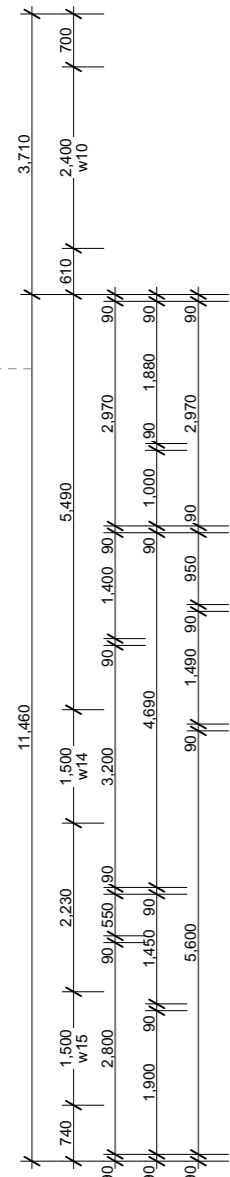
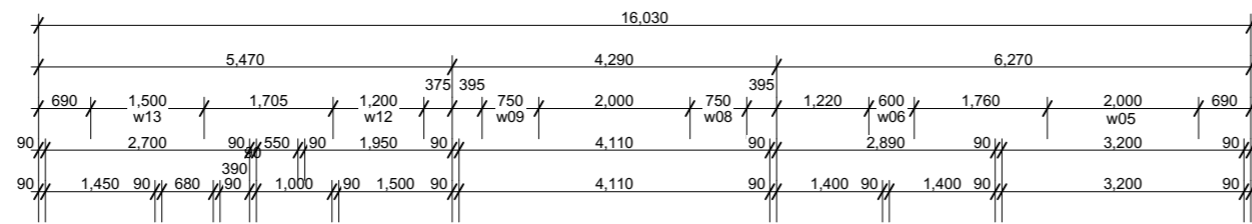
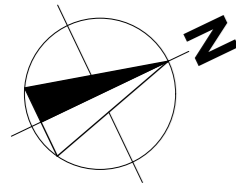
**General Notes**

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 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. Levels are related to Christchurch Drainage Datum.

**RITA ANGUS ROAD**



### Building Area

Over Frame	154.33m <sup>2</sup>
Perimeter	63.60m
Over Cladding	158.80m <sup>2</sup>
Perimeter	64.16m
Roof Area*	203.28m <sup>2</sup>
Perimeter	67.22m




\*Roof area includes fascia & gutter.

### General


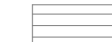
Main Cladding	RCS Graphex System
Feature Cladding	Abodo Vulcan Shiplap WB
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

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

### Legend

-  Distribution Board & Smart Meter Box
-  Data Box
-  Smoke Detector 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	500	2,400
w03	1,400	900
w04	1,400	900
w05	2,130	2,000
w06	2,130	600
w07	1,400	1,500
w08	2,130	750
w09	2,130	750
w10	2,130	2,400
w12	1,100	1,200
w13	1,400	1,500
w14	1,400	1,500
w15	1,400	1,500
w16	2,130	960
w17	2,130	750



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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 35 SPRING GROVE  
 RITA ANGUS ROAD BELFAST CHCH

**Issue**  
 Concept Design

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**Floor Plan**

Scale 1:100 @ A3

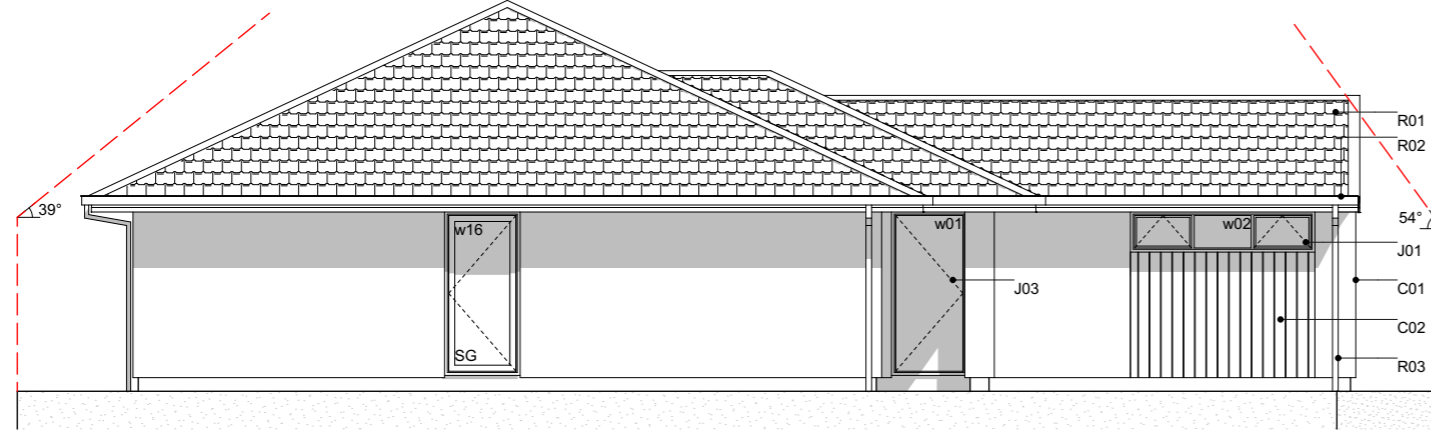
Revision 1  
 Date 7/01/2025  
 File No. 25011

**Sheet No.**

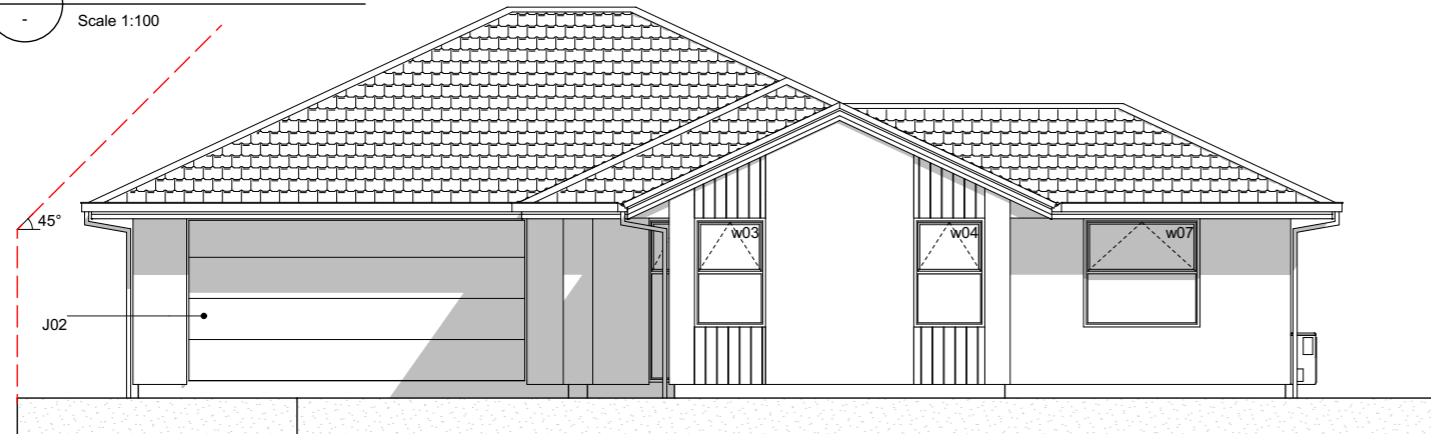
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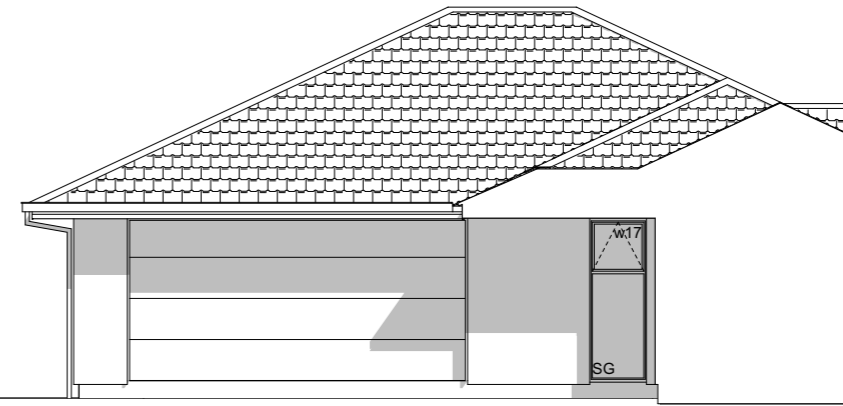
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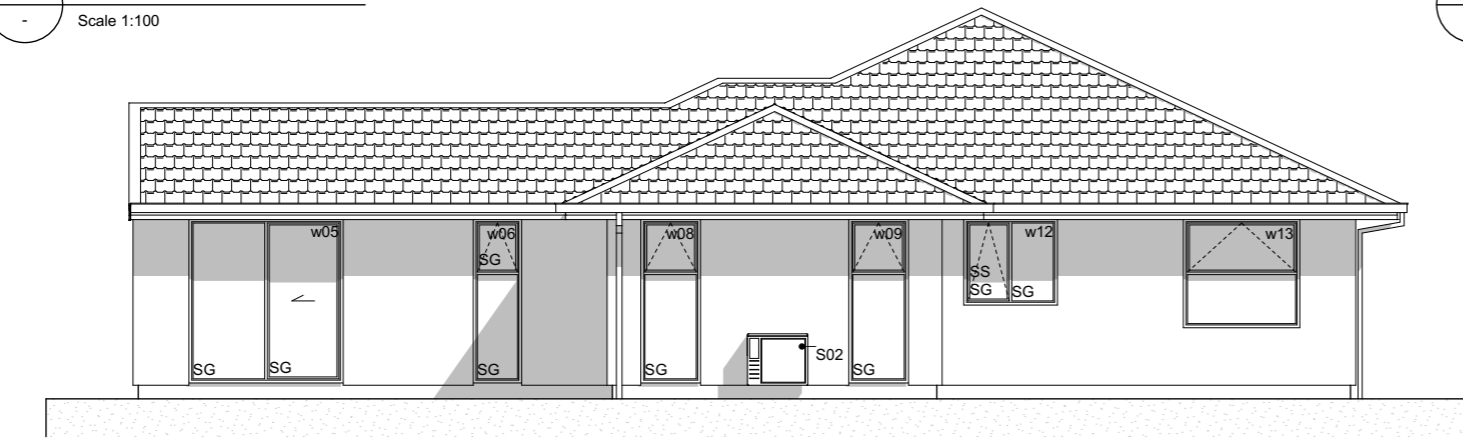
**E-01 SouthEast Elevation**  
Scale 1:100



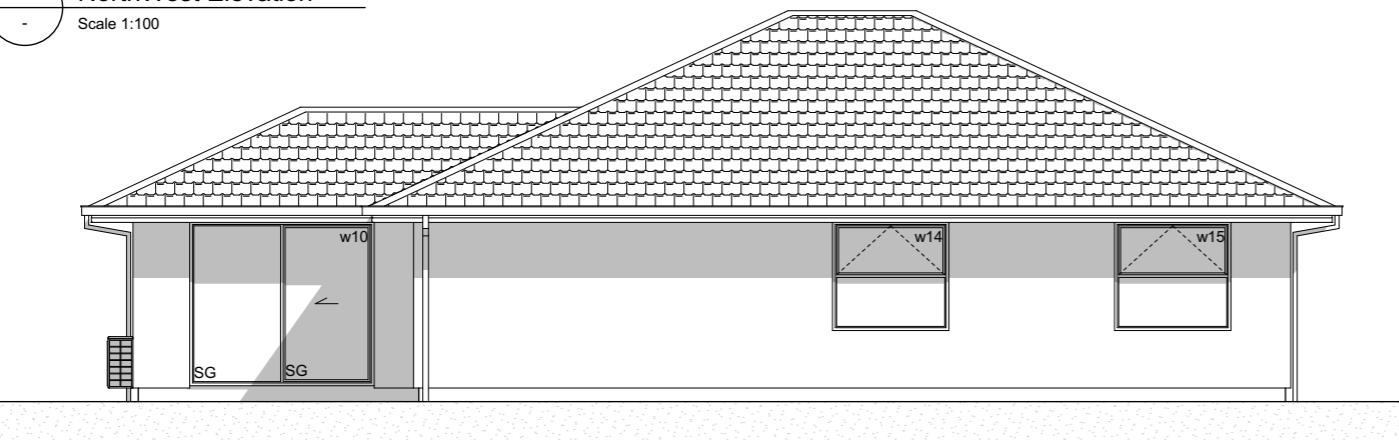
**E-02 NorthEast Elevation**  
Scale 1:100



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



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



**E-05 SouthWest Elevation**  
Scale 1:100

**Elevation Keys**

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated 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**

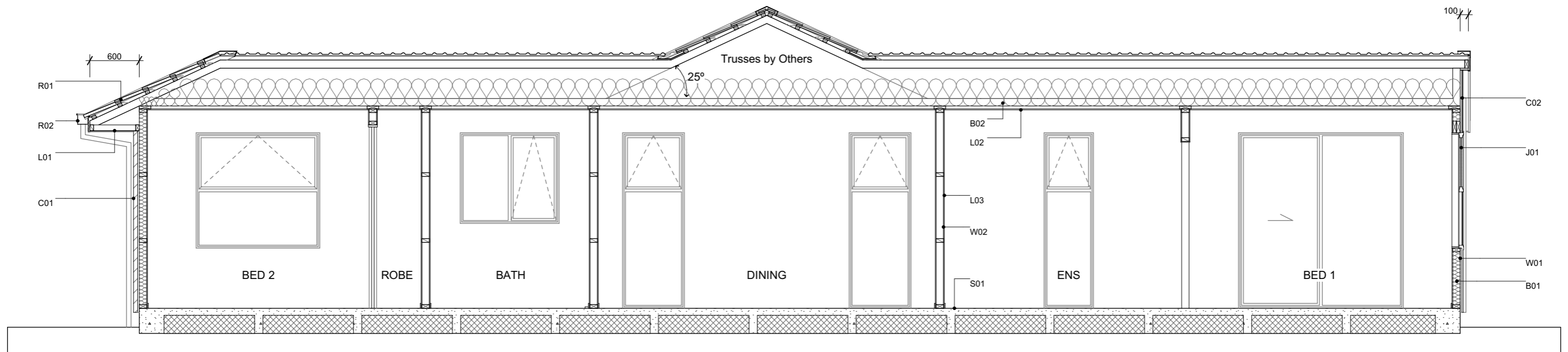
- w01 Window ID
- SS Security Stay
- SG Safety Glass

**General Notes**

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

## Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens @ 480mm crs over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (Shiplap WB dwangs @ 480mm 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.
- 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)



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 LOT 35 SPRING GROVE  
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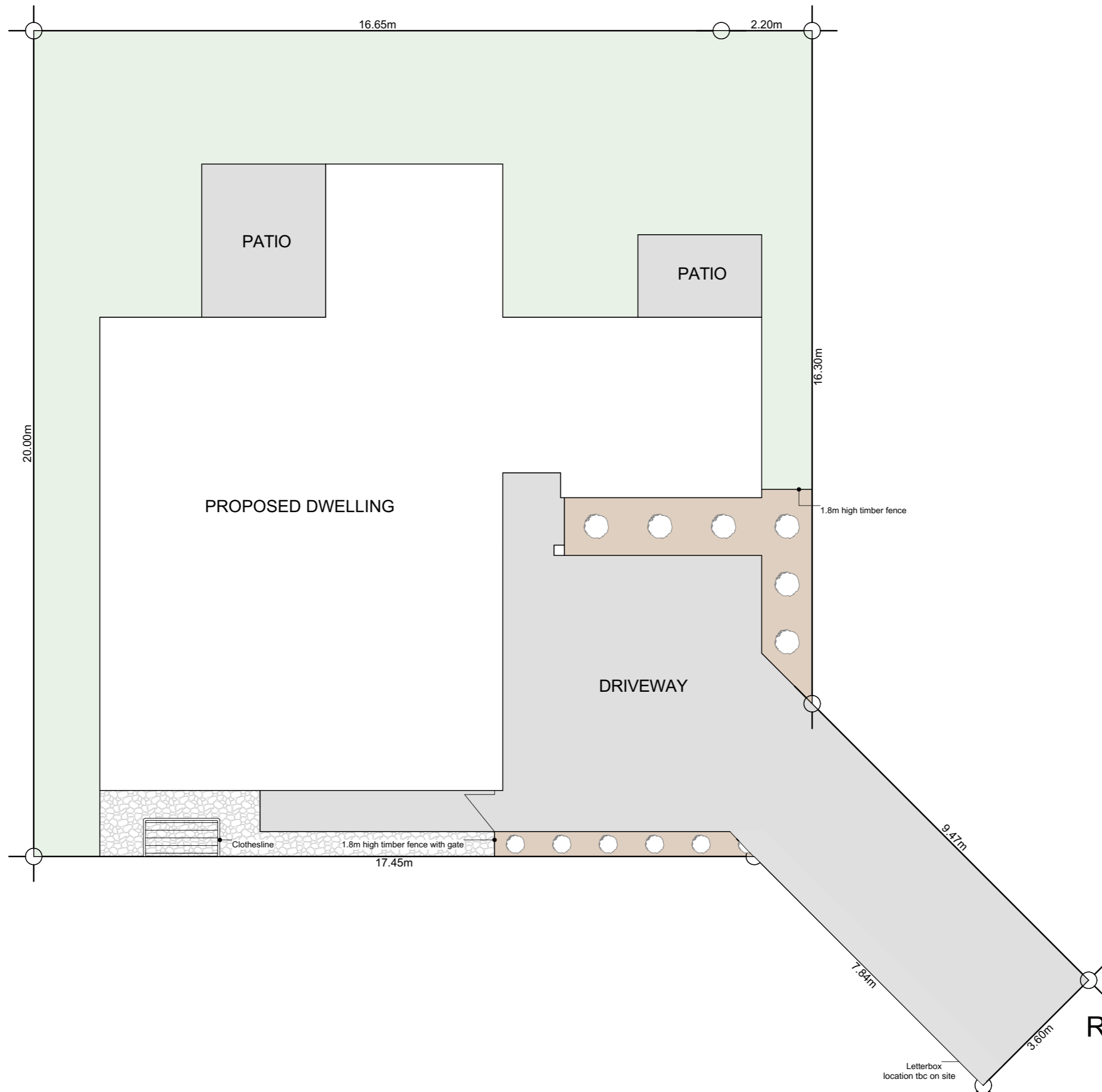
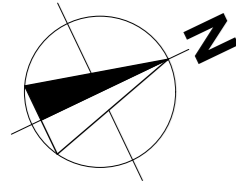
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Scale 1:50 @ A3

Revision 1  
 Date 7/01/2025  
 File No. 25011

**Sheet No.**

**4**



**Plants List for Garden Bed**

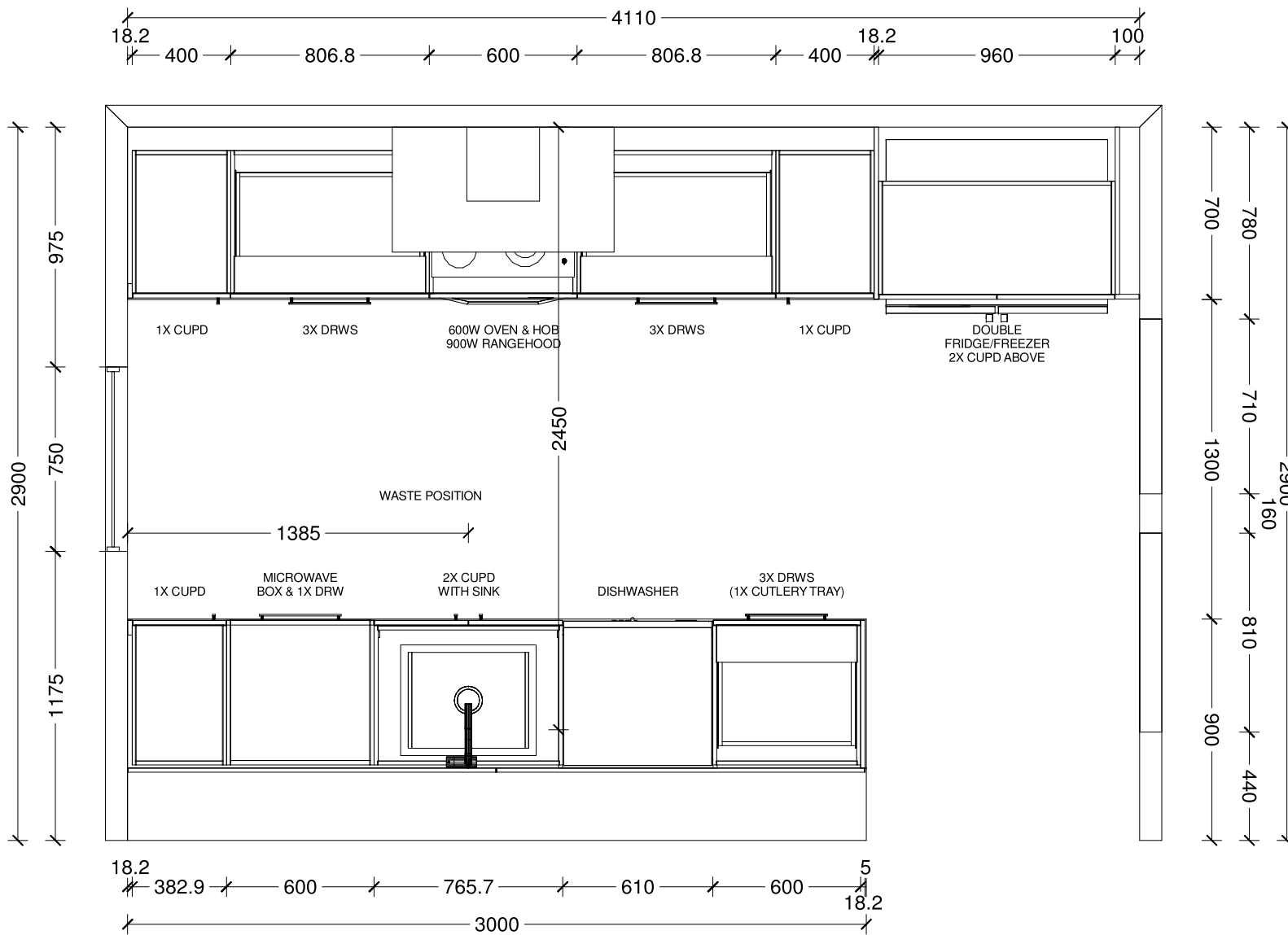
- Agapanthus Peter Pan - Dwarf blue Nile lily
  - Acacia Limelight - Dwarf wattle
  - Choisya Ternata - Mexican orange blossom
  - Carex Secta - Makura sedge
  - Lavandula angustifolia 'Hidcote' - English Lavender
  - Pittosporum little gem
  - Thuja occidentalis Smaragd - Emerald Cedar
  - Viburnum 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



**RITA ANGUS ROAD**

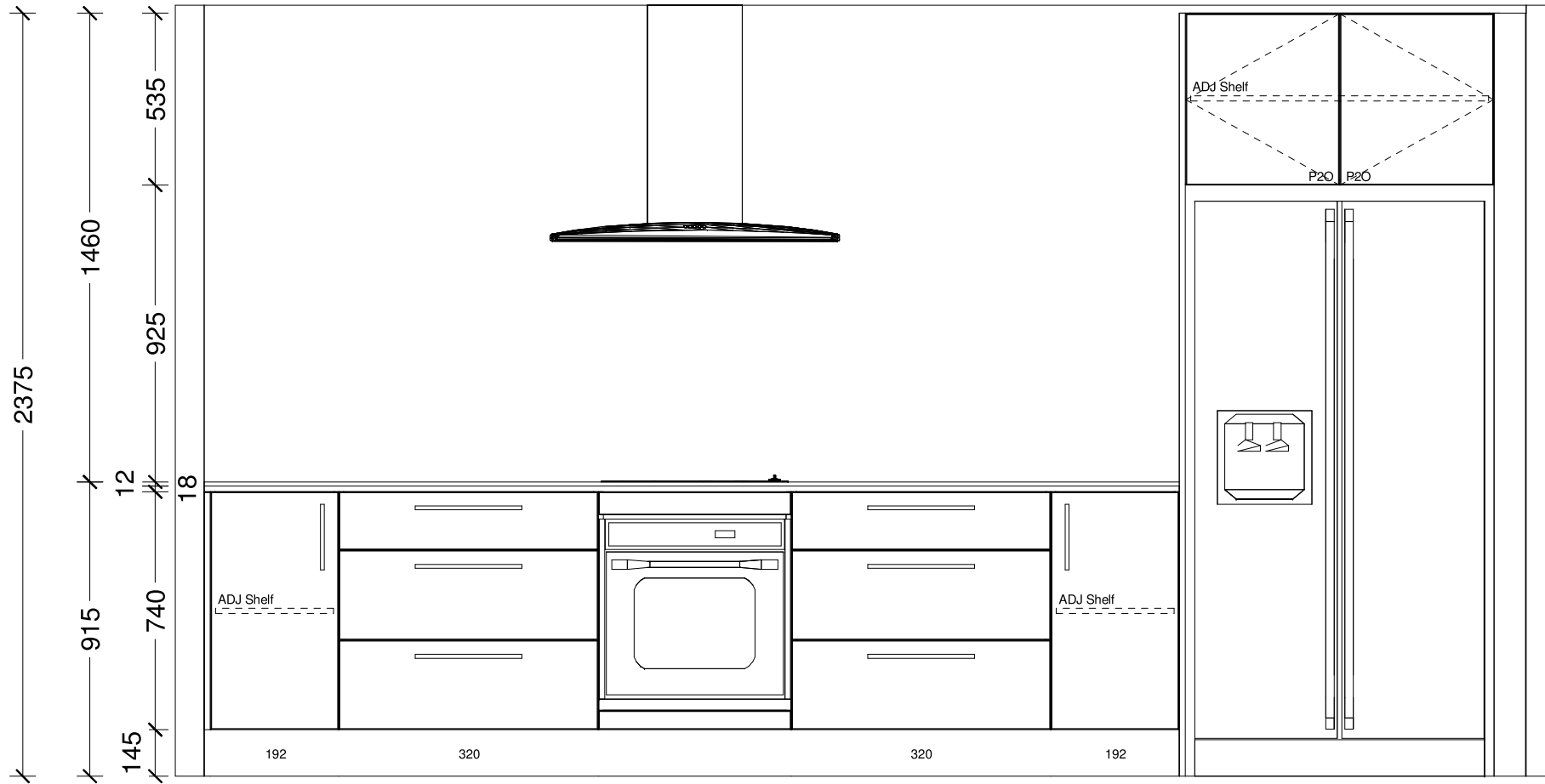


<b>Benchtop Colour:</b>
12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink:</b>
Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 17 Jan 25	Client: Oakridge Homes	BC Ref: Job	Site Address: Lot 35 Spring Grove	Job#: 57322
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:			

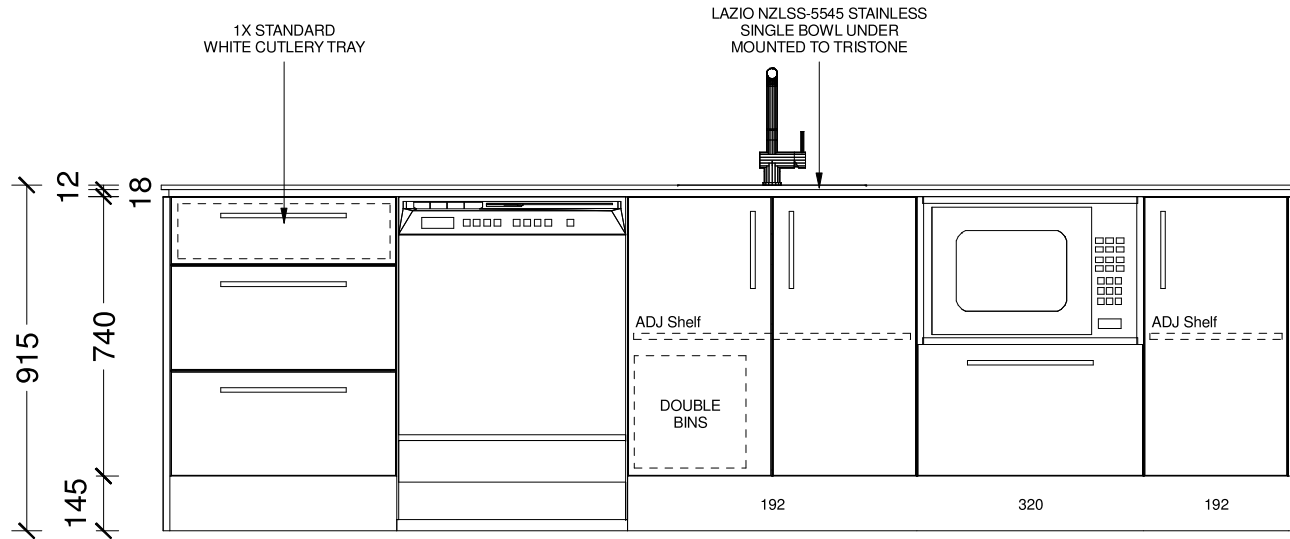


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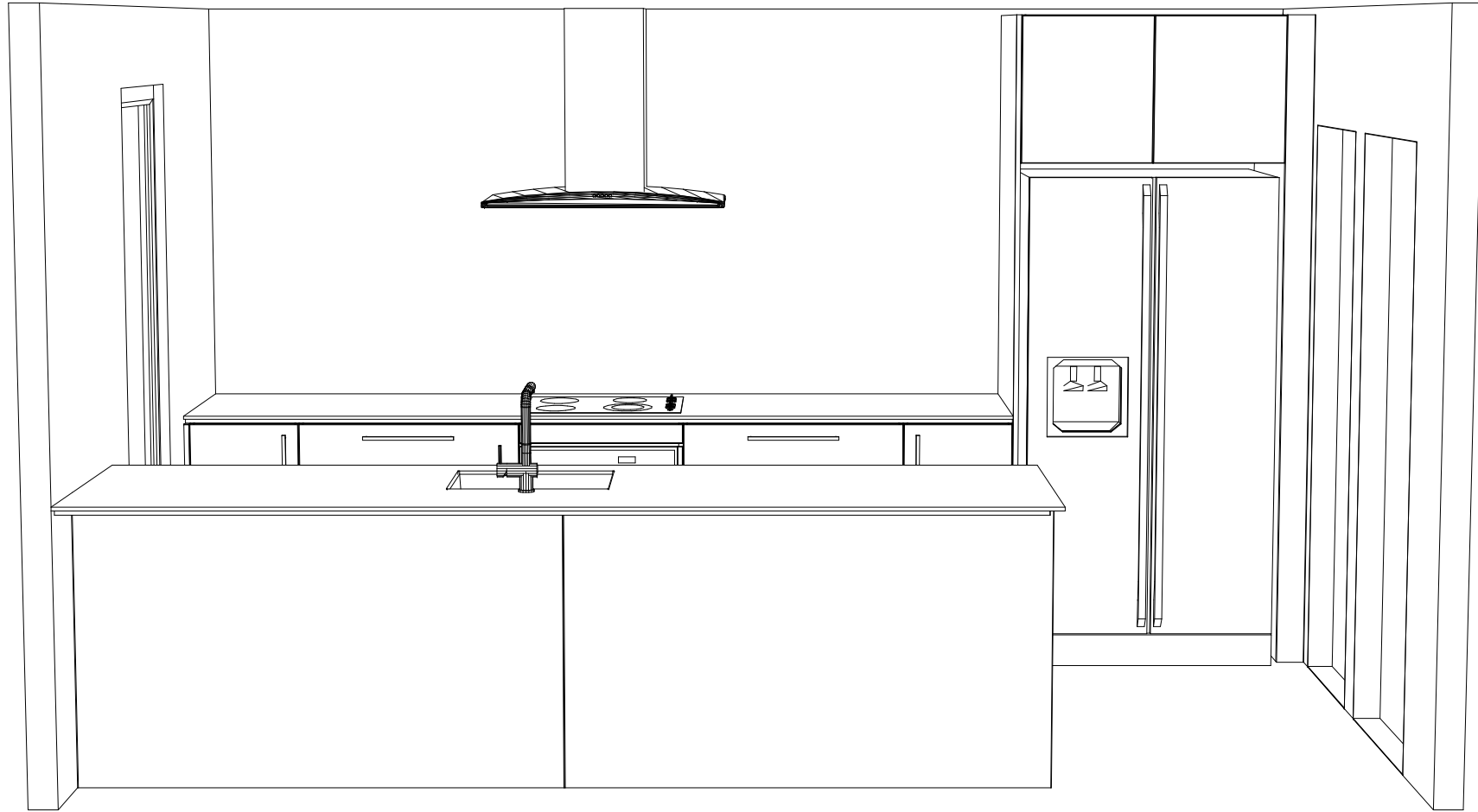
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				


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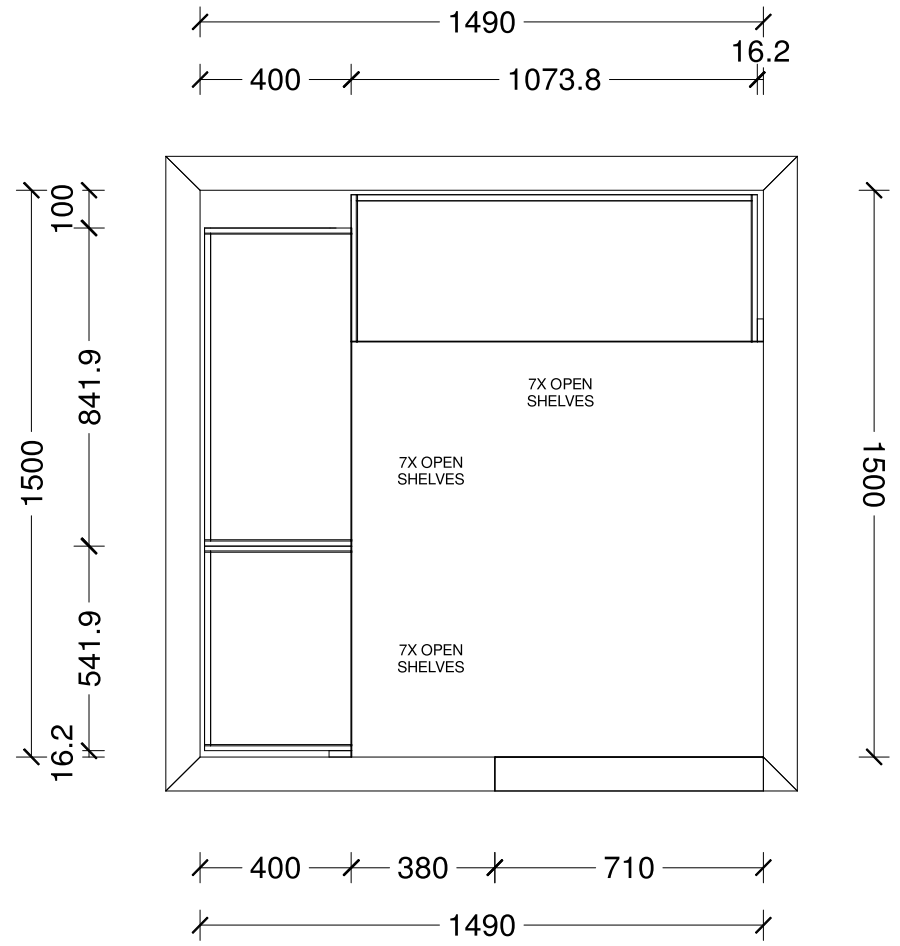
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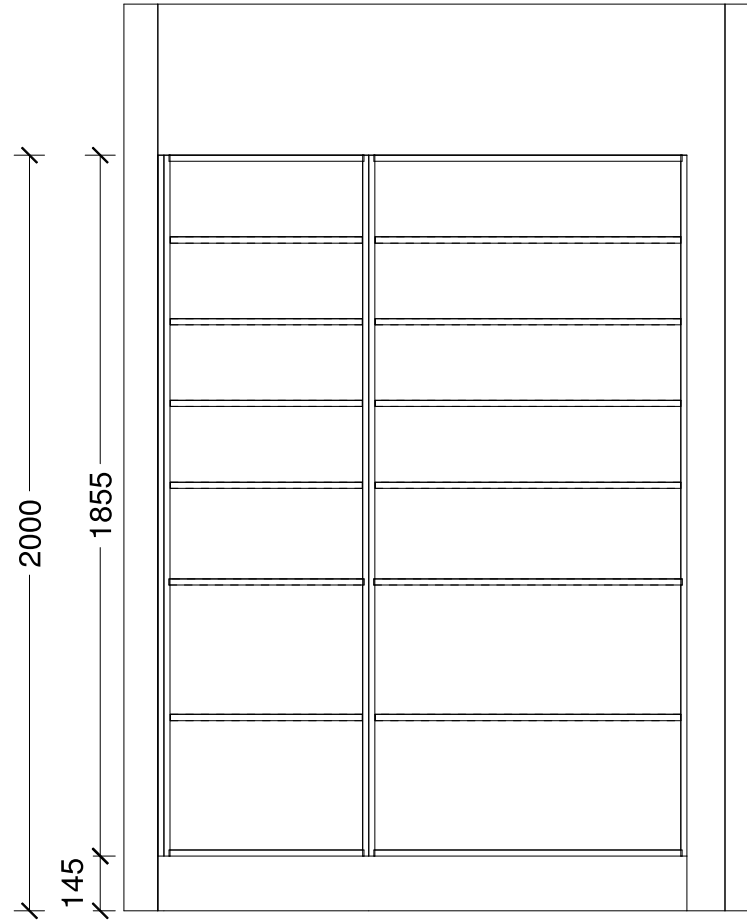
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Designer: Sarah Molyneux	Date: 17 Jan 25	Client: Oakridge Homes	BC Ref: Job	Site Address: Lot 35 Spring Grove	Job#: 57322	
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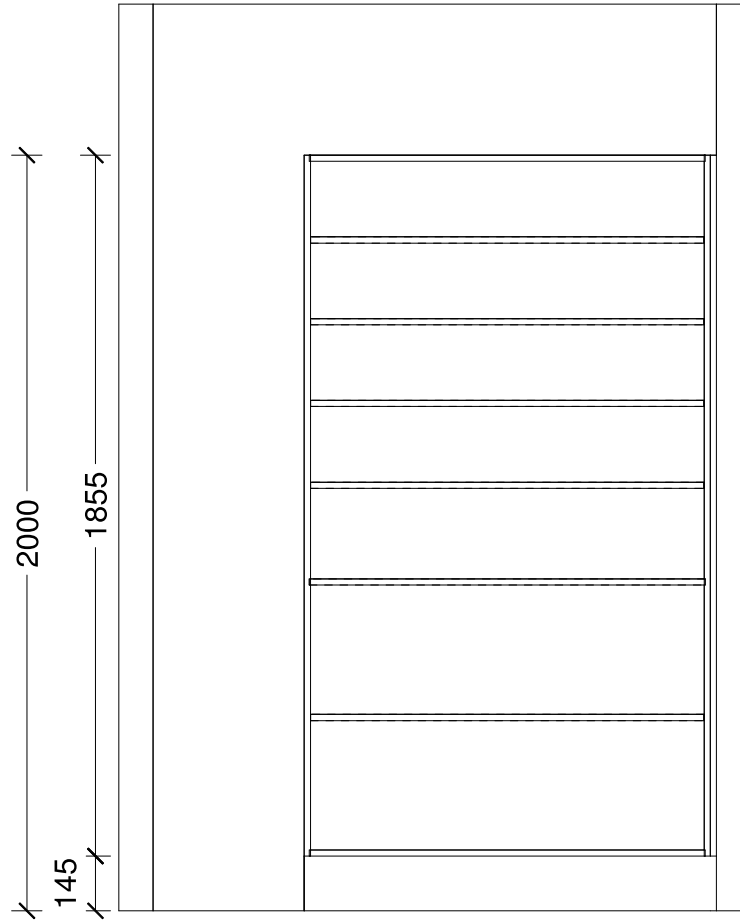
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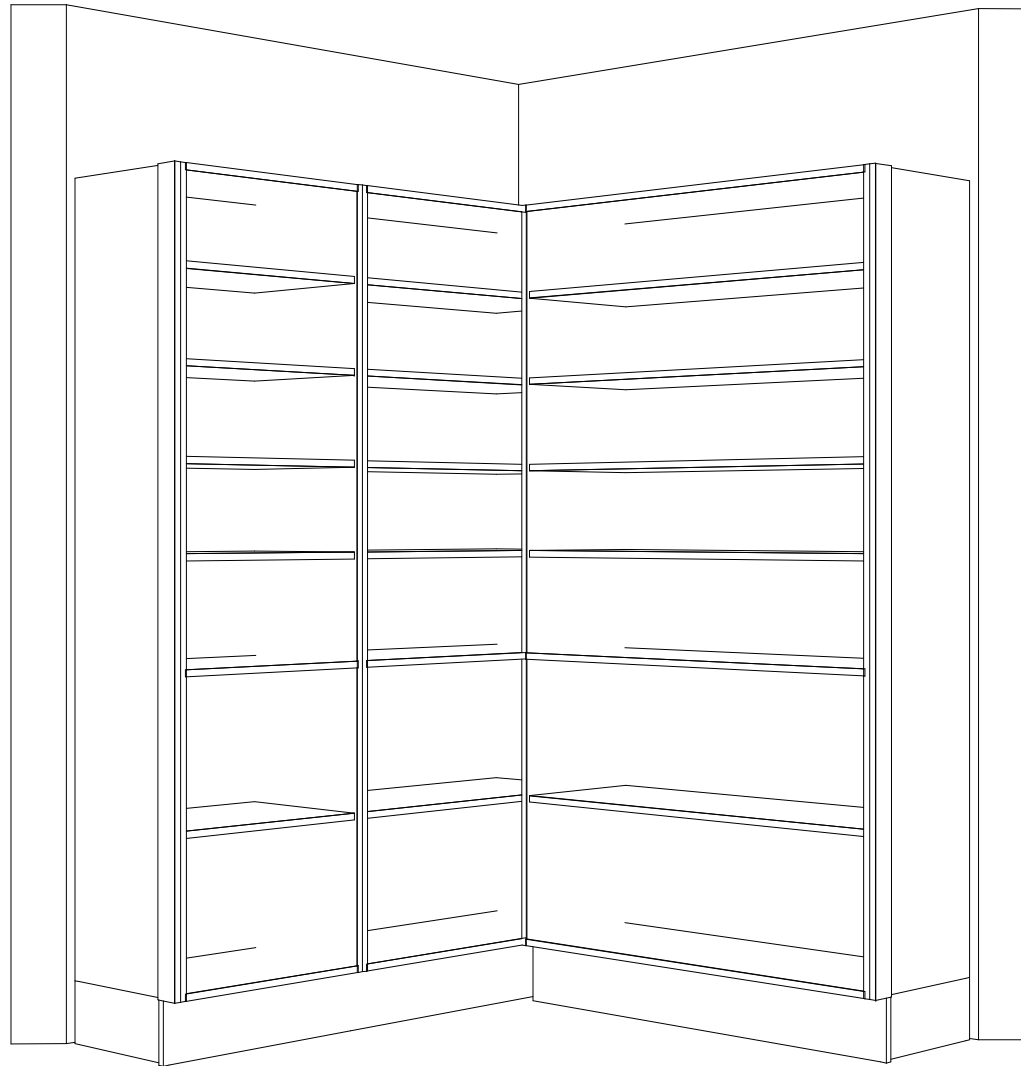
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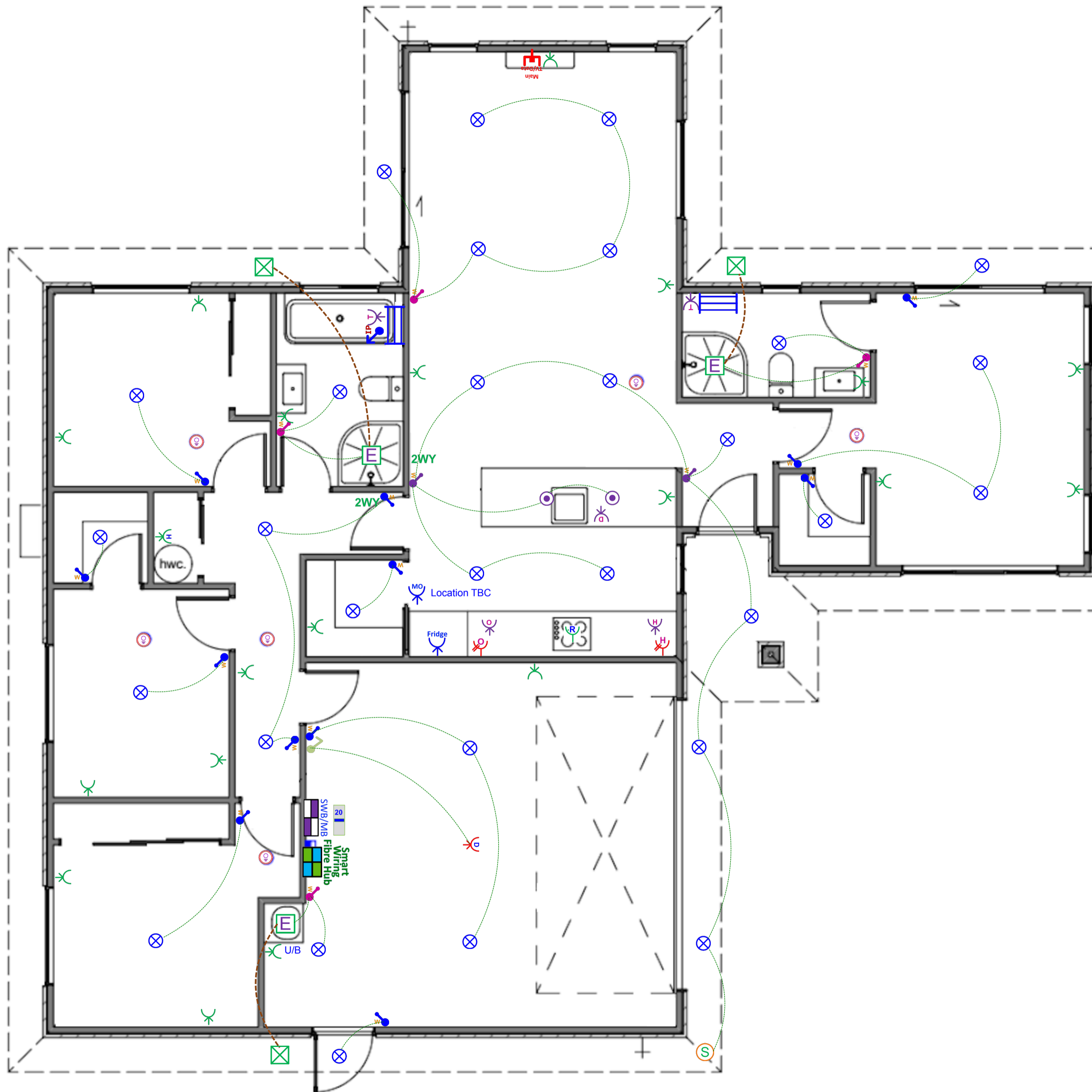
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Dwg: Pantry 3D Perspective	Scale:	Customer:				







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# Plan: Spring Grove Lot 35 - 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
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		6 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation		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
 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		30 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim Light Switch 1-Gang (White)		12 EA

## Electrical

	Item	Total
	Tradesave Slim Light Switch 2-Gang (White)	4 EA
	Tradesave Slim Light Switch 3-Gang (White)	2 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
	2-Way Light Circuit	2 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