



House and Land Package

Lot 36 Spring Grove, Stage 8, Belfast,
Christchurch

Dwelling
Size

137m²

Section
Size

346m²

\$749,900



3



1



2



2



Artist Impression Only—Refer to Concept Plans

Family sized home featuring three 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.

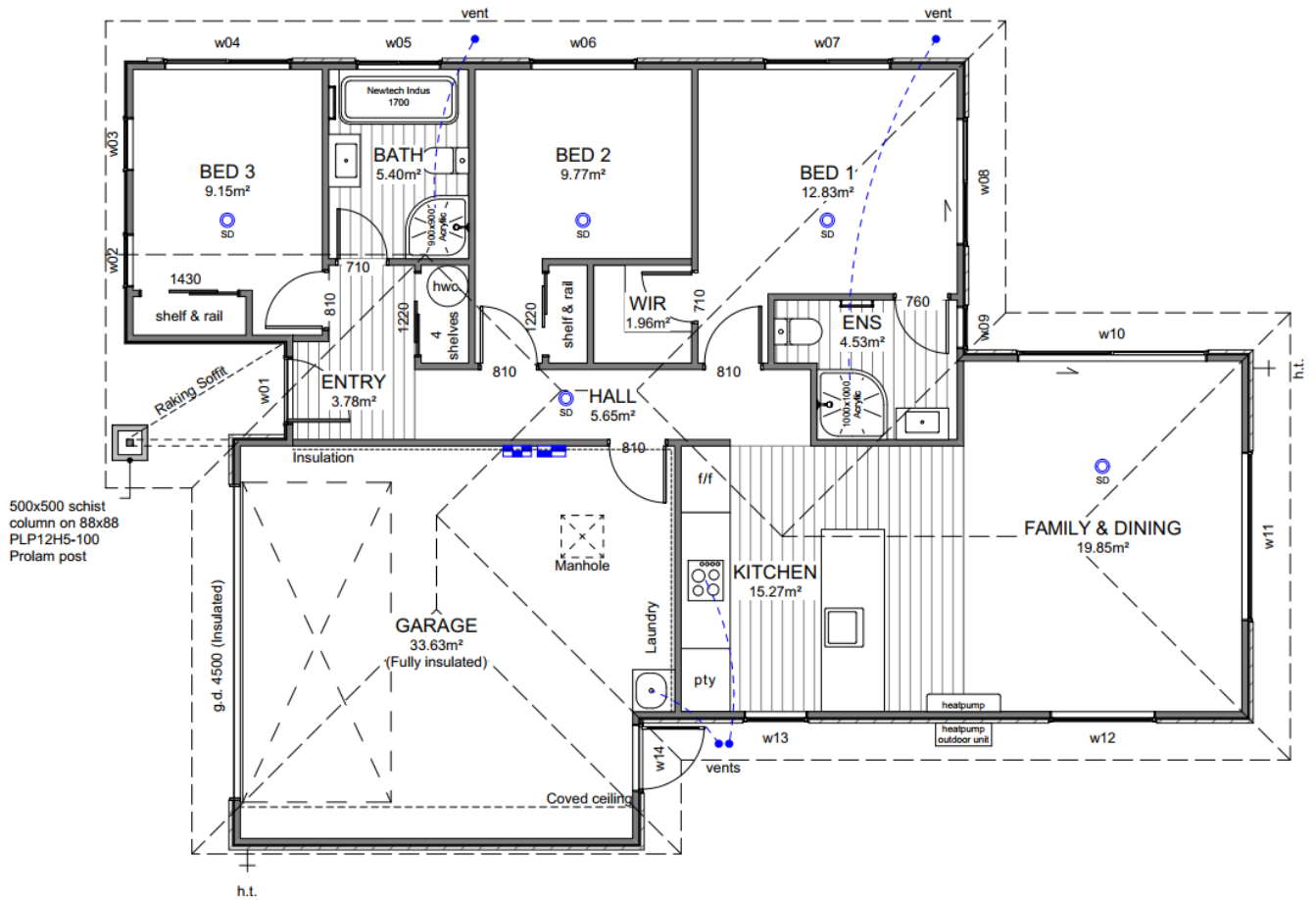
Spring Grove is conveniently located within a semi-rural setting close to Northwood Supa Centa which includes a supermarket, gym, café, restaurant and numerous retail outlets.

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.

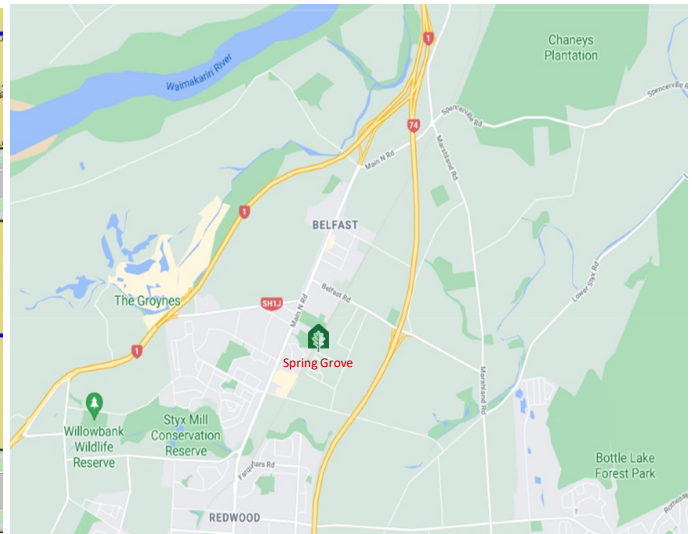




Floor Layout:



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





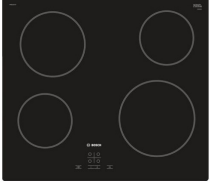




Lot 36 Spring Grove, Stage 8, Belfast, Christchurch

| 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° longrun corrugate | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75x55 rectangular | Main cladding: | Rockcote Graphex (15yr manufacturers guarantee) |
| 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 |
| 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: | 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: | 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 36 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: | Greens Astro II Gooseneck Slim  | 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 36 Spring Grove, Stage 8, 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 36 Spring Grove, Stage 8, Belfast, Christchurch

| Exterior: | | Interior: | |
|-----------------------------|------------------|-----------------------------------|-----------------------------------|
| Roof: | Titania | Ceilings: | Half black white |
| Fascia/ Gutter / Downpipes: | Titania | Walls: | Black white |
| Window joinery: | Titania | Interior doors: | Black white |
| Front door: | Titania | Skirting: | Black white |
| Front door frame: | Titania | Carpet: | Iron |
| Garage door: | Titania | Vinyl plank: | Natural |
| Garage door frame: | Titania | 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 (Axon): | Black white | Kitchen splashback: | White gloss with misty grey grout |
| Exterior cladding (Schist): | Autumn hue | | |

Exterior:

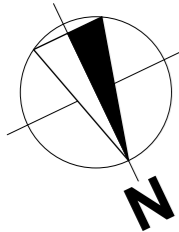


Interior:



Kitchen:





Site Info

| | |
|-------------------|---------------------------------|
| Site Address | Rita Angus Road Spring Grove |
| Legal Description | Lot 36 |
| Site Area | 346m ² |
| Building Area | 137.35m ² |
| Site Coverage | 39.70% |

Design Basis

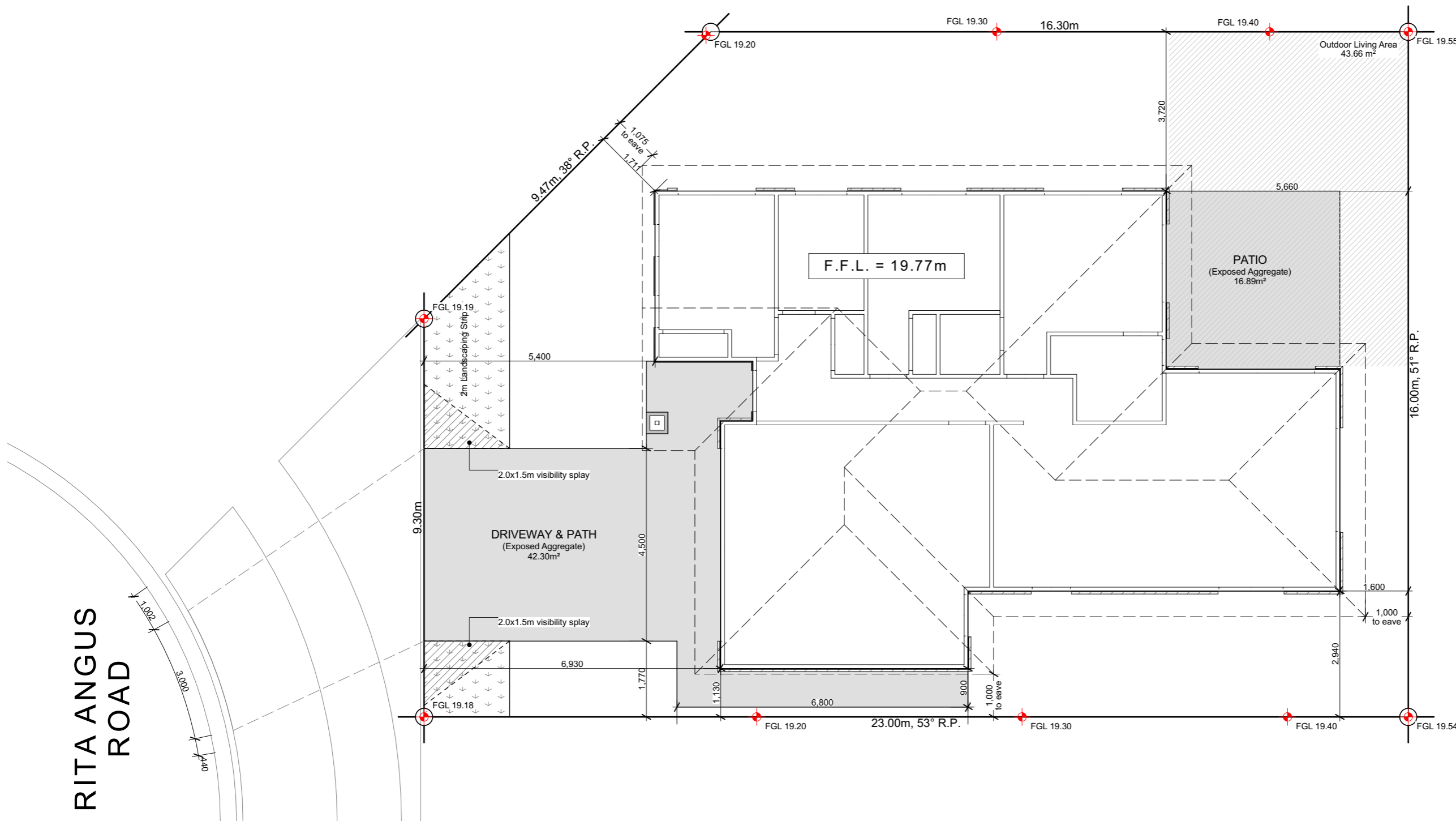
| | |
|-----------------|-----------|
| Wind Zone | High |
| Earthquake Zone | 2 |
| Snow Zone | N4 < 100m |
| Exposure Zone | C |

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



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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 36 SPRING GROVE
 RITA ANGUS ROAD HALSWELL CHCH

Issue
 Concept Design

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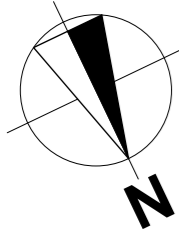
Site Plan

Scale 1:100 @ A3

| | |
|----------|------------|
| Revision | 1 |
| Date | 10/12/2024 |
| File No. | 24240 |

Sheet No.

1



Building Area

| | |
|---------------|----------------------|
| Over Frame | 133.75m ² |
| Perimeter | 55.80m |
| Over Cladding | 137.35m ² |
| Perimeter | 56.36m |
| Roof Area* | 174.22m ² |
| Perimeter | 58.58m |

*Roof area includes fascia & gutter.

General

| | |
|------------------|--------------------------------|
| Main Cladding | RCS Graphex |
| Feature Cladding | JH Axon Panel & Designa Schist |
| Roof Pitch | 25° |
| 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.

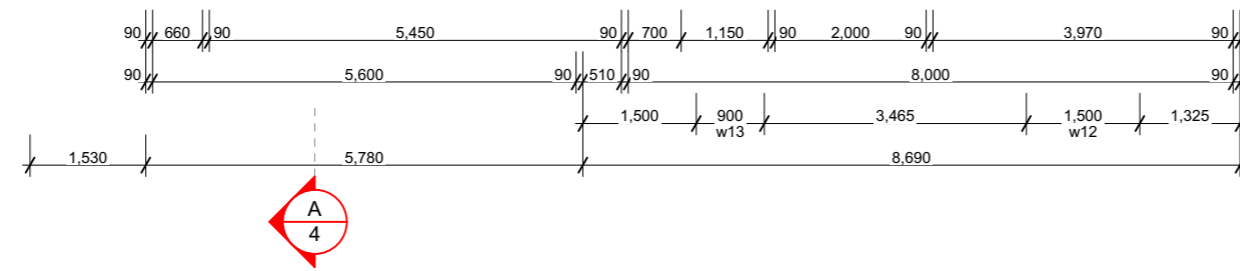
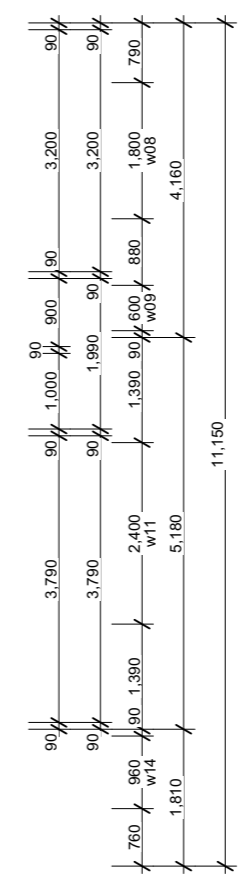
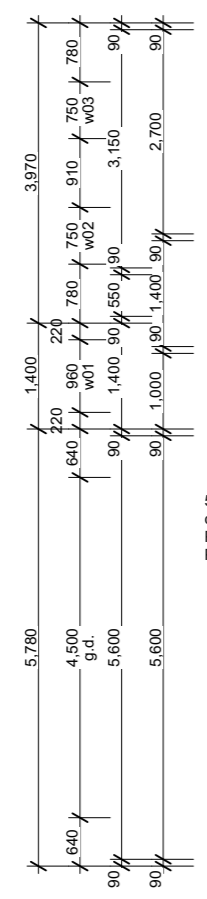
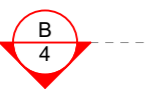
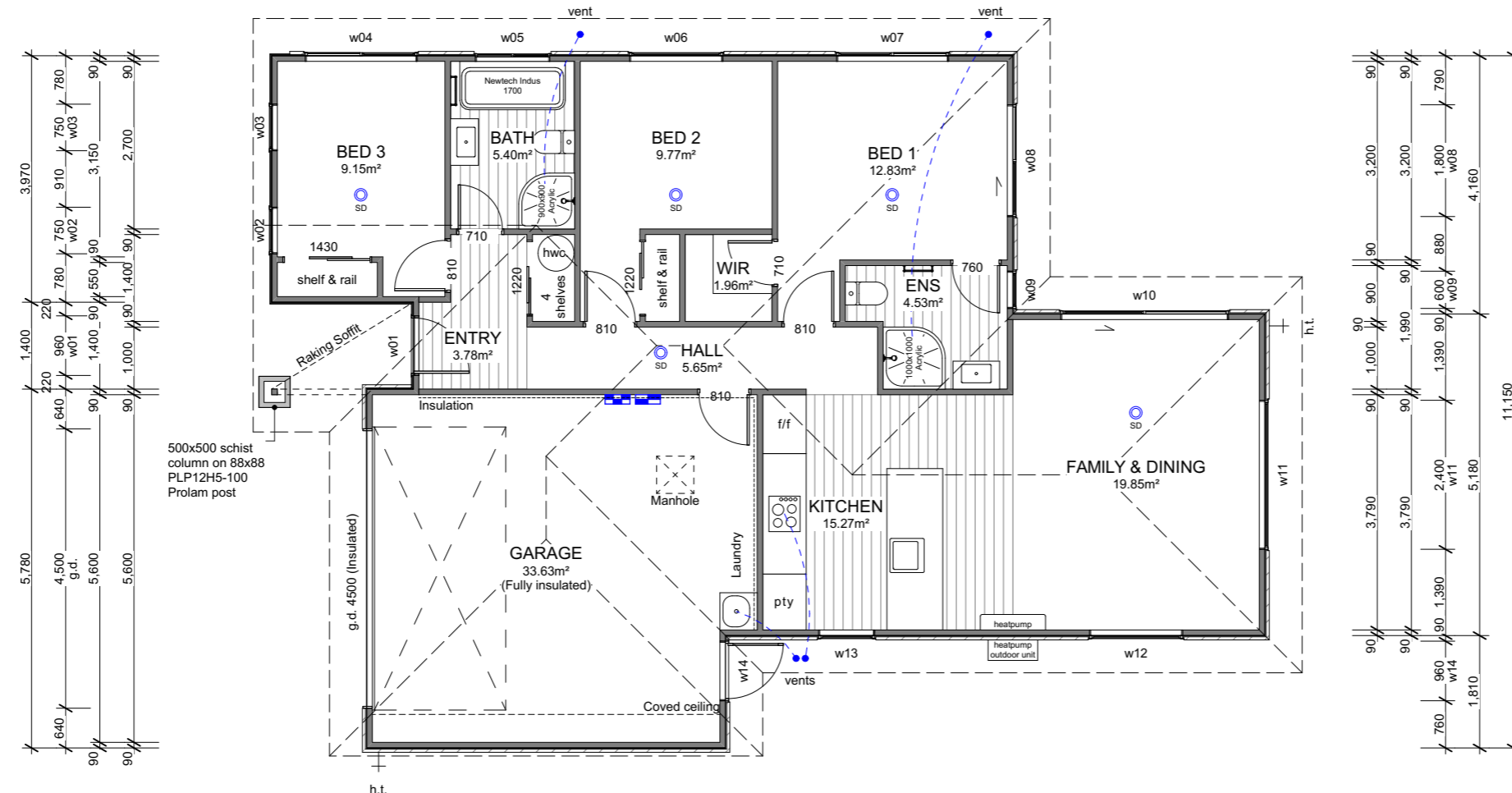
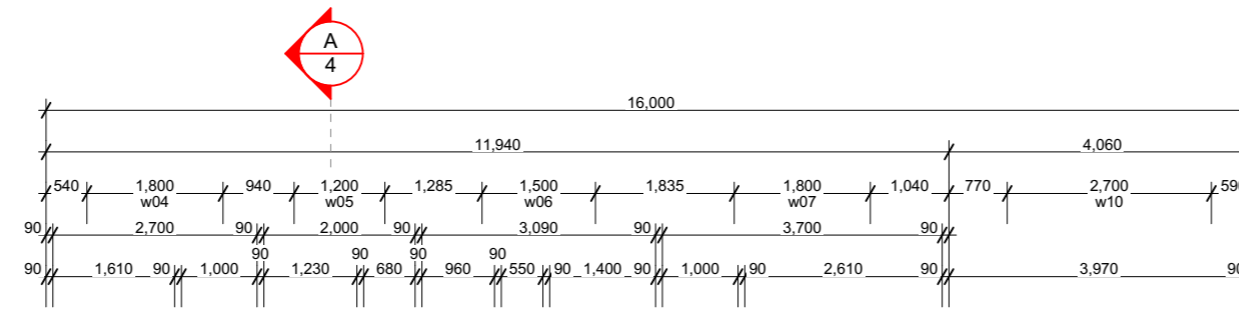
Legend

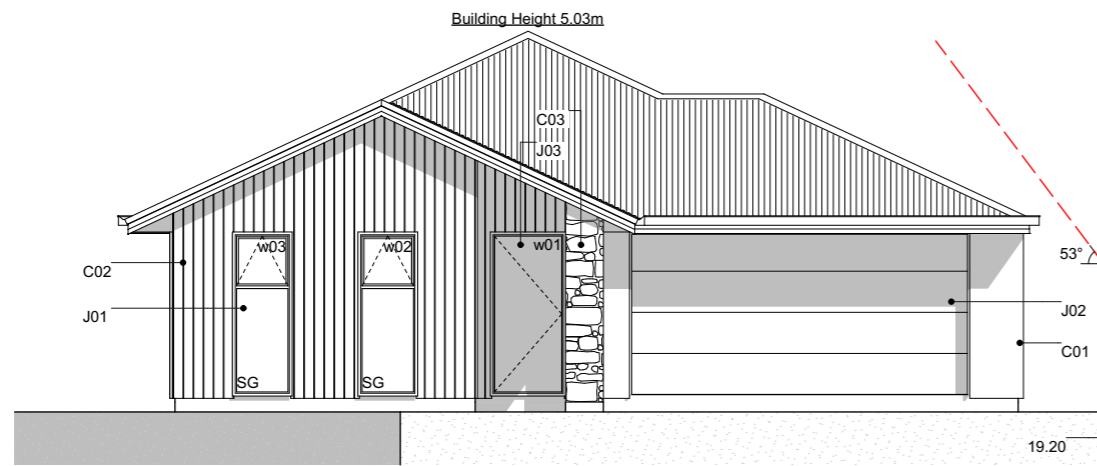
- Distribution Board & Smart Meterbox
- Data Box
- Smoke Detector 10 year long-life battery-operated & interconnected (Cavius)

Floor Covering

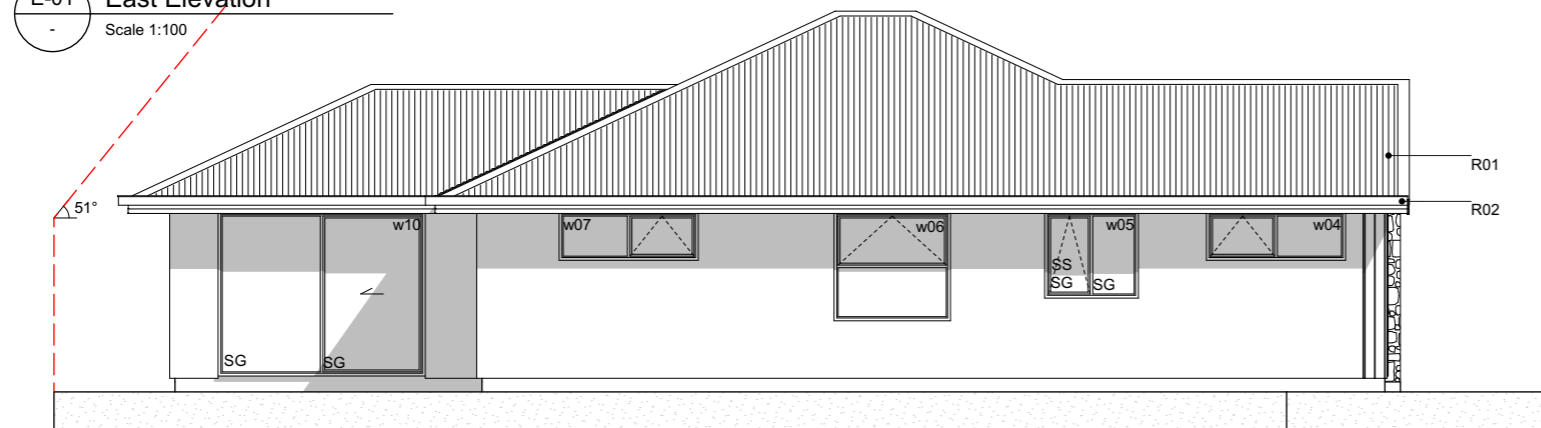
- Carpet (excl. Garage)
- Vinyl Planks

| WINDOW SCHEDULE | | |
|-----------------|-------|-------|
| ID | H | W |
| w01 | 2,130 | 960 |
| w02 | 2,130 | 750 |
| w03 | 2,130 | 750 |
| w04 | 600 | 1,800 |
| w05 | 1,100 | 1,200 |
| w06 | 1,400 | 1,500 |
| w07 | 600 | 1,800 |
| w08 | 2,130 | 1,800 |
| w09 | 2,130 | 600 |
| w10 | 2,130 | 2,700 |
| w11 | 500 | 2,400 |
| w12 | 1,400 | 1,500 |
| w13 | 2,130 | 900 |
| w14 | 2,130 | 960 |

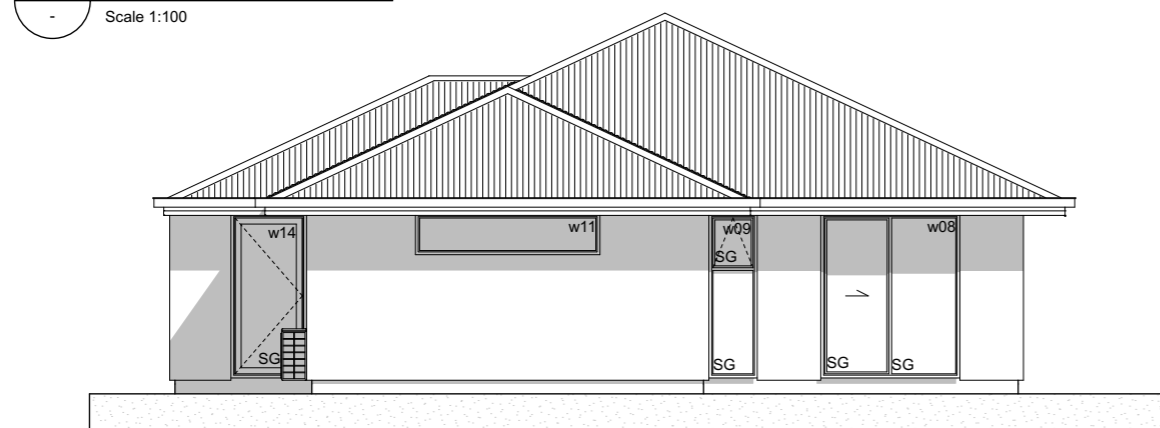




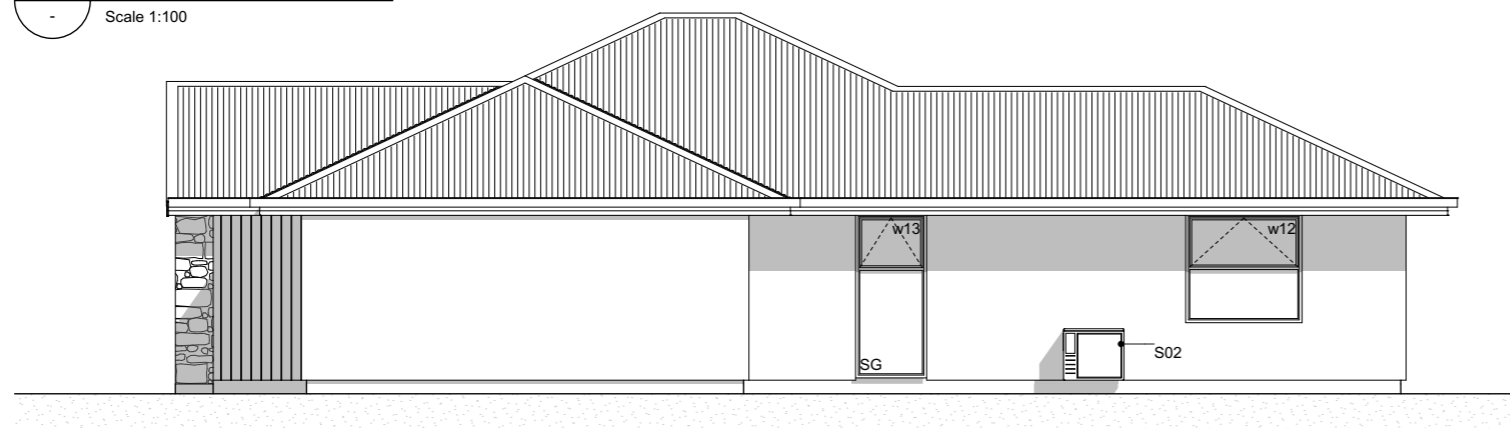
E-01 East Elevation
Scale 1:100



E-02 North Elevation
Scale 1:100



E-03 West Elevation
Scale 1:100



E-04 South Elevation
Scale 1:100

Elevation Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 James Hardie Axon panel on 20mm cavity battens.
- C03 500x500mm Designa Schist column.
- 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.

Legend

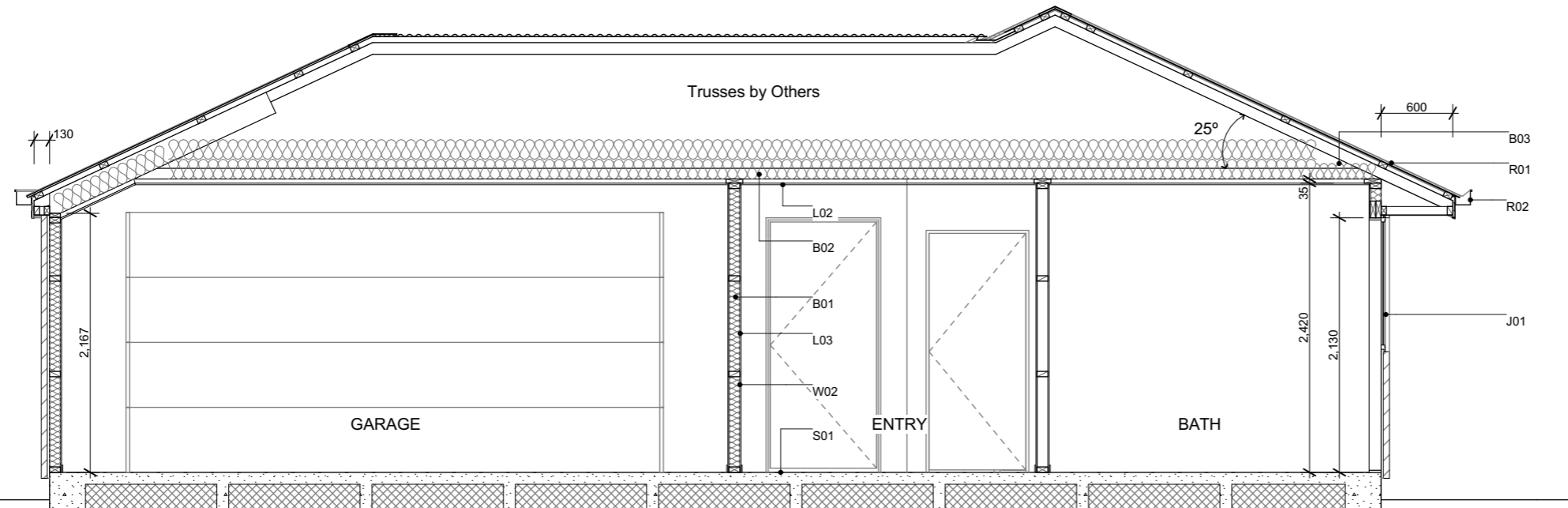
- w01 Window ID
- SS Security Stay
- SG Safety Glass

General Notes

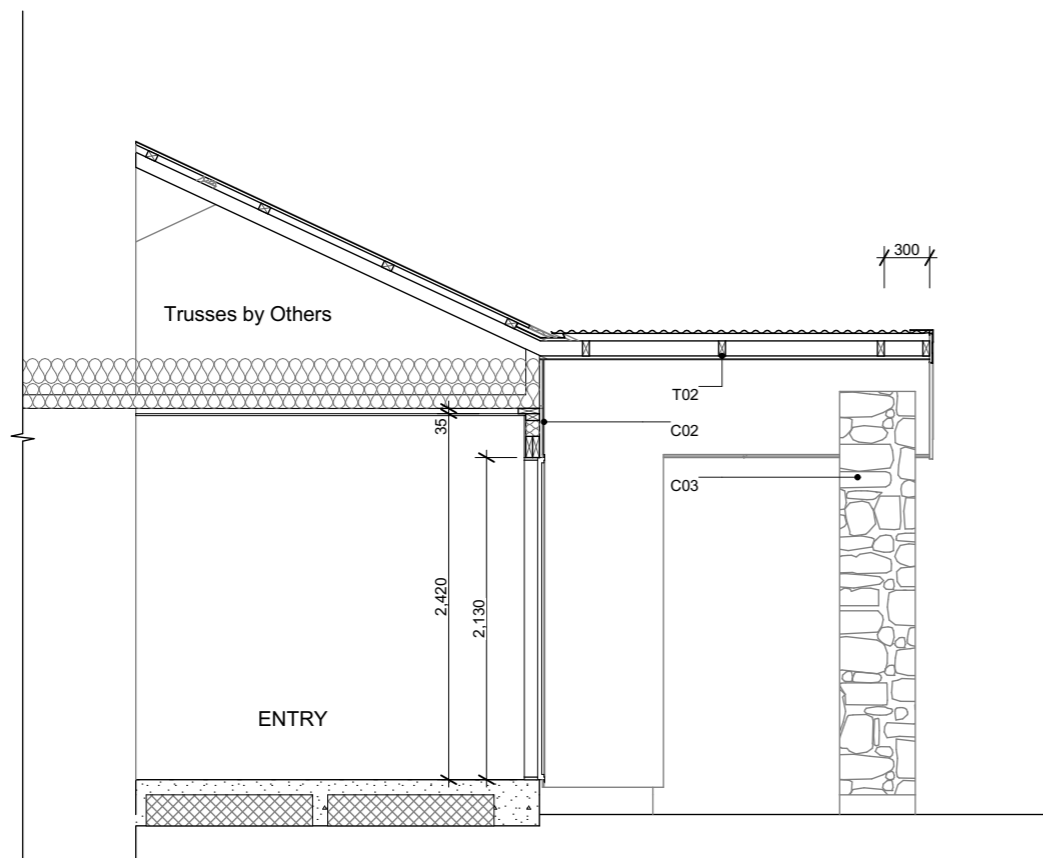
Driveway to fall from 20mm max. below garage rebate.

Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building underlay on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building underlay on timber framing.
- C03 500x500mm Designa schist column on 88x88mm PLP12H5-100 Prolam post.
- 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 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 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 R2.6 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.
- B04 R3.6 (165mm) ceiling insulation batts.
- L01 4.5mm soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 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
Scale 1:50



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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 36 SPRING GROVE
RITA ANGUS ROAD HALSWELL CHCH

Issue
Concept Design

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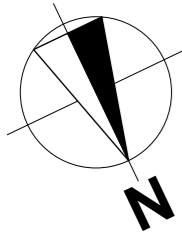
Cross Sections

Scale 1:50 @ A3

Revision 1
Date 10/12/2024
File No. 24240

Sheet No.

4








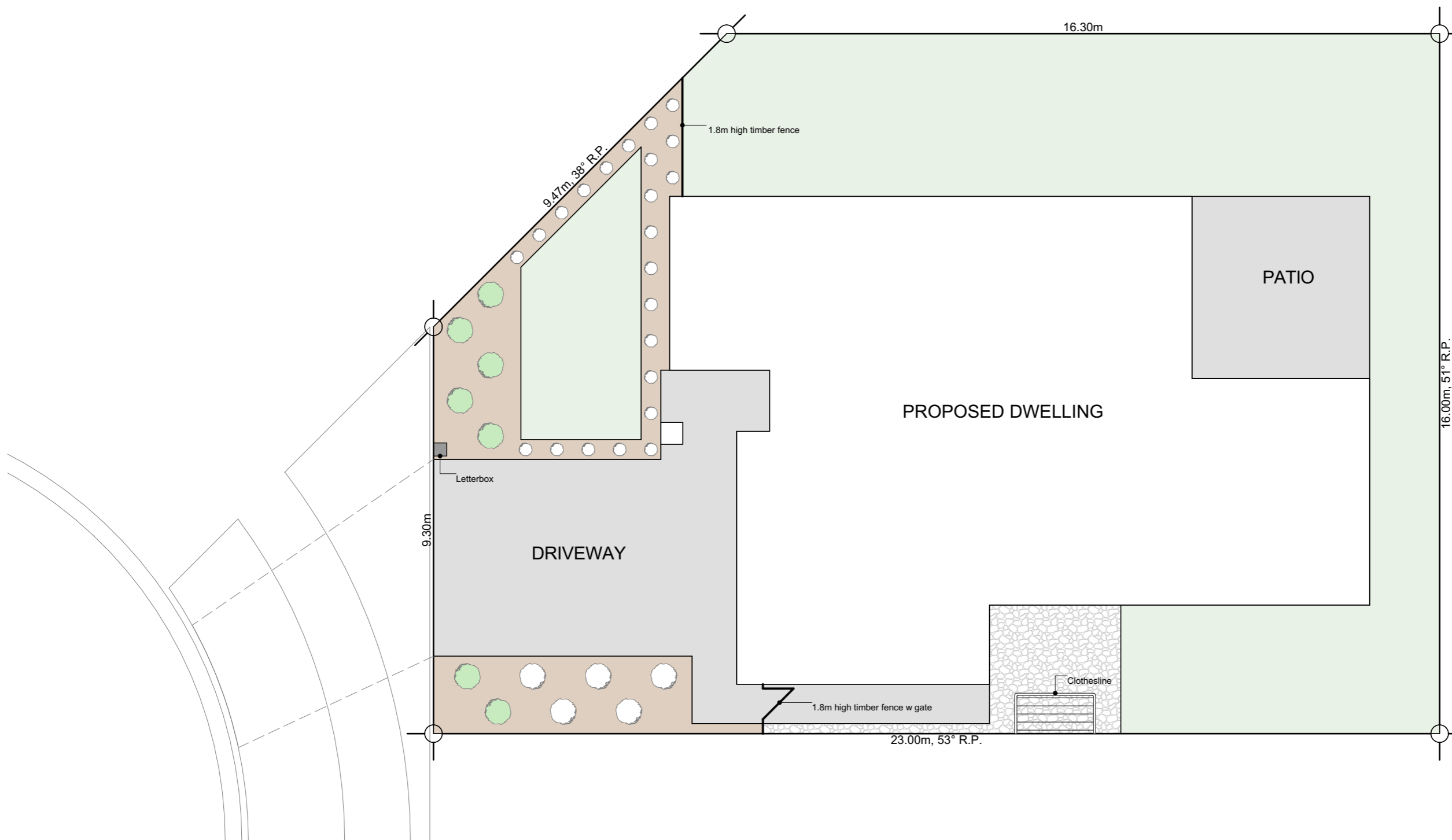
Plants List for Garden Bed

- 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'
- 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



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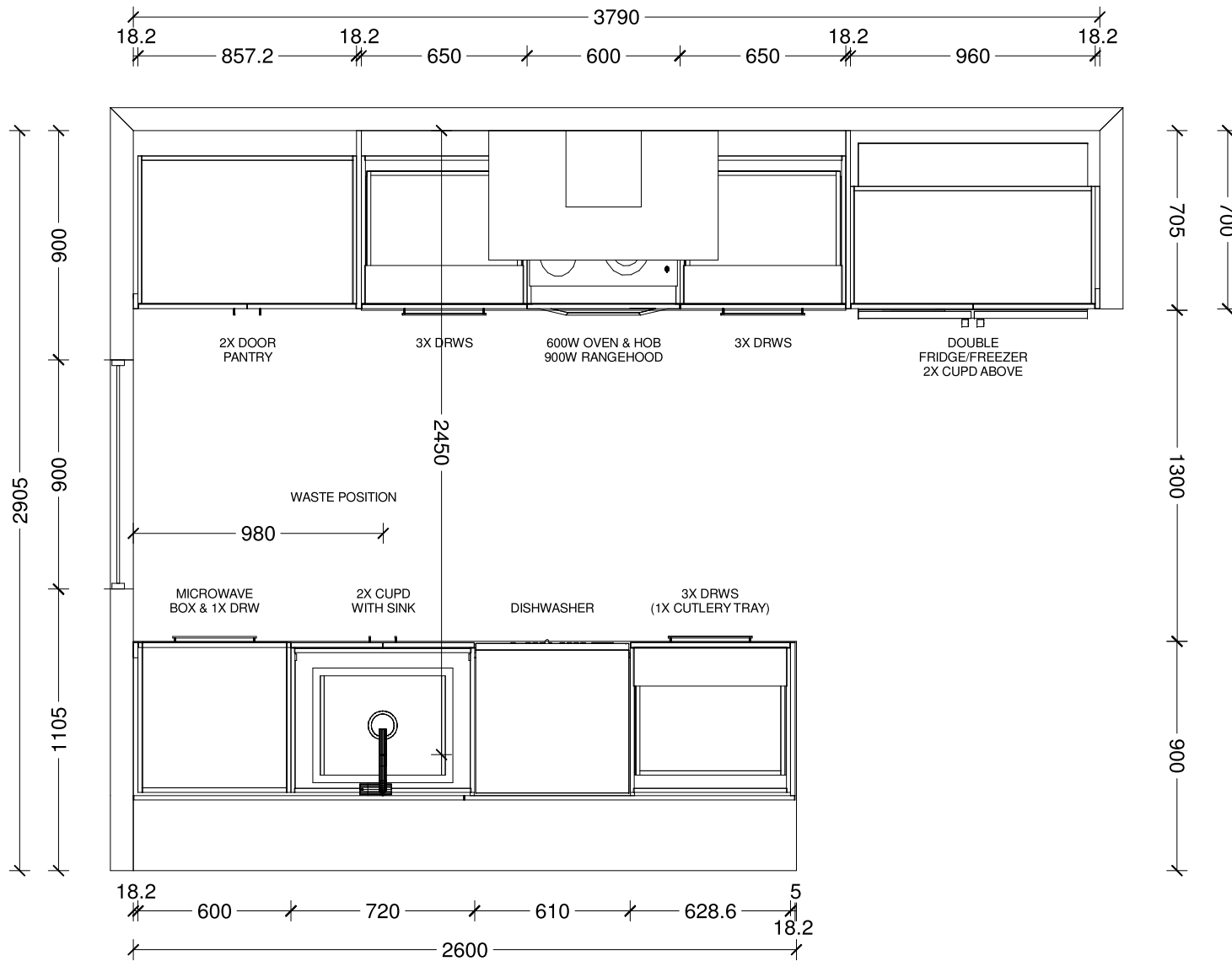
Landscape Plan

Scale 1:100 @ A3

Revision 1
 Date 10/12/2024
 File No. 24240

Sheet No.

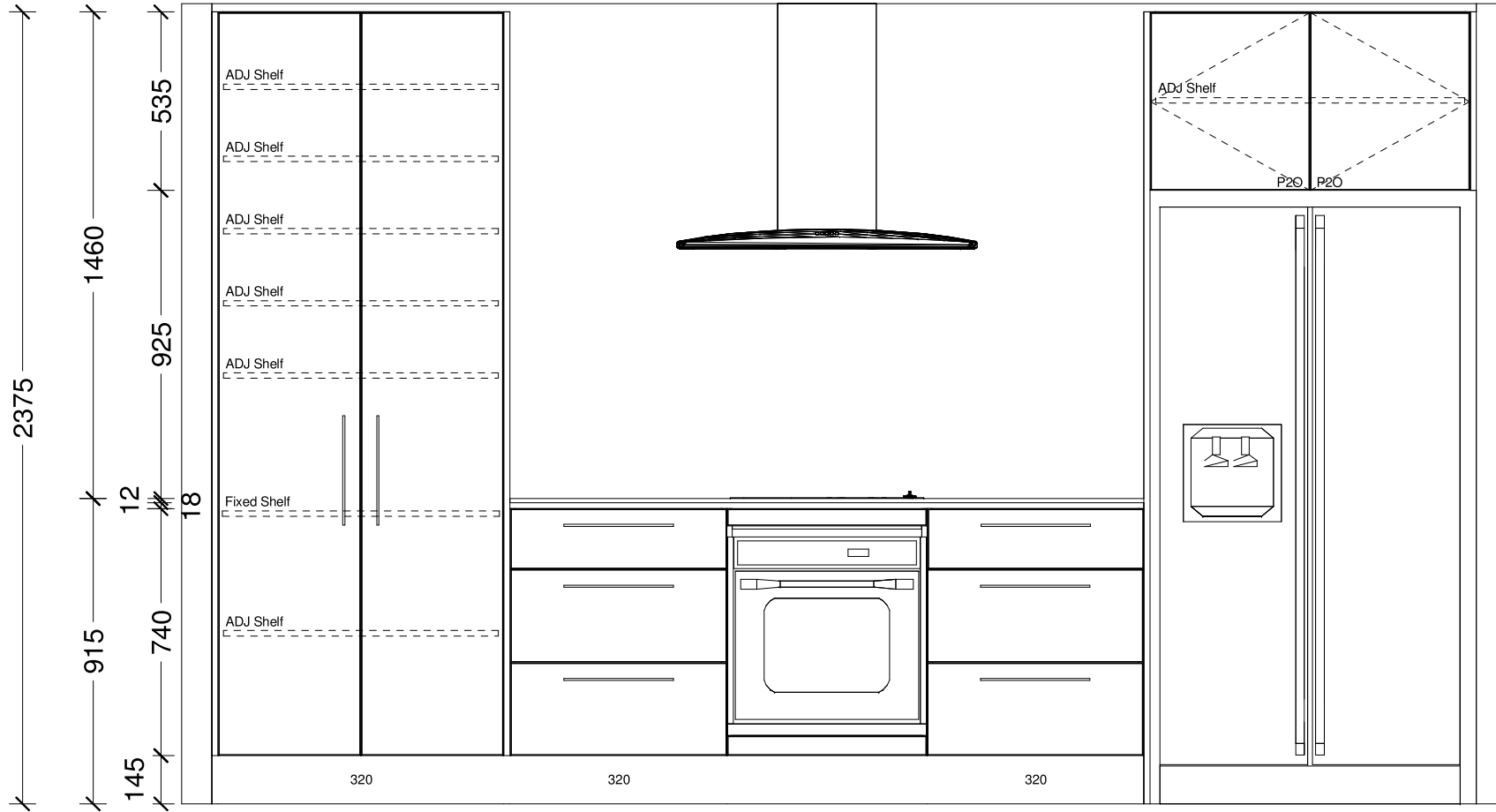
1



| |
|---|
| 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 |

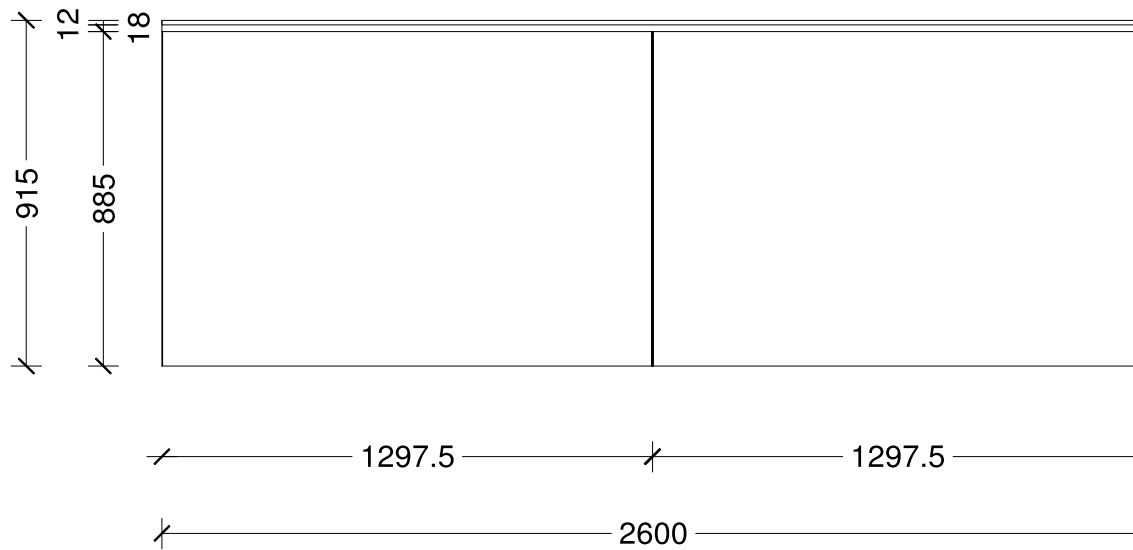
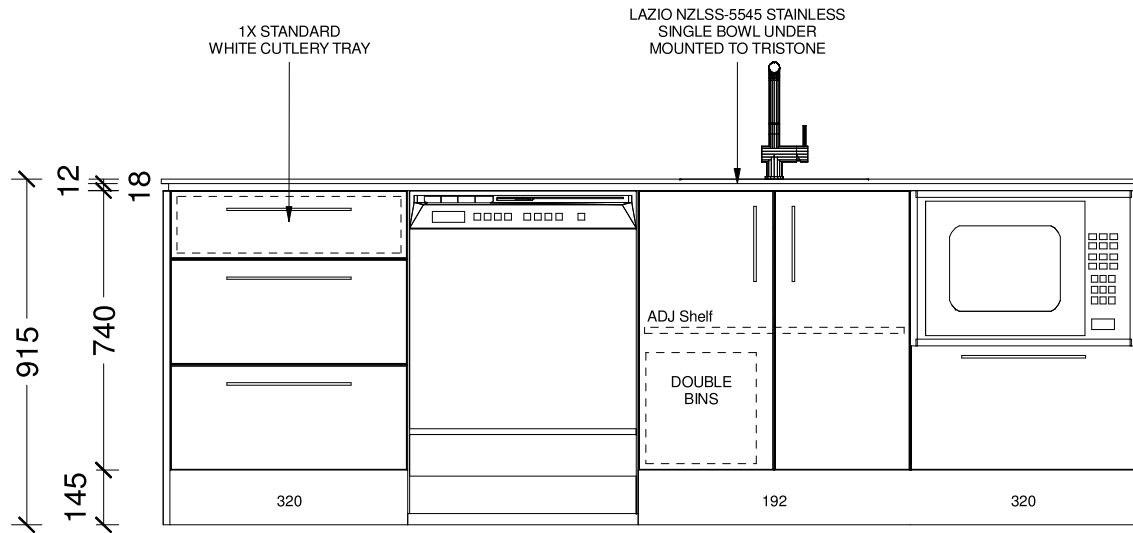
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|-----------------------------|--------------------|---------------------------|---------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 26 Nov 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: Default | |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Marigold | | | | |

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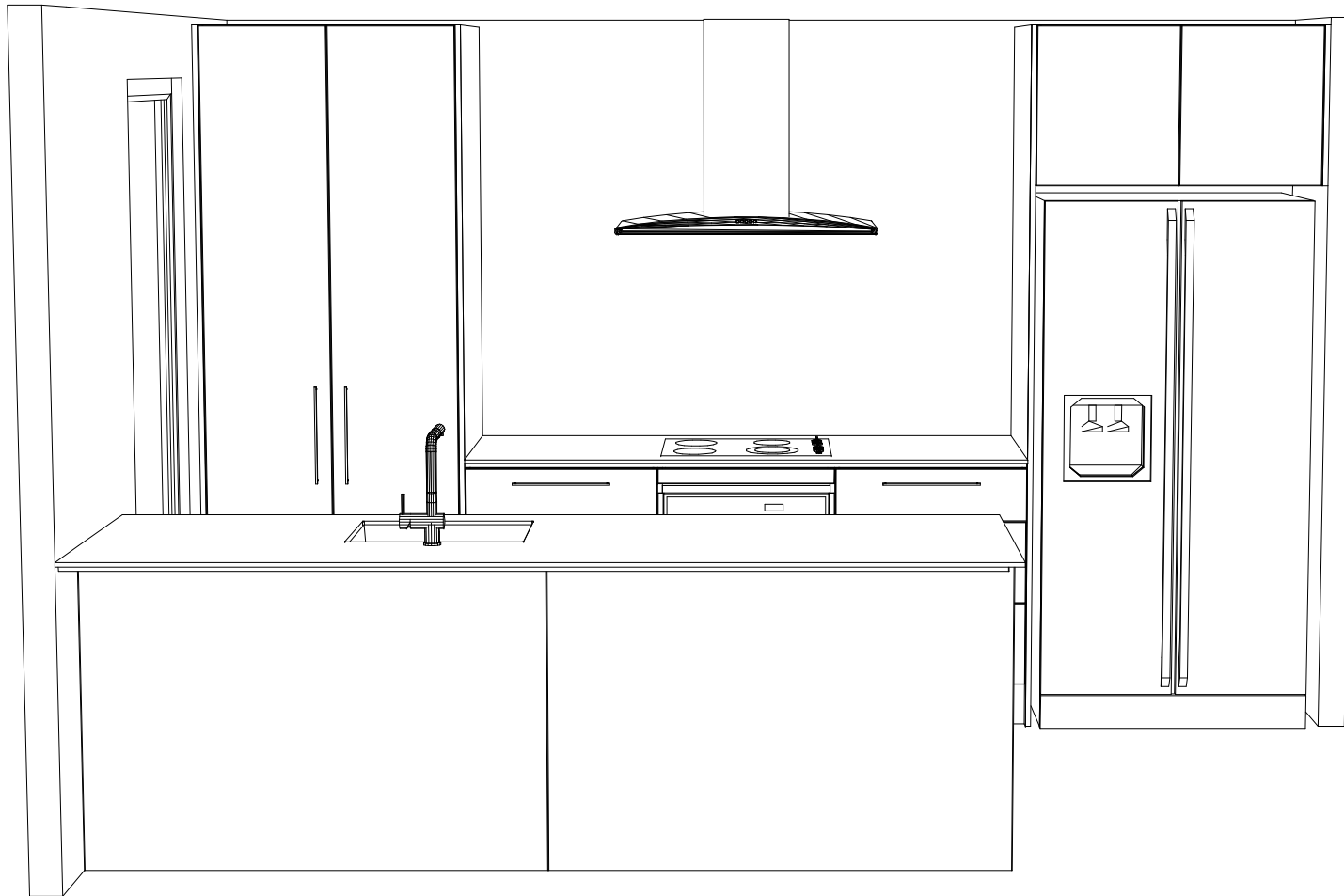
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|-----------------------------|--------------------|---------------------------|---------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 26 Nov 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: Default | |
| Dwg: Kitchen Elevation | Scale: 1 : 20 | Customer: The Marigold | | | | |


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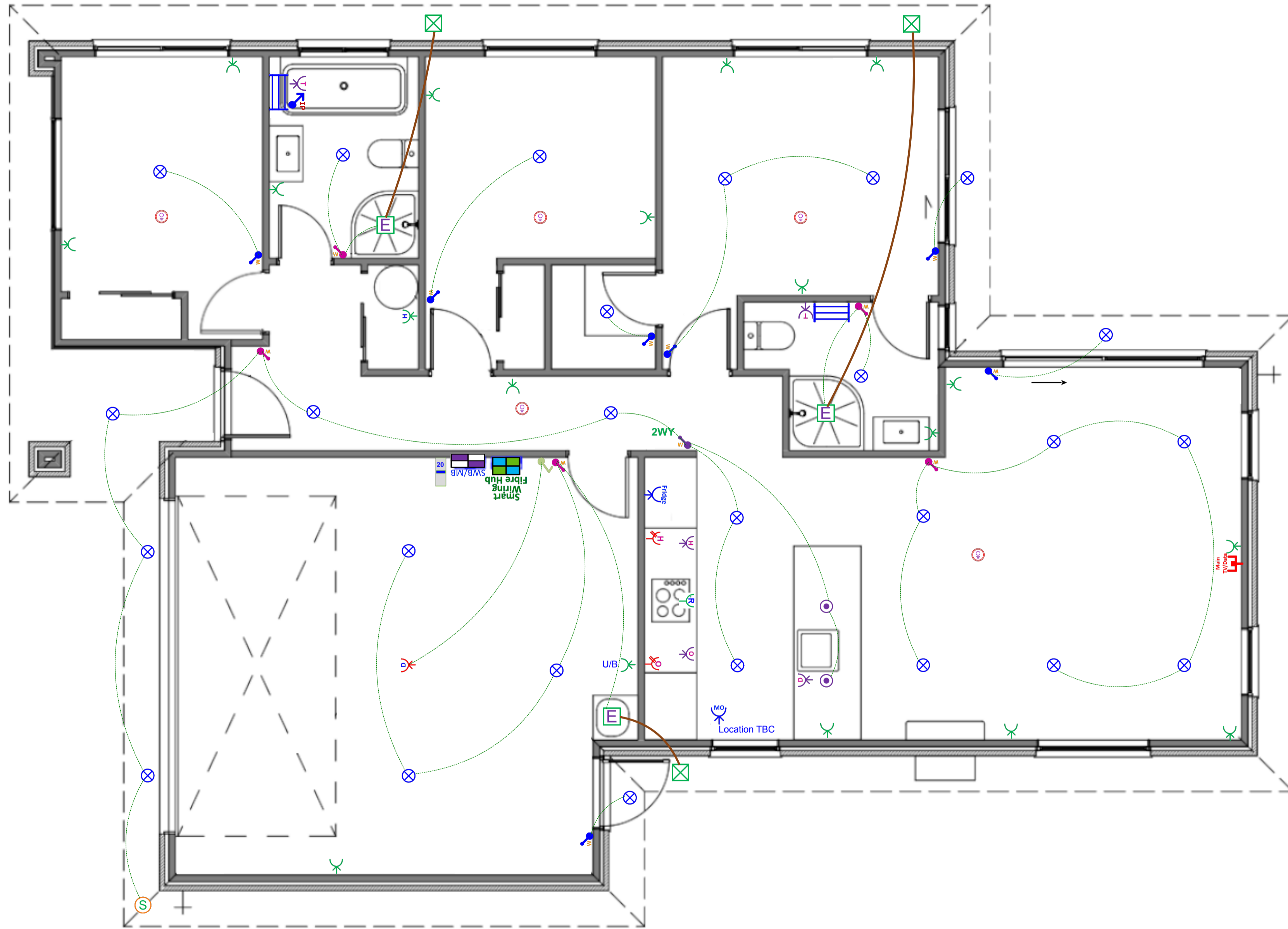
| | | | | | | |
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| | | | | | | |
|--------------------------------|--------------------|---------------------------|---------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 26 Nov 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Marigold | | | | |

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Plan: The Marigold (Garage Right) - 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 | | 17 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 | | 5 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 | | 26 EA |
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit | | 2 EA |

Electrical

| Item | Total |
|---|-------|
|  Tradesave Slim Light Switch 1-Gang (White) | 7 EA |
|  Tradesave Slim Light Switch 2-Gang (White) | 5 EA |
|  Tradesave Slim Light Switch 3-Gang (White) | 1 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 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 |