Lot 373 Beachgrove

Stage 6B, Beachgrove, Kaiapoi, North Canterbury









House & Land Package:

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.

$699,900

Home area:	117m²
Section area:	333m²

3 1 2 1

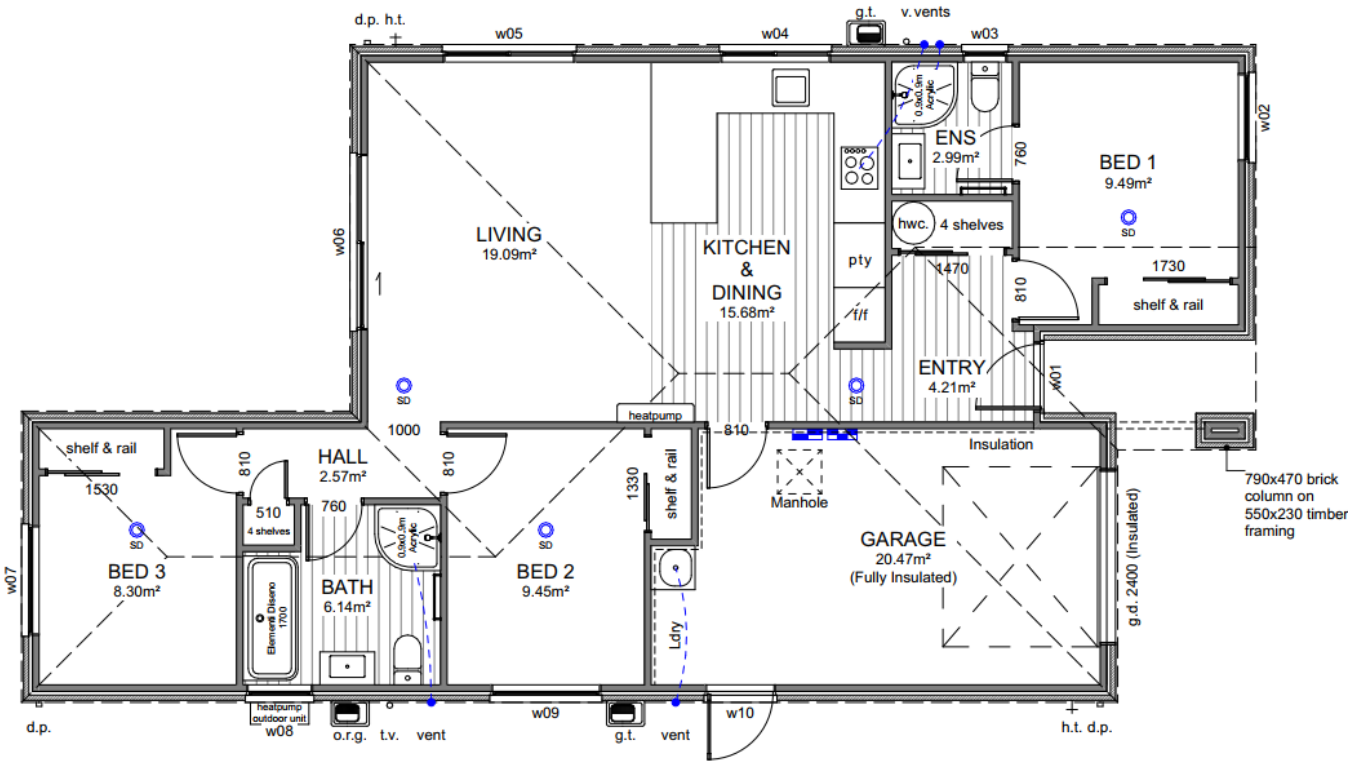
Features:

- 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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Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Sewer pump chamber
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:	Monier 70 Series Brick
Feature cladding:	James Hardie Linea	Entry door:	APL 860mm Latitude with urbo lever
Window joinery: Tint to w02	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Colorsteel flat panel woodgrain 2.4m
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 through fascia grille	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splashback 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



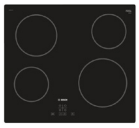
Powerpack:

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



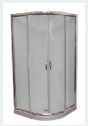
Mirrors:

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

Lot 373 Beachgrove

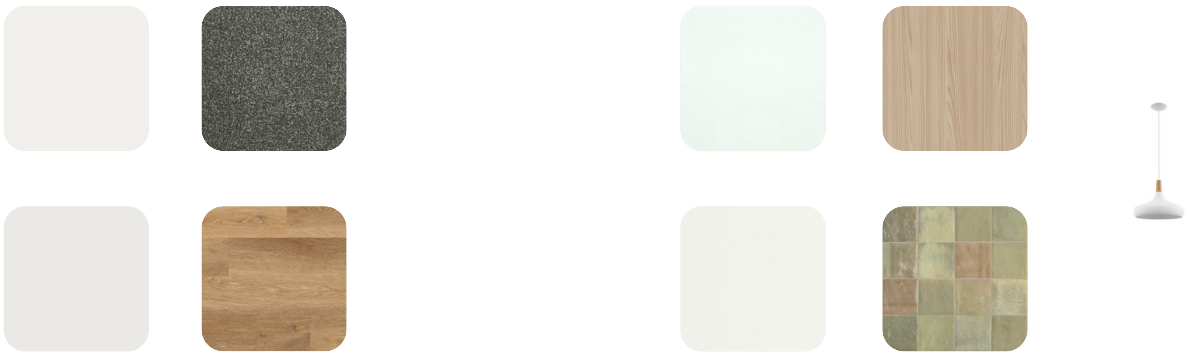
Exterior Colours

Colour Scheme			
EXTERIOR			
Roof:	Flax	Garage door:	Flaxpod
Fascia, gutter & downpipes:	Flaxpod	Garage door frame:	Flaxpod
Window joinery:	Flaxpod	Soffits:	Half black white
Front door:	Flaxpod	Exterior cladding (Main):	Crevole with white mortar
Front door frame:	Flaxpod	Exterior cladding (Feature):	Element



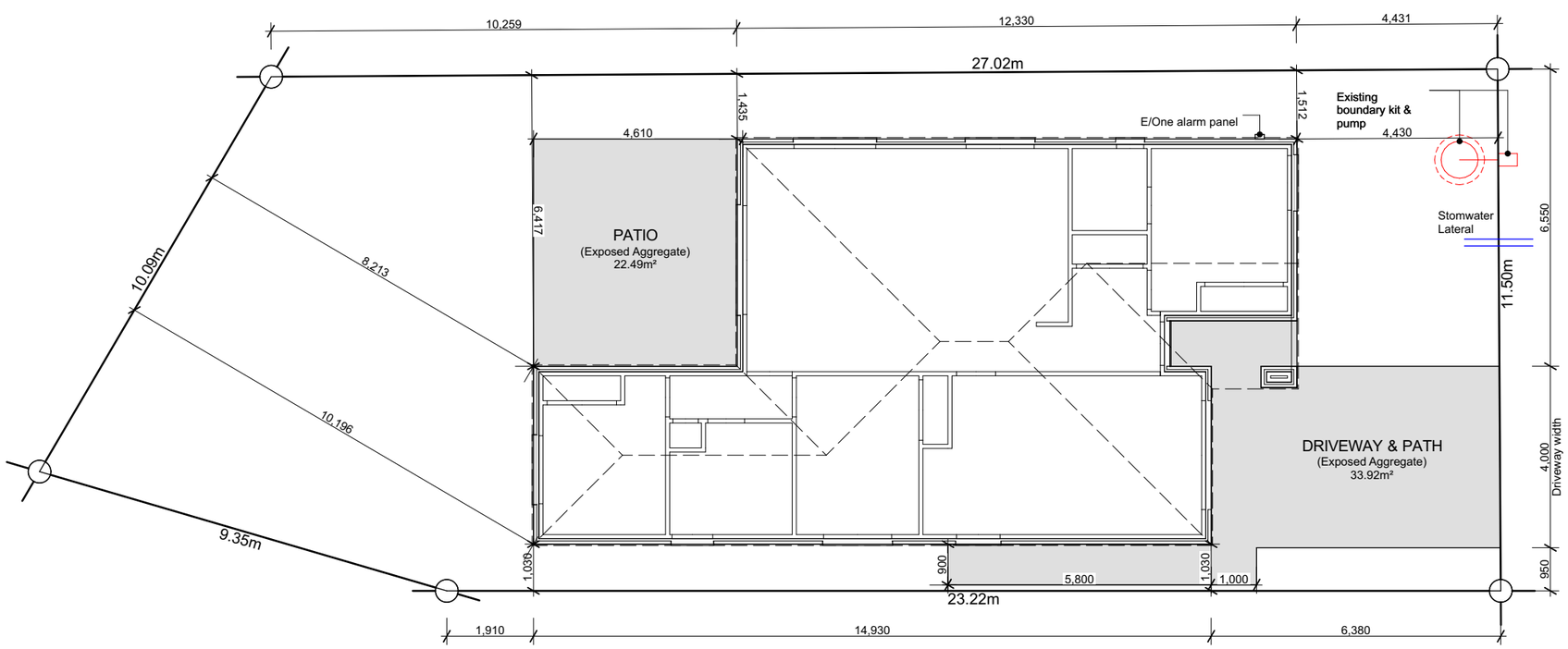
Interior Colours

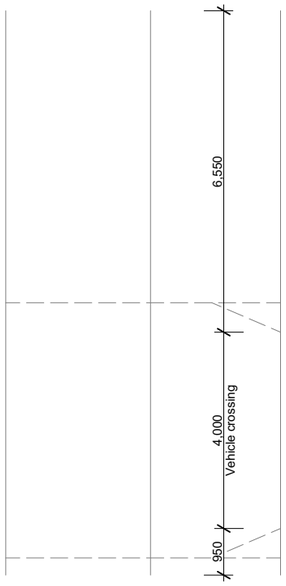
Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Pure White
Walls:	Black white	Kitchen back wall & island back panel:	Simply White
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Vintage ash
Skirting:	Black white	Kitchen splashback:	Zellige Salvia Gloss 100×100
Carpet:	Iron	Feature pendant:	Sabinar 400 white
Vinyl plank:	Natural		



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OAKRIDGE HOMES





Site Info

Site Address	McGarry Drive Beach Grove
Legal Description	Lot 373
Site Area	333m²
Building Area	117.50m²
Roof Area*	130.35m²
Site Coverage	39.14%

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 Certificate of Title.

Site Specific Notes

Visibility Splays measuring 2m along road boundary to a length of 2.5m along internal boundary. Keep clear of obstructions within visibility splays areas. Landscaping or any other features within the visibility splays areas shall not exceed 0.5m in height.

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L O T 3 7 3 B E A C H G R O V E
M c G A R R Y D R I V E K A I A P O I

Issue
Concept Design

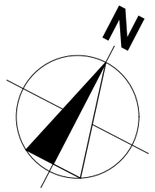
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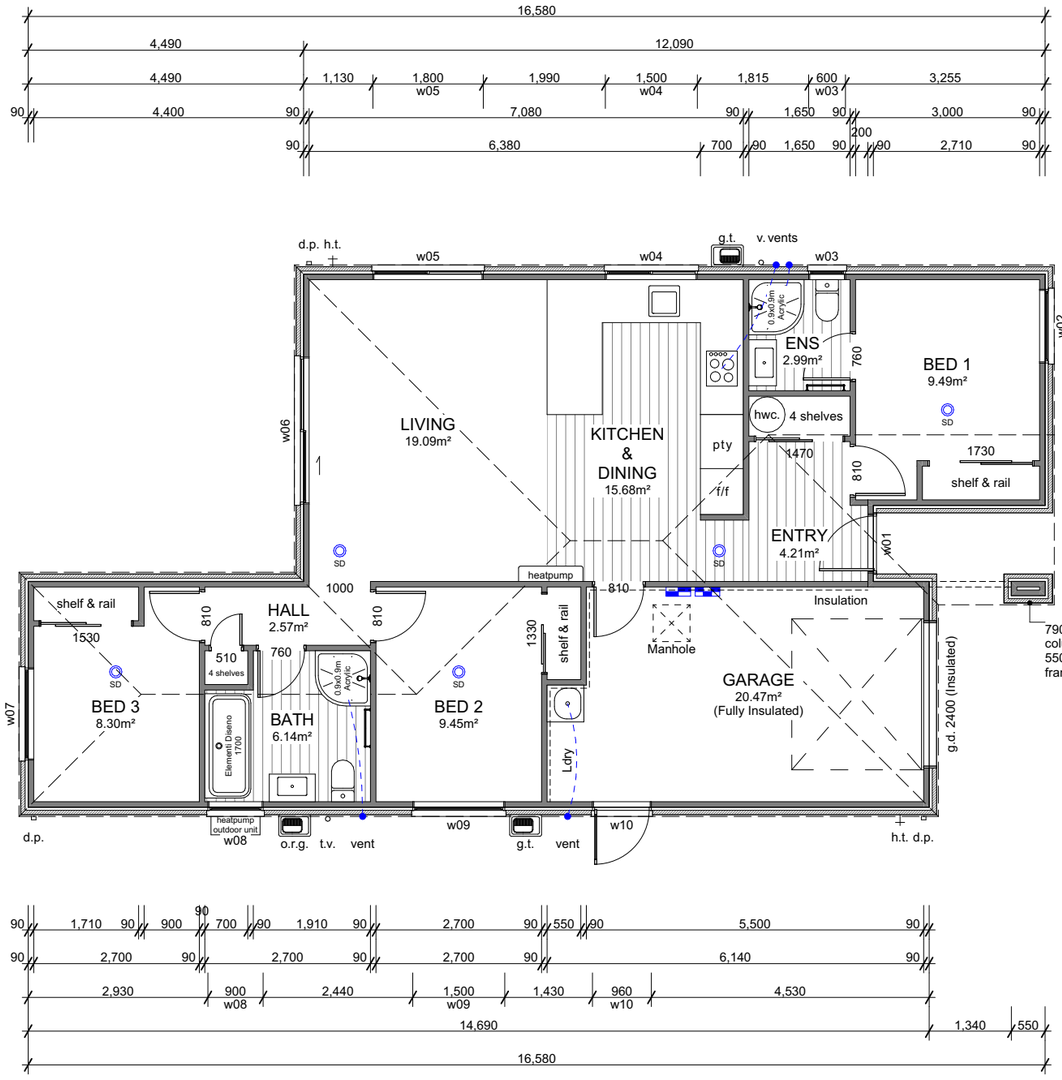
Site Plan

Scale 1:125 @ A3

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Date 23/04/2026
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Building Area

Over Frame	111.18m²
Perimeter	52.32m
Over Cladding	117.50m²
Perimeter	53.32m
Roof Area*	130.35m²
Perimeter	52.76m

*Roof area includes fascia & gutter

General

Main Cladding	70s Clay Brick
Feature Cladding	JH Linea Weatherboard
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.

Note 2: Ensuite, Bath & Laundry extractor and Kitchen rangehood vent ducting through fascia grills.

Note 3: Window tint to w02

Legend

- Distribution Board & Smart Meterbox
- Data Box
- SD — Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	**H**	**W**
w01	2,130	960
w02	2,130	1,200
w03	1,400	600
w04	1,100	1,500
w05	1,400	1,800
w06	2,130	2,400
w07	1,400	1,500
w08	1,100	900
w09	1,400	1,500
w10	2,130	960

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LOT 373 BEACH GROVE
McGARRY DRIVE KAIAPOI

Issue
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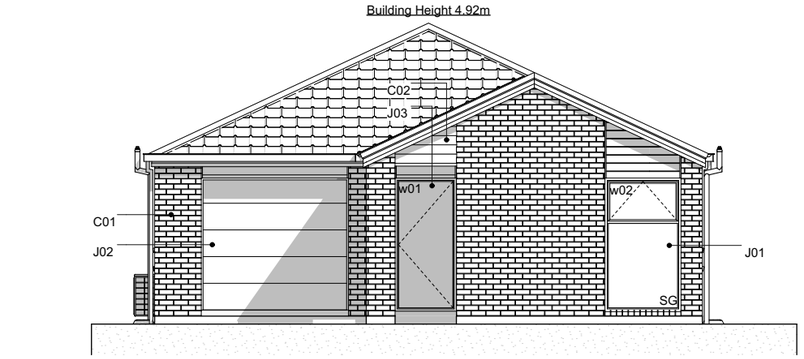
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Floor Plan

Scale 1:100 @ A3

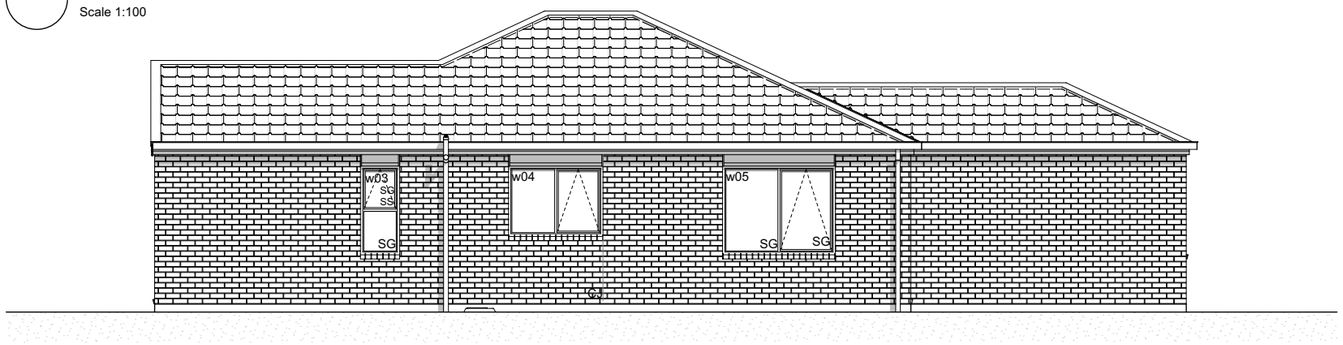
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Date 23/04/2026
File No. **25250**

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2



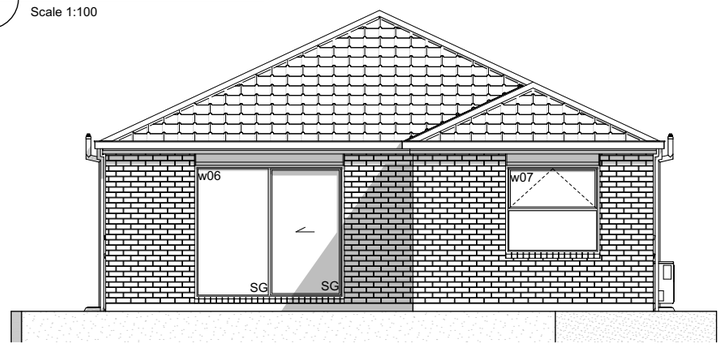
E-01 East Elevation

Scale 1:100



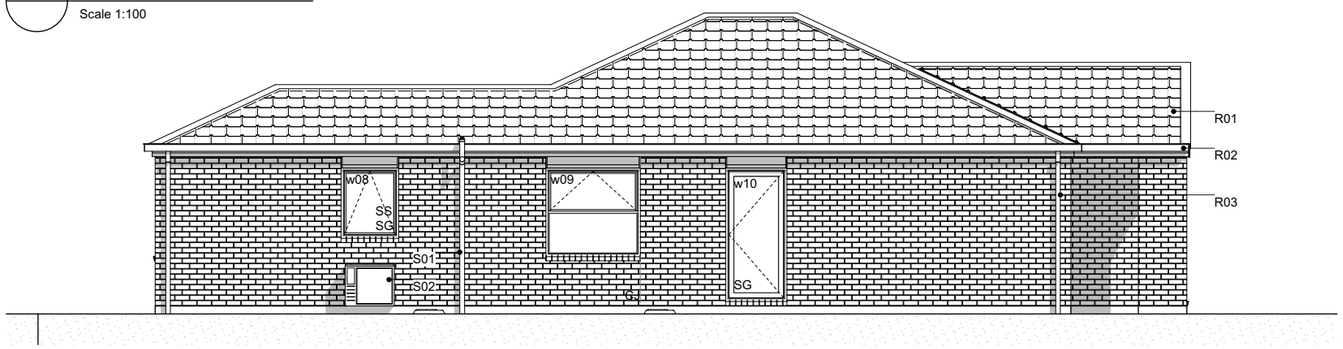
E-02 North Elevation

Scale 1:100



E-03 West Elevation

Scale 1:100



E-04 South Elevation

Scale 1:100

Elevation Keys

C01	70 series brick on 50mm cavity.
C02	James Hardie 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 aluminimum 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.

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Issue
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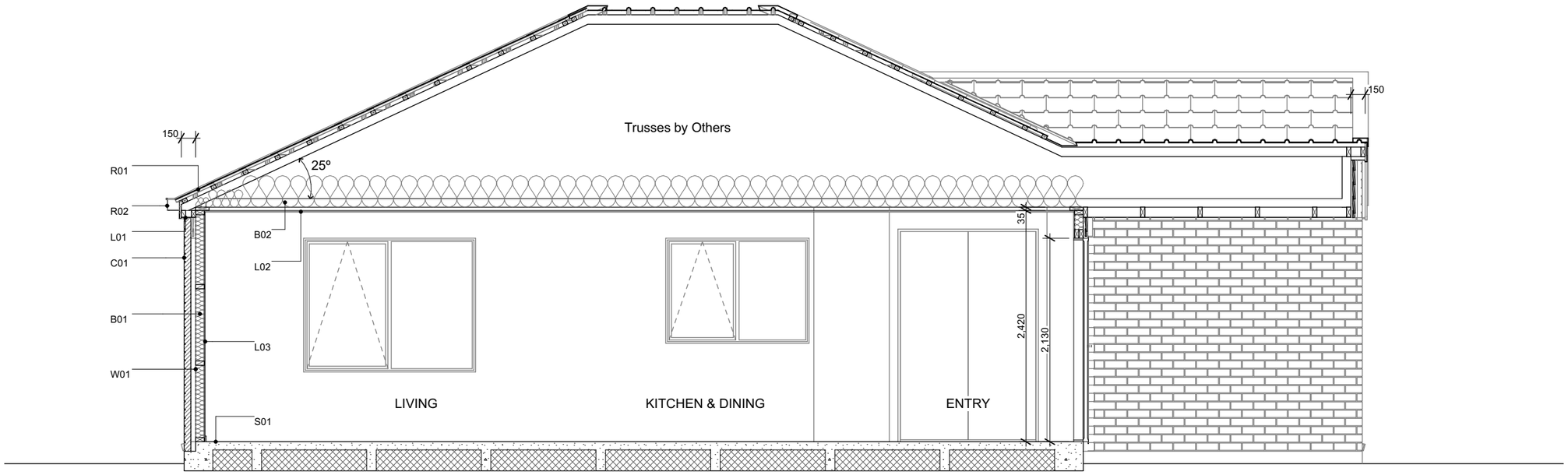
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Elevations

Scale 1:100 @ A3

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Section Keys

C01	70 series brick on 50mm cavity 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.
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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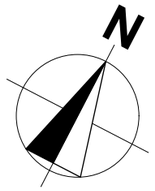
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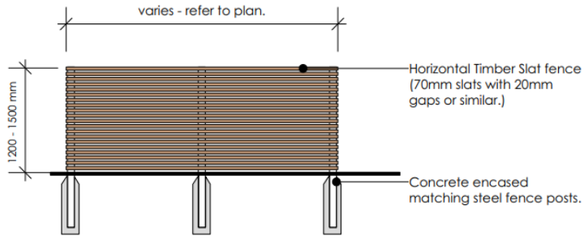
Section A-A

Scale 1:50 @ A3

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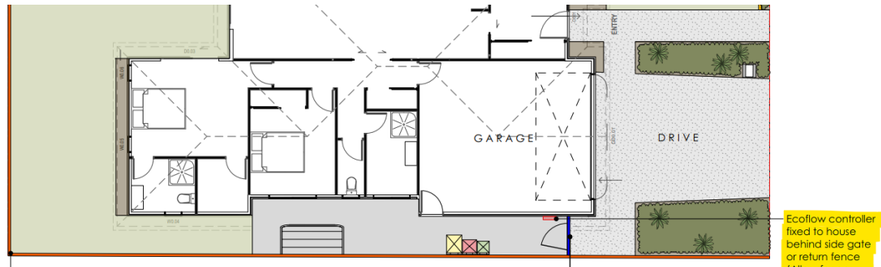
Sheet No.
4





2 FENCE TYPE 1200 - 1500mm High Horizontal Timber Slat Fence
Scale 1:50

NOTE: 1.8m high fence version suitable where adjacent to outdoor courtyards.
To be stained to tie in with house facade.



5 Indicative Landscape Plan
Scale 1:100

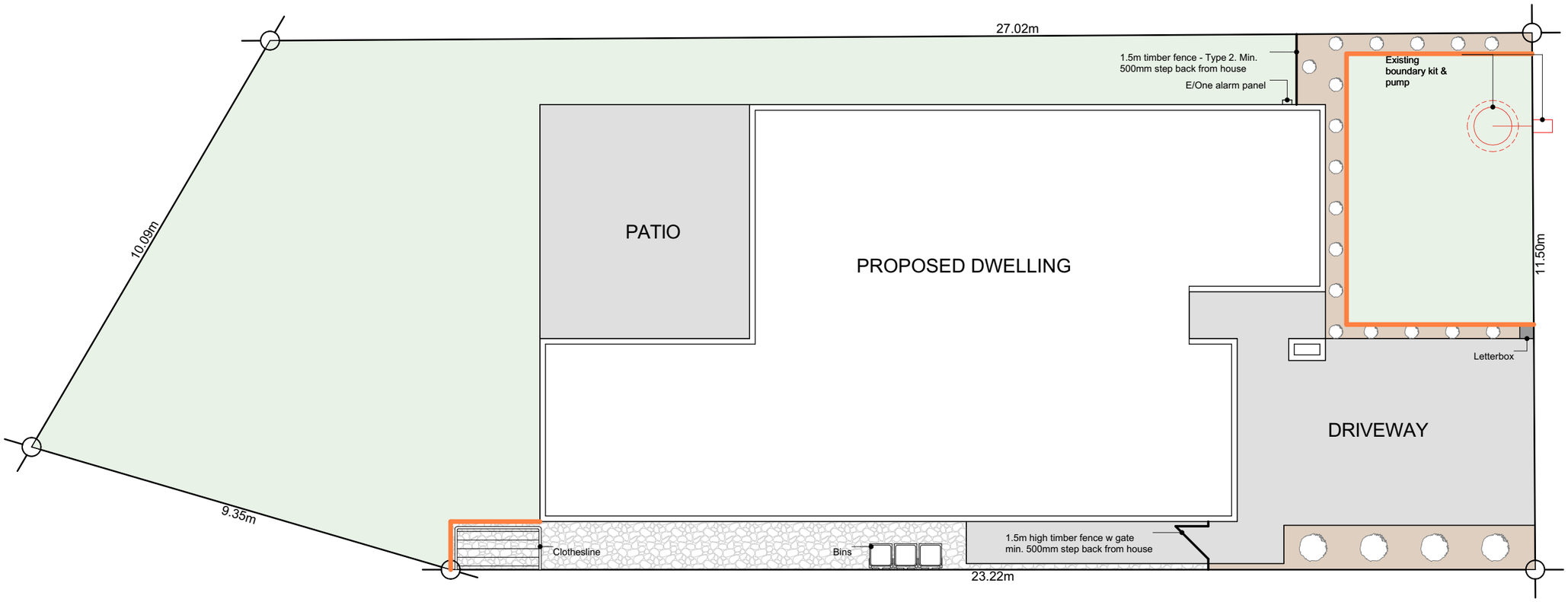
Plants List for Garden Bed

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
Timber Batten Edging between garden bed & lawn/ stonechip





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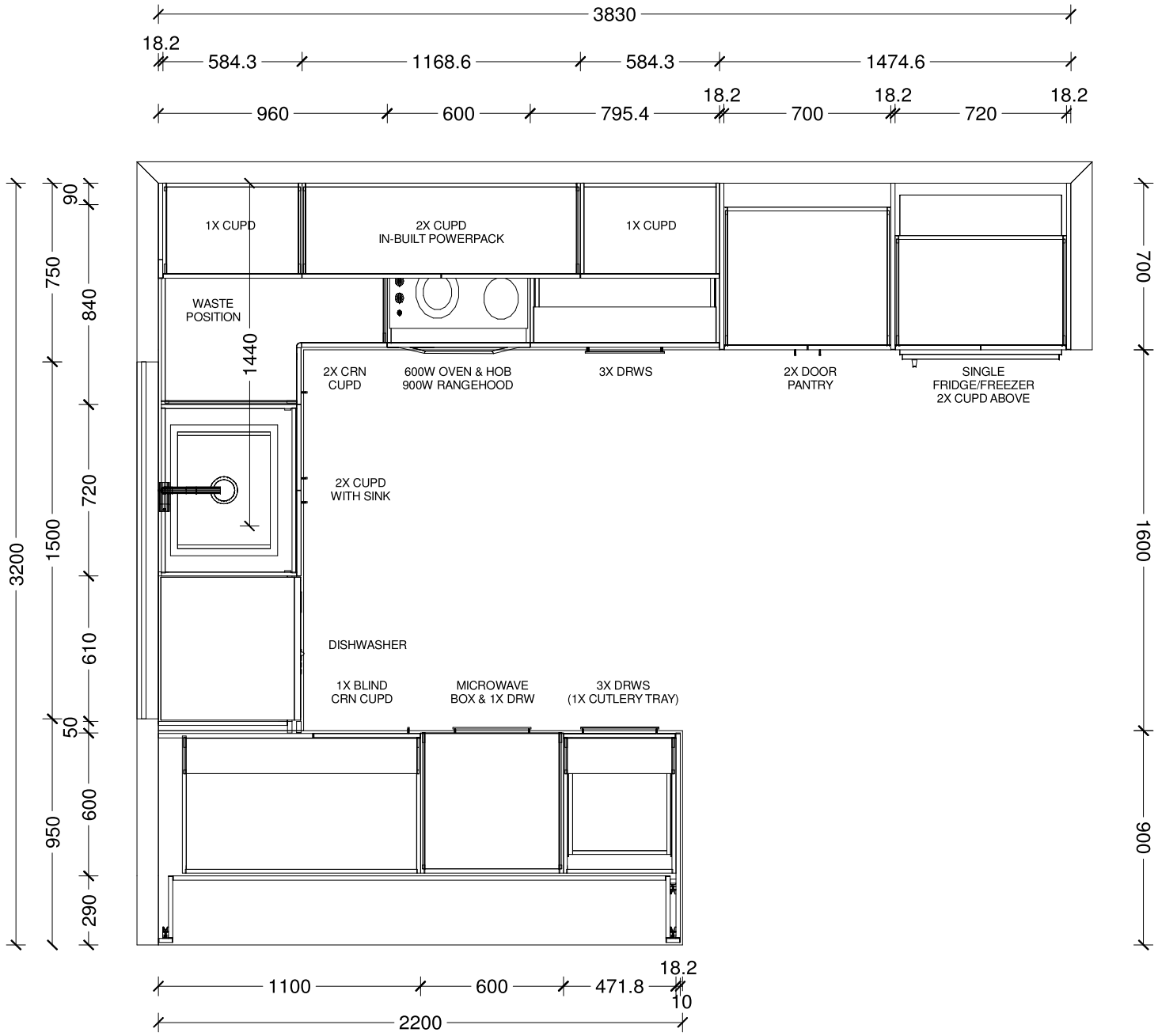
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Landscape Plan

Scale 1:100 @ A3

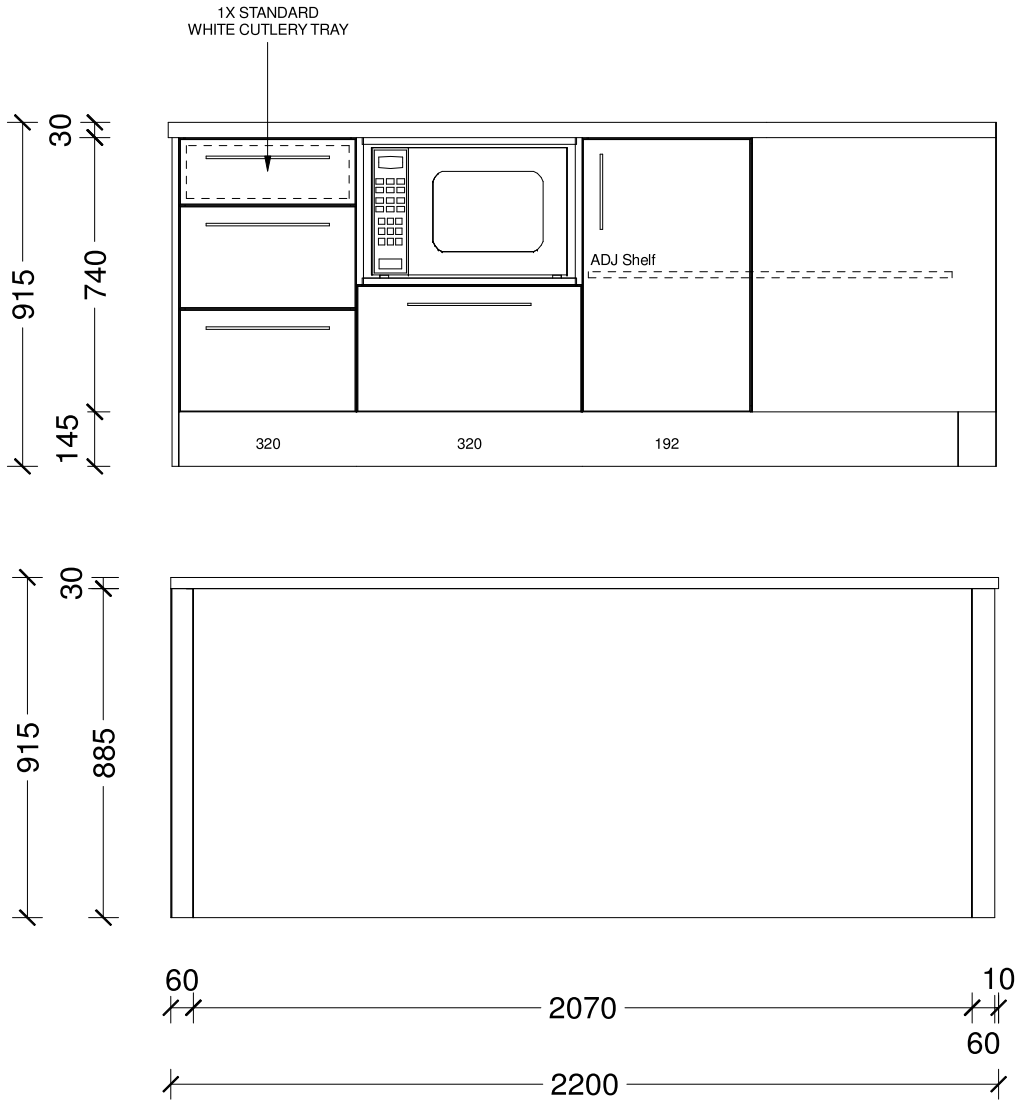
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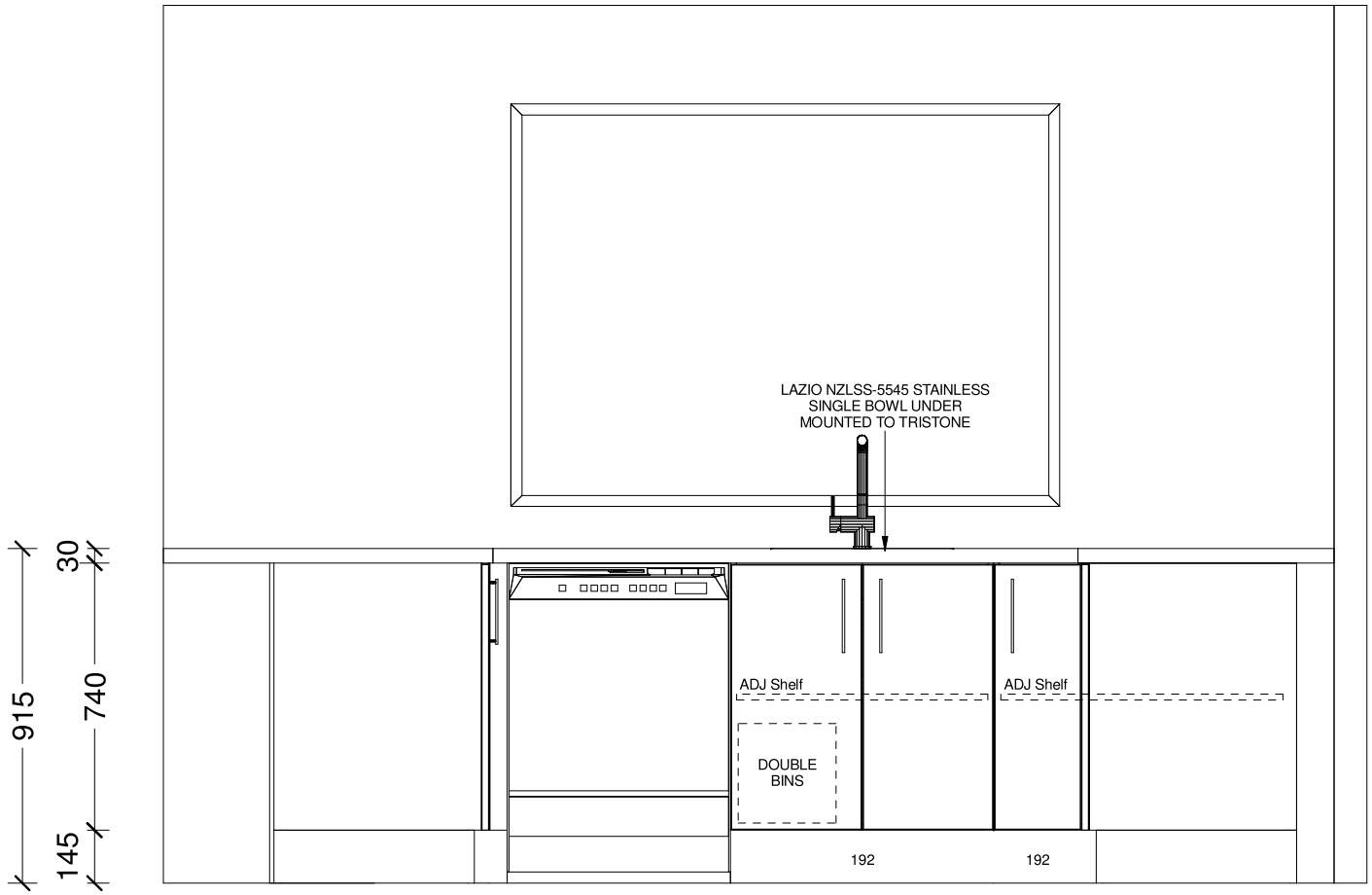
Designer: Sarah Molyneux	Date: 25 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Fern Modified				

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Designer: Sarah Molyneux	Date: 25 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Fern Modified				

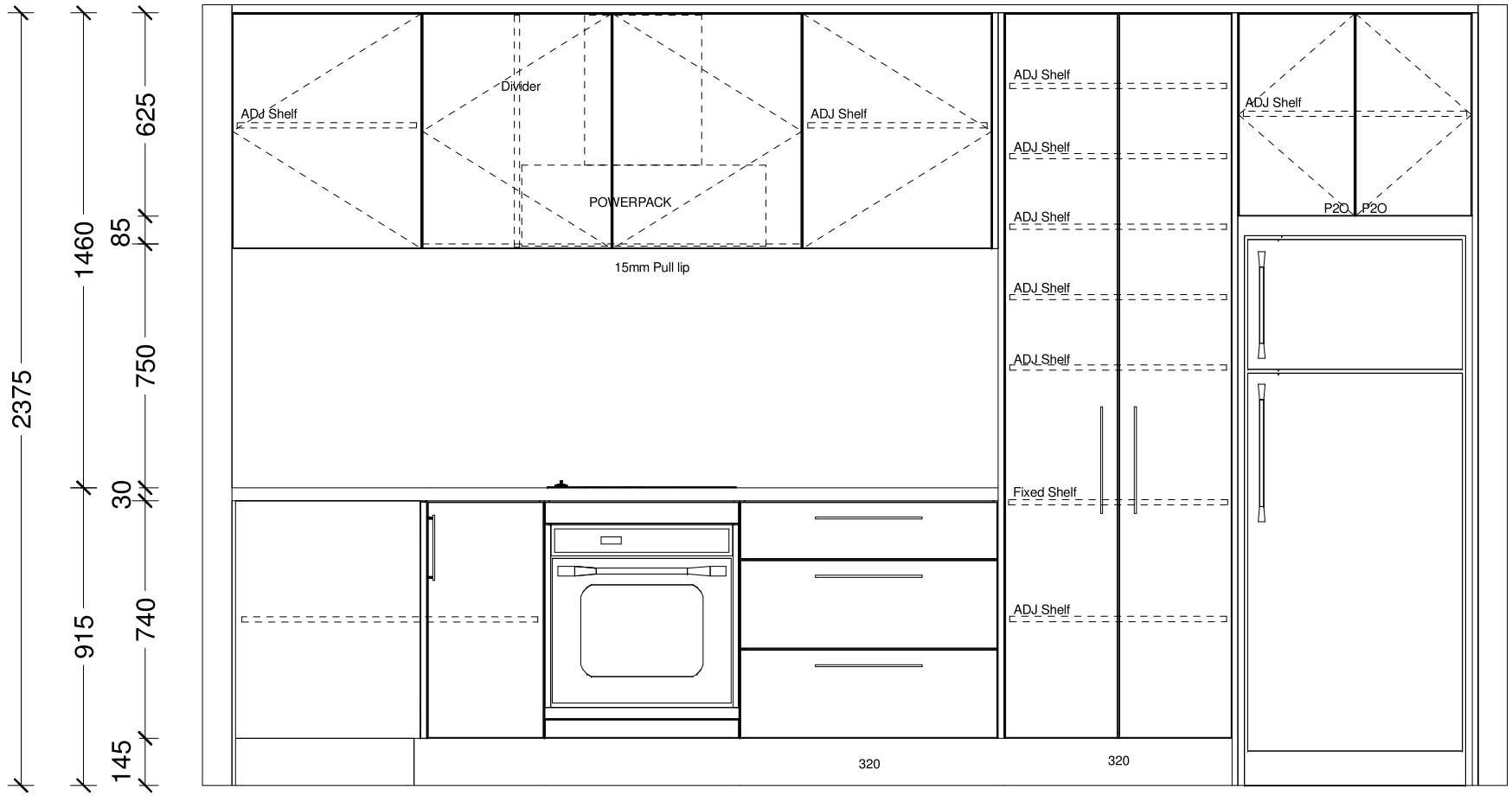
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Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	25 Nov 25	Oakridge Homes			Default
Dwg:	Scale:	Customer:			
Kitchen Elevation	1 : 20	The Fern Modified			

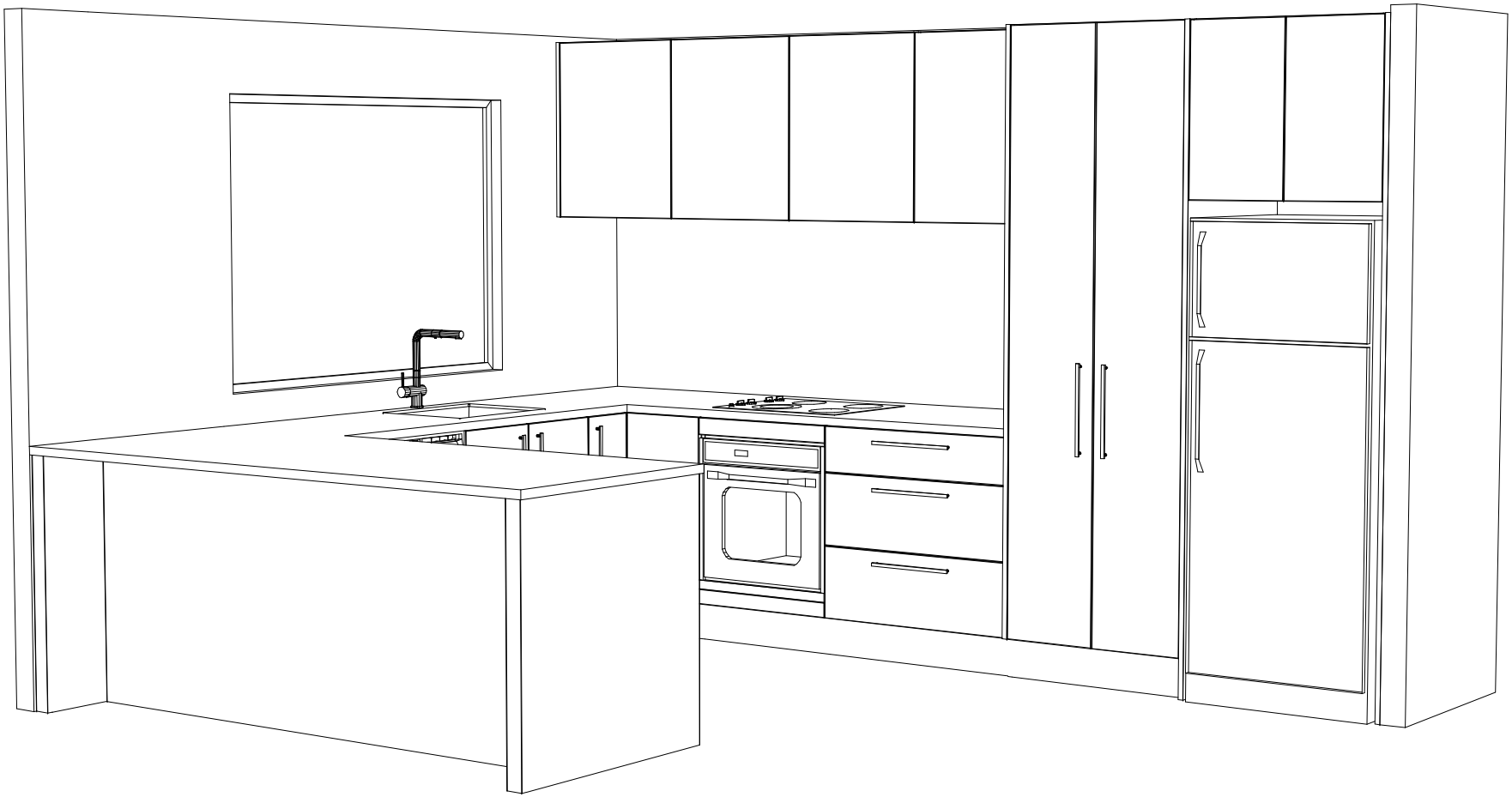
TRENDS™ KITCHENS

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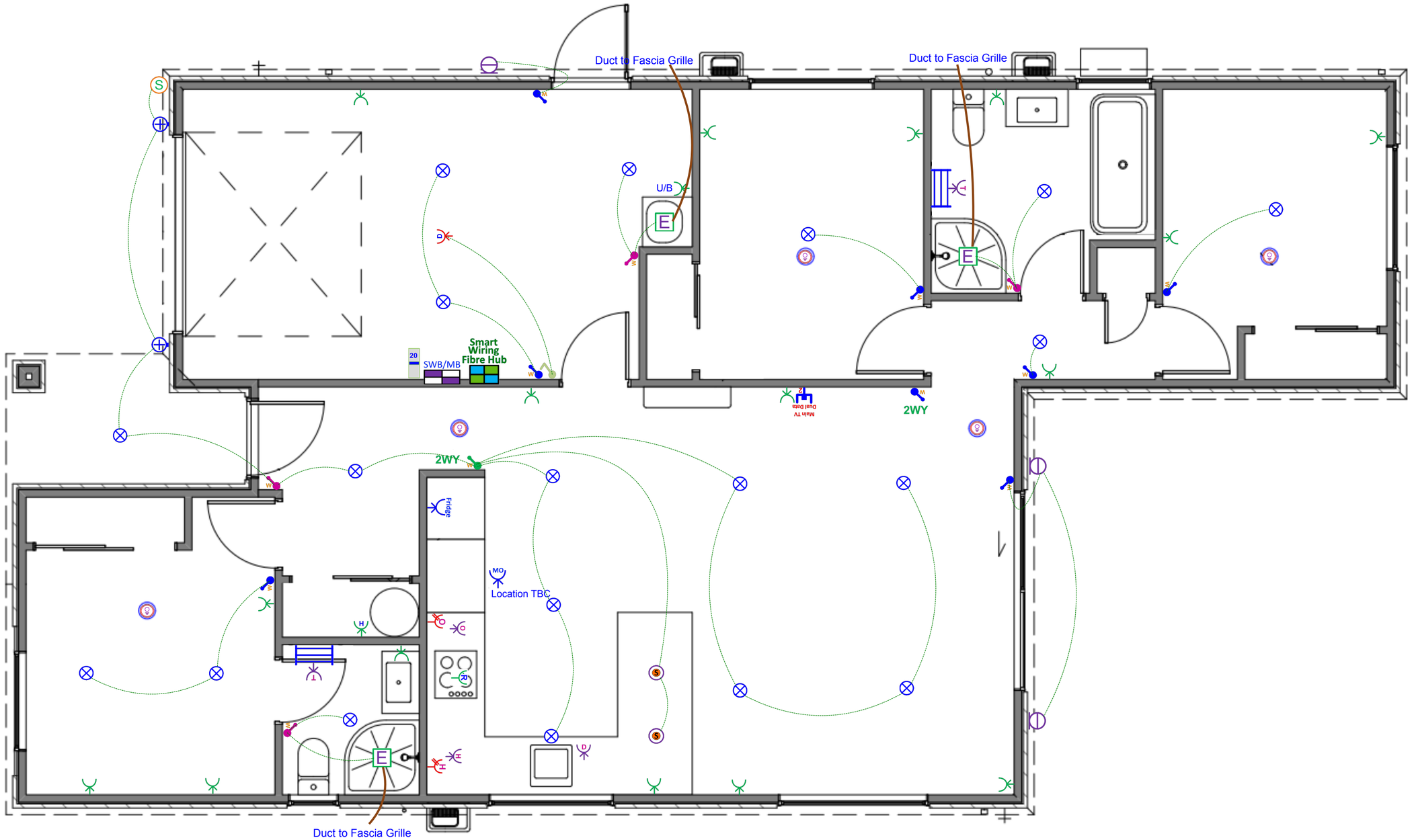
Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:	
Sarah Molyneux	25 Nov 25	Oakridge Homes			Default	TRENDS KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Fern Modified				

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Designer: Sarah Molyneux	Date: 25 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Fern Modified				

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SMART SYSTEMS
Electricians for smart, sustainable homes

Client Name:	Oakridge Homes	**Date:** Revised 24-11-2025	**Designed By:** Mike Lew
Site Address:	The Fern Modified (Garage Left)	**Plan** Electrical & Lighting with Sabinar Pendants	**Phone:** 03 338 4238
Acceptance Signature & Date:			**Email & Web** info@smartsystems.net.nz smartsystems.net.nz

Plan: Option A - The Sabinar - The Fern Modified (Garage Left) Electrical Design

Electrical

	Item	Total
SWB/MB	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
R	Tradesave Rangehood 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 Double Power Socket Horizontal (White) 10A	17 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	1 EA
	Tradesave Garage Door Opener Press Button (White)	1 EA
D	Tradesave Slim Garage Door Power Socket	1 EA
H	Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection	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	5 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
S	External 180-Degree Lighting Movement Sensor (White)	1 EA
	Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit	19 EA
	External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	2 EA

Electrical

	Item	Total
	Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	3 EA
W	Tradesave Slim Light Switch 1-Gang (White)	8 EA
W	Tradesave Slim Light Switch 2-Gang (White)	4 EA
W	Tradesave Slim Light Switch 4-Gang (White)	1 EA
2WY	2-Way Light Circuit	2 EA
Smart Wiring Fibre Hub	Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
Main TV Dual Data 2	SC261302 (Oak)-25 - Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	1 EA

Kitchen Pendants

	Item	Total
S	Pendant Light - Sabinar 400 Pendant with 8-watt LED Lamp (White) & Circuit	2 EA

In the Area

About Beachgrove

Beachgrove offers the best of both worlds with its generous green spaces, leafy surroundings, and peaceful, semi-rural feel, all while being just 900 metres from central Kaiapoi. Everyday essentials, shopping, and local amenities are only minutes away, and with the new Christchurch Northern Corridor, commuting to the Christchurch CBD takes as little as 15 minutes.



Families will appreciate the convenience of having an onsite childcare centre, Active Explorers, and direct access to Kaiapoi North School, a full Year 1–8 primary school bordering the development. With the school just a short walk through the back gate, the morning run couldn't be easier.

Kaiapoi and Surrounding Areas



Kaiapoi is a vibrant riverside town just north of Christchurch, known for its friendly community feel, charming town centre, and relaxed lifestyle. Set along the Kaiapoi River, it offers easy access to walking tracks, parks, and nature, while recent redevelopment has brought modern amenities, great cafés, and boutique shopping to the area. Just minutes from the heart of town, the Beachgrove subdivision provides a contemporary, master-planned neighbourhood that blends seamlessly into Kaiapoi's leafy, welcoming surroundings.



Its close proximity to Christchurch means residents enjoy the best of both worlds—peaceful suburban living with the convenience of the city only a short drive away. The wider Waimakariri district offers beautiful beaches, quality schools, nature reserves, and plenty of outdoor adventure. With strong local infrastructure and a warm, community-driven atmosphere, Kaiapoi and the nearby Beachgrove subdivision continue to be among Canterbury's most desirable places to call home.

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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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