

# Lot 385 Beachgrove

Stage 6B, Beachgrove, Kaiapoi, North Canterbury

NB: Roofing differs from render- to be longrun corrugate



Artist impression only – refer to concept plan.



## House & Land Package:

# \$699,900

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.

Home area: 122m<sup>2</sup>

Section area: 309m<sup>2</sup>

 3  1  2  1

## Features:

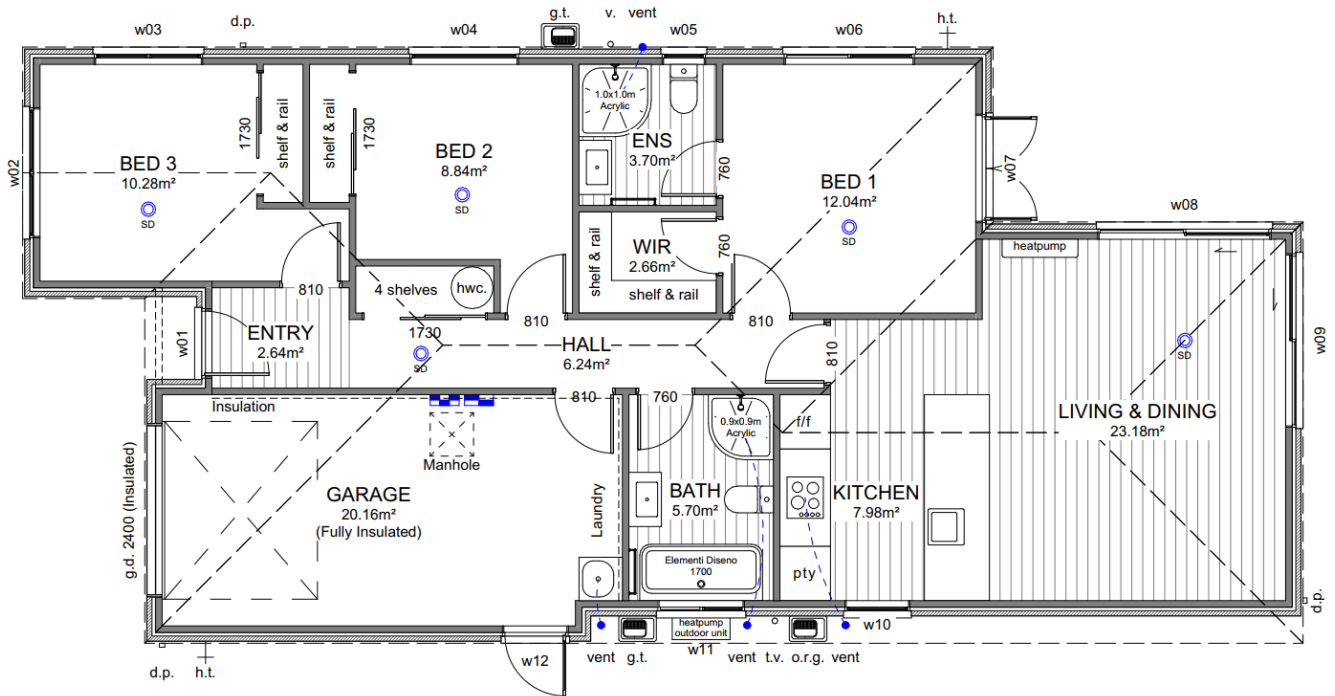
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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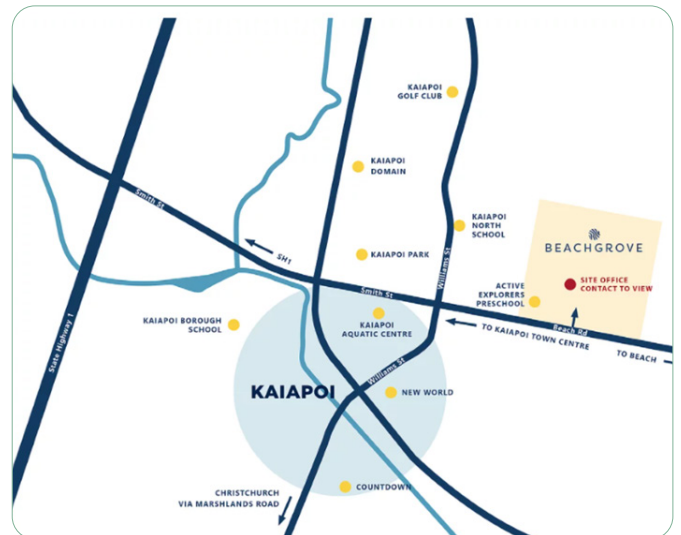
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# Floor Layout



# Site Location



# 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° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Austral 70 Series Brick
Feature cladding:	Abodo AW55 135×18mm	Entry door:	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 woodgrain 2.4m
Tint to w02 & w03			
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 & soffit	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 splash-back 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

# 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



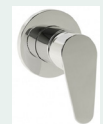
### Basin mixers:

Elementi Cura



### Shower / bath mixers:

Elementi Cura



### Shower slides:

Elementi Rayne



### Bath spout:

Elementi Uno



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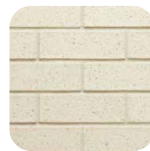
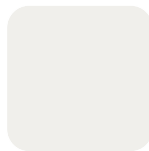
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# Colour Schedule

## Exterior Colours

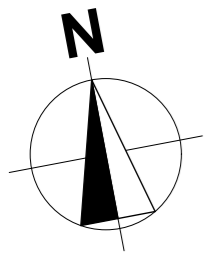
Colour Scheme			
EXTERIOR			
Roof:	Flaxpod	Garage door:	Flaxpod
Fascia, gutter & downpipes:	Flaxpod	Garage door frame:	Flaxpod
Window joinery:	Flaxpod	Soffits:	Half black white
Front door:	Flaxpod	Exterior cladding (Main):	Sea salt with white mortar
Front door frame:	Flaxpod	Exterior cladding (Feature):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



## Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Demeter
Walls:	Black white	Kitchen back wall & island back panel:	Cirrus
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Fiordland elm
Skirting:	Black white	Kitchen splashback:	Zellige Argilla Gloss 100×100
Carpet:	Iron	Feature pendant:	Minota 1.5 linear black
Vinyl plank:	Natural		





### Site Info

Site Address	Merrin Street Beach Grove
Legal Description	Lot 385
Site Area	309m <sup>2</sup>
Building Area	122.01m <sup>2</sup>
Roof Area*	135.67m <sup>2</sup>
Site Coverage	43.91%

### Design Basis

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

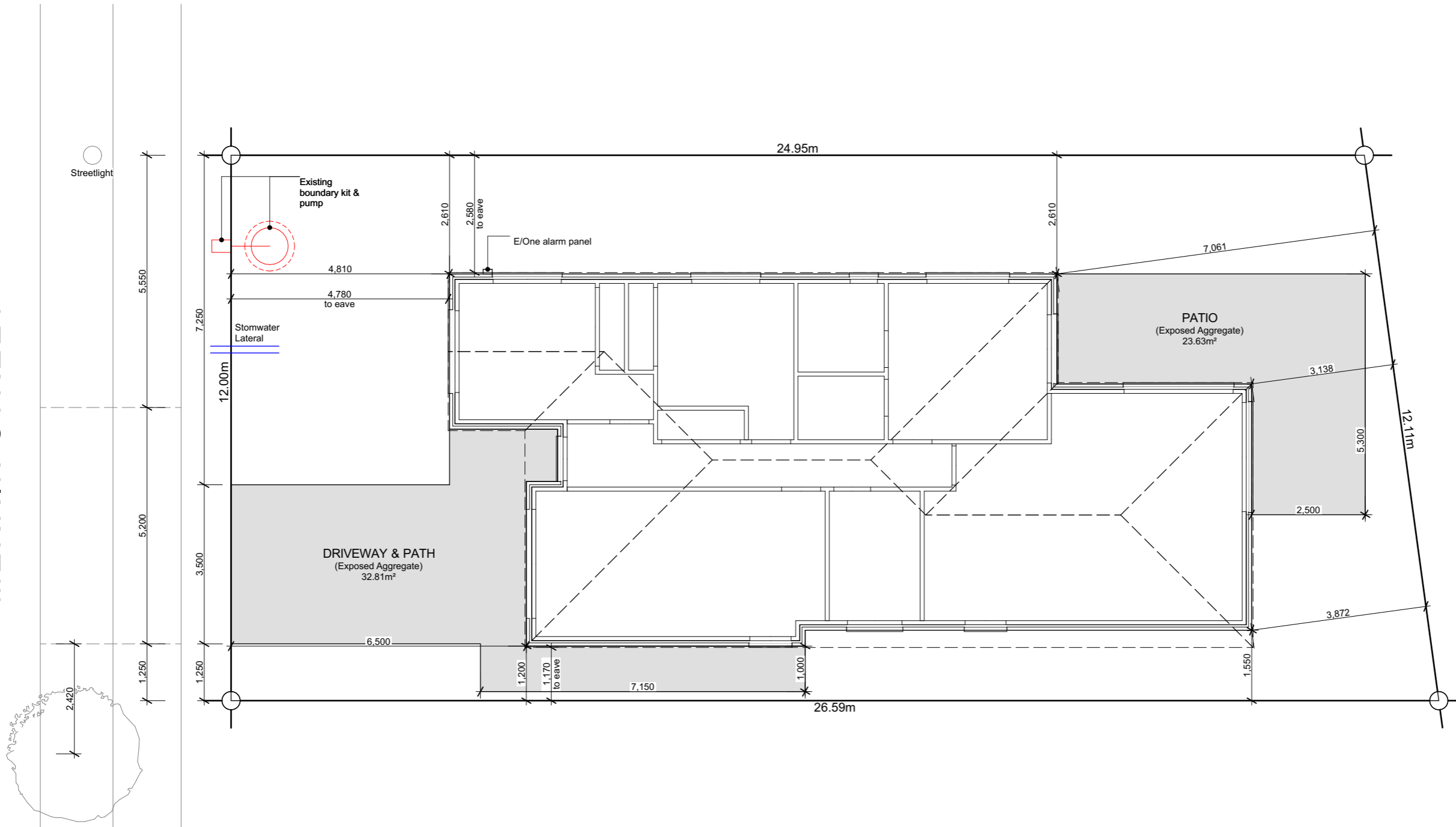
### General Notes

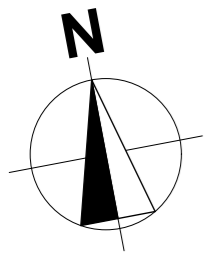
- All dimensions shown are to face of foundation unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- All sealed driveway and patio areas to be min. 1:100 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.

MERRIN STREET





### Building Area

Over Frame	115.65m <sup>2</sup>
Perimeter	52.12m
Over Cladding	122.01m <sup>2</sup>
Perimeter	53.08m
Roof Area*	135.67m <sup>2</sup>
Perimeter	52.96m

\*Roof area includes fascia & gutter.

### General




Main Cladding	70s Clay Brick
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (AW55)
Roof Pitch	25°
Roofing	Longrun Corrugated
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 extractor fan ducting through fascia grille.

Note 3: Tint to w02 & w03

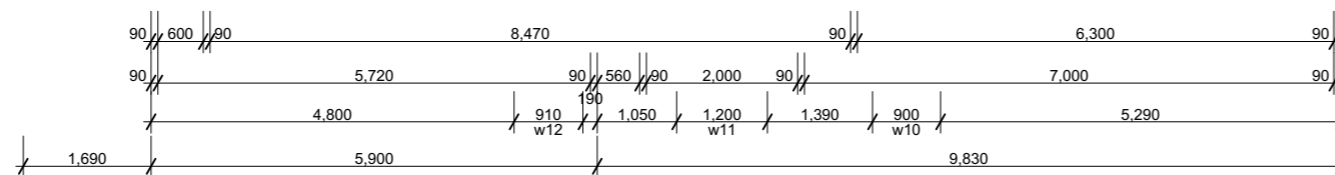
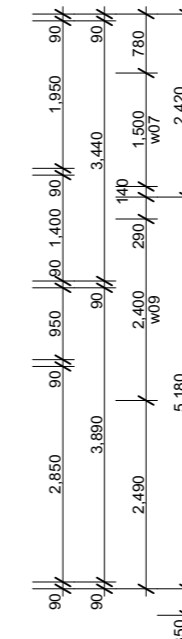
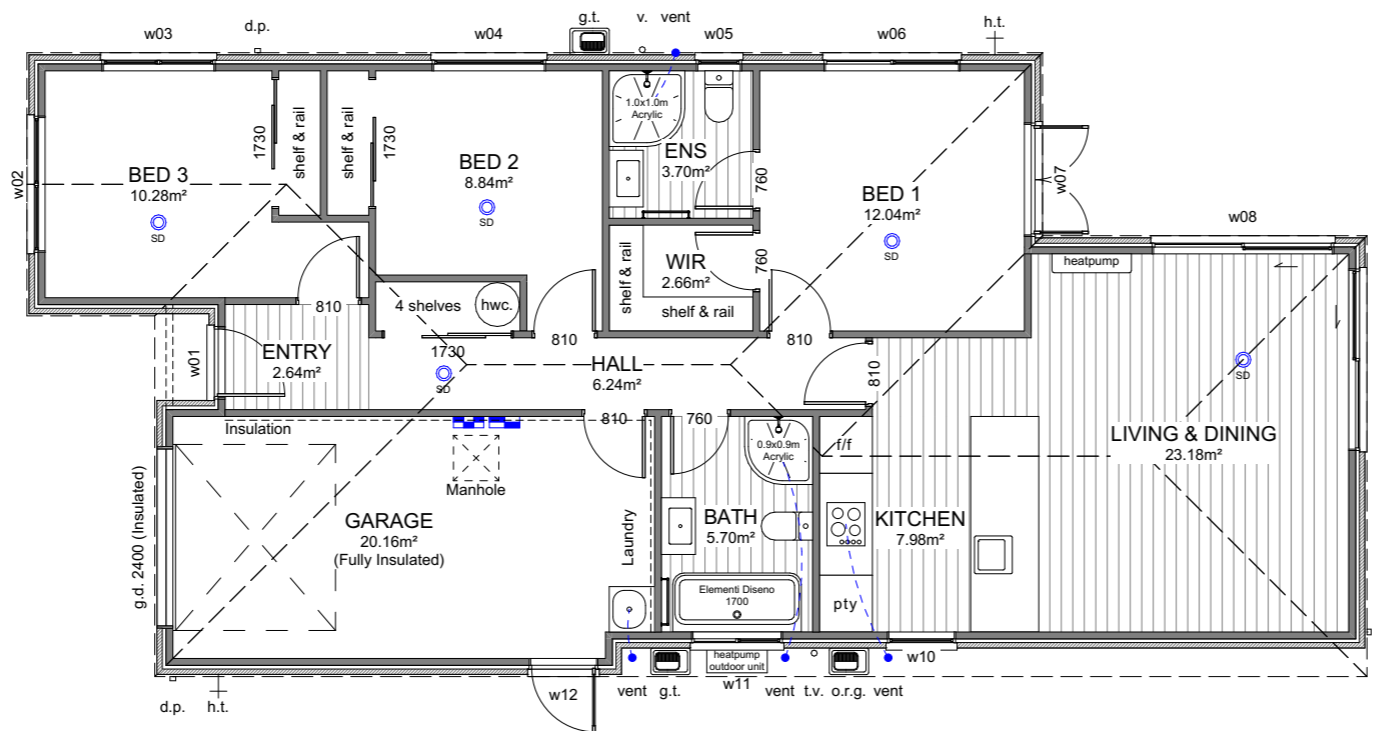
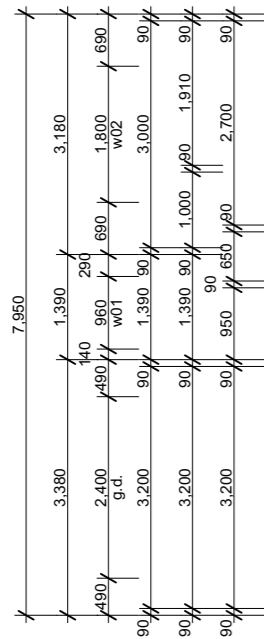
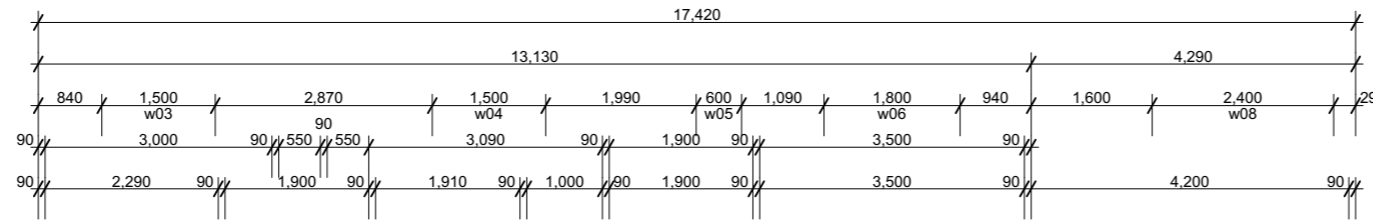
### Legend

-  Distribution Board and Smart Meter Box
-  Data Box
-  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	1,800
w03	500	1,500
w04	1,400	1,500
w05	1,100	600
w06	500	1,800
w07	2,130	1,500
w08	2,130	2,400
w09	2,130	2,400
w10	2,130	900
w11	1,100	1,200
w12	2,130	910



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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 385 BEACH GROVE  
 MERRIN STREET KAIAPOI

**Issue**  
 Concept Design

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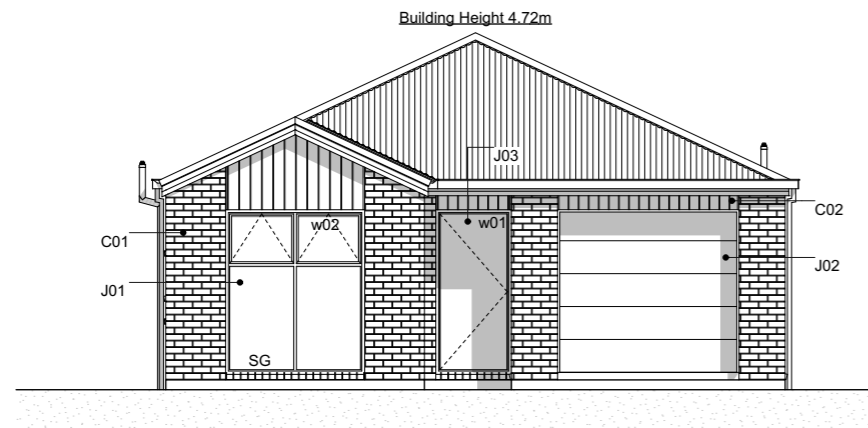
**Floor Plan**

Scale 1:100 @ A3

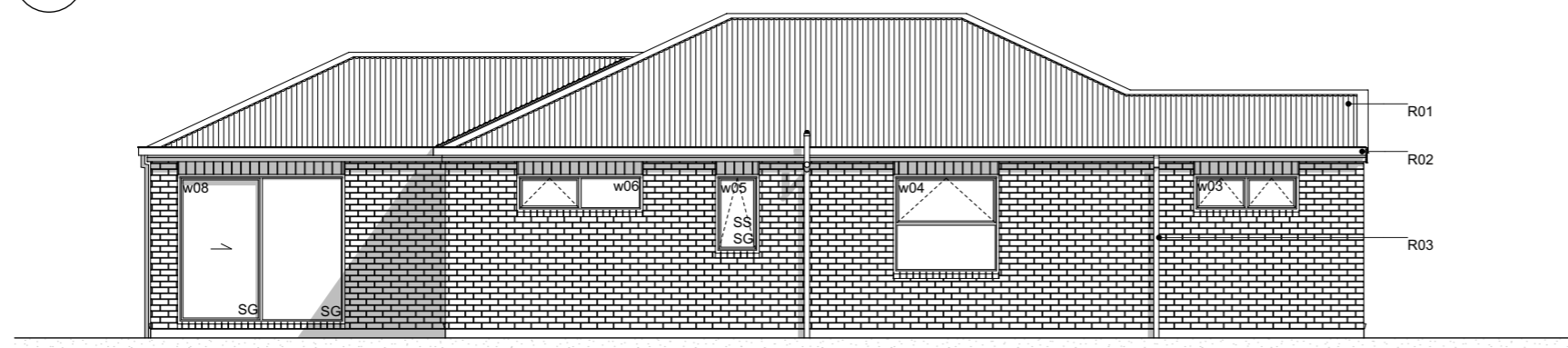
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 Date 19/11/2025  
 File No. 25251

**Sheet No.**

**2**



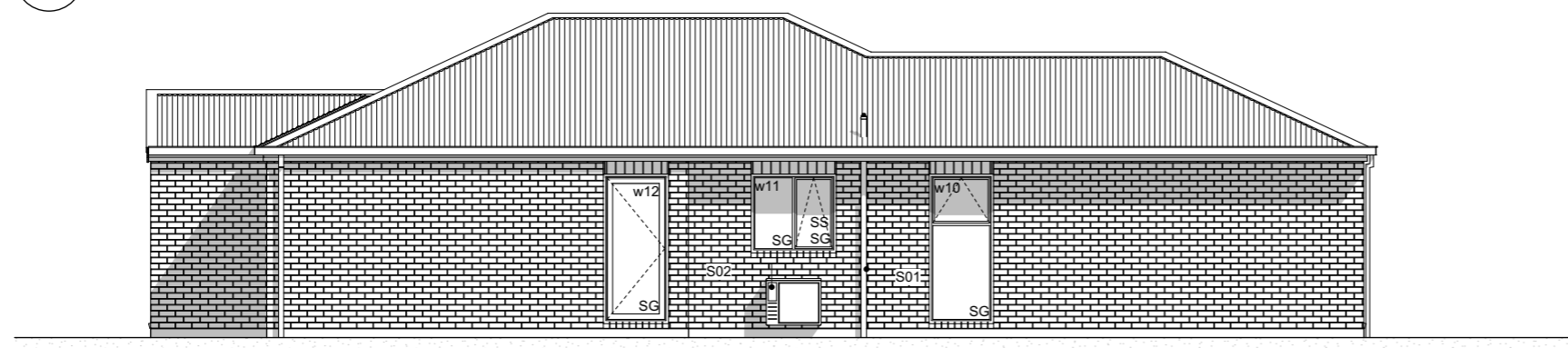
**E-01 West Elevation**  
Scale 1:100



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



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



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

**Elevation Keys**

- C01 70 series brick on 50mm cavity.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
- 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**

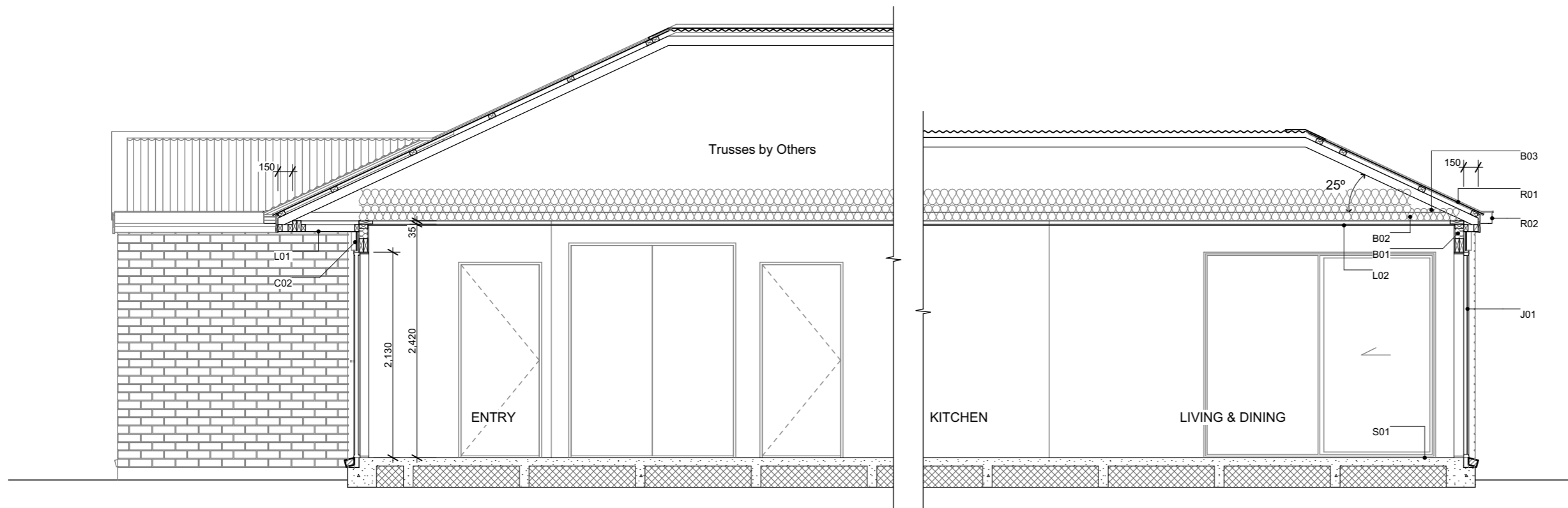
- w01 Window ID
- SS Security Stay
- SG Safety Glass

**General Notes**

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

## Section Keys

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft Foundation.
- T01 Roof trusses as per Truss Design.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on on 70x45mm purlins over 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 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 R3.6 (140mm) 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.
- 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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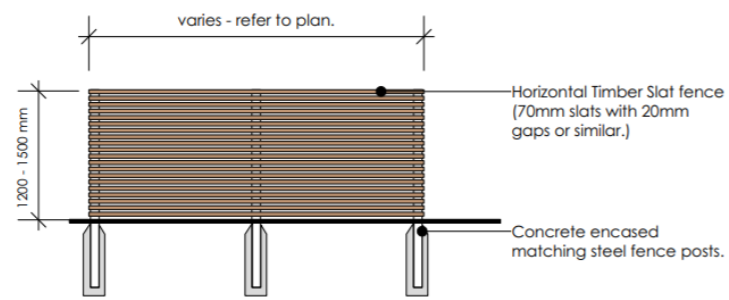
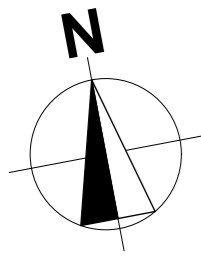
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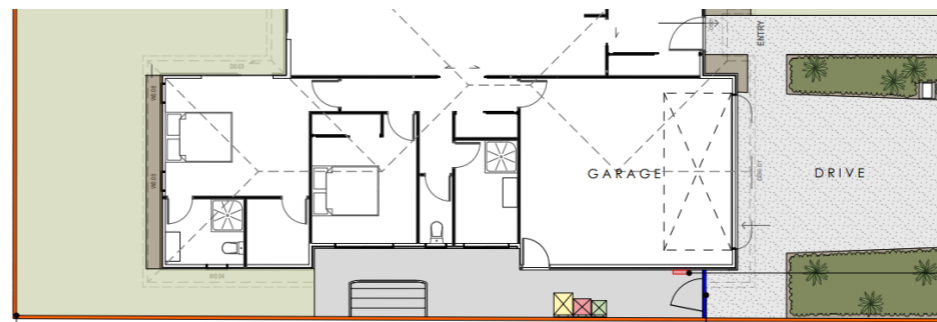
**4**



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.

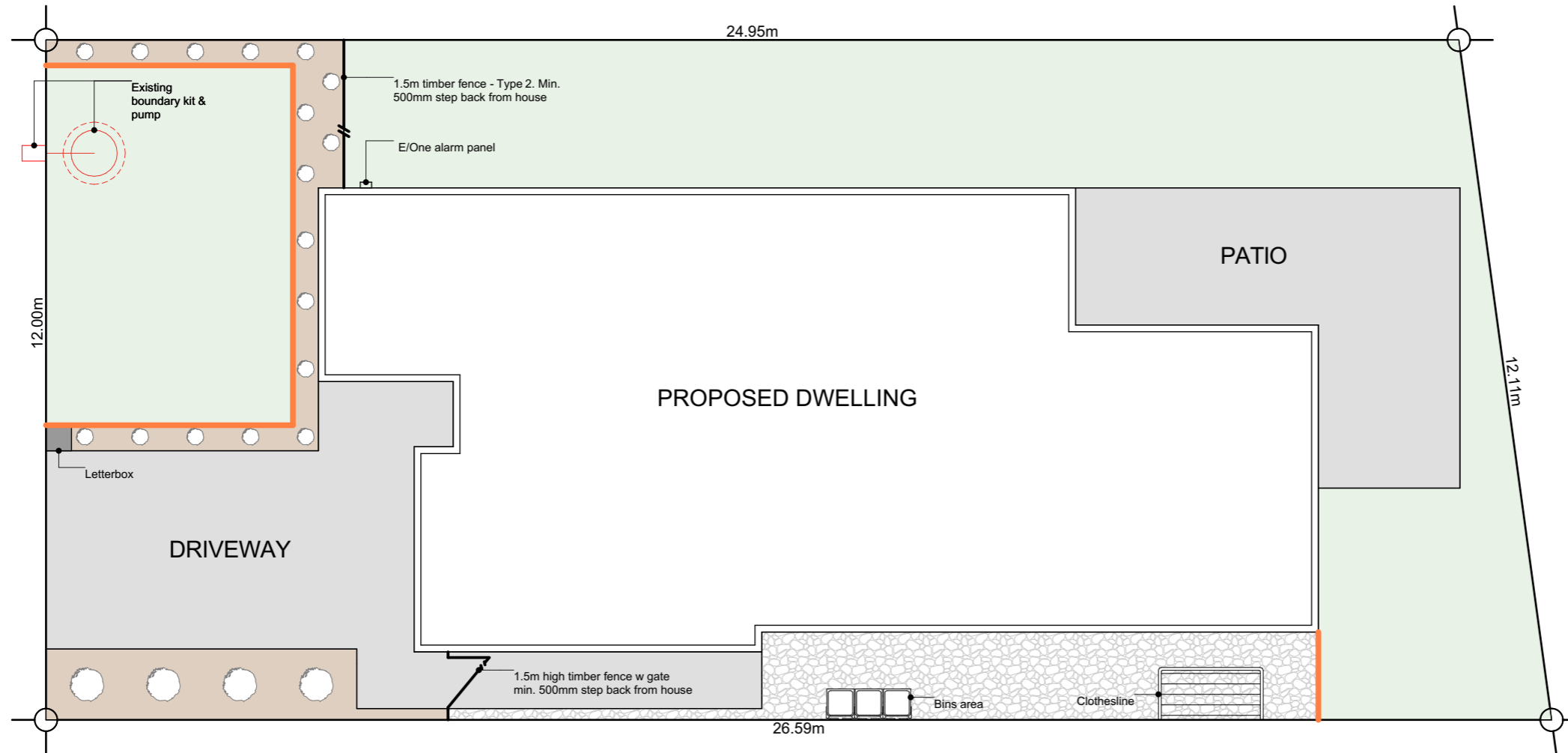


5 Fence Type 4 to all internal boundaries  
Indicative Landscape Plan  
Scale 1:100

Fence return to house or side gate minimum 500mm back from front of house.

Service courts shall be screened from street using 1.5 - 1.8m fence return or gate.






Ecoflow controller fixed to house behind side gate or return fence (Allow for any downpipe locations).



### 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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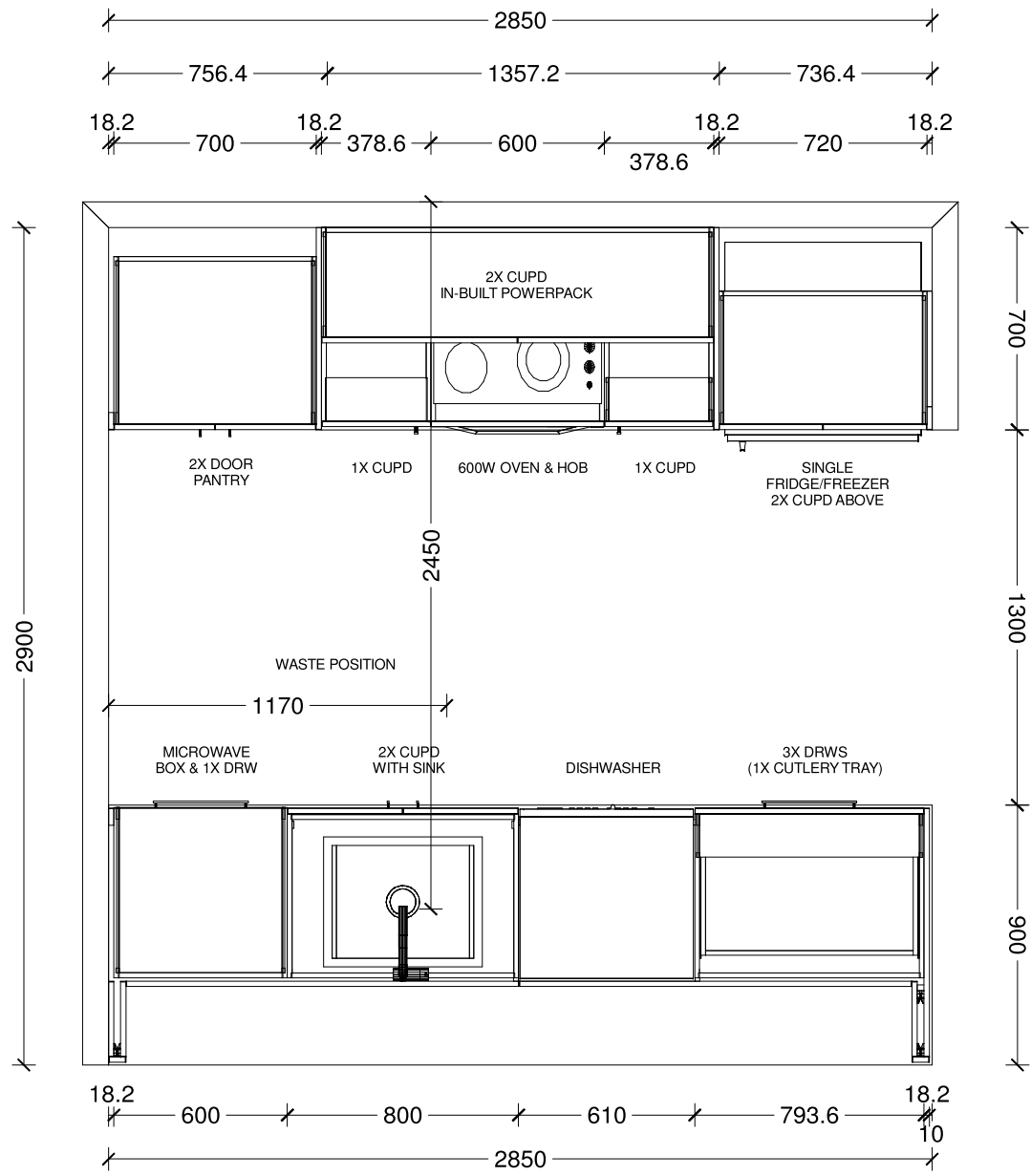
**Landscape Plan**

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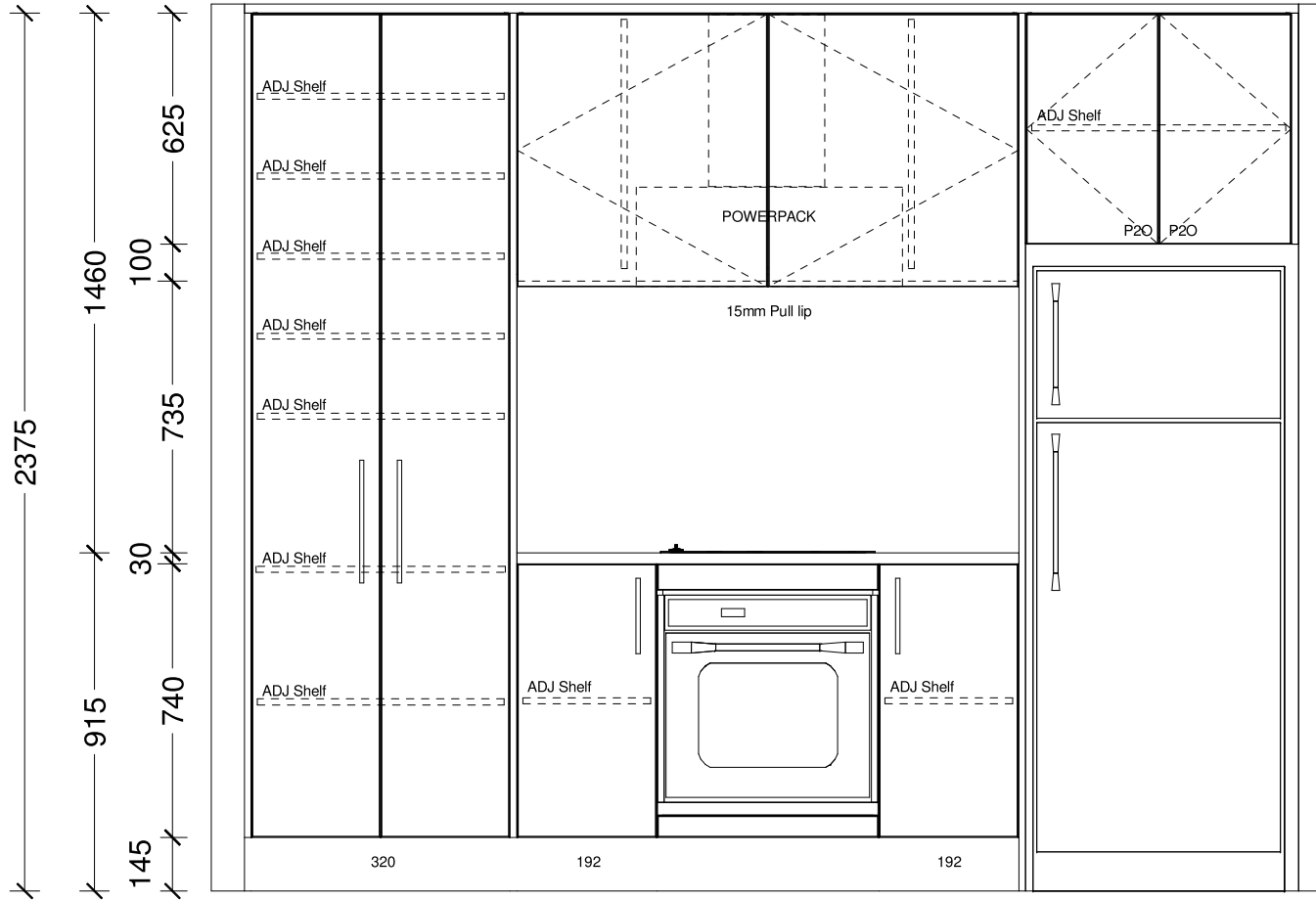
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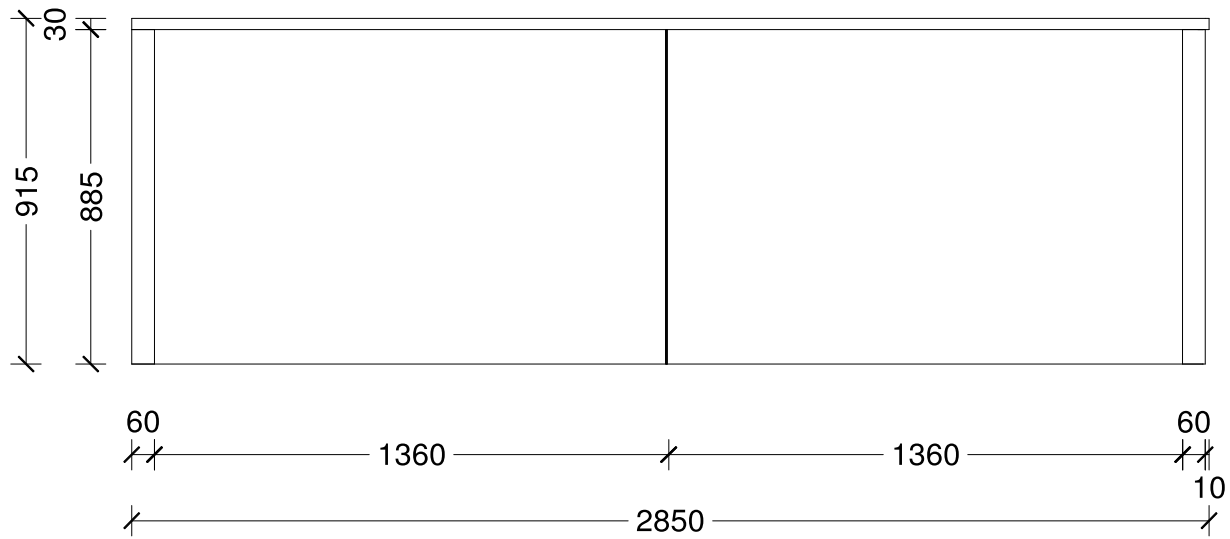
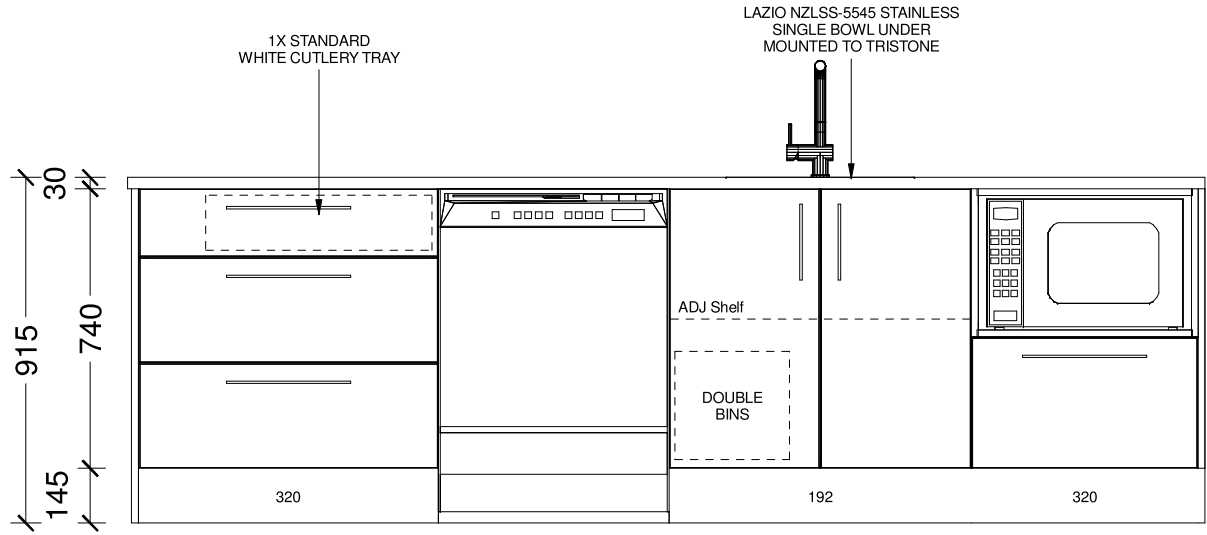
Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Koa				

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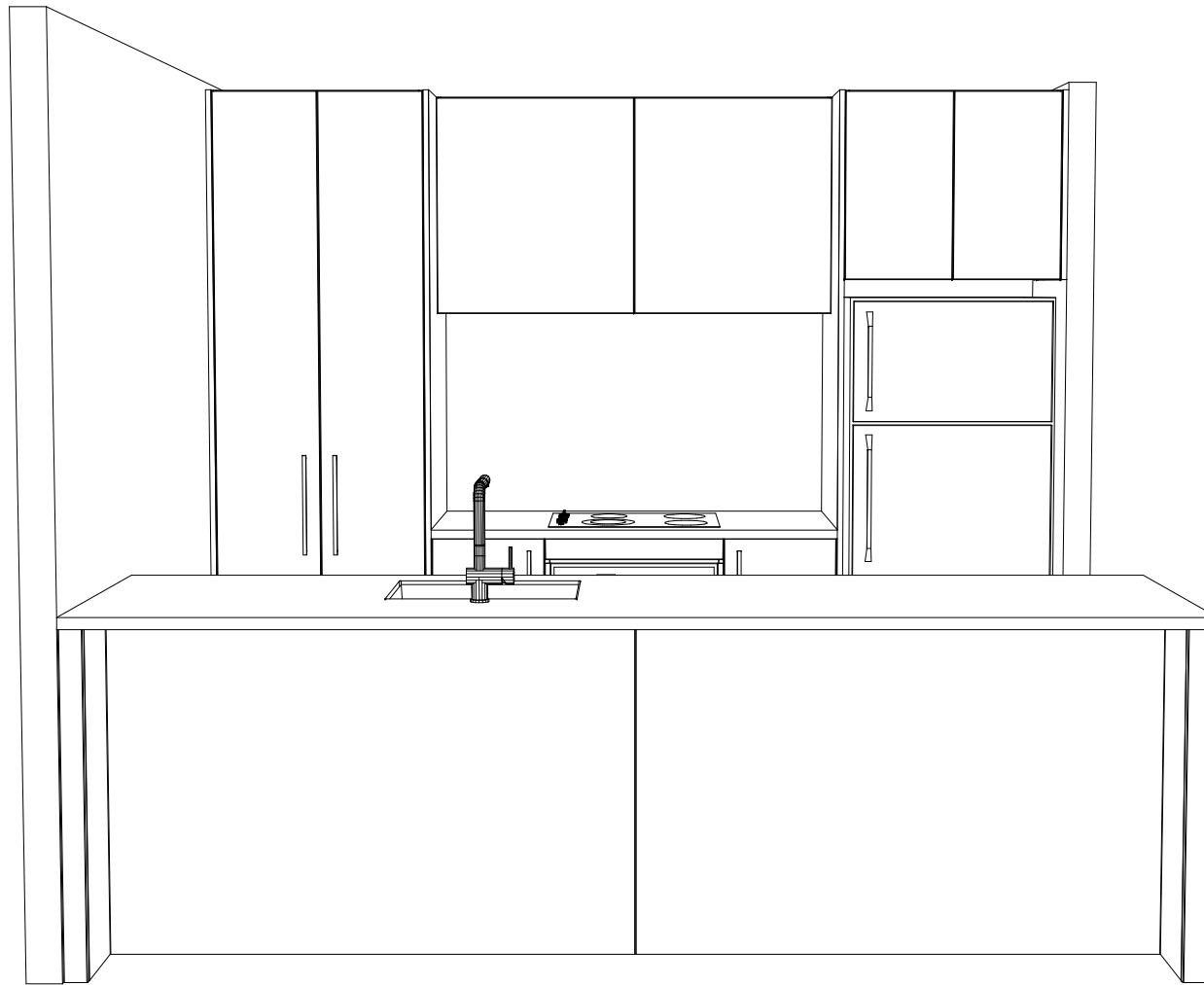
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Koa				

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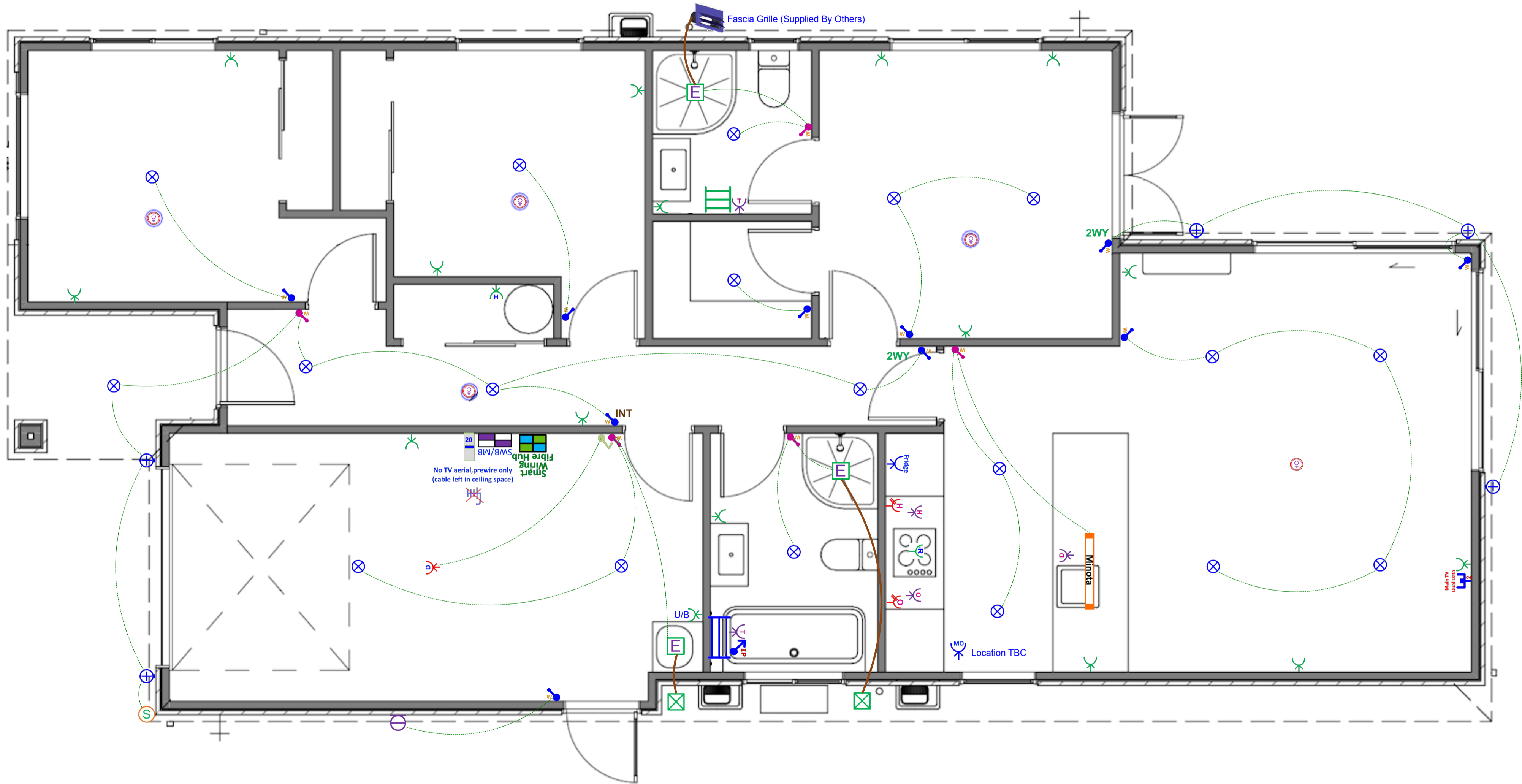
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Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Koa				













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# Plan: Option B - The Minota - The Koa V3 (Garage Right) - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Rangehood Single Switched 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		16 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 (White)		1 EA
 Tradesave Garage Door Open/Close Press Switch (White)		1 EA
 Tradesave Slim Garage Door Power Socket (White)		1 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)		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		1 EA
 Newtech ST78 Narrow Towel Rail 7-Bar Square Ladder 800 x 450mm (Chrome) - Excludes Circuit & Installation		1 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		2 EA
 Extractor Fan Inline 150mm with up to 6m of Duct		3 EA
 Extractor Fan External Grille (White)		2 EA
 Fascia Grille (Supplied By Others)		1 EA

## Electrical

Item	Total
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)	1 EA
 Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	19 EA
 External LED Up/Down Round 2x 5W Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	5 EA
 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)	10 EA
 Tradesave Slim Light Switch 2-Gang (White)	5 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 Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
 No TV Aerial, Prewire Only (cable left in ceiling space)	1 EA
 SC261302 (Oak)-25 - Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	1 EA

## Kitchen Pendants

Item	Total
 Pendant Light - Minota 1.5m Pendant LED (Black) & Circuit	1 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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# 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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