



House and Land Package

Lot 39 Spring Grove, Stage 8, Belfast,
Christchurch

Dwelling
Size

160m²

Section
Size

345m²

\$767,900



4



1



2



2



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.

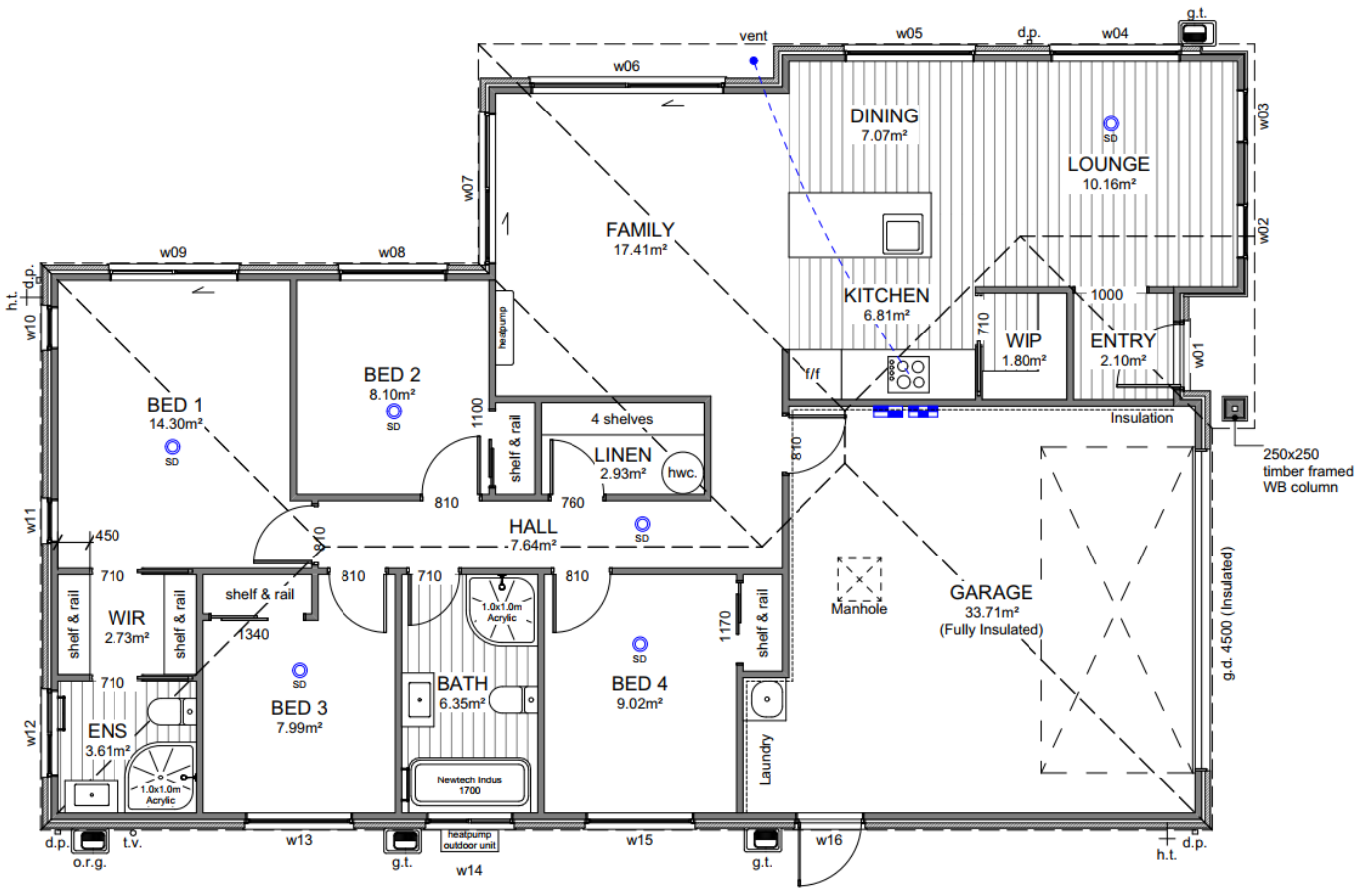
Spring Grove is conveniently located within a semi-rural setting close to Northwood Supa Centa which includes a supermarket, gym, café, restaurant and numerous retail outlets.

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.

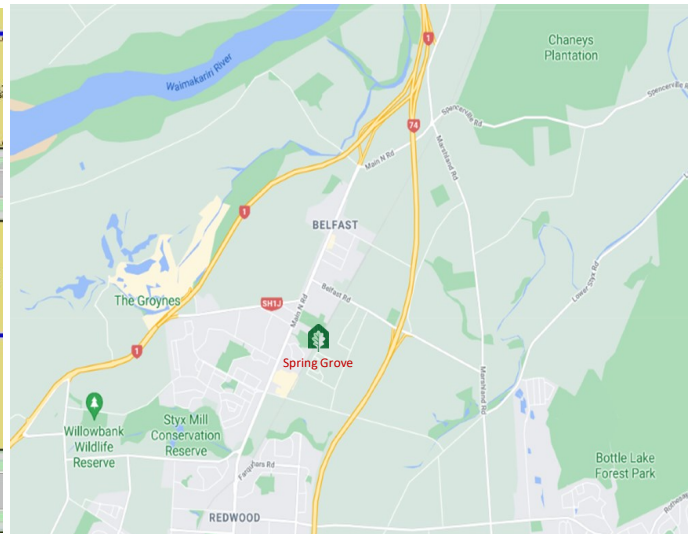




Floor Layout:



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





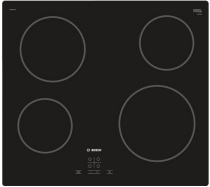




Lot 39 Spring Grove, Stage 8, Belfast, Christchurch

| 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° metal pressed tile— colortile | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75x55 rectangular | Main cladding: | Austral 70 Series Brick |
| 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: | Fujitsu SET-ASTH22KNTA 6.0/6.5kw |
| Extractor: | Inline extractor fan & extractor outlet through roof | 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 39 Spring Grove, Stage 8, Belfast, Christchurch

| Kitchen and Laundry: | | | |
|---|---|--|---|
| <p>Kitchen, bench surface and splashback:</p> | <p>Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.</p> <p>*Refer to plans and colour scheme</p> | <p>Kitchen sink:</p> | <p>Lazio NZLSS-5545 single stainless steel sink</p>  |
| <p>Kitchen tapware:</p> | <p>Greens Astro II Gooseneck Slim</p>  | <p>Kitchen handles:</p> | <p>Stefano Orlati 4062— Titanium</p>  |
| <p>Oven:</p> | <p>Bosch HBF133BSOA</p>  | <p>Ceramic cooktop:</p> | <p>Bosch PKE611K17A</p>  |
| <p>Rangehood:</p> | <p>Bosch DWB97DM50A</p>  | <p>Dishwasher:</p> | <p>Bosch SMU2ITS01A</p>  |
| <p>Laundry tub:</p> | <p>Aquatica Laundra Studio</p>  | <p>Feature pendant:</p> <p>*dependent on supply, similar fitting to be used if unavailable</p> | <p>Staverton 1L—black</p>  |



Specification

Lot 39 Spring Grove, Stage 8, Belfast, Christchurch

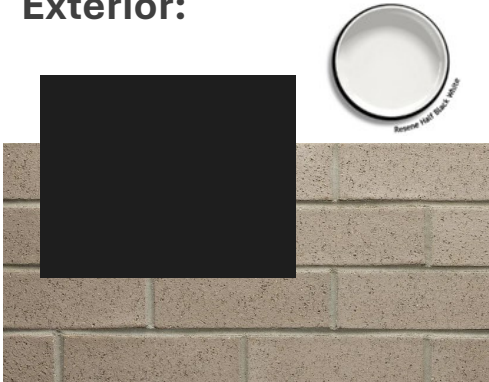
| Bathrooms: | | | |
|-------------------|--|-----------------------|--|
| Vanities: | Newtech Frank Plus 750mm  | Mirrors: | Polished edge direct fix—1000x750mm  |
| Showers: | Arena curved with moulded wall  | Toilets: | Newtech Casalino Back To Wall  |
| Bath: | Newtech Indus back-to-wall 1700mm  | 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 39 Spring Grove, Stage 8, Belfast, Christchurch

| Exterior: | | Interior: | |
|------------------------------|----------------------------------|-----------------------------------|-----------------------------------|
| Roof: | Ebony | 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 | Silver birch with natural mortar | Kitchen benchtop: | TriStone 12mm – Pure white |
| Exterior cladding: Feature | All black | Kitchen splashback: | White gloss with misty grey grout |

Exterior:

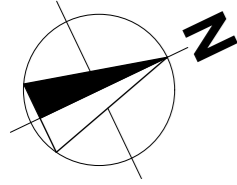


Interior:



Kitchen:





Site Info

| | |
|-------------------|---------------------------------|
| Site Address | Rita Angus Road Spring Grove |
| Legal Description | Lot 39 |
| Site Area | 345m ² |
| Building Area | 160.08m ² |
| Site Coverage | 46.40% |

Design Basis

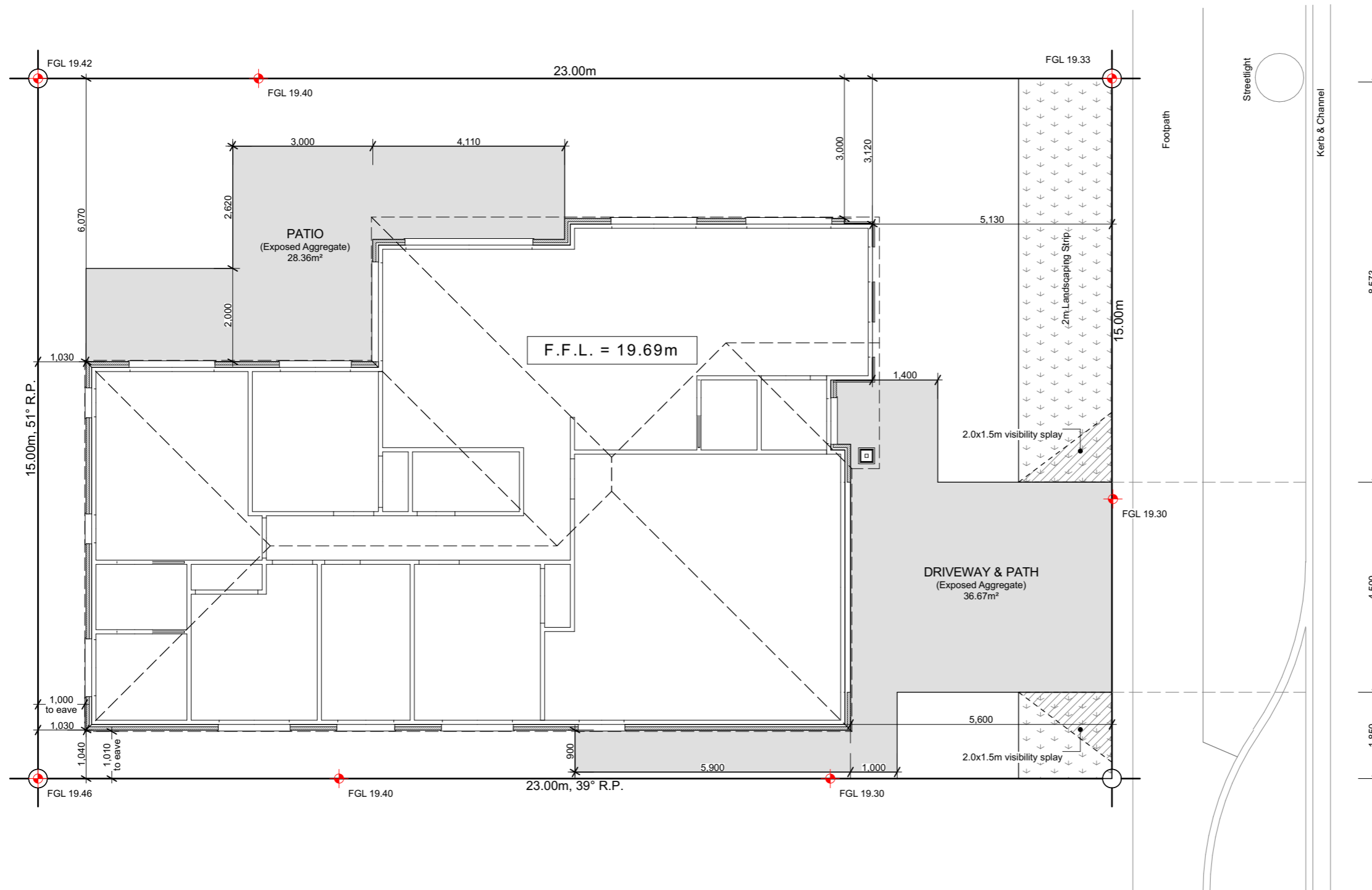
| | |
|-----------------|-----------|
| Wind Zone | High |
| Earthquake Zone | 2 |
| Snow Zone | N4 < 100m |
| Exposure Zone | C |

General Notes

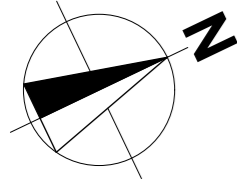
- All dimensions shown are to *face of foundation* unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- All sealed driveway and patio areas to be min. 1:100 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 | 153.73m ² |
| Perimeter | 55.48m |
| Over Cladding | 160.08m ² |
| Perimeter | 56.29m |
| Roof Area* | 173.72m ² |
| Perimeter | 57.10m |




*Roof area includes fascia & gutter

General

| | |
|------------------|---------------------------------|
| Main Cladding | 70s Clay Brick |
| Feature Cladding | JH Linea Weatherboard |
| Roof Pitch | 25° |
| Roofing | Pressed Metal Tiles (Colortile) |
| 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.

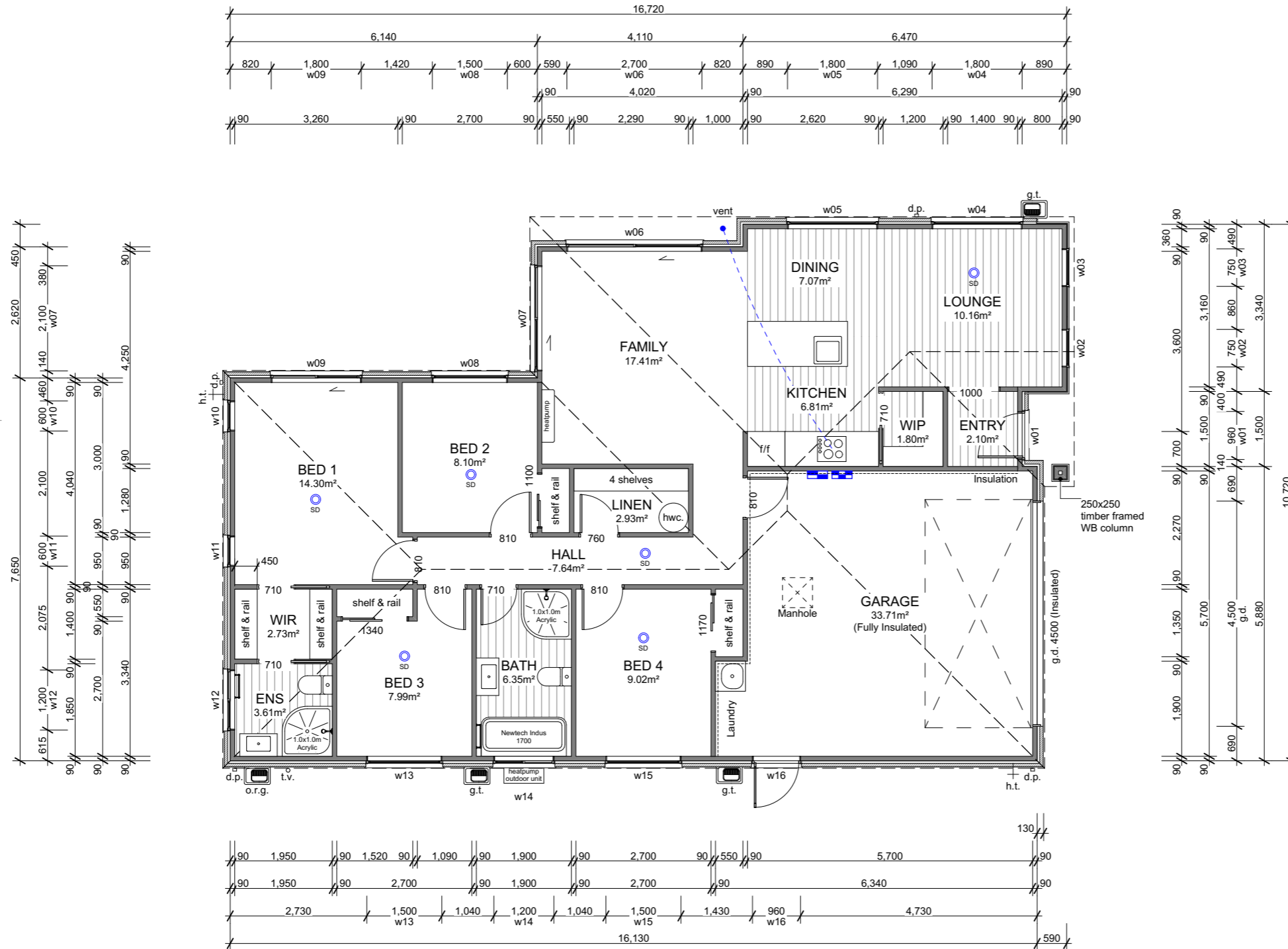
Legend

-  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 | 2,130 | 750 |
| w03 | 2,130 | 750 |
| w04 | 1,400 | 1,800 |
| w05 | 1,400 | 1,800 |
| w06 | 2,130 | 2,700 |
| w07 | 2,130 | 2,100 |
| w08 | 1,400 | 1,500 |
| w09 | 2,130 | 1,800 |
| w10 | 1,400 | 600 |
| w11 | 1,400 | 600 |
| w12 | 1,100 | 1,200 |
| w13 | 1,400 | 1,500 |
| w14 | 1,100 | 1,200 |
| w15 | 1,400 | 1,500 |
| w16 | 2,130 | 960 |



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 ey.archiplus@gmail.com
 021 0238 1905
 021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
 LOT 39 SPRING GROVE
 RITA ANGUS ROAD BELFAST CHCH

Issue
 Concept Design

This plan is developed for the purchaser and is copy right to Archiplus Ltd.

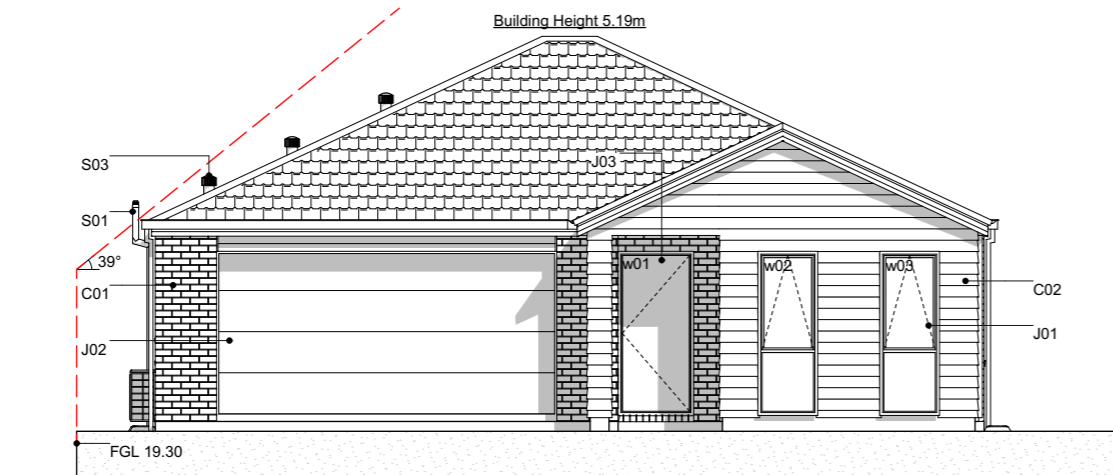
Floor Plan

Scale 1:100 @ A3

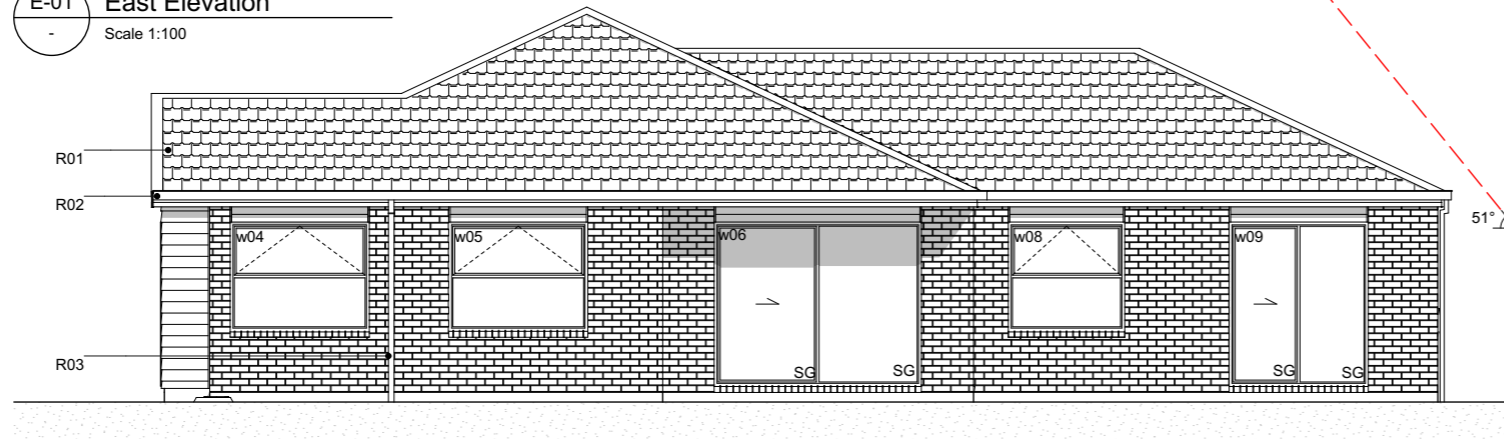
Revision 1
 Date 10/12/2024
 File No. 24243

Sheet No.

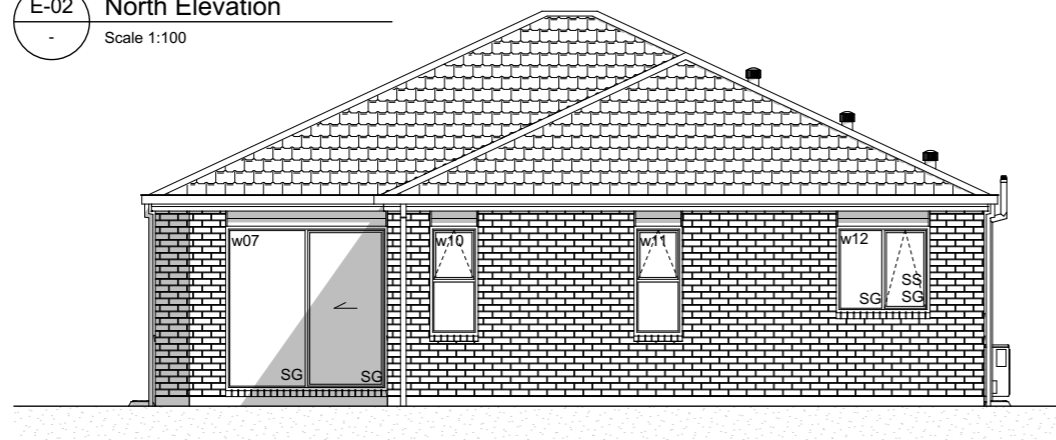
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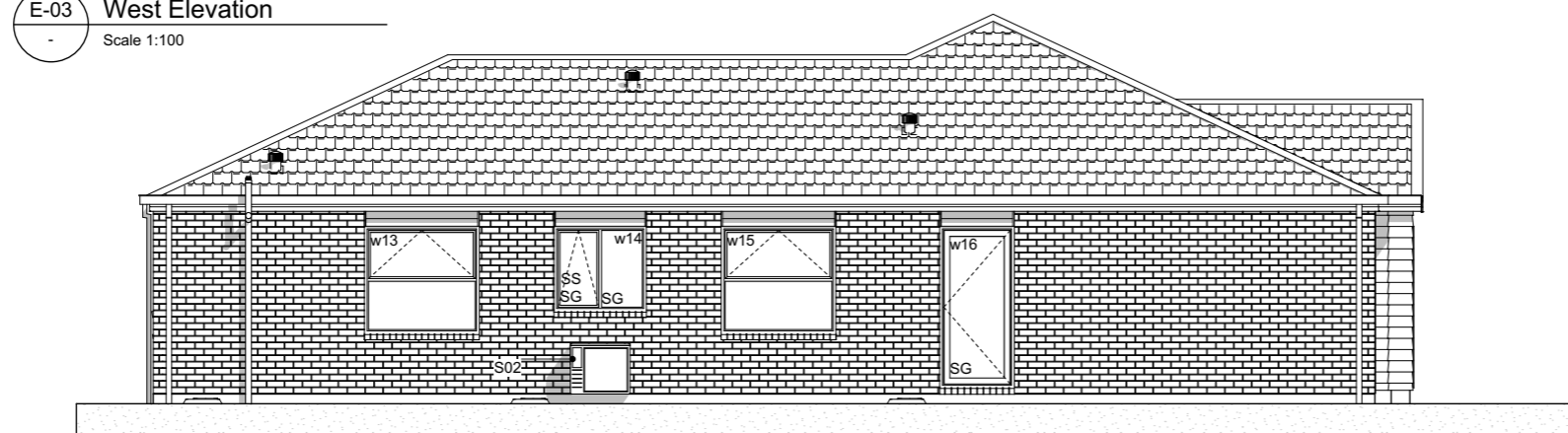
E-01 East Elevation
Scale 1:100



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.
- 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.
- S03 Extractor outlet roof cowl.

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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**W E N D E L B O R N
P R O P E R T Y L T D**
LOT 39 SPRING GROVE
RITA ANGUS ROAD BELFAST CHCH

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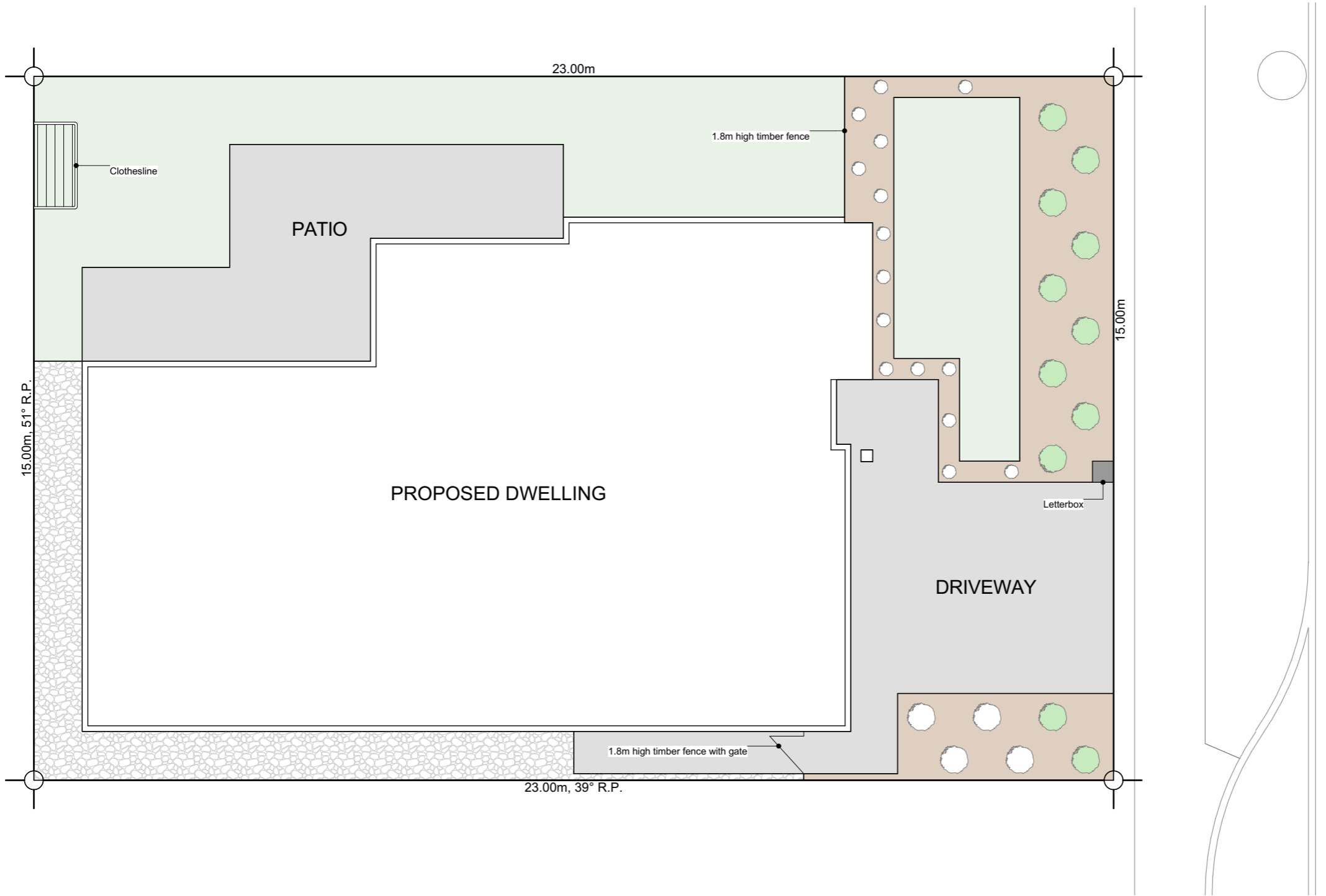
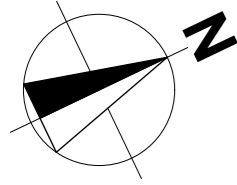
Elevations

Scale 1:100 @ A3

Revision 1
Date 10/12/2024
File No. 24243

Sheet No.

3

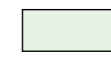






Plants List for Garden Bed

- 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 ioensis Plena
- Prunus Autumnalis Southern Gem - Flowering Cherry

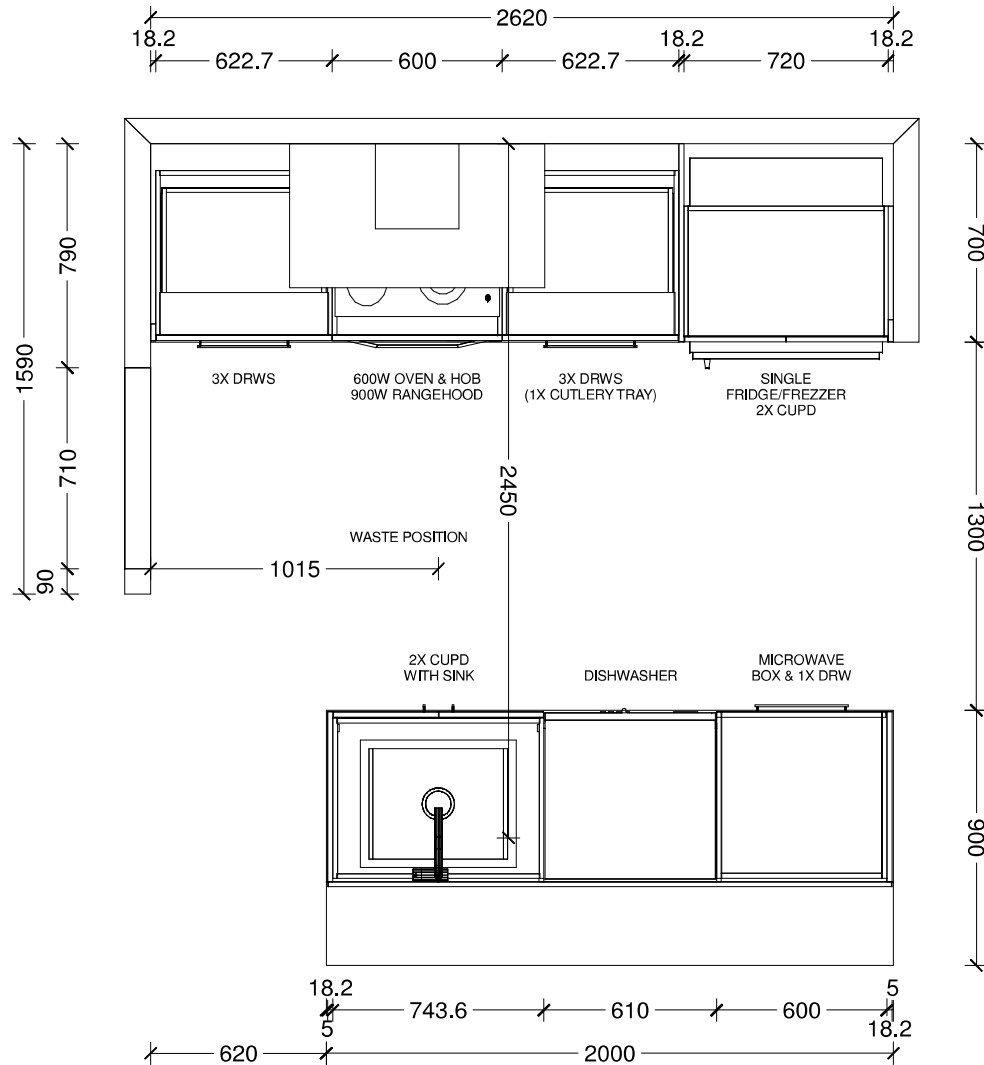
*Planting species for garden bed are indicative-not to be limited to.

Legends

-  Lawn
-  Exposed Aggregate
-  Stonechip
-  Garden Bed with Bark
-  2m wide Landscape Strip, comprising 50% trees & shrubs

RITA ANGUS ROAD

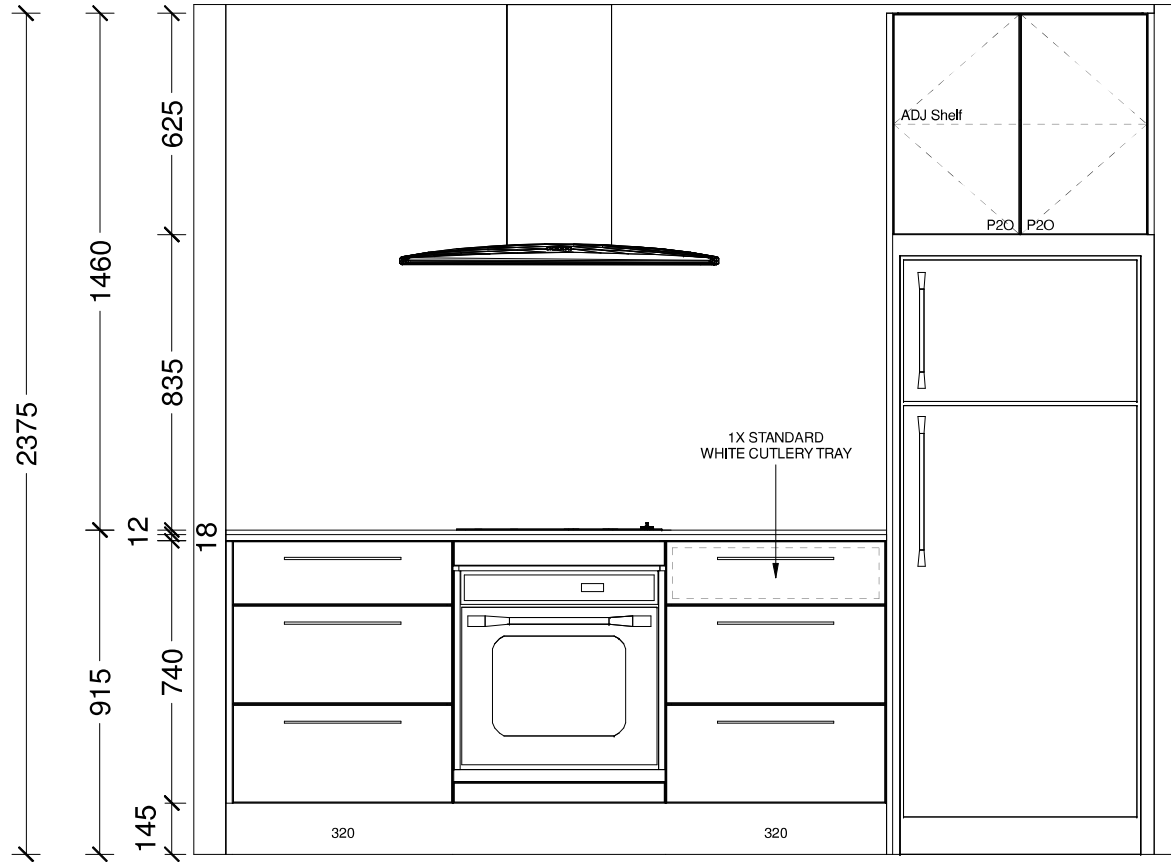




| | |
|--|---|
| Benchtop Colour: | 12mm square edge Tristone in Pure White |
| Back Wall Joinery Colour: | Bestwood Simply White Embossed |
| Island Joinery Colour: | Bestwood Subtle Grey Velvet |
| Negative Detail Joinery Colour: | Bestwood Subtle Grey Velvet |
| Handles: | 4062-192/320-Titanium Grey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

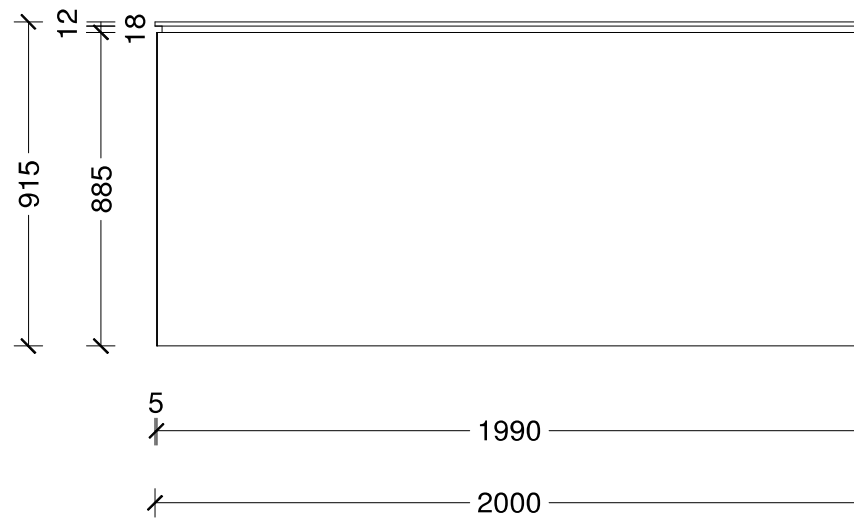
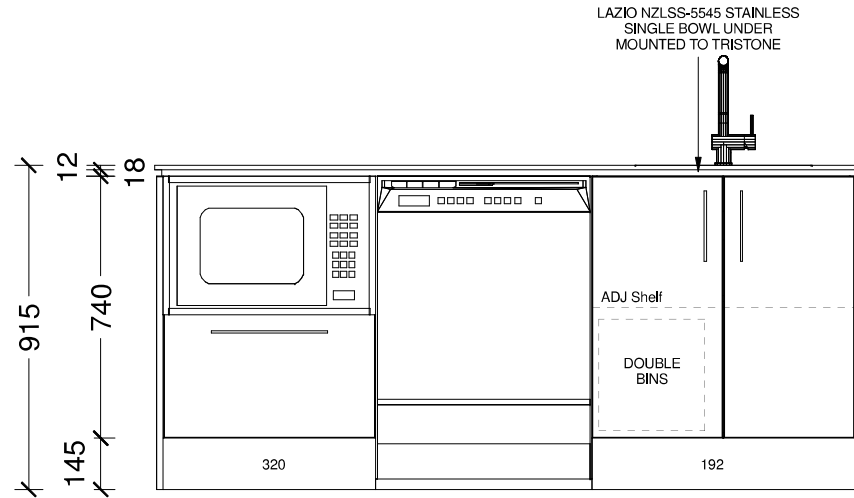
| | | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Maple Modified | | | | |

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



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

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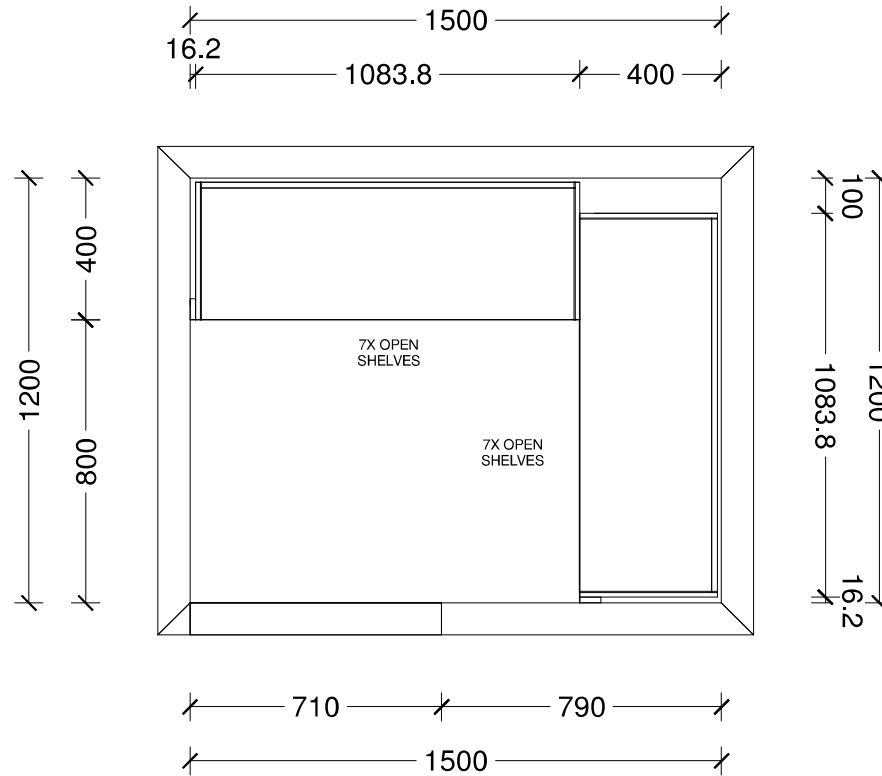
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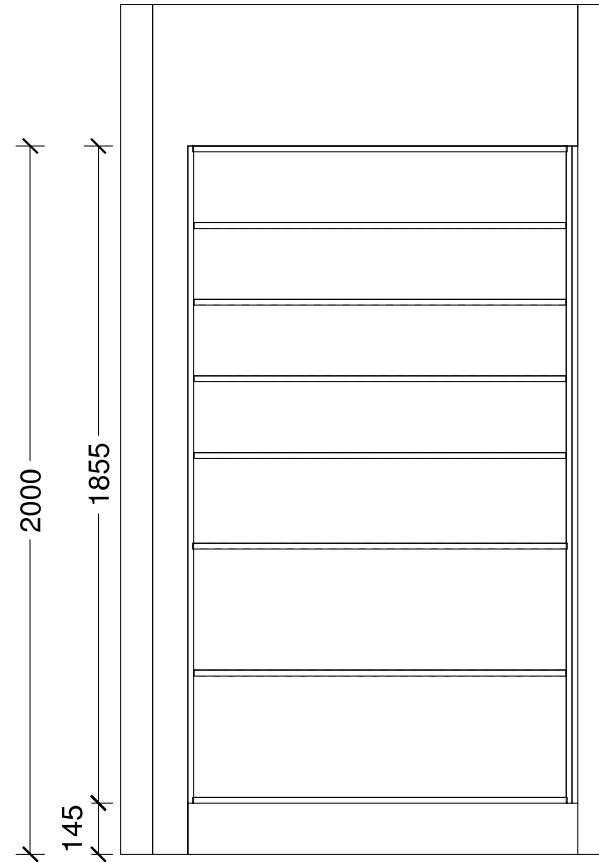
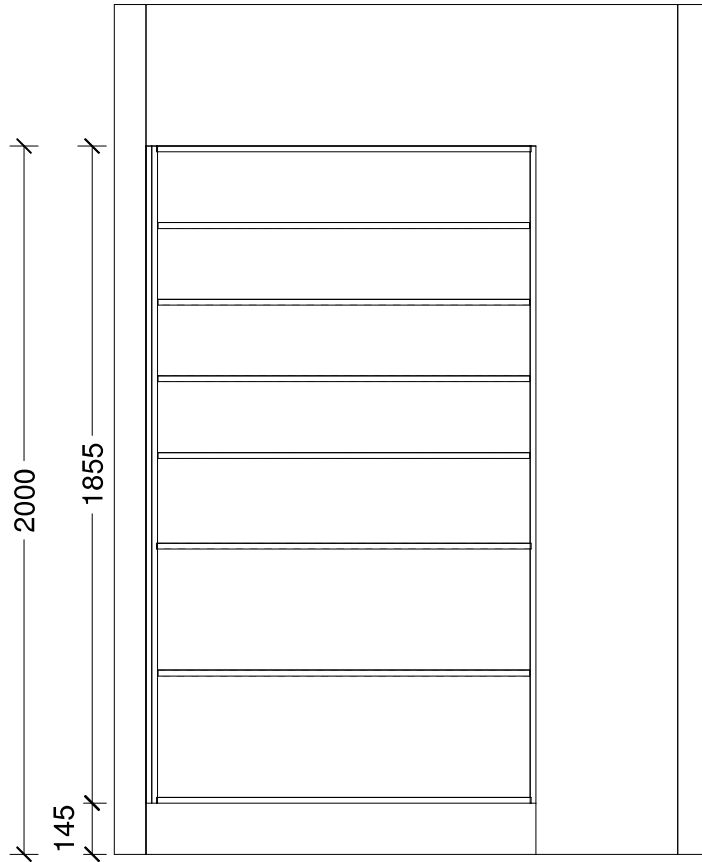
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|--------------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Maple Modified | | | | |

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| | | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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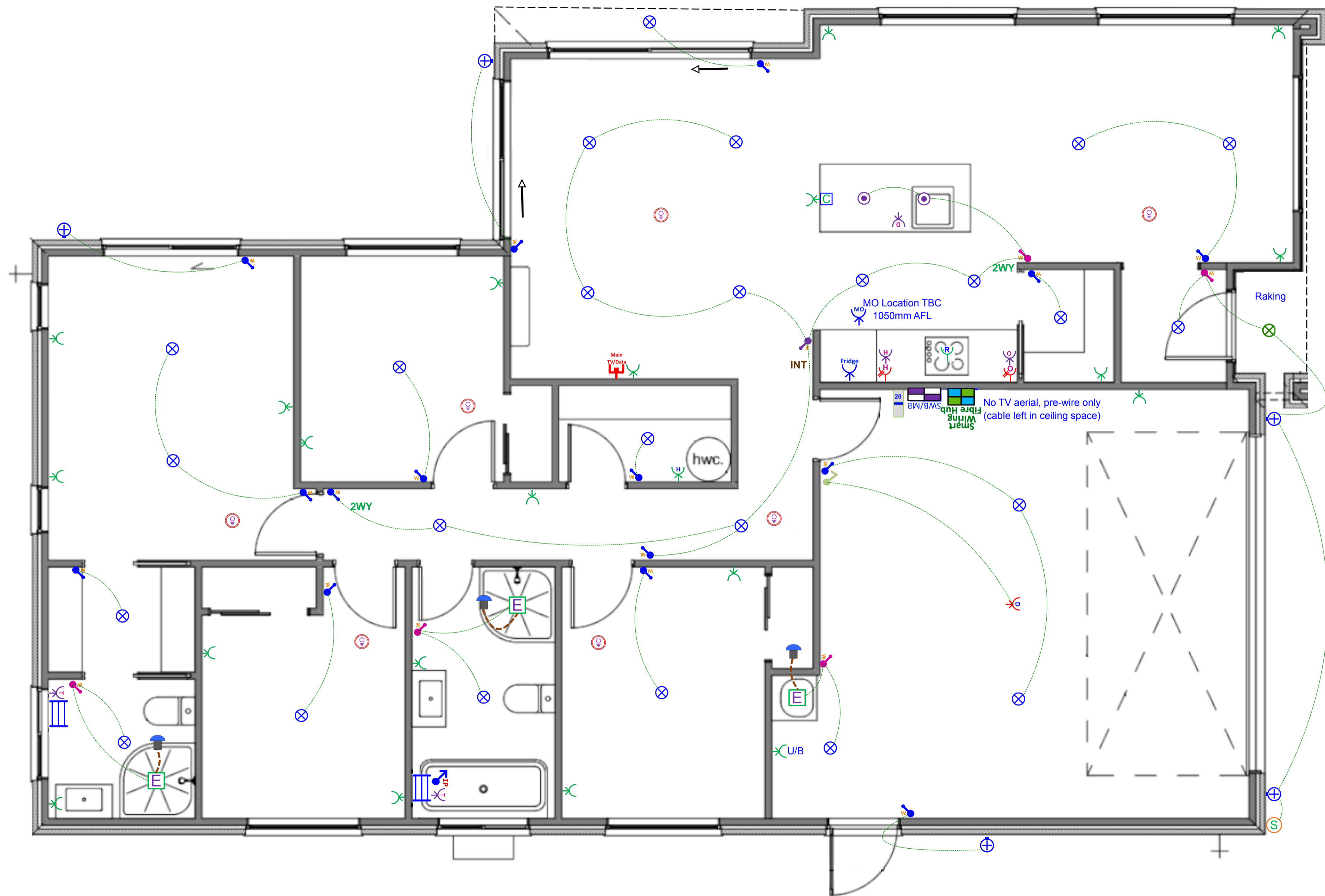
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| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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Plan: The Maple Modified - Garage Left (No Soffits) - 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 | | 20 EA |
|  Protective Capping for Socket Electrical in Joinery | | 1 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 20 Amp max | | 1 EA |
|  Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp 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 (White) | | 7 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 |
|  Through Roof Cowl & Tube Supply 150mm (Installation excluded) | | 3 EA |
|  External 180-Degree Lighting Movement Sensor (White) | | 1 EA |
|  Recessed LED Downlight Prolux DL54 with White Fascia & Circuit | | 25 EA |

Electrical

| Item | Total |
|--|-------|
|  Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit | 1 EA |
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit | 2 EA |
|  External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit | 5 EA |
|  Tradesave Slim White Light Switch 1 Gang | 15 EA |
|  Tradesave Slim White Light Switch 2 Gang | 5 EA |
|  Tradesave Slim White Light Switch 3 Gang | 1 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 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA |
|  Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White | 1 EA |