

## House and Land Package

Lot 426 Beachgrove, Stage 7B  
Kaiapoi, North Canterbury

Dwelling Size	Section Size
114m <sup>2</sup>	268m <sup>2</sup>

# \$649,900



3



1



2



1



*Artist Impression Only—Refer to Concept Plans*

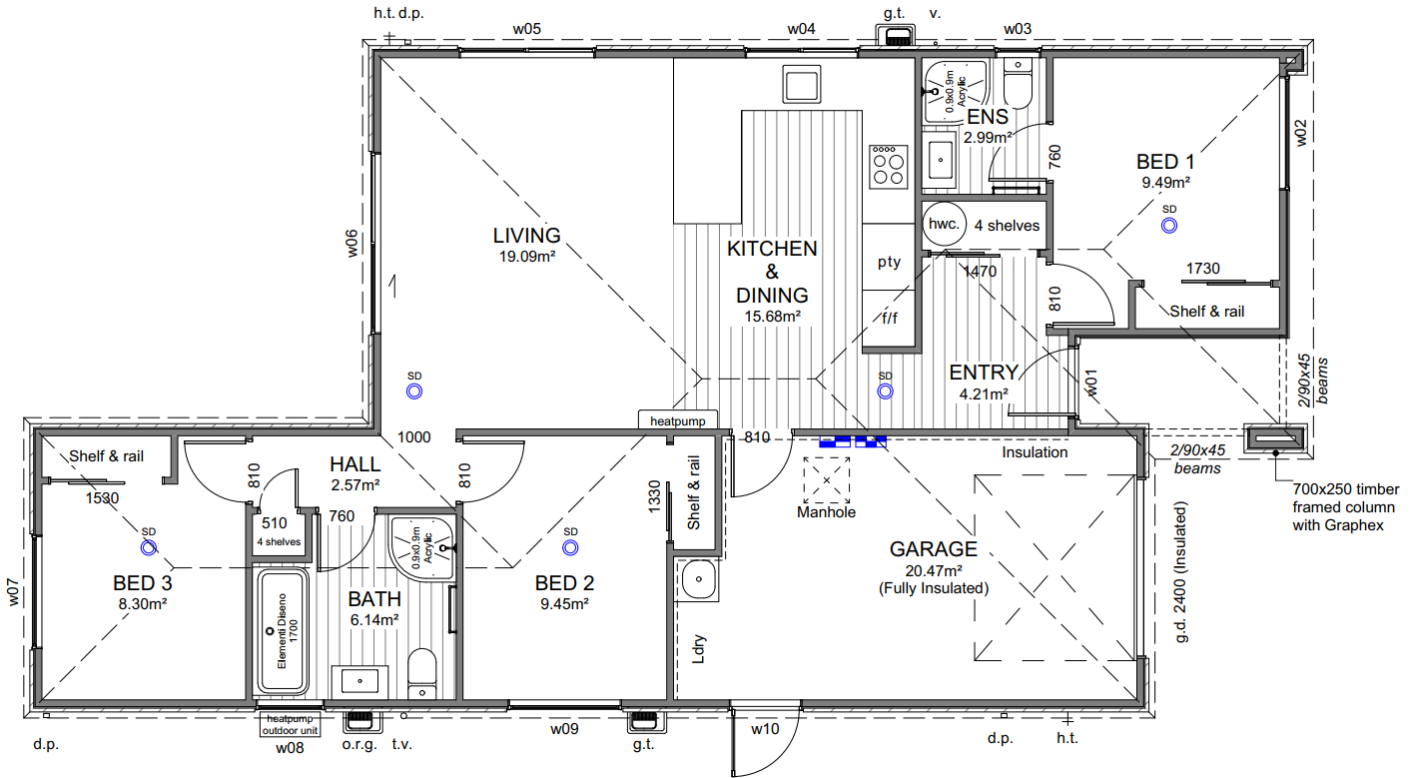
Family sized home featuring three bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

Within thirty minutes drive to Christchurch City Beachgrove is conveniently located within walking distance of the vibrant Kaiapoi town centre where you will find various retail outlets, cafes, restaurants, supermarkets, weekly farmers market and a movie theatre. There is a high school, primary schools and day care centres all within close proximity.

With Pines Beach recreational areas on your door step it makes Beachgrove 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.





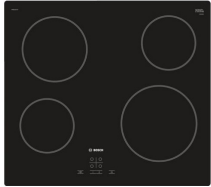




# Specification

*Lot 426 Beachgrove, Kaiapoi, North Canterbury*

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Sewer pump chamber
Dwelling Exterior:			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— corona shake— shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	Abodo AW55 135x18	Entry door:	Thermally-broken 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 Coloursteel flat panel wood-grain 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 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 duct through fascia grille	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 426 Beachgrove, Kaiapoi, North Canterbury*

Kitchen and Laundry:			
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 40mm 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

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Bathrooms:			
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 426 Beachgrove, Kaiapoi, North Canterbury*

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:	Bestwood simply white
Soffits:	Half black white	Feature kitchen/ nega- tive detail:	Subtle grey velvet
Exterior cladding (Main):	Element	Kitchen benchtop:	TriStone 40mm – Pure white
Exterior cladding (Feature):	Wood-x goldrush	Kitchen splashback:	White gloss with misty grey grout

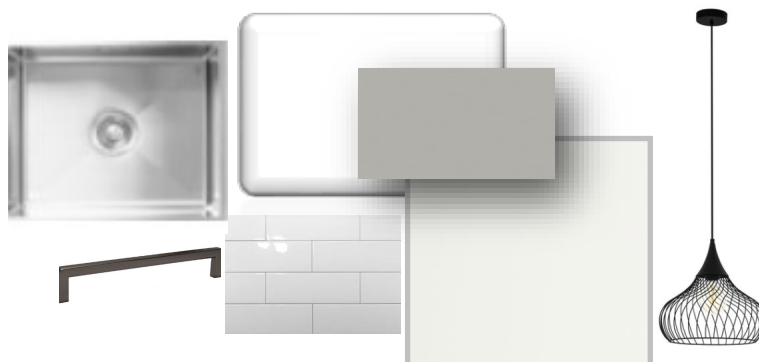
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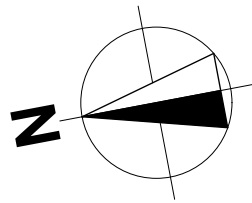


## Interior:



## Kitchen:





### Site Info

Site Address	Waiotahi Road Beach Grove
Legal Description	Lot 426
Site Area	268m <sup>2</sup>
Building Area	114.72m <sup>2</sup>
Roof Area*	132.39m <sup>2</sup>
Site Coverage	49.40%

## 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.

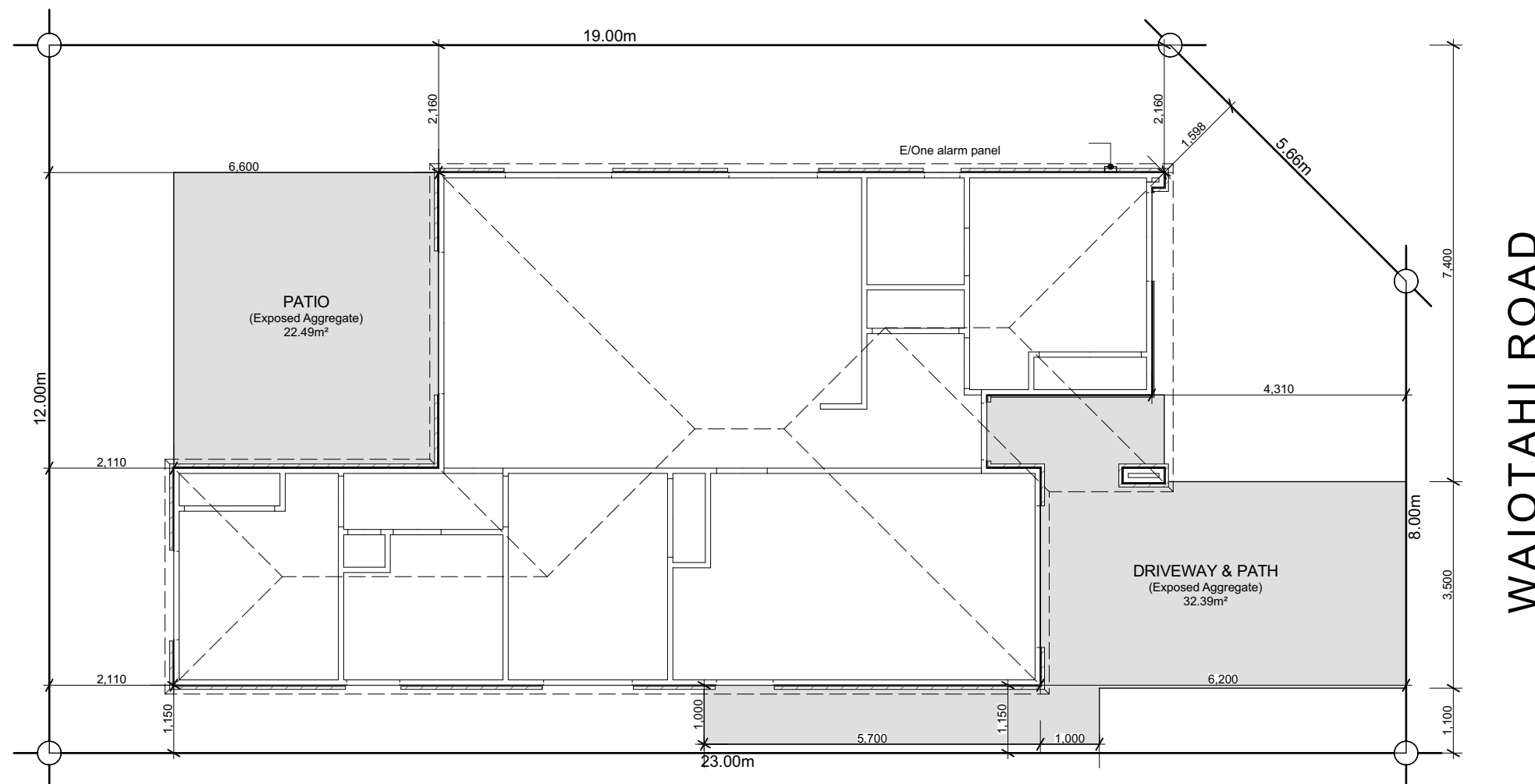
All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site bearings, dimensions and North point  
subject to 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.

NAISH STREET



WAIOTAH 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 426 BEACH GROVE  
WAIOTAHİ ROAD KAIAPOI

## Issue

## Concept Design

This plan is developed for the purchaser  
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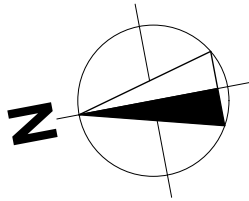
## Site Plan

Scale 1:100 @ A3

Revision	1
Date	11/02/2025
File No.	<b>25017</b>

Sheet No.

1



### Building Area

Over Frame	111.21m <sup>2</sup>
Perimeter	52.78m
Over Cladding	114.72m <sup>2</sup>
Perimeter	53.34m
Roof Area*	132.39m <sup>2</sup>
Perimeter	53.44m

\*Roof area includes fascia & gutter

### General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap Weatherboard
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 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: Tint to w02

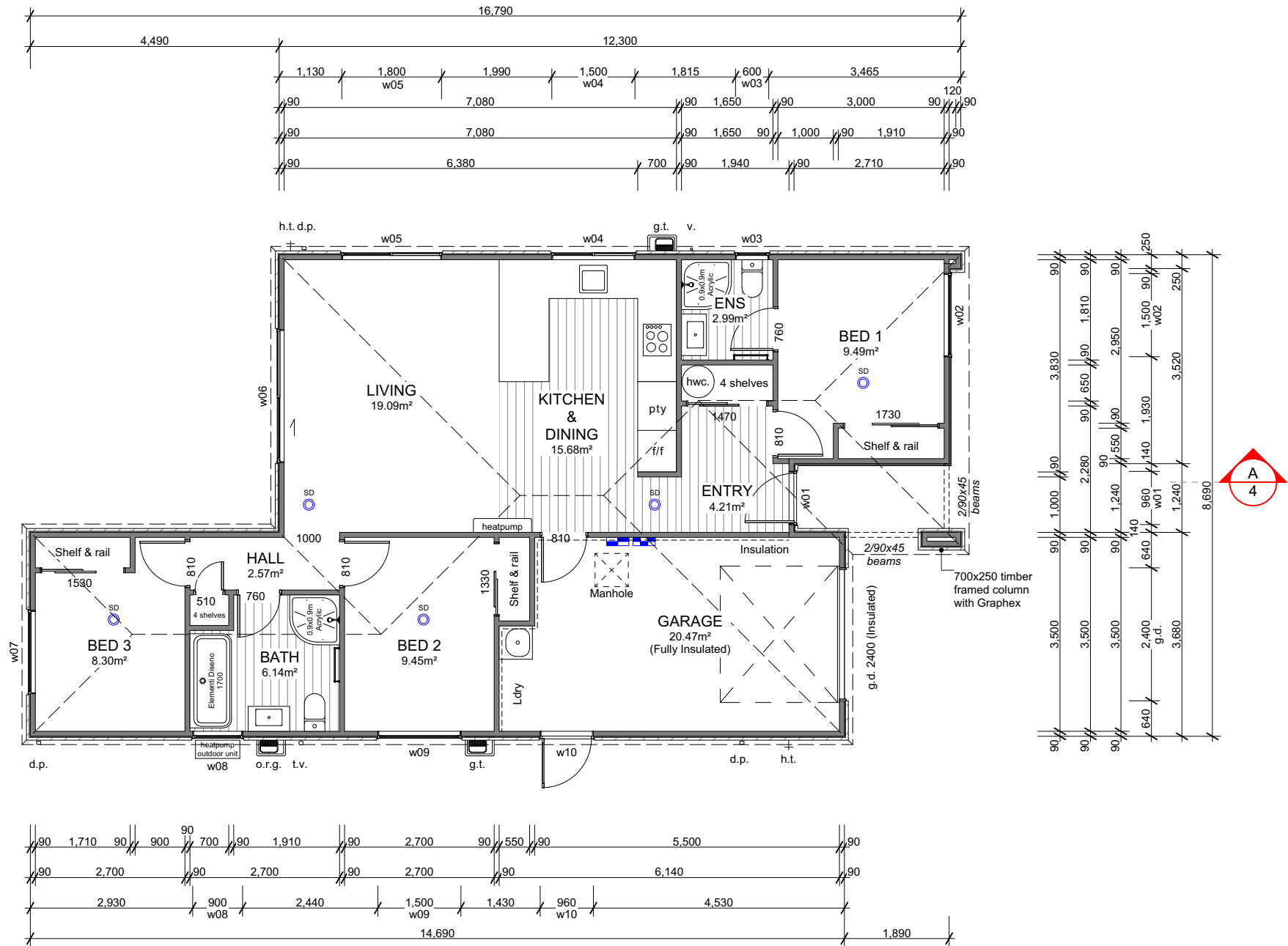
### Legend

	Distribution Board & Smart Meterbox
	Data Box
	Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

### Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	1,500
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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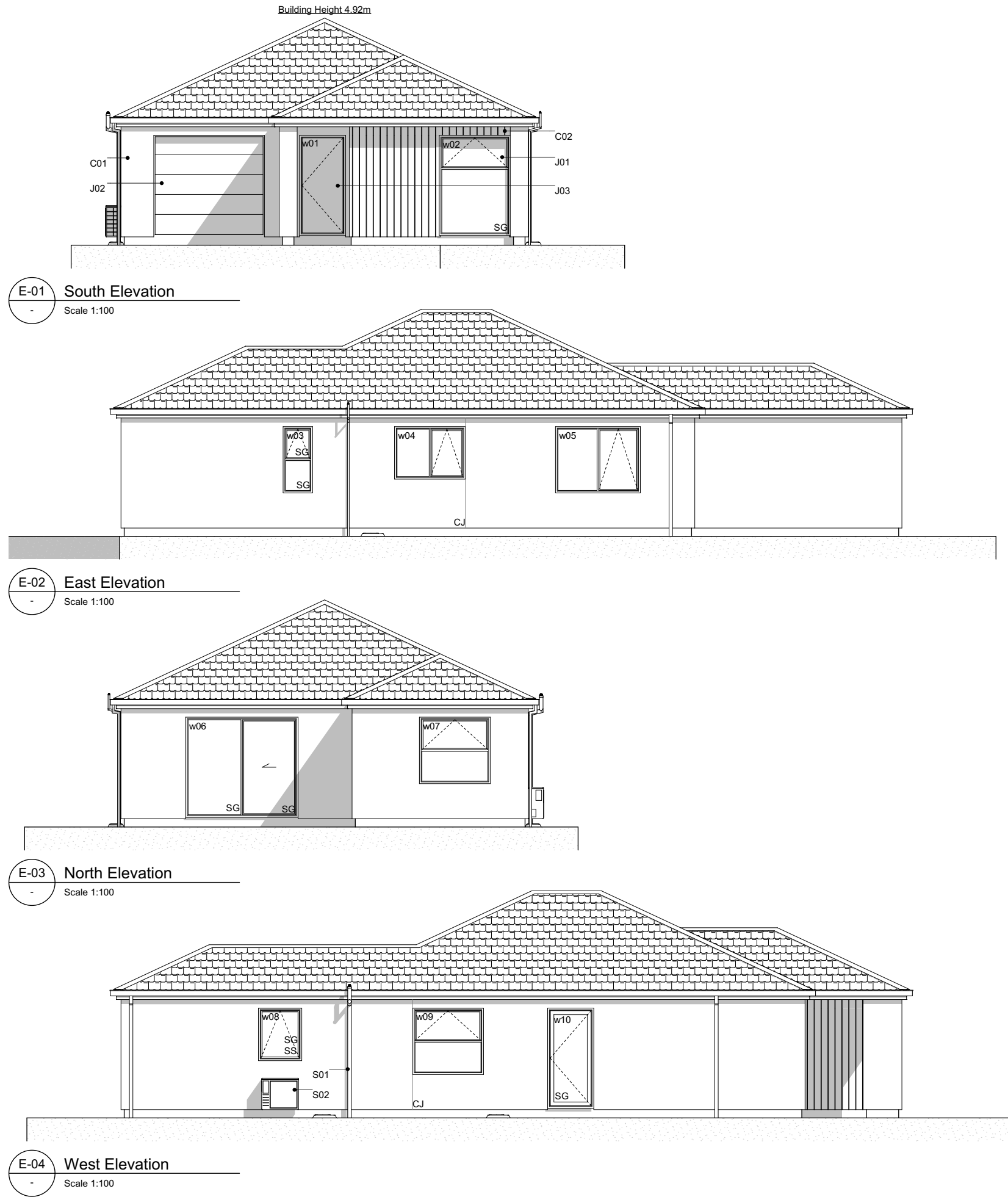
Scale 1:100 @ A3

Revision 1  
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#### Sheet No.

2





Elevation Keys

- C01 RCS 50mm Graphex 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
- CJ Control Joint

General Notes

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



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Elevations

Scale 1:100 @ A3

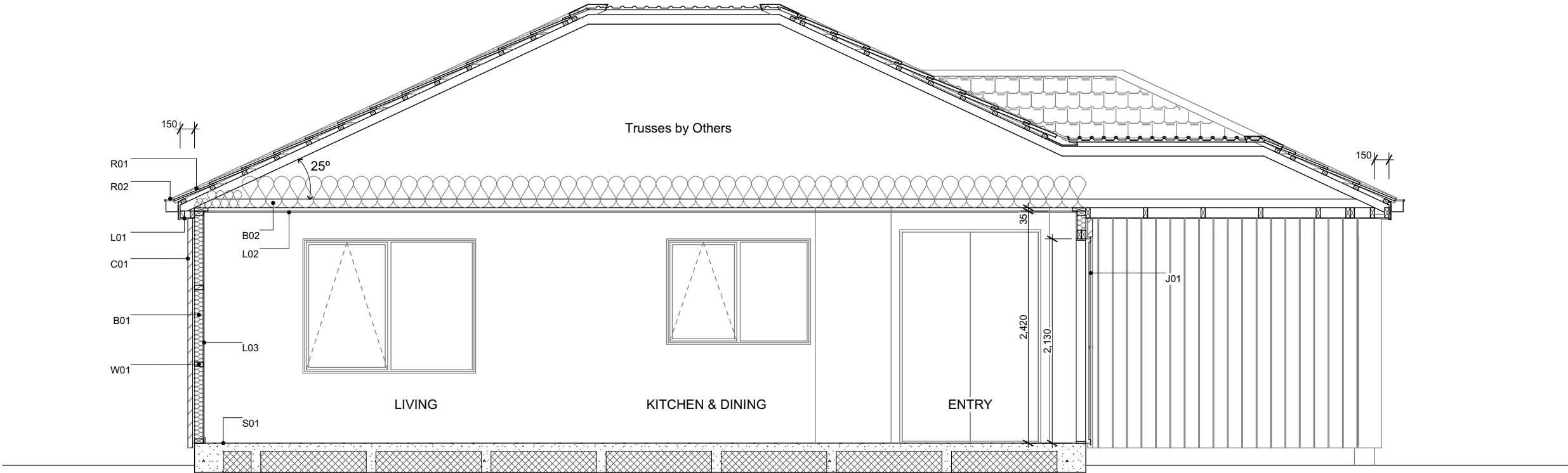
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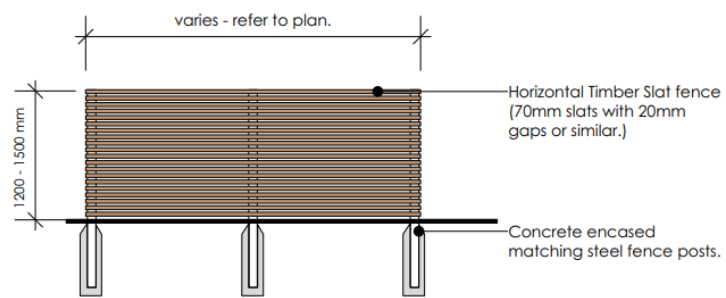
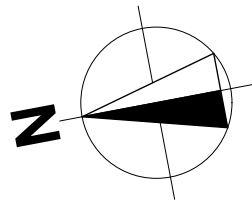
Sheet No.

3

Section Keys

- C01RCS Graphex 50mm panels with plaster finish on 20mm cavity battens over building wrap on timber framing.
- C02Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft floor slab and foundation.
- T01Roof trusses as per Truss Design.
- R01Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.
- R02Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.8 wall insulation batts.
- B02R7.0 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.
- L014.5mm Hardie soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)

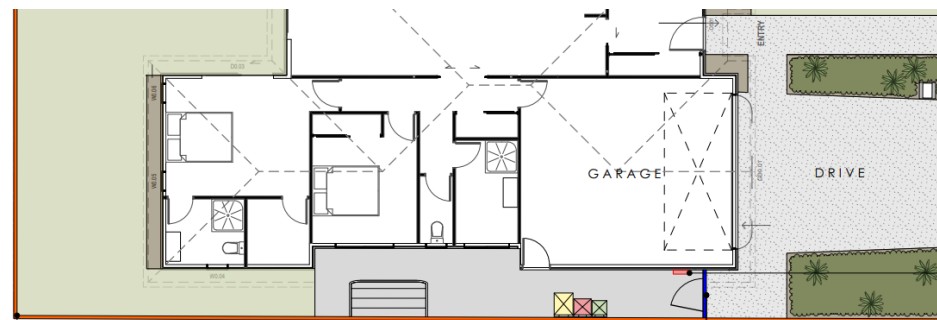




2 FENCE TYPE 1200 - 1500mm High Horizontal Timber Slat Fence  
Scale 1:50

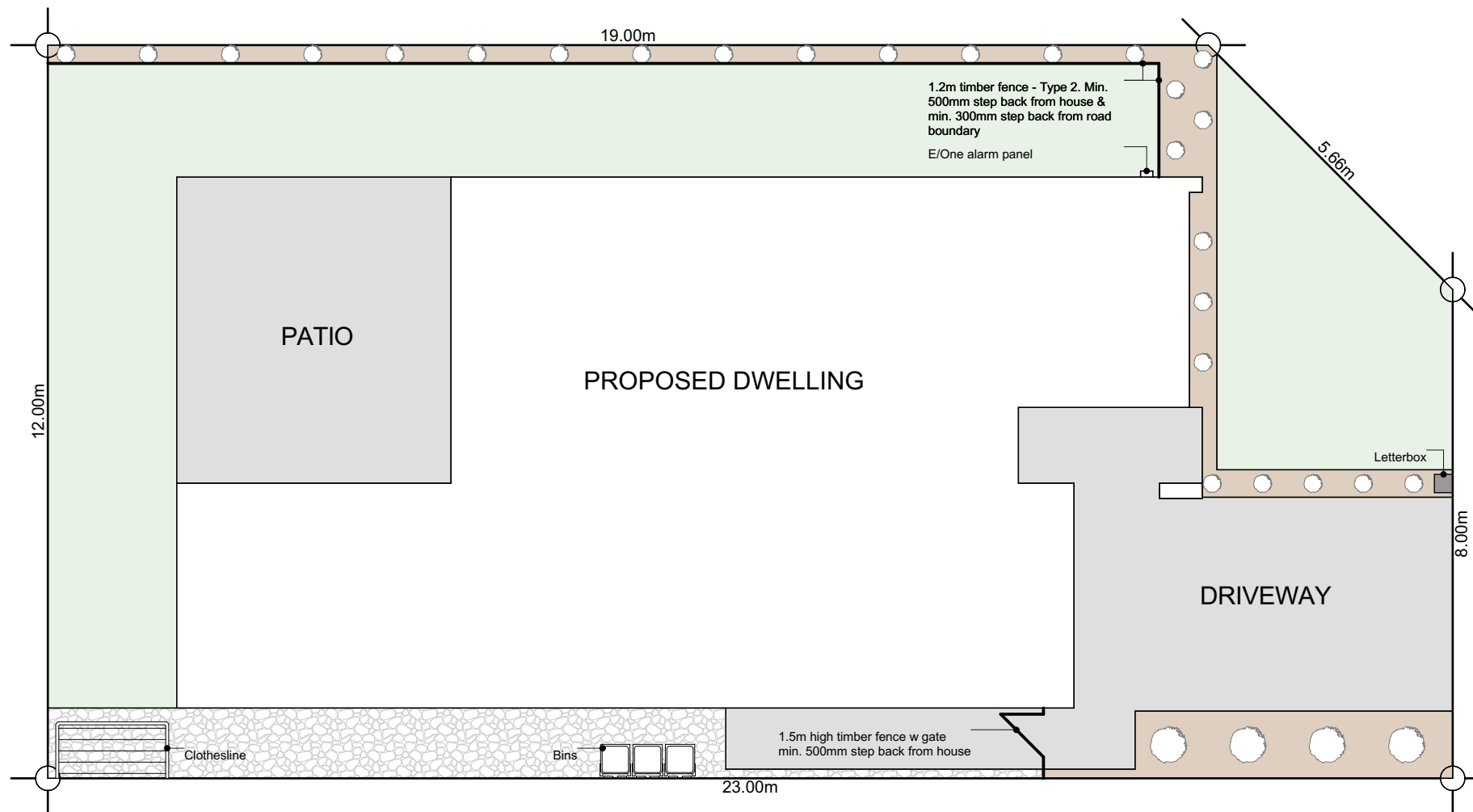
NOTE: 1.8m high fence version suitable where adjacent to outdoor courtyards.

To be stained to tie in with house facade.



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

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



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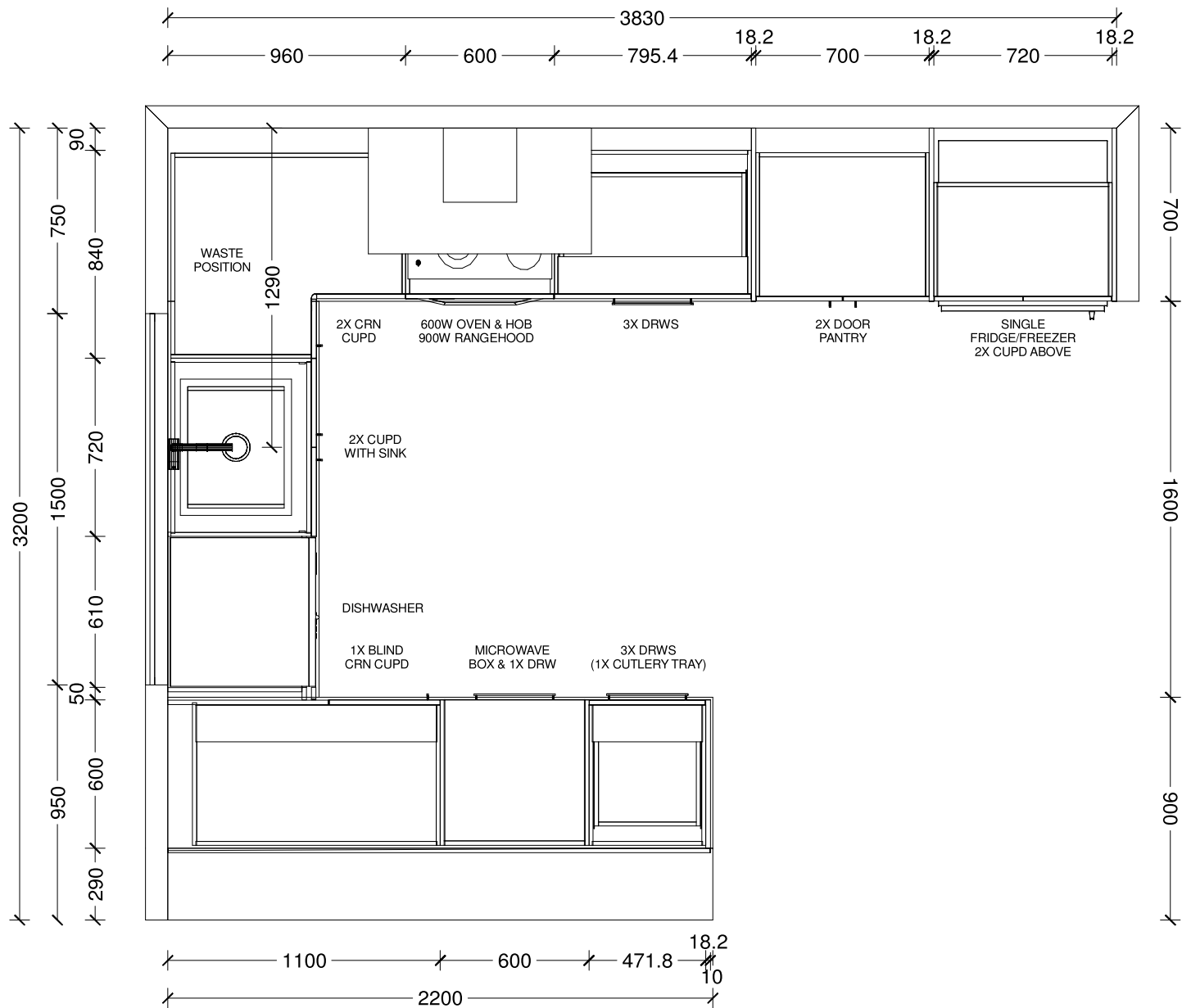
Landscape Plan

Scale 1:100 @ A3

Revision 1  
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1



#### Benchtop Colour:

40mm square edge Tristone in Pure White

#### Main Joinery Colour:

Bestwood Simply White Embossed

#### Island Back & Side Joinery Colour:

Bestwood Subtle Grey Velvet

#### Handles:

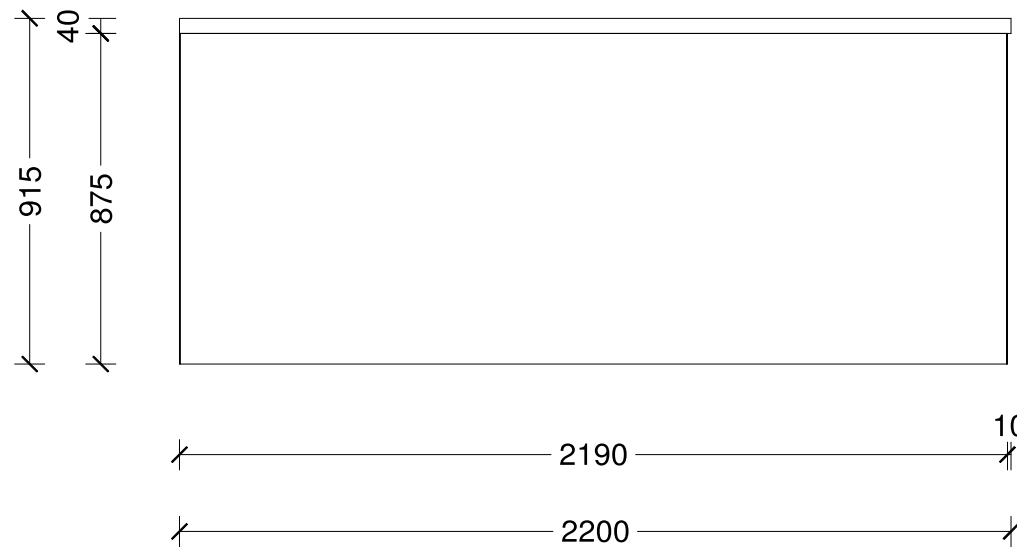
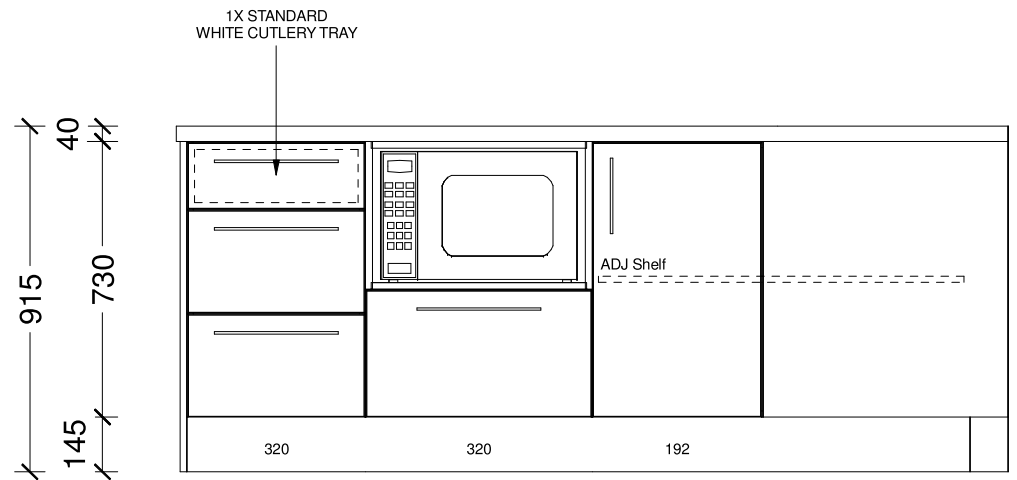
4062-192/320-Titanium Grey

#### Sink:

Lazio NZLSS-5545 Stainless Single Bowl

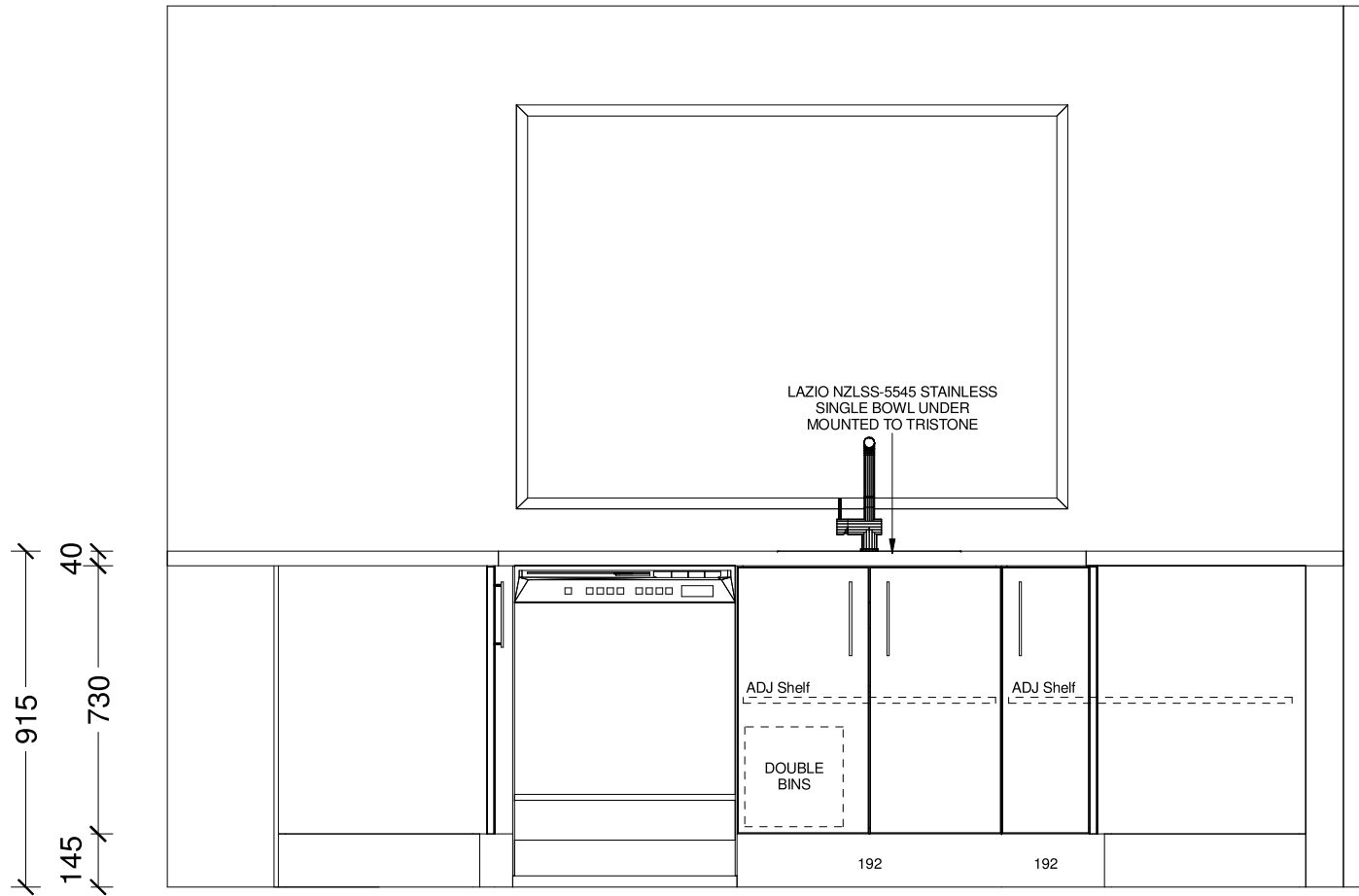
Designer: Sarah Molyneux	Date: 27 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Fern Modified				

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Designer: Sarah Molyneux	Date: 27 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Fern Modified				

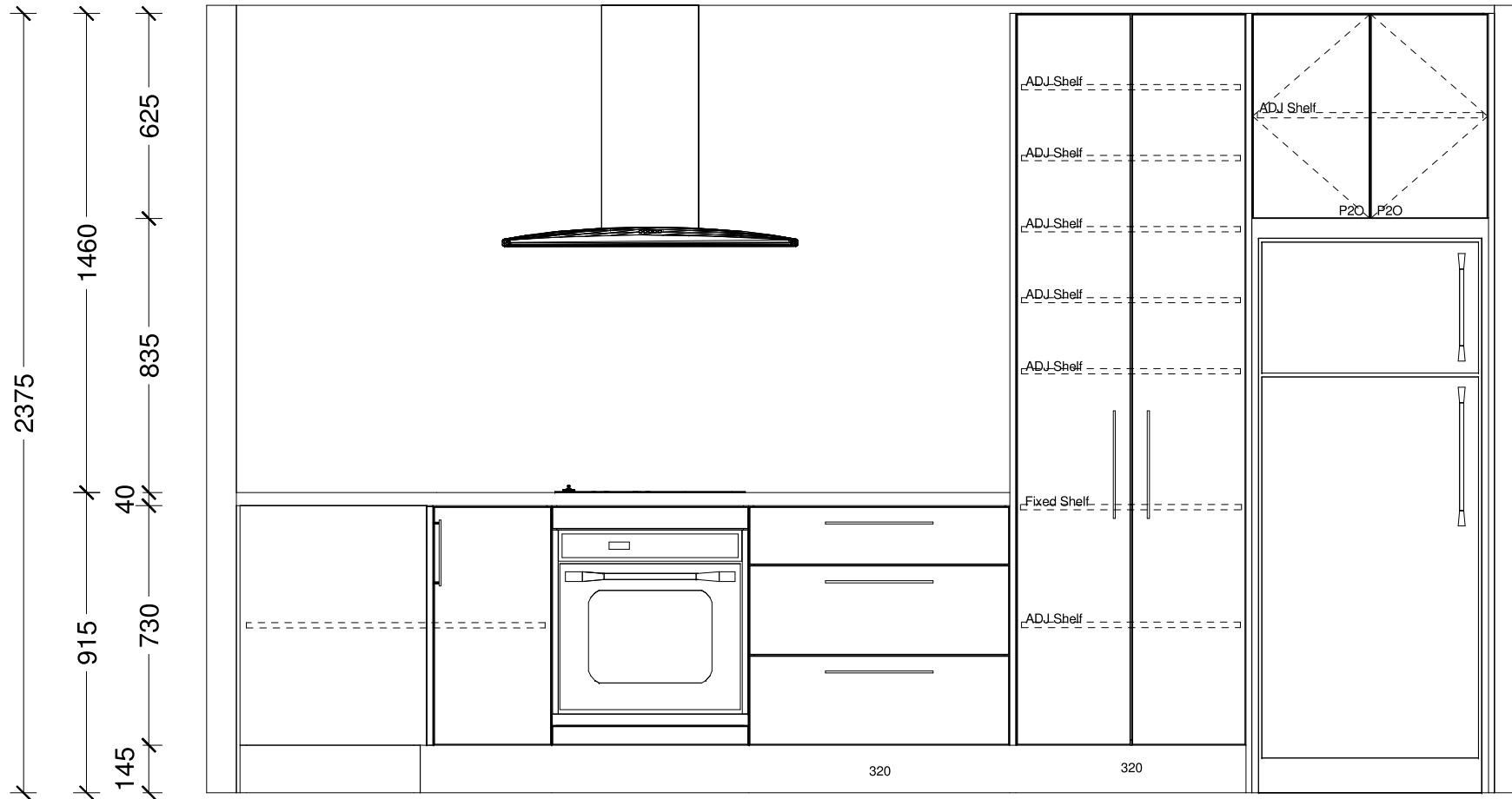
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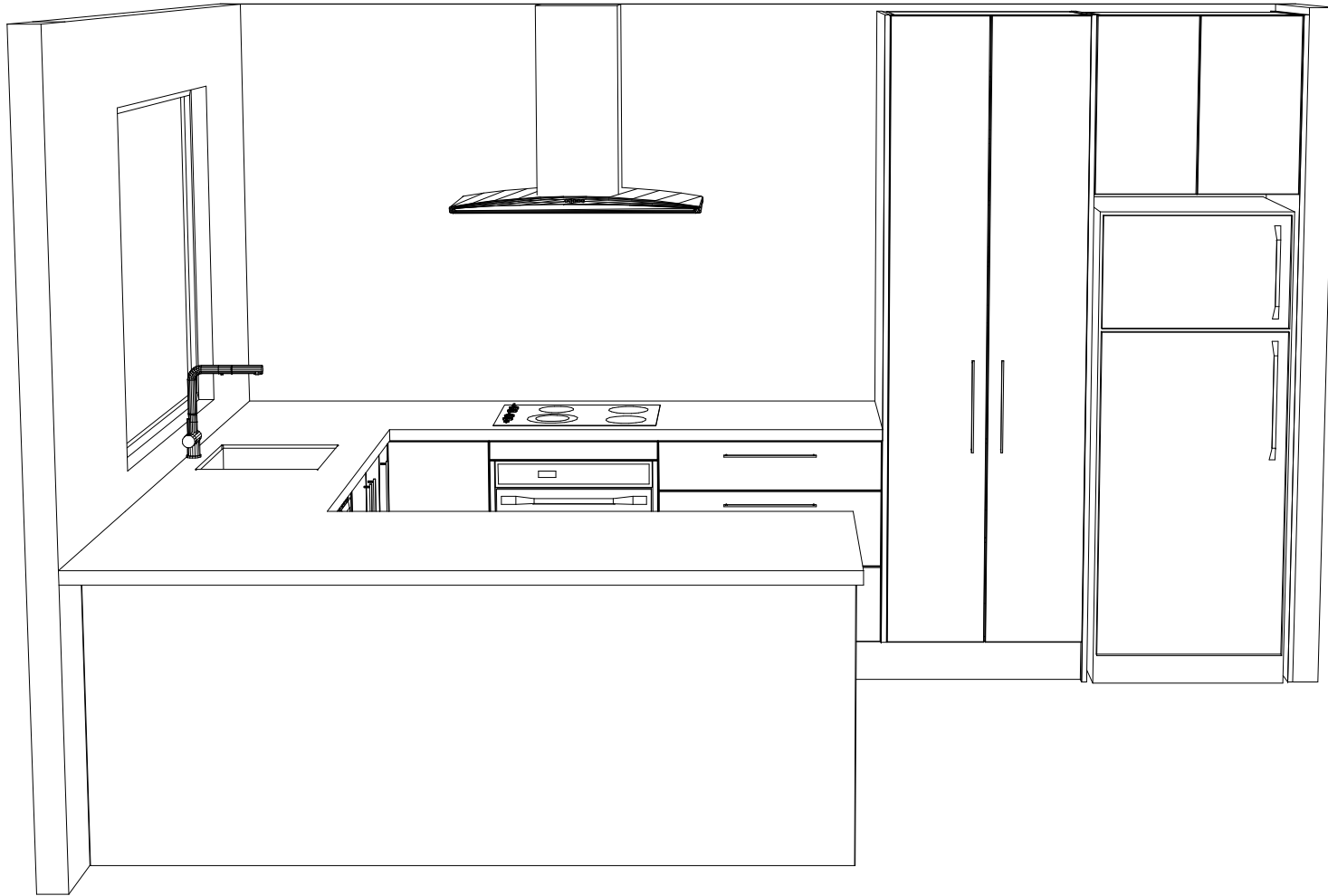
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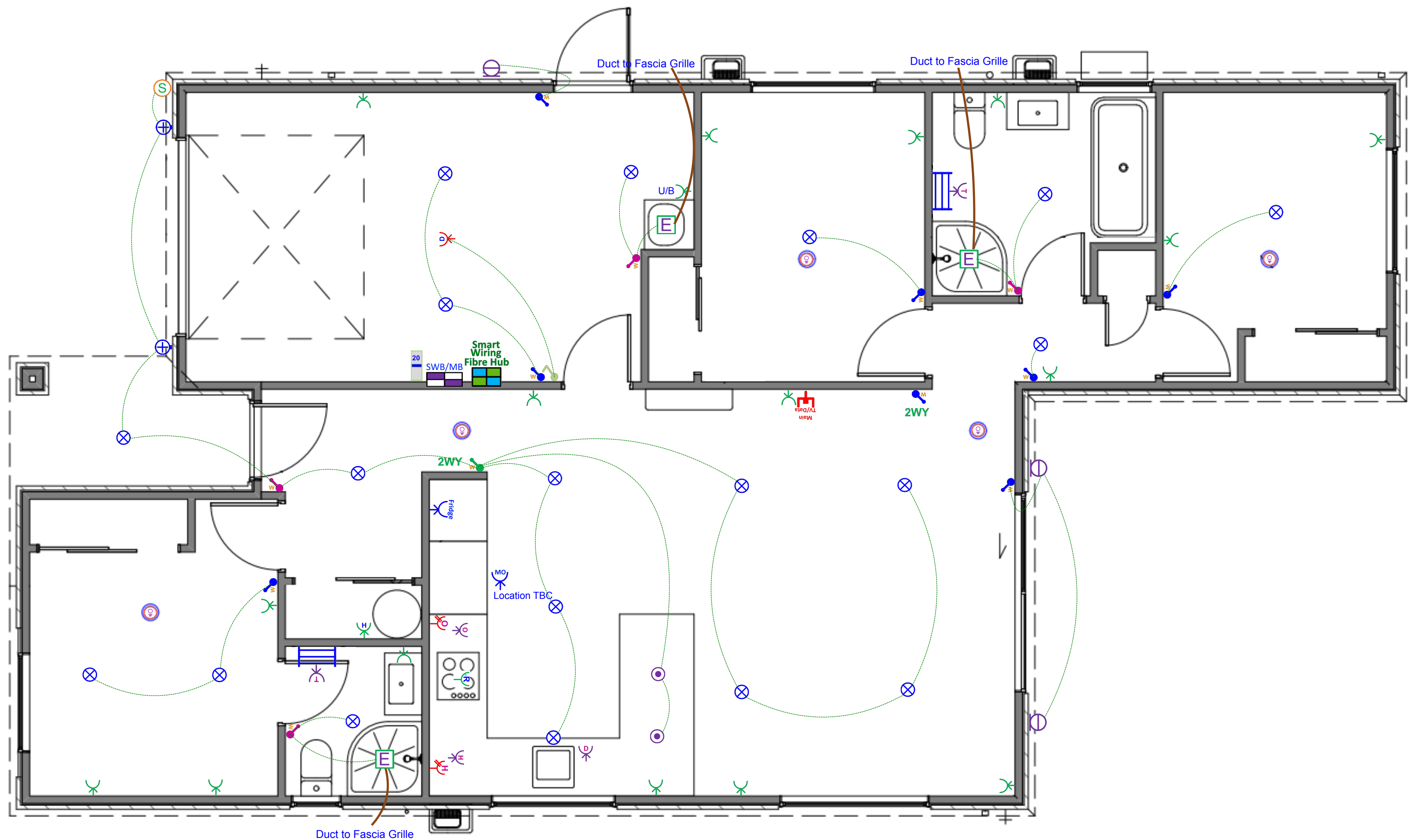
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Designer: Sarah Molyneux	Date: 27 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Fern Modified				

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# Plan: The Fern Modified (Garage Left)

## 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
	External 180-Degree Lighting Movement Sensor (White)	1 EA
	Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit	19 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	2 EA

## Electrical

Item	Total
 Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	3 EA
 Tradesave Slim Light Switch 1-Gang (White)	8 EA
 Tradesave Slim Light Switch 2-Gang (White)	4 EA
 Tradesave Slim Light Switch 4-Gang (White)	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