



## House and Land Package

Lot 426 Beachgrove, Stage 7B  
Kaiapoi, North Canterbury

Dwelling  
Size

114m<sup>2</sup>

Section  
Size

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.

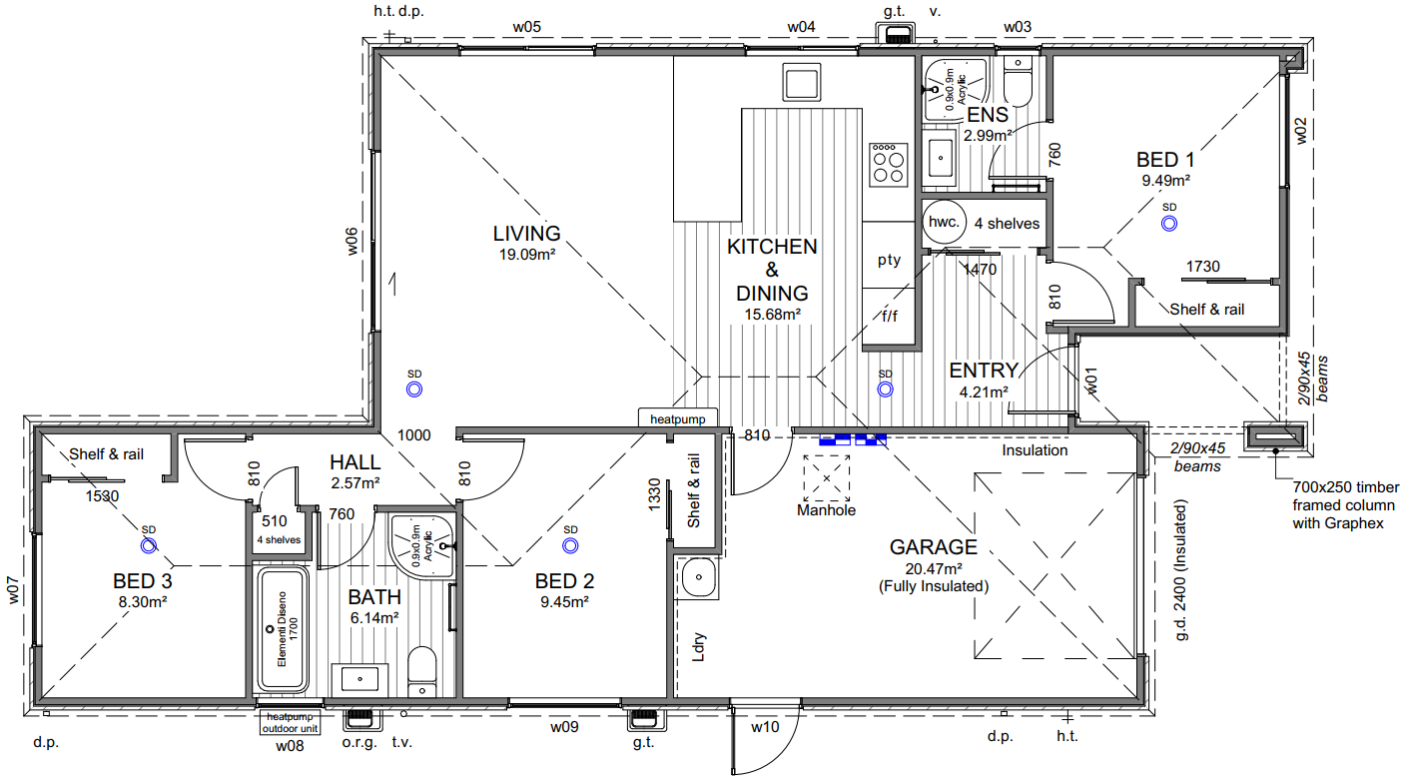
Within thirty minutes drive to Christchurch City Beachgrove is conveniently located within walking distance of the vibrant Kaiapoi town centre where you will find various retail outlets, cafes, restaurants, supermarkets, weekly farmers market and a movie theatre. There is a high school, primary schools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





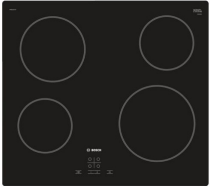




Lot 426 Beachgrove, Kaiapoi, North Canterbury

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

Lot 426 Beachgrove, Kaiapoi, North Canterbury

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 mix-ers:	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/ negative 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

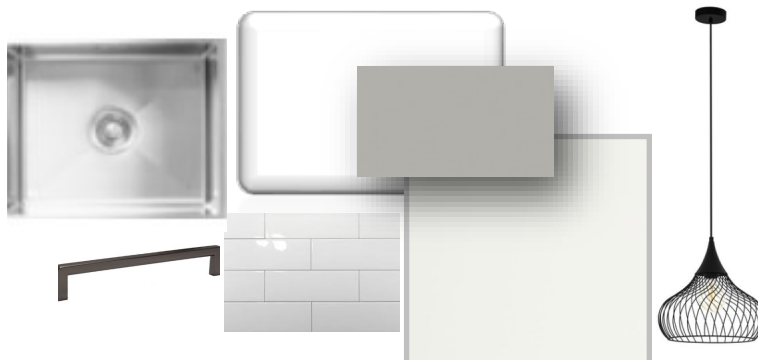
## Exterior:

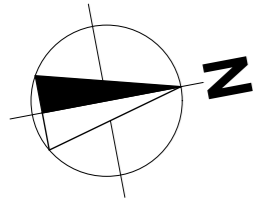


## Interior:



## Kitchen:





### Site Info

Site Address	Waiotahi Road Beach Grove
Legal Description	Lot 425
Site Area	253m <sup>2</sup>
Building Area	116.88m <sup>2</sup>
Roof Area*	127.77m <sup>2</sup>
Site Coverage	50.50%

### Design Basis

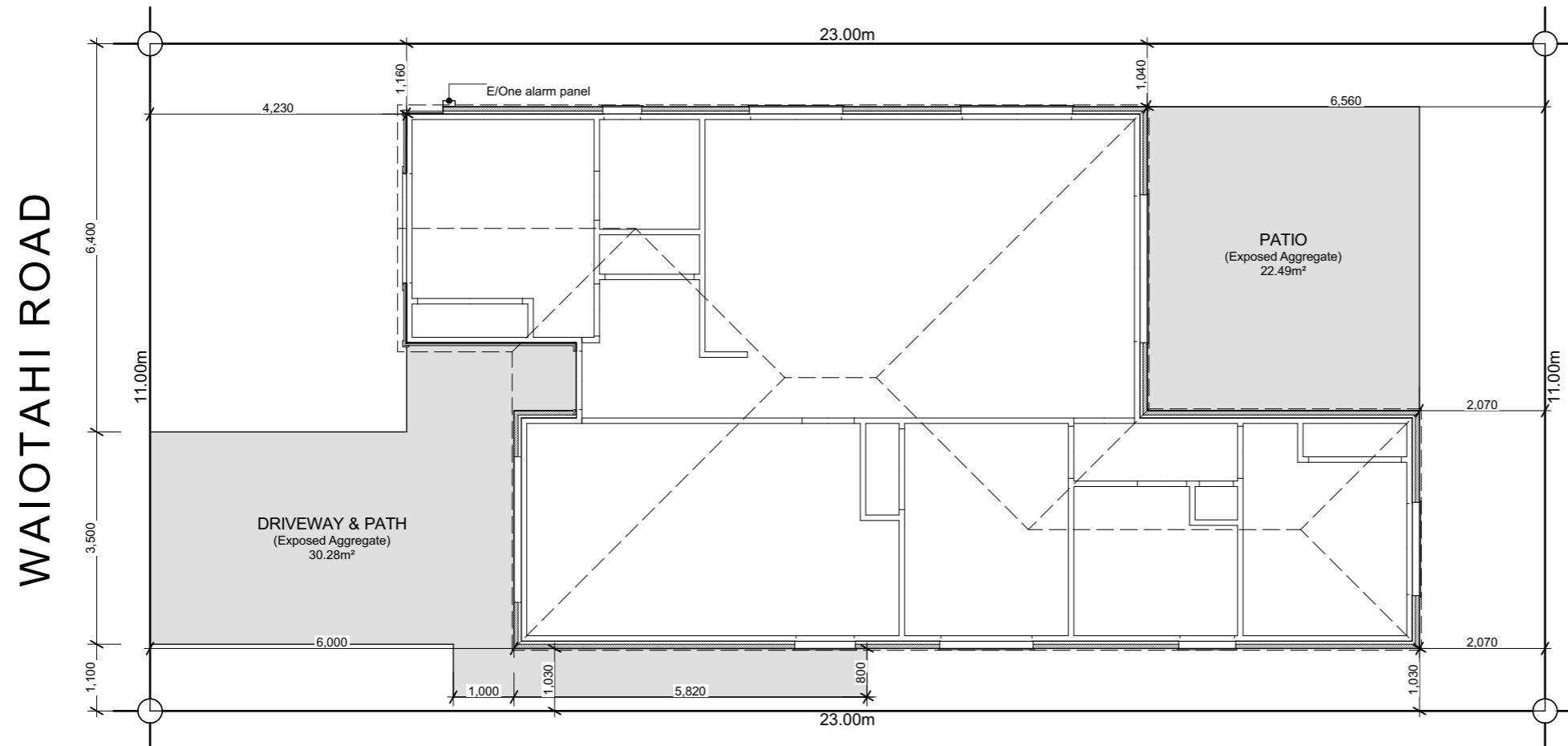
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

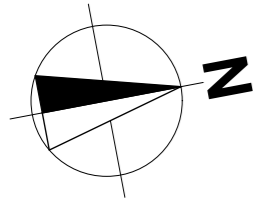
### General Notes

- 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.





### Building Area

Over Frame	111.16m <sup>2</sup>
Perimeter	52.36m
Over Cladding	116.88m <sup>2</sup>
Perimeter	53.32m
Roof Area*	127.77m <sup>2</sup>
Perimeter	52.76m

\*Roof area includes fascia & gutter

### General




Main Cladding	70s Clay Brick
Feature Cladding	James Hardie Linea Weatherboard
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, Bath & Laundry extractor and Kitchen rangehood vent ducting through fascia grills.

Note 3: Tint to w02

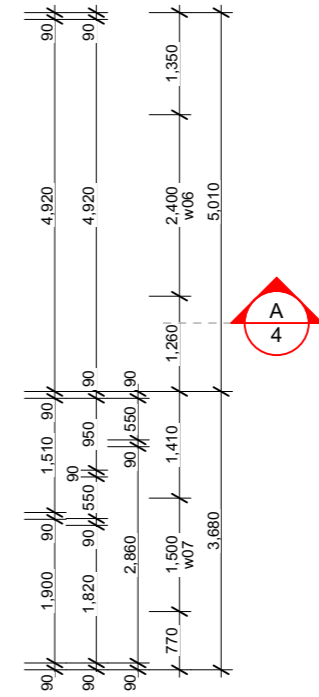
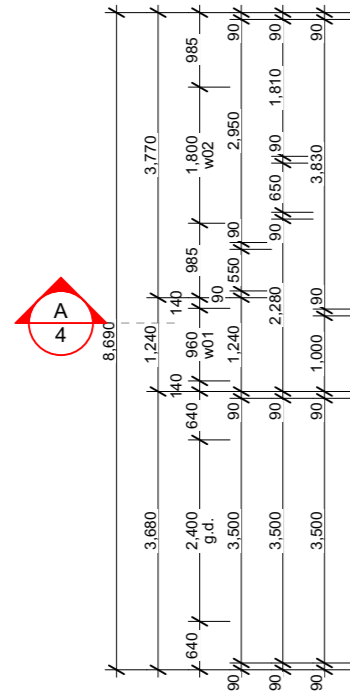
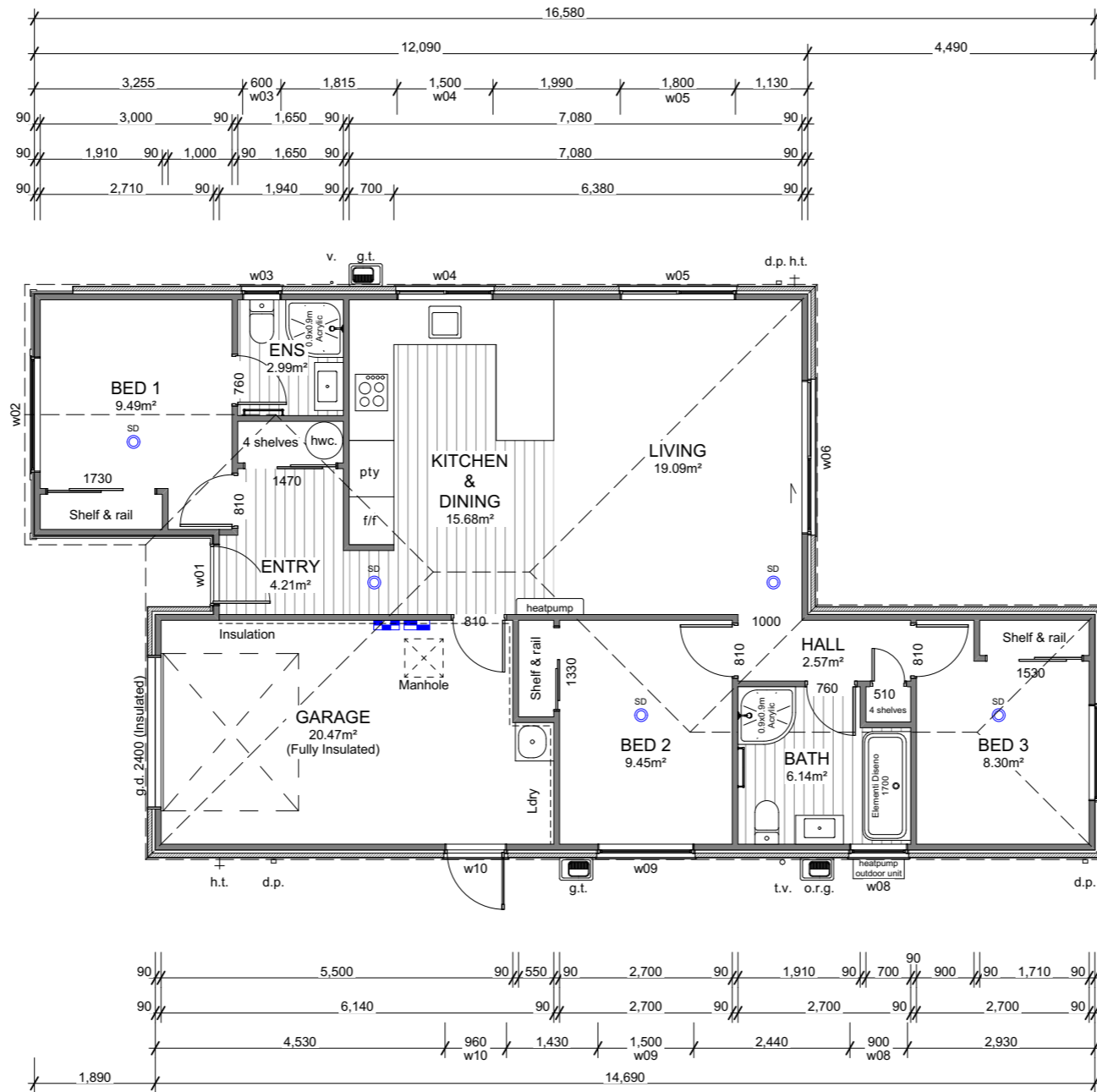
### Legend

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

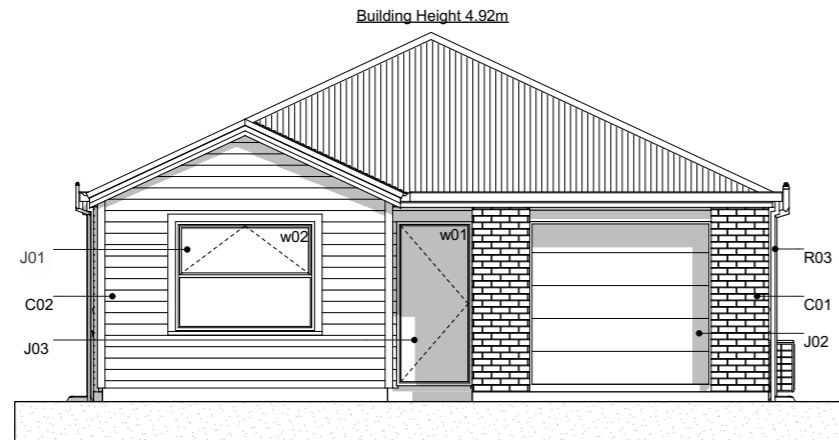
### Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	1,400	1,800
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







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



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



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



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

**Elevation Keys**

- C01 70 series brick on 50mm cavity.
- C02 James Hardie Linea weatherboard on 20mm cavity battens (Boxed external corner & facings to w02).
- 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.



6 Browns Road, Christchurch  
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 425 BEACH GROVE  
WAIOTAHU ROAD KAIAPOI

**Issue**  
Concept Design

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

**Elevations**

Scale 1:100 @ A3

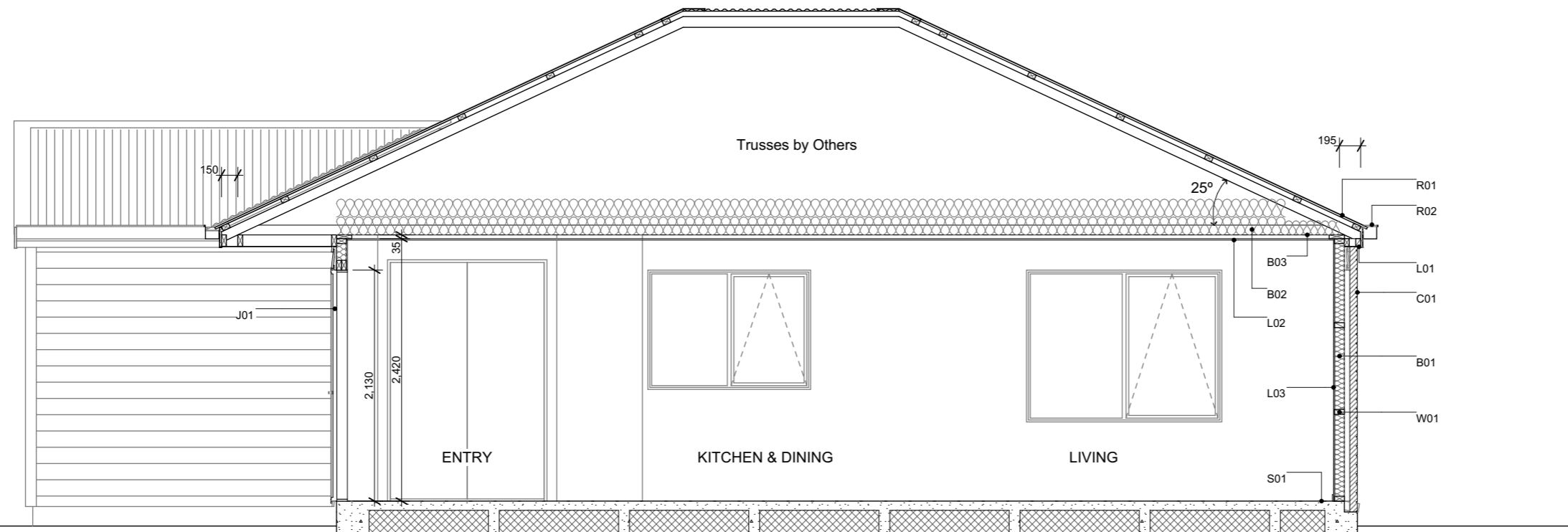
Revision 1  
Date 10/02/2025  
File No. 25016

**Sheet No.**

**3**

## 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 (Boxed external corner & facings to w02).
- 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 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins 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 R2.6 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.
- 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)



6 Browns Road, Christchurch  
 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 425 BEACH GROVE  
 WAIOTAHU ROAD KAIAPOI

**Issue**  
 Concept Design

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

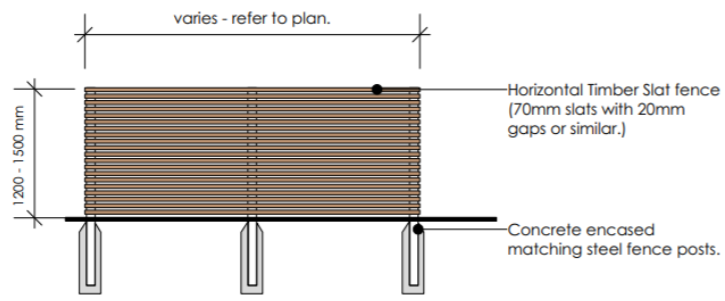
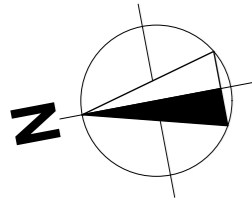
**Section A-A**

Scale 1:50 @ A3

Revision 1  
 Date 10/02/2025  
 File No. 25016

**Sheet No.**

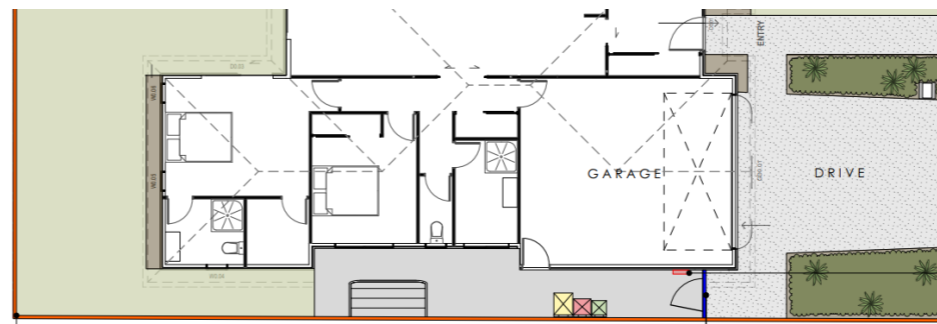
**4**



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.

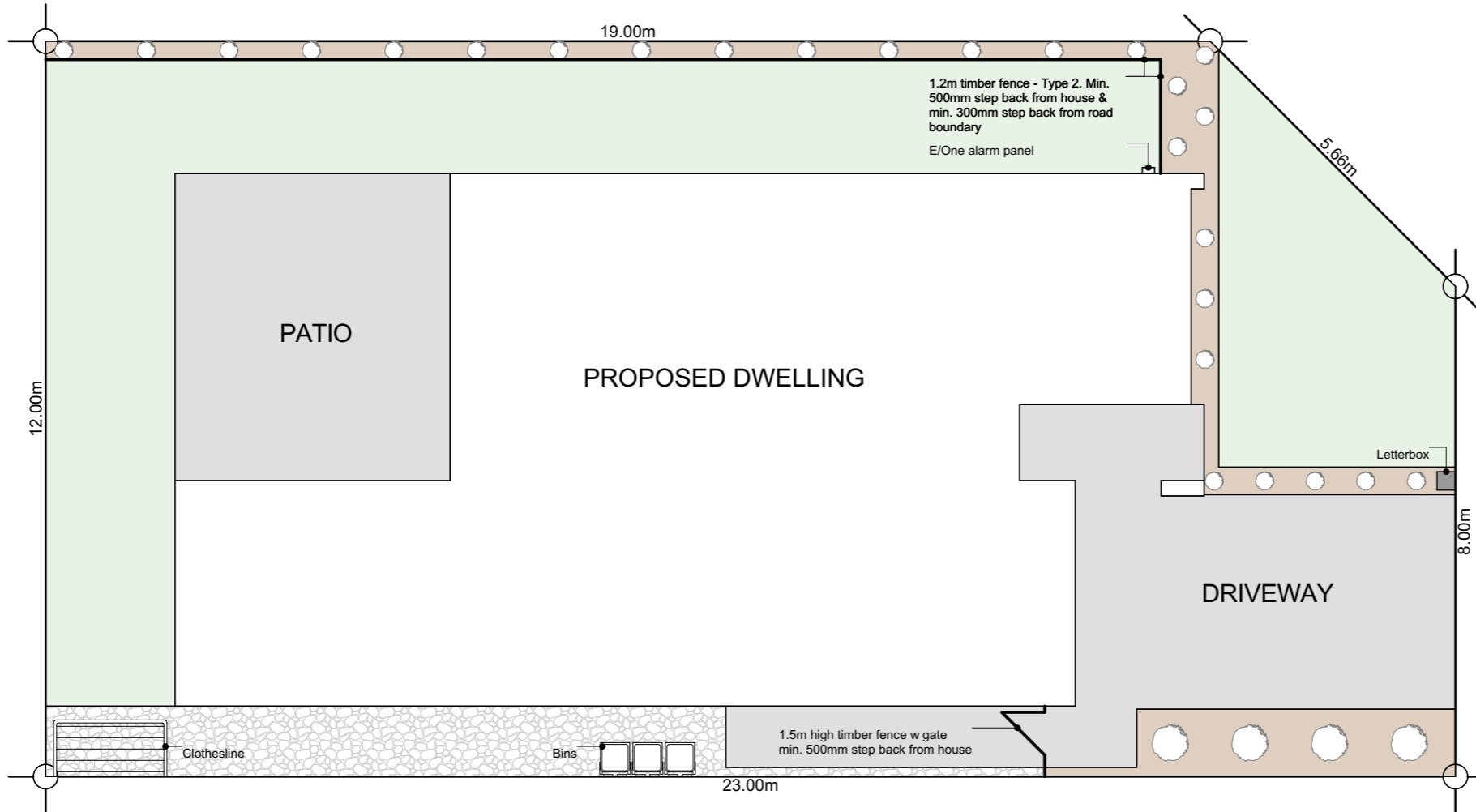
To be stained to tie in with house facade.



Fence Type 4 to all internal boundaries

5 Indicative Landscape Plan  
Scale 1:100



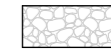

Ecoflow controller fixed to house behind side gate or return fence (Allow for any downpipe locations).



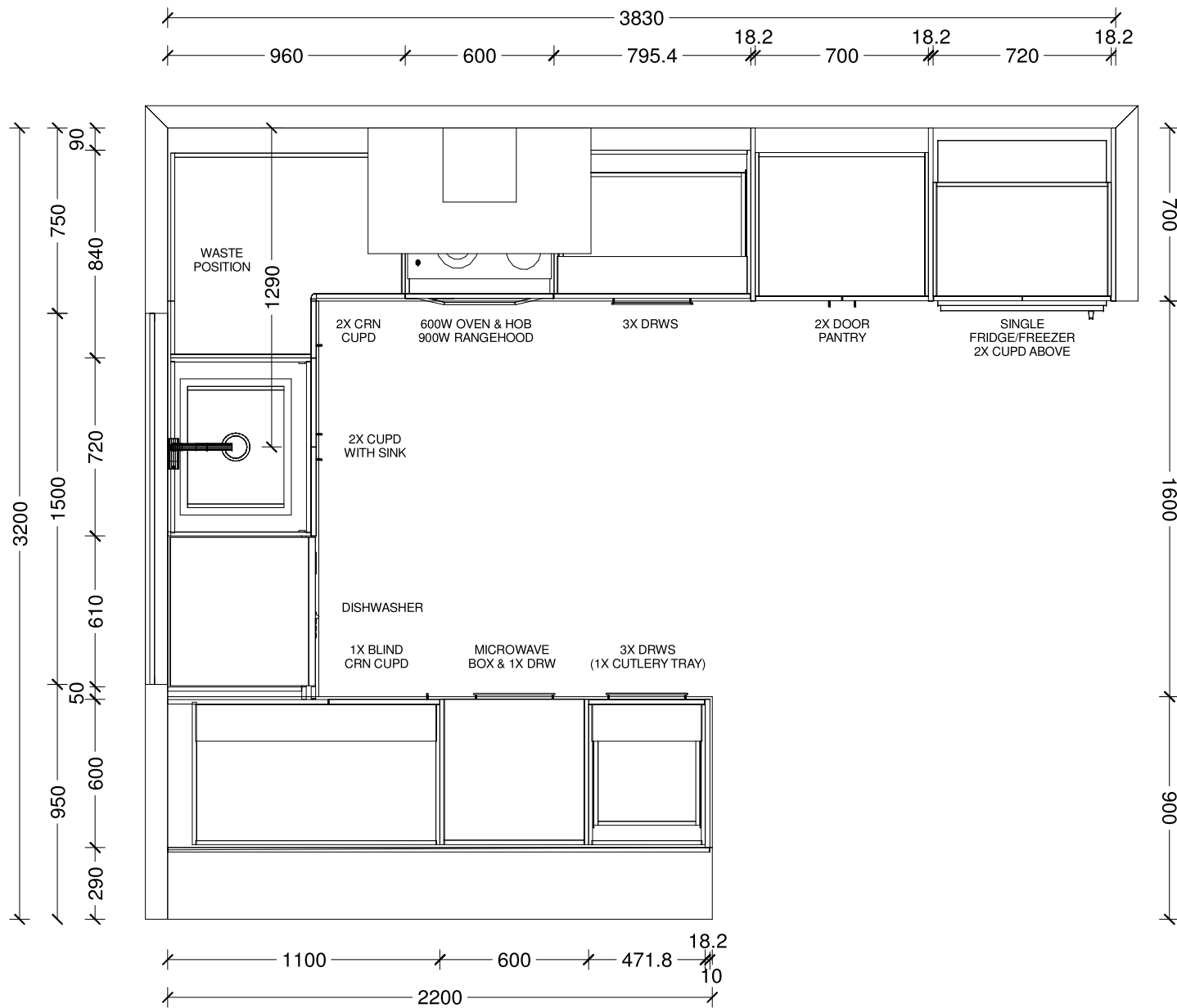
### Plants List for Garden Bed

- 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



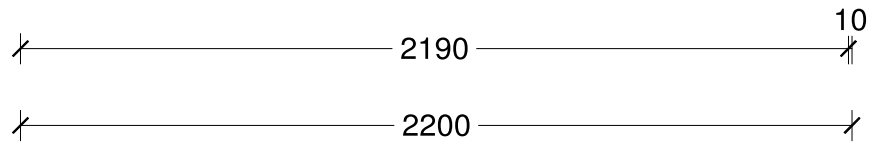
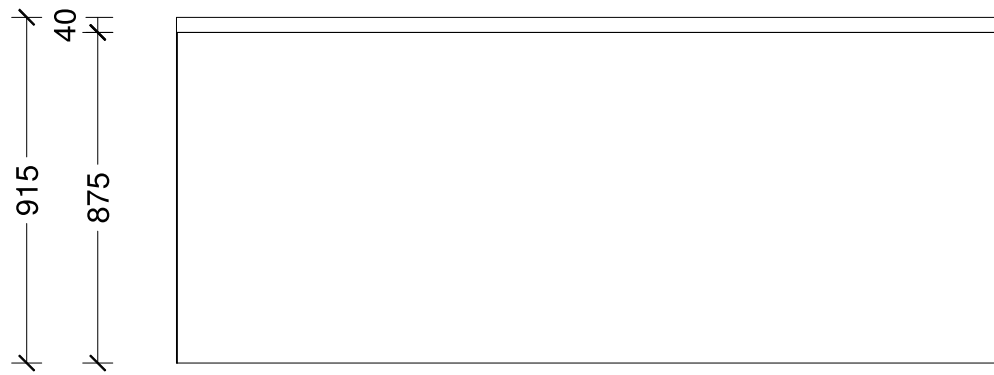
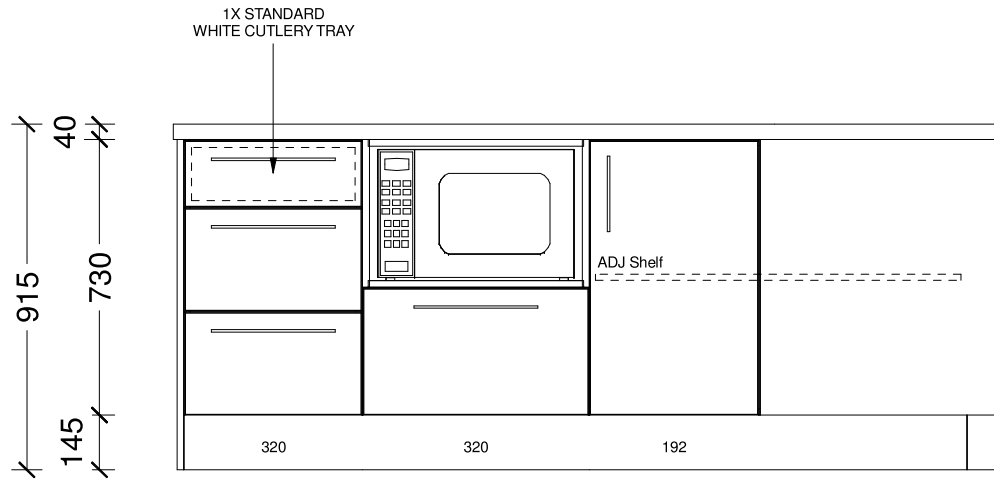


<b>Benchtop Colour:</b>
40mm square edge Tristone in Pure White
<b>Main Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Back &amp; Side Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink:</b>
Lazio NZLSS-5545 Stainless Single Bowl

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			

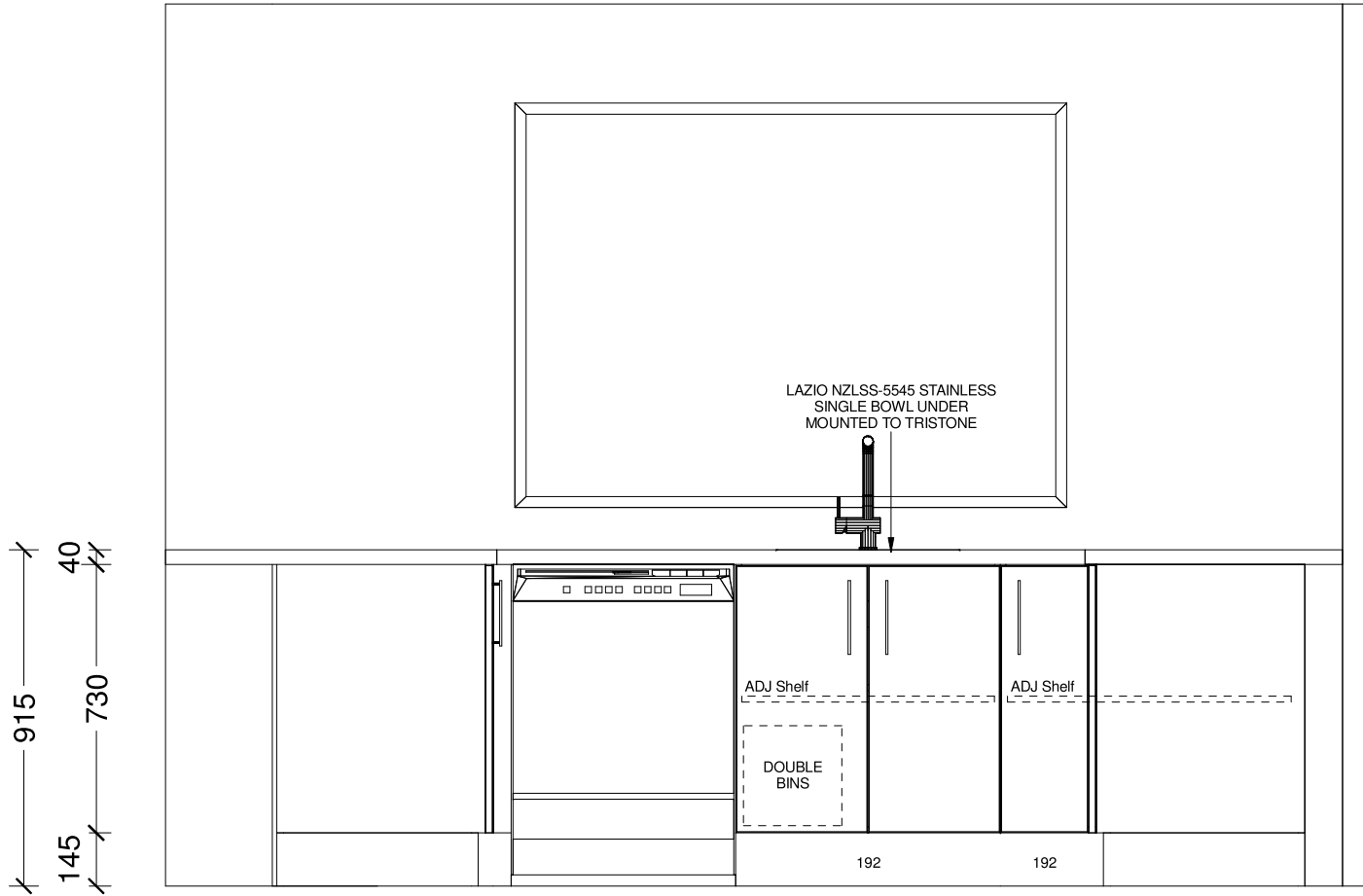


This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



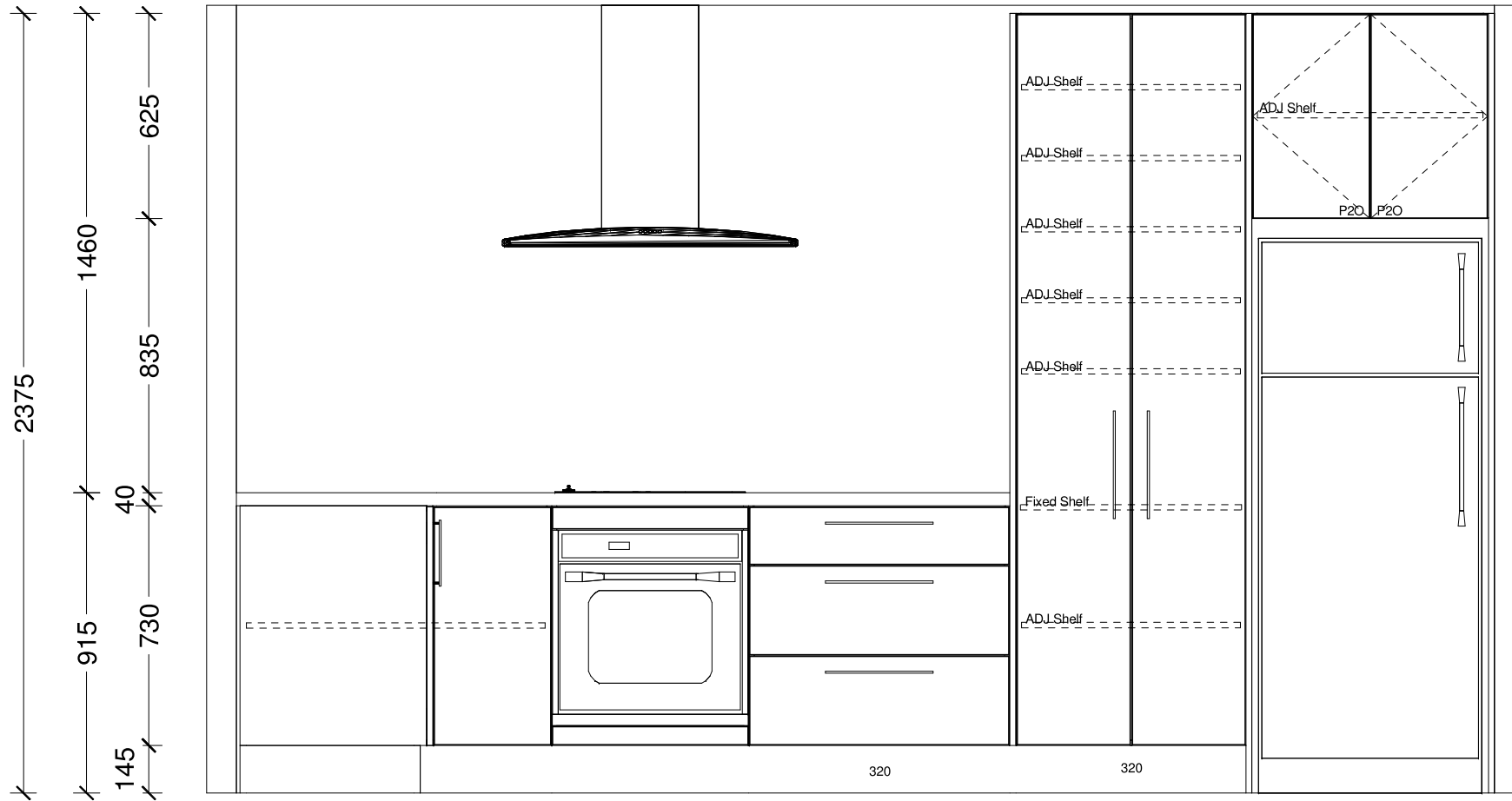
Designer: Sarah Molyneux	Date: 27 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Fern Modified				

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.



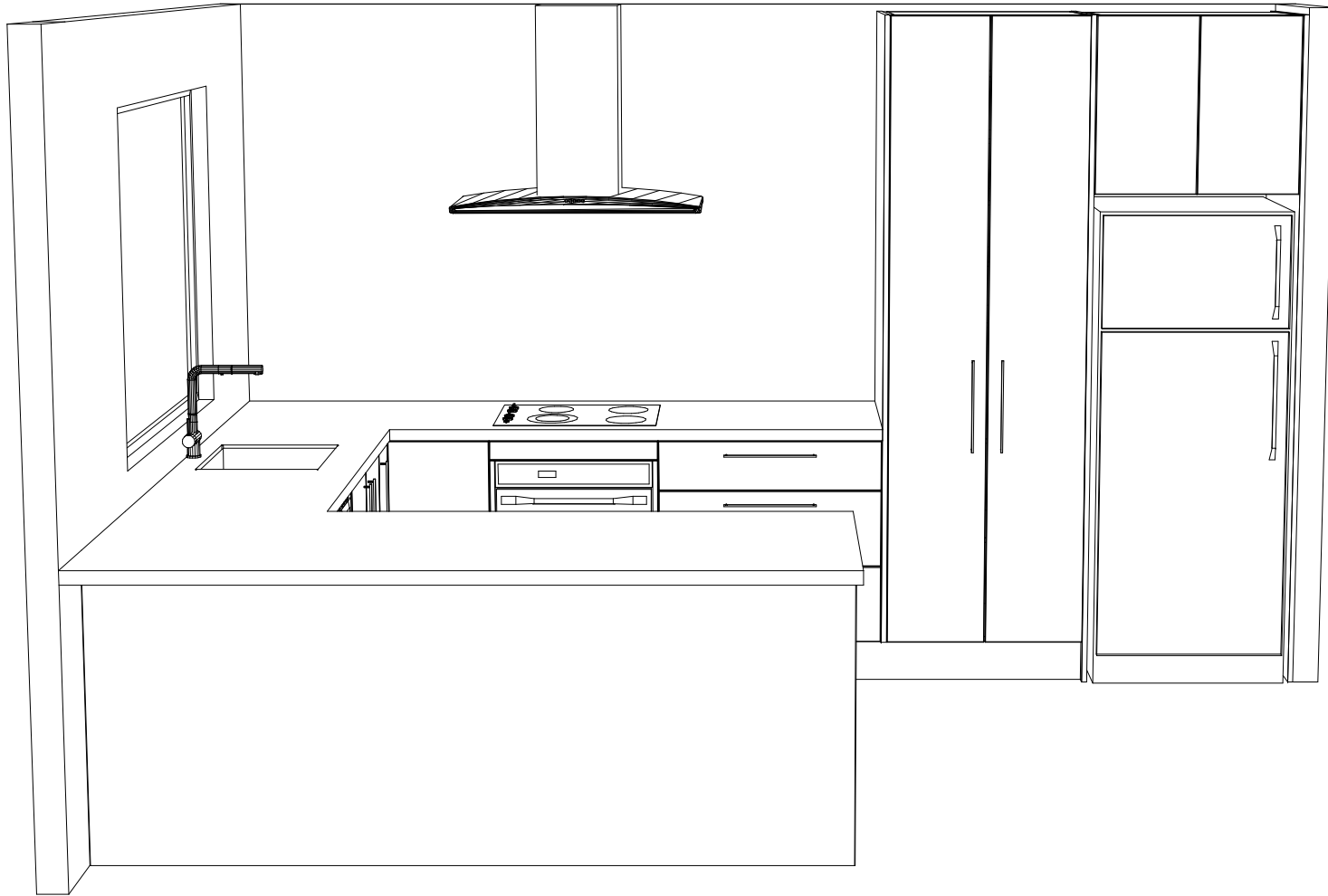
Designer: Sarah Molyneux	Date: 27 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Fern Modified				

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

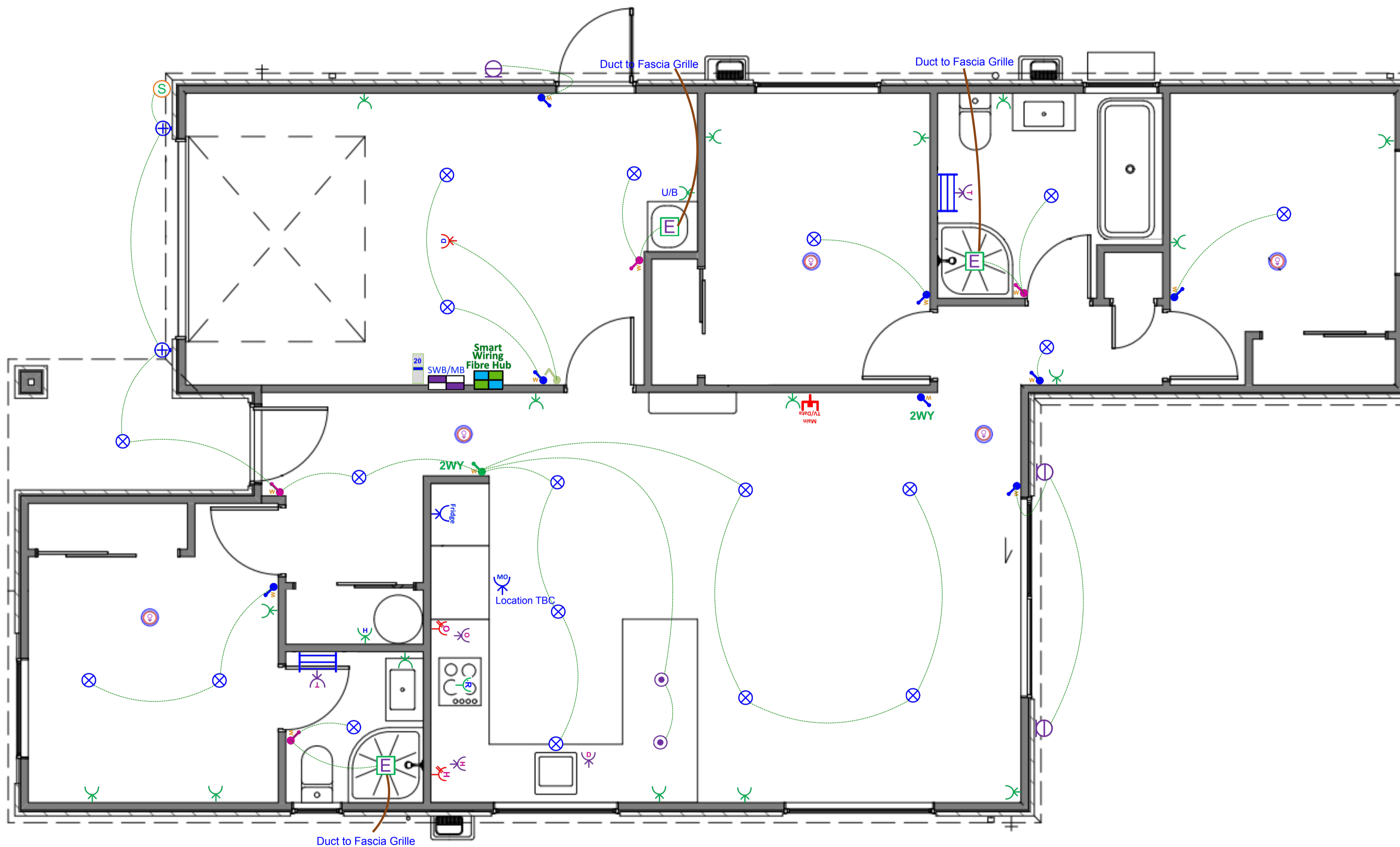
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



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





# 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