



## House and Land Package

Lot 480 Beachgrove, Stage 7B  
Kaiapoi, North Canterbury

Dwelling Size	Section Size
122m <sup>2</sup>	276m <sup>2</sup>

# \$679,900



3



1



2



1

*NB: Roofing differs from render—corrugated*



*Artist Impression Only—Refer to Concept Plans*

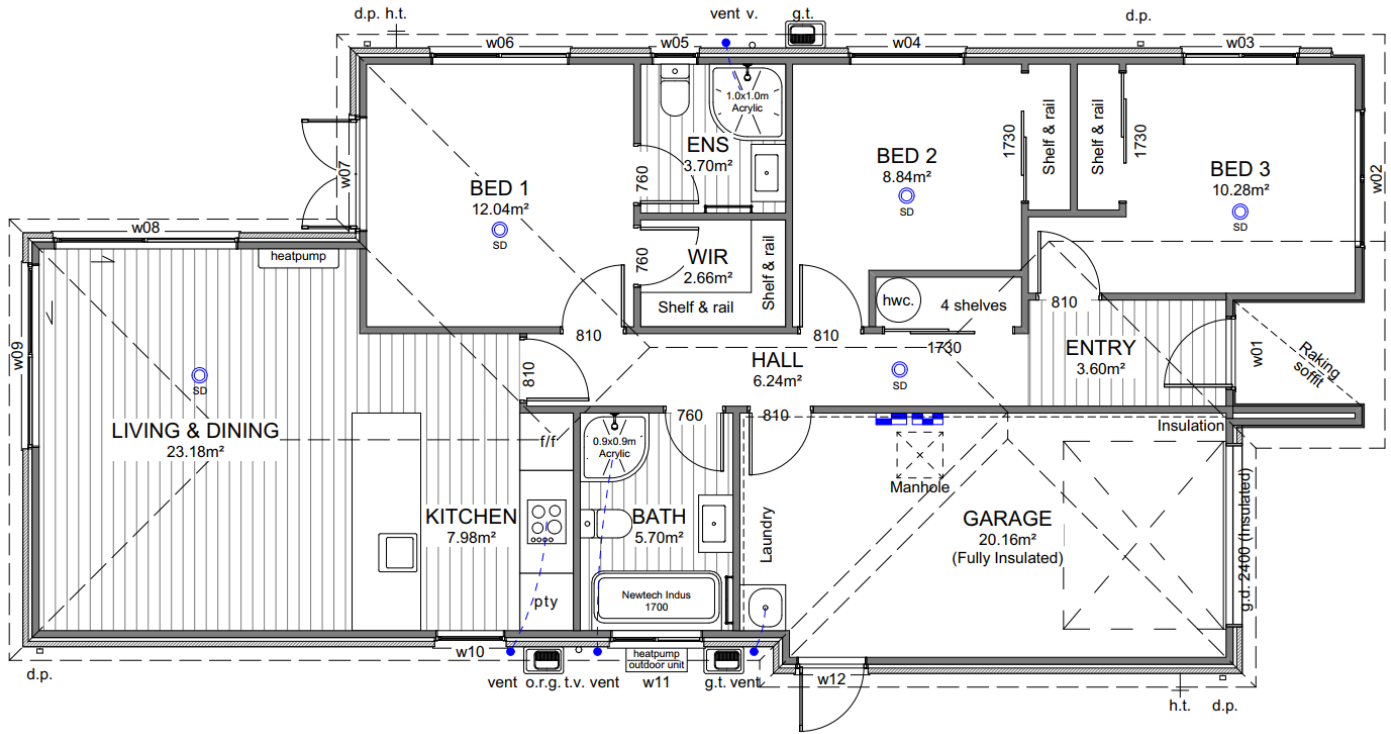
Family sized home featuring three bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

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:



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# Specification





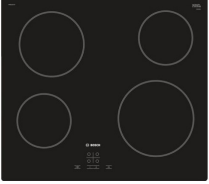




Lot 480 Beachgrove, Kaiapoi, North Canterbury

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° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Austral 70 Series Brick
Feature cladding:	James Hardie Axon	Entry door:	Thermally-broken APL 860mm Latitude with urbo lever
Window joinery: Tint to w02 & w03	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	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






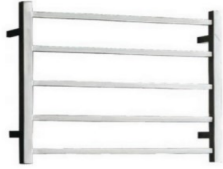




Lot 480 Beachgrove, Kaiapoi, North Canterbury

Kitchen and Laundry:			
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm 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 480 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 

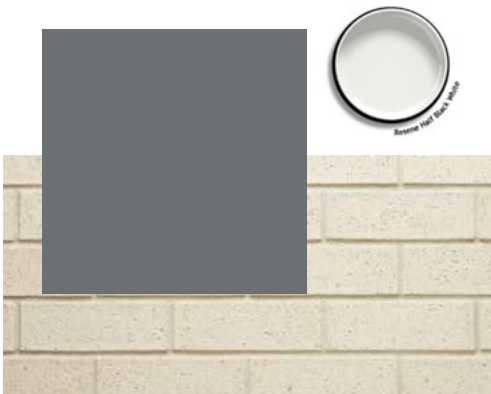


# Colour Scheme

Lot 480 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):	Whitehaven with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Mid grey	Kitchen splashback:	White gloss with misty grey grout

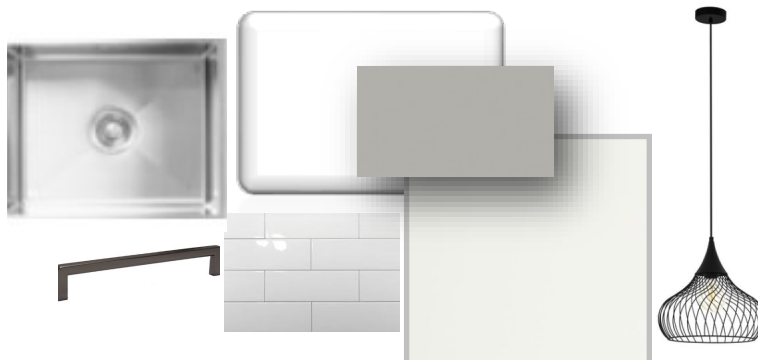
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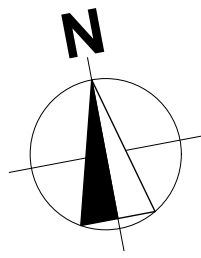


## Interior:



## Kitchen:





### Site Info

Site Address	Naish Street Beach Grove
Legal Description	Lot 480
Site Area	276m <sup>2</sup>
Building Area	122.64m <sup>2</sup>
Roof Area*	142.82m <sup>2</sup>
Site Coverage	51.75%

### 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.

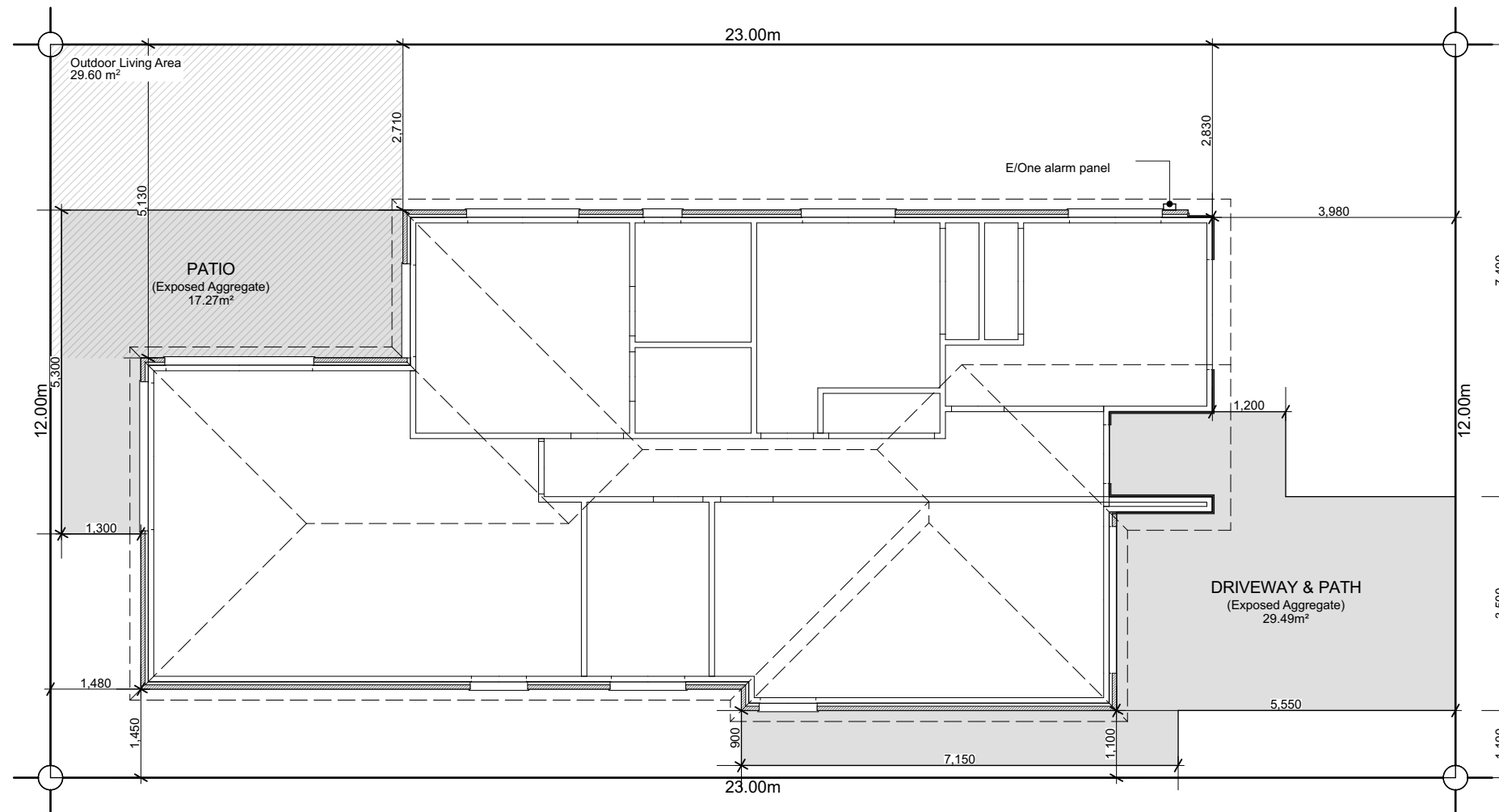
Refer to Sediment Control in Specification & implement where required.

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

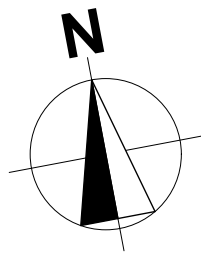
Site bearings, dimensions and North point subject to Certificate of Title.

### 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



### Building Area

Over Frame	117.03m <sup>2</sup>
Perimeter	54.12m
Over Cladding	122.64m <sup>2</sup>
Perimeter	54.90m
Roof Area*	142.82m <sup>2</sup>
Perimeter	54.16m

\*Roof area includes fascia & gutter.

### General

Main Cladding	70s Clay Brick
Feature Cladding	JH Axon Panel
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:** Tinted windows to w02 & w03.

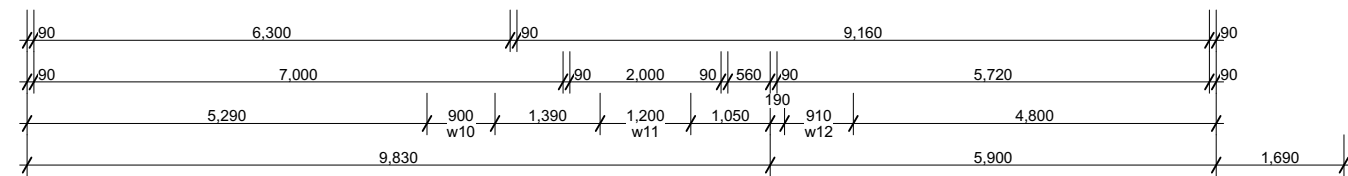
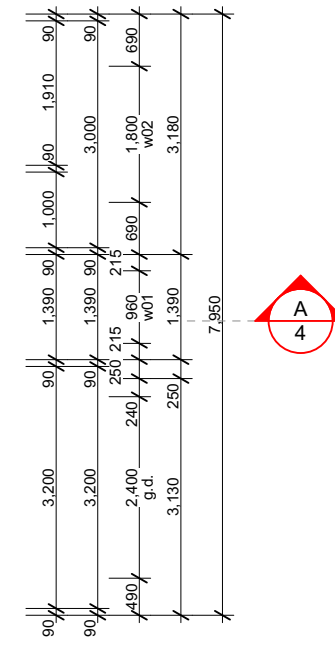
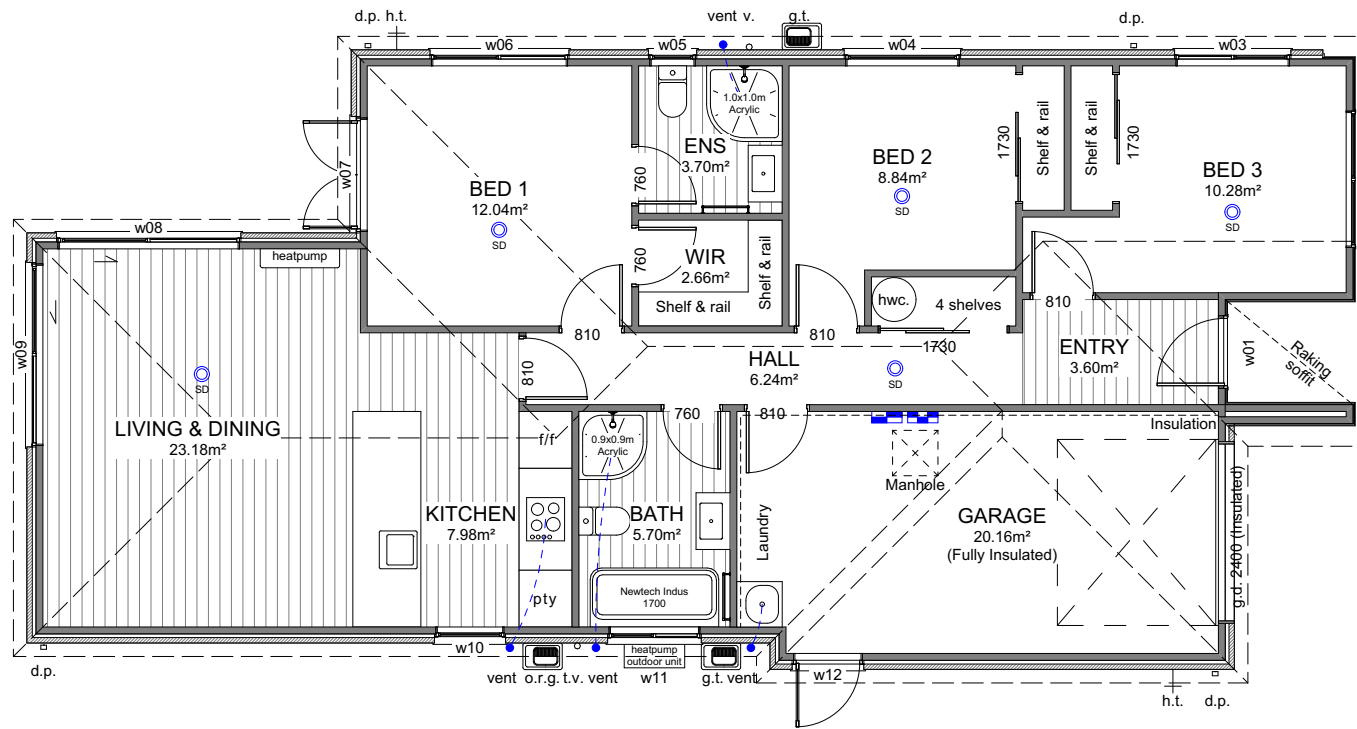
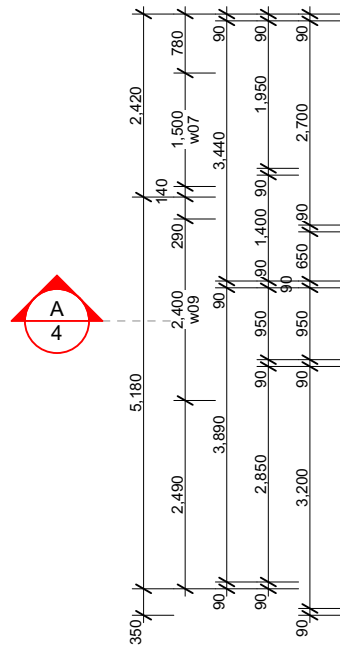
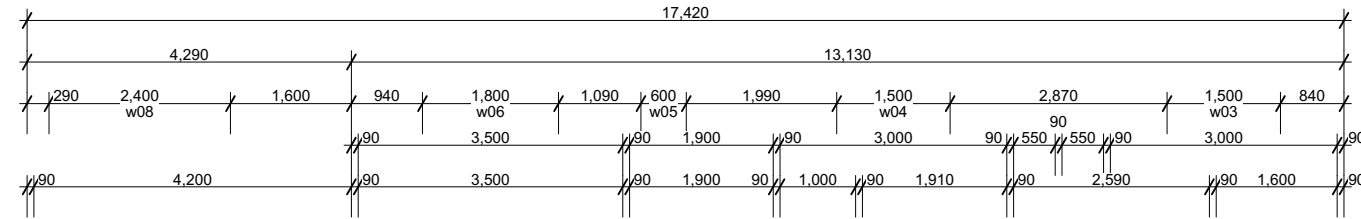
### Legend

- Distribution Board and 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	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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**WENDELBORN**  
**PROPERTY LTD**  
 LOT 480 BEACH GROVE  
 NAISH STREET KAIAPOI

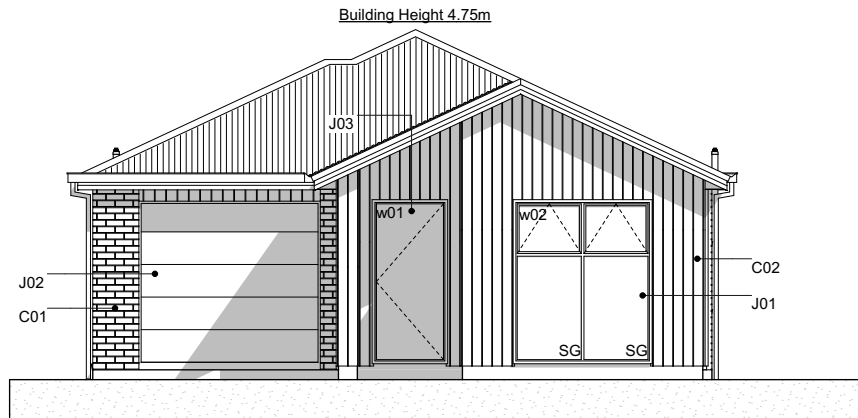
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 Concept Design  
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**Floor Plan**  
 Scale 1:100 @ A3

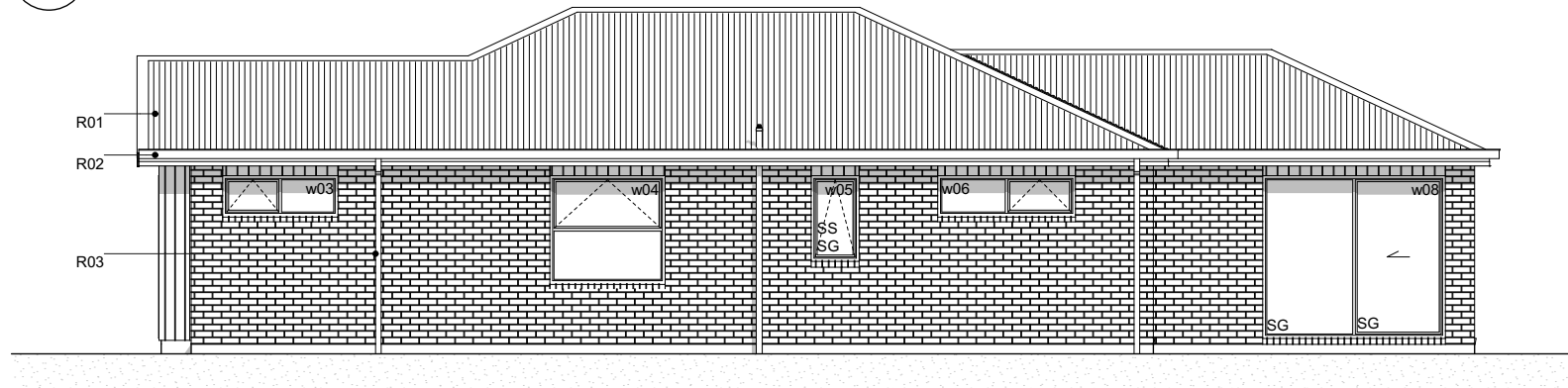
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**Sheet No.**  
 2





**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 Axon panel on 20mm 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.



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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 480 BEACH GROVE  
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**Issue**  
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**Elevations**

Scale 1:100 @ A3

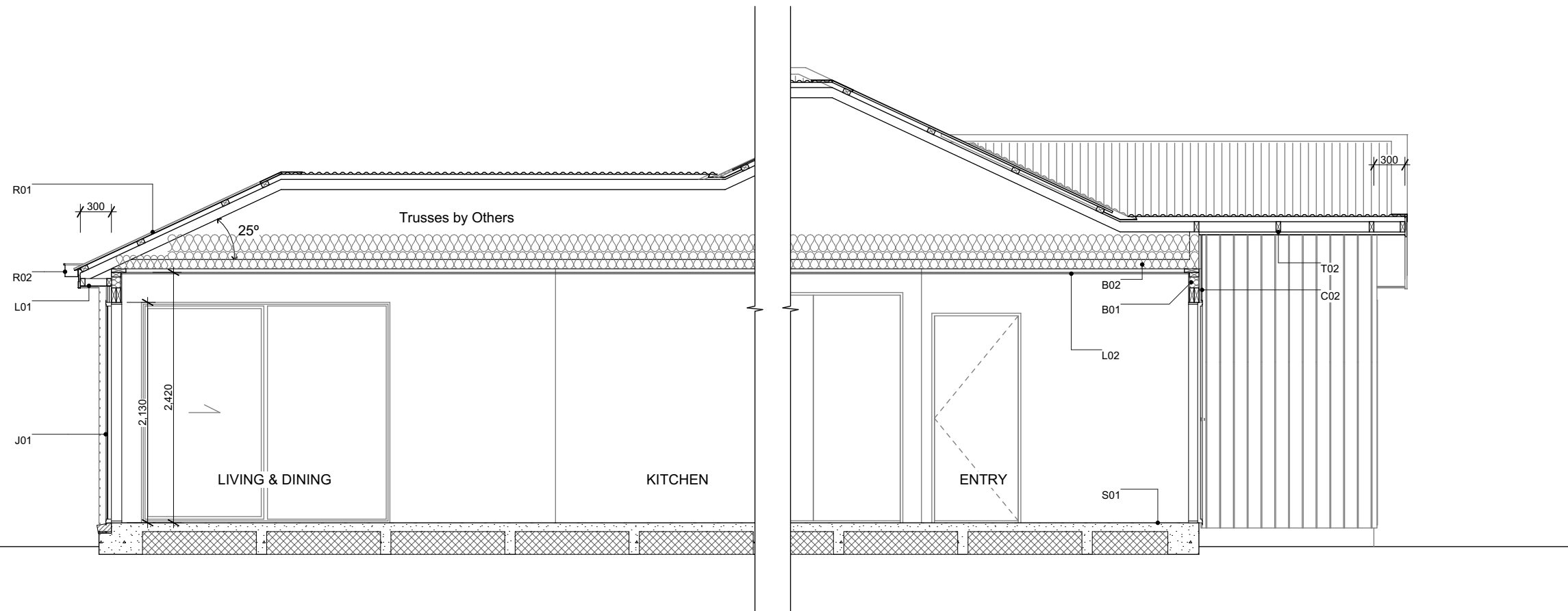
Revision 1  
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File No. 25019

**Sheet No.**

**3**

## Section Keys

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 James Hardie Axon panel 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 SED Ribraft Foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chord/ outriggers to form raking soffit.
- 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)



**A** Section A-A  
Scale 1:50



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**W E N D E L B O R N**  
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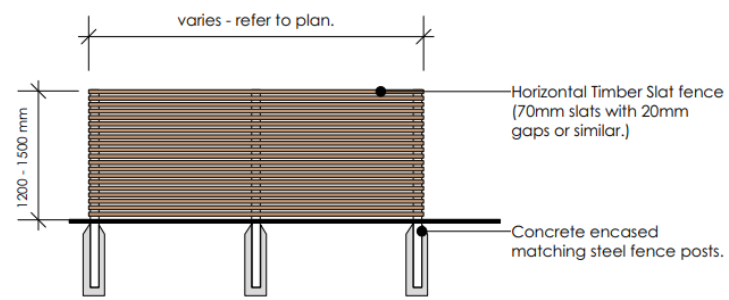
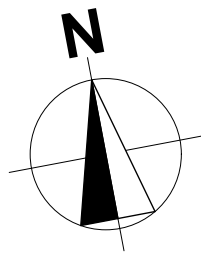
**Section A-A**

Scale 1:50, 1:10 @ A3

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**Sheet No.**

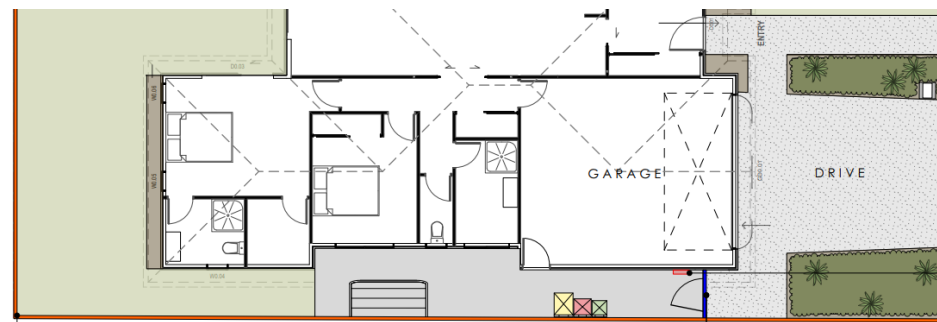
**4**



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.



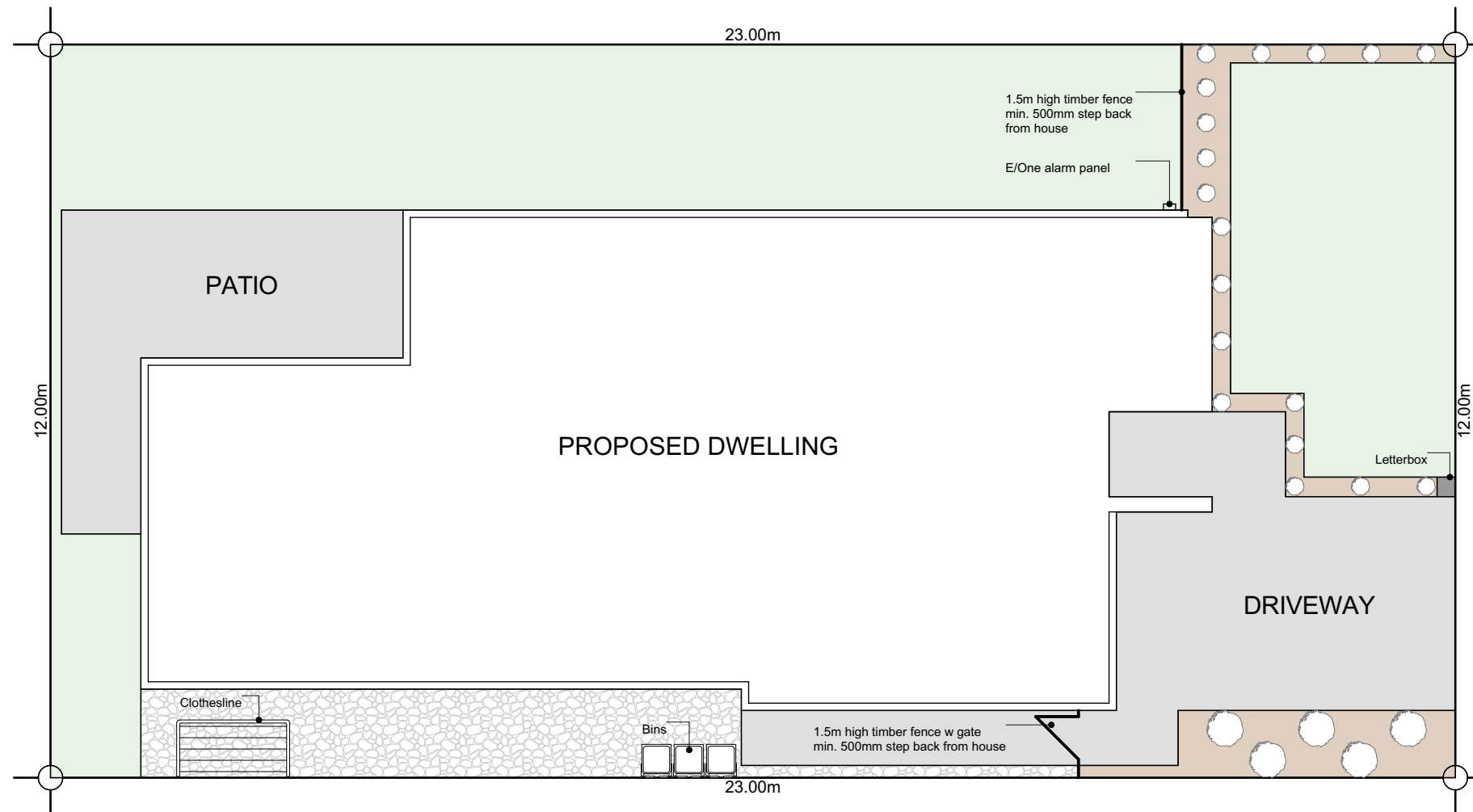
Fence Type 4 to all internal boundaries

5 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).


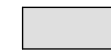
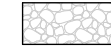



NAISH STREET

### 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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NAISH STREET KAIAPOI

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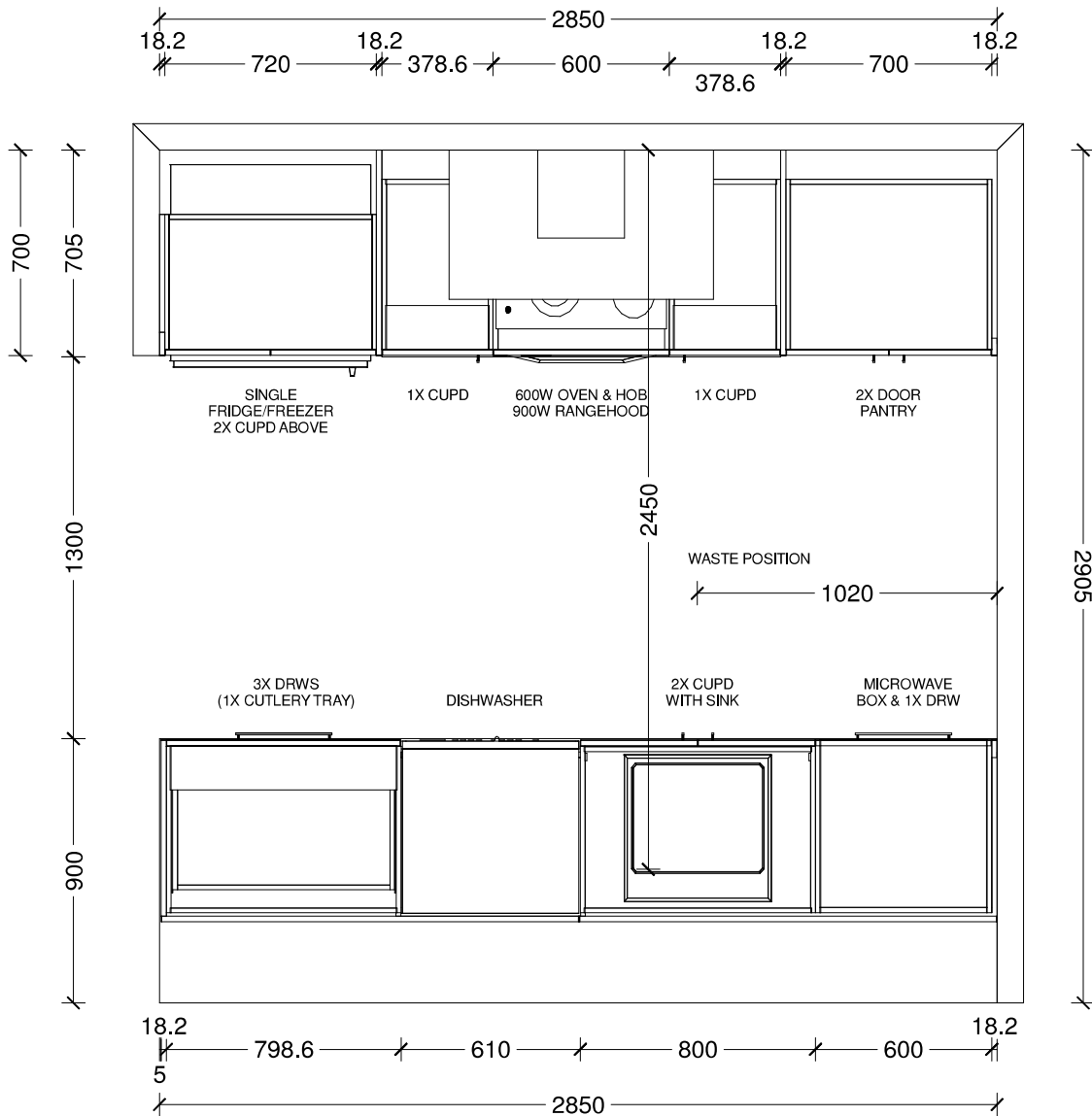
**Landscape Plan**

Scale 1:100 @ A3

Revision 1  
Date 11/02/2025  
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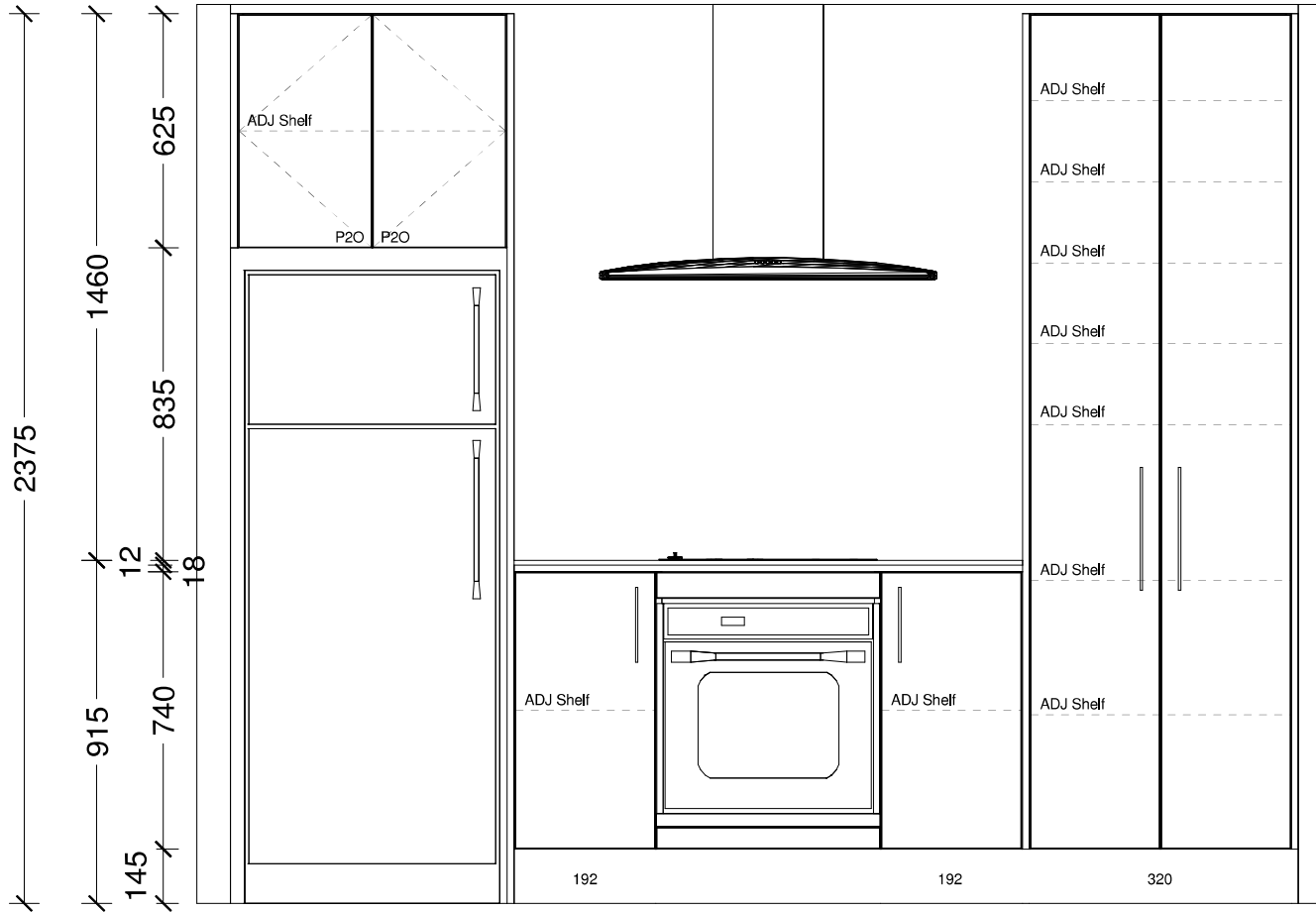
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<b>Benchtop Colour:</b>	12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>	Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>	Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>	Bestwood Subtle Grey Velvet
<b>Handles:</b>	4062-192/320-Titanium Grey
<b>Sink:</b>	Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 01 Mar 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Koa			

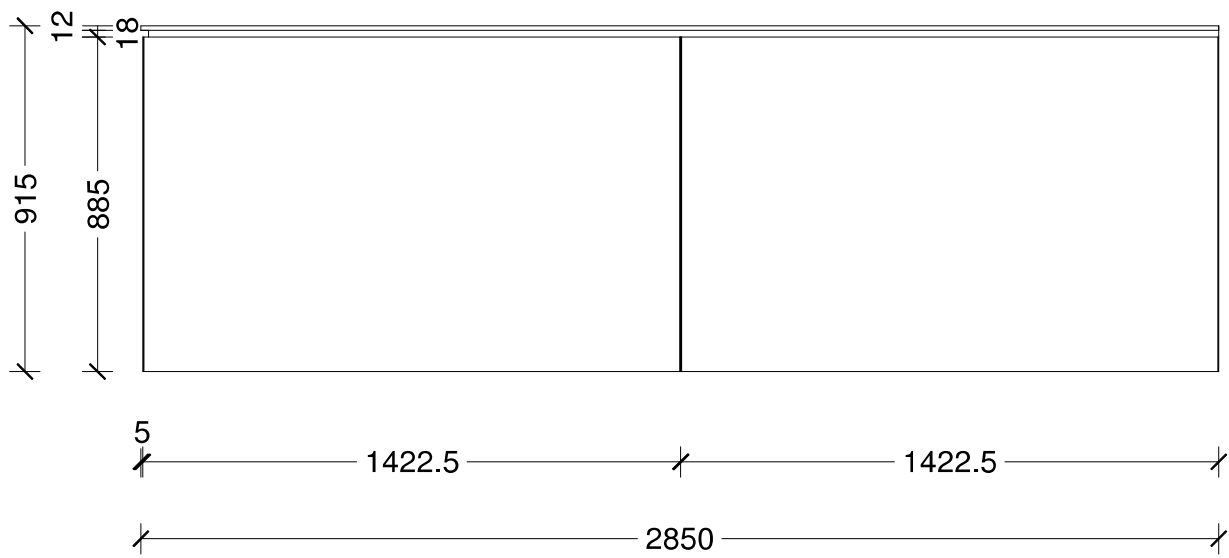
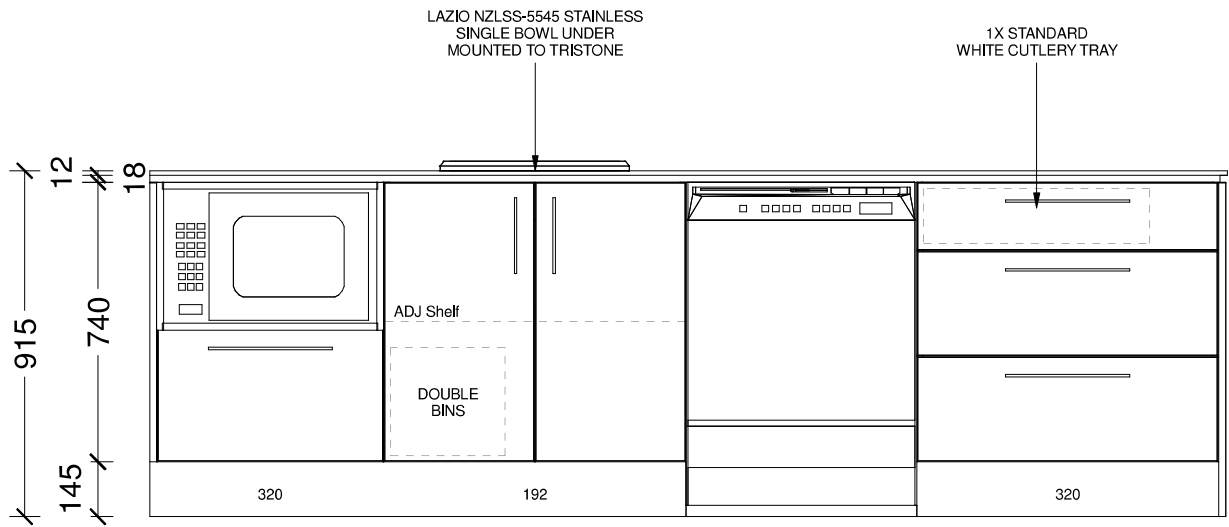




Designer: Sarah Molyneux	Date: 01 Mar 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Koa				

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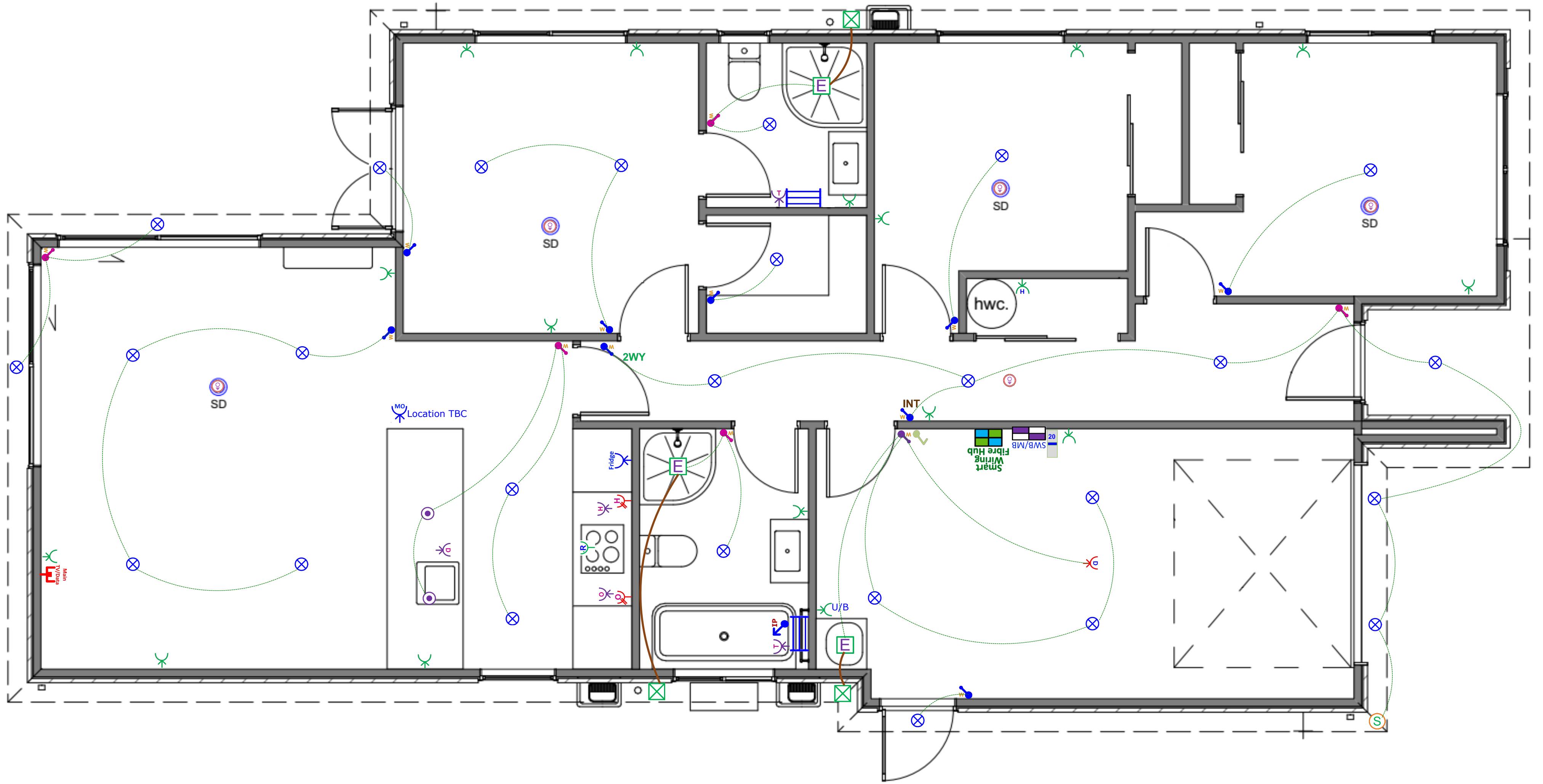
Designer: Sarah Molyneux	Date: 01 Mar 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
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Designer: Sarah Molyneux	Date: 01 Mar 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Koa				

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# Plan: Beachgrove Lot 480 - 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		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		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
 Extractor Fan External Grill (White)		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA
 Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit		26 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim Light Switch 1-Gang (White)		9 EA

## Electrical

	Item	Total
	Tradesave Slim Light Switch 2-Gang (White)	5 EA
	Tradesave Slim Light Switch 3-Gang (White)	1 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
	2-Way Light Circuit	1 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
	Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA