



## House and Land Package

Lot 72 Spring Grove, Stage 6, Belfast,  
Christchurch

Dwelling  
Size

158m<sup>2</sup>

Section  
Size

405m<sup>2</sup>

# \$809,900



4



1



2



2



*Artist Impression Only—Refer to concept plans*

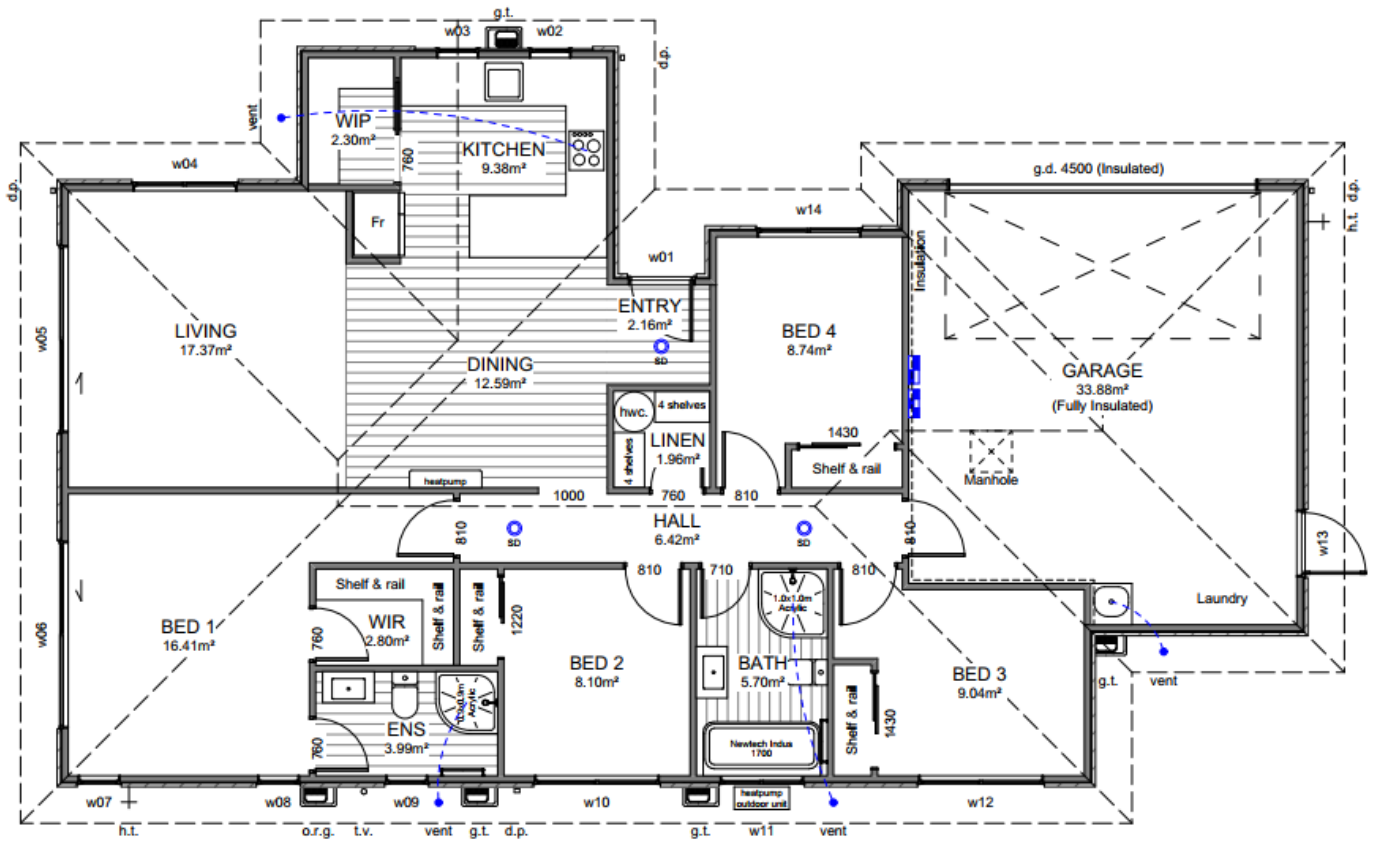
Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

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.

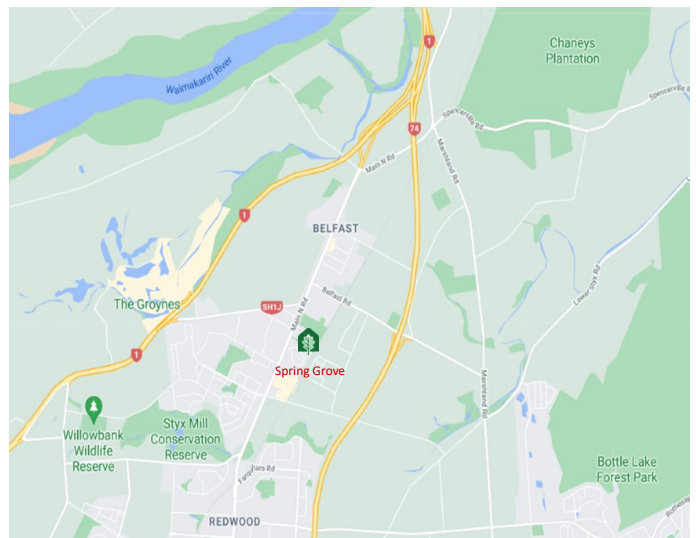
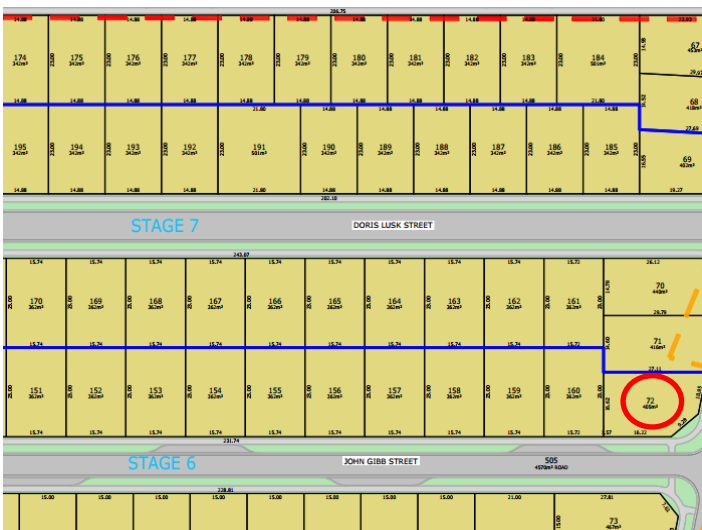
With forests and parks in close proximity and easy access in and out of the city it makes Spring Grove an appealing community for all.



## Floor Layout:



## Site Location:



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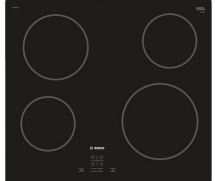




# Specification

*Lot 72 Spring Grove, Stage 6, Belfast, Christchurch*

<b>General:</b>			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
<b>Dwelling Exterior:</b>			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— corona shake	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	James Hardie Axon	Entry door:	Thermally-broken APL 860mm Latitude
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
<b>Dwelling Interior:</b>			
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:	As per Healthy Home Standards
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
<b>Landscaping:</b>			
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 72 Spring Grove, Stage 6, Belfast, Christchurch

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:	Greens Astro II Gooseneck Slim  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU05D05AU  
Laundry tub:	Aquatica Laundra Studio  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  



# Specification

*Lot 72 Spring Grove, Stage 6, Belfast, Christchurch*

<b>Bathrooms:</b>			
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 

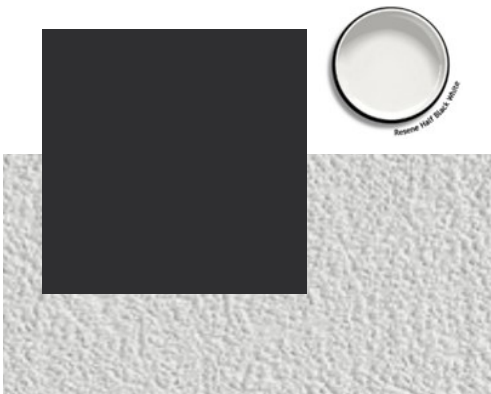


# Colour Scheme

Lot 72 Spring Grove, Stage 6, Belfast, Christchurch

Exterior:		Interior:	
Roof:	Obsidian	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	Black white	Kitchen benchtop:	TriStone 40mm – Pure white
Exterior cladding: Feature	All black	Kitchen splashback:	White gloss with misty grey grout

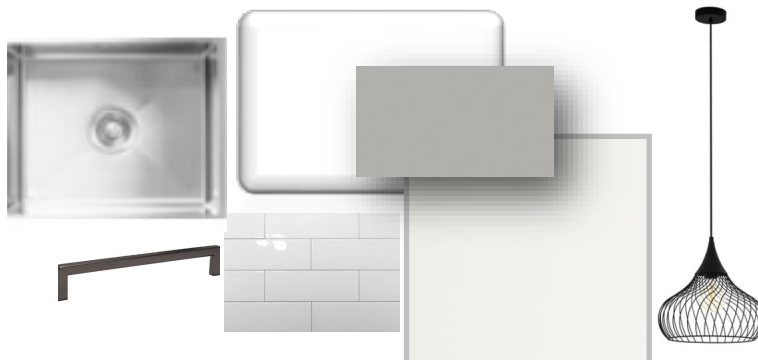
## Exterior:

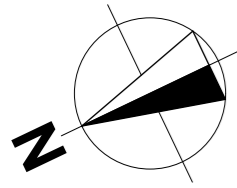


## Interior:



## Kitchen:





# JOHN GIBB STREET

## Site Info

Site Address	John Gibb Street Spring Grove
Legal Description	Lot 72
Site Area	405m <sup>2</sup>
Building Area	158.47m <sup>2</sup>
Site Coverage	39.13%

## Design Basis

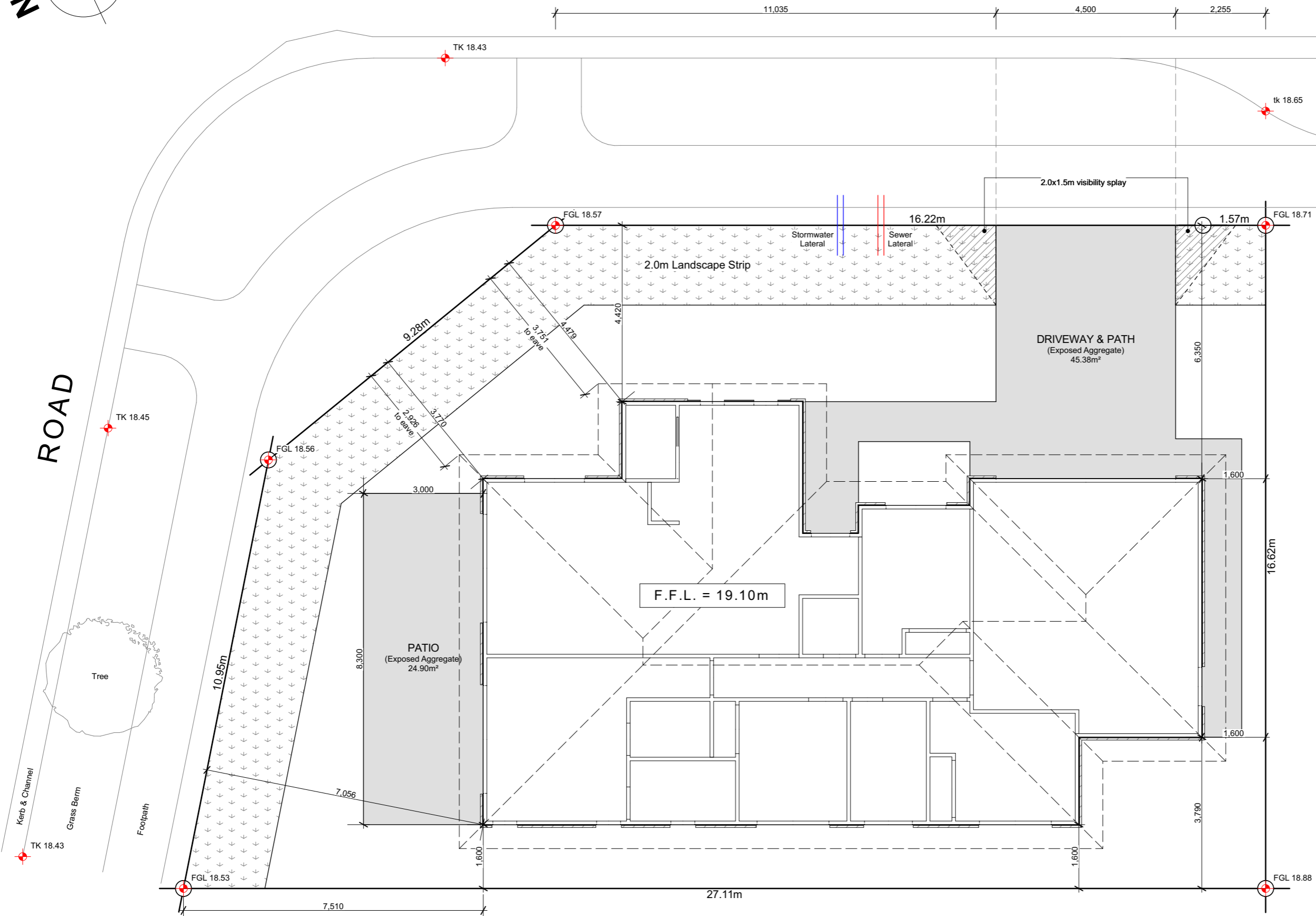
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

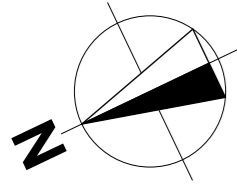
## General Notes

- 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.

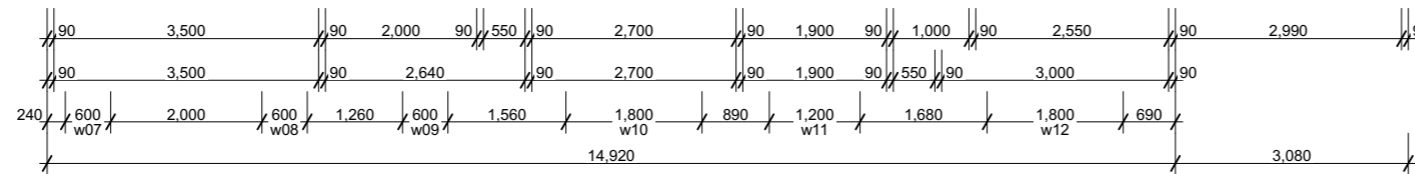
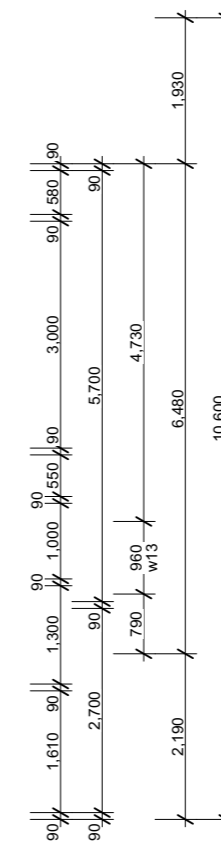
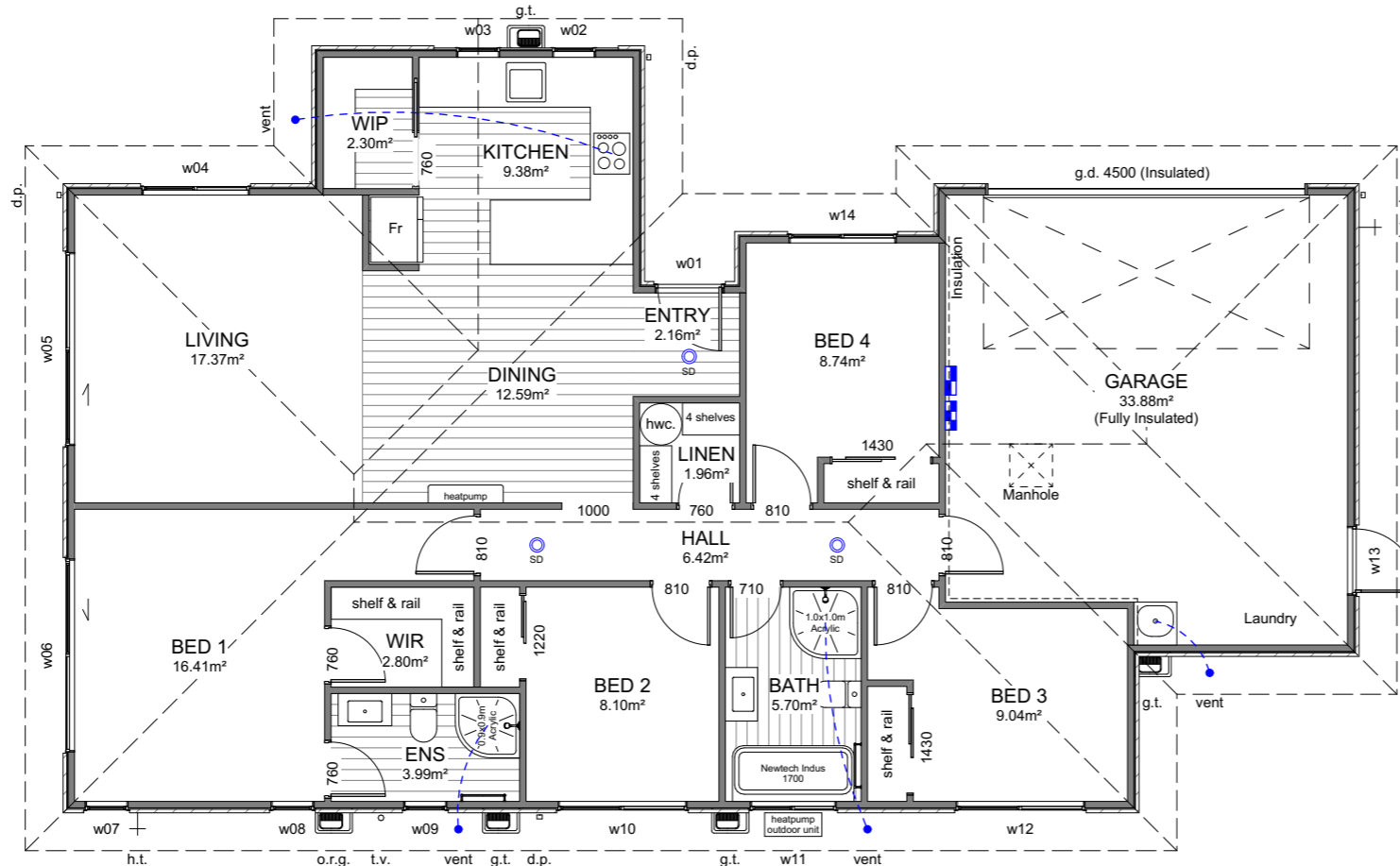
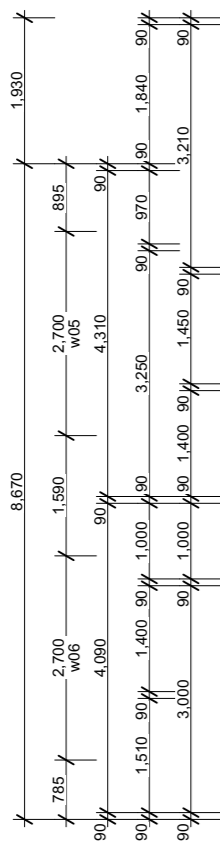
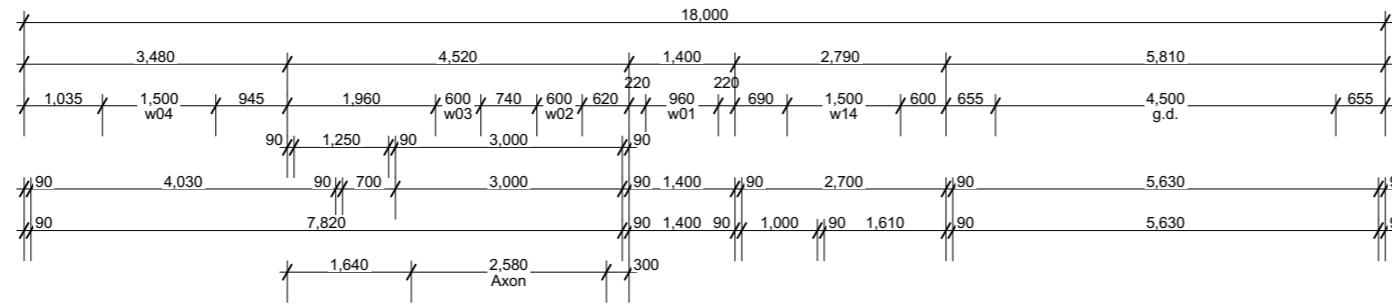
## Site Levels

Levels shown are proposed Finished Ground Levels. FGL denotes Finished Ground Level. TK denotes Top of Kerb Level.





A  
3.01



A  
3.01

### Building Area

Over Frame	154.25m <sup>2</sup>
Perimeter	59.94m
Over Cladding	158.47m <sup>2</sup>
Perimeter	60.50m
Roof Area*	200.34m <sup>2</sup>
Perimeter	64.06m

\*Roof area includes fascia & gutter.

### General

Main Cladding	RCS Graphex System
Feature Cladding	James Hardie Axon Panel
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: Kitchen layout indicative only, refer to Kitchen Design for details.

### Legend

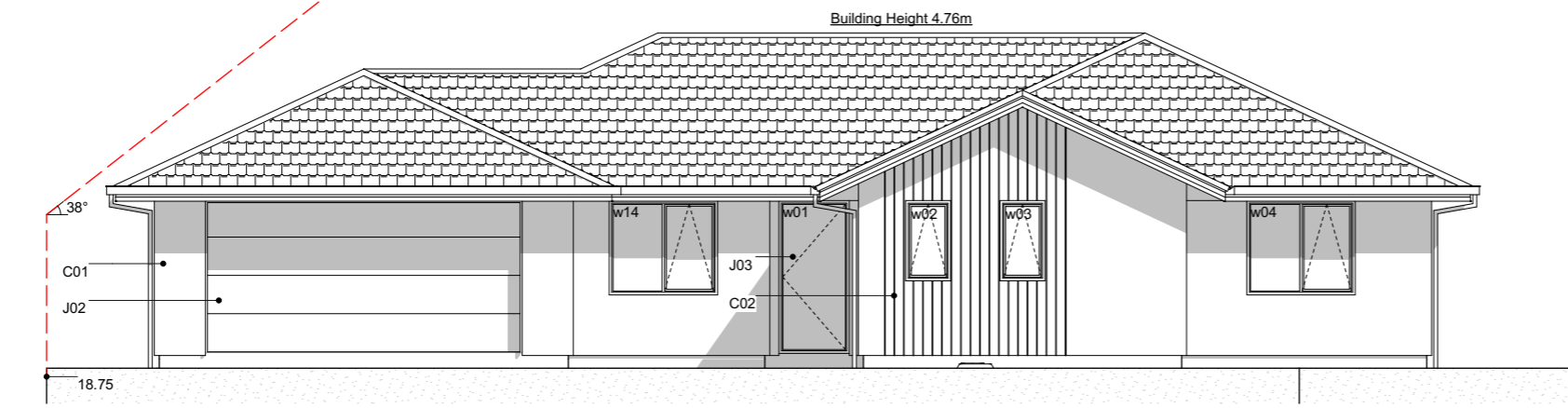
- Distribution Board & Smart Meter Box
- Data Box
- Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

### Floor Covering

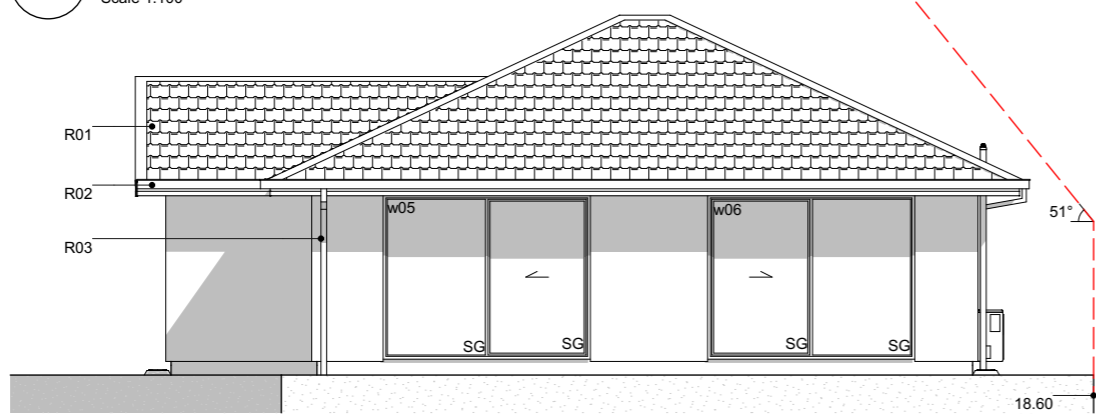
- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	1,100	600
w03	1,100	600
w04	1,300	1,500
w05	2,130	2,700
w06	2,130	2,700
w07	1,300	600
w08	1,300	600
w09	2,130	600
w10	1,300	1,800
w11	1,100	1,200
w12	1,300	1,800
w13	2,130	960
w14	1,300	1,500

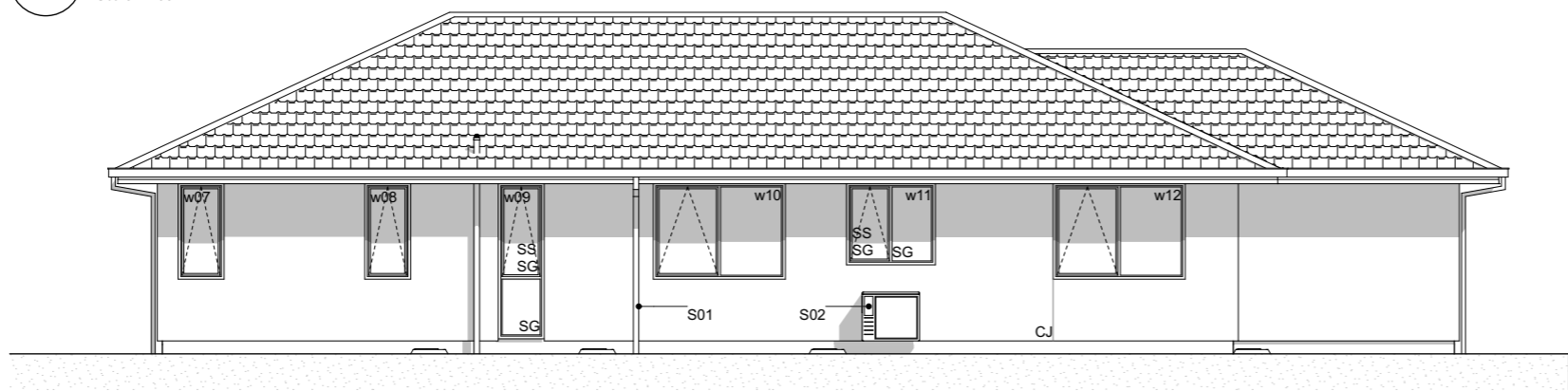




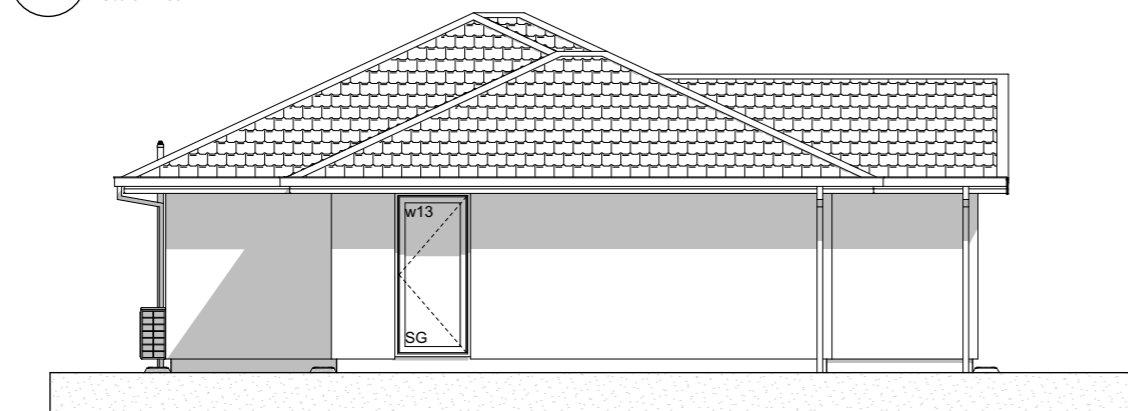
**E-01 East Elevation**  
Scale 1:100



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



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



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

**Elevation Keys**

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 James Hardie Axon panel on 20mm cavity battens.
- R01 Pressed metal tiles roofing (Corona Shake).
- 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**

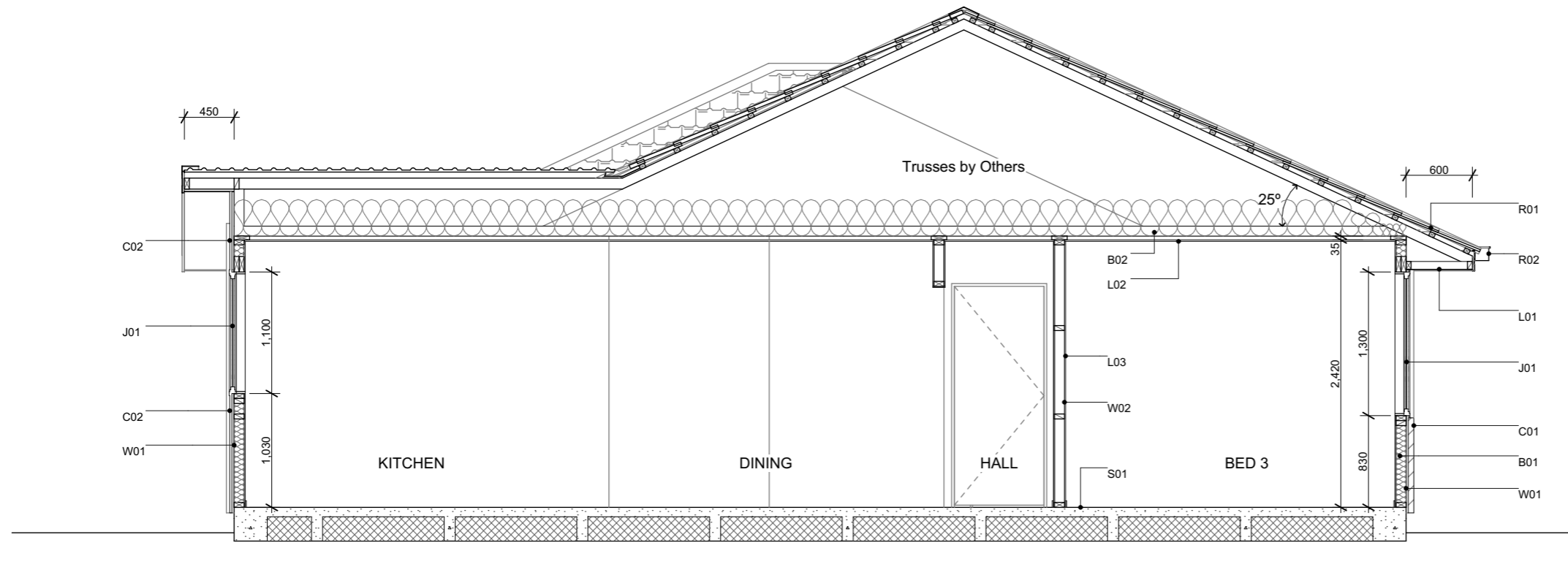
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

**General Notes**

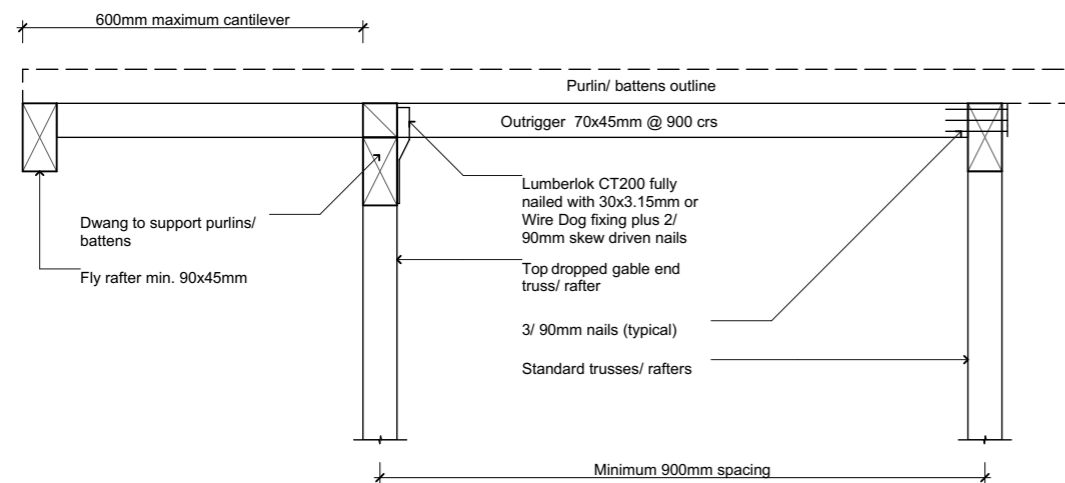
Driveway to fall from 20mm max. below garage rebate.

## Section Keys

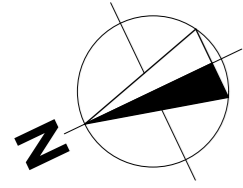
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay 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 R2.8 wall insulation batts.
- B02 R7.0 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.
- 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



**Outrigger Fixing Detail**  
Scale NTS



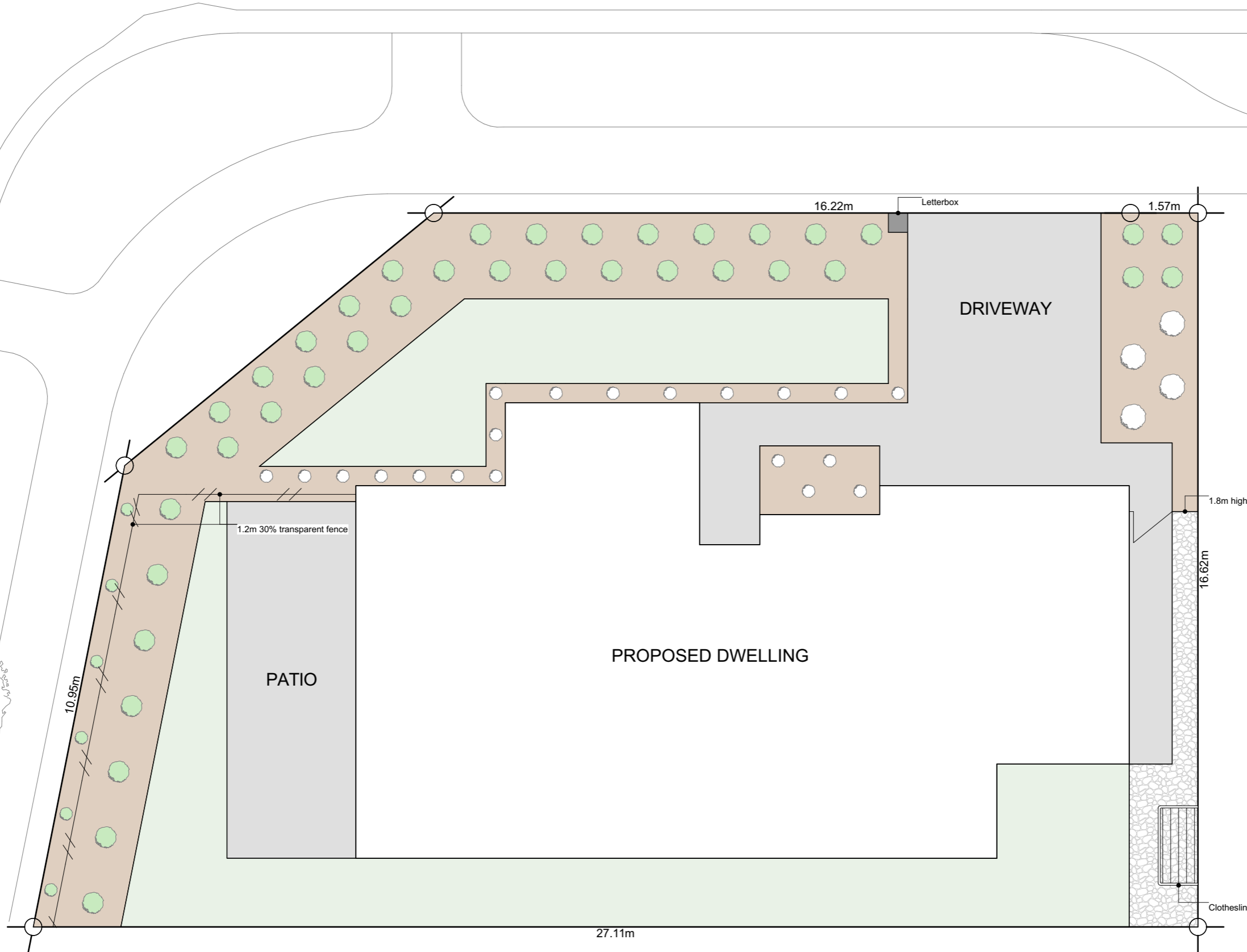
# JOHN GIBB STREET

**Note:** 1.8m internal timber fence and gate

## 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.

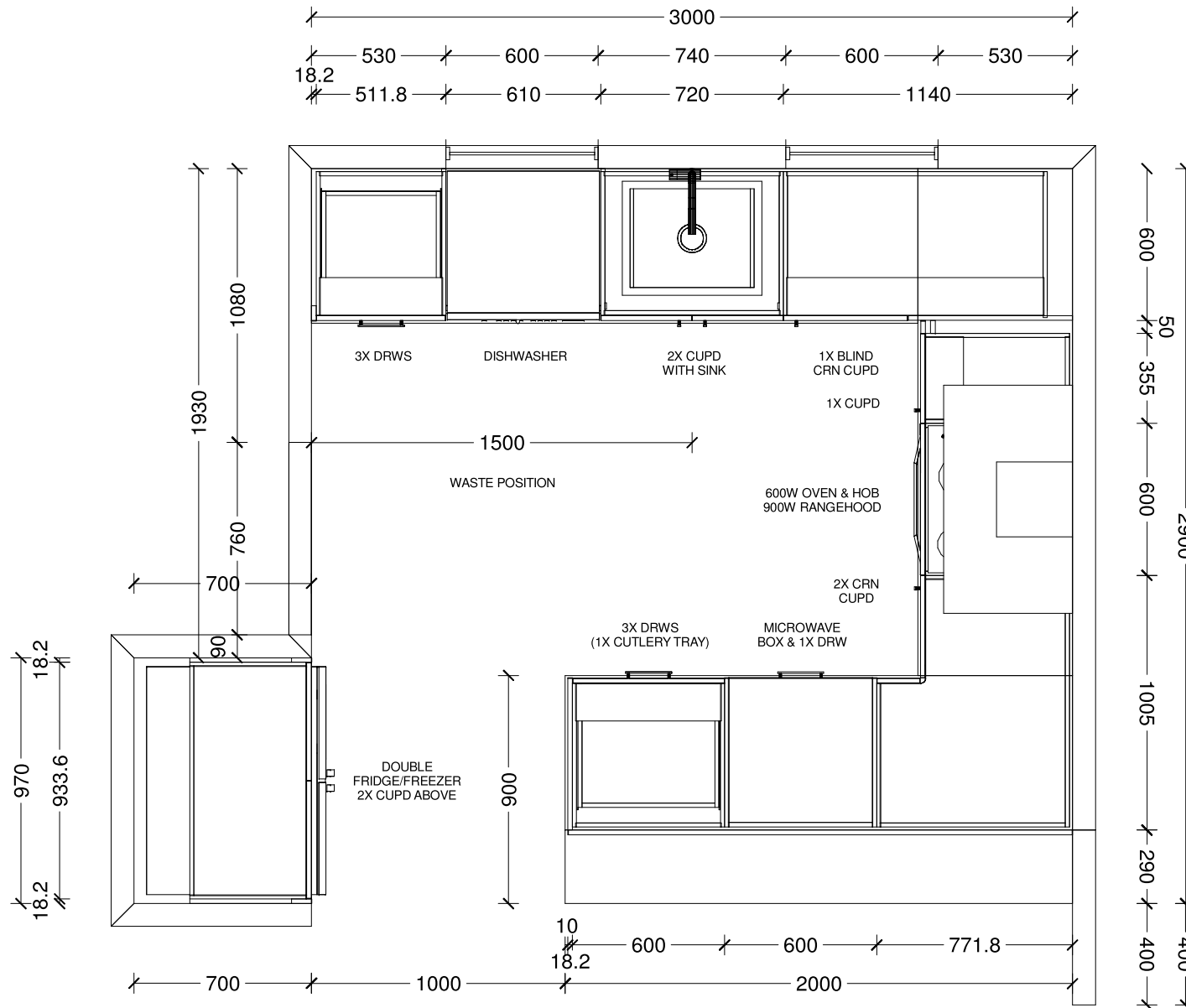
BILL HAMMOND DRIVE



## Legends

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





**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:**

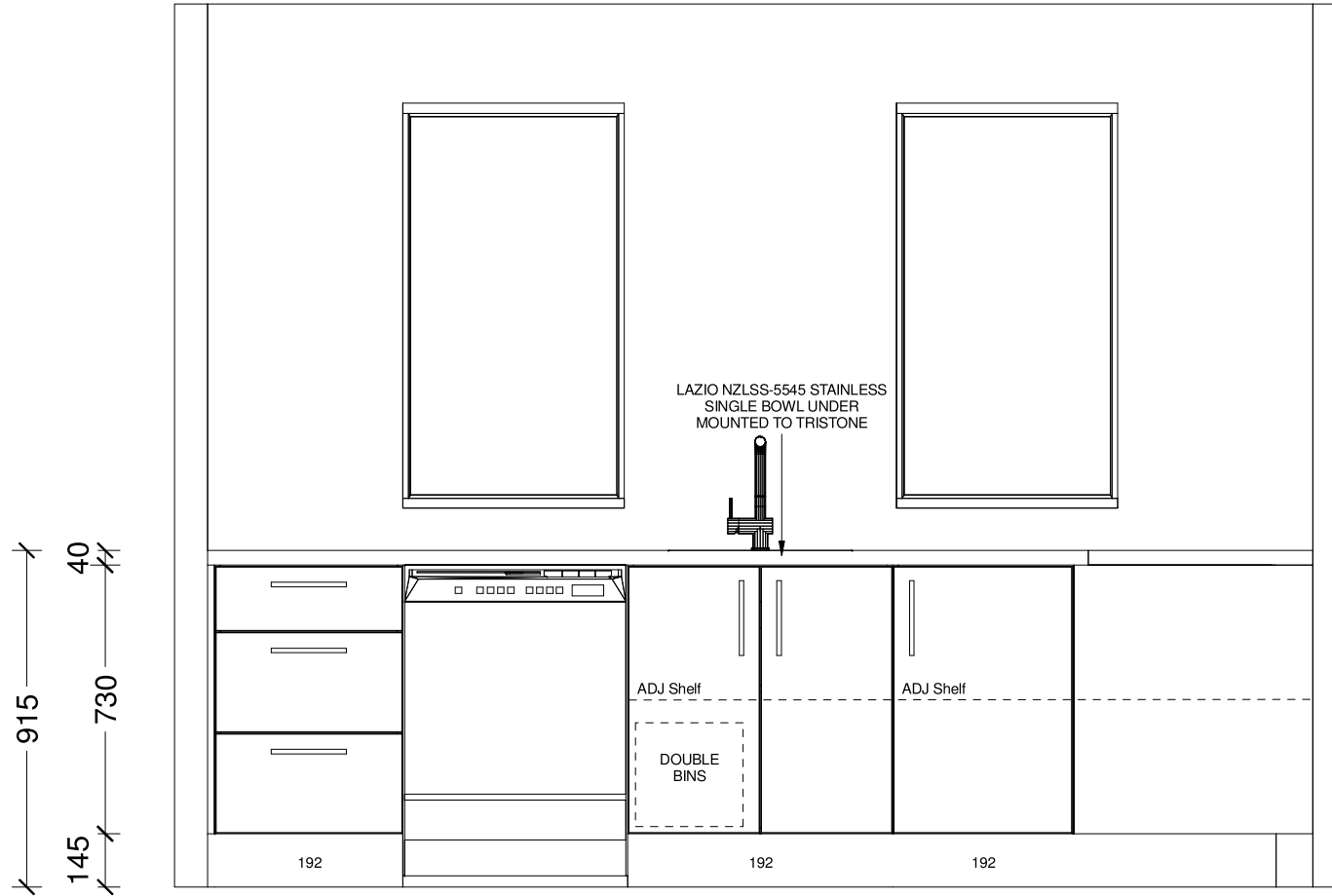
4062-192/320-Titanium Grey

**Sink:**

Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Flax			

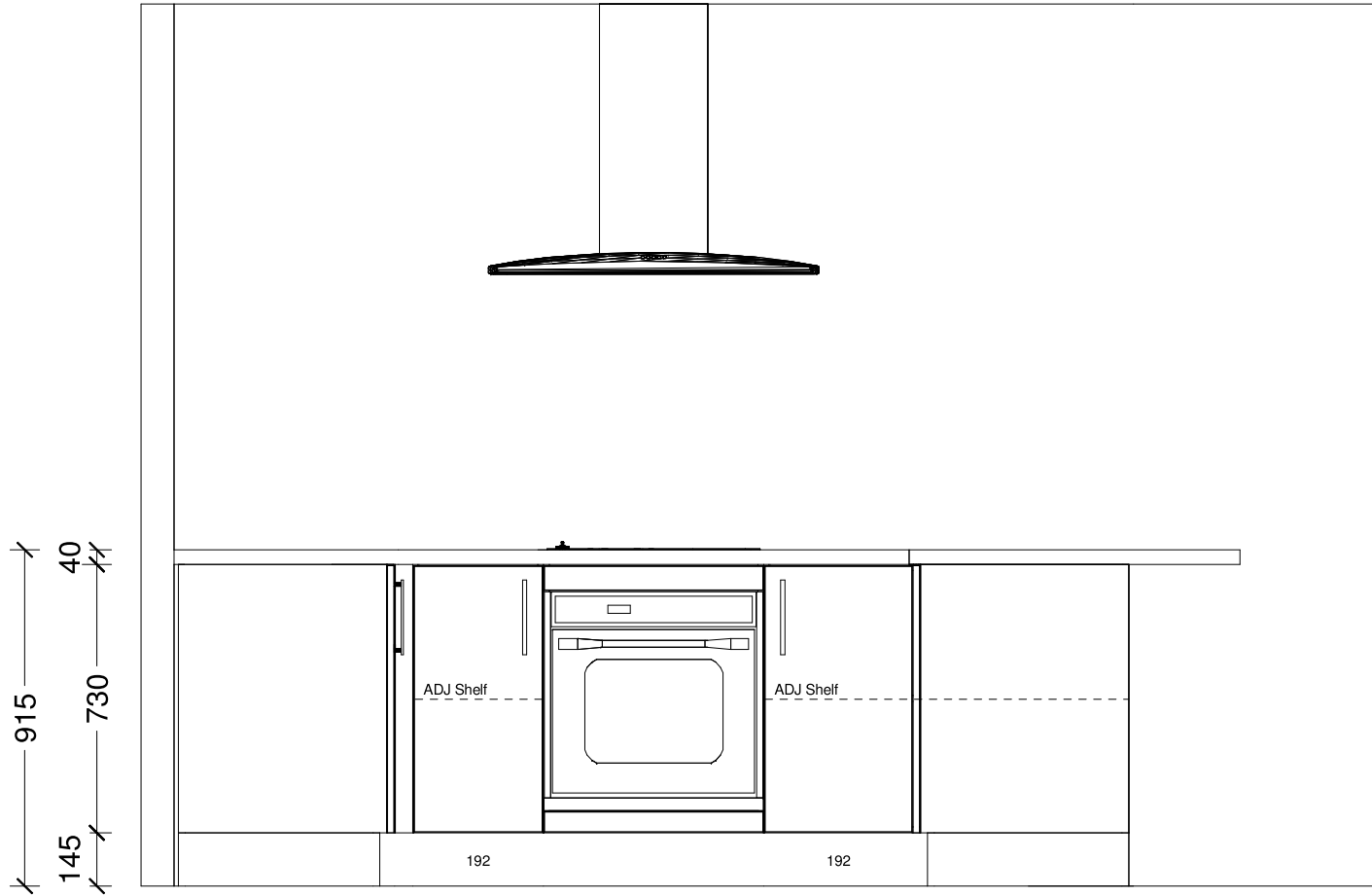




Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Flax				

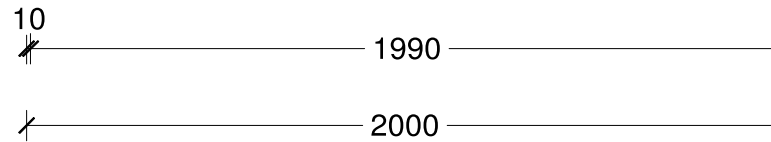
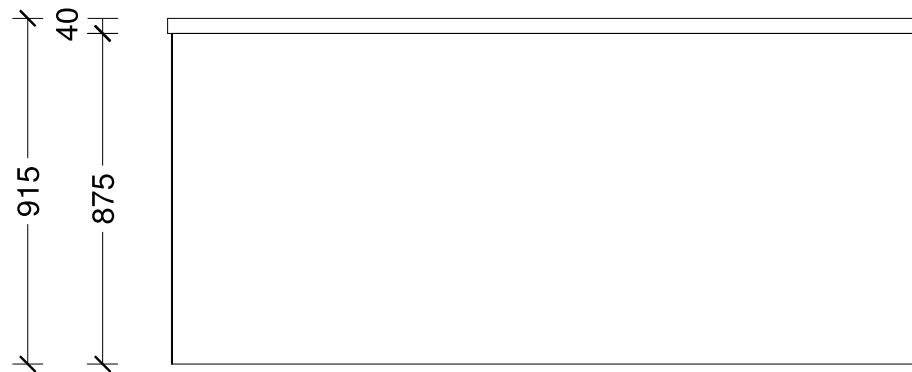
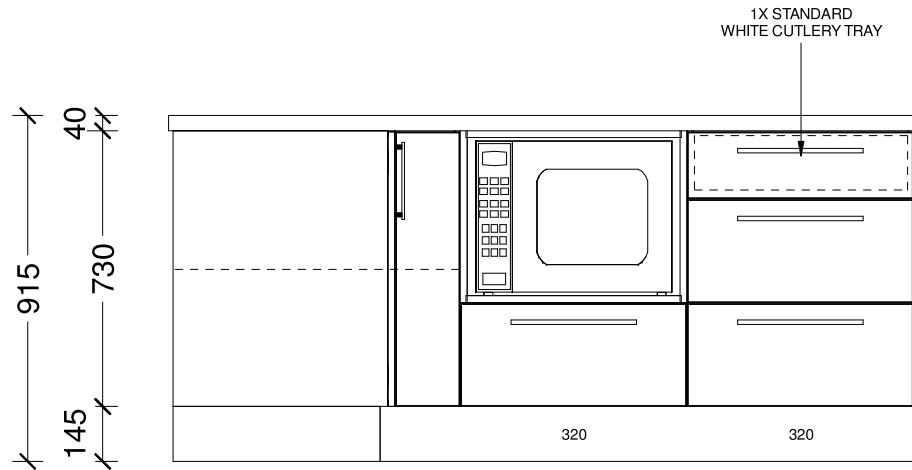
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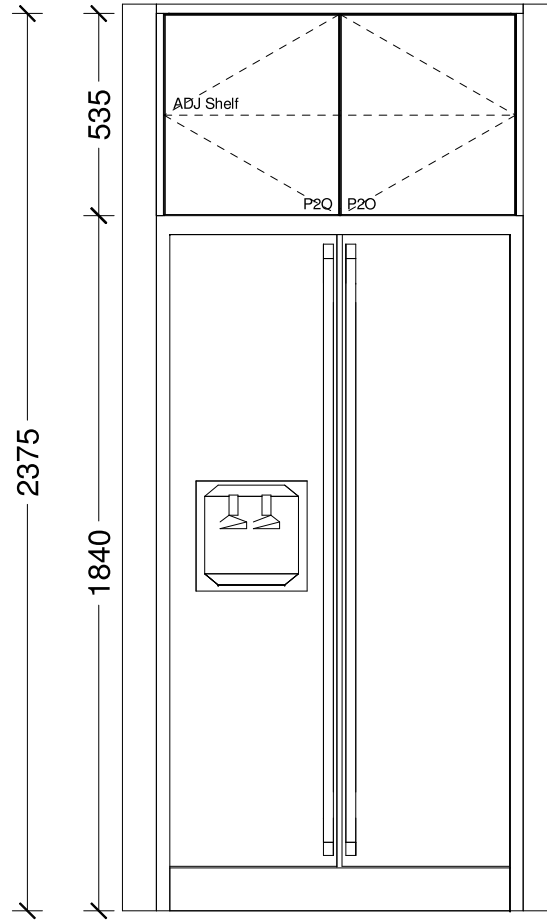


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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Flax				

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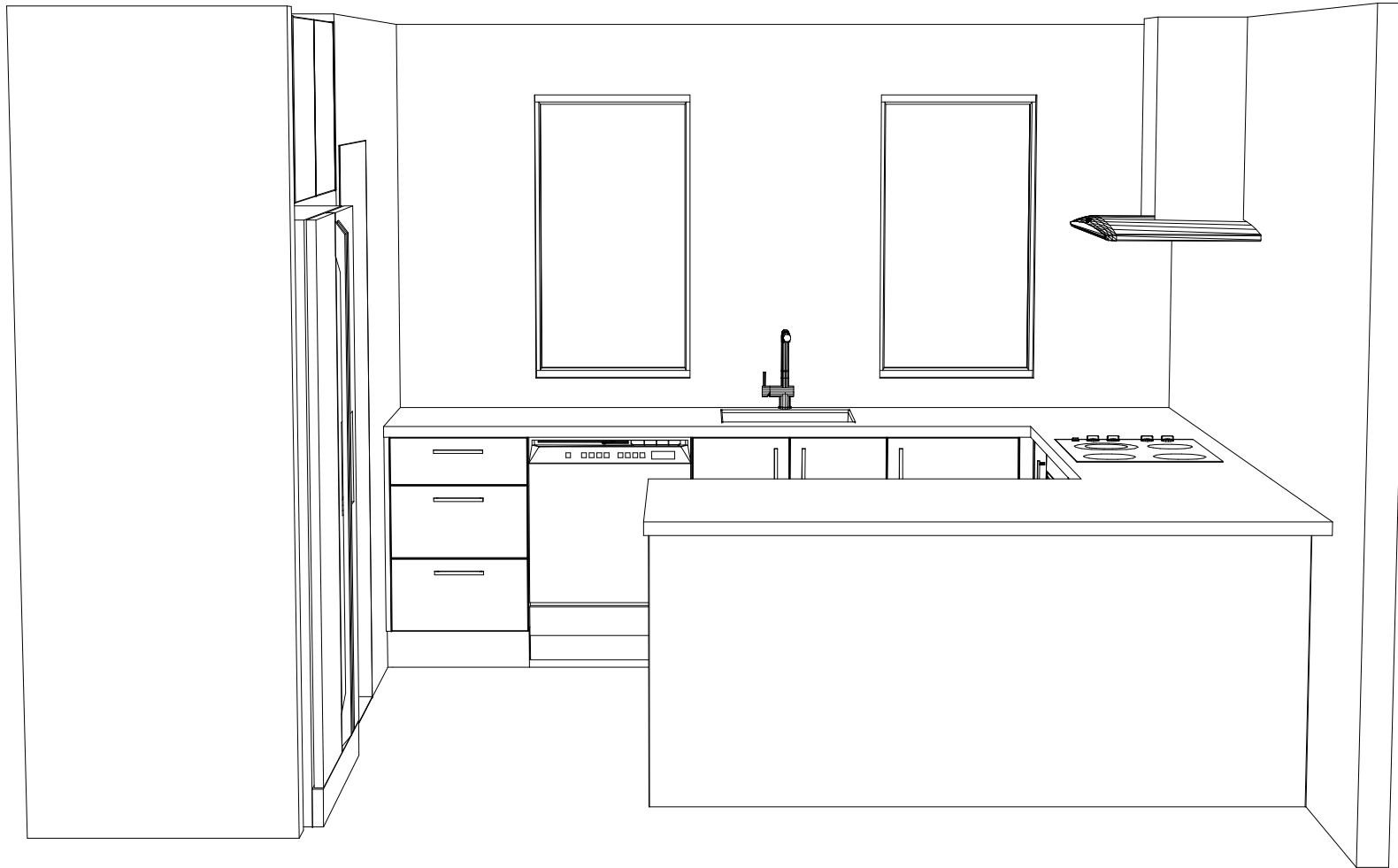


Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	<b>TRENDS</b> KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Flax				



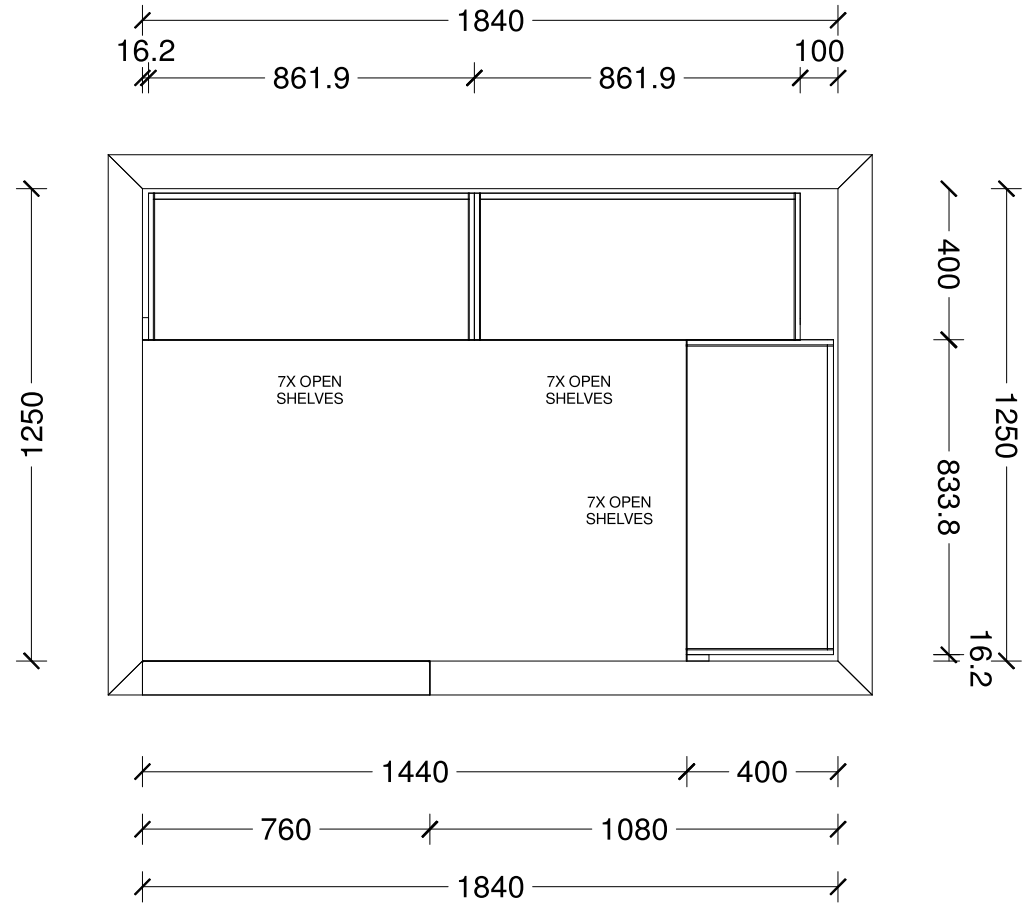
Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Flax				

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Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Flax				

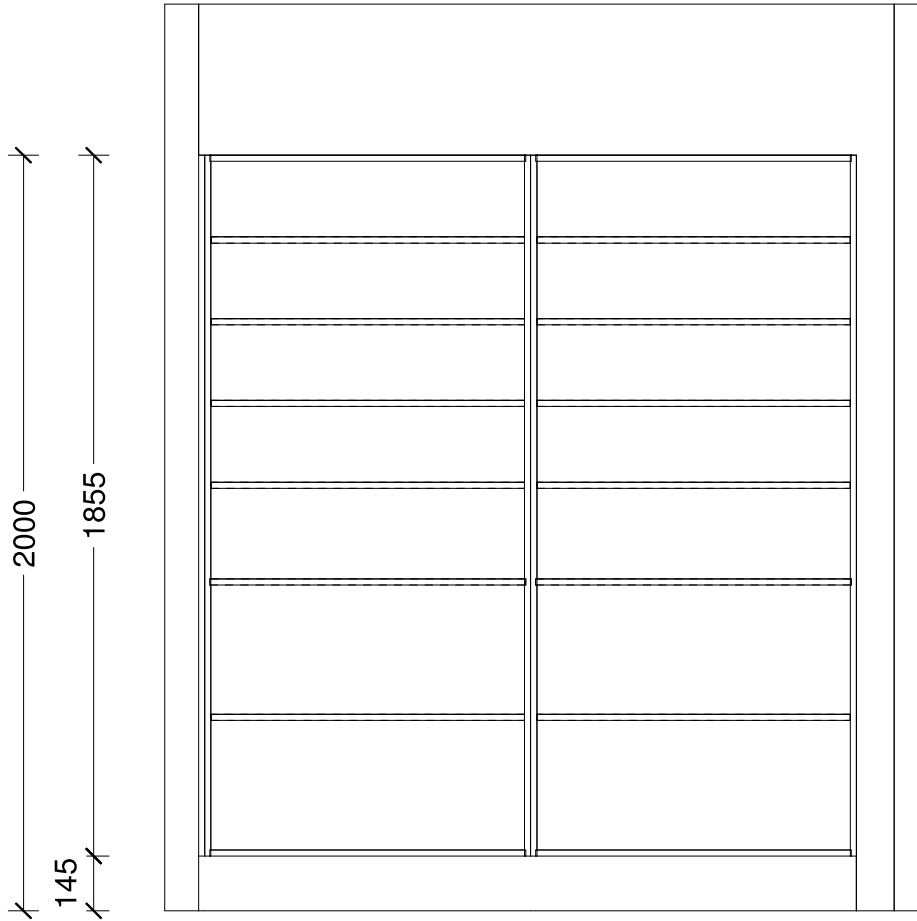
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Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Flax				

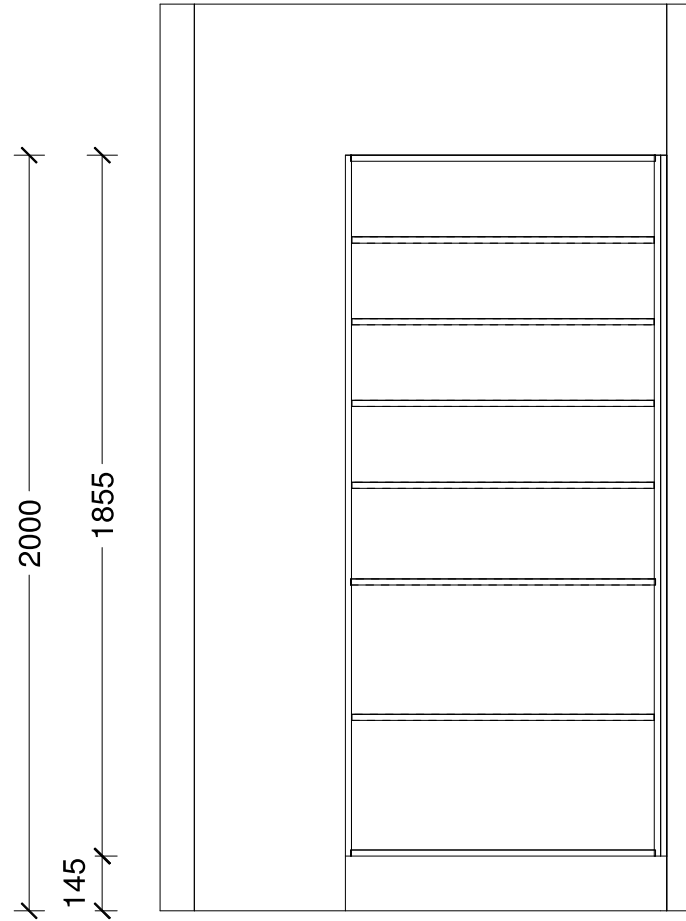
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Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Flax				

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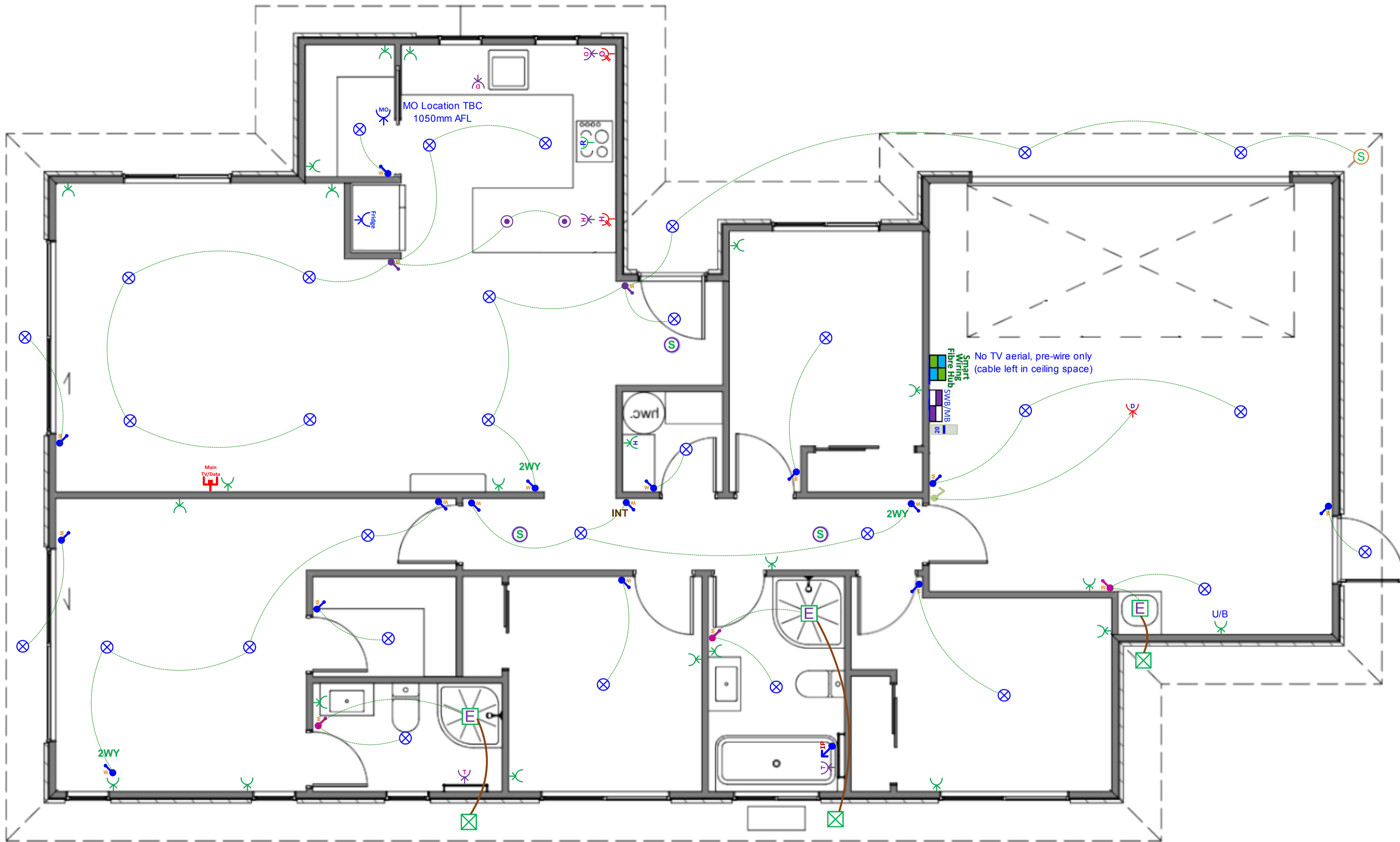
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Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Flax				

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Designer: Sarah Molyneux	Date: 02 May 24	Client: Oakridge Homes	BC Ref:	Site Address:	Job#:	
Dwg: Pantry 3D Perspective	Scale:	Customer: The Flax				

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# Plan: The Flax (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		21 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
 Smoke Detector Alarm - 230v Mains powered with 9V battery backup		3 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		2 EA
 Extractor Fan External Grill (White)		3 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 with White Fascia & Circuit		31 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim White Light Switch 1 Gang		16 EA
 Tradesave Slim White Light Switch 2 Gang		3 EA



## Electrical

	Item	Total
	Tradesave Slim White Light Switch 3 Gang	2 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
	2-Way Light Circuit	3 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