

Lot 178 Belfast Subdivision

Stage 6, Belfast Subdivision, Belfast, Christchurch



Artist impression only – refer to concept plan.

House & Land Package:

\$824,900

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.

Home area: 160m²

Section area: 412m²

 4  1  2  2

Features:

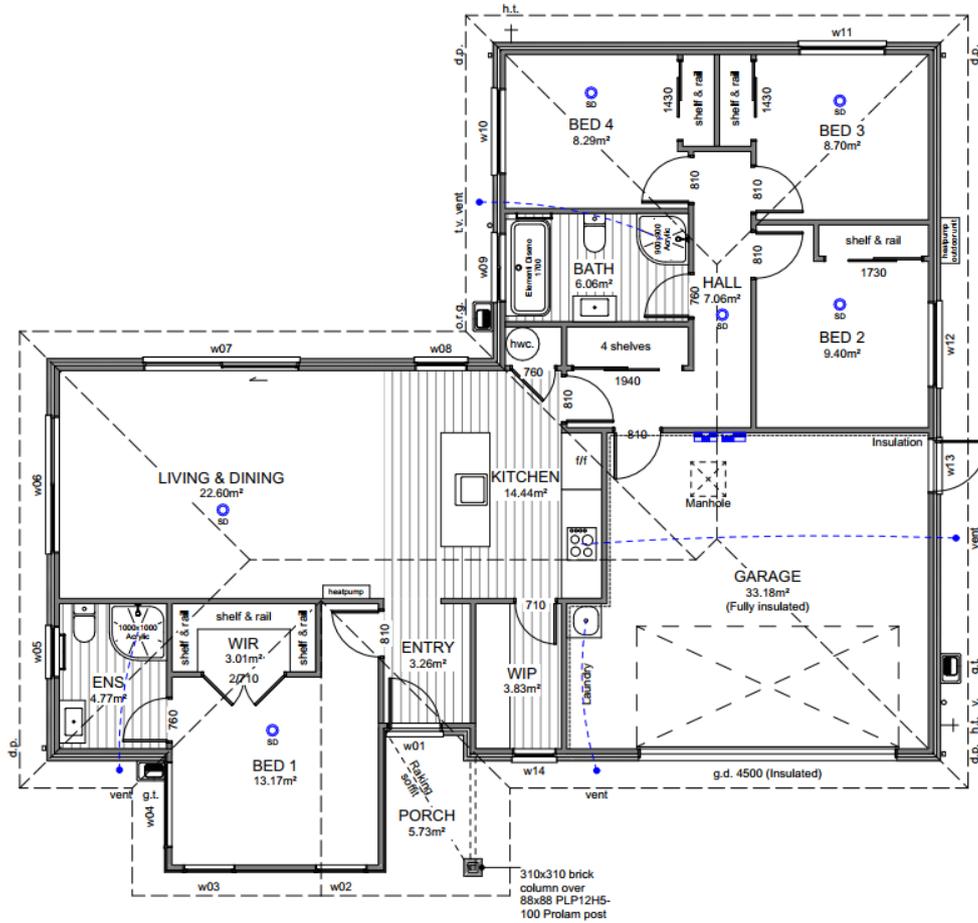
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

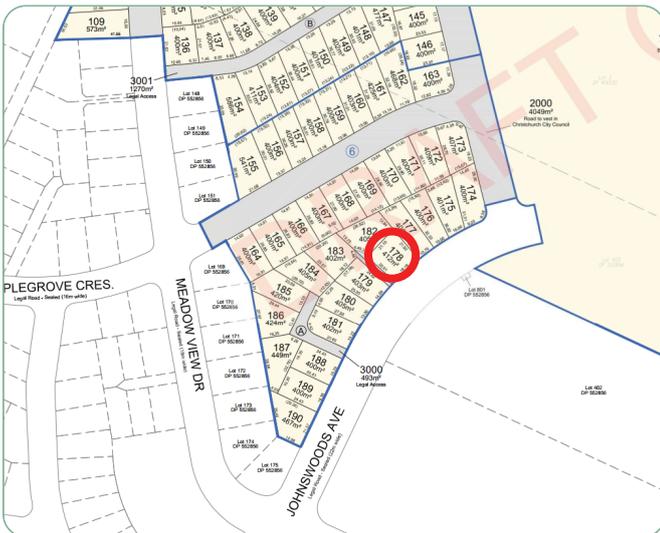
E: info@oakridgehomes.co.nz

oakridgehomes.co.nz

Floor Layout



Site Location



Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Monier 70 Series Brick
Feature cladding:	Abodo AW55 135×18mm	Entry door:	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 woodgrain 4.5m
Tint to w02-w04, w14			
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 (horizontal V groove)	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 soffits	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splashback full length of back bench/wall.	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan

Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable



Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



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



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Colour Schedule

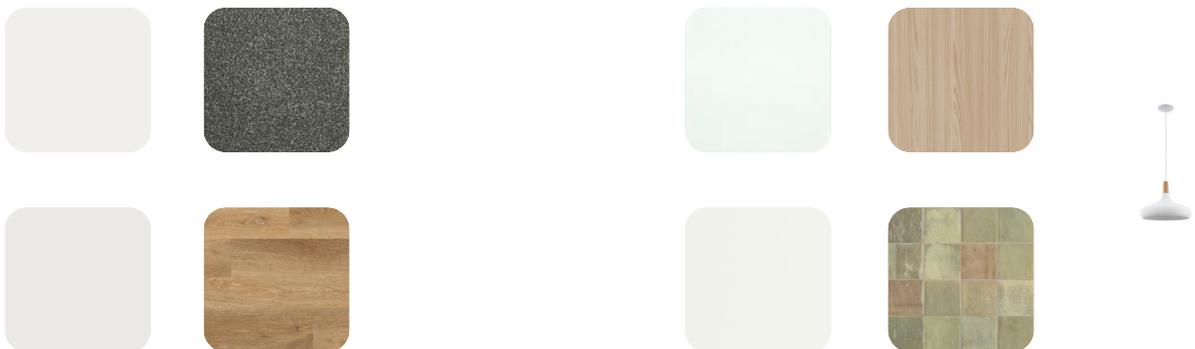
Exterior Colours

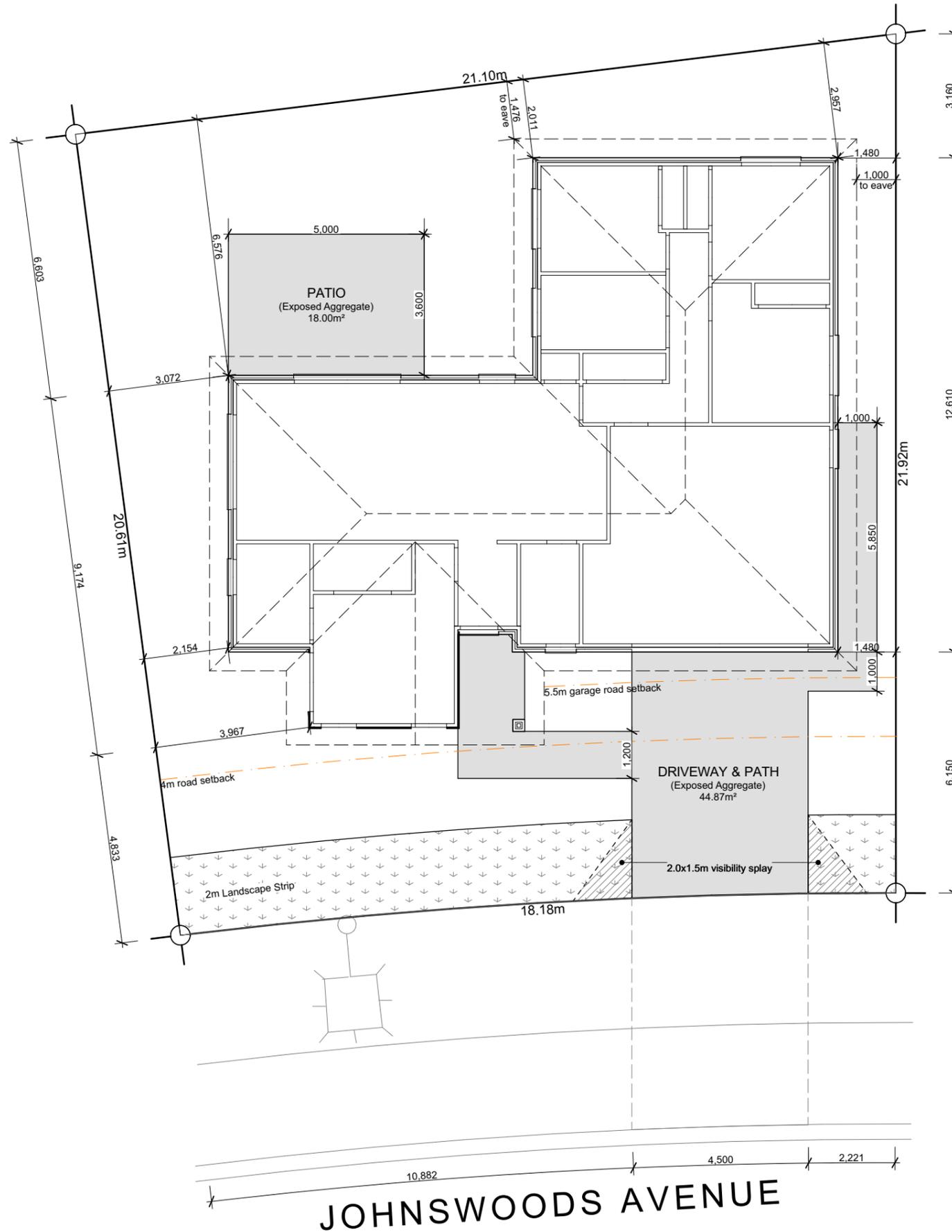
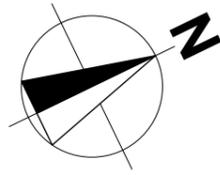
Colour Scheme			
EXTERIOR			
Roof:	Titania	Garage door:	Titania
Fascia, gutter & downpipes:	Titania	Garage door frame:	Titania
Window joinery:	Titania	Soffits:	Half black white
Front door:	Titania	Exterior cladding (Main):	Crevole with white mortar
Front door frame:	Titania	Exterior cladding (Feature):	Vulcan natural



Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Pure White
Walls:	Black white	Kitchen back wall & island back panel:	Simply White
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Vintage ash
Skirting:	Black white	Kitchen splashback:	Zellige Salvia Gloss 100×100
Carpet:	Iron	Feature pendant:	Sabinar 400 white
Vinyl plank:	Natural		





Site Info

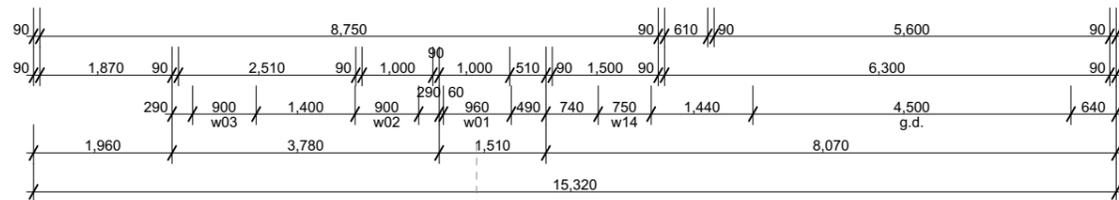
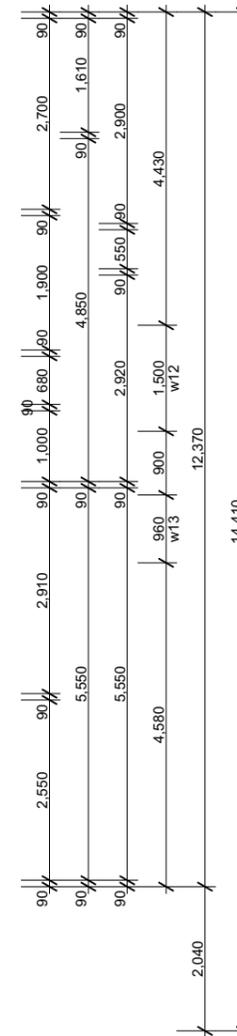
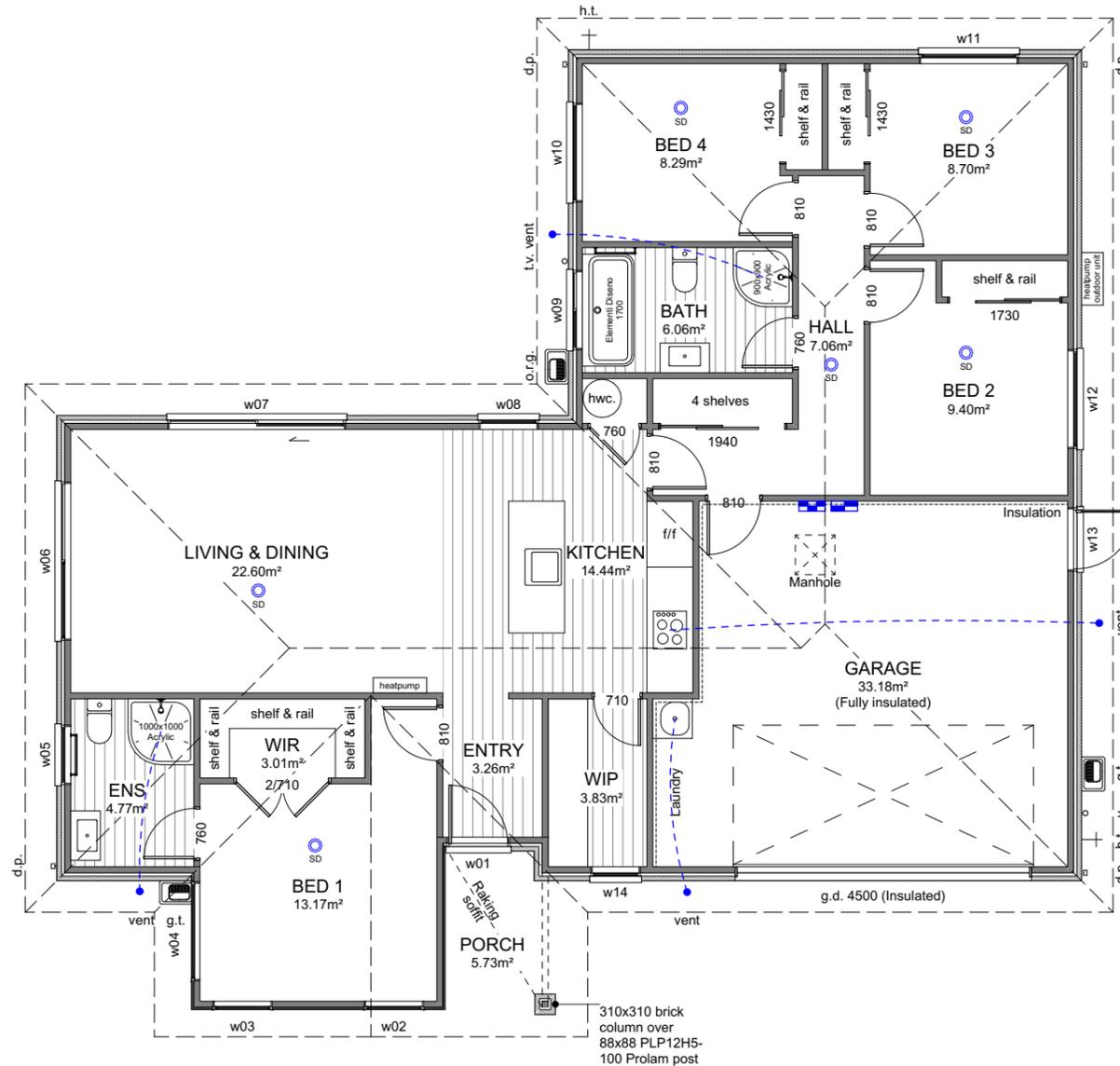
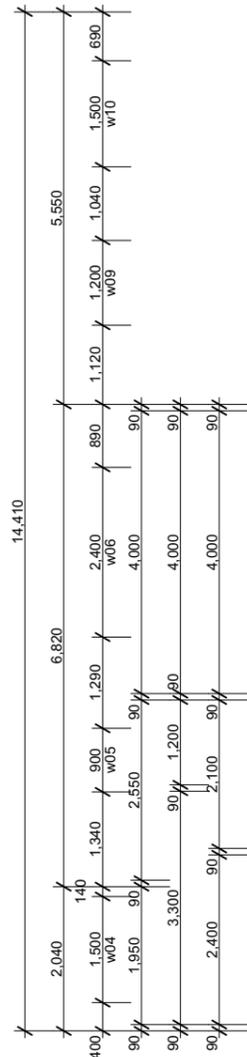
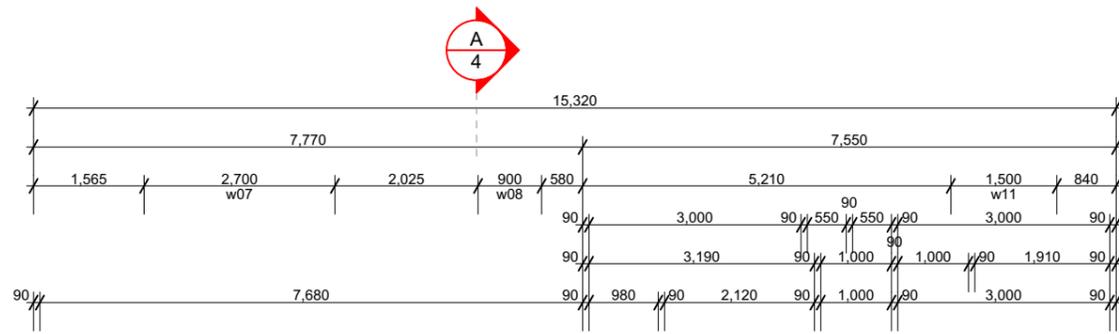
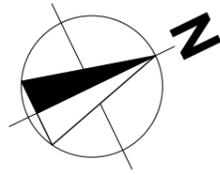
Site Address	Johnswoods Avenue Belfast Subdivision
Legal Description	Lot 178
Site Area	412m²
Building Area	160.03m²
Roof Area*	202.93m²
Site Coverage	38.84%

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 to be confirmed upon Certificate of Title when issued.



Building Area

Over Frame	153.42m ²
Perimeter	60.36m
Over Cladding	160.03m ²
Perimeter	61.16m
Roof Area*	202.93m ²
Perimeter	64.98m

*Roof area includes fascia & gutter.

General

Main Cladding	70s Clay Brick
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (AW55)
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 window to w02, w03, w04 & w14.

Legend

- Distribution Board & Smart Meter Box
- Data Box
- Smoke Detector 10 year long-life battery-operated & interconnected

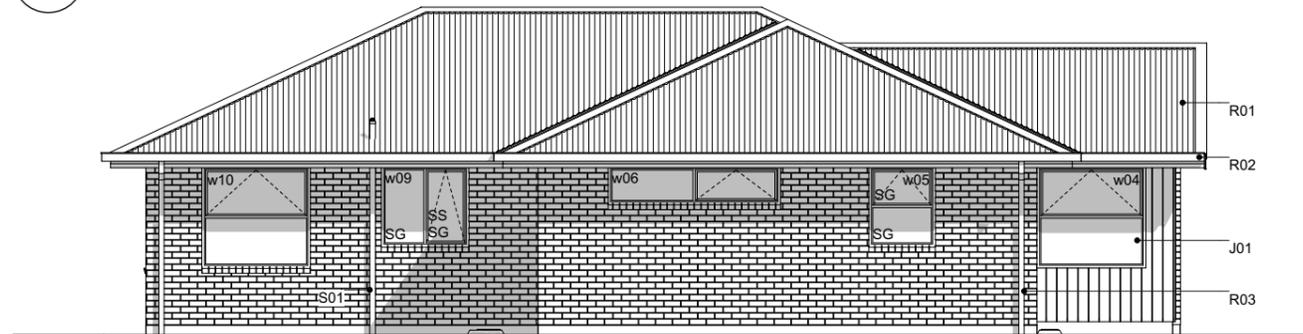
Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

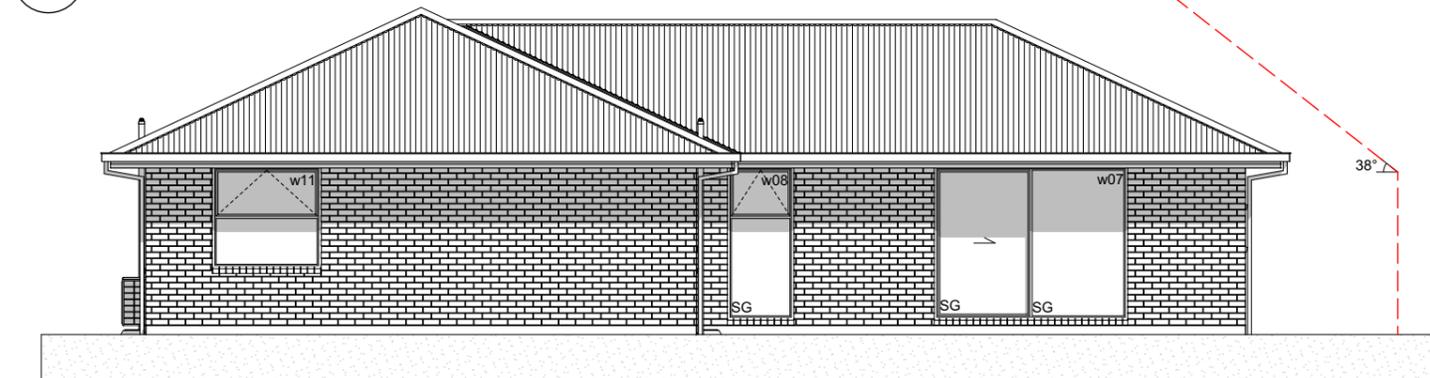
WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	900
w03	2,130	900
w04	1,400	1,500
w05	1,100	900
w06	500	2,400
w07	2,130	2,700
w08	2,130	900
w09	1,100	1,200
w10	1,400	1,500
w11	1,400	1,500
w12	1,400	1,500
w13	2,130	960
w14	2,130	750



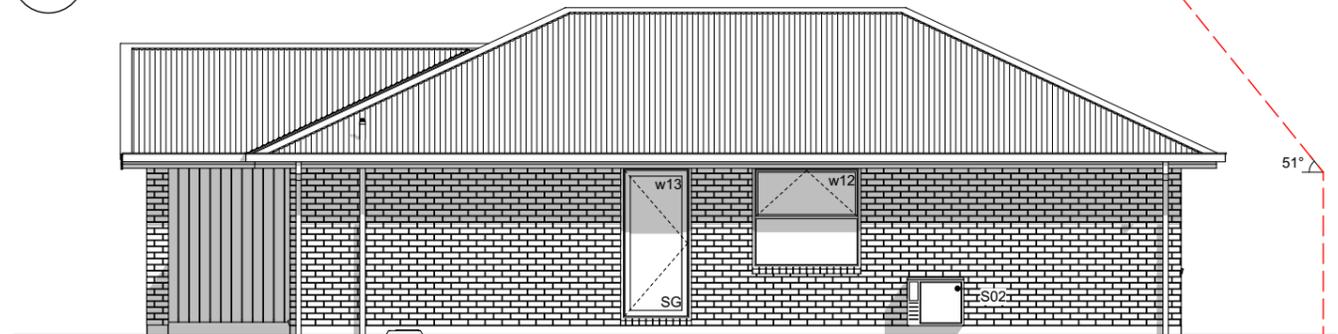
E-01 SouthEast Elevation
Scale 1:100



E-02 SouthWest Elevation
Scale 1:100



E-03 NorthWest Elevation
Scale 1:100



E-04 NorthEast Elevation
Scale 1:100

Elevation Keys

- C01 70 series brick on 50mm cavity.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
- R01 Colorsteel longrun 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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ey.archiplus@gmail.com
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021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
JOHNSWOODS AVENUE BELFAST
LOT 178 BELFAST SUBDIVISION

Issue
Concept Design

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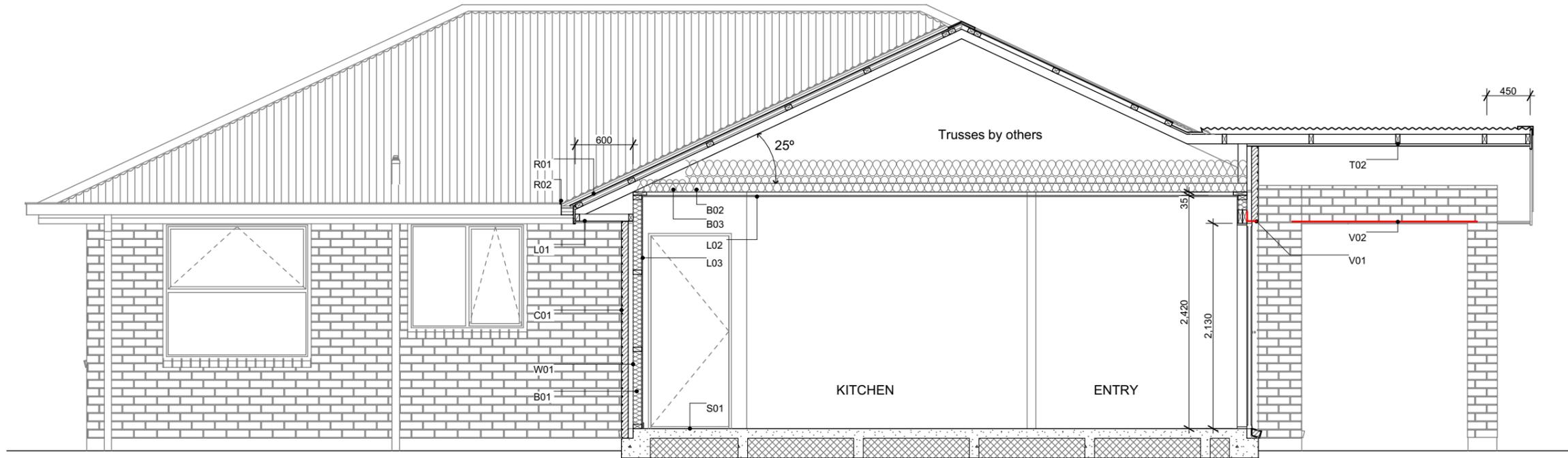
Elevations

Scale 1:100 @ A3

Revision 2
Date 6/03/2026
File No. 26060

Sheet No.

3



A Section A-A
Scale 1:50

Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboards on 20mm horizontal castellated cavity battens @ 480mm crs over building wrap on timber framing.
- V01 100x100x6L veneer lintel with 100mm min. seating each side.
- V02 100x100x6L shelf angle fixed to timber lintel with 75x10mm coach screws @ 450mm crs. Shelf angle sized as per Branz Appraised Two Storey Clay Brick Veneer Construction.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). 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.
- T02 Extended truss top chords / 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 pre-painted steel 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 (140mm) 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)



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 LOT 178 BELFAST SUBDIVISION

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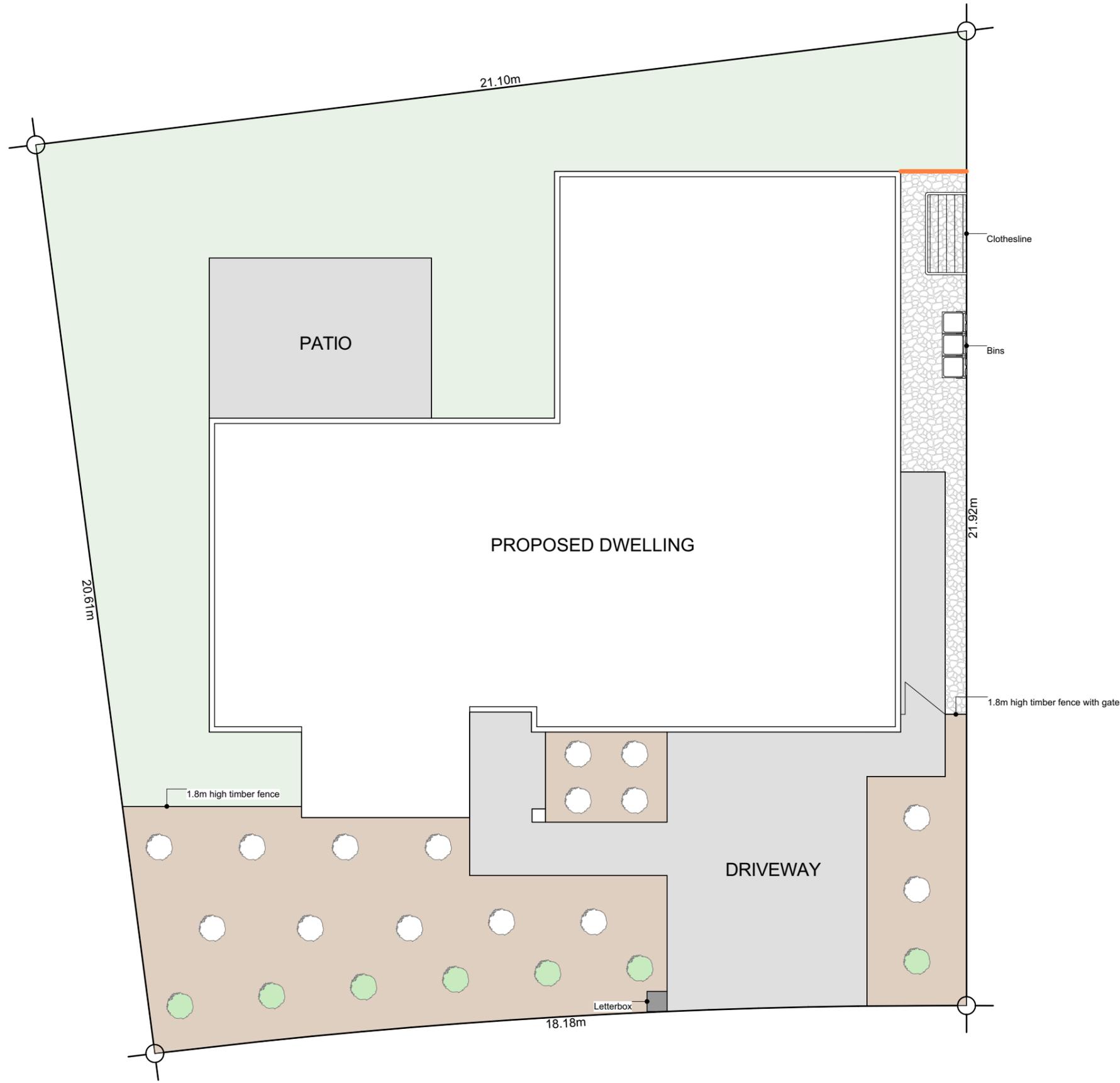
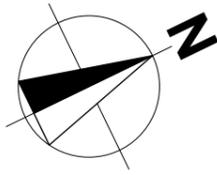
Cross Section A-A

Scale 1:50, 1:10 @ A3

Revision 2
 Date 6/03/2026
 File No. 26060

Sheet No.

4



Plants List for Garden Bed

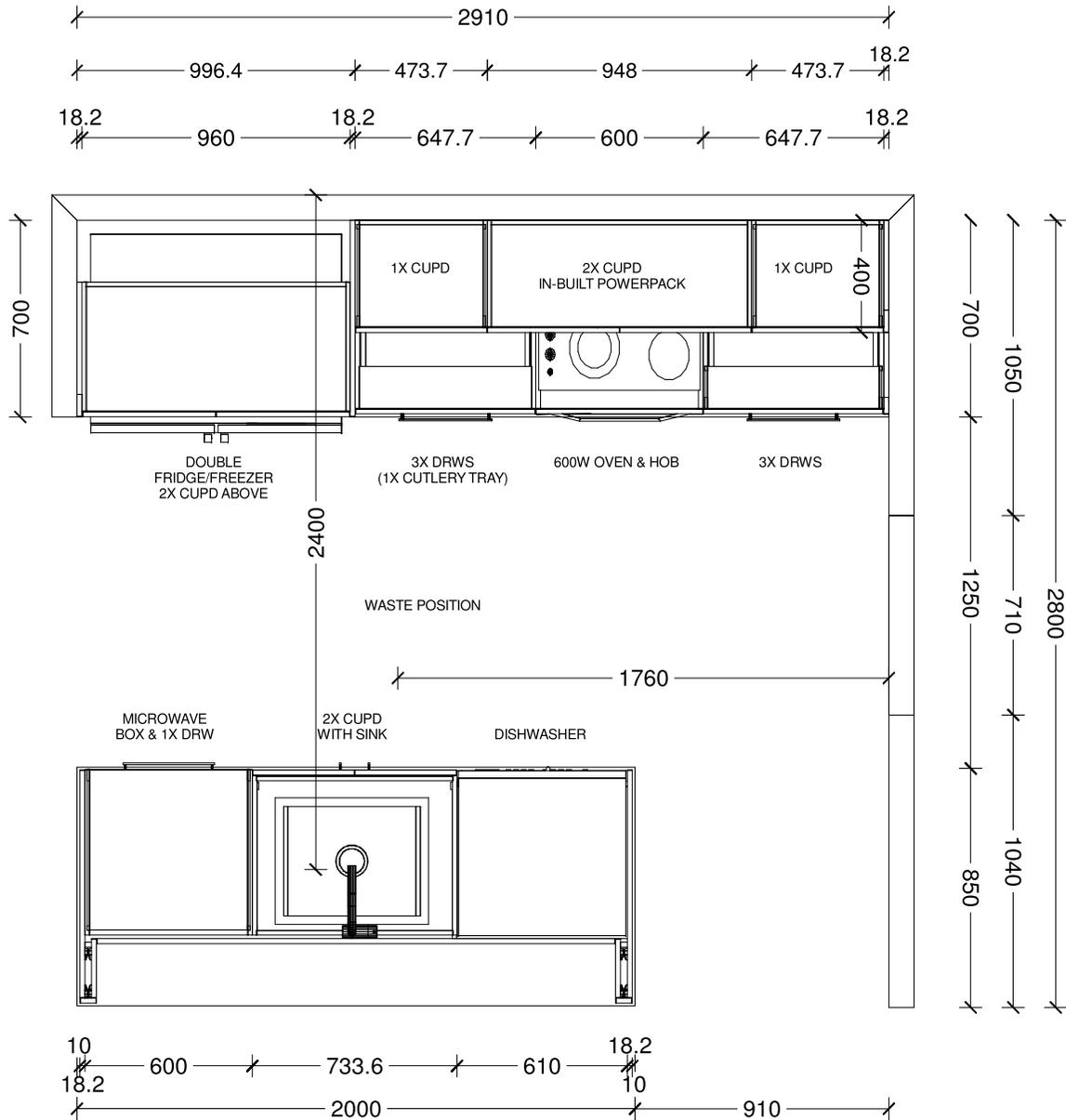
- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- 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

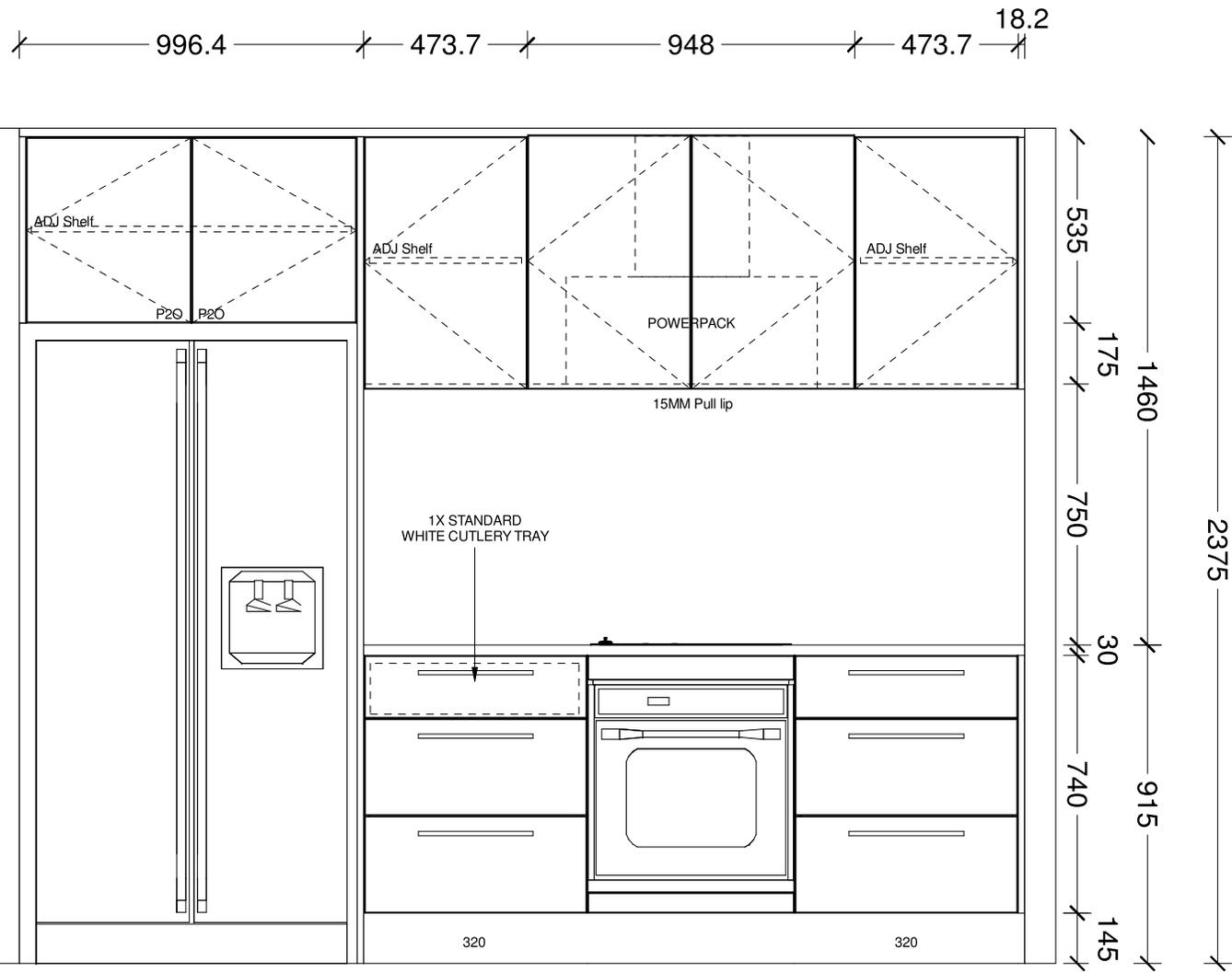
- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/ stone chip





Designer: Sarah Molyneux	Date: 10 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Manuka				

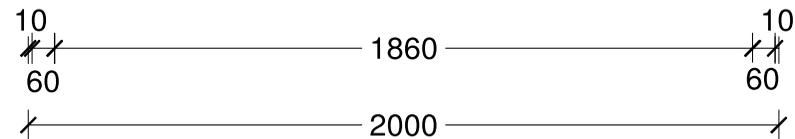
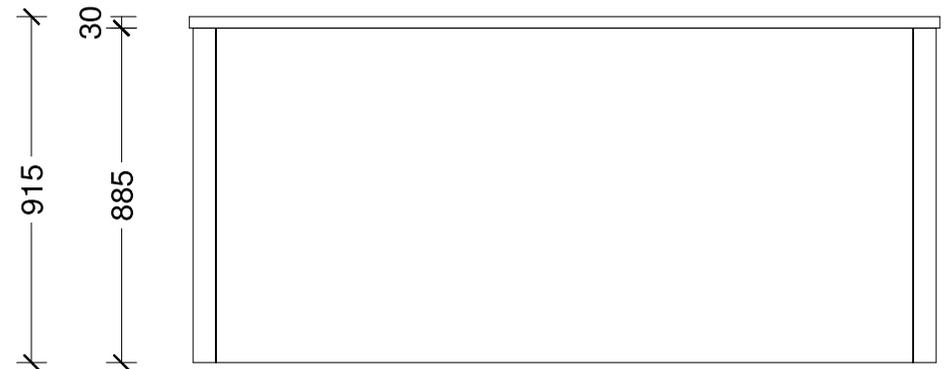
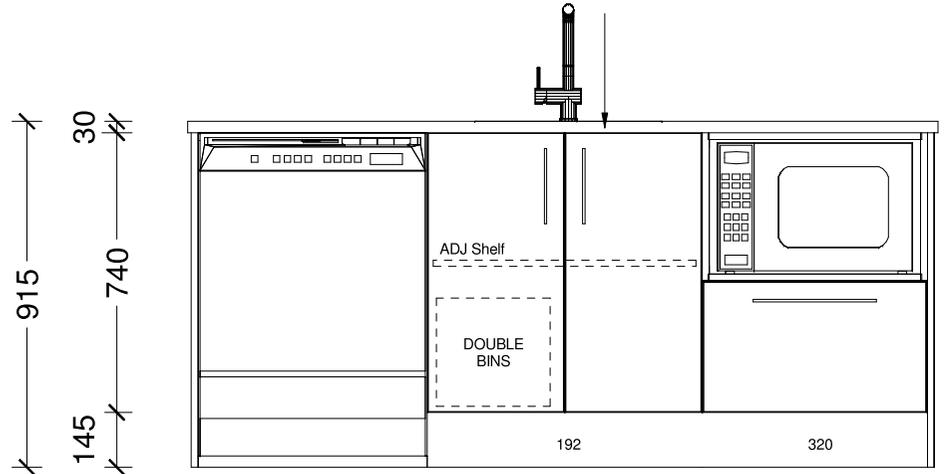
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Designer: Sarah Molyneux	Date: 10 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Manuka				

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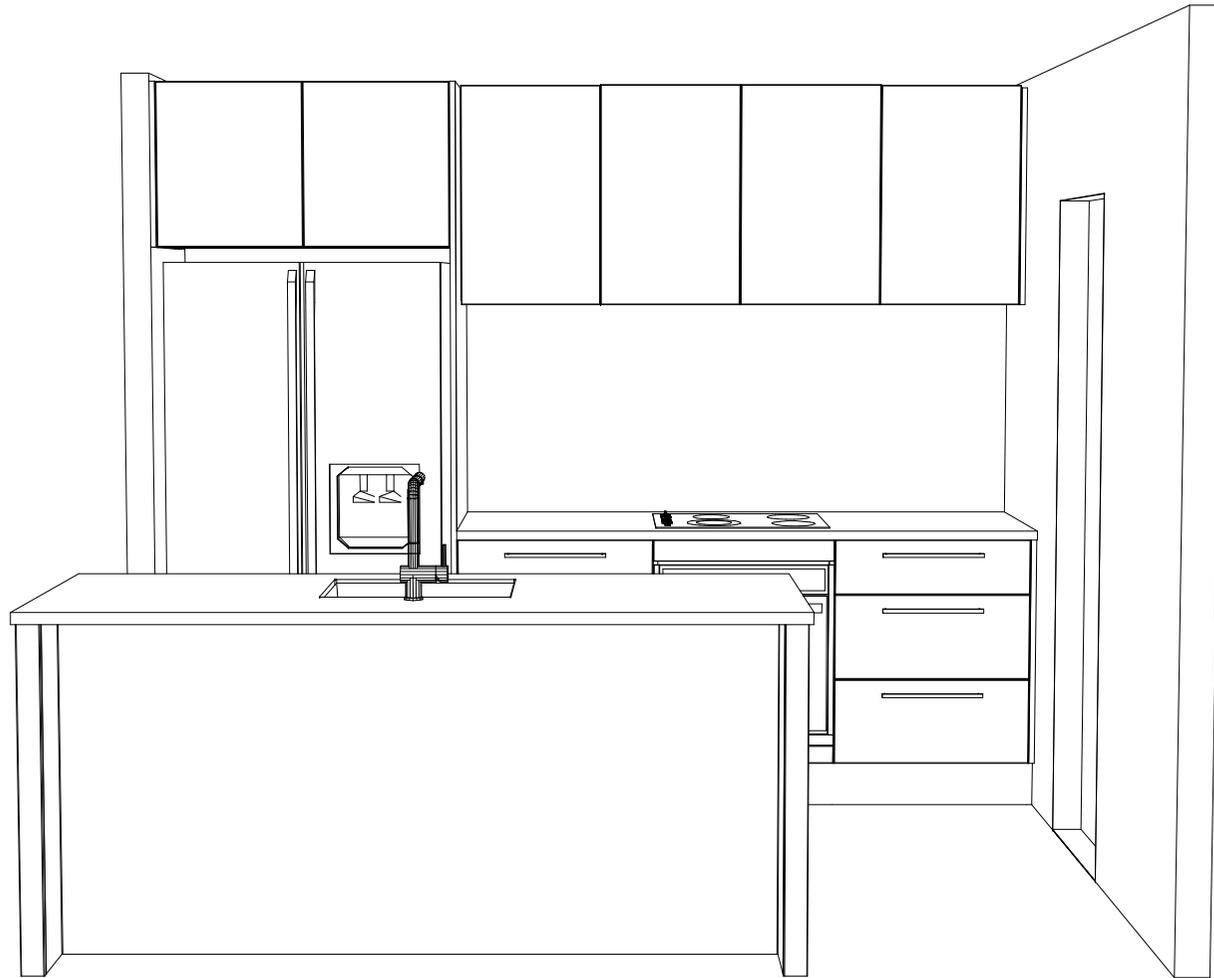
LAZIO NZLSS-5545 STAINLESS
SINGLE BOWL UNDER
MOUNTED TO TRISTONE



Designer: Sarah Molyneux	Date: 10 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Manuka				

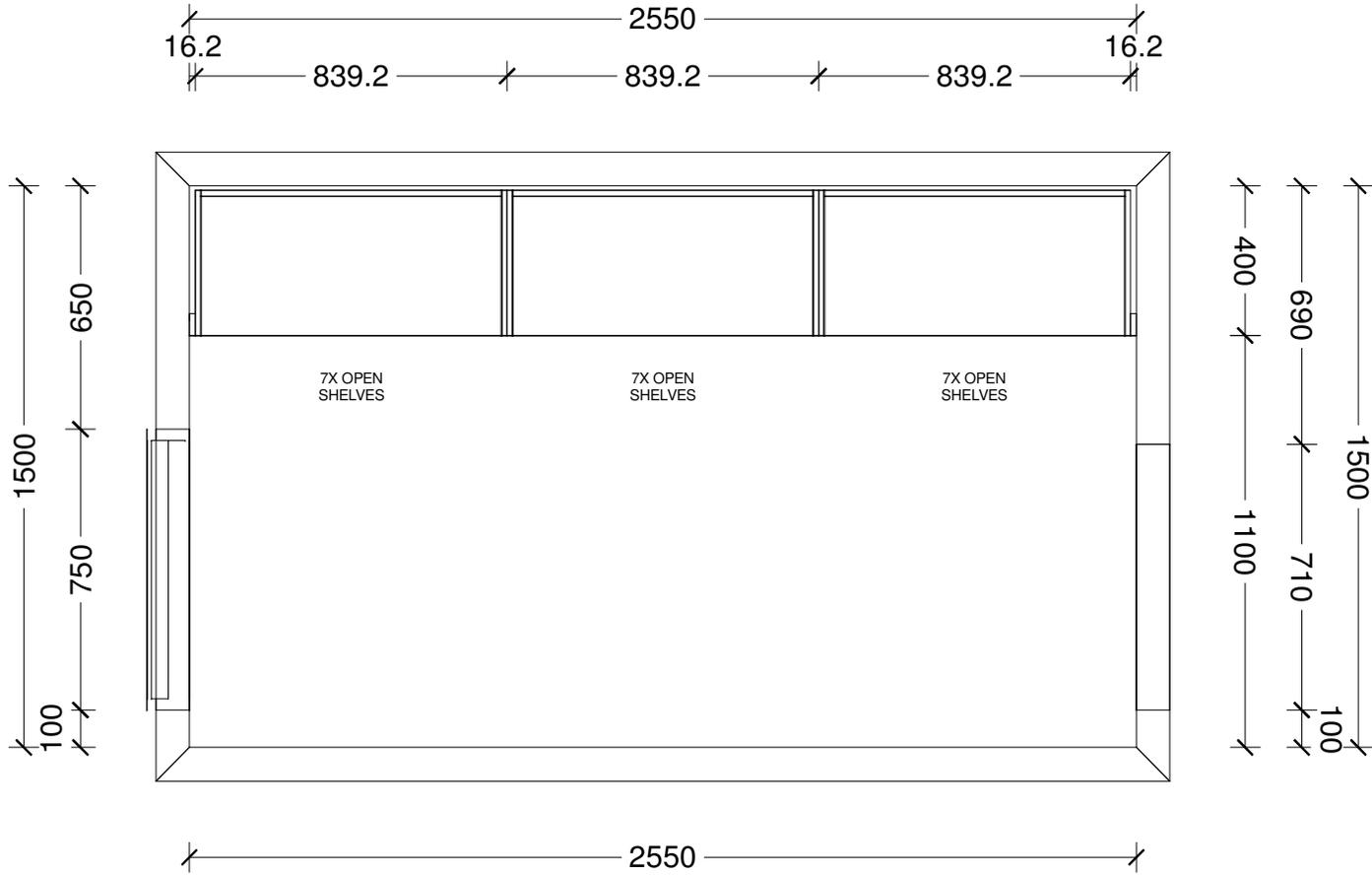


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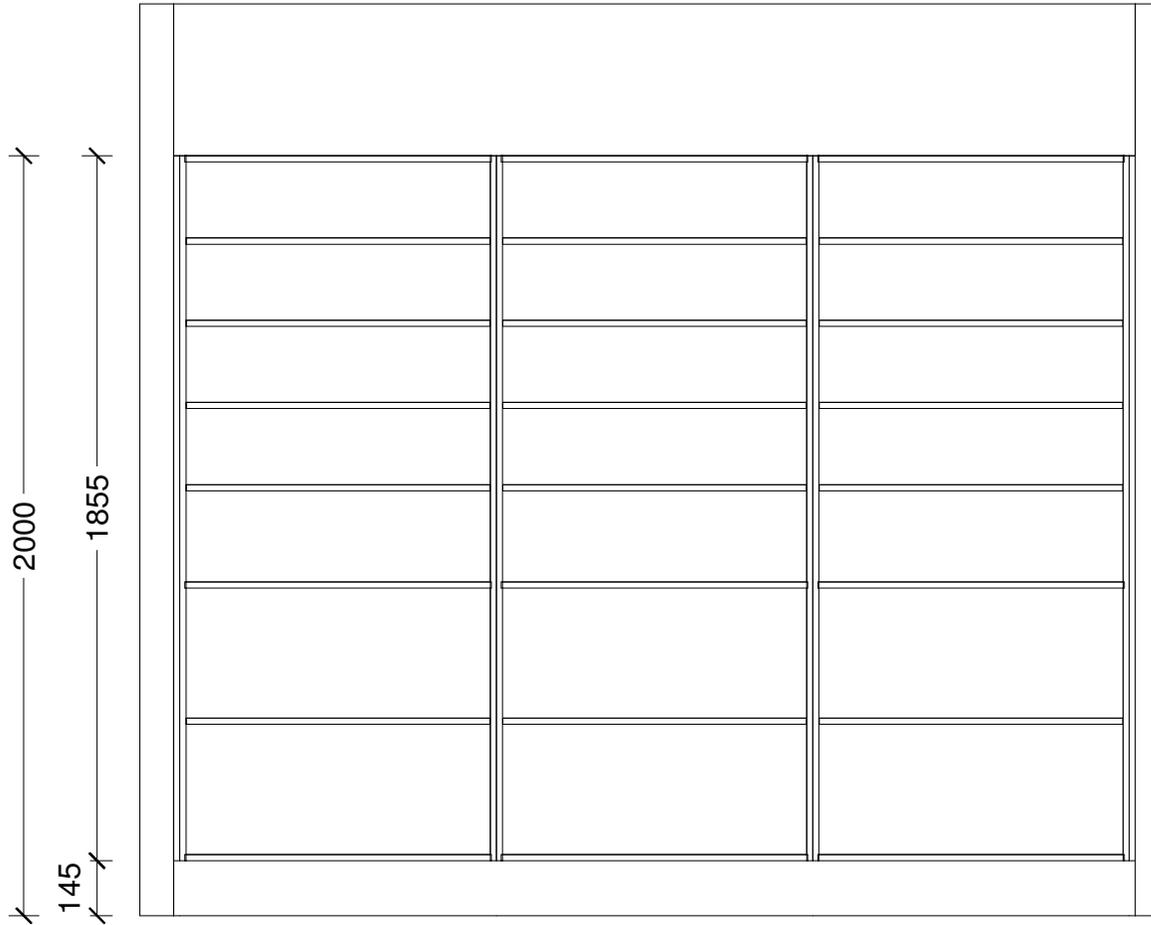
Designer: Sarah Molyneux	Date: 10 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Manuka				

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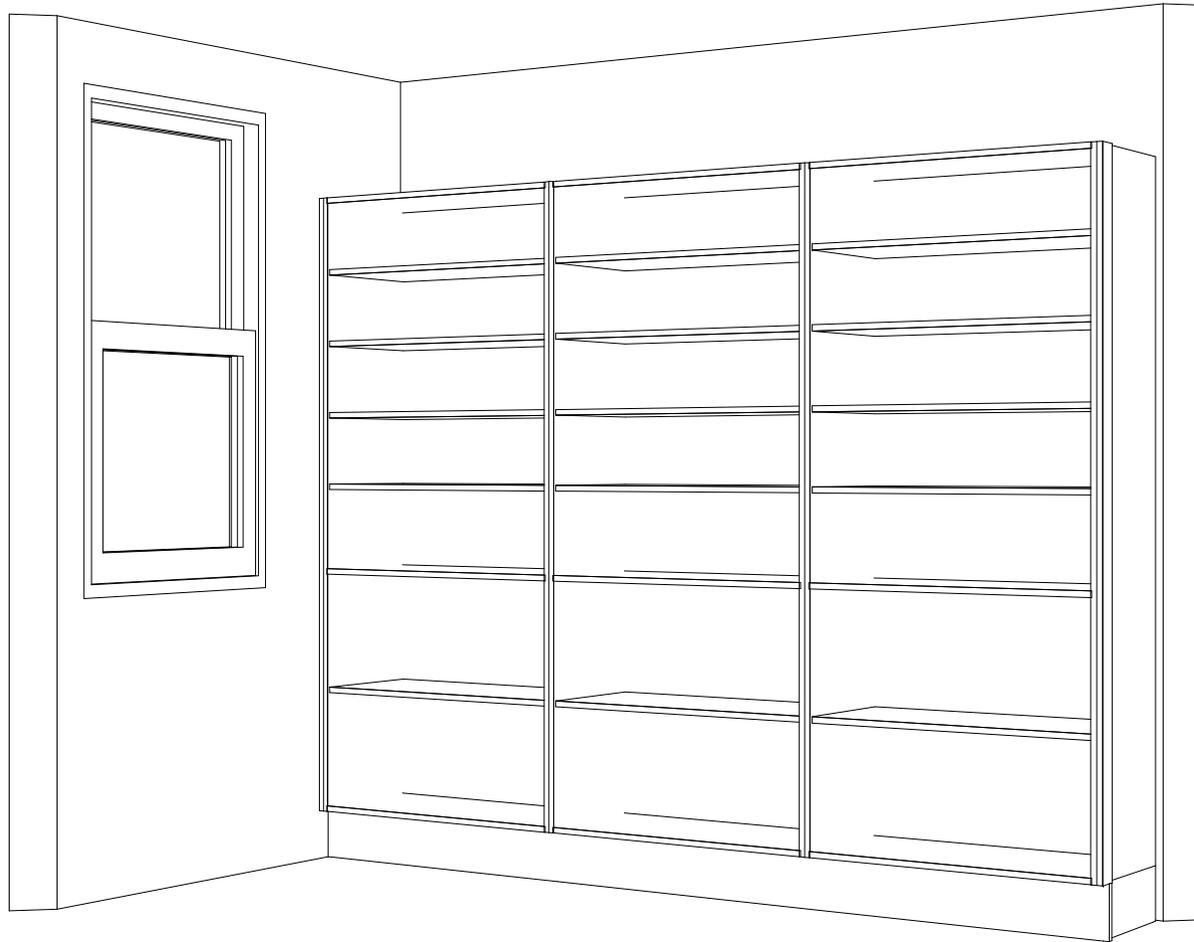
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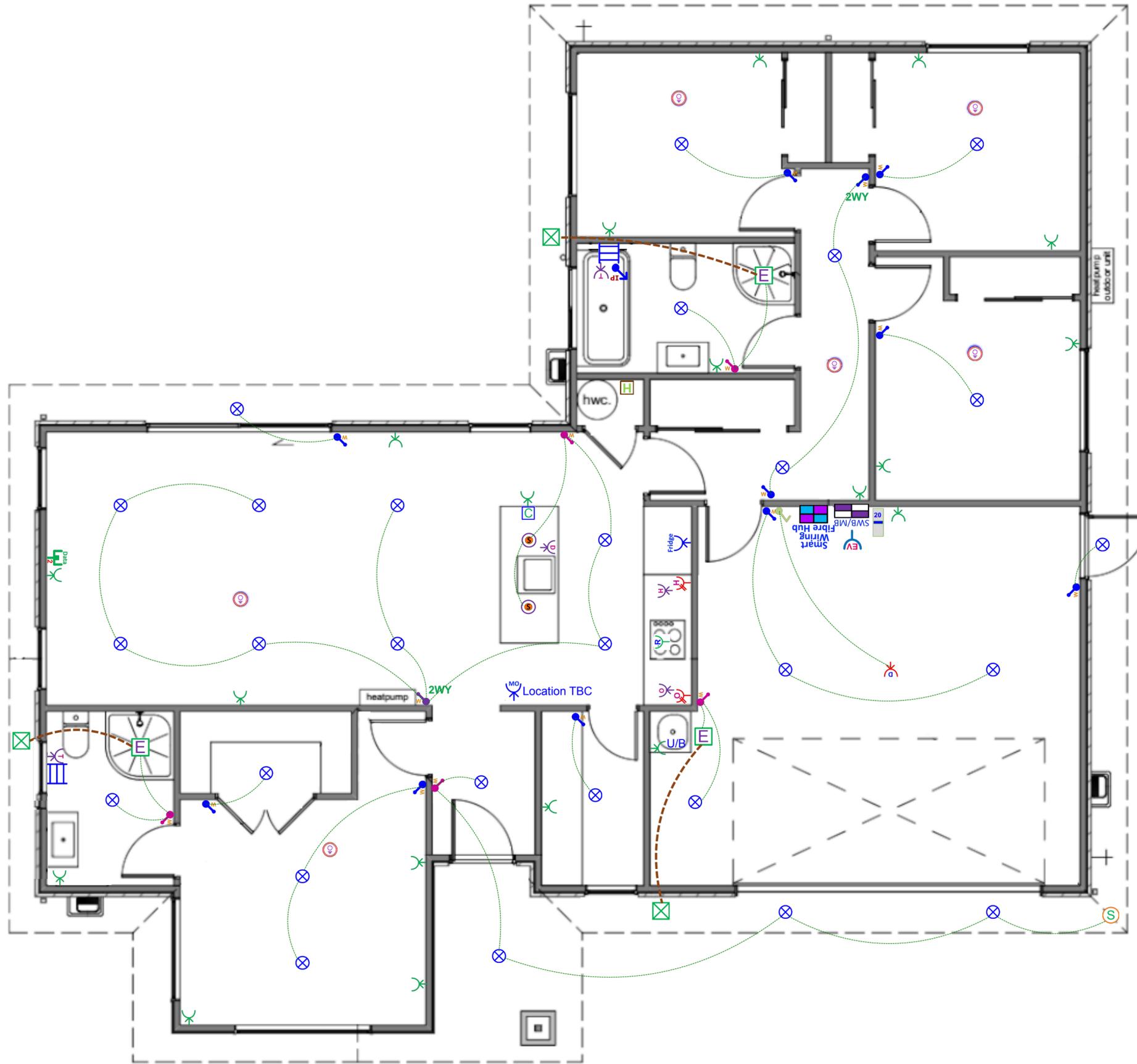
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Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Manuka V2				

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Dwg: Pantry 3D Perspective	Scale:	Customer: The Manuka V2				

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Plan: Belfast Subdivision Lot 178 (Garage Right) - 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		19 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 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
 Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate		1 EA
 Voltex Hot Water Cylinder Isolator with Lock-Out Capability & Circuit		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Orca Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		6 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
 Extractor Fan External Grill (White)		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA
 Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit		28 EA

Electrical

Item	Total
 Pendant Light "A" - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit	2 EA
 Tradesave Slim Light Switch 1-Gang (White)	11 EA
 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	2 EA
 Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
 Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	1 EA

In the Area

About Belfast Subdivision

Belfast's newest subdivision provides incredible convenience to residents including two new schools, Belfast Senior School and Pitau Allenvale School, a Woolworths supermarket, pharmacy and coming soon is the Belfast Village retail centre and Radius Healthcare Centre – all just a short walk from home.



Belfast and Surrounding Areas

While the central city is in easy reach from either Main North Road or the Northern Arterial motorway – with a dedicated interchange just minutes away – there's also so much on offer in this highly sought-after area.

For shopping, the Northwood Supa Centre is nearby, while Northlands Mall is also in easy reach.

As well as the schools within the development, there are also several high-quality primary and high schools in close proximity, including St Bede's College and Marian College.

And for recreation, along with dedicated playgrounds within our community, there's Styx Mill Conservation Reserve, Clearwater Resort and the Sheldon Park multisport facility, all just minutes away.

Heading out of town? North or South, it is easy to jump onto the city's motorway system from Belfast, and Christchurch International Airport is less than 15km's away.



Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per

element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- ✓ Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- ✓ Exceeds Healthy Homes Standards
- ✓ LVL framing (laminated veneer lumber) more durable and less likely to warp
- ✓ RibRaft foundation system
- ✓ Quality cladding options
- ✓ Thermally broken window joinery
- ✓ Increased carpet underlay thickness
- ✓ Tri-Stone benchtops for easy maintenance
- ✓ Full height kitchen joinery to avoid dust collection
- ✓ Full length tiled splashback to kitchen
- ✓ Bosch appliances
- ✓ Exposed aggregate driveways and patios
- ✓ Insulated garage and garage door

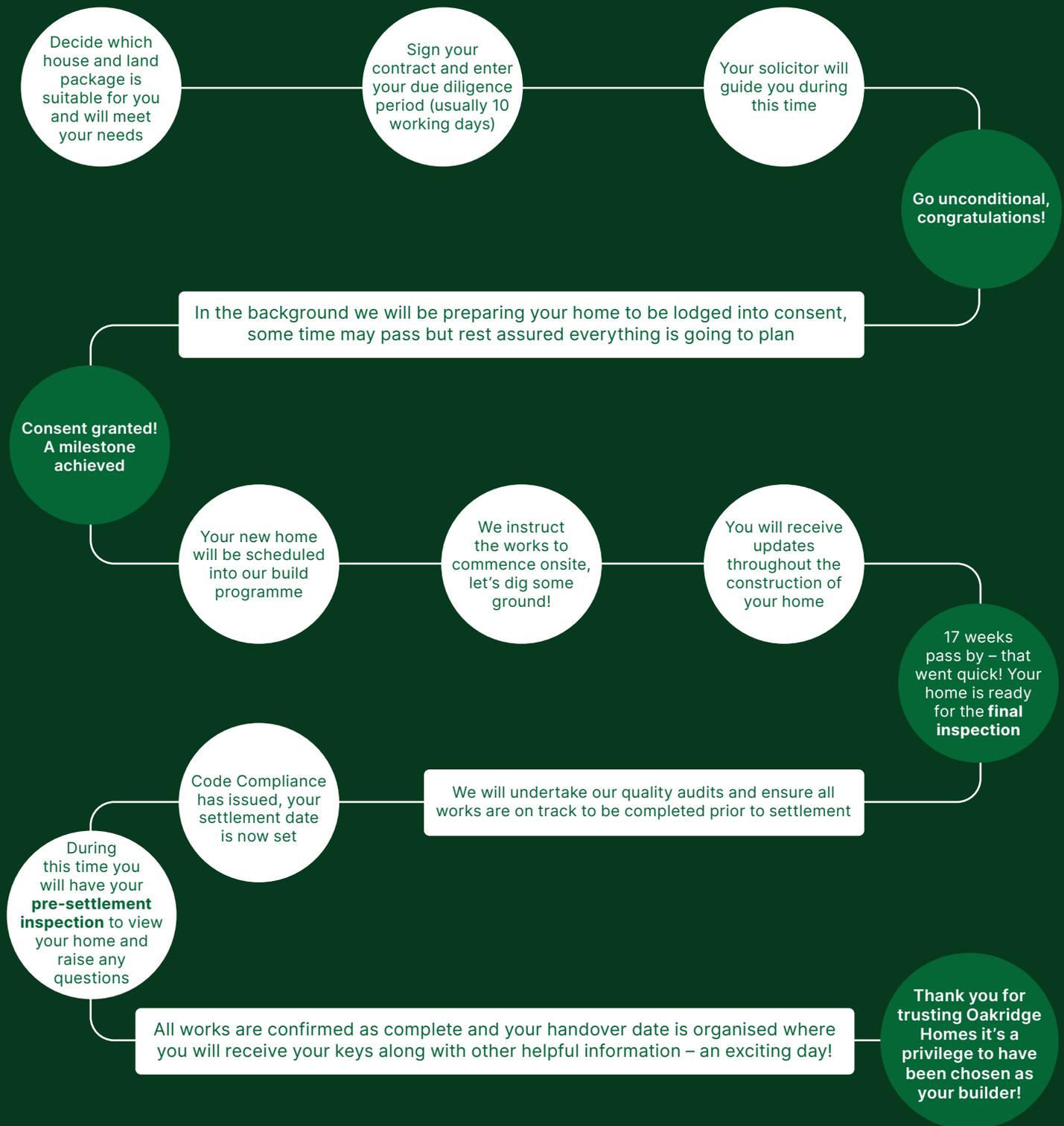
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The Oakridge Journey



If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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