

Lot 188 Belfast Subdivision

Stage 6, Belfast Subdivision, Belfast, Christchurch



Artist impression only – refer to concept plan.

House & Land Package:

\$845,900

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

Home area: 169m²

Section area: 400m²

 4  2  2  2

Features:

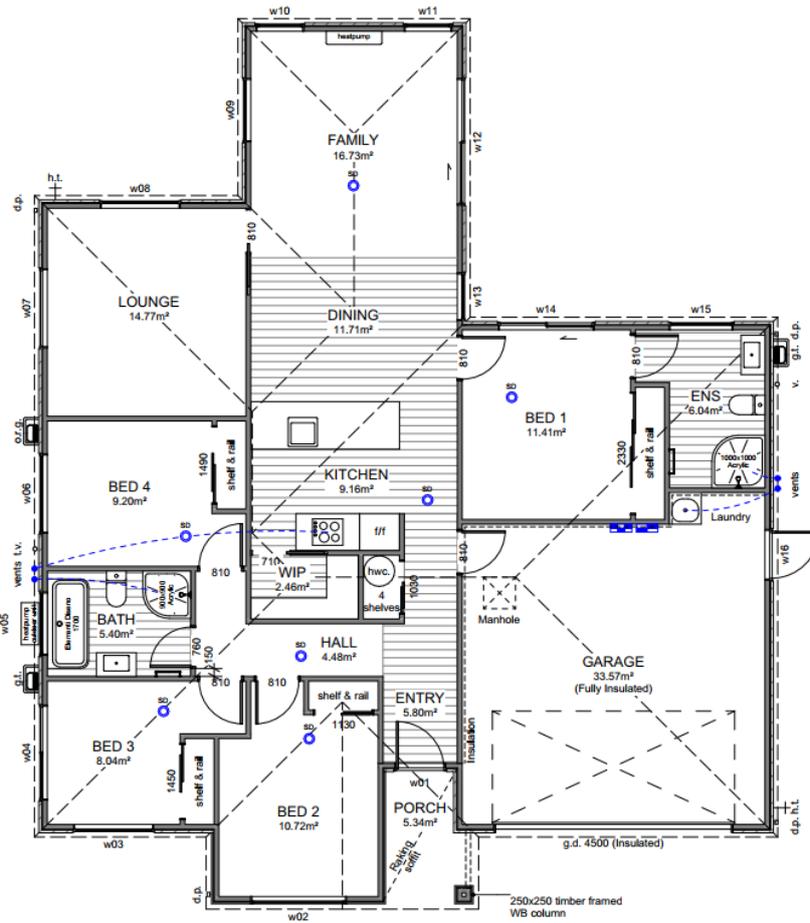
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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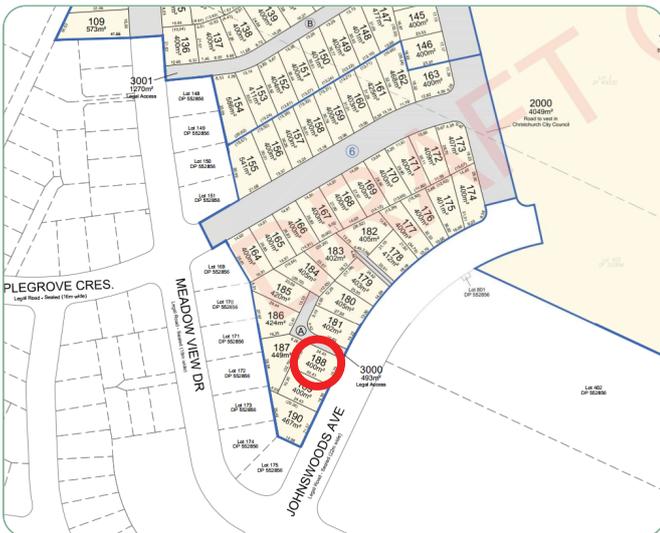
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Floor Layout



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° metal pressed tile— shake satin | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75×55 rectangular | Main cladding: | Rockcote Graphex (15yr manufacturers guarantee) |
| Feature cladding: | James Hardie Linea | Entry door: | APL 860mm Latitude with urbo lever |
| Window joinery: Tint to w02-w04 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames | Garage door: | Insulated Coloursteel flat panel woodgrain 4.5m |
| 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 fascia grille | 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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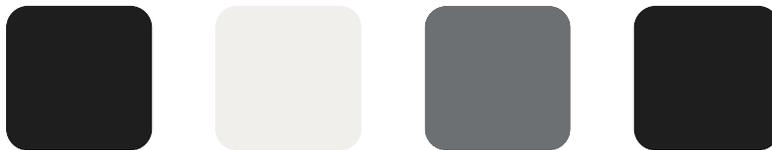
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Colour Schedule

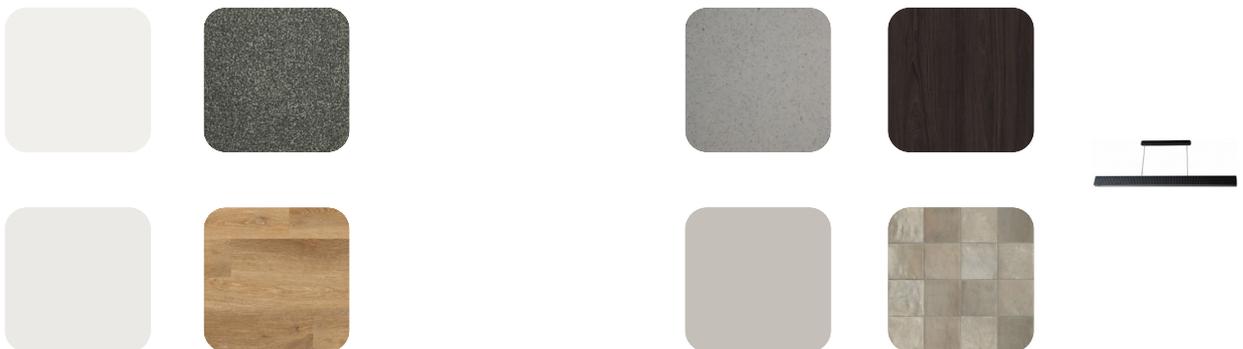
Exterior Colours

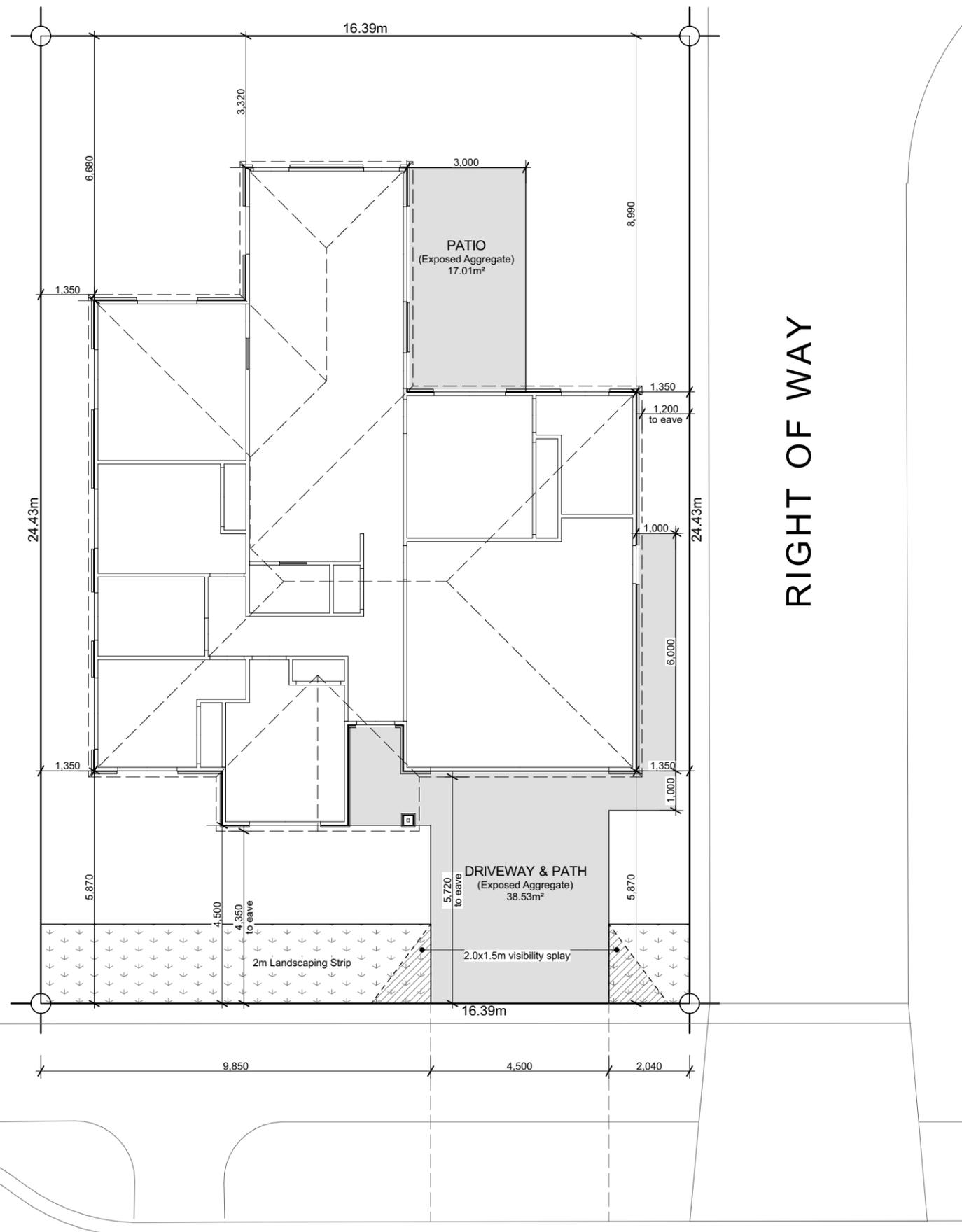
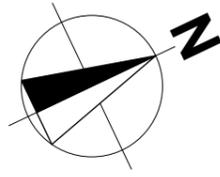
| Colour Scheme | | | |
|-----------------------------|-------|------------------------------|------------------|
| EXTERIOR | | | |
| Roof: | Ebony | Garage door: | Ebony |
| Fascia, gutter & downpipes: | Ebony | Garage door frame: | Ebony |
| Window joinery: | Ebony | Soffits: | Half black white |
| Front door: | Ebony | Exterior cladding (Main): | Mid grey |
| Front door frame: | Ebony | Exterior cladding (Feature): | All black |



Interior Colours

| Colour Scheme | | | |
|-----------------|------------------|--|-------------------------------|
| INTERIOR | | | |
| Ceilings: | Half black white | Kitchen benchtop: | TriStone 30mm – Demeter |
| Walls: | Black white | Kitchen back wall & island back panel: | Cirrus |
| Interior doors: | Black white | Kitchen front island panel & boxed ends: | Fiordland elm |
| Skirting: | Black white | Kitchen splashback: | Zellige Argilla Gloss 100×100 |
| Carpet: | Iron | Feature pendant: | Minota 1.5 linear black |
| Vinyl plank: | Natural | | |





Site Info

| | |
|-------------------|----------------------|
| Site Address | Belfast Subdivision |
| Legal Description | Lot 188 |
| Site Area | 400m ² |
| Building Area | 169.93m ² |
| Roof Area* | 188.02m ² |
| Site Coverage | 42.48% |

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.



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 LOT 188 BELFAST SUBDIVISION

Issue
 Concept Design

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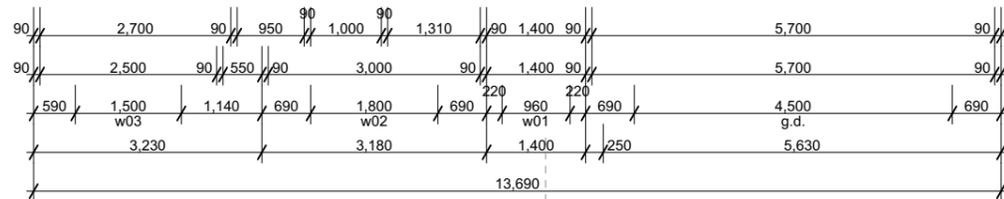
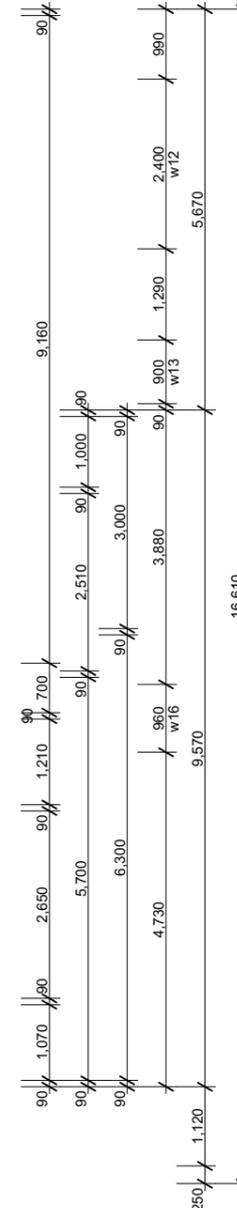
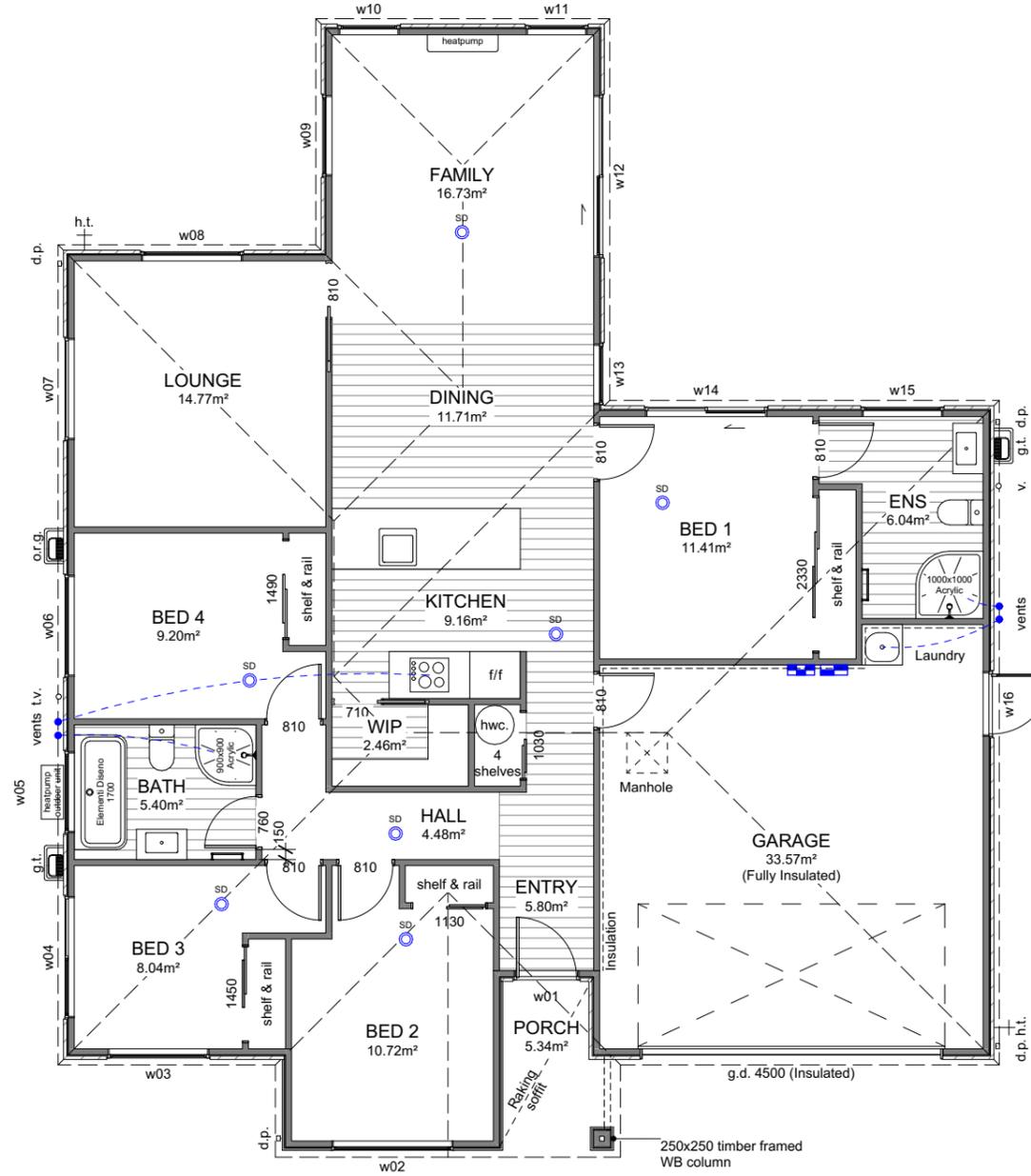
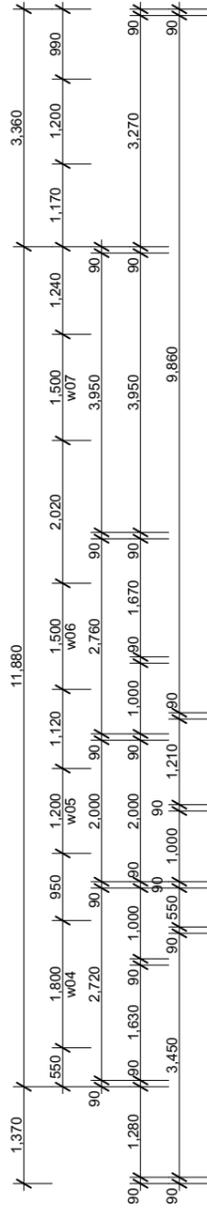
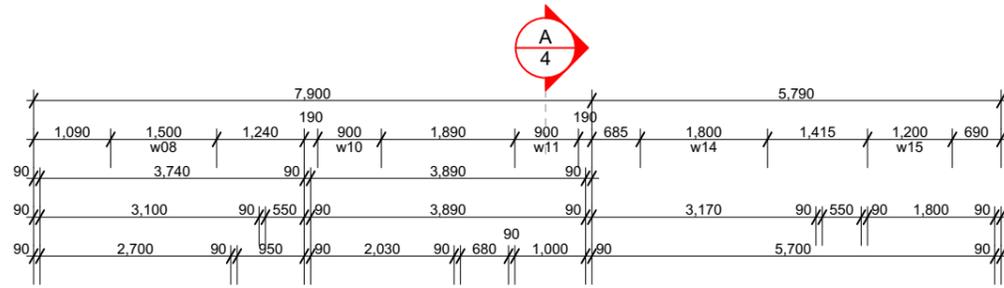
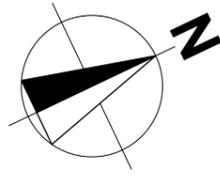
Site Plan

Scale 1:125 @ A3

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Building Area

| | |
|---------------|----------------------|
| Over Frame | 165.67m ² |
| Perimeter | 62.92m |
| Over Cladding | 169.93m ² |
| Perimeter | 63.43m |
| Roof Area* | 188.02m ² |
| Perimeter | 62.82m |

*Roof area includes fascia & gutter.

General

| | |
|------------------|-----------------------------|
| Main Cladding | RCS Graphex |
| Feature Cladding | JH Linea Weatherboard |
| Roof Pitch | 25° |
| Roofing | Pressed Metal Tiles (Shake) |
| Stud Height | 2.42m |
| Interior Door | 1.98m high |
| Wardrobe Door | 2.2m high |
| Cooktop | Ceramic Cooktop |

Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: All mechanical ventilations to go through via fascia grilles.

Note 3: Tint windows to w02-w04.

Legend

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

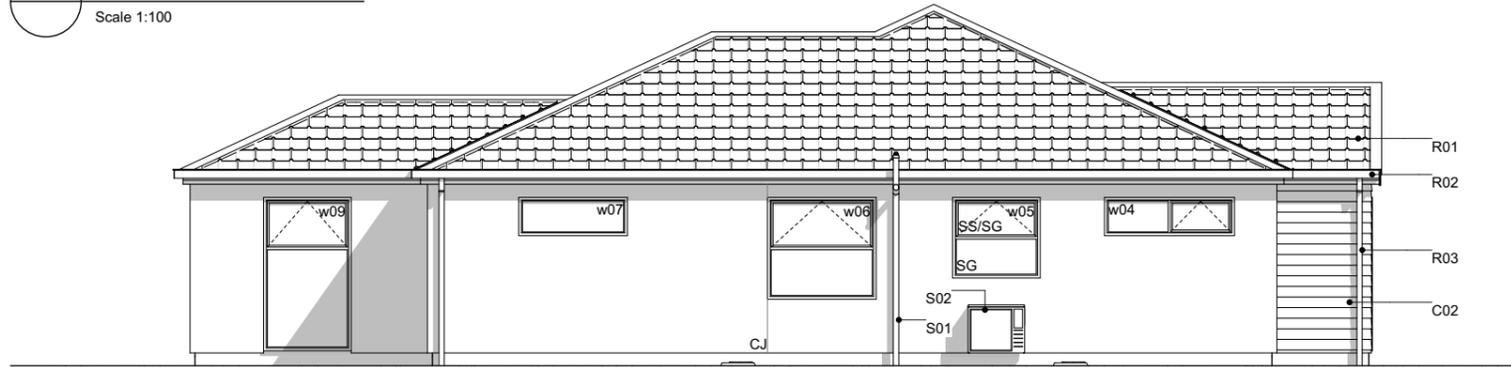
Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

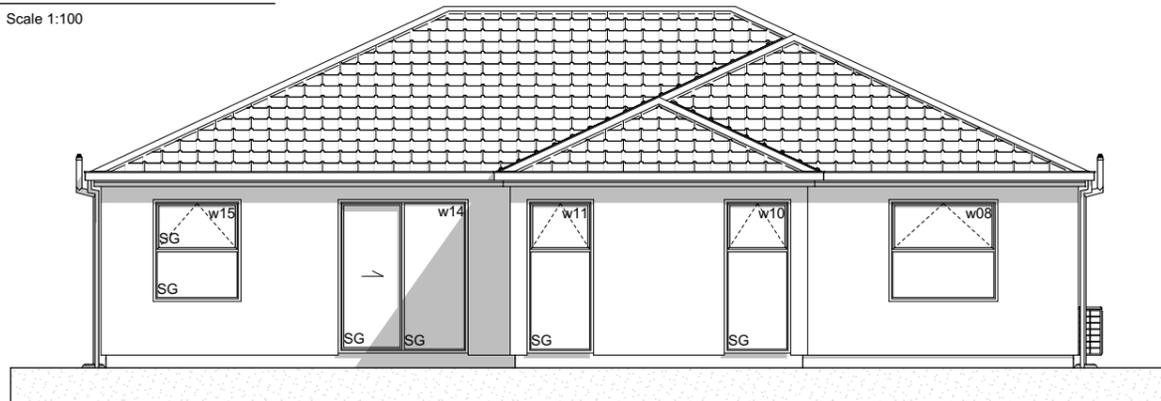
| WINDOW SCHEDULE | | |
|-----------------|-------|-------|
| ID | H | W |
| w01 | 2,130 | 960 |
| w02 | 2,130 | 1,800 |
| w03 | 2,130 | 1,500 |
| w04 | 500 | 1,800 |
| w05 | 1,100 | 1,200 |
| w06 | 1,400 | 1,500 |
| w07 | 500 | 1,500 |
| w08 | 1,400 | 1,500 |
| w09 | 2,130 | 1,200 |
| w10 | 2,130 | 900 |
| w11 | 2,130 | 900 |
| w12 | 2,130 | 2,400 |
| w13 | 2,130 | 900 |
| w14 | 2,130 | 1,800 |
| w15 | 1,400 | 1,200 |
| w16 | 2,130 | 960 |



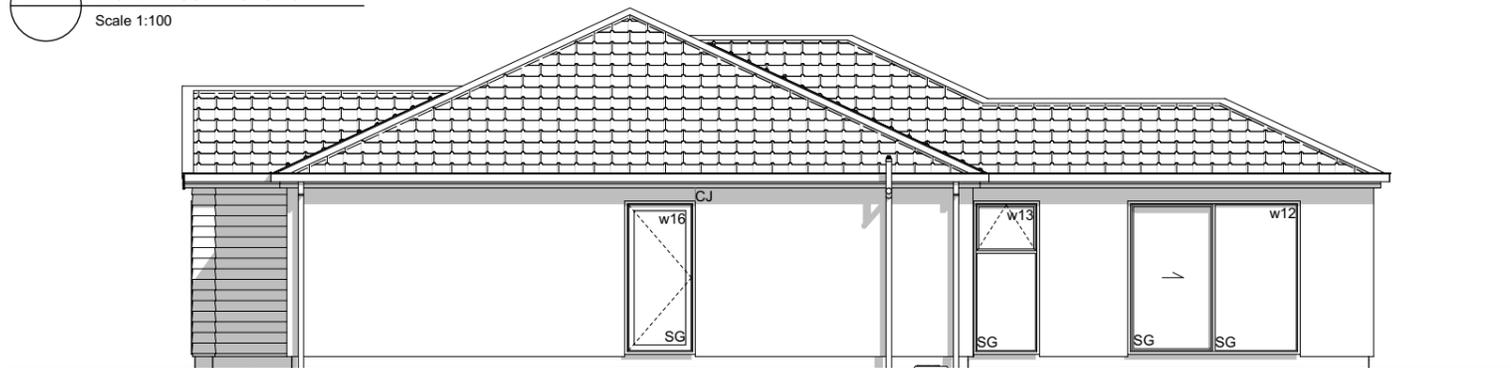
E-01 SouthEast Elevation
Scale 1:100



E-02 SouthWest Elevation
Scale 1:100



E-03 NorthWest Elevation
Scale 1:100



E-04 NorthEast Elevation
Scale 1:100

Elevation Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 JH Linea weatherboard on 20mm 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

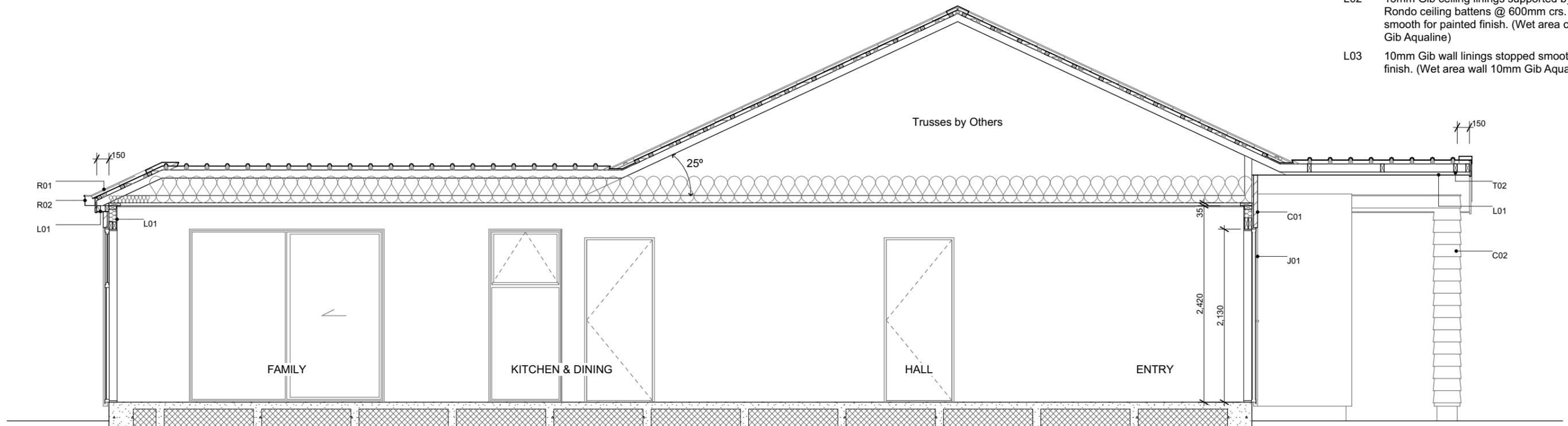
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Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Linea weatherboard 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.
- T02 Extended truss top chords / outriggers to form raking soffit. Refer to 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



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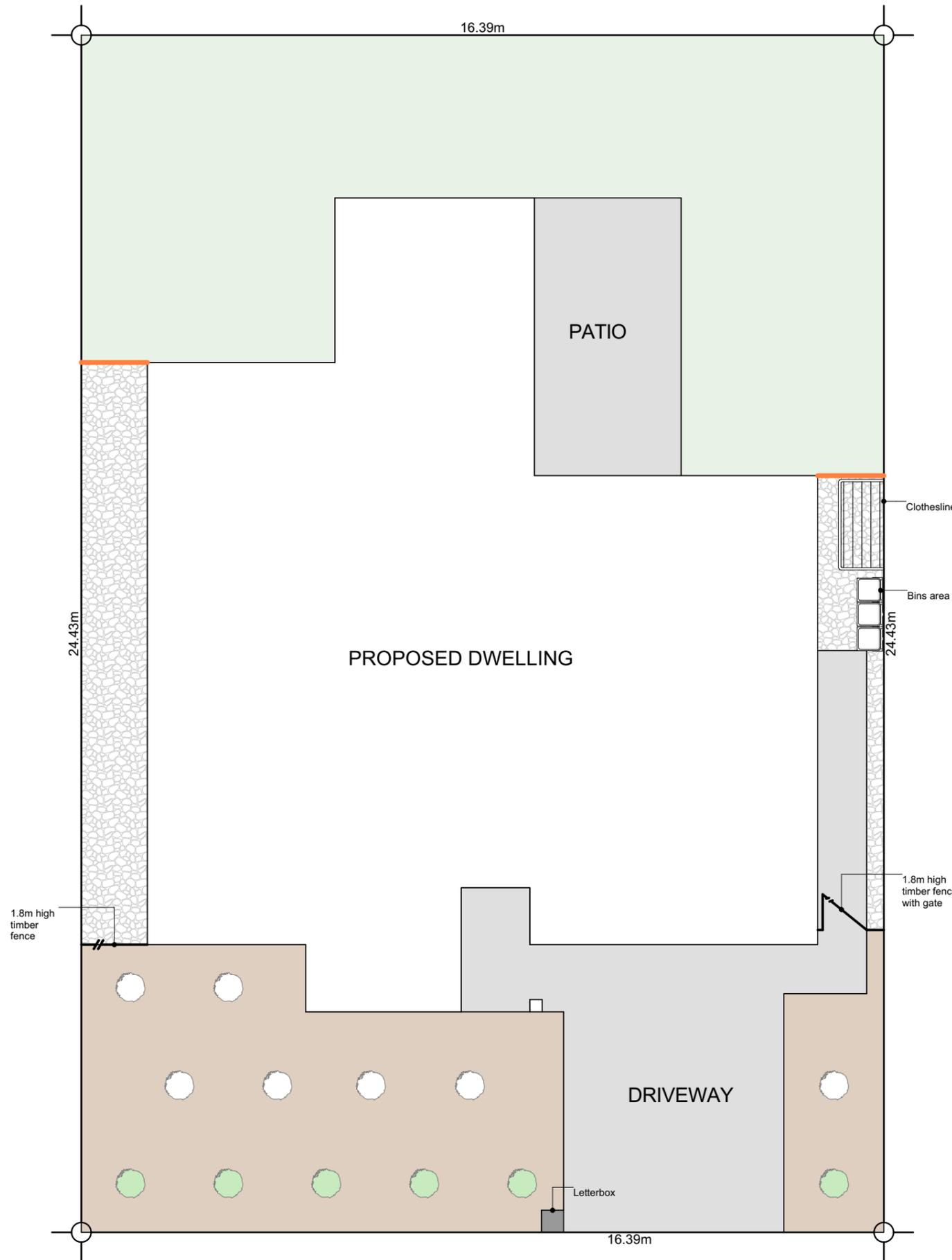
Cross Section A-A

Scale 1:50 @ A3

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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



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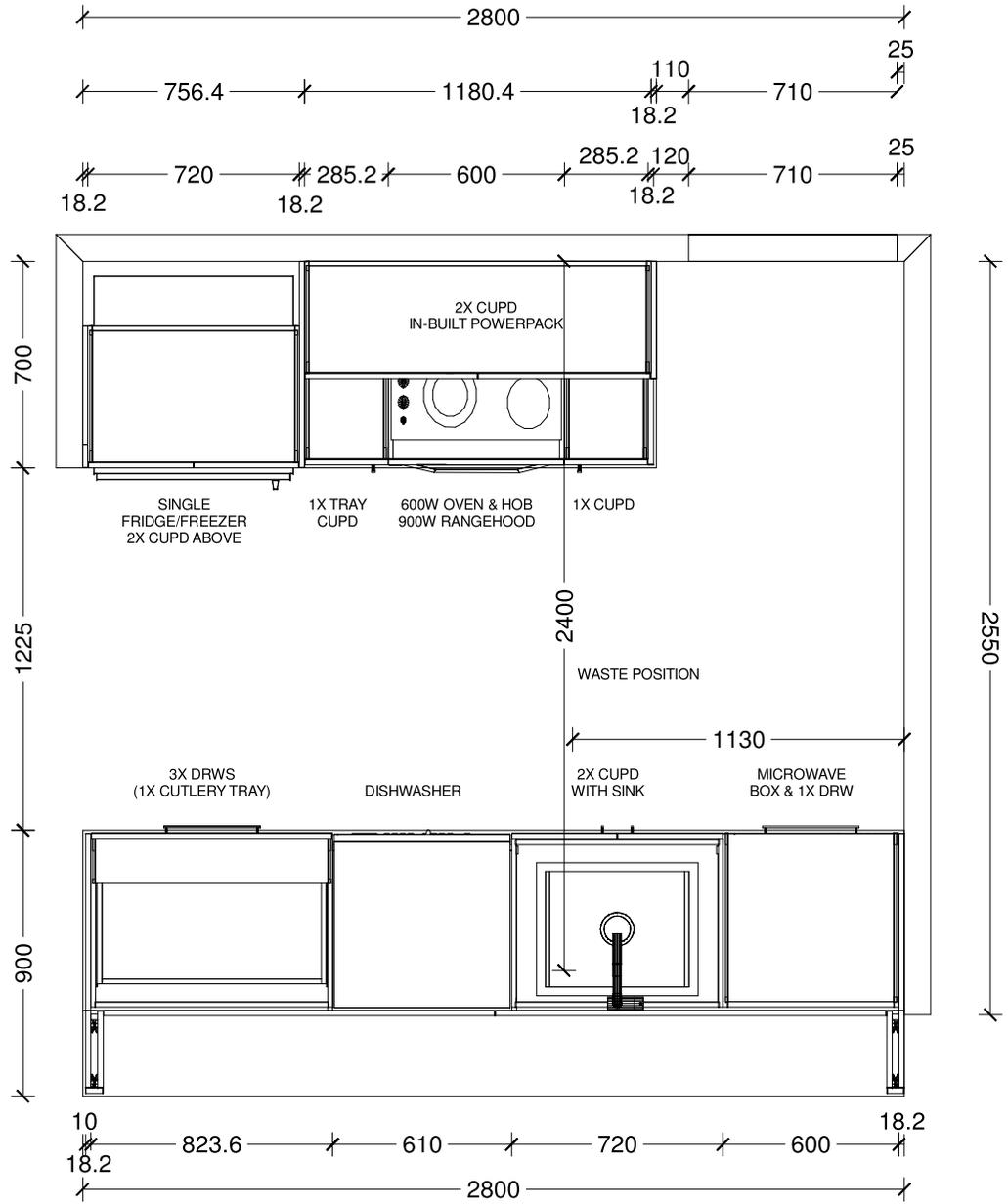
Landscape Plan

Scale 1:100 @ A3

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Sheet No.

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| | | | | | | |
|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 12 Nov 25 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Kowhai | | | | |

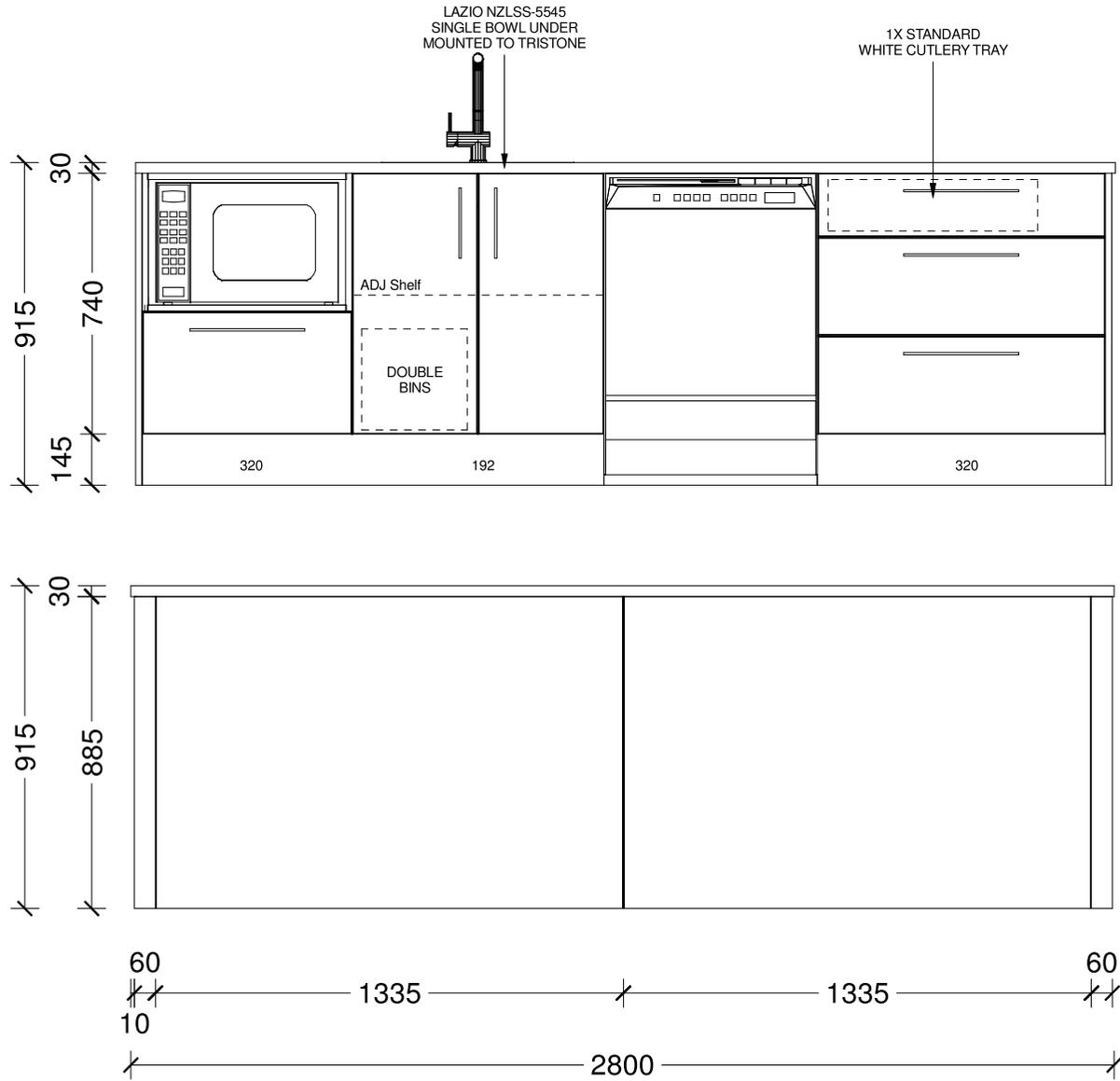
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|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 12 Nov 25 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Kitchen Elevation | Scale: 1 : 20 | Customer: The Kowhai | | | | |

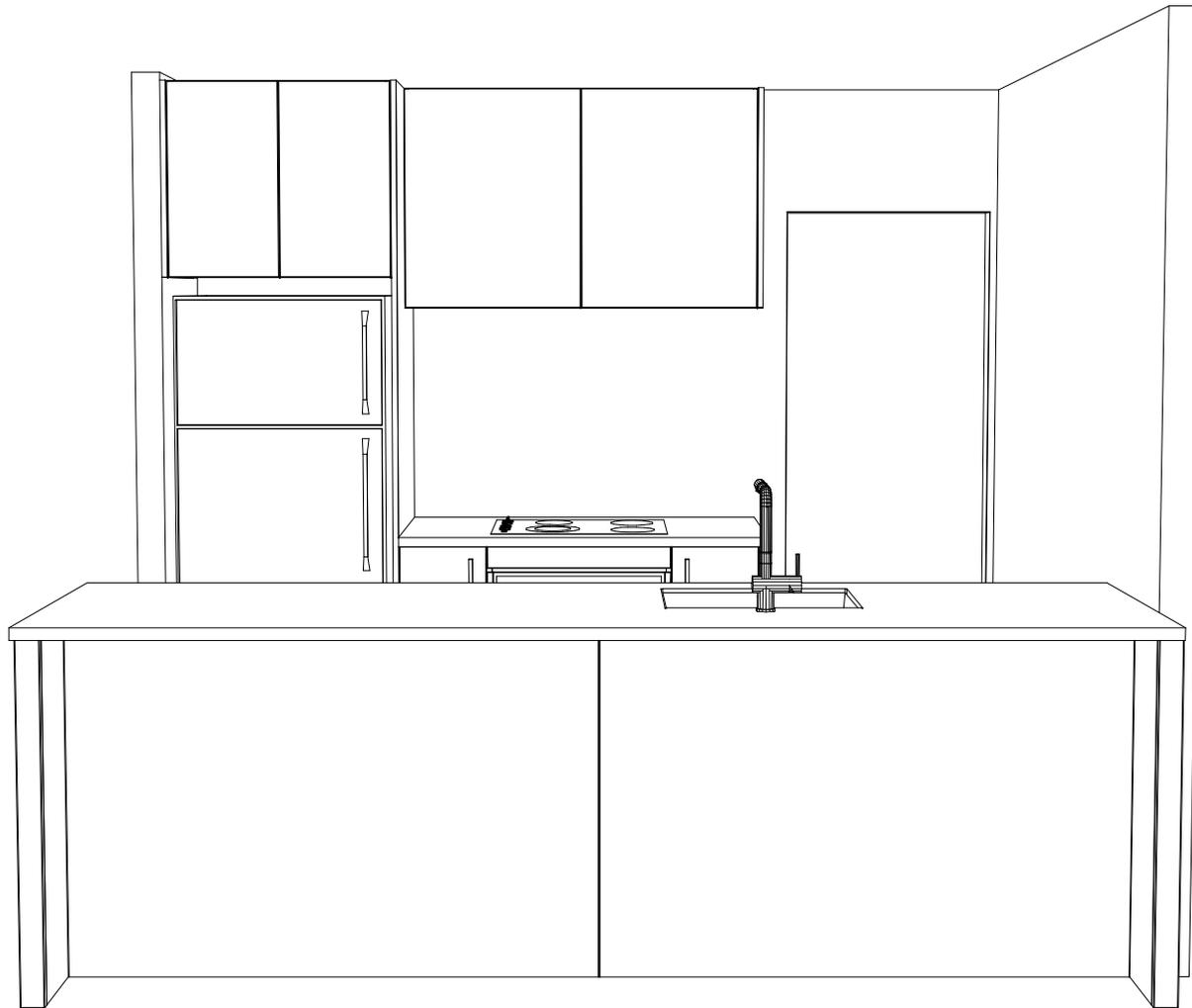


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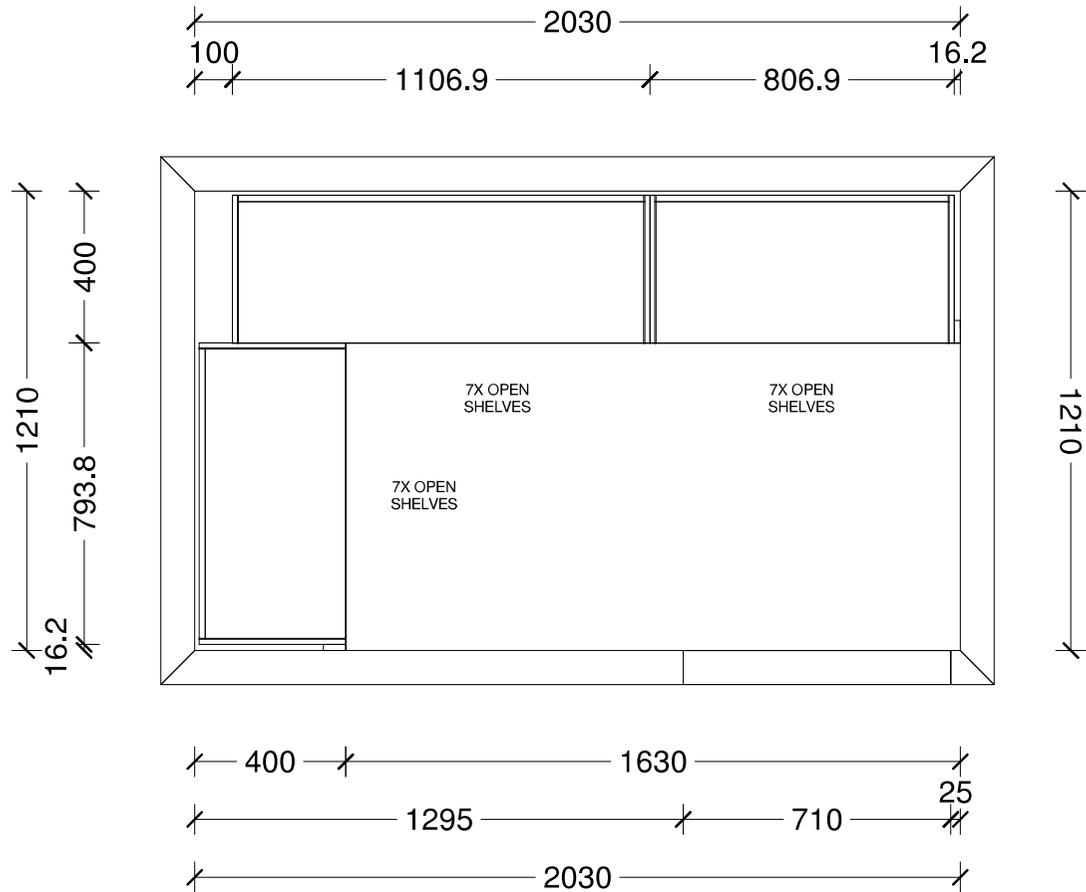
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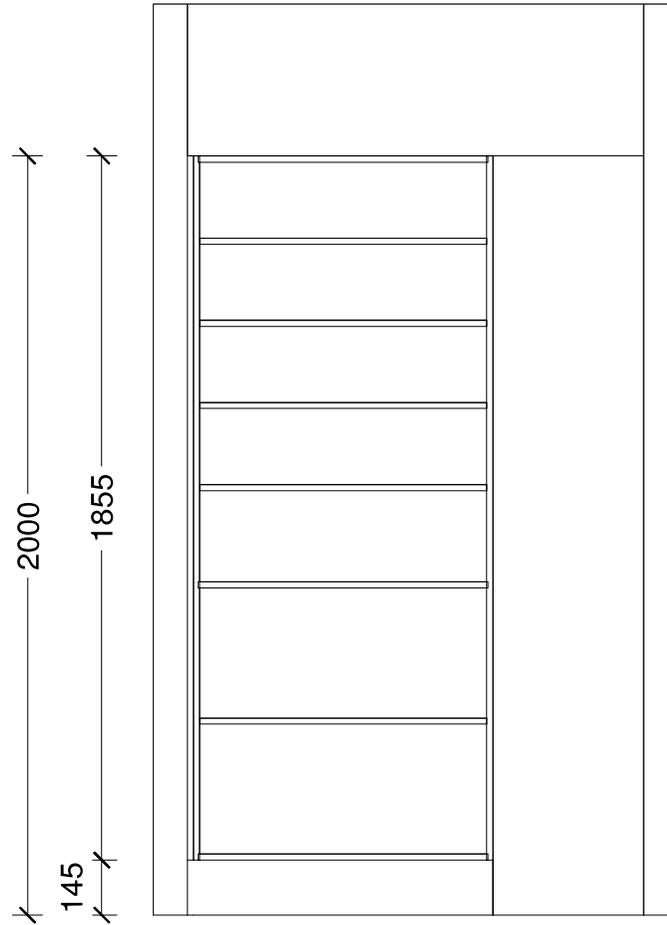
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|--------------------------------|--------------------|---------------------------|----------------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 12 Nov 25 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Kowhai | | | | |

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| | | | | | | |
|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Kowhai | | | | |

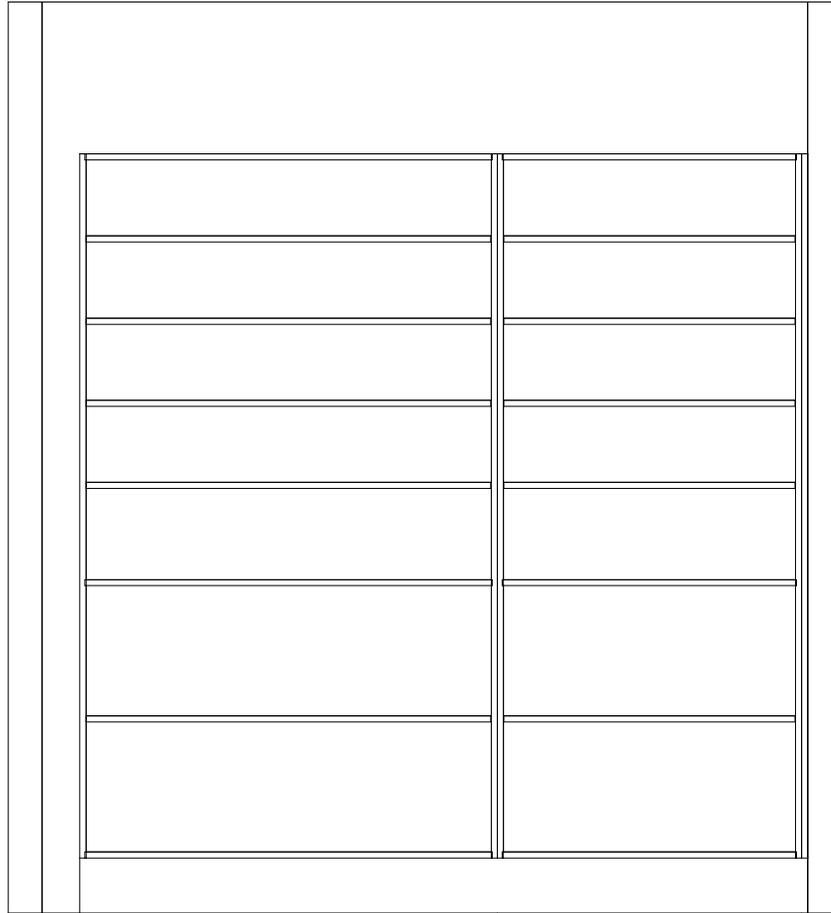
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| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Kowhai | | | | |

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1855
145



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Plan: Belfast Subdivision - Lot 188 Electrical Design

| Electrical | | |
|--|--|-------|
| Item | | Total |
|  Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase) | | 1 EA |
|  Rangehood Single 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 Slim Double Power Socket Horizontal (White) 10A | | 22 EA |
|  Tradesave A-Series Vertical 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 Oven 1-Gang Isolator (White) | | 1 EA |
|  Tradesave Slim Dishwasher Power Socket (White) | | 1 EA |
|  Hot Water Cylinder Isolator with Lock-Out Capability & Circuit | | 1 EA |
|  Tradesave Slim Garage Door Open/Close Press Switch (White) | | 1 EA |
|  Tradesave Slim Garage Door Power Socket (White) | | 1 EA |
|  Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate | | 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 | | 8 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 Fascia Grille (Supplied by Others) | | 3 EA |
|  External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White) | | 1 EA |
|  Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit | | 28 EA |

Electrical

| Item | Total |
|--|-------|
|  Pendant Light "B" - Minota 1.5m Suspension 40-Watt LED, 1400lm down, 800lm up, CCT 3K, 4K, 5K via Wall Switch (Black) & Circuit | 1 EA |
|  External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit | 5 EA |
|  Bulkhead LED Wall Light Robus Ohio RHV1230-01, 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit | 1 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 |
|  2-Way Light Circuit | 1 EA |
|  Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling | 1 EA |
|  Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White | 2 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

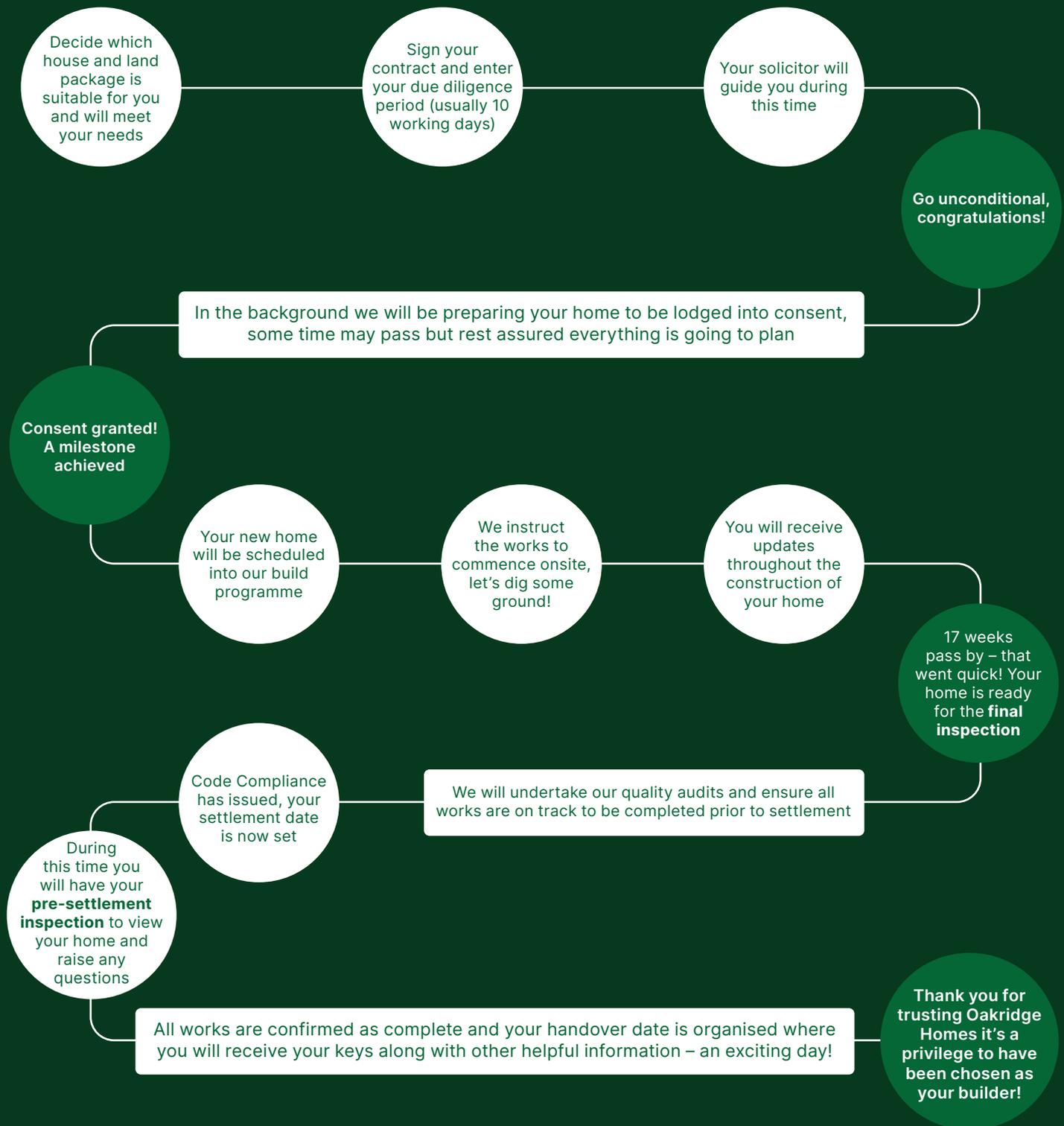
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The Oakridge Journey



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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