

# Lot 184A Spring Grove

Stage 8, Spring Grove, Belfast, Christchurch



Artist impression only – refer to concept plan.

## House & Land Package:

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

**\$699,900**

**Home area:** 122m<sup>2</sup>

**Section area:** 250m<sup>2</sup>



## Features:

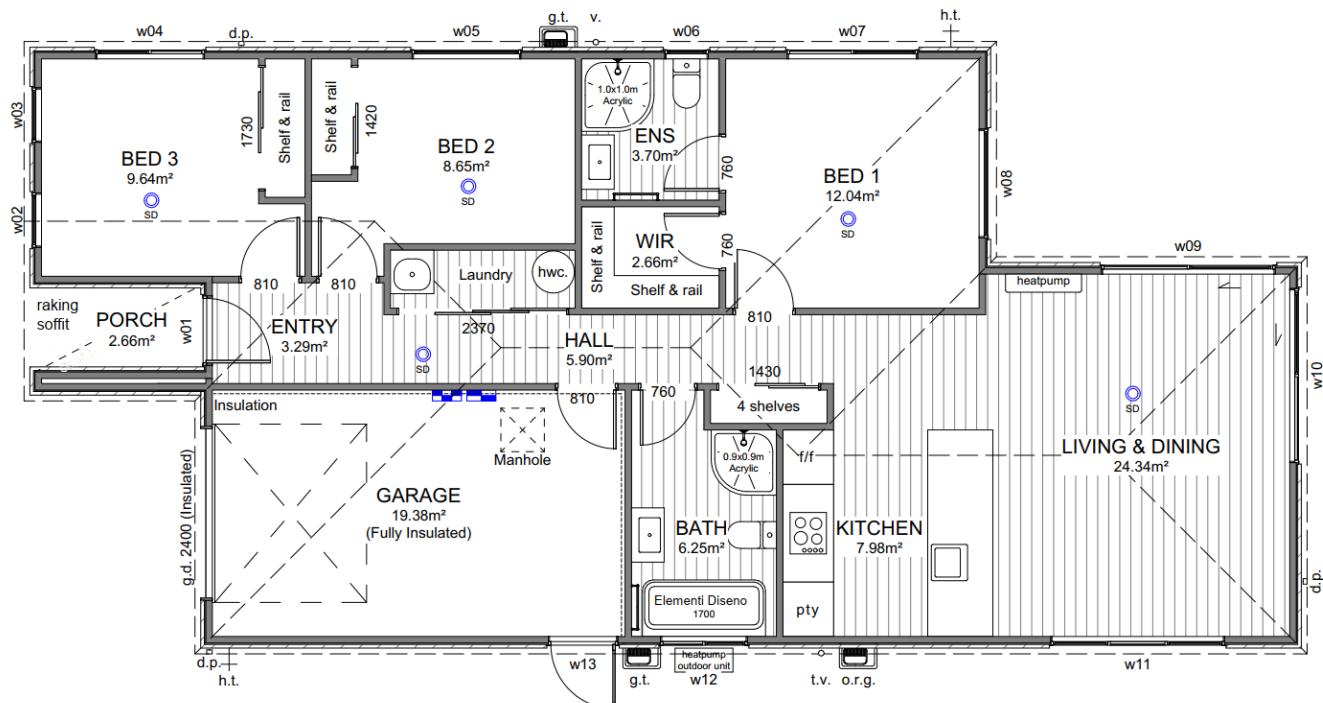
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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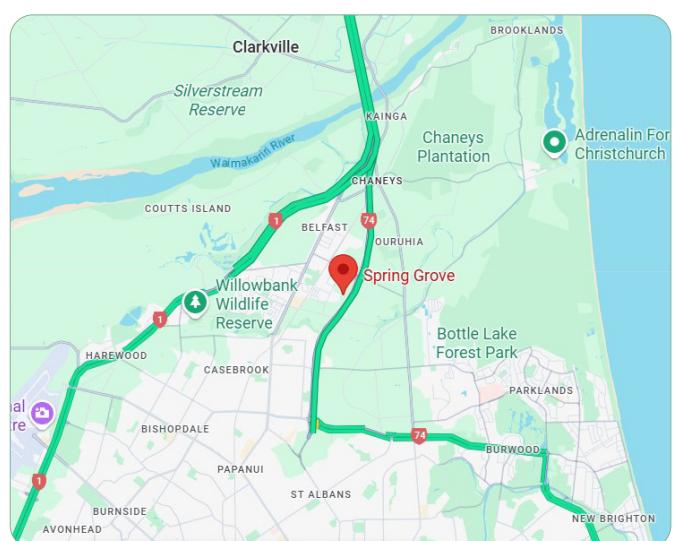
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# Floor Layout



## Site Location



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# 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— colortile bond	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 Axon	Entry door:	Thermally-Broken 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 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 (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
Splashback tiles:	Full back wall (kitchen only)	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
Colour Scheme			
EXTERIOR		INTERIOR	
Roof:	Flax	Ceilings:	Half black white
Fascia, gutter & downpipes:	Flaxpod	Walls:	Black white
Window joinery:	Flaxpod	Interior doors:	Black white
Front door:	Flaxpod	Skirting:	Black white
Front door frame:	Flaxpod	Carpet:	Iron
Garage door:	Flaxpod	Vinyl plank:	Natural
Garage door frame:	Flaxpod	Kitchen benchtop:	TriStone 30mm – Antarctic Snow
Soffits:	Half black white	Kitchen back wall & island back panel:	Carbon
Exterior cladding (Main):	Black white	Kitchen front island panel & boxed ends:	Southern oak
Exterior cladding (Feature):	Mid grey	Kitchen splashback:	Mallorca White Gloss 50×250—vertical stack with misty grey grout

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# Specification

## Kitchen and Laundry

### 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.

\*Refer to plans and colour scheme

### Kitchen tapware:

Elementi Uno Gooseneck



### Oven:

Bosch HBF133BSOA



### Rangehood:

Bosch DWB97DM50A



### Laundry tub:

Aquatica Laundra Studio

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



## 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



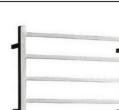
### Bath:

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:

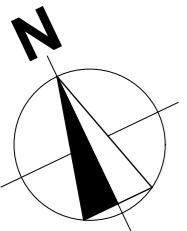
Elementi Uno



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## Site Info

Site Address	26A Rita Angus Road Spring Grove
Legal Description	Lot 184A
Site Area	250m <sup>2</sup>
Building Area	122.02m <sup>2</sup>
Site Coverage	48.81%

## 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.

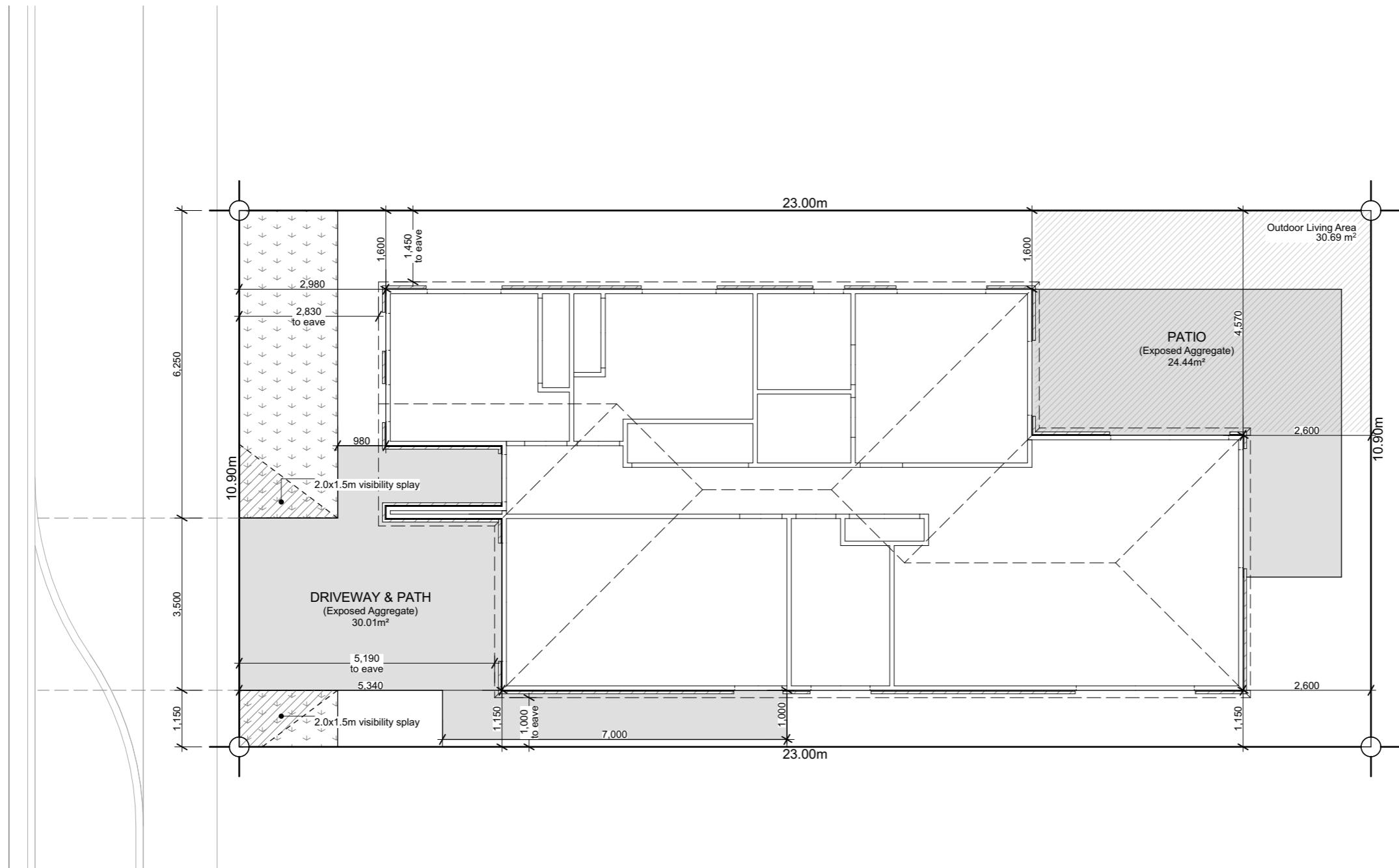
Refer to Drainage Plan for specific drainage info.

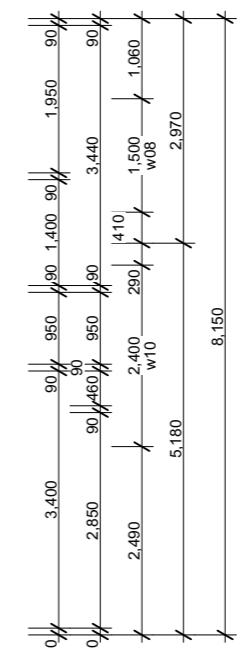
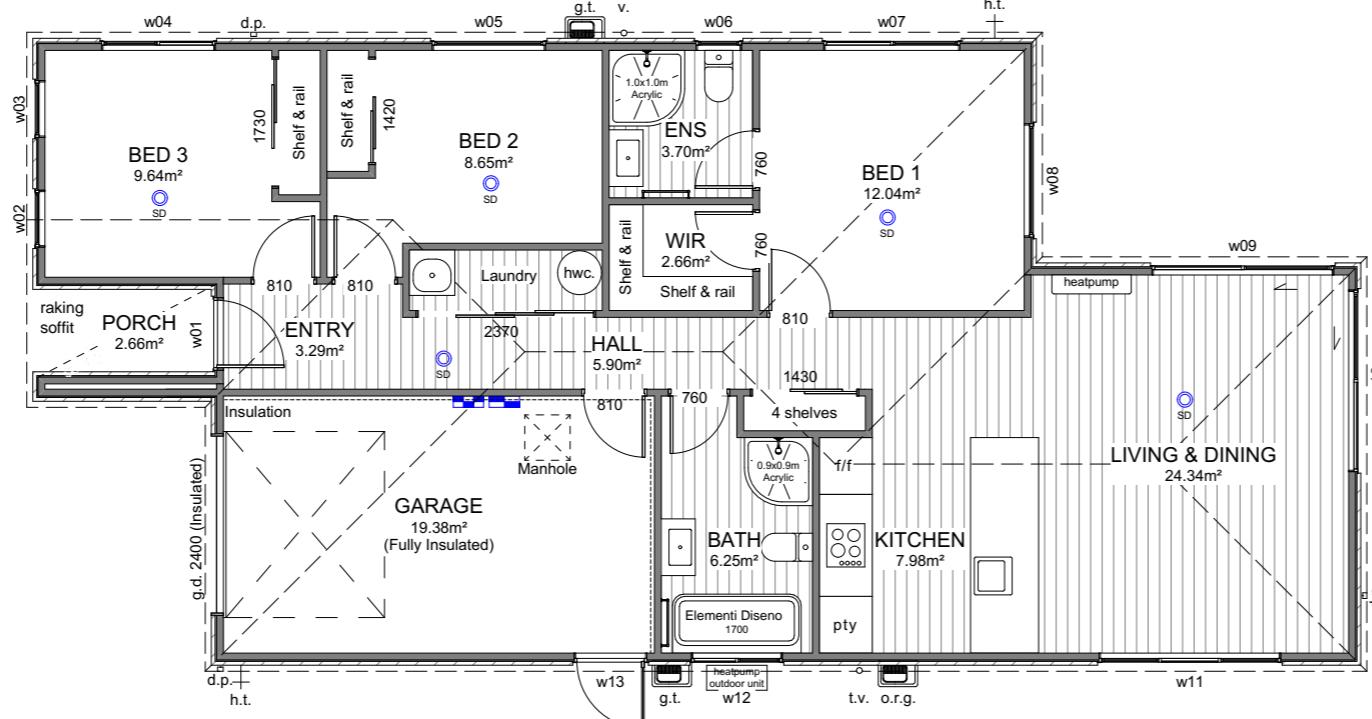
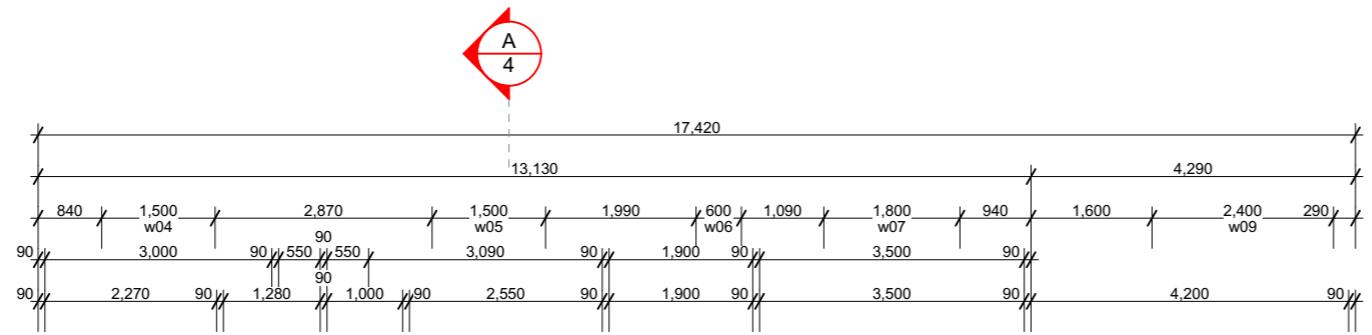
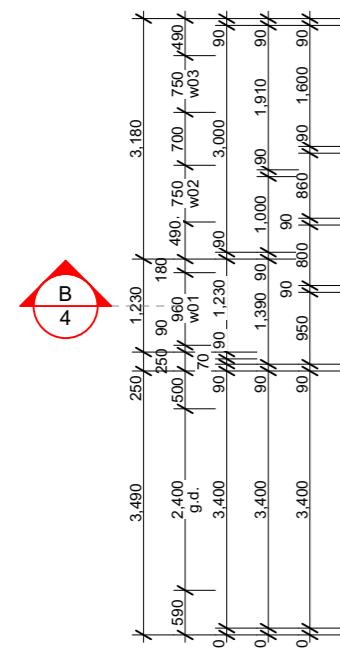
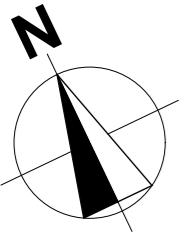
Refer to Sediment Control in Specification & implement where required.

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.

## RITA ANGUS ROAD





## Building Area

Over Frame	118.09m <sup>2</sup>
Perimeter	55.86m
Over Cladding	122.02m <sup>2</sup>
Perimeter	56.42m
Roof Area*	136.55m <sup>2</sup>
Perimeter	53.36m
*Roof area includes fascia & gutter.	

## General

Main Cladding	RCS Graphex
Feature Cladding	JH Axon Panel
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Bond)
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.

Note 2: Kitchen, Bath, Ens & Laundry to have mechanical ventilation through fascia grille.

Note 3: Tinted window to w02, w03 & w04.

## Legend

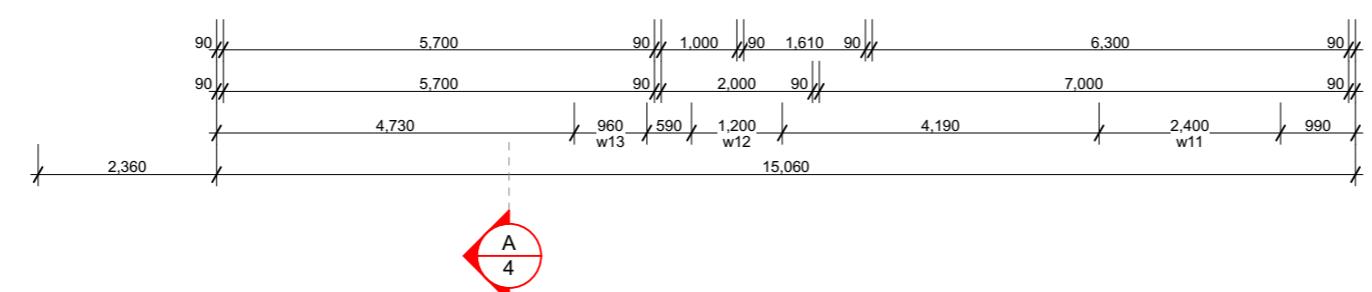
	Distribution Board and Smart Meter Box
	Data Box
	Smoke Detector 10 year long-life battery-operated & interconnected

## Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

## WINDOW SCHEDULE

ID	H	W
w01	2,130	960
w02	2,130	750
w03	2,130	750
w04	500	1,500
w05	1,400	1,500
w06	1,100	600
w07	500	1,800
w08	1,400	1,500
w09	2,130	2,400
w10	500	2,400
w11	500	2,400
w12	1,100	1,200
w13	2,130	960



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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  
L O T 1 8 4 A S P R I N G G R O V E  
2 6 A R I T A A N G U S R O A D B E L F A S T

Issue  
Concept Design

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

## Floor Plan

Revision 1  
Date 5/09/2025  
File No. 25220

Sheet No.  
2

## Elevation Keys

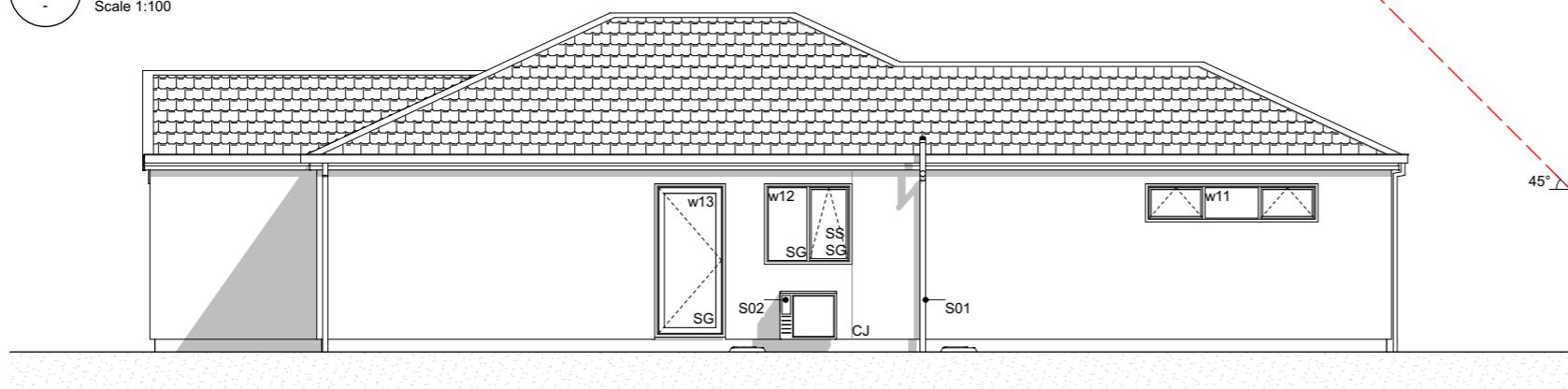
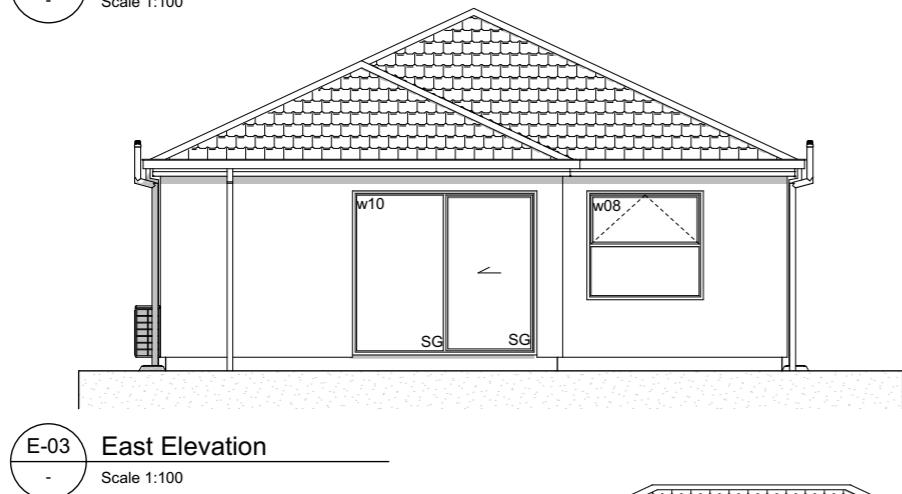
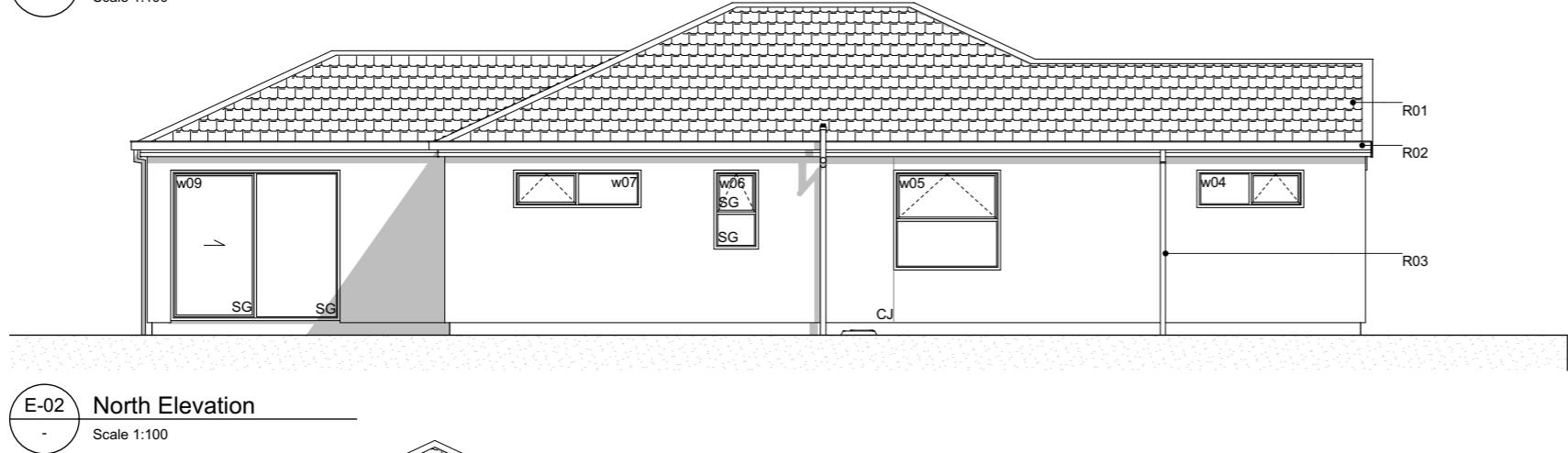
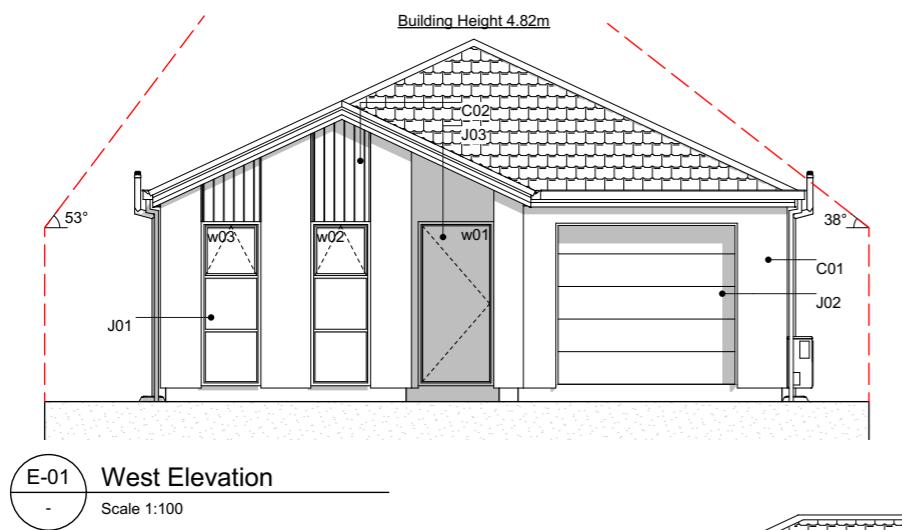
C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
C02	James Hardie Axon panel on 20mm cavity battens.
R01	Pressed metal tiles roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows 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

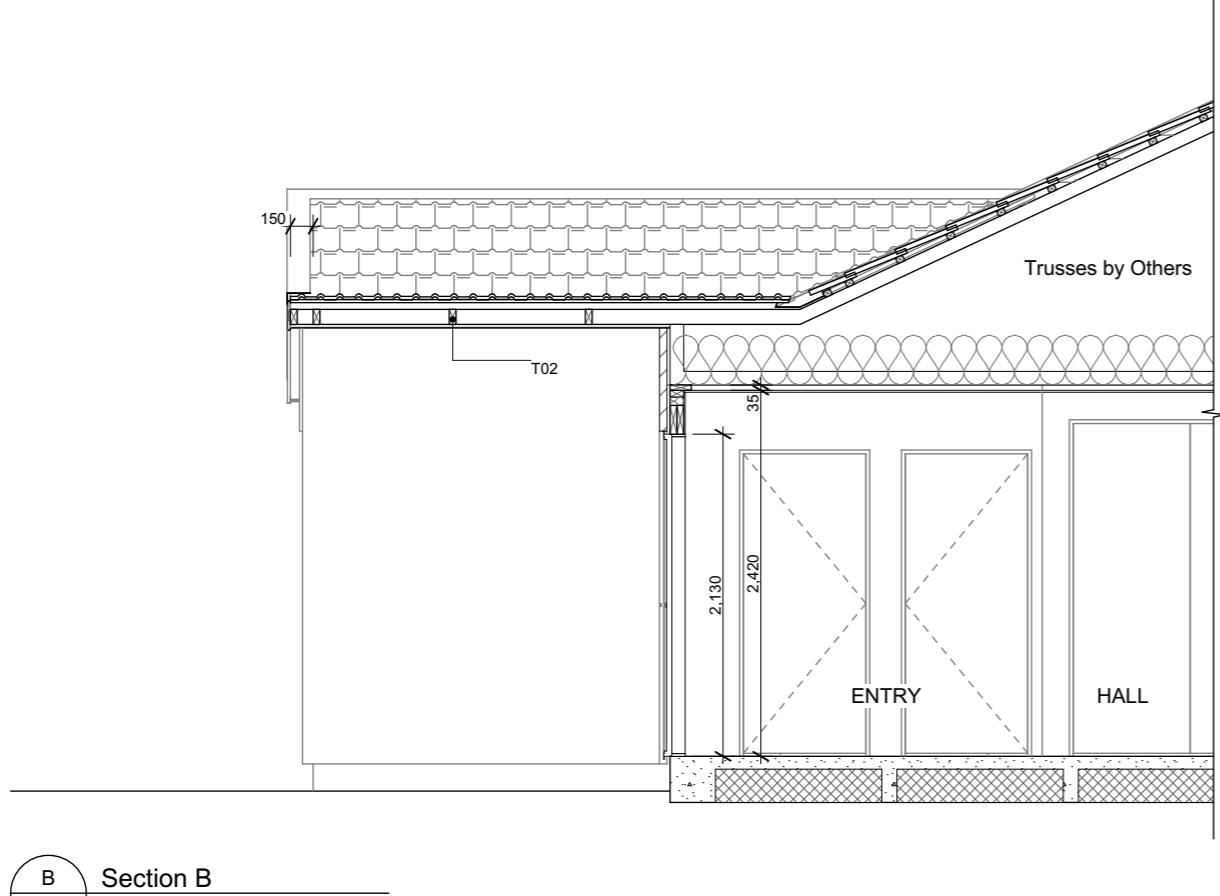
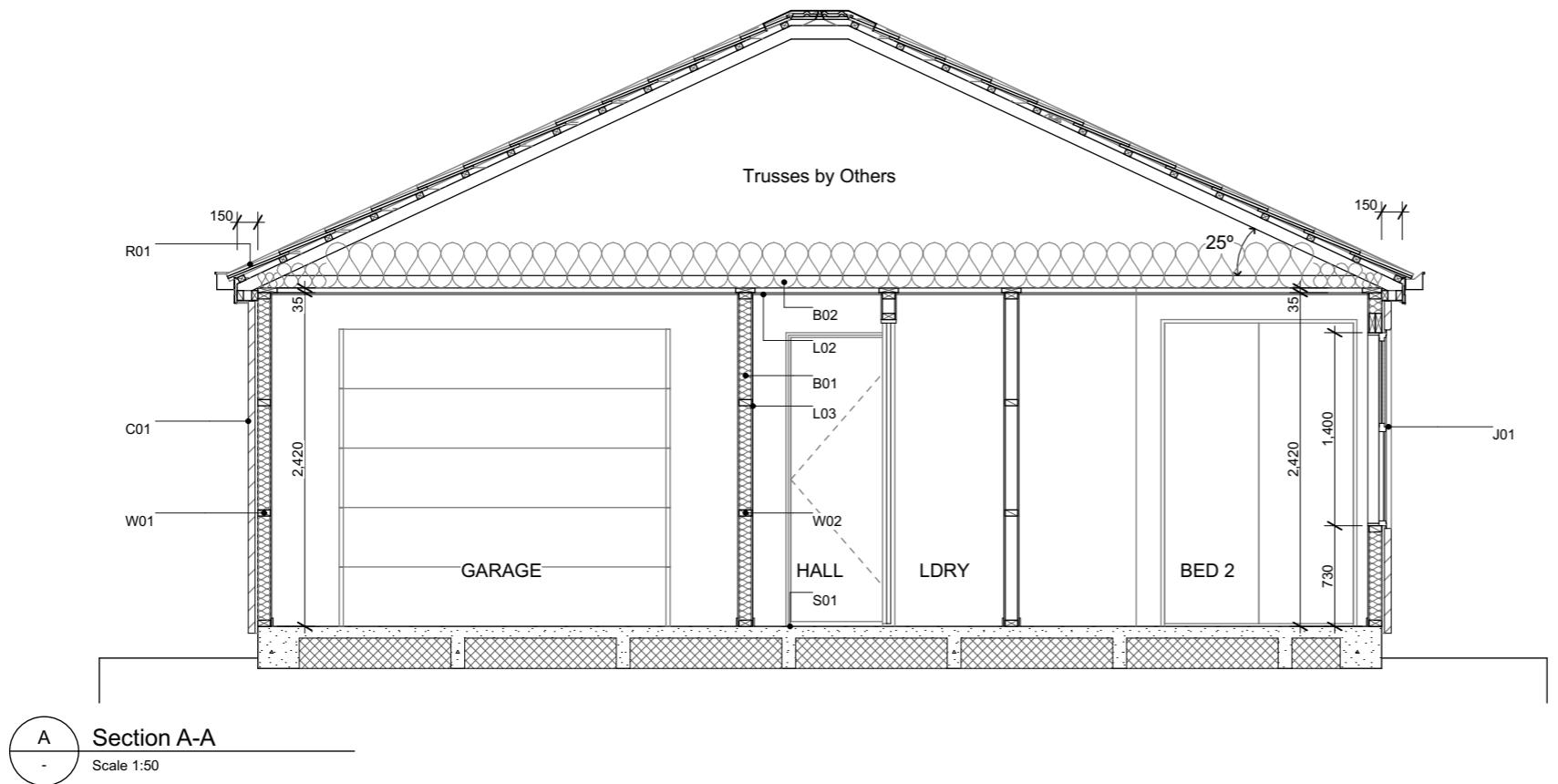
## General Notes

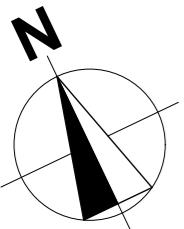
Driveway to fall from 20mm max. below garage rebate.



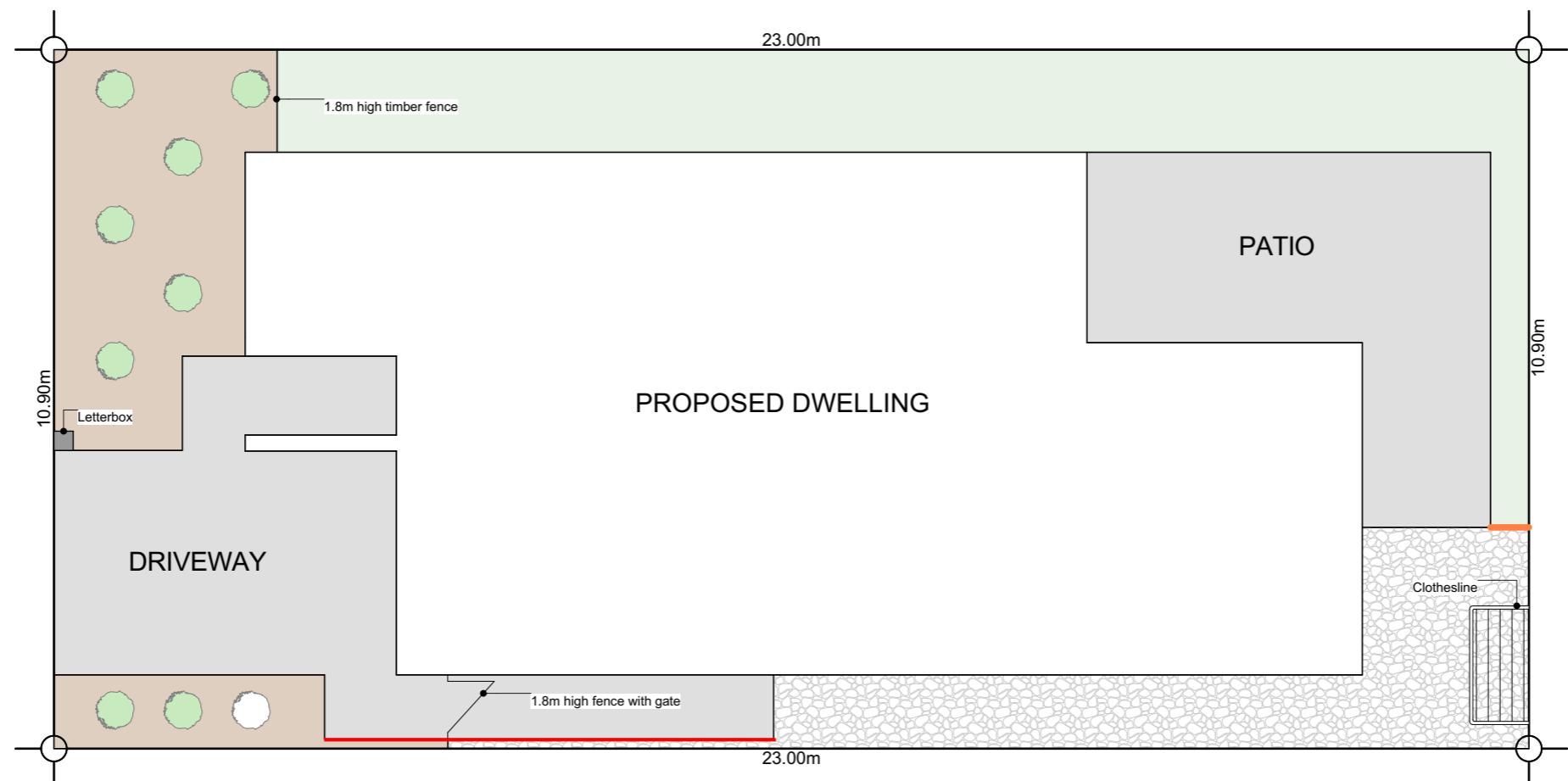
## Section Keys

- 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 SED Ribraft Foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chord to form raking soffit.
- 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.
- 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)





RITA ANGUS ROAD



### Plants List for Garden Bed

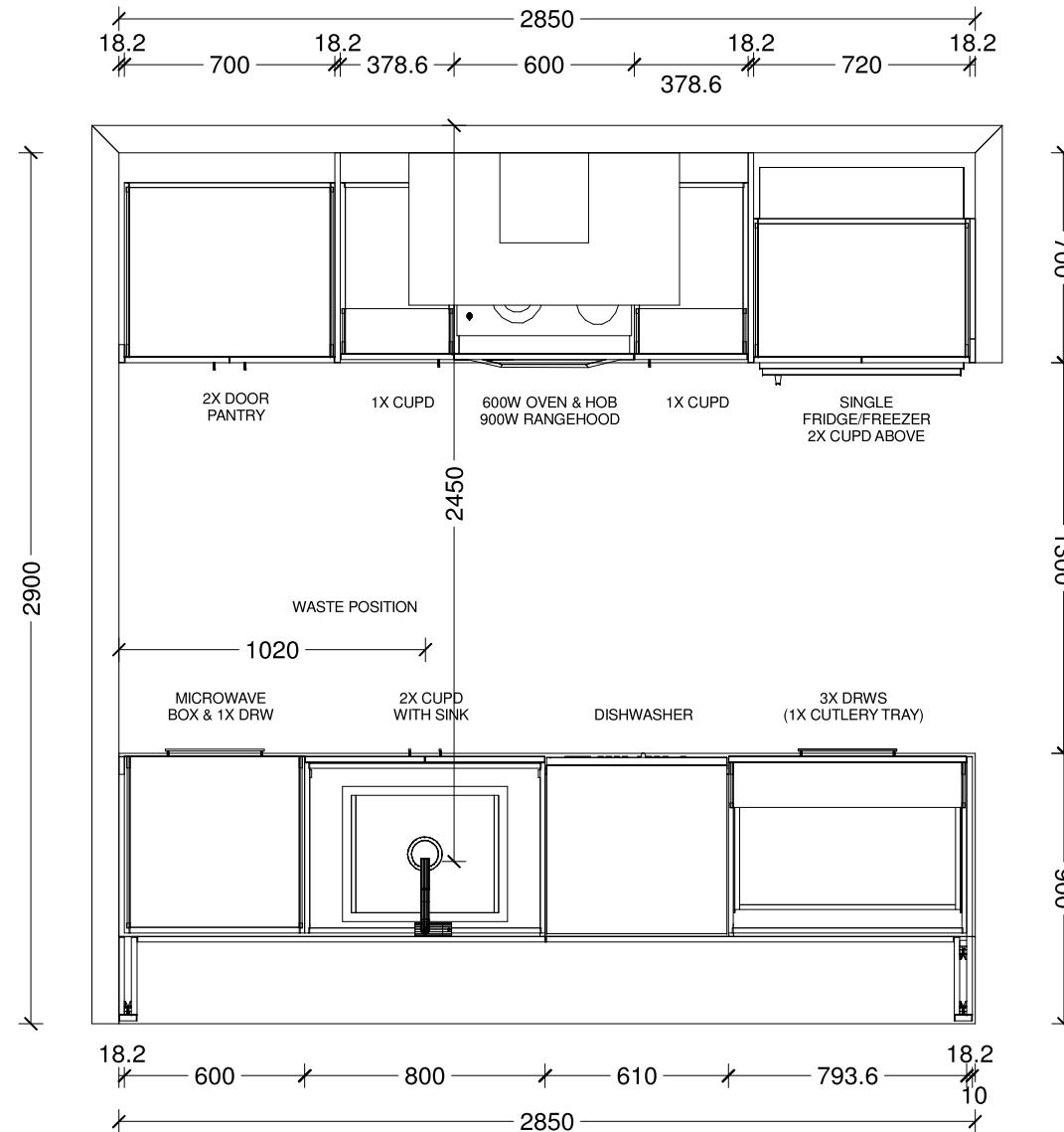
Agapanthus Peter Pan - Dwarf blue Nile lily  
 Acacia Limelight - Dwarf wattle  
 Choisya Ternata - Mexican orange blossom  
 Carex Secta - Makura sedge  
 Lavandula angustifolia 'Hidcote' - English Lavender  
 Pittosporum little gem  
 Thuja occidentalis Smaragd - Emerald Cedar  
 Viburnum tinus Eve Price  
 Azalea  
 Corokia geentys green  
 Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree  
 Camellia 'Cinnamon Cindy'  
 Cercis 'Hearts of Glod' - Golden Redbud  
 Acer Palmatum Bloodgood - Japanese Maple  
 Liquidambar Styraciflua - Sweetgum  
 Magnolia Grandiflora Blanchard  
 Malus loensis Plena  
 Prunus Autumnalis Southern Gem - Flowering Cherry

\*Planting species for garden bed are indicative-not to be limited to.

### Legends

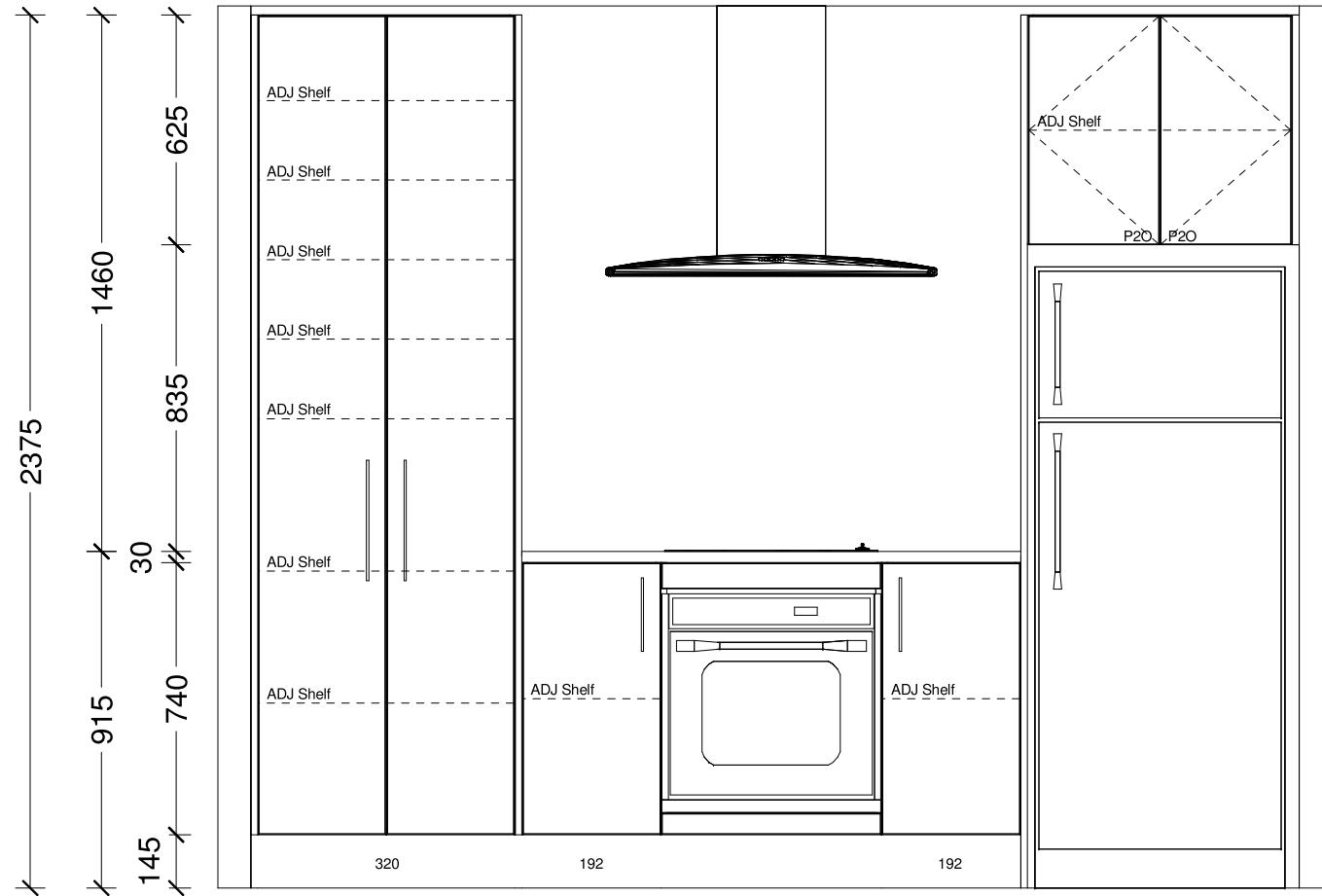
- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/stonechip
- 140x45mm H5 timber edge along the concrete path





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

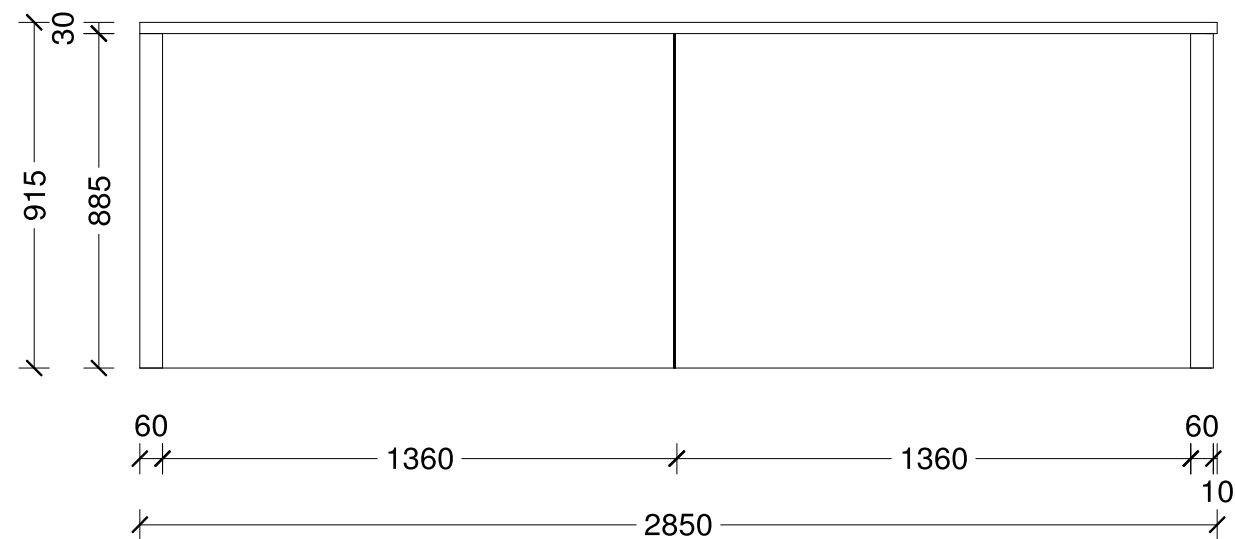
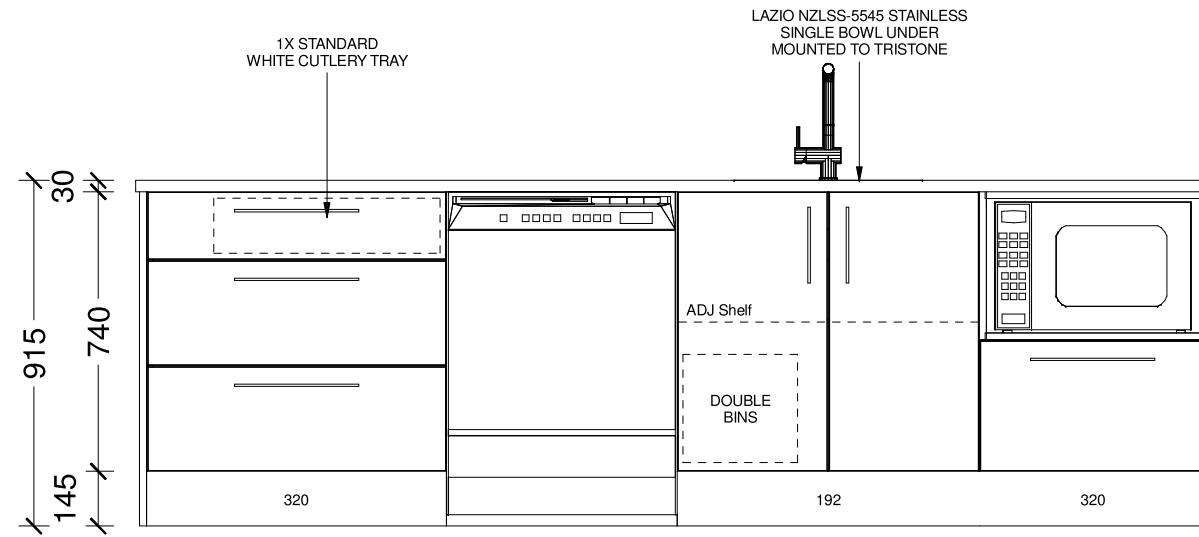
**TRENDS**<sup>TM</sup>  
KITCHENS



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

**TRENDS™**  
KITCHENS

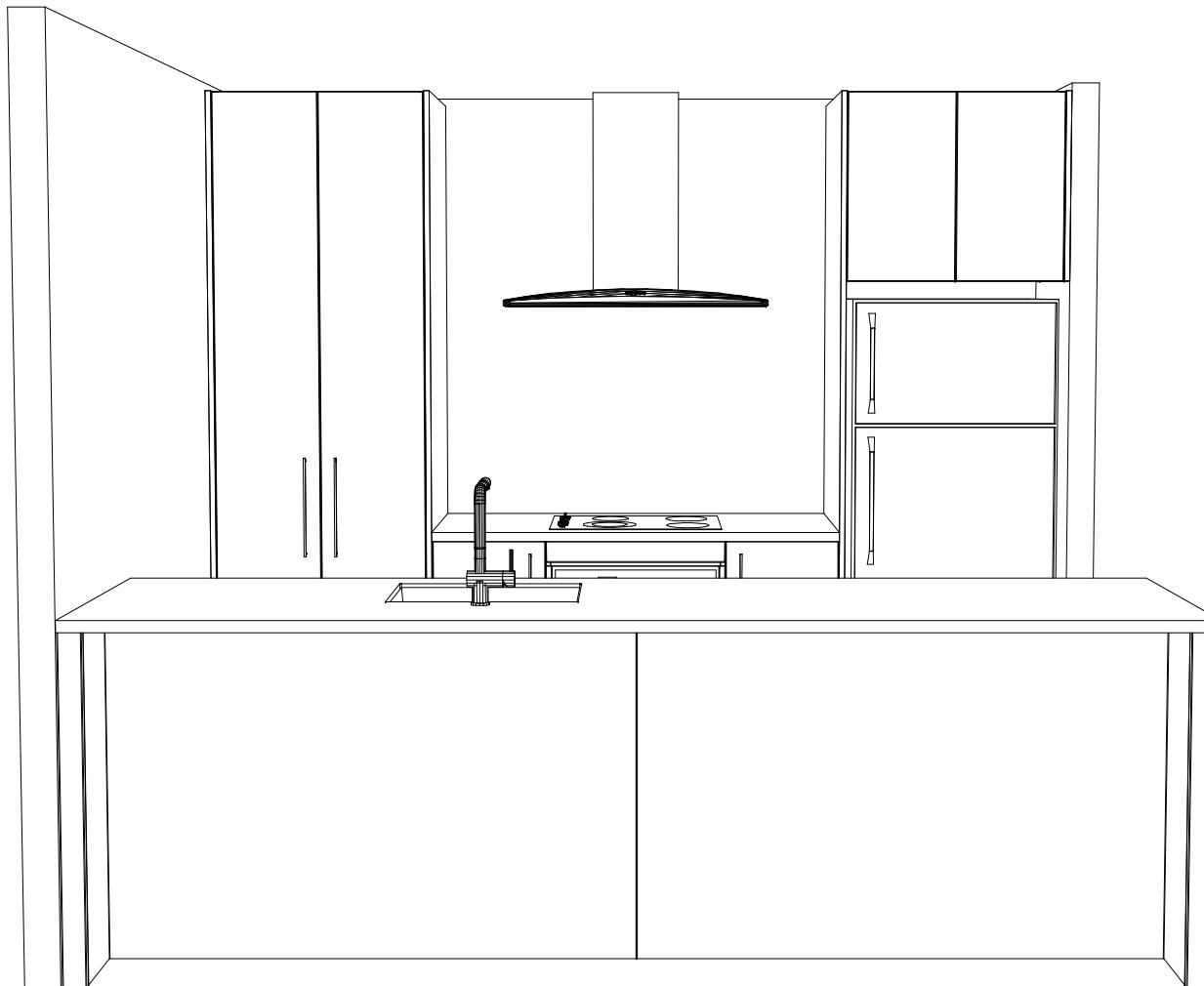
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Designer: Sarah Molyneux	Date: 12 Sept 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	<b>TRENDS™</b> KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Koa				

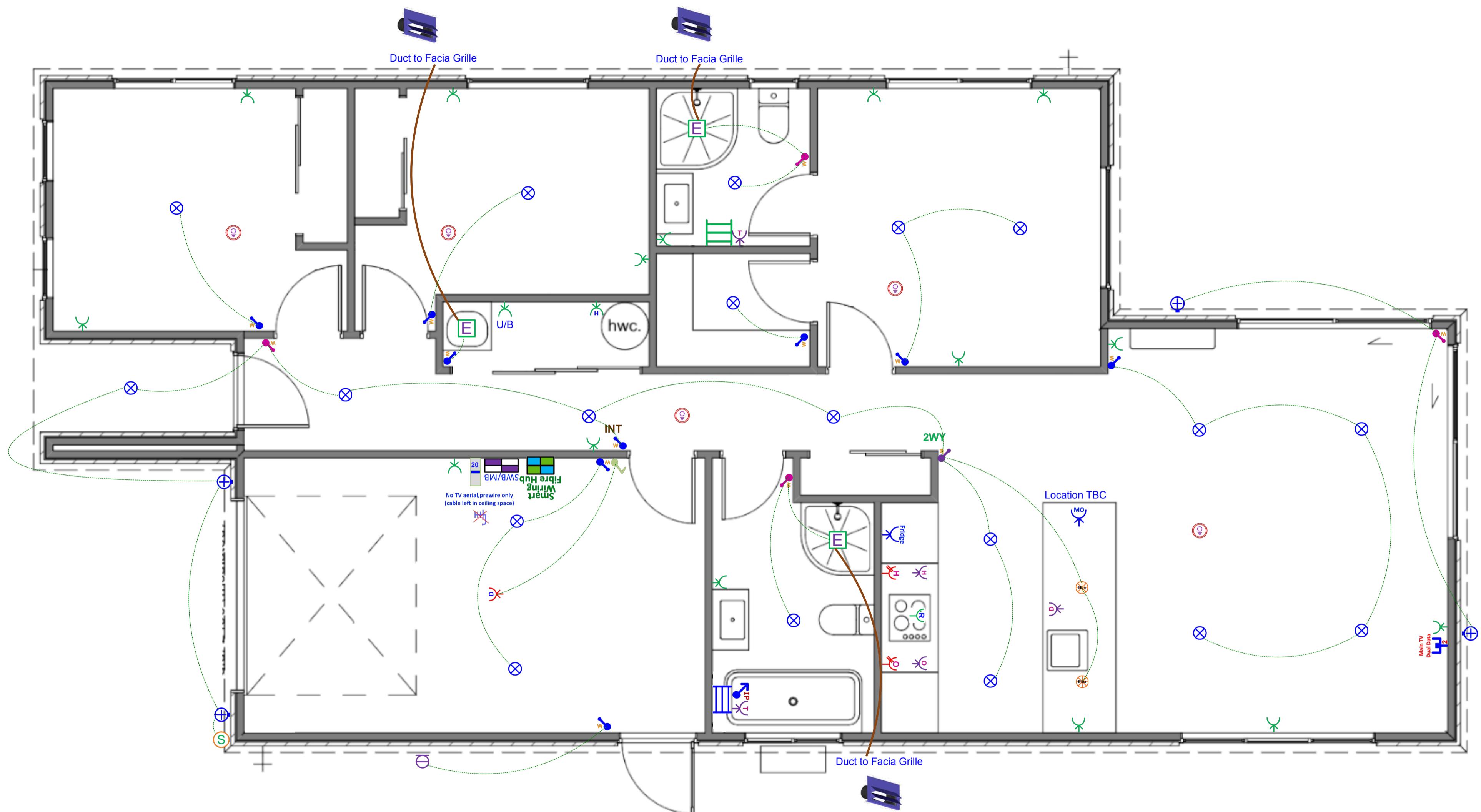
**TRENDS™**  
KITCHENS

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Designer: Sarah Molyneux	Date: 12 Sept 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	<b>TRENDS™</b> KITCHENS
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Koa				

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# Plan: Option C - Elba - The Koa Modified (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	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 Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	5 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	1 EA
 Newtech ST78 Narrow Towel Rail 7-Bar Square Ladder 800 x 450mm (Chrome) - Excludes Circuit & Installation	1 EA
 Extractor Fan Inline 150mm & up to 6m of duct	3 EA
 External 180-Degree Lighting Movement Sensor (White)	1 EA
 Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit	19 EA
 External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	4 EA

## Electrical

Item	Total
External LED Bulkhead Wall Light Ambius ABH80L 3K (White) 8W & Circuit	1 EA
Tradesave Slim Light Switch 1-Gang (White)	9 EA
Tradesave Slim Light Switch 2-Gang (White)	4 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/Dual Network Data Sockets Cat-6 (White)	1 EA
No TV Aerial, pre-wire only (cable left in ceiling space)	1 EA
Fascia Grille	3 EA

## Pendant Options

Item	Total
Pendant Light - Elba 365mm with 8-watt LED Lamp (Black) & Circuit	2 EA

# In the Area

## About Spring Grove

Spring Grove is conveniently located within a semi-rural setting. 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.

Spring Grove provides incredible convenience to residents including two new schools in the area, Belfast Senior School and Pitau Allenvale School, as well as a Woolworths supermarket and pharmacy.



## 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.



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# 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.

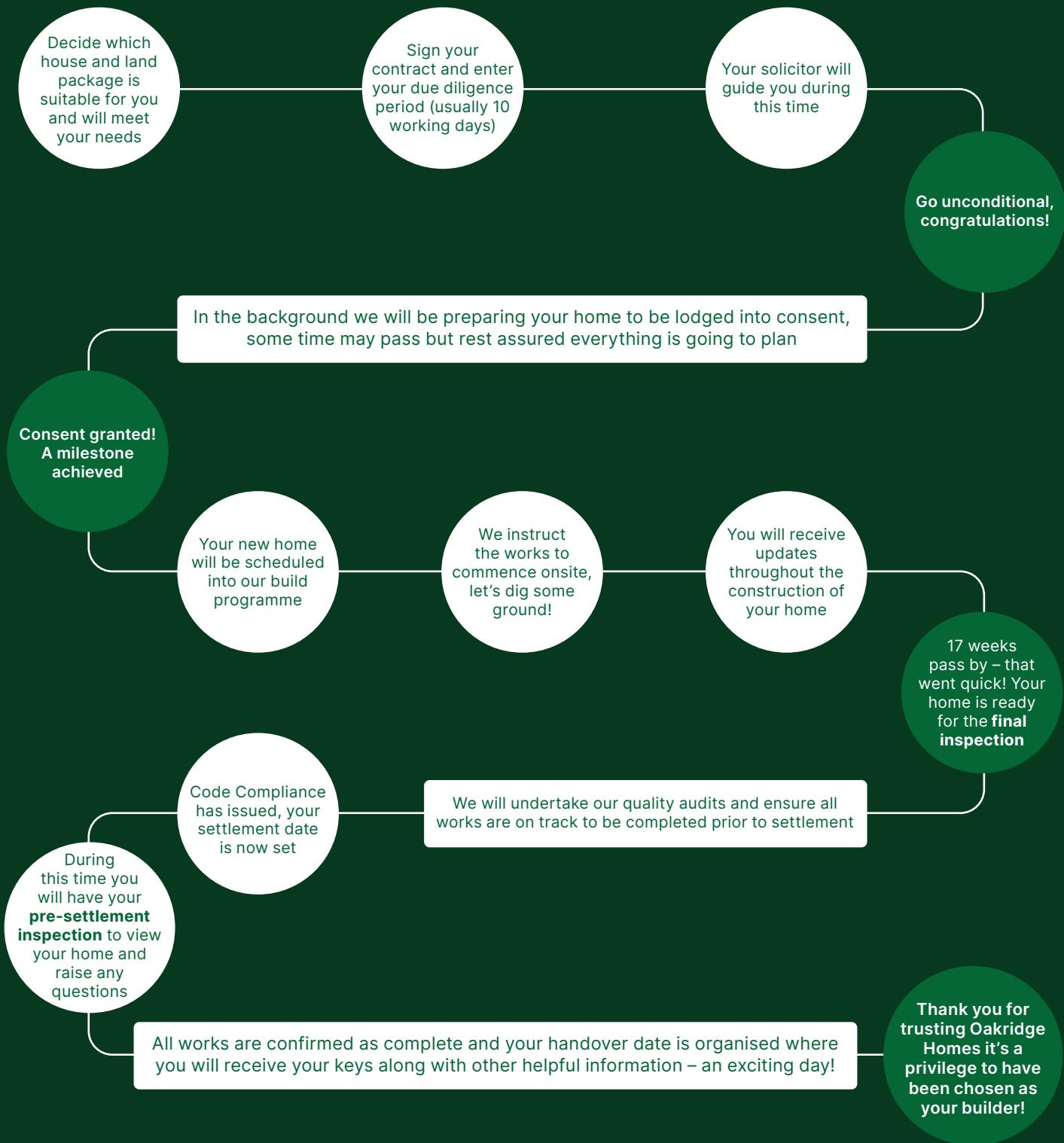
Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for 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

# 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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