

Lot 13 Milns Green

Stage 1, Milns Green, Halswell, Christchurch

Reserve Outlook



Artist impression only – refer to concept plan.

House & Land Package:

\$894,900

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:	172m ²
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Section area:	571m ²
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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

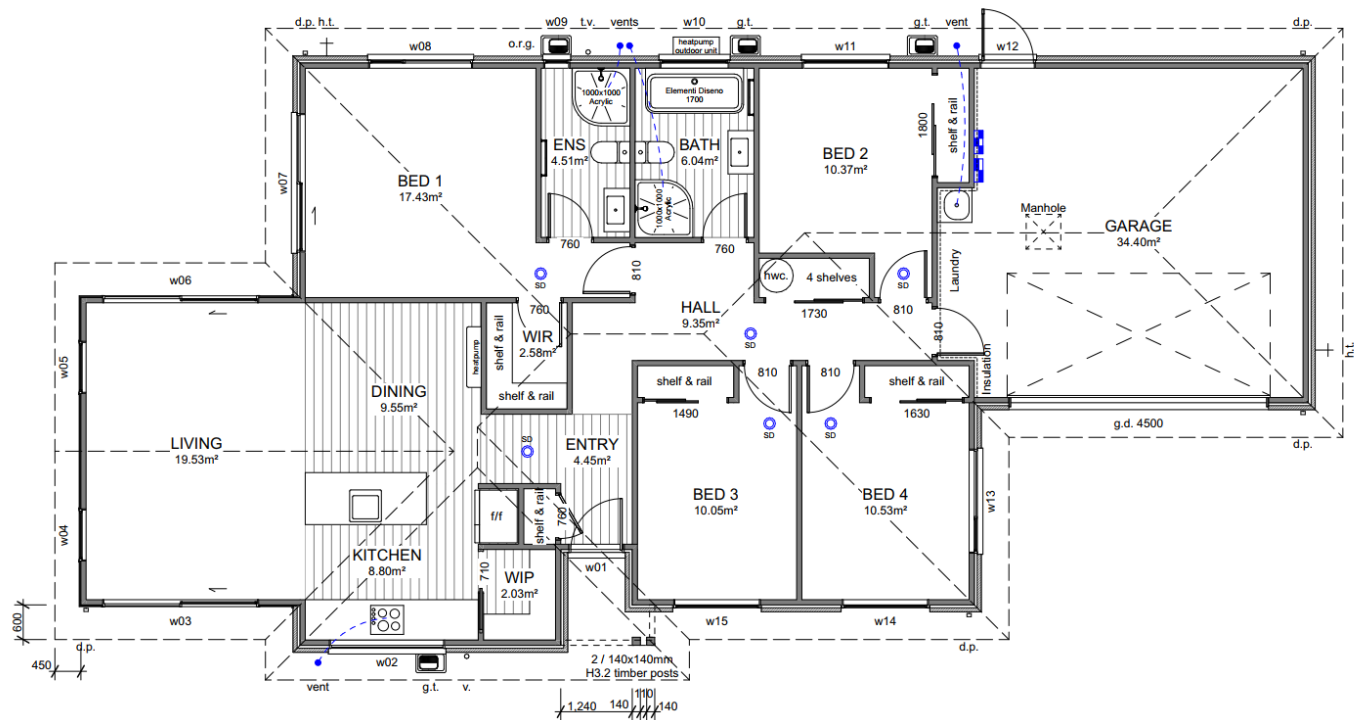
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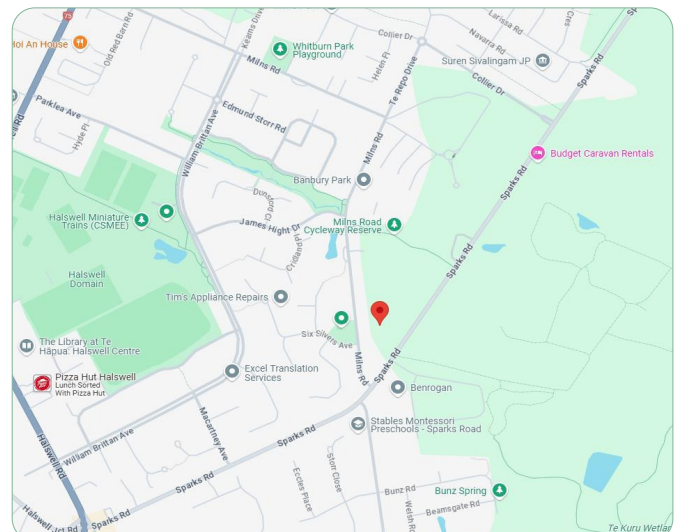
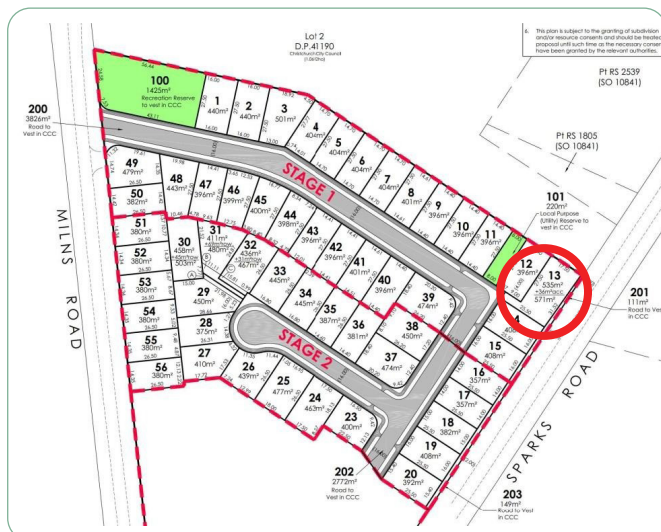
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OAKRIDGE
HOMES 

Floor Layout



Site Location



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OAKRIDGE
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Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Sewer pump chamber & Fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° metal pressed tile— corona shake – shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Monier 70 Series Brick
Feature cladding:	James Hardie Axon	Entry door:	Thermally-Broken 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
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	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Splashback tiles:	100×300mm subway tile (Kitchen only)	Window coverings:	Windowware 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:	Ebony	Ceilings:	Half black white
Fascia, gutter & downpipes:	Ebony	Walls:	Black white
Window joinery:	Ebony	Interior doors:	Black white
Front door:	Ebony	Skirting:	Black white
Front door frame:	Ebony	Carpet:	Iron
Garage door:	Ebony	Vinyl plank:	Natural
Garage door frame:	Ebony	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/negative detail:	Subtle grey velvet
Exterior cladding (Main):	Crevole with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout

Specification

Kitchen and Laundry

Kitchen, bench surface and splashback:

Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.

*Refer to plans and colour scheme

Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Kitchen tapware:

Elementi Uno Gooseneck



Kitchen handles:

Stefano Orlati 4062— Titanium



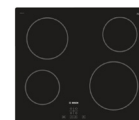
Oven:

Bosch HBF133BSOA



Ceramic cooktop:

Bosch PKE611K17A



Rangehood:

Bosch DWB97DM50A



Dishwasher:

Bosch SMU2ITS01A



Laundry tub:

Aquatica Laundra Studio

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



Feature pendant:

Staverton 1L—black



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:

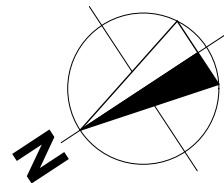
Elementi Uno



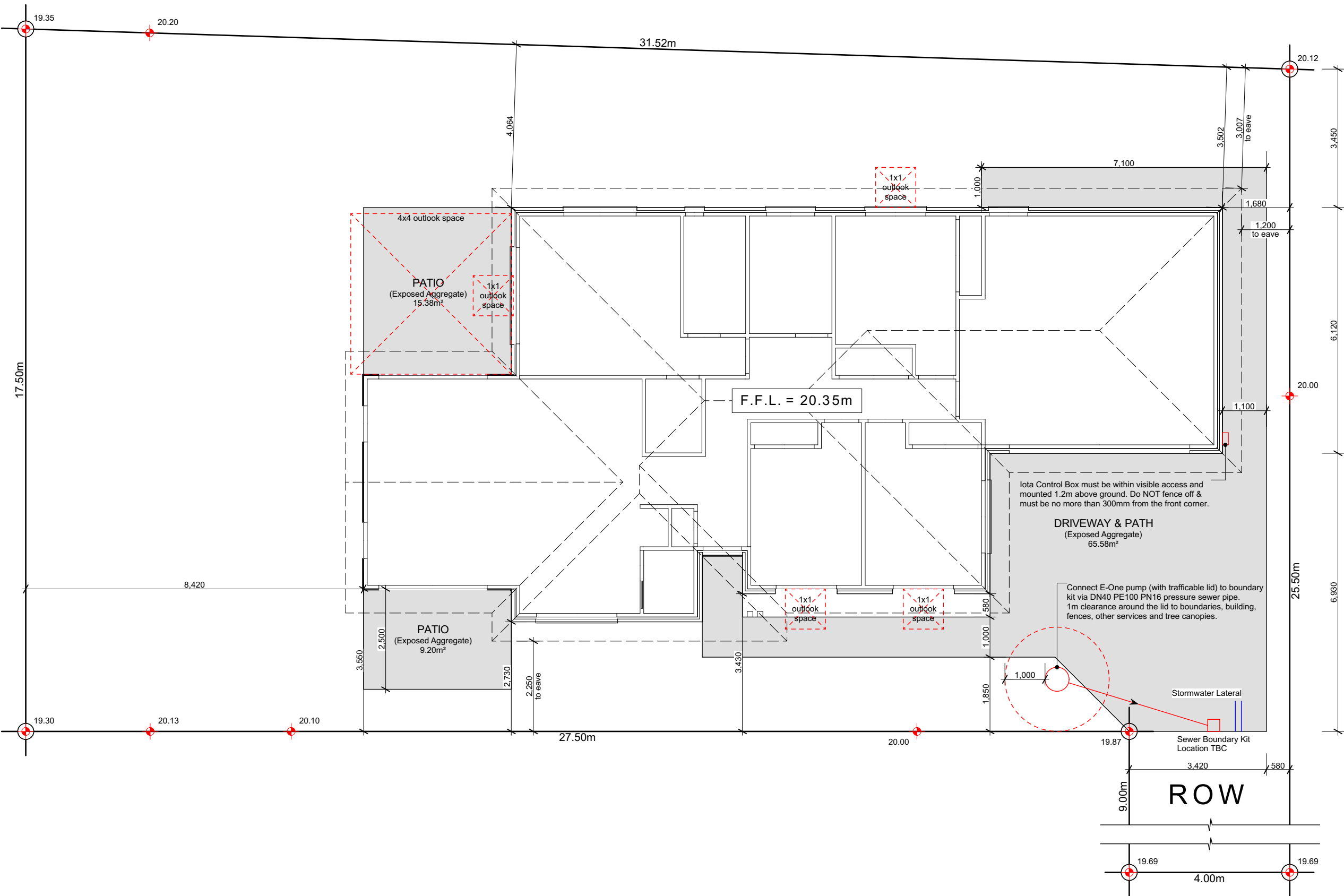
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SPARKS ROAD



Site Info

Site Address	Milns Green Halswell
Legal Description	Lot 13
Site Area	535m² + 36m² Access
Building Area	172.53m²
Roof Area*	216.28m²
Site Coverage	40.43%

Design Basis

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

General Notes

- All dimensions shown are to face of foundation unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- All sealed driveway and patio areas to be min. 1:100 fall away from building.
- Site bearings, dimensions and North point subject to Certificate of Title.

Site Levels

- Site Benchmark:
Nail 2 RL=19.93
(on Milns Road outside Lot 49)
- Origin of Levels:
BM0146 (EHC5) RL=23.437
- Located on Halswell Road & Parklea Ave.
- Levels in terms of Christchurch Drainage Datum July 2019 network.



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HALSWELL

Issue

Building Consent

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Site Plan

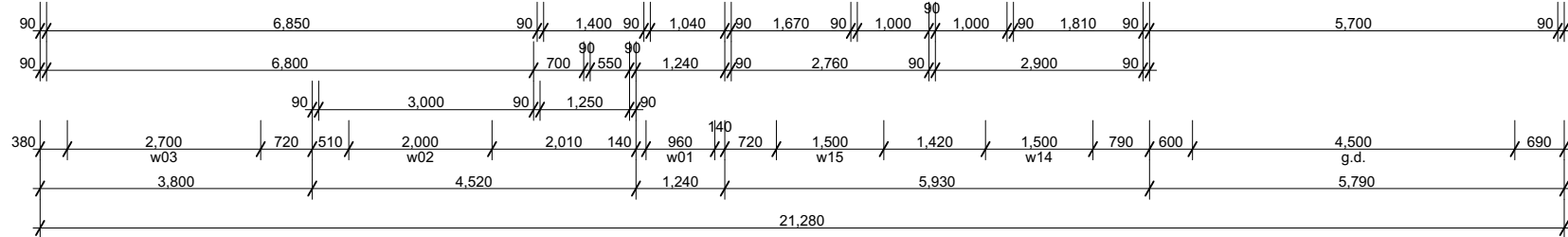
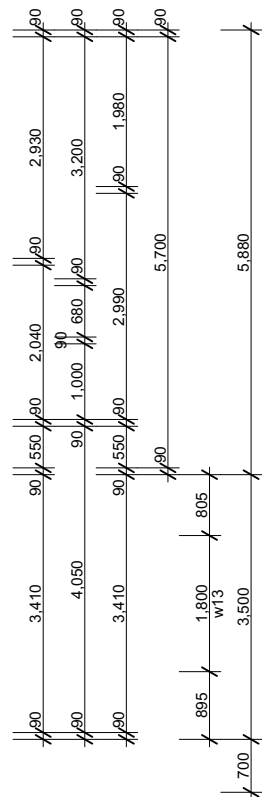
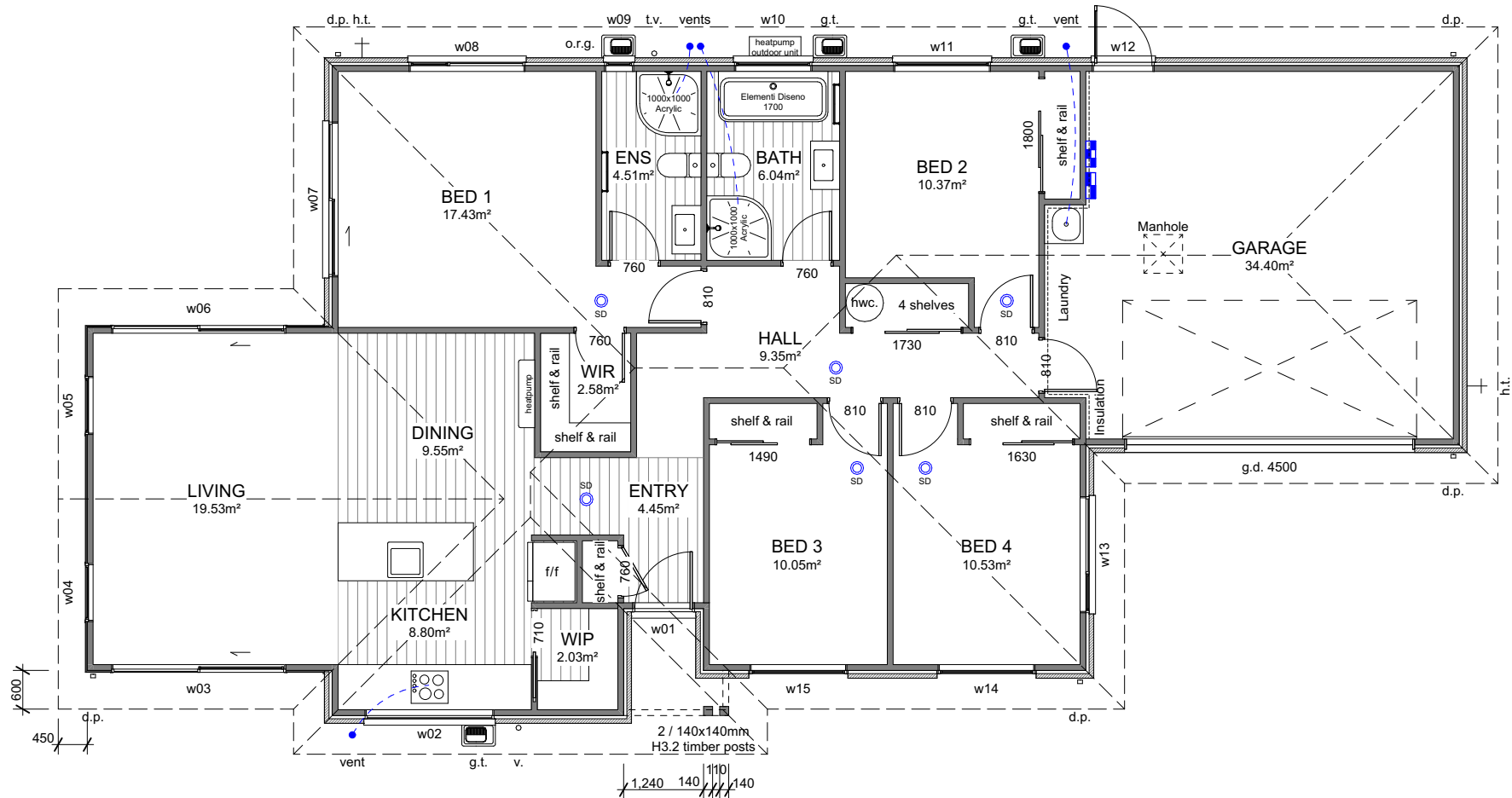
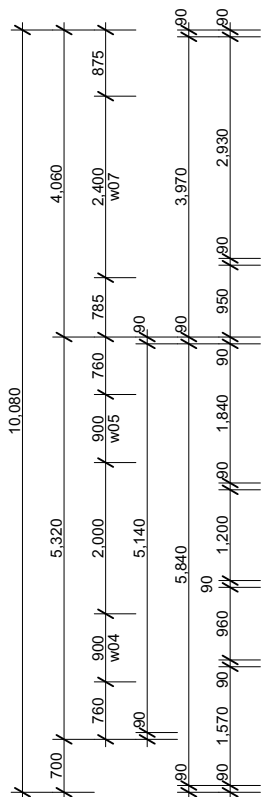
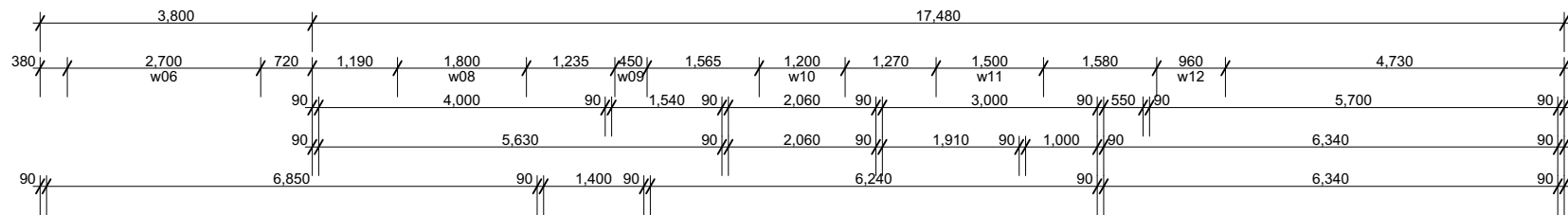
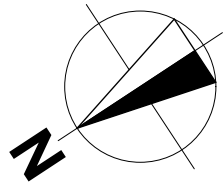
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Revision
Date
File No.

BC-1
20/05/2025
25052 (ORH. 3312)

Sheet No.

1.01



Building Area

Over Frame	165.56m²
Perimeter	64.64m
Over Cladding	172.53m²
Perimeter	65.42m
Roof Area*	216.28m²
Perimeter	68.24m

*Roof area includes fascia & gutter.

General

Main Cladding	70s Clay Brick
Feature Cladding	JH 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 Meterbox
	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	750	2,000
w03	2,130	2,700
w04	2,130	900
w05	2,130	900
w06	2,130	2,700
w07	2,130	2,400
w08	600	1,800
w09	2,130	450
w10	1,100	1,200
w11	1,400	1,500
w12	2,130	960
w13	500	1,800
w14	1,400	1,500
w15	1,400	1,500



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Floor Plan

Scale 1:100 @ A3

Revision
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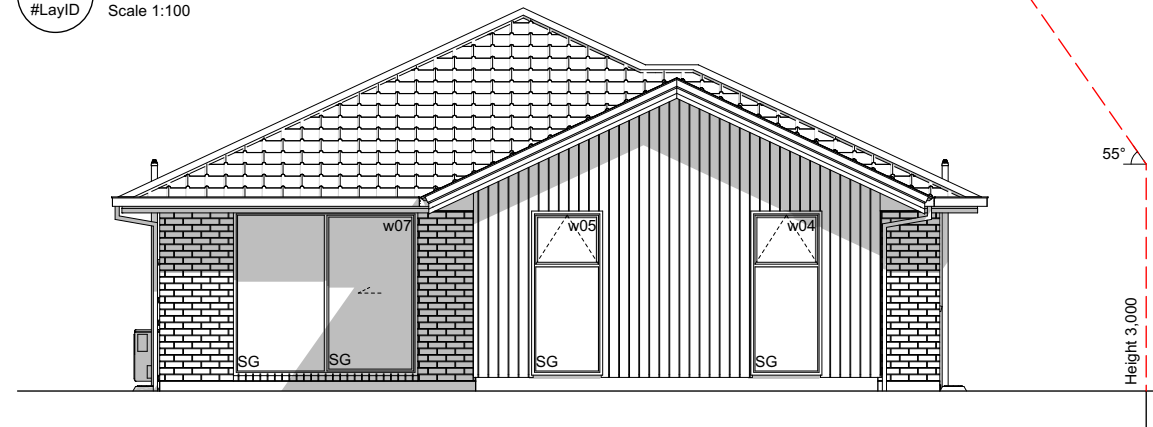
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20/05/2025
25052 (ORH. 3312)

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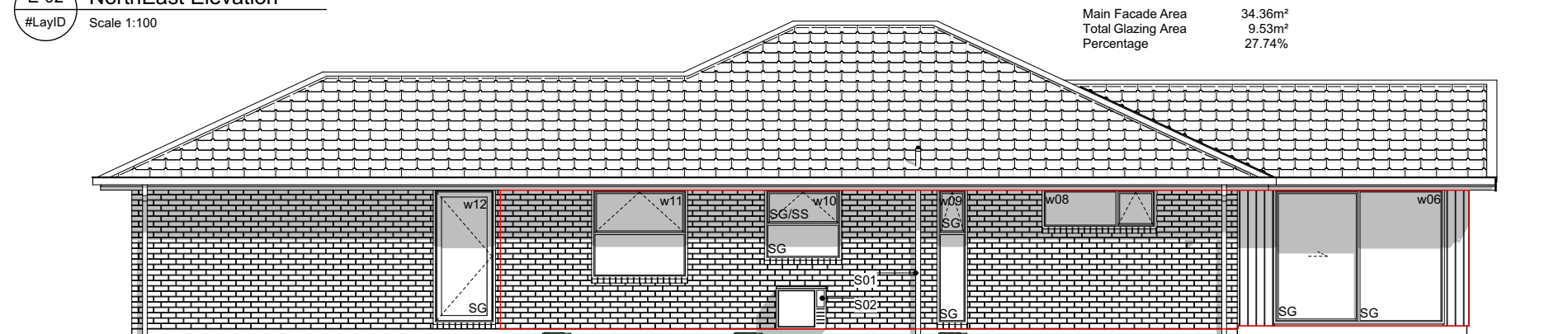
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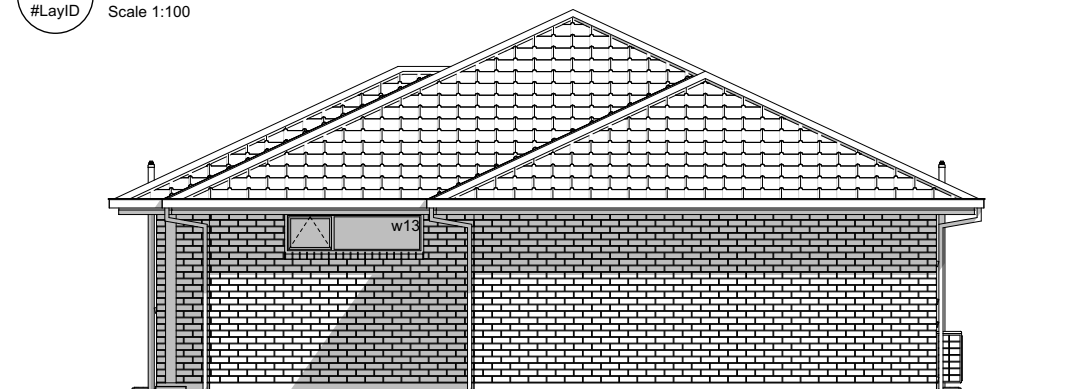
E-01 NorthWest Elevation
#LayID Scale 1:100



E-02 NorthEast Elevation
#LayID Scale 1:100



E-03 SouthEast Elevation
#LayID Scale 1:100



E-04 SouthWest Elevation
#LayID Scale 1:100

Elevation Keys

- | | |
|-----|--|
| C01 | 70 series bricks over 50mm cavity. |
| C02 | James Hardie Axon panels 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 |
| VL | Veneer Lintel |
| LH | Lintel Height |

General Notes

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

Veneer lintel to have min. 100mm seating into adjacent veneer either side.



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Elevations

Scale 1:100 @ A3

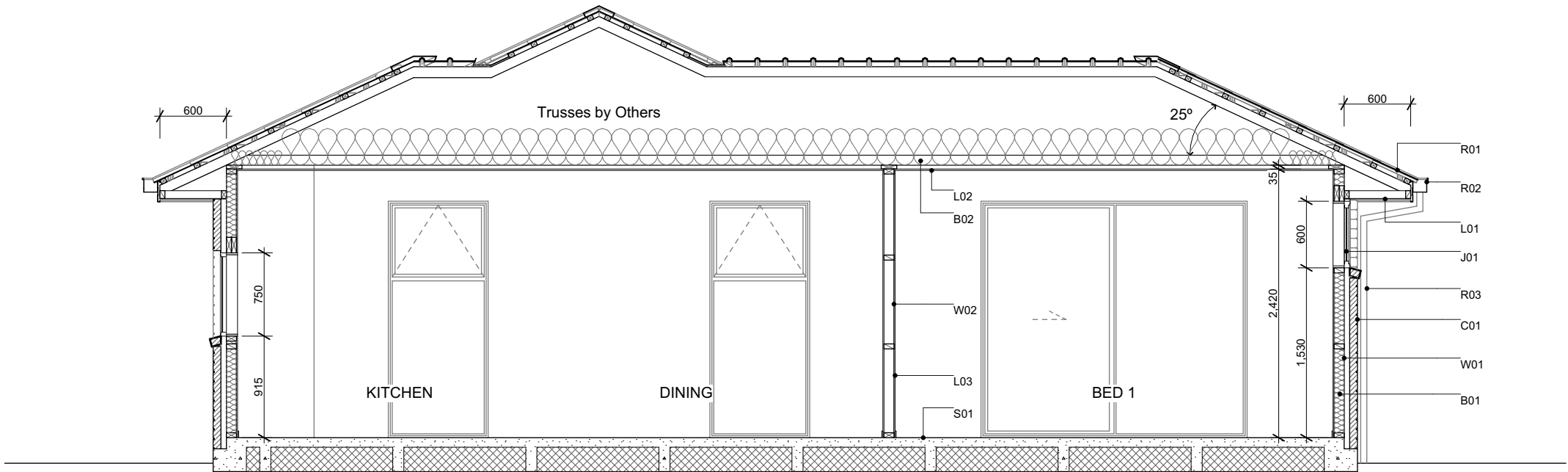
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Date	20/05/2025
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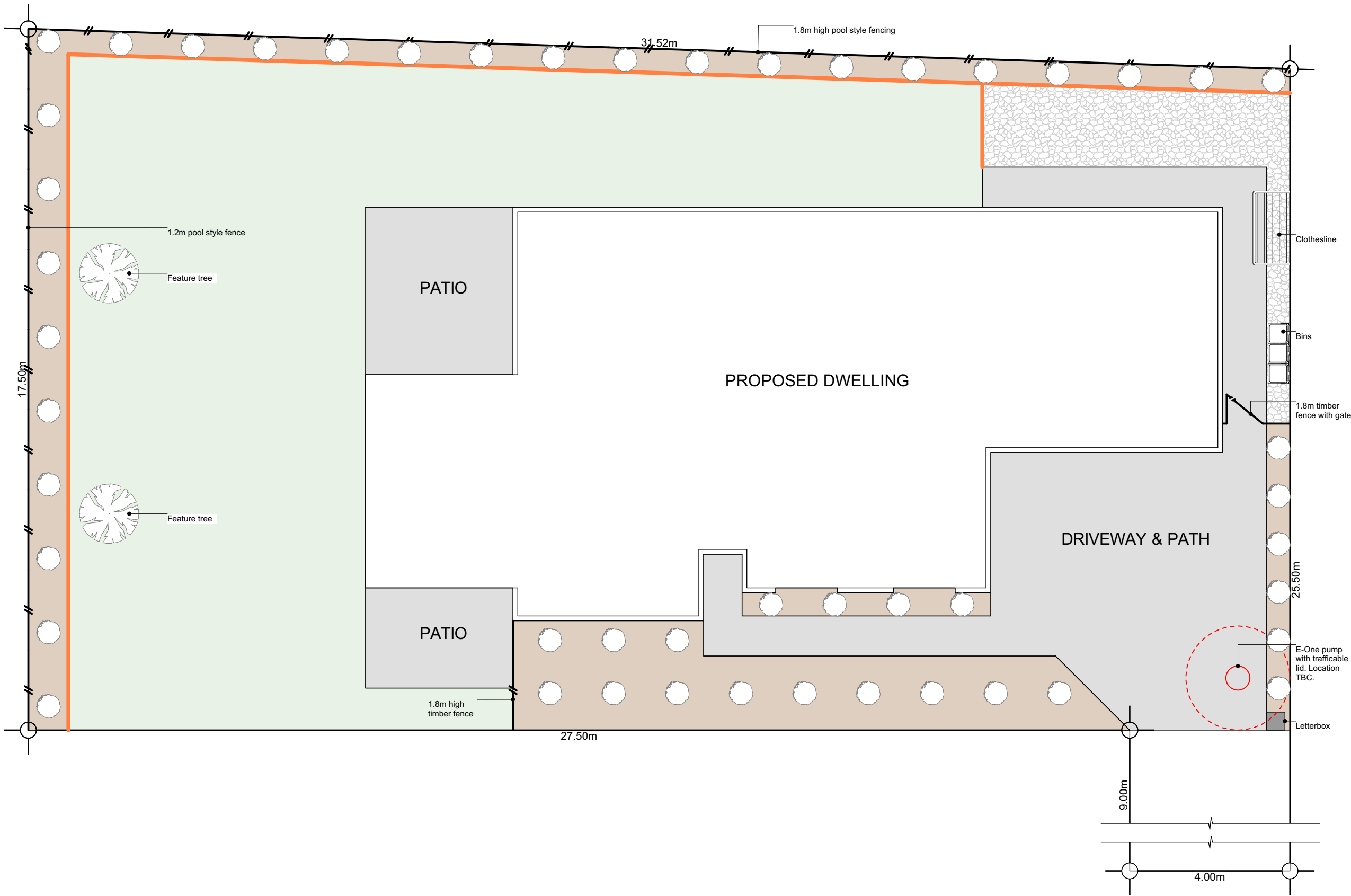
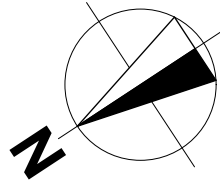
Sheet No.

2.01

Section Keys

- C0170 series bricks over 50mm cavity over building wrap on timber framing.
- C02James Hardie Axon panels on 20mm cavity battens over building wrap on timber framing.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft foundation.
- T01Roof trusses as per Truss Design.
- R01Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.
- R02Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.8 wall insulation batts.
- B02R7.0 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.
- L014.5mm Hardie soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)





Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - Lavandula angustifolia 'Hidcote' - English Lavender
 - Pittosporum little gem
 - Thuja occidentalis Smaragd - Emerald Cedar
 - Viburnum tinus Eve Price
 - Azalea
 - Corokia geentys green
 - Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
 - Camellia 'Cinnmon Cindy'
- *Planting species for garden bed are indicative-not to be limited to.

Legends

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- Feature tree (1.5m high) in front yard
- Timber Batten Edging between garden bed & lawn/ stone chip



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Issue
Concept Design

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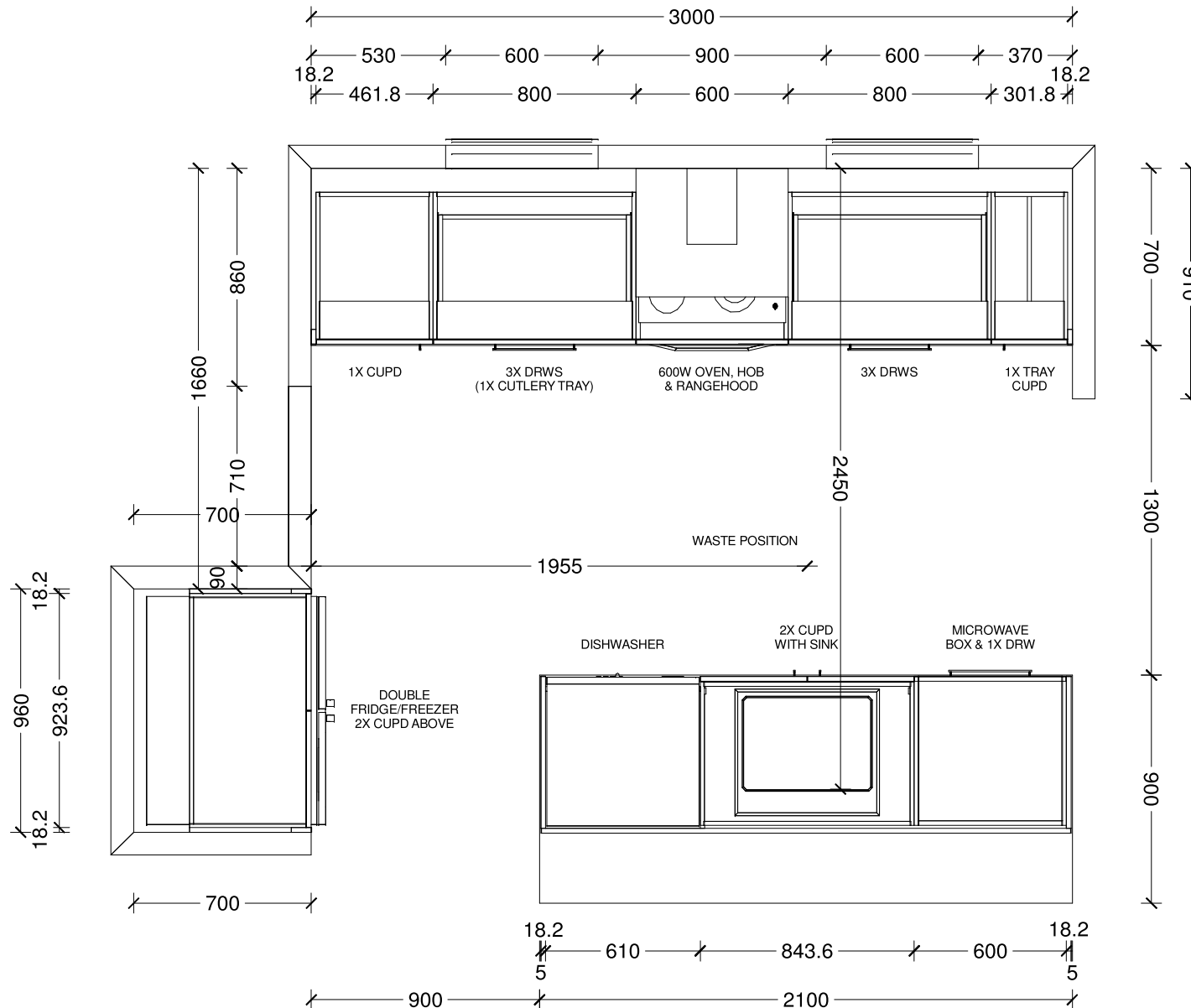
Landscape Plan

Scale 1:100 @ A3

Revision 3
Date 15/05/2025
File No. 25052

Sheet No.

1



Benchtop Colour:

12mm square edge Tristone in Pure White

Back Wall & Fridge Joinery Colour:

Bestwood Simply White Embossed

Island Joinery Colour:

Bestwood Subtle Grey Velvet

Negative Detail Joinery Colour:

Bestwood Subtle Grey Velvet

Handles:

4062-192/320-Titanium Grey

Sink:

Lazio NZLSS-5545 Stainless Single Bowl

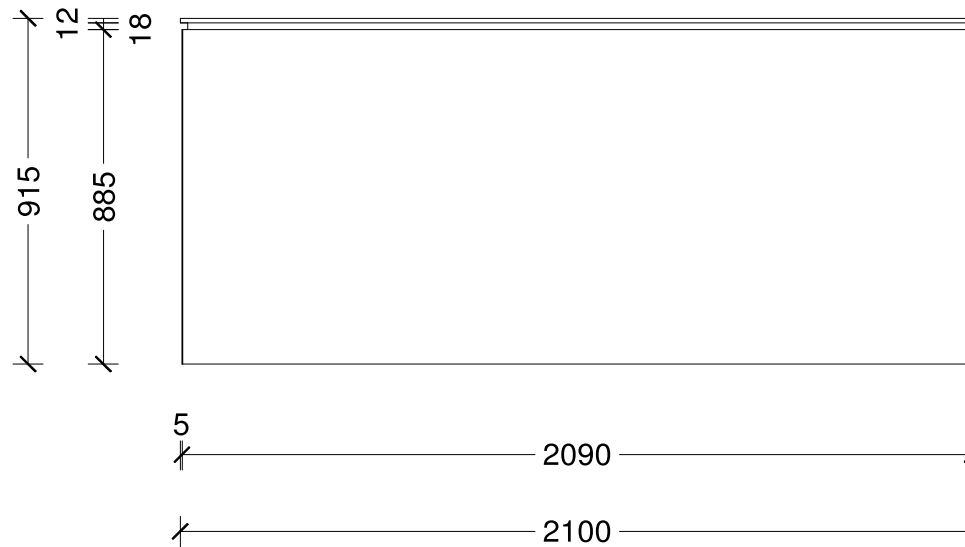
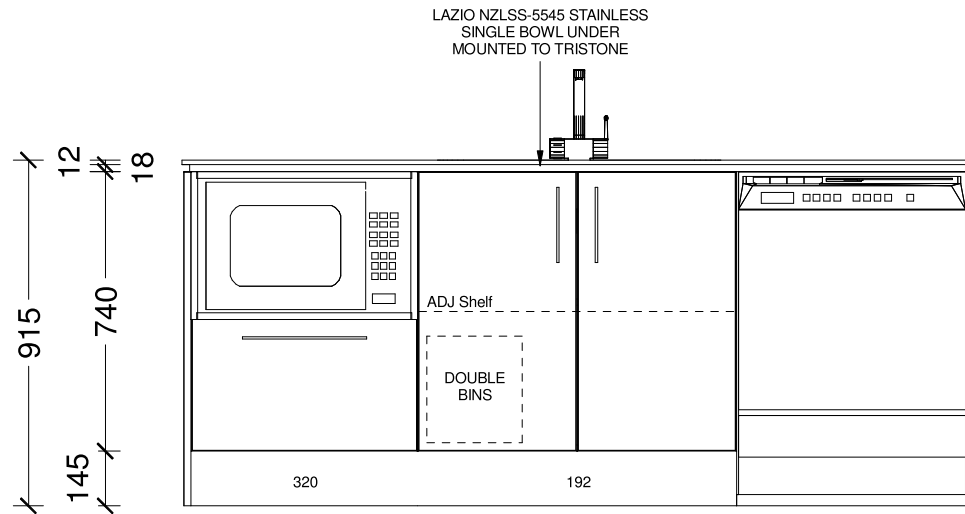
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Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Kauri				

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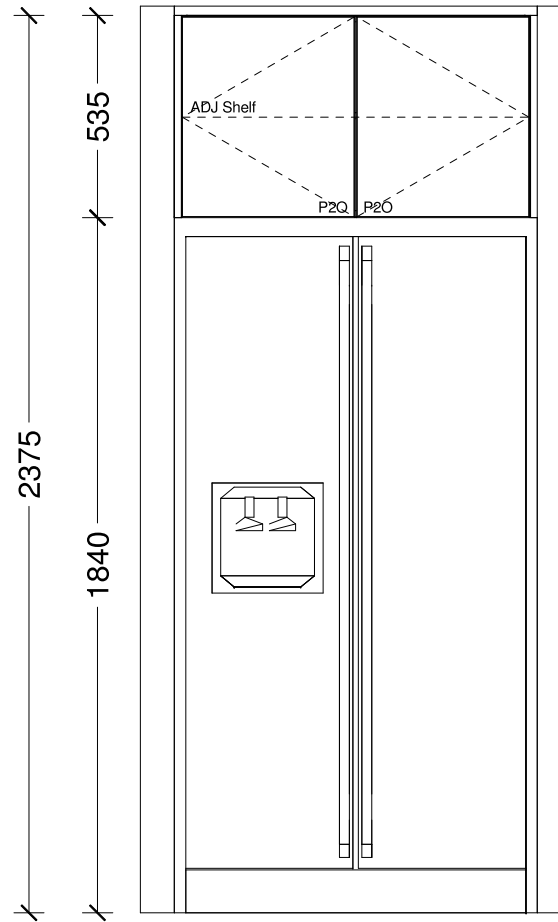
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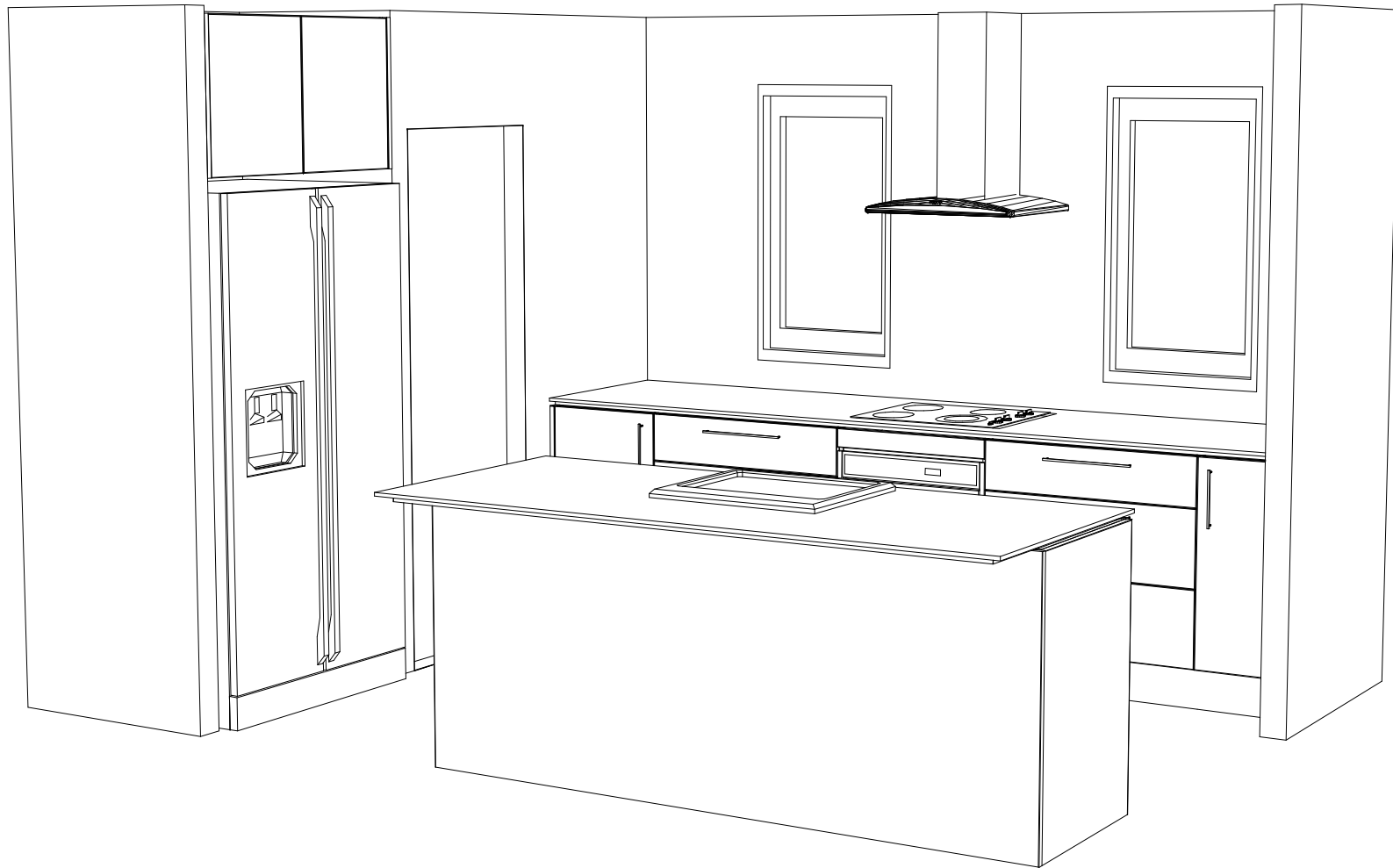
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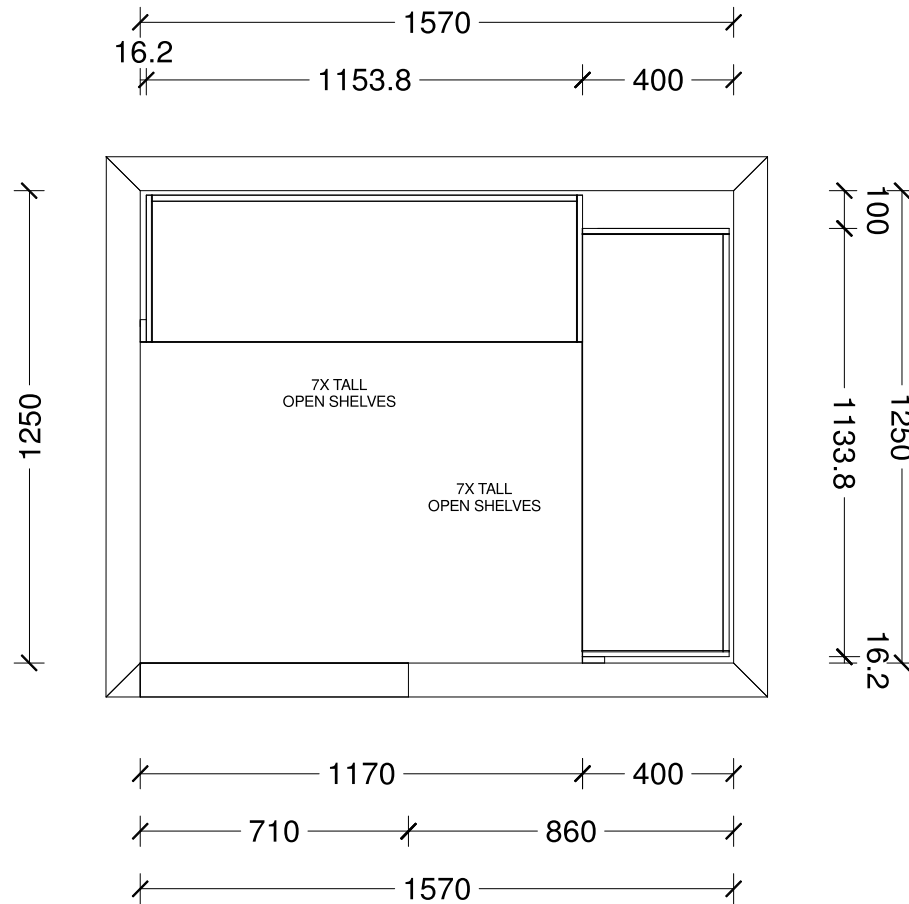
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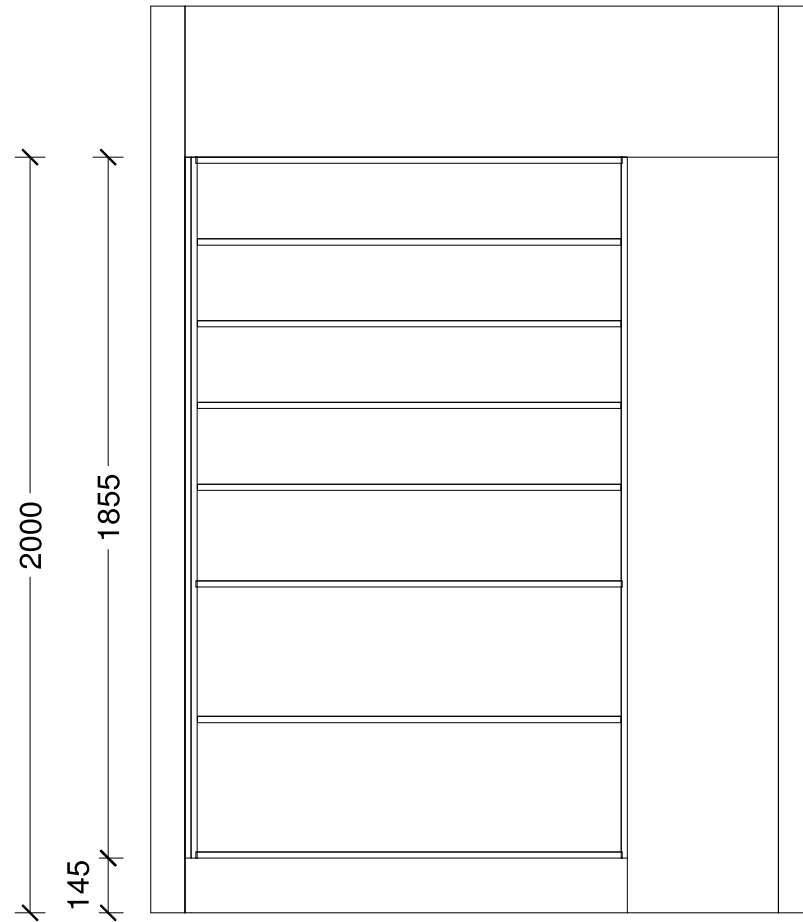
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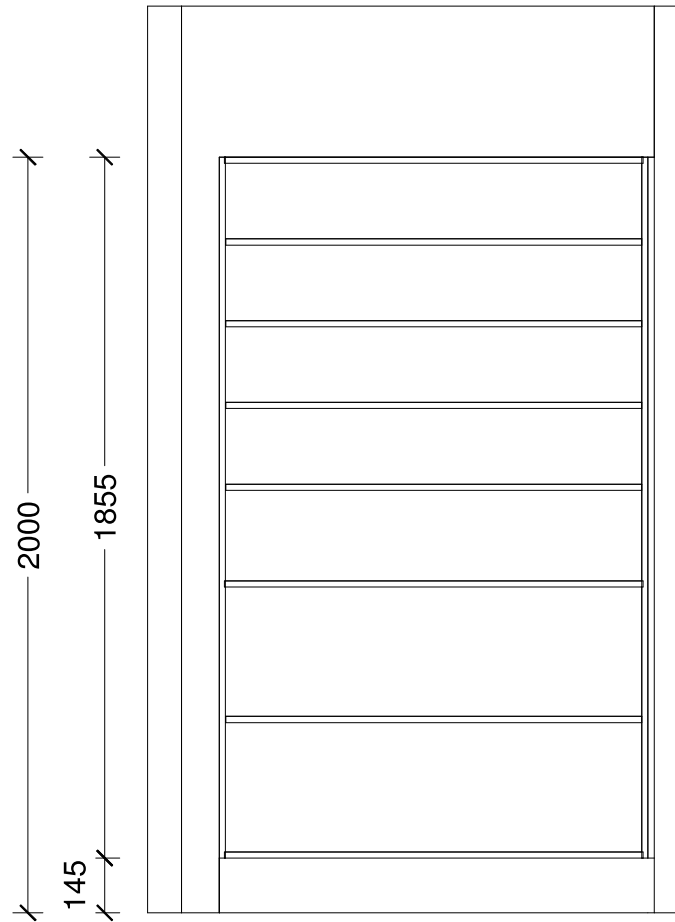


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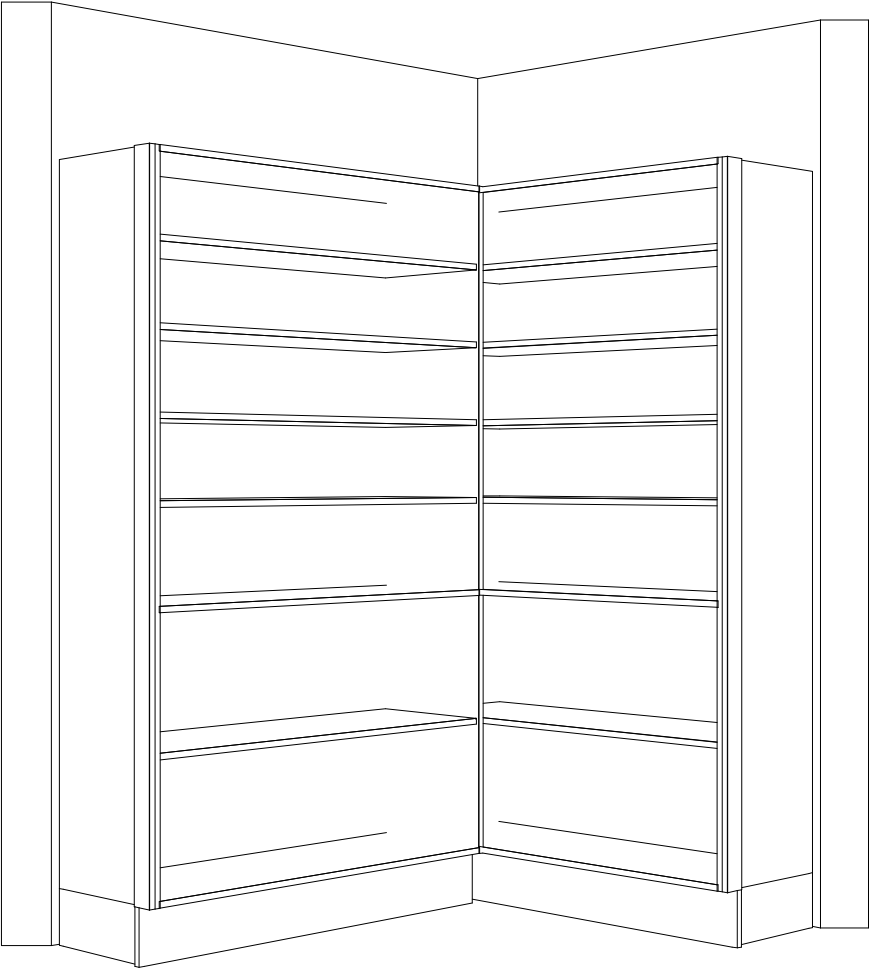
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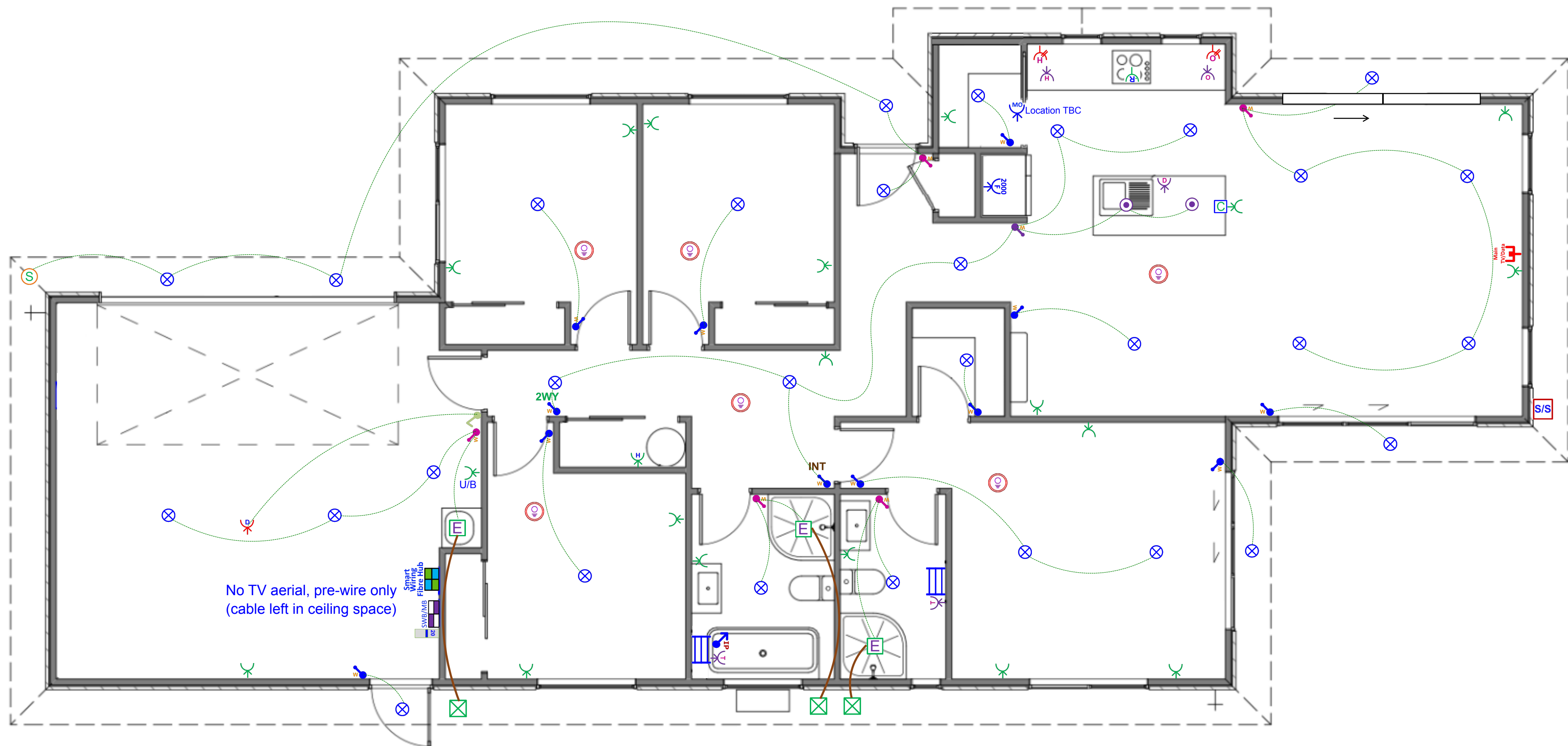


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Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry 3D Perspective	Scale:	Customer: The Kauri V2				

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Plan: Milns Green Lot 13 - Electrical Design

Electrical

Item	Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard	1 EA
 Tradesave Rangehood Plug	1 EA
 Tradesave Slim Single Power Socket - Fridge	1 EA
 Tradesave Slim Single Power Socket - Microwave	1 EA
 Tradesave Double Power Socket Horizontal (White) 10A	19 EA
 Capping for sockets and/or switches in joinery	1 EA
 Tradesave Slim Double Power Socket With Oven Isolator Slot	1 EA
 Tradesave Slim Double Power Socket With Hob Isolator Slot	1 EA
 Tradesave Slim Built In Oven Connection 20A	1 EA
 Tradesave Slim Electric Hob 32A	1 EA
 Tradesave Slim Dishwasher Plug	1 EA
 Garage Door Opener Switch (White)	1 EA
 Tradesave Slim Garage Door Socket & Switch	1 EA
 Tradesave Slim Hot Water Cylinder	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
 E-One Sewerage Grinder & IOTA Pump Power Connection	1 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 150mm	3 EA
 Extractor Fan External Grill	3 EA
 External 180 Degree Movement Sensor (White)	1 EA
 Recessed Downlight DL54 (White) and Circuit	30 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA

Electrical

Item	Total
 Tradesave Slim White Light Switch 1 Gang	12 EA
 Tradesave Slim White Light Switch 2 Gang	5 EA
 Tradesave Slim White Light Switch 3 Gang	1 EA
 Excel Life White IP Rated Light Switch 1 Gang	1 EA
 2-Way Light Circuit	1 EA
 Tradesave Slim 3-way Switching White	1 EA
 Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
 Tradesave Slim Main TV/Data Socket (Cat6)	1 EA

In the Area

About Milns Green

Only a 20 minute drive to Christchurch's CBD, Milns Green is a boutique subdivision located just minutes from the heart of Halswell.

Situated across from a council reserve with views of the Port Hills and easy access to the popular Halswell Quarry where you will find several walking and biking trails.

Multiple Early Childhood Centres are located in Halswell with Milns Green being zoned for primary and high schools.

Milns Green features a limited numbers of sections, each designed to maximise your living experience.



Halswell and Surrounding Areas

Halswell is a vibrant township within Christchurch City, known for its expanse of reserves, playgrounds and dog walking areas.

The Halswell Domain features a miniature train track offering rides making this a family friendly area featuring restaurants, cafes and the Christchurch famous Halswell Butchery.

Multiple shops and amenities including retail, grocers, public swimming pool, recently built public library and within close proximity to the Christchurch Adventure Park make Halswell a thriving community to be a part of.

A monthly market hosted by long standing community members features food, craft stalls and live music.

With easy access to SH75 to go explore the Banks Peninsula and a tight-knit community feel, Halswell is a highly desired area.



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oakridgehomes.co.nz

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.

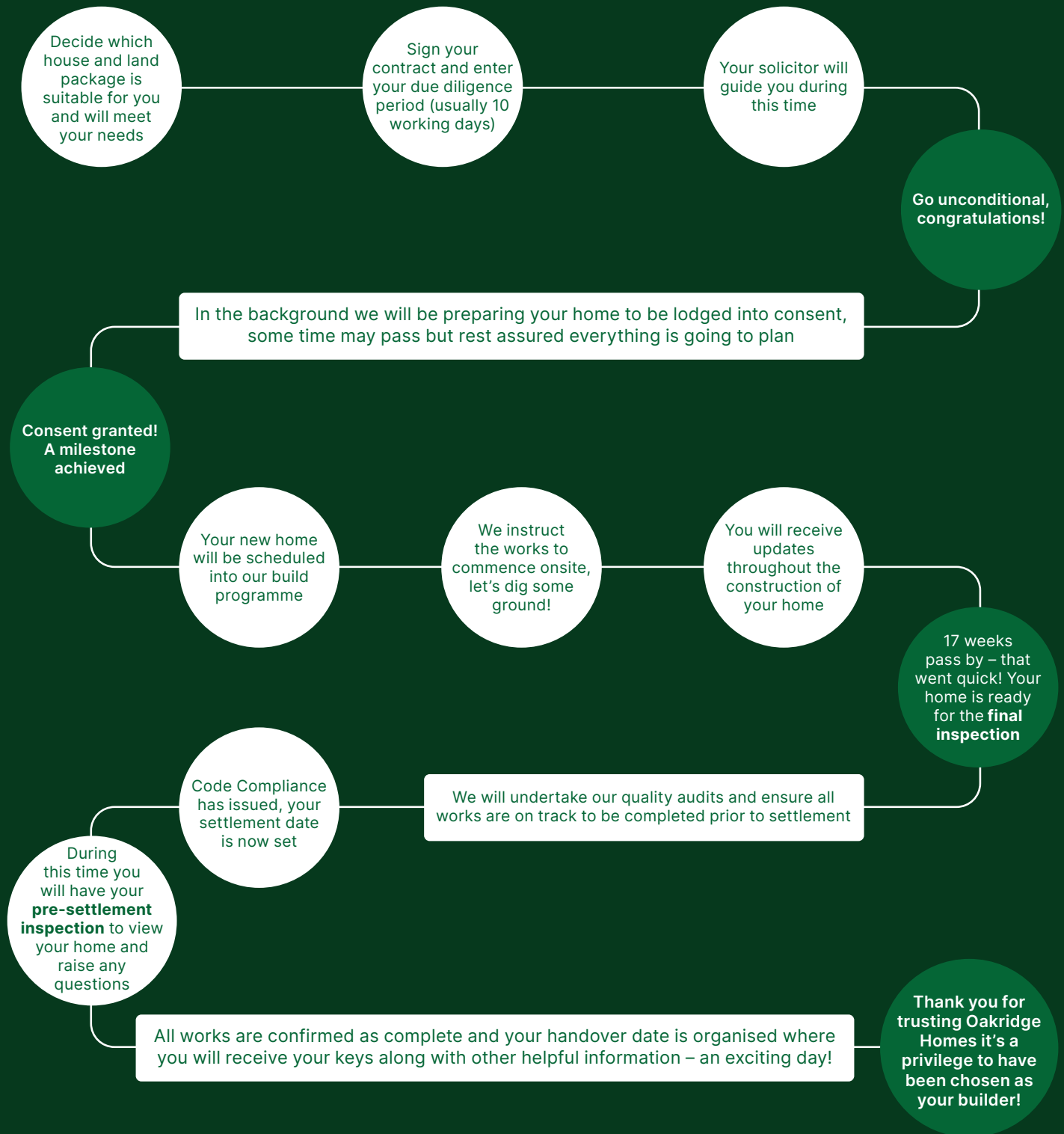
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive 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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