

# Lot 22 Pinewood Grange

Stage 3, Pinewood Grange, Rolleston







## House & Land Package:

# \$729,900

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.

Home area: 139m<sup>2</sup>

Section area: 378m<sup>2</sup>

 3    1    2    2

## Features:

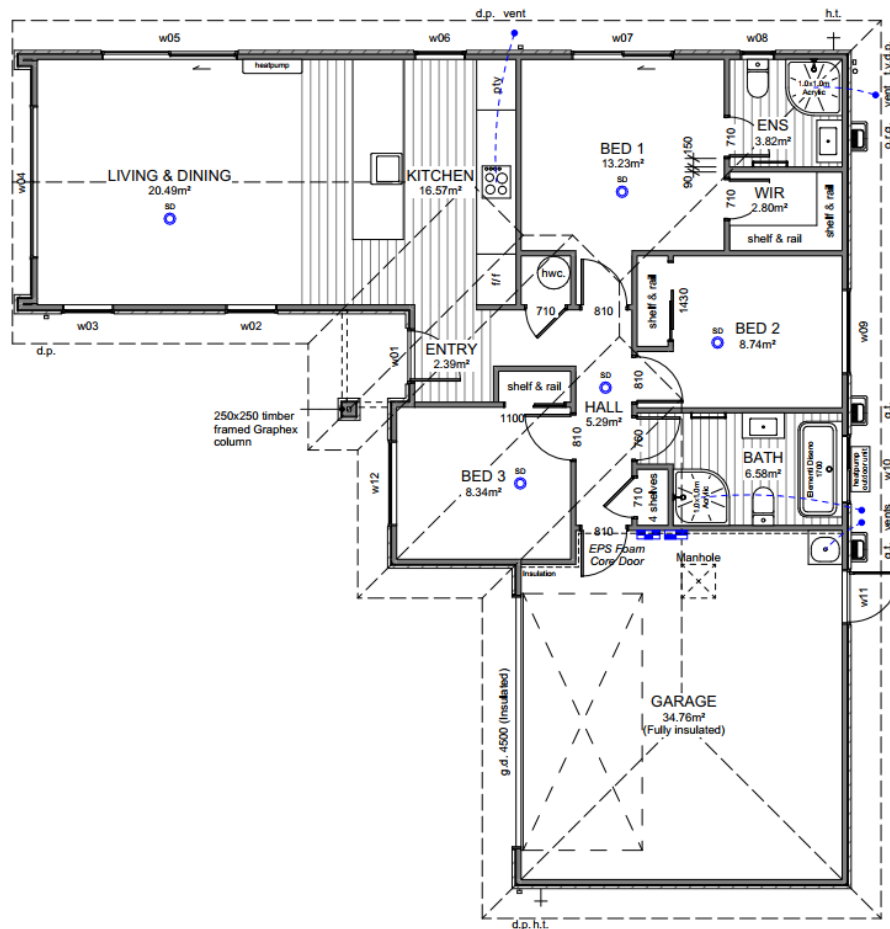
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

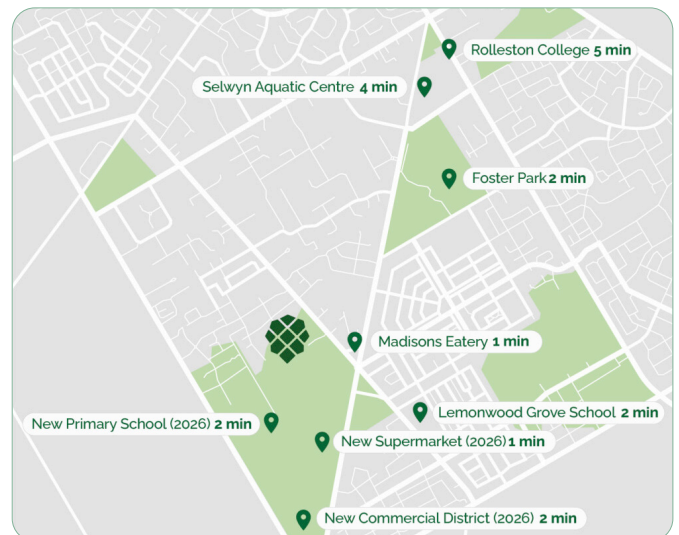
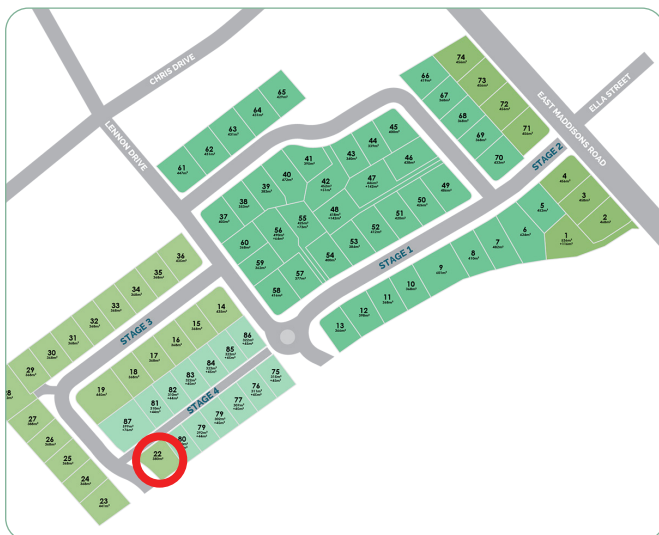
E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

[oakridgehomes.co.nz](https://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:	TC1 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:	Rockcote Graphex (15yr manufacturers guarantee)
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:	Flaxpod	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 cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/negative detail:	Subtle grey velvet
Exterior cladding (Main):	Black white	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Vulcan natural	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

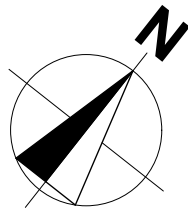


P: (03) 977 2832

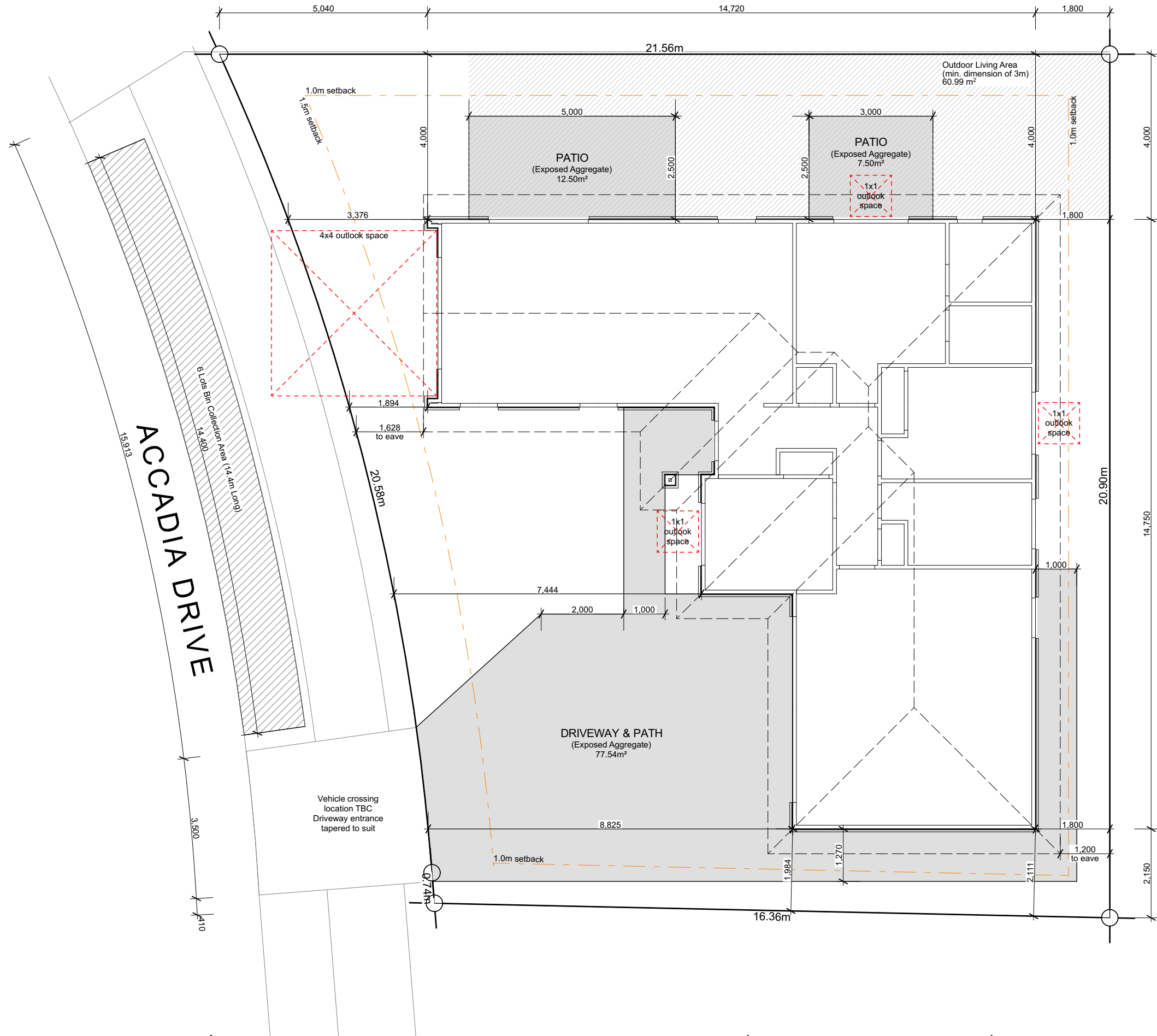
E: info@oakridgehomes.co.nz

oakridgehomes.co.nz





# RIGHT OF WAY



## Site Info

Site Address	17 Accadia Drive Pinewood Grange
Legal Description	Lot 22
Site Area	378m²
Building Area	139.36m²
Roof Area*	181.80m²
Site Coverage	48.10%
*Roof area includes fascia & gutter.	

## 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.

Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

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.



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
17 ACCADIA DRIVE ROLLESTON  
LOT 22 PINWOOD GRANGE

**Issue**  
Concept Design

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

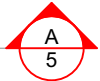
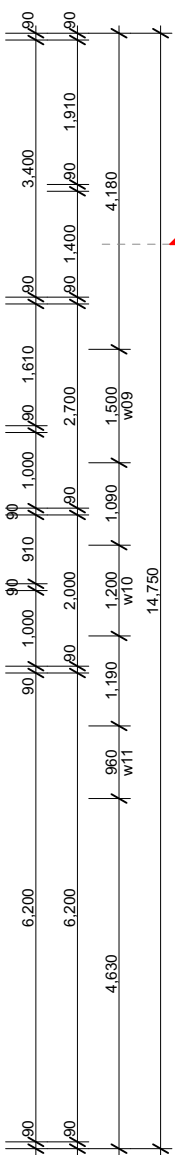
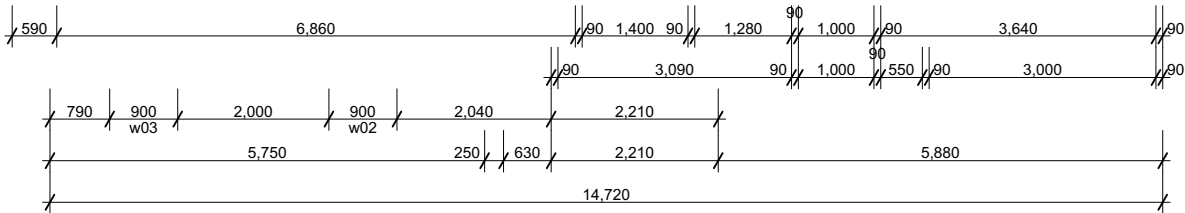
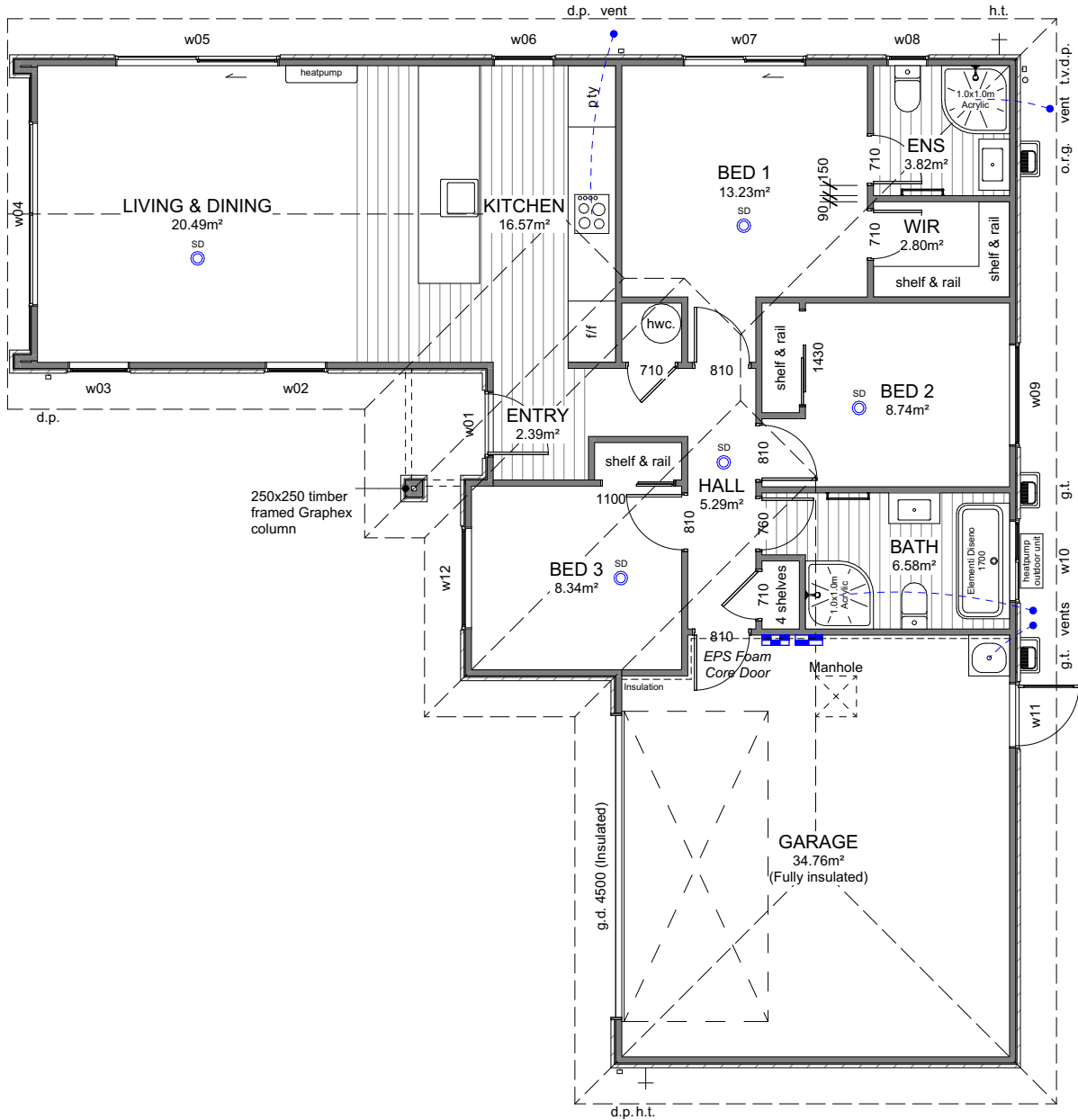
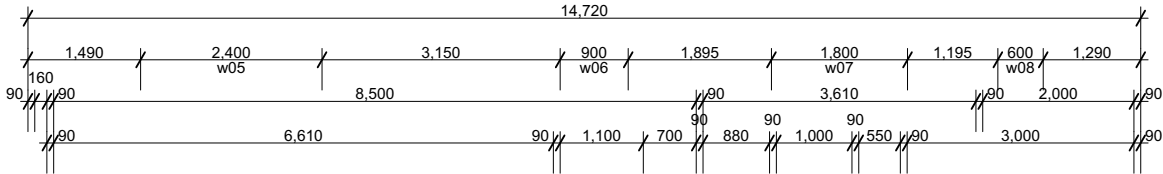
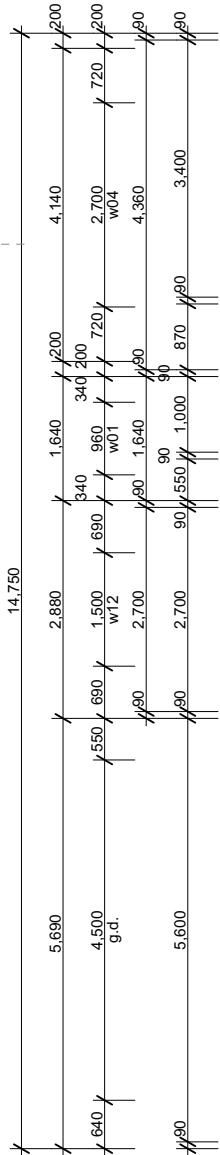
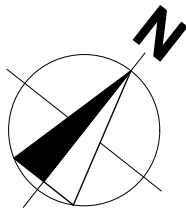
## Site Plan

Scale 1:100 @ A3

Revision	1
Date	13/06/2025
File No.	25116

Sheet No.

1



## Building Area

Over Frame	135.29m²
Perimeter	60.08m
Over Cladding	139.36m²
Perimeter	60.72m
Roof Area*	181.80m²
Perimeter	63.76m

\*Roof area includes fascia & gutter

## General

Main Cladding	RCS Graphex
Feature Cladding	James Hardie Axon Panel
Roof Pitch	25°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

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

## Legend

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

## Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	1,400	900
w03	1,400	900
w04	2,130	2,700
w05	2,130	2,400
w06	2,130	900
w07	2,130	1,800
w08	1,100	600
w09	1,400	1,500
w10	1,100	1,200
w11	2,130	960
w12	1,400	1,500



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
17 ACCADIA DRIVE ROLLESTON  
LOT 22 PINWOOD GRANGE

**Issue**  
Concept Design

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

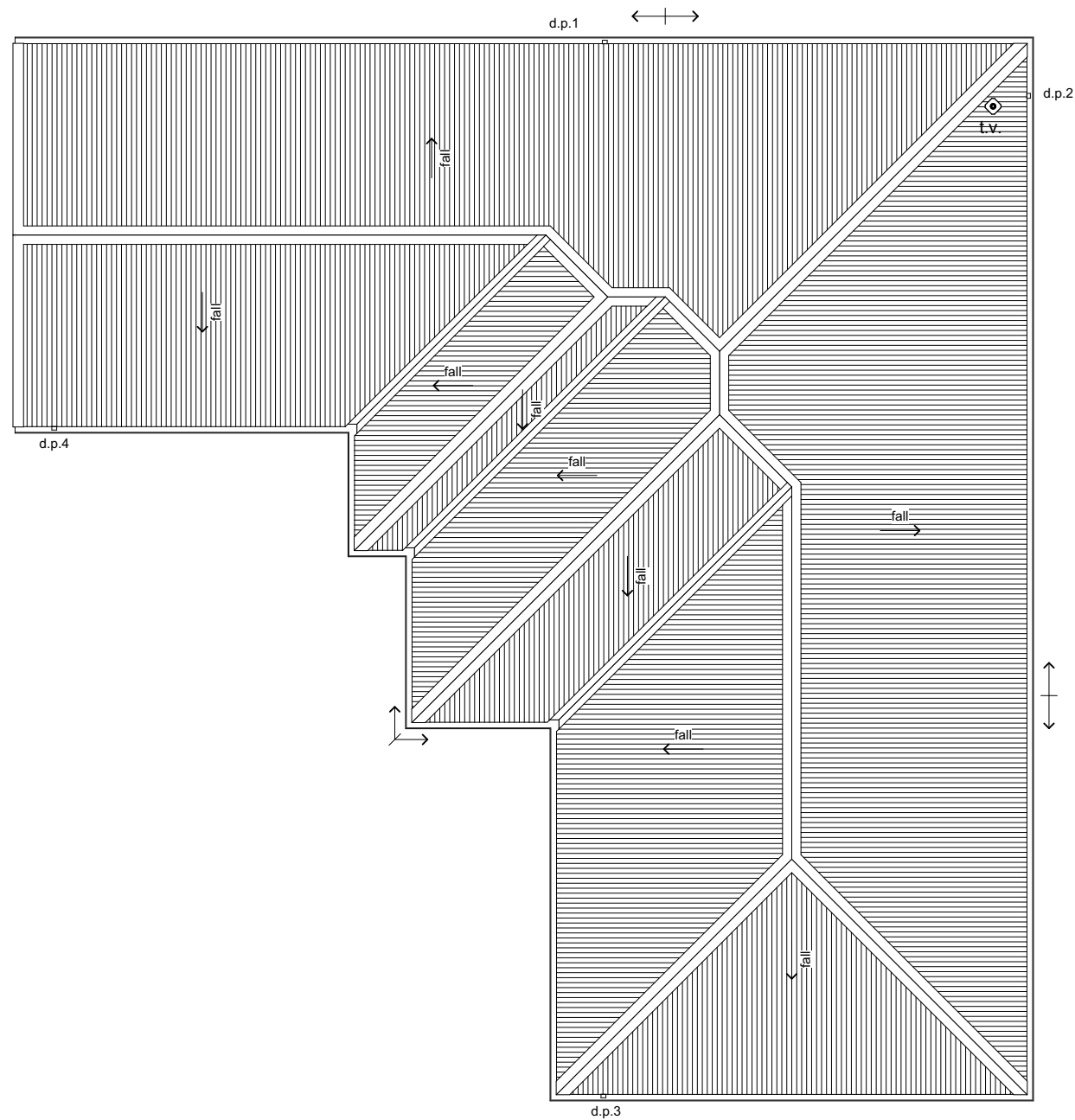
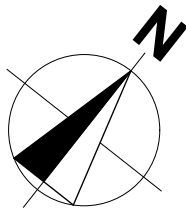
**Floor Plan**

Scale 1:100 @ A3

Revision 1  
Date 13/06/2025  
File No. 25116

**Sheet No.**

**2**



### Roof Cladding

25° Colorsteel corrugate roofing over Thermakraft 215 roof underlay.

### Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

### Downpipes

75x55mm Colorsteel downpipes with wall brackets.

### Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

### Downpipe Catchment (Plan Area)

d.p.1	30m <sup>2</sup>
d.p.2	45m <sup>2</sup>
d.p.3	57m <sup>2</sup>
d.p.4	40m <sup>2</sup>

### Roof Bracings

Refer to truss design.



Archiplus

6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
17 ACCADIA DRIVE ROLLESTON  
LOT 22 PINWOOD GRANGE

**Issue**  
Concept Design

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

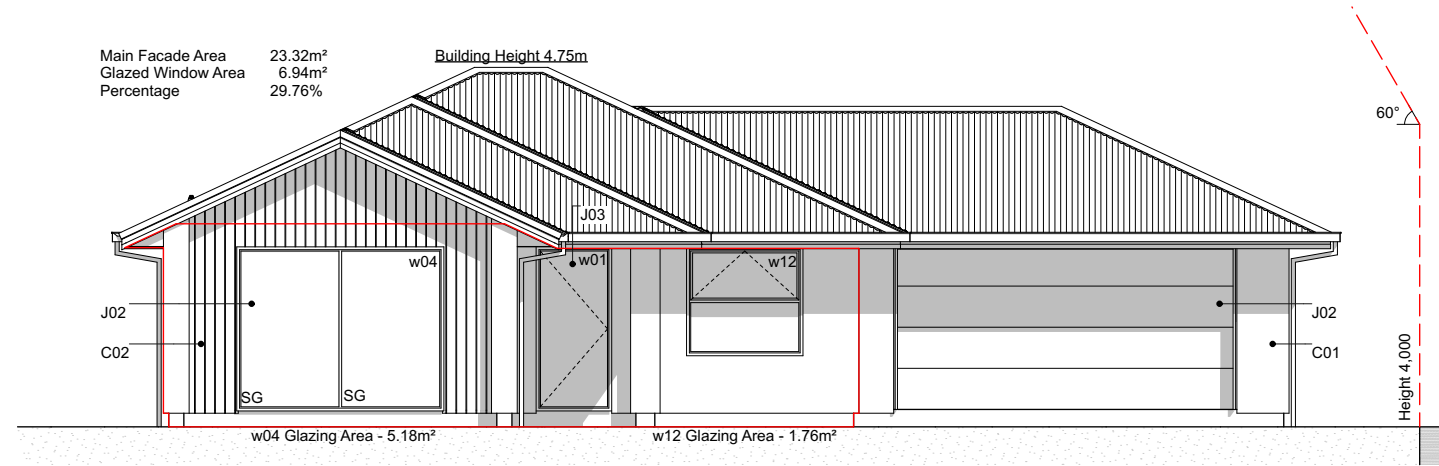
### Roof Plan

Scale 1:100 @ A3

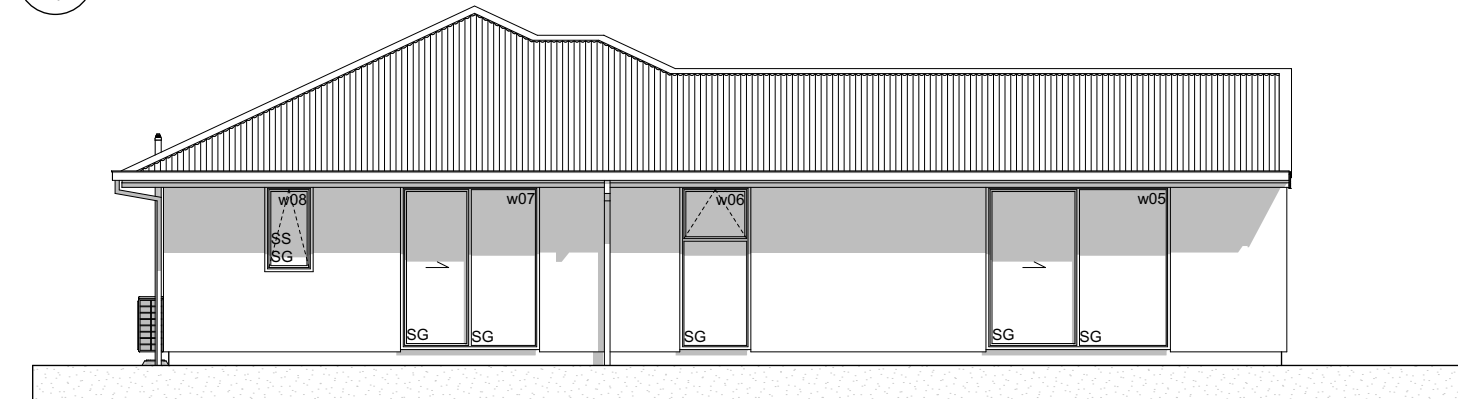
Revision 1  
Date 13/06/2025  
File No. **25116**

**Sheet No.**

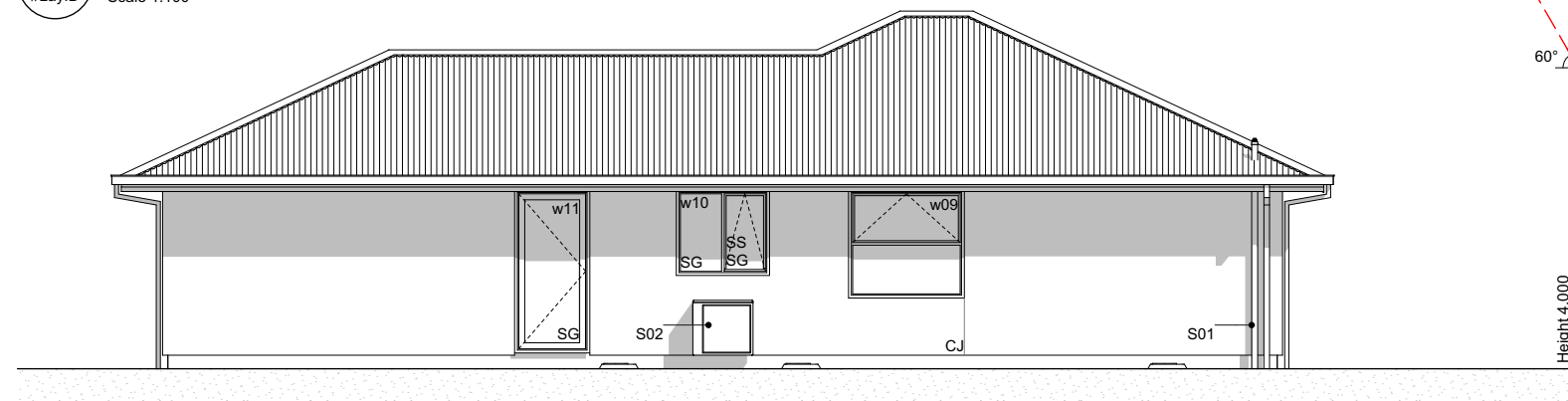
**3**



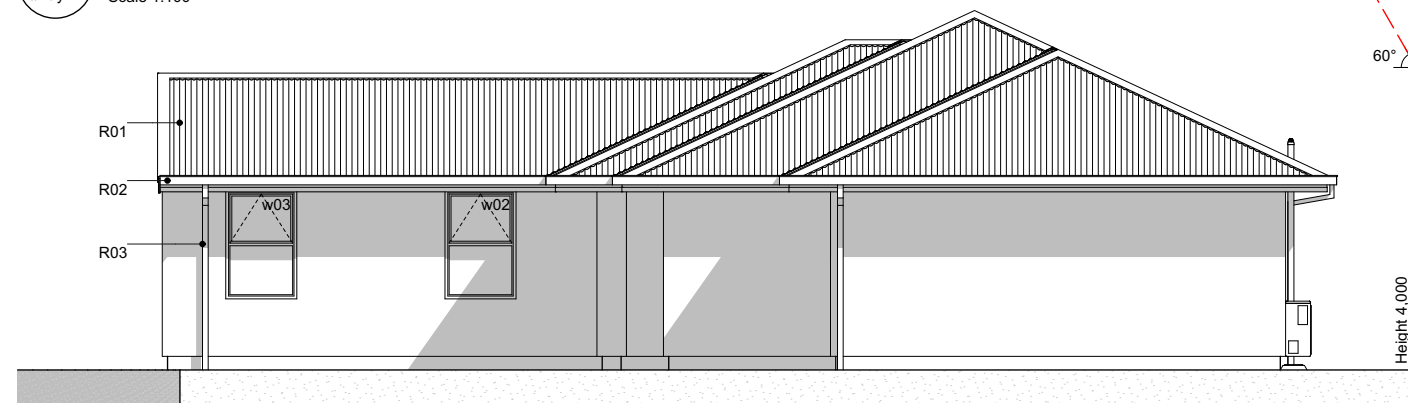
E-01 SouthWest Elevation  
#LayID Scale 1:100



E-02 NorthWest Elevation  
#LayID Scale 1:100



E-03 NorthEast Elevation  
#LayID Scale 1:100



E-04 SouthEast Elevation  
#LayID Scale 1:100

## Elevation Keys

- C01 RCS Graphex 50mm panels with plastered finish on 20mm cavity battens.
- C02 James Hardie Axon panels on 20mm cavity battens.
- R01 Colorsteel corrugate roofing.
- R02 Colorsteel steel 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

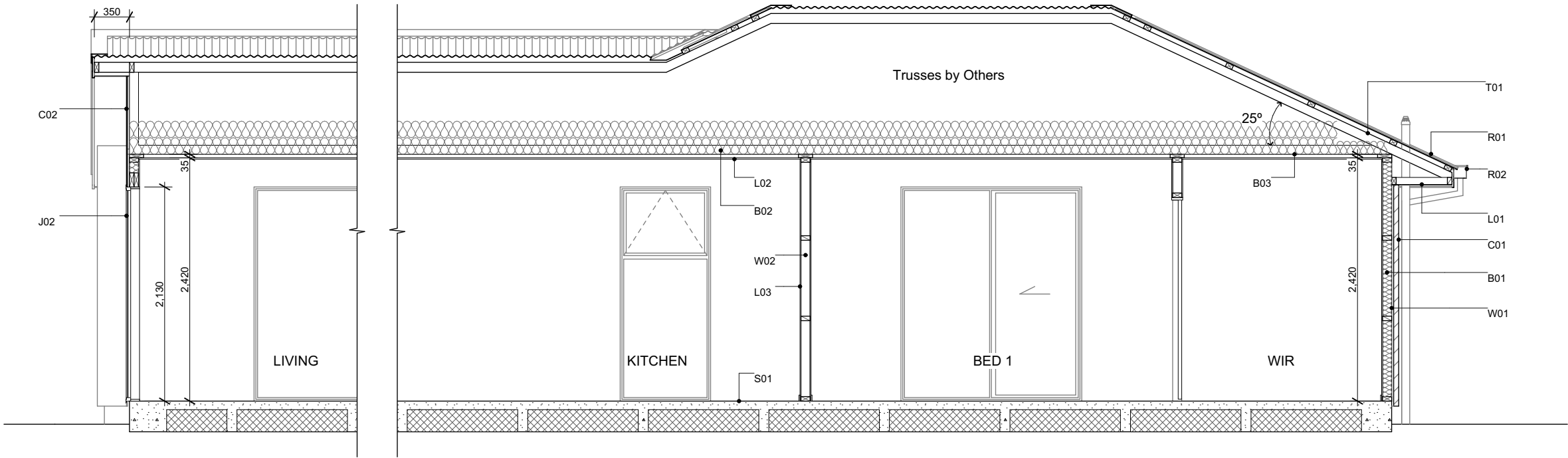
## General Notes

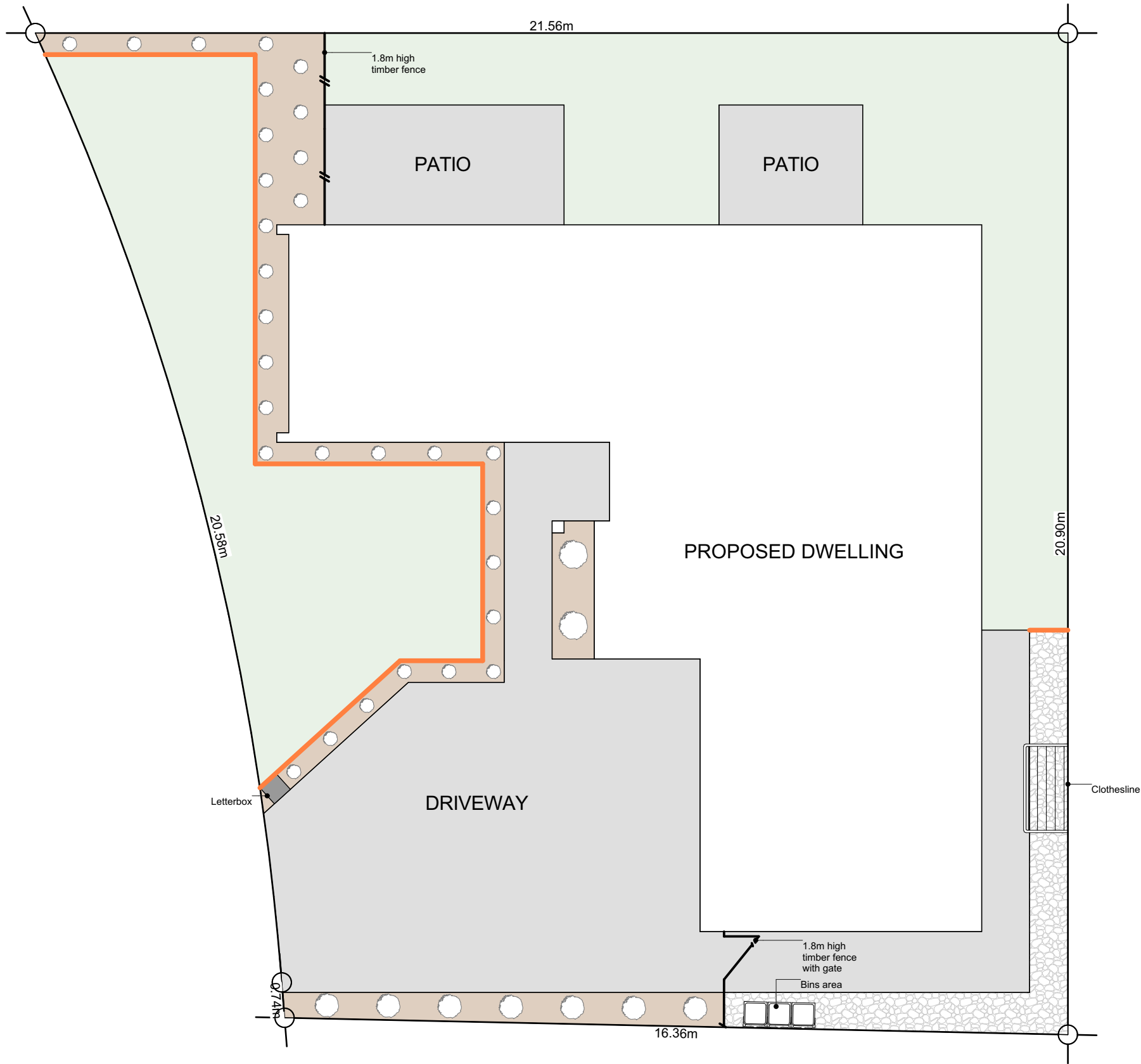
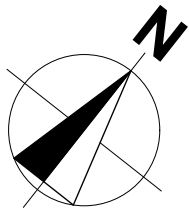
Driveway to fall from 20mm max. below garage rebate.



Section Keys

- C01RCS Graphex 50mm panels with plastered finish on 20mm cavity batten 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.
- R01Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins 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.
- B01R2.6 wall insulation batts.
- B022 x R3.6 (165mm) double layer ceiling insulation batts.
- B03R3.6 (130mm x 1200mm) Gutter Line 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
- 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
- Timber Batten Edging between garden bed & lawn/ stonechip



6 Browns Road, Christchurch  
ey.archiplus@gmail.com  
021 0238 1905  
021 0221 8868



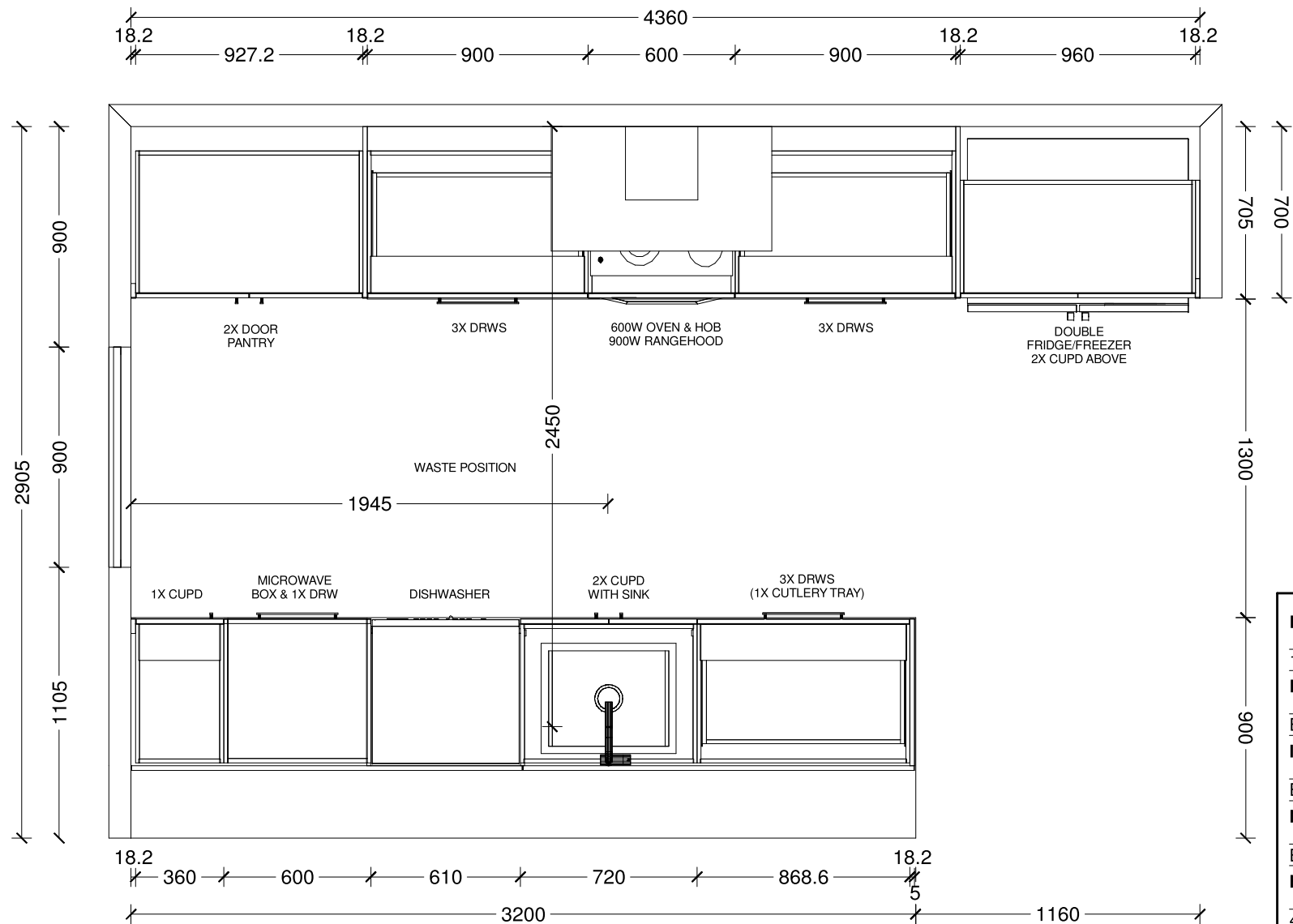
**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
17 ACCADIA DRIVE ROLLESTON  
LOT 22 PINWOOD GRANGE

**Issue**  
Concept Design  
This plan is developed for the purchaser  
and is copy right to Archiplus Ltd.

**Landscape Plan**  
Scale 1:100 @ A3

Revision 1  
Date 6/06/2025  
File No. 25116

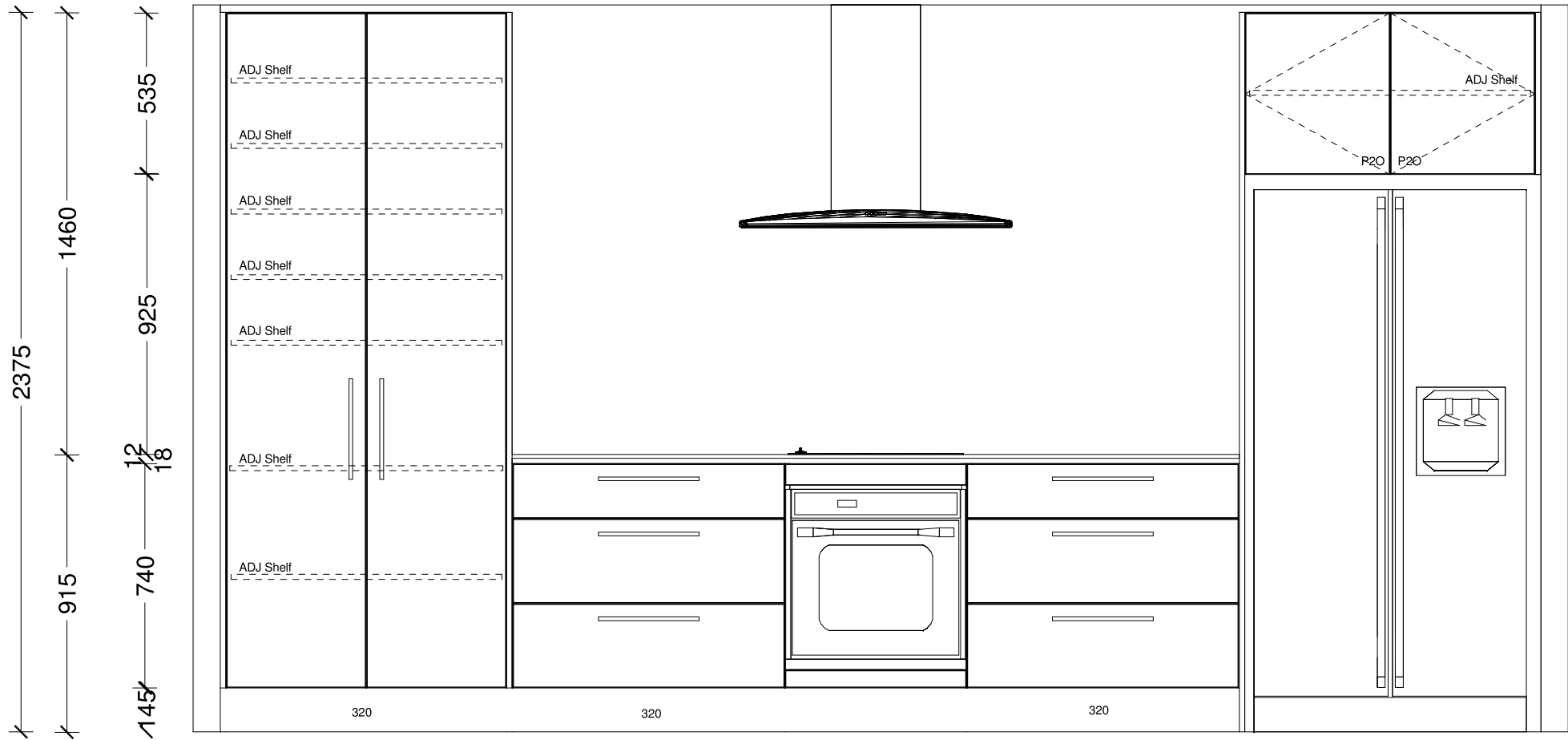
**Sheet No.**  
**1**



<b>Benchtop Colour:</b>
12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink:</b>
Lazio NZLSS-5545 Stainless Single Bowl

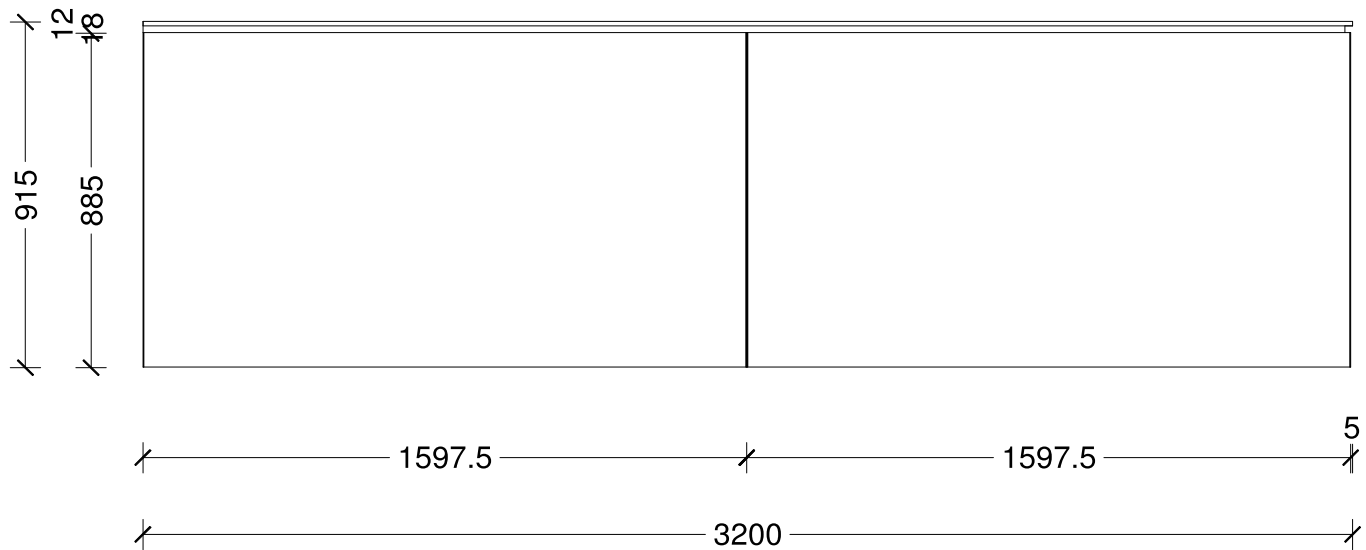
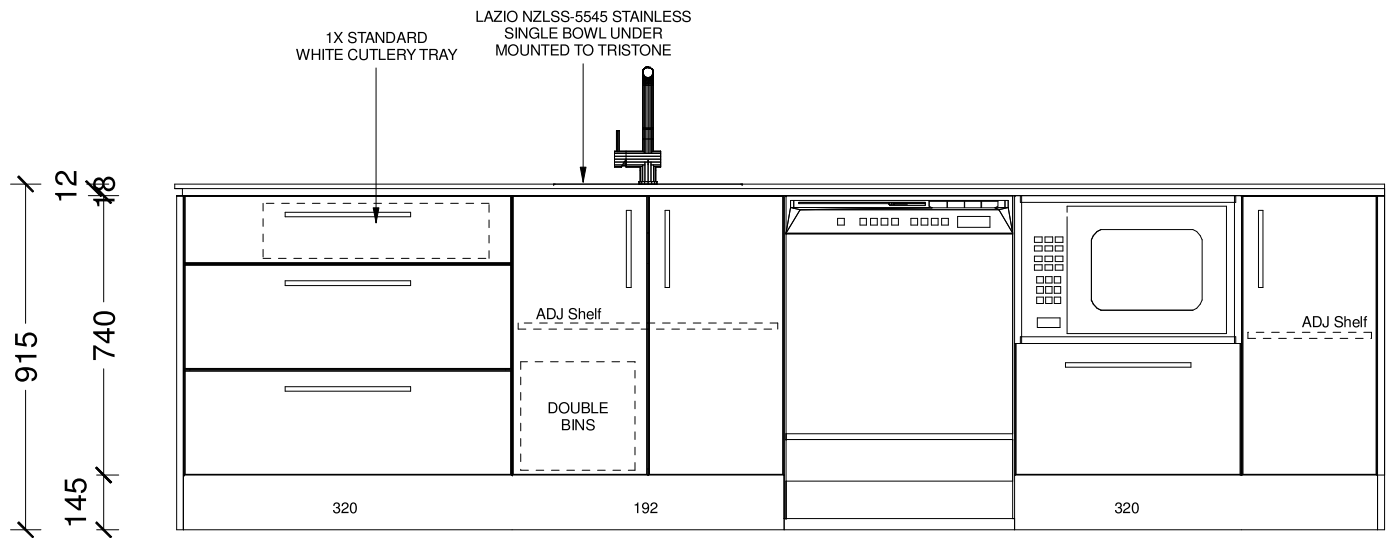
Designer: Sarah Molyneux	Date: 19 Jun 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 22 Pinewood Grange 17 Accadia Drive, Rolleston	Job#: 58249	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



Designer: Sarah Molyneux	Date: 19 Jun 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 22 Pinewood Grange 17 Accadia Drive, Rolleston	Job#: 58249	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

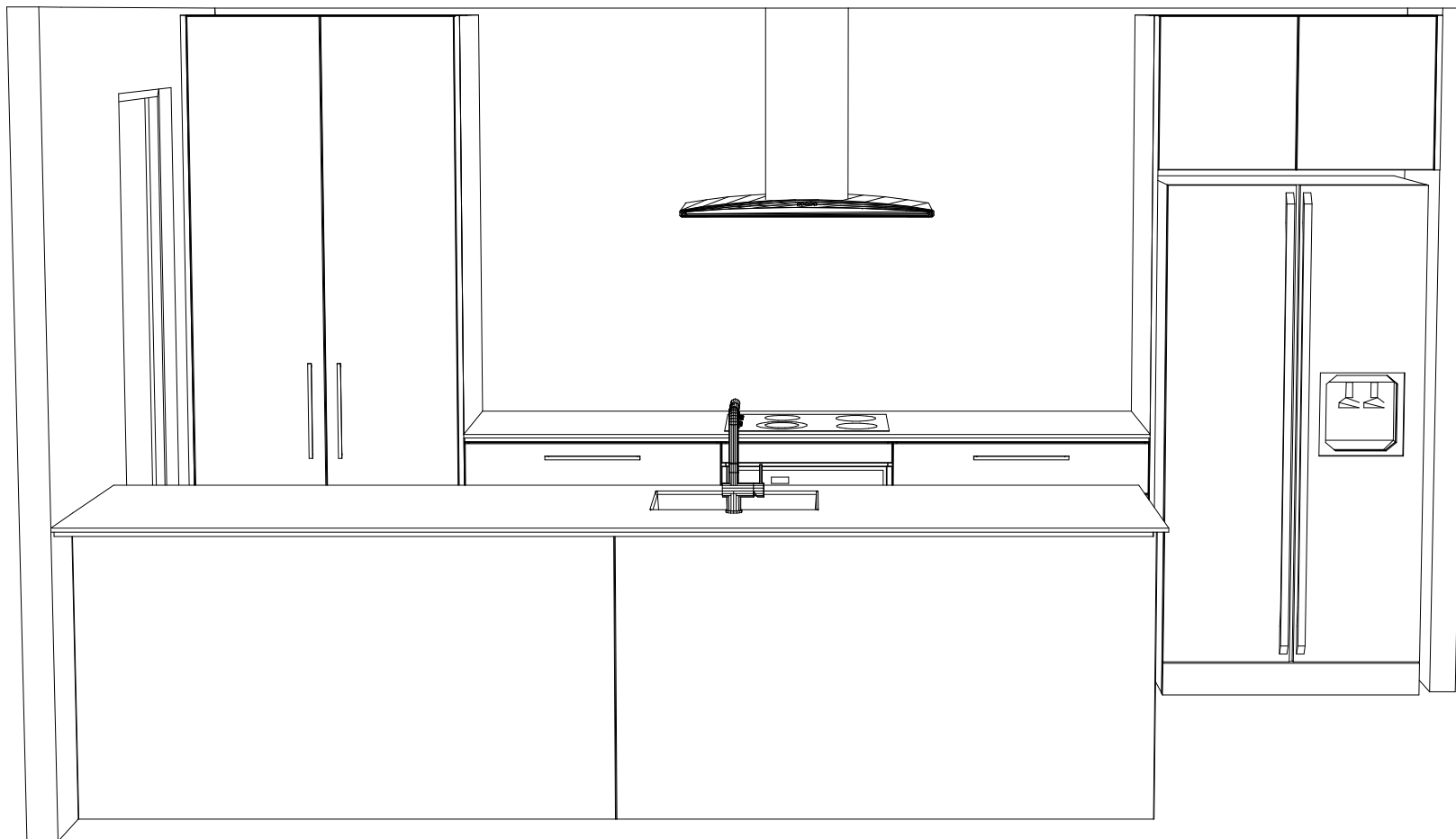
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.




Designer: Sarah Molyneux	Date: 19 Jun 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 22 Pinewood Grange 17 Accadia Drive, Rolleston	Job#: 58249	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.





Designer: Sarah Molyneux	Date: 19 Jun 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 22 Pinewood Grange 17 Accadia Drive, Rolleston	Job#: 58249	
Dwg: Kitchen 3D Perspective	Scale:	Customer:				










This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



# Plan: Lot 22 Pinewood Grange - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Rangehood Single Switched 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		17 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 (White)		1 EA
 Tradesave Garage Door Open/Close Press Switch (White)		1 EA
 Tradesave Slim Garage Door Power Socket (White)		1 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)		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		5 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 with up to 6m of Duct		3 EA
 Extractor Fan External Grille (White)		3 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)		1 EA
 Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit		27 EA

## Electrical

Item	Total
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA
 Tradesave Slim Light Switch 1-Gang (White)	9 EA
 Tradesave Slim Light Switch 2-Gang (White)	3 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 Tradesave Slim Light Switch 4-Gang (White)	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/Data Network Socket (Cat6) - White	1 EA
 No TV Aerial, Prewire Only (cable left in ceiling space)	1 EA

# In the Area

## About Pinewood Grange

Pinewood Grange is a new subdivision located in the heart of Rolleston, Canterbury. This vibrant community offers a unique blend of modern living and natural beauty, providing residents with the perfect balance between convenience and tranquility.

With its close proximity to schools, parks, and shopping centres, Pinewood Grange is the ideal place to call home. Our vision for this community is to create a welcoming and inclusive environment where families can thrive and create lasting memories.



## Rolleston and Surrounding Areas

Living in Pinewood Grange provides you with an open gateway to everything the Selwyn region has to offer.

Rolleston is Canterbury's second largest urban centre. Home to growing businesses, purpose-built facilities, high quality schools and a bevy of shops and eateries, life here is vibrant, easy and fun.

You'll be close to all those urban conveniences that make life easy. There are plenty of work and education opportunities nearby and Christchurch is just 20 minutes down the road. Head a little further afield and Canterbury's mountains, lakes and beaches are yours to discover.



P: (03) 977 2832

E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

[oakridgehomes.co.nz](http://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.

P: (03) 977 2832

E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

[oakridgehomes.co.nz](http://oakridgehomes.co.nz)