Lot 256 Oakbridge

Stage 9, Oakbridge, Marshland, Christchurch



House & Land Package:

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.

$979,900

Home area:	175m²
Section area:	440m²

4 2 2 2

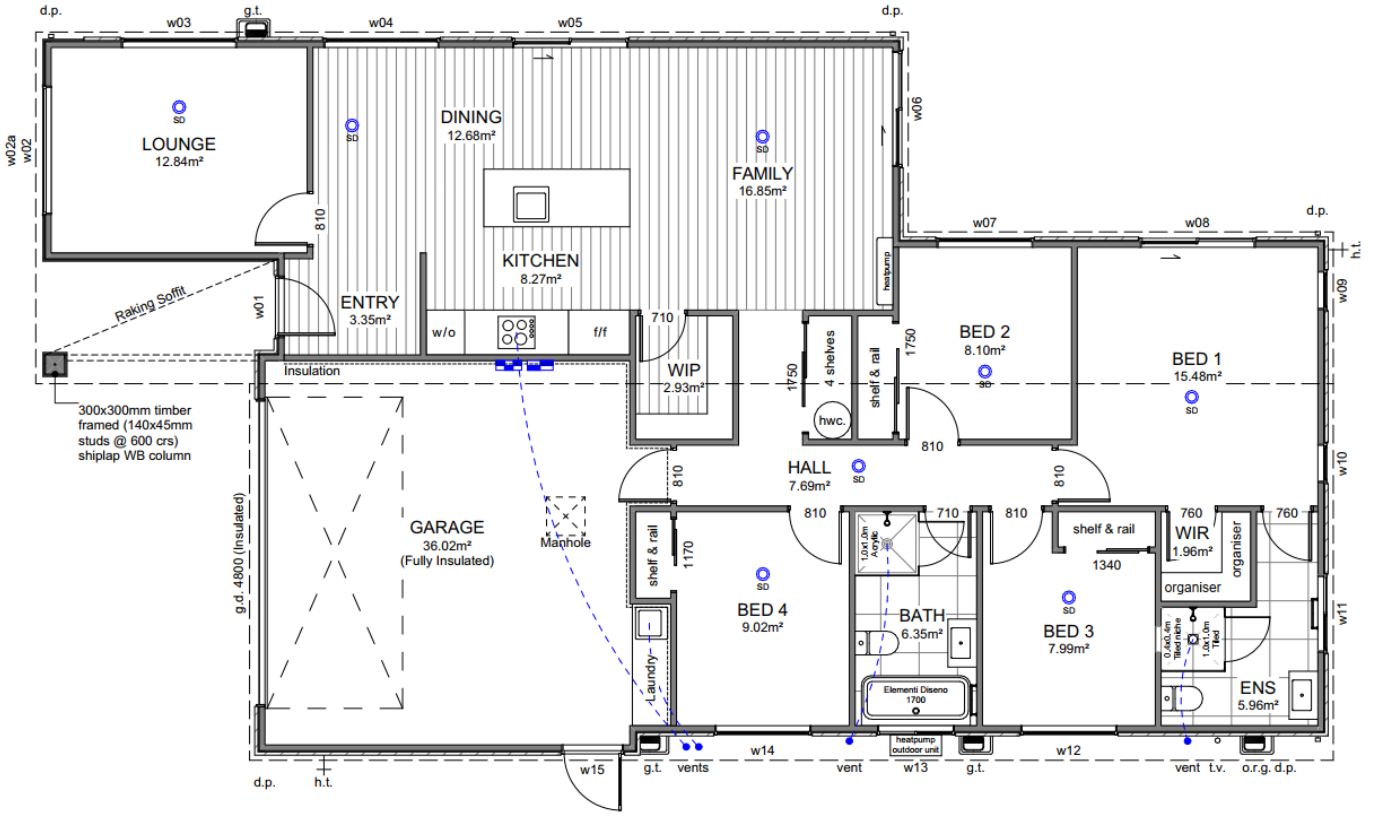
Features:

- 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

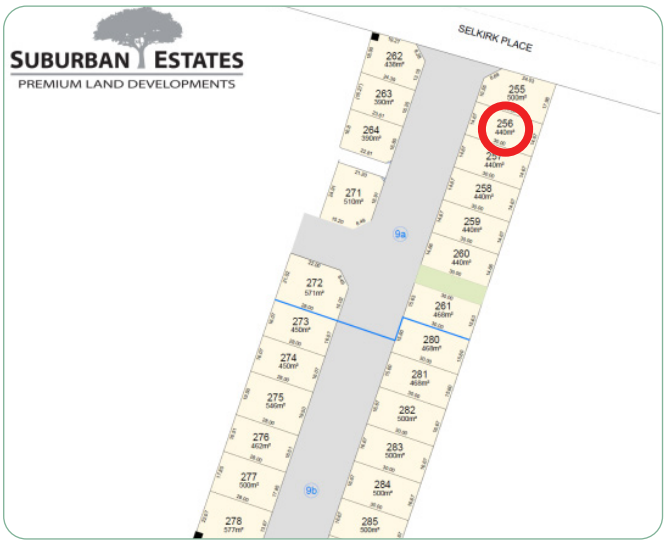
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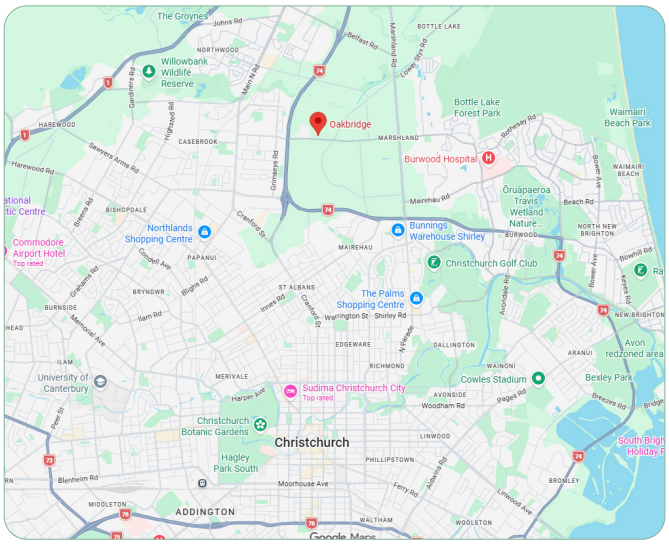
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Floor Layout



Site Location





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OAKRIDGE HOMES

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:	10° 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:	Abodo WB18 135×18mm	Entry door:	APL 860mm Latitude with Schlage S316 SSS Andor pull handle
Window joinery:	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain
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:	Organisers to WIR, MDF shelf and rail to Bed 2-4	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 as per electrical plan	Hot water cylinder:	Rheem 250L
Carpet:	Urban Collection - Inner Urban	Vinyl plank:	Urban Collection
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

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OAKRIDGE HOMES

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



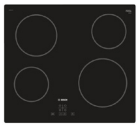
Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry joinery:

* Refer to plans and colour scheme

Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



Showers:

Ensuite: Tiled shower with shower niche
Bathroom: Square acrylic 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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OAKRIDGE HOMES

Colour Schedule

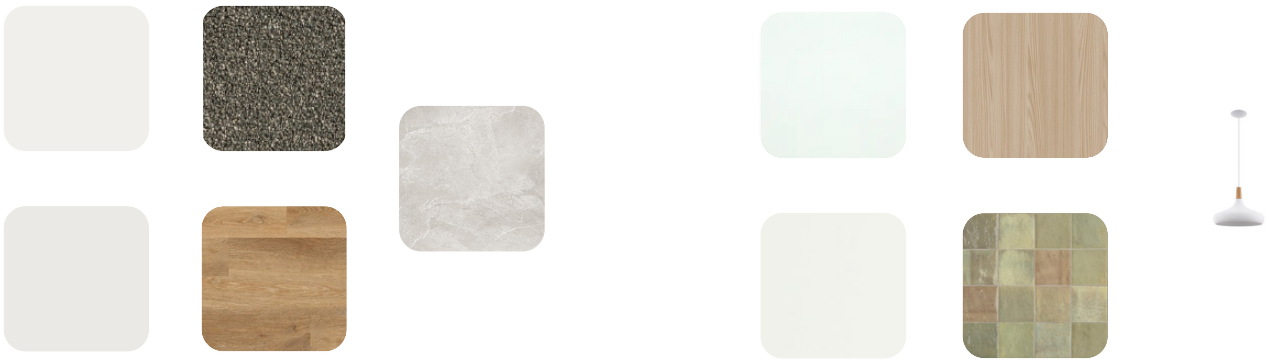
Exterior Colours

Colour Scheme			
EXTERIOR			
Roof:	Titania	Garage door & frame:	Titania
Fascia:	Titania	Soffits:	Half black white
Gutter & downpipes:	Titania	Exterior cladding (Main):	Black white
Window joinery:	Titania	Exterior cladding (Feature):	Vulcan straw
Front door & frame:	Titania		



Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Bathroom tiles (floor & wall):	Athens Bianco Matte 600×600 (Tile Warehouse)
Walls:	Black white	Kitchen/laundry benchtop:	TriStone 30mm – Pure White
Interior doors:	Black white	Kitchen/laundry main colour:	Simply White
Skirting:	Black white	Kitchen/laundry feature colour:	Vintage ash
Carpet:	Shimmer	Kitchen splashback:	Zellige Salvia Gloss 100×100
Vinyl plank:	Clear oak	Feature pendant:	Sabinar 400 white



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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 & north point to be confirmed.

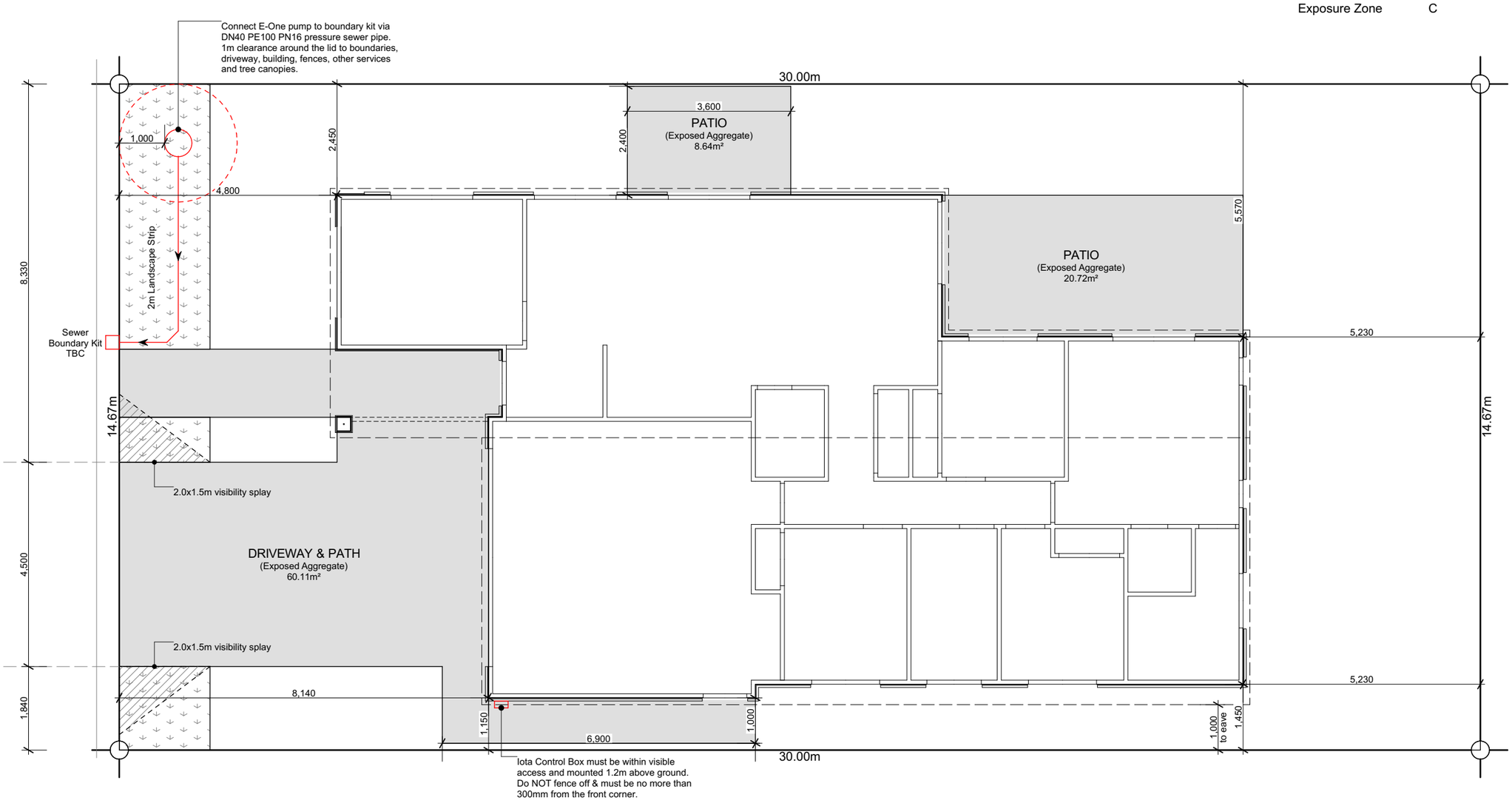
Site Info

Site Address	Oakbridge Boulevard Marshland
Legal Description	Lot 256
Site Area	440m²
Building Area	175.22m²
Roof Area*	196.87m²
Site Coverage	39.82%

Design Basis

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

OAKBRIDGE BOULEVARD



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Issue
Concept Design

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Site Plan

Scale 1:100 @ A3

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Building Area

Over Frame	171.02m²
Perimeter	62.68m
Over Cladding	175.12m²
Perimeter	63.16m
Roof Area*	196.87m²
Perimeter	64.04m

*Roof area includes fascia & gutter

General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (WB18)
Roof Pitch	10°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

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

Legend

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

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks
- Tiles

WINDOW SCHEDULE		
ID	**H**	**W**
w01	2,130	960
w02	750	2,000
w02a	750	2,000
w03	1,400	1,800
w04	1,400	1,800
w05	2,130	1,800
w06	2,130	1,800
w07	1,400	1,500
w08	2,130	1,800
w09	1,400	600
w10	1,400	600
w11	1,100	1,200
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960

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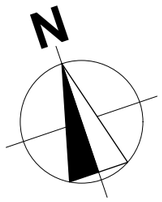
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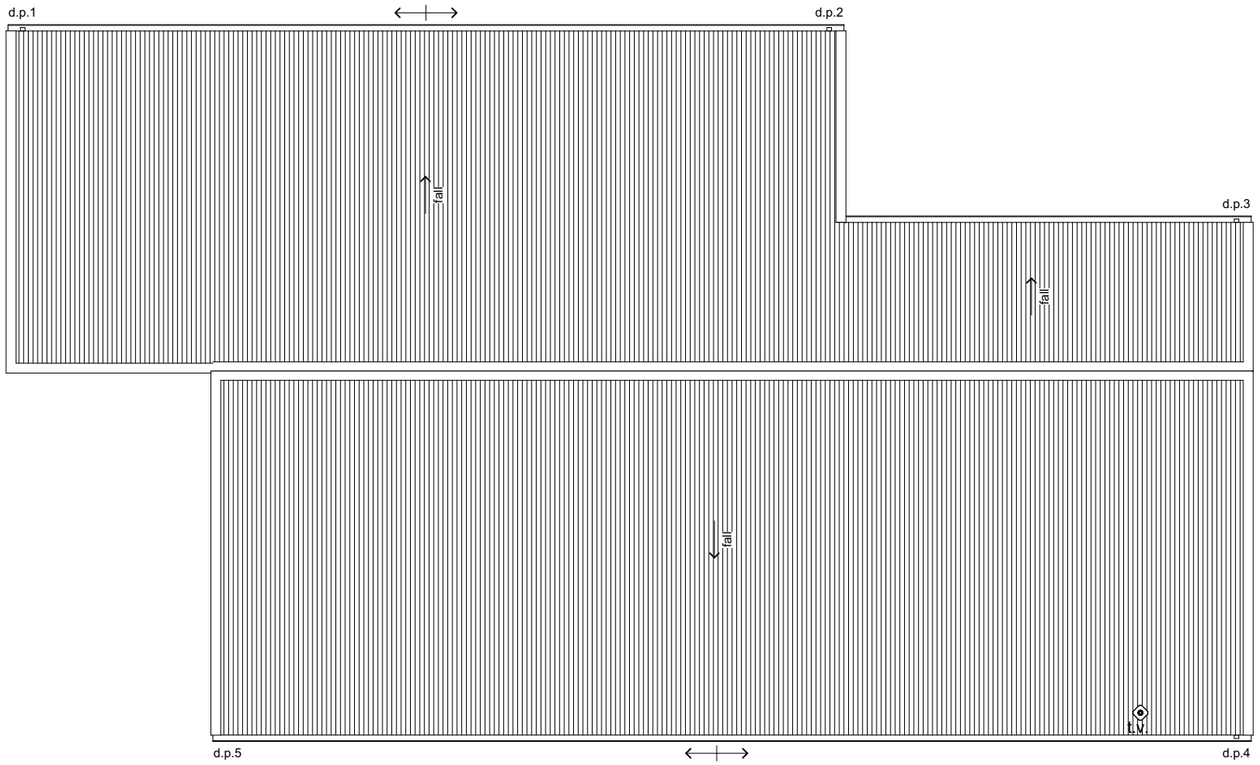
Floor Plan

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Roof Cladding

10º Colorsteel corrugate roofing over Covertek 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	37m²
d.p.2	37m²
d.p.3	16m²
d.p.4	51m²
d.p.5	48m²

Roof Bracings

Refer to truss design.

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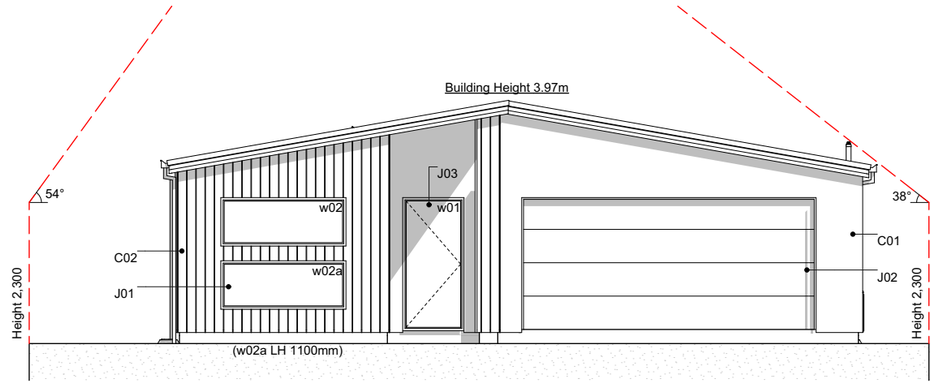
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Roof Plan

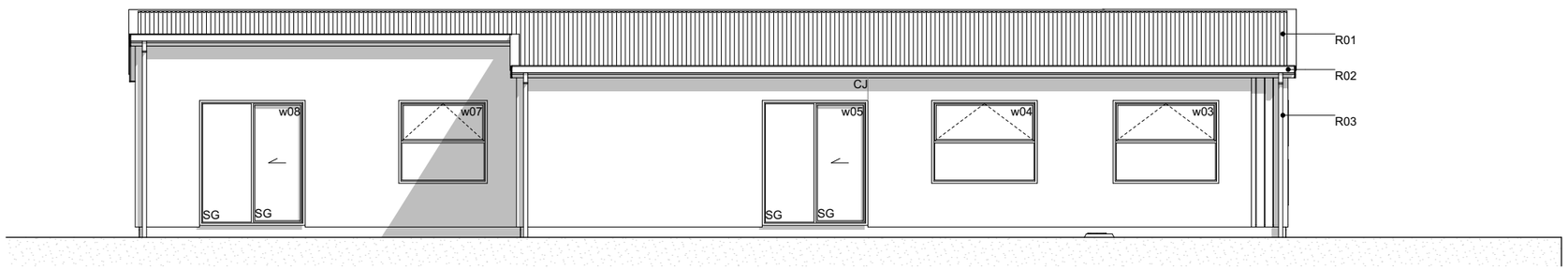
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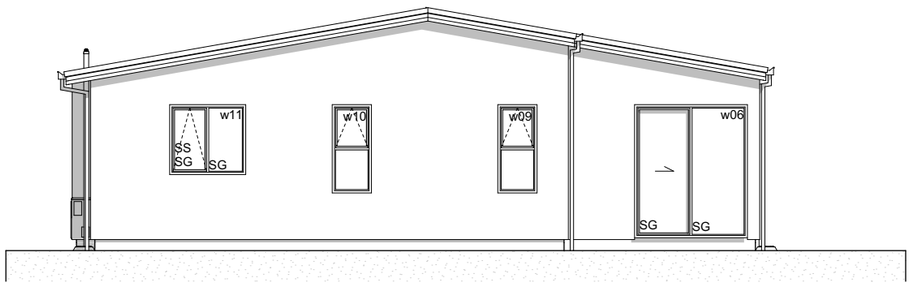
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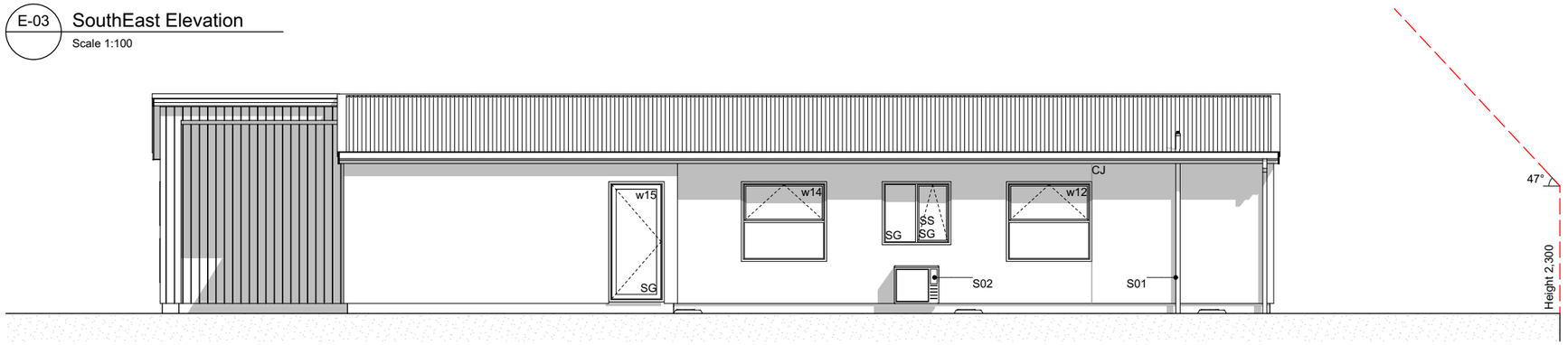
E-01 NorthWest Elevation
Scale 1:100



E-02 NorthEast Elevation
Scale 1:100



E-03 SouthEast Elevation
Scale 1:100



E-04 SouthWest Elevation
Scale 1:100

Elevation Keys

C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
R01	Colorsteel corrugate roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
J02	Sectional garage door.
J03	APL entry door in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend

w01	Window ID
SS	Security Stay
SG	Safety Glass
CJ	Control Joint
LH	Lintel Height

General Notes

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

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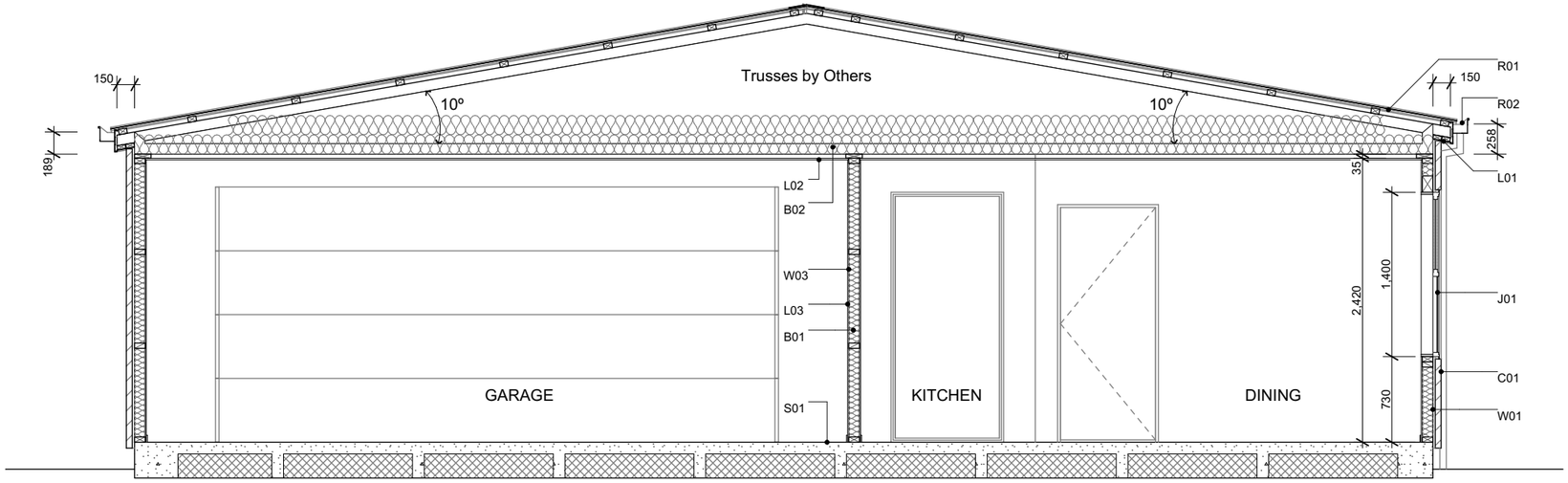
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Elevations

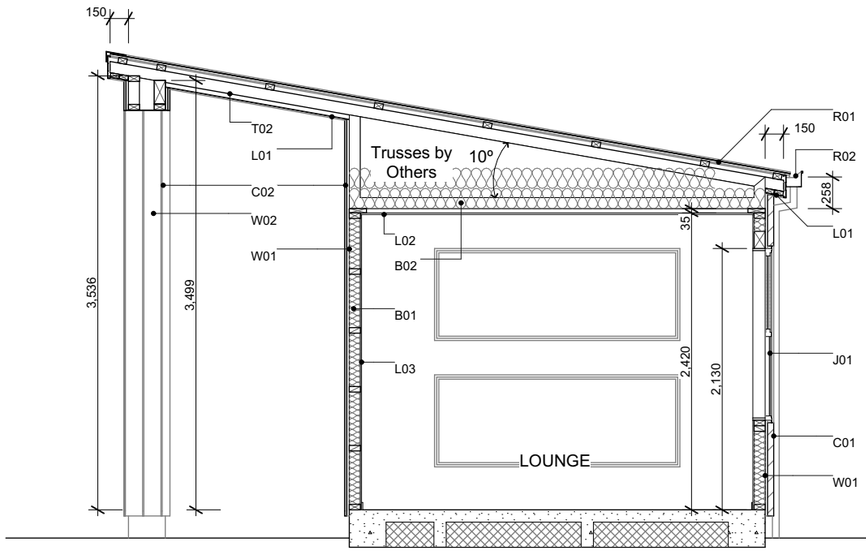
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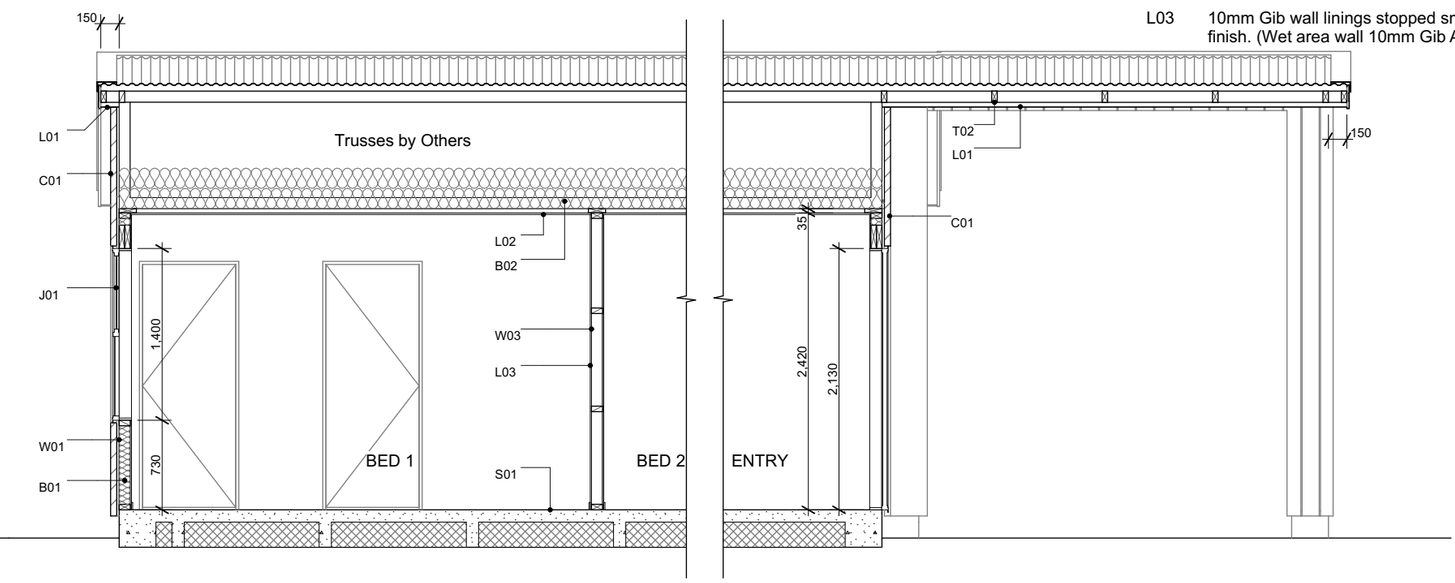
Sheet No.
3



A Section A-A
Scale 1:50



B Section B-B
Scale 1:50



C Section C-C
Scale 1:50

Section Keys

C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.

C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.

W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.

W02 External walls 140x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 140x45 + 140x35mm.

W03 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.

S01 Ribraft foundation.

T01 Roof trusses as per Truss Design.

T02 Extended truss top chords / purlins to form raking soffit. Refer to Truss Design.

R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins 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 R2.6 wall insulation batts.

B02 2 x R3.6 (165mm) double layer ceiling insulation batts. Single layer along the perimeter edge from the outer edge of top plate. Maintain 25mm ventilation gap between insulation and roof underlay.

L01 4.5mm Hardie soffit linings for painted finish.

L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)

L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)

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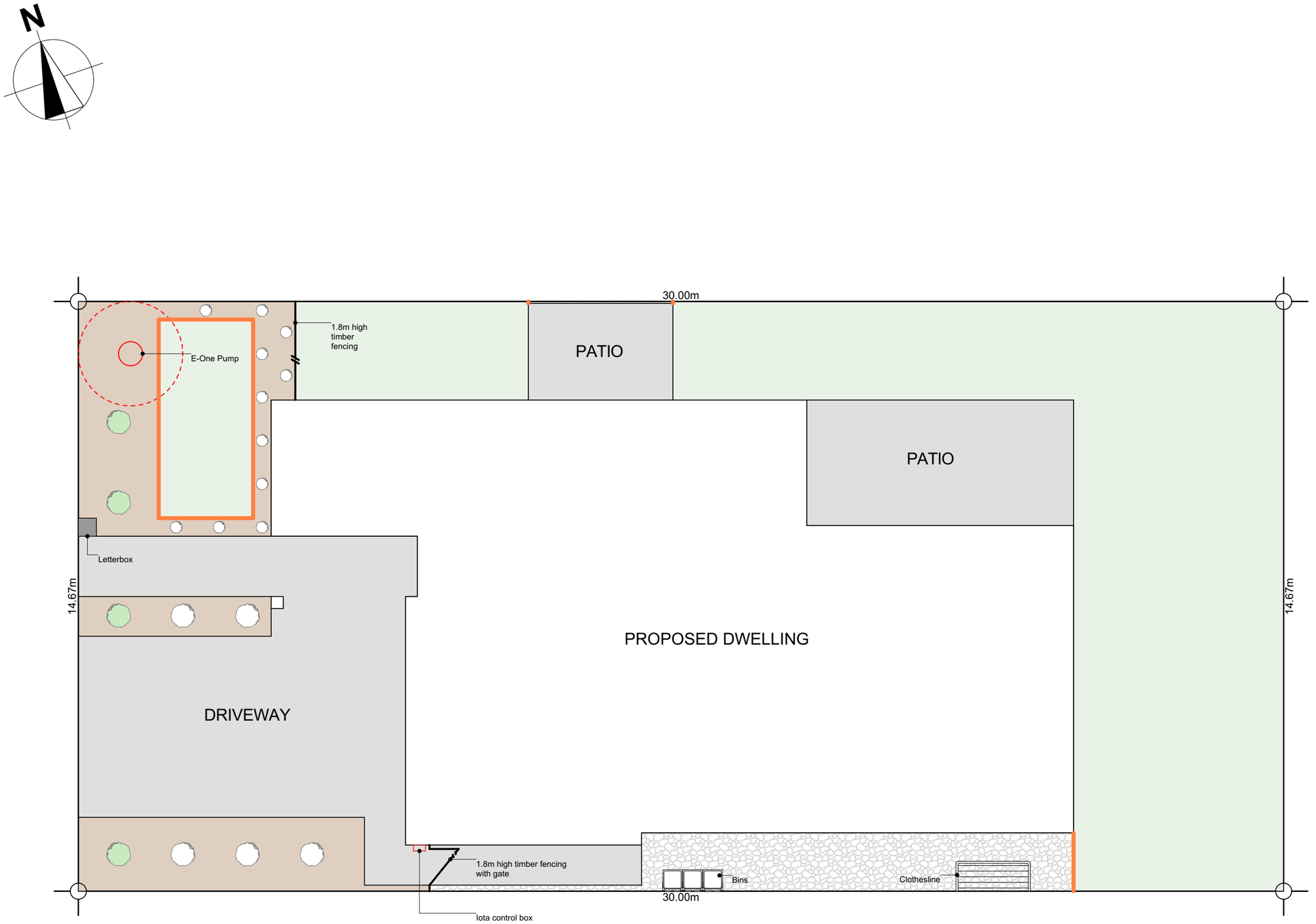
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Cross Sections

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

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

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
- Letterbox to be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property



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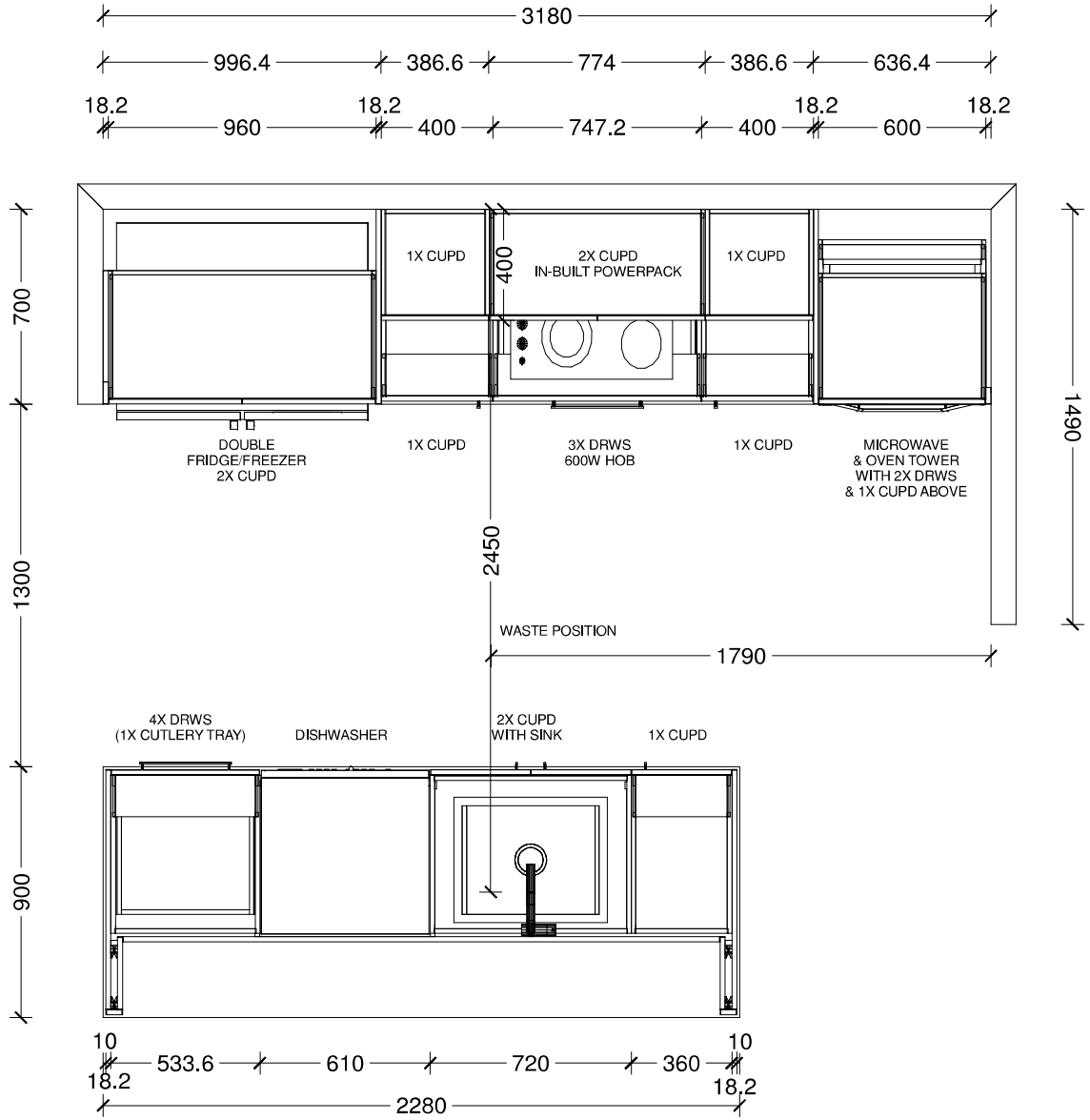
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Landscape Plan

Scale 1:100 @ A3

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Benchtop Colour:

30mm square edge Tristone

Main Joinery Colour:

Back Wall & Island Back Panels

Feature Joinery Colour

Island, Boxed Ends & Overheads

Handles:

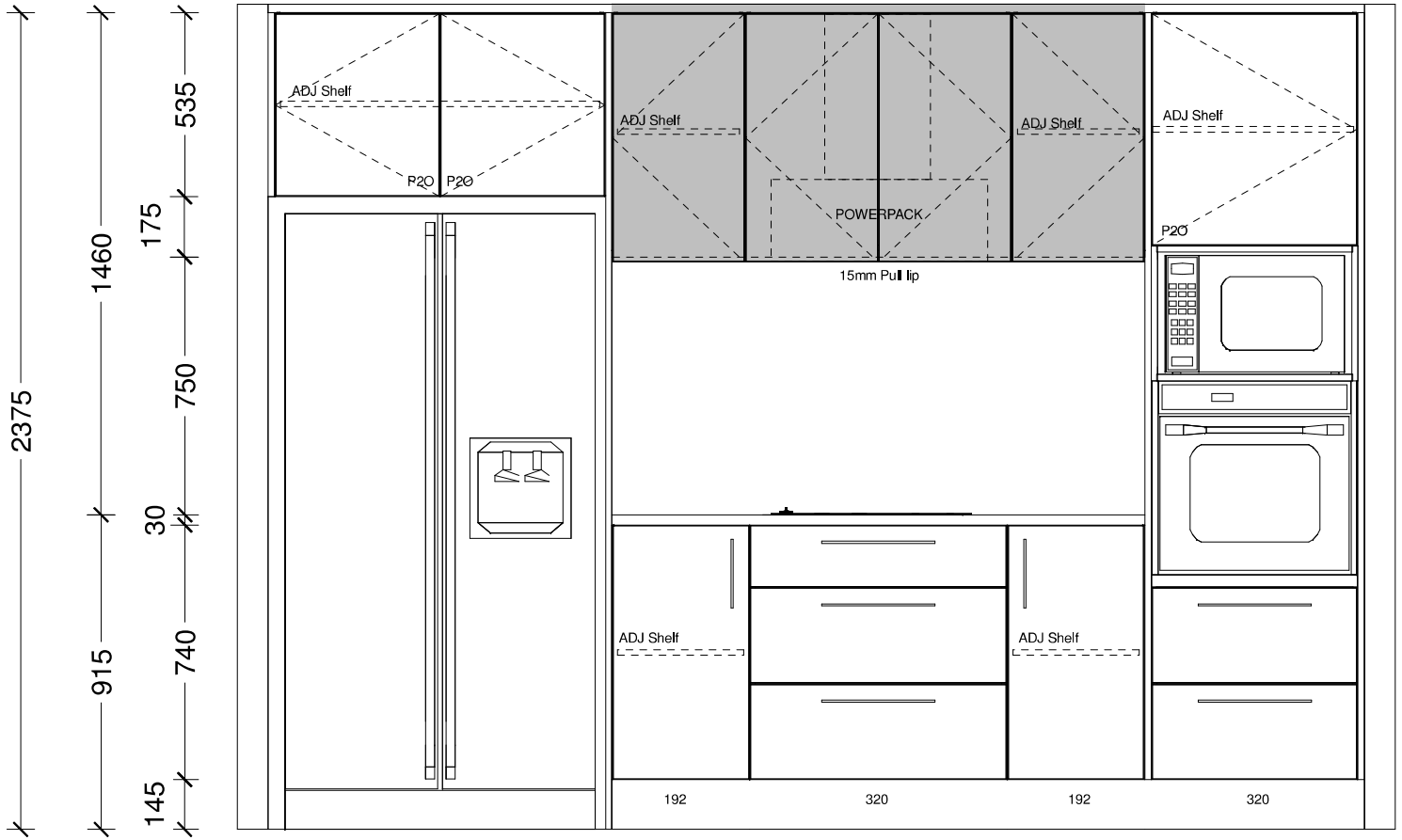
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Sink:

Lazio NZLSS-5545 Stainless Single Bowl

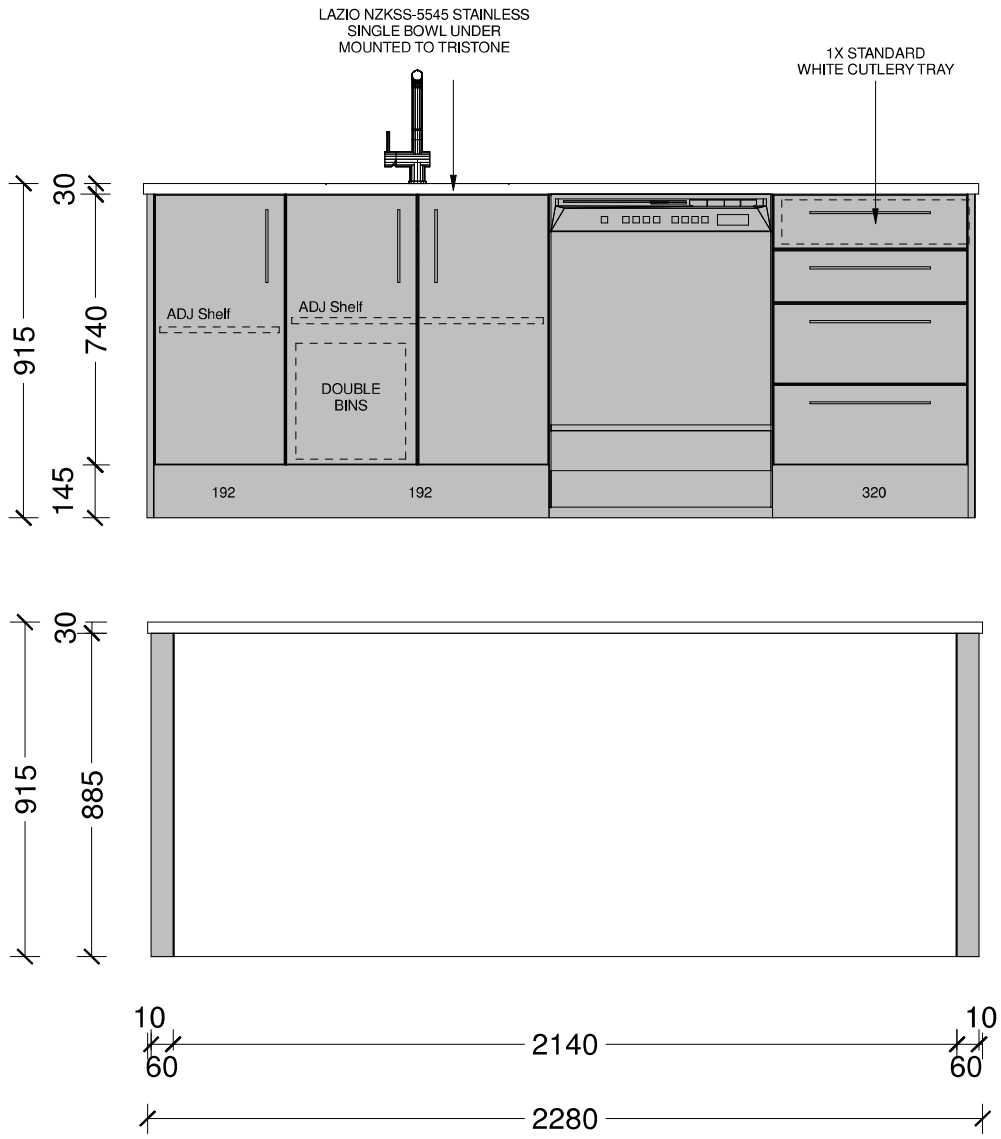
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g: Kitchen Plan	Scale: 1 : 25	Customer: The Maple - Selwyn				

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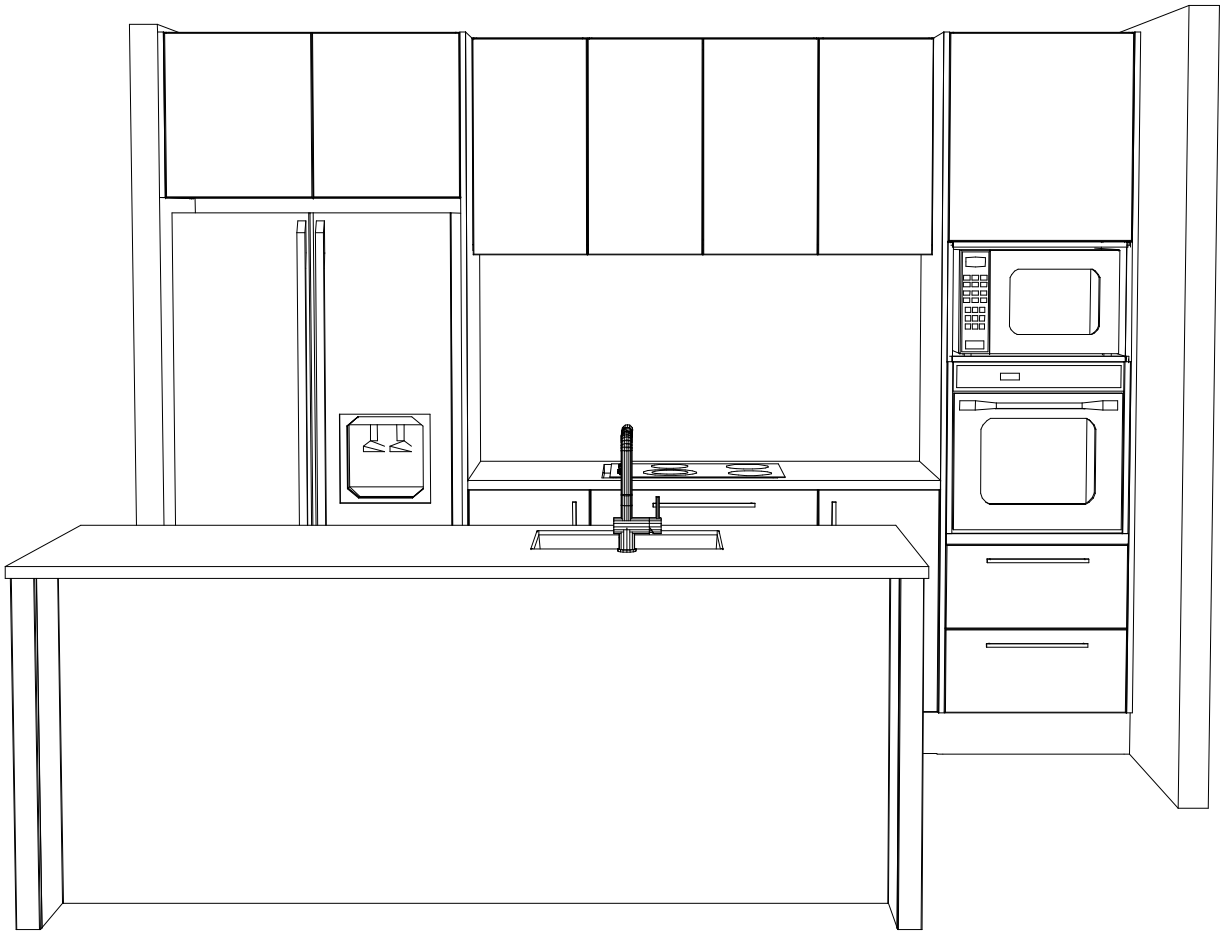
Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	13 May 26	Oakridge Homes	Job		Default
Drawing: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple - Selwyn			

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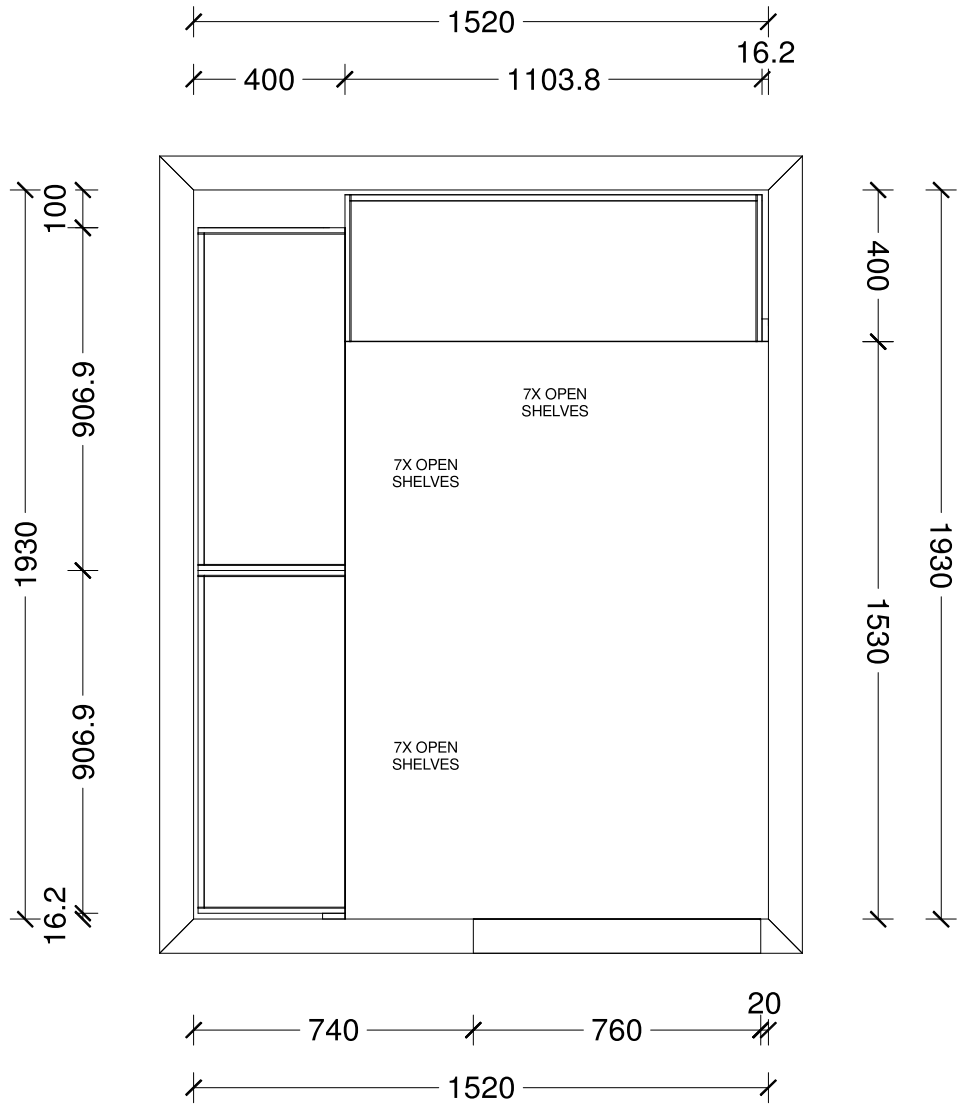
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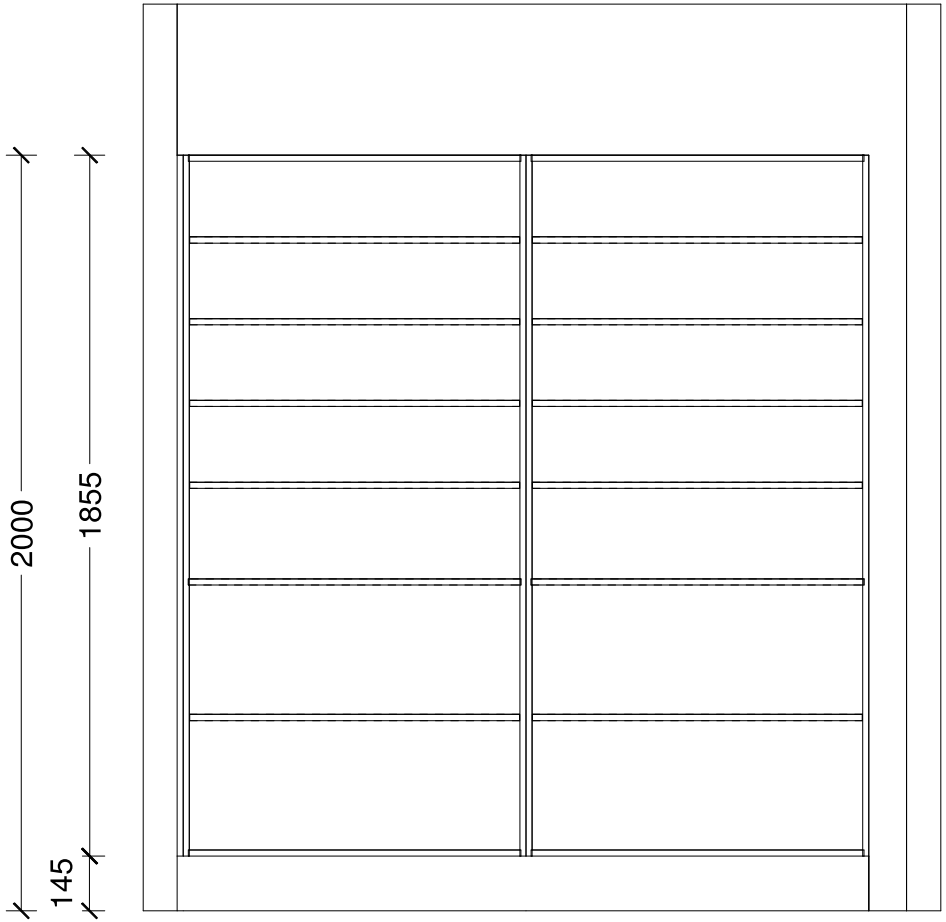
signer: Sarah Molyneux	Date: 13 May 26	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
g: Kitchen 3D Perspective	Scale:	Customer: The Maple - Selwyn				

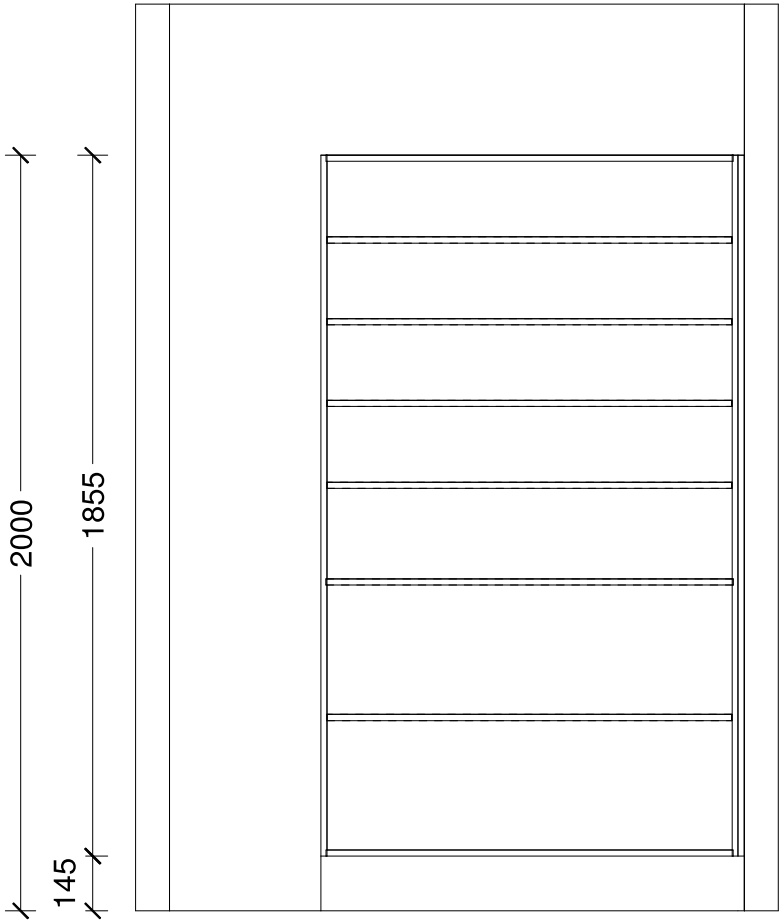
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Designer: Sarah Molyneux	Date: 29 Apr 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple - Pantry V3				

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Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	29 Apr 25	Oakridge Homes	Job		Default
Dwg:	Scale:	Customer:			
Pantry Elevation	1 : 20	The Maple - Pantry V3			

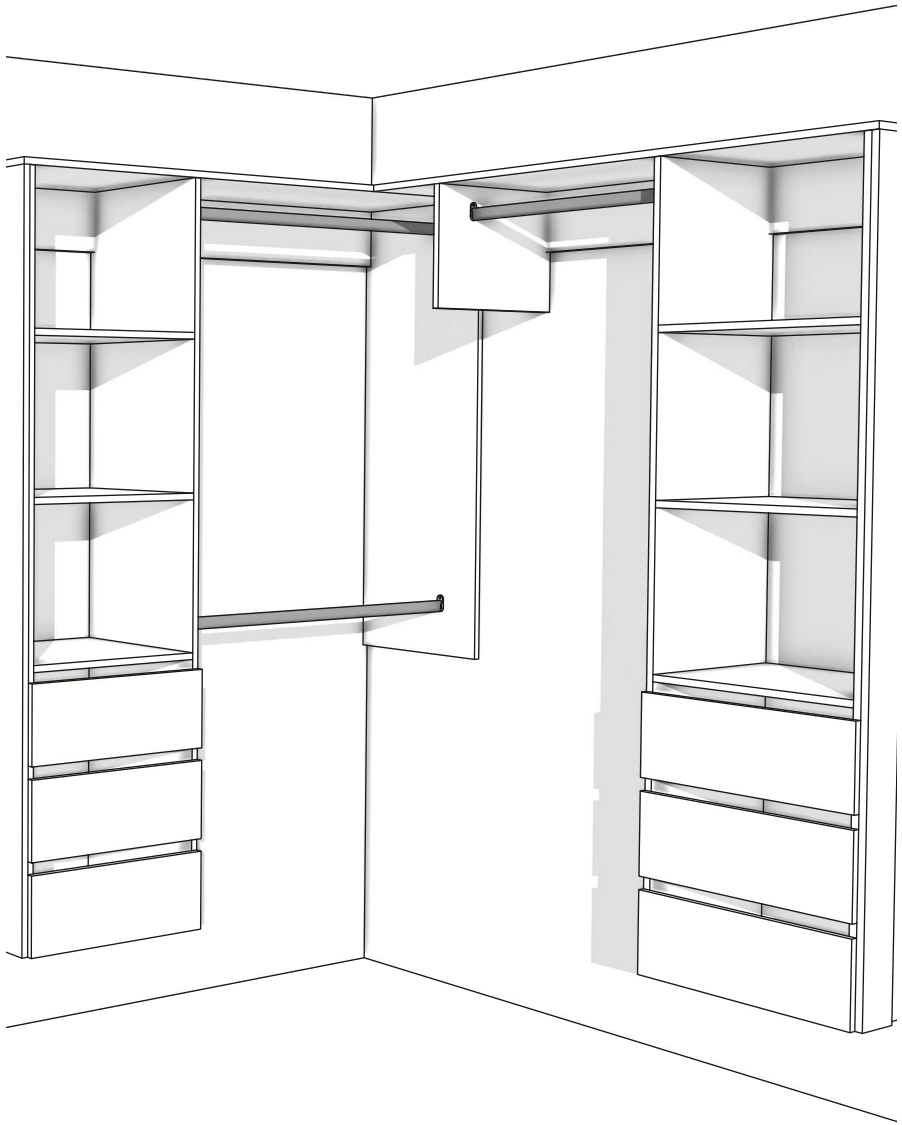
TRENDS™ KITCHENS

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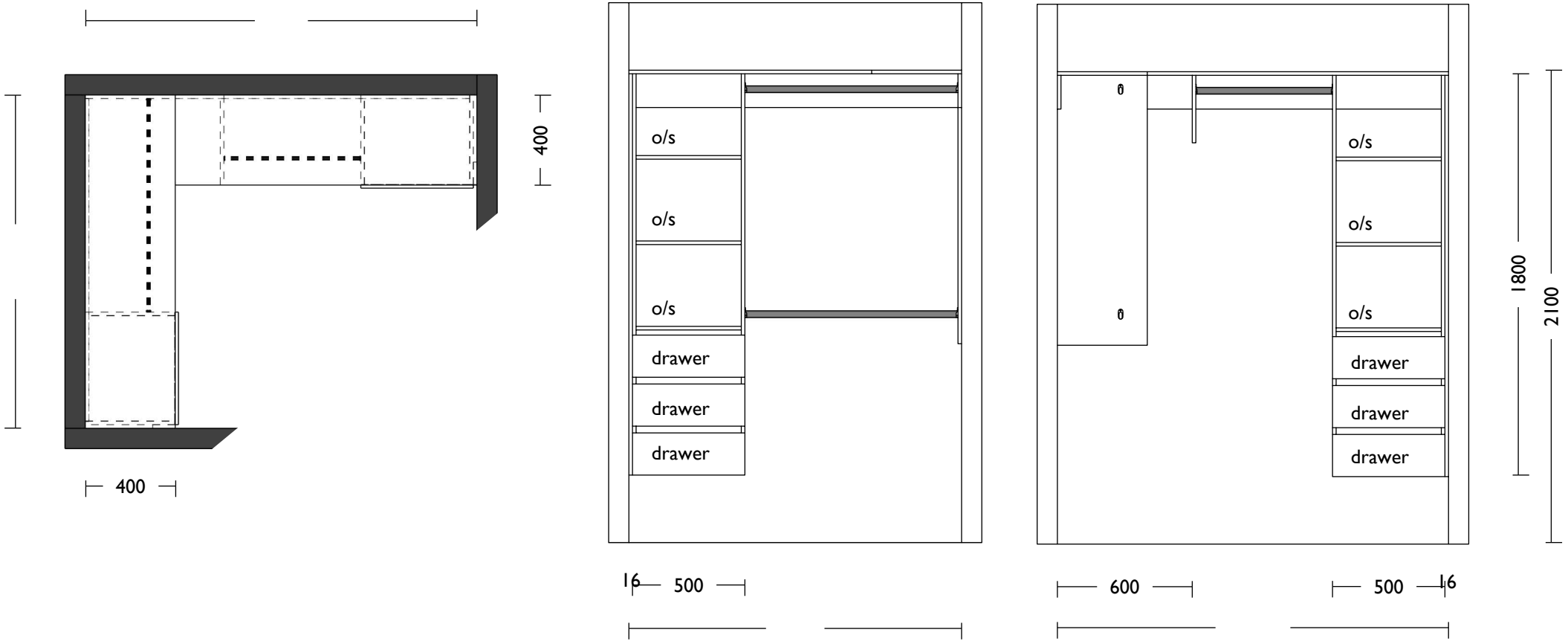


Designer: Sarah Molyneux	Date: 29 Apr 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple - Pantry V3				

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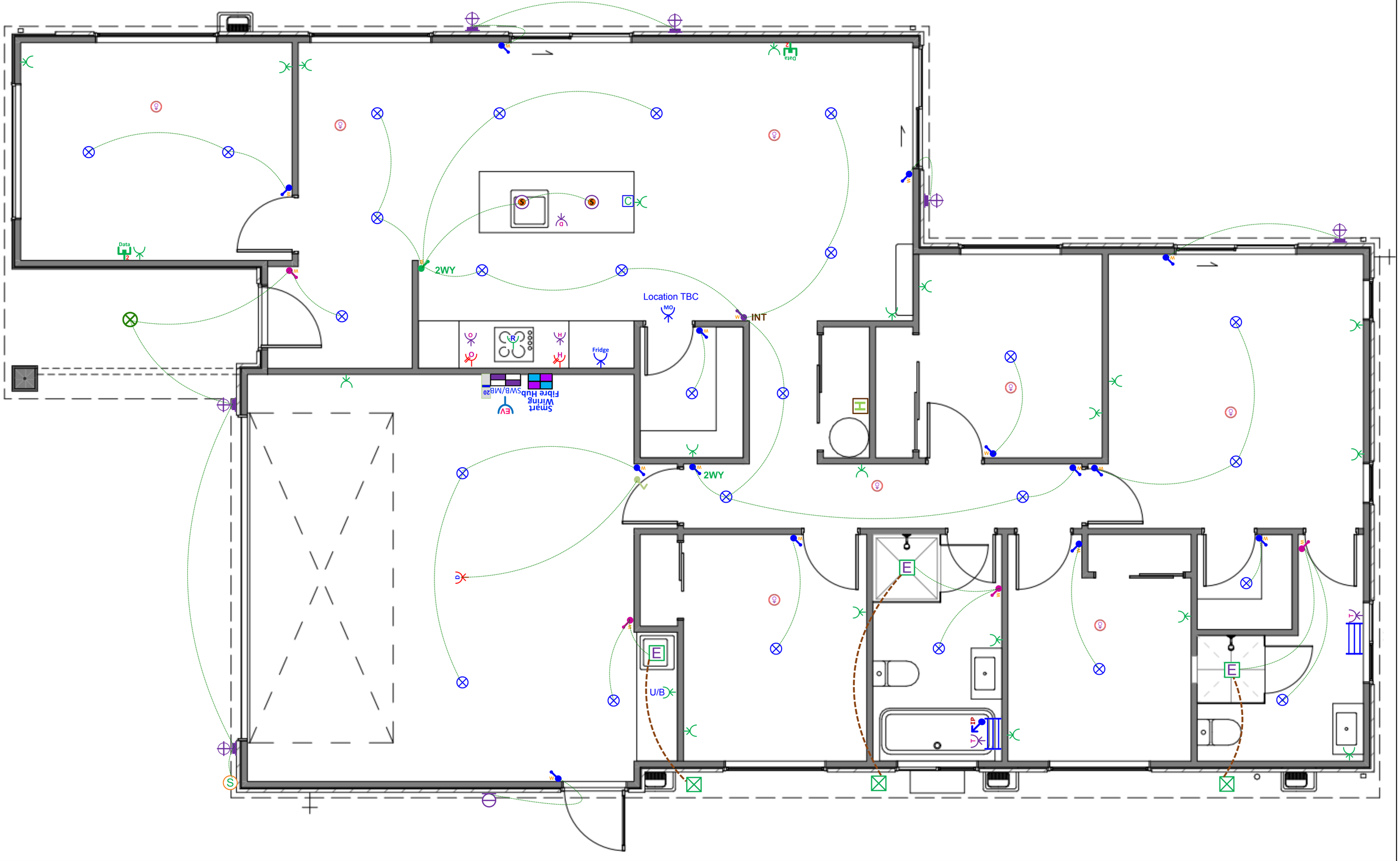


mallia HOME CENTRE	CLIENT NAME		DATE	September 23, 2026	ALL DIMENSIONS & SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VARIATIONS ON THE JOB SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS
			SCALE	1:25/A4	
	ADDRESS		ROOM	MASTER WIR	



mallia HOME CENTRE	CLIENT NAME		DATE	September 23, 2026
			SCALE	1:25/A4
	ADDRESS		ROOM	MASTER WIR

ALL DIMENSIONS & SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VARIATIONS ON THE JOB SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS



SMART SYSTEMS
Electricians for smart, sustainable homes

Client Name: Oakridge Homes
Site Address: Oakbridge - Lot 256
Acceptance Signature & Date:

Date: 30-10-2026
Plan Electrical & Lighting

Designed By: Jodie Daniell
Phone: 03 338 4238
Email & Web info@smartsystems.net.nz smartsystems.net.nz

Plan: Oakbridge - Lot 256 - 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
	Protective Capping for Electrical Cabling Power Socket/Switch Mounted on Joinery	1 EA
	Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA
	Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA
	Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	1 EA
	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	1 EA
	Tradesave Slim Dishwasher Power Socket (White)	1 EA
	Voltex Hot Water Cylinder Hard-Wired Connection & Isolator (Surface Mounted)	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 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 Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit	26 EA

Electrical

	Item	Total
	Pendant Light "A" - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit	2 EA
	External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	6 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)	14 EA
	Tradesave Slim Light Switch 2-Gang (White)	4 EA
	Tradesave Slim Light Switch 3-Gang (White)	1 EA
	Tradesave Slim Light Switch 4-Gang (White)	1 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
2WY	2-Way Light Circuit	2 EA
INT	Tradesave Slim 3-way Intermediate Switching 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
	Recessed LED Downlight Prolux DL30 160° Beam 13-Watt 3K 30°Tilt (White) and Circuit	1 EA

In the Area

About Oakbridge

Oakbridge is a thoughtfully designed new community in the flourishing suburb of Marshland. Once complete, the subdivision will feature approximately 450 sections, for those seeking a stylish executive home through to growing families looking for more space.

Designed with lifestyle and connection in mind, Oakbridge features attractive open spaces, tree-lined streets and generous road widths to create a welcoming and enjoyable neighbourhood. With distinctive landscaping and design features throughout, Oakbridge offers a strong sense of place and a community you'll be proud to call home.





Marshland and Surrounding Areas

Living in Oakbridge places you in a convenient and growing part of Christchurch, where suburban living meets easy access to everything you need.

Marshland offers excellent connectivity, with the motorway nearby providing an easy commute into Christchurch City. Northwood Super Centre and Northlands Shopping Centre are both within easy reach, offering a great selection of shops, supermarkets, cafés, dining and everyday services.

For those who enjoy an active lifestyle, Bottle Lake Forest is just minutes away, with walking and cycling tracks, golfing and plenty of opportunities to enjoy the outdoors. With a range of schooling options nearby and Christchurch's beaches and city amenities within easy reach, Marshland is perfectly positioned for modern family living.



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OAKRIDGE HOMES

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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OAKRIDGE HOMES

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The Oakridge Journey

Decide which house and land package is suitable for you and will meet your needs

Sign your contract and enter your due diligence period (usually 10 working days)

Your solicitor will guide you during this time

Go unconditional, congratulations!

In the background we will be preparing your home to be lodged into consent, some time may pass but rest assured everything is going to plan

Consent granted! A milestone achieved

Your new home will be scheduled into our build programme

We instruct the works to commence onsite, let's dig some ground!

You will receive updates throughout the construction of your home

17 weeks pass by – that went quick! Your home is ready for the **final inspection**

We will undertake our quality audits and ensure all works are on track to be completed prior to settlement

Code Compliance has issued, your settlement date is now set

During this time you will have your **pre-settlement inspection** to view your home and raise any questions

All works are confirmed as complete and your handover date is organised where you will receive your keys along with other helpful information – an exciting day!

Thank you for trusting Oakridge Homes it's a privilege to have been chosen as your builder!

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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