

# Lot 287 Arbor Green

Stage 9, Arbor Green, Springwood, Rolleston







## House & Land Package:

# \$769,900

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: 156m<sup>2</sup>

Section area: 417m<sup>2</sup>

 4  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

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**OAKRIDGE**  
HOMES 

This detailed floor plan shows a house with a large garage and several bedrooms. The layout includes the following rooms and features:

- BED 3:** 7.94m<sup>2</sup>, includes a shelf & rail and a window (w02).
- BATH:** 5.40m<sup>2</sup>, includes a covered ceiling, Element Discso 1700, and a window (w04).
- BED 2:** 9.02m<sup>2</sup>, includes a window (w05).
- ENS:** 3.80m<sup>2</sup>, includes a window (w06).
- WIR:** 3.50m<sup>2</sup>, includes a shelf & rail and a window (w07).
- BED 1:** 11.97m<sup>2</sup>, includes a window (w08).
- FAMILY:** 22.20m<sup>2</sup>, includes a window (w09).
- ENTRY:** 4.96m<sup>2</sup>, includes a Raking Soffit and a window (w01).
- HALL:** 6.74m<sup>2</sup>, includes a window (w03).
- Garage:** 33.64m<sup>2</sup> (Fully Insulated), includes a g.d. 4500 (Insulated) and a coved ceiling.
- Ldry:** Includes a Manhole and a window (w04).
- BED 4:** 8.09m<sup>2</sup>, includes a window (w05).
- KITCHEN:** 9.95m<sup>2</sup>, includes a hwc, 4 shelves, f/f, and a window (w06).
- DINING:** 11.10m<sup>2</sup>, includes a window (w07).
- WIR:** 3.50m<sup>2</sup>, includes a shelf & rail and a window (w08).
- W15:** Includes a vent. g.t. and a window (w14).
- W13:** Includes a vent. g.t. and a window (w12).
- W12:** Includes a vent. g.t. and a window (w11).
- W11:** Includes a vent. g.t. and a window (w10).
- W10:** Includes a vent. g.t. and a window (w09).
- W09:** Includes a vent. g.t. and a window (w08).
- W08:** Includes a vent. g.t. and a window (w07).
- W07:** Includes a vent. g.t. and a window (w06).
- W06:** Includes a vent. g.t. and a window (w05).
- W05:** Includes a vent. g.t. and a window (w04).
- W04:** Includes a vent. g.t. and a window (w03).
- W03:** Includes a vent. g.t. and a window (w02).
- W02:** Includes a vent. g.t. and a window (w01).
- W01:** Includes a vent. g.t. and a window (w00).
- W00:** Includes a vent. g.t. and a window (w00).

4012  
RC.....

**Stage 2**

247 520m<sup>2</sup>  
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249 520m<sup>2</sup>  
24.00 24.00 24.00 24.00

250 417m<sup>2</sup>  
20.50 20.50 20.50 20.50

1015 555m<sup>2</sup>  
29.00 29.00 29.00 29.00

284 417m<sup>2</sup>  
21.00 21.00 21.00 21.00

285 390m<sup>2</sup>  
20.25 20.25 20.25 20.25

286 390m<sup>2</sup>  
20.25 20.25 20.25 20.25

**287 417m<sup>2</sup>**  
20.50 20.50 20.50 20.50

3011 555m<sup>2</sup>  
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179 465m<sup>2</sup>  
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178 465m<sup>2</sup>  
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177 465m<sup>2</sup>  
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175 465m<sup>2</sup>  
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174 465m<sup>2</sup>  
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173 524m<sup>2</sup>  
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172 488m<sup>2</sup>  
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180 465m<sup>2</sup>  
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164 458m<sup>2</sup>  
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162 463m<sup>2</sup>  
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157 499m<sup>2</sup>  
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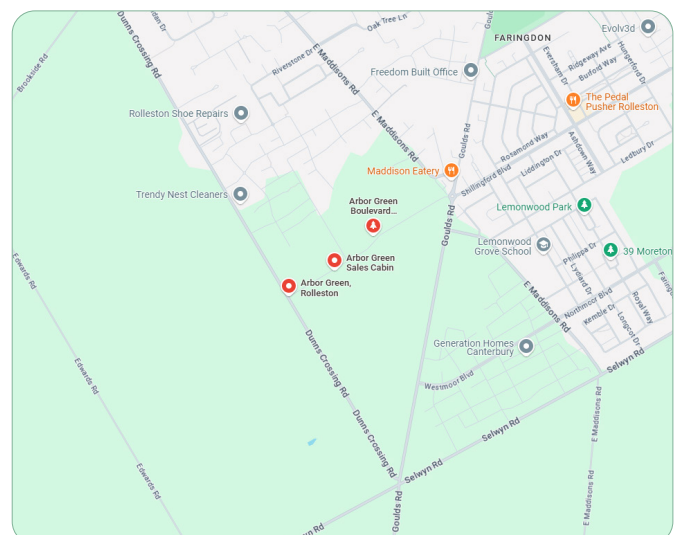
2030 198m<sup>2</sup>  
19.80 19.80 19.80 19.80

Local Access (U&M) Reserve to West to S/C

Coulds Road

113

**e 13**



**OAKRIDGE**  
HOMES



# 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: Tint to w02-w09	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):	Element	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

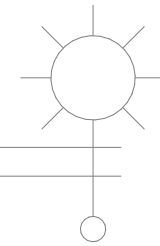
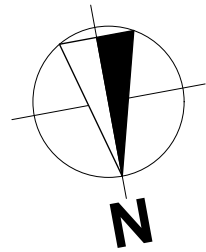


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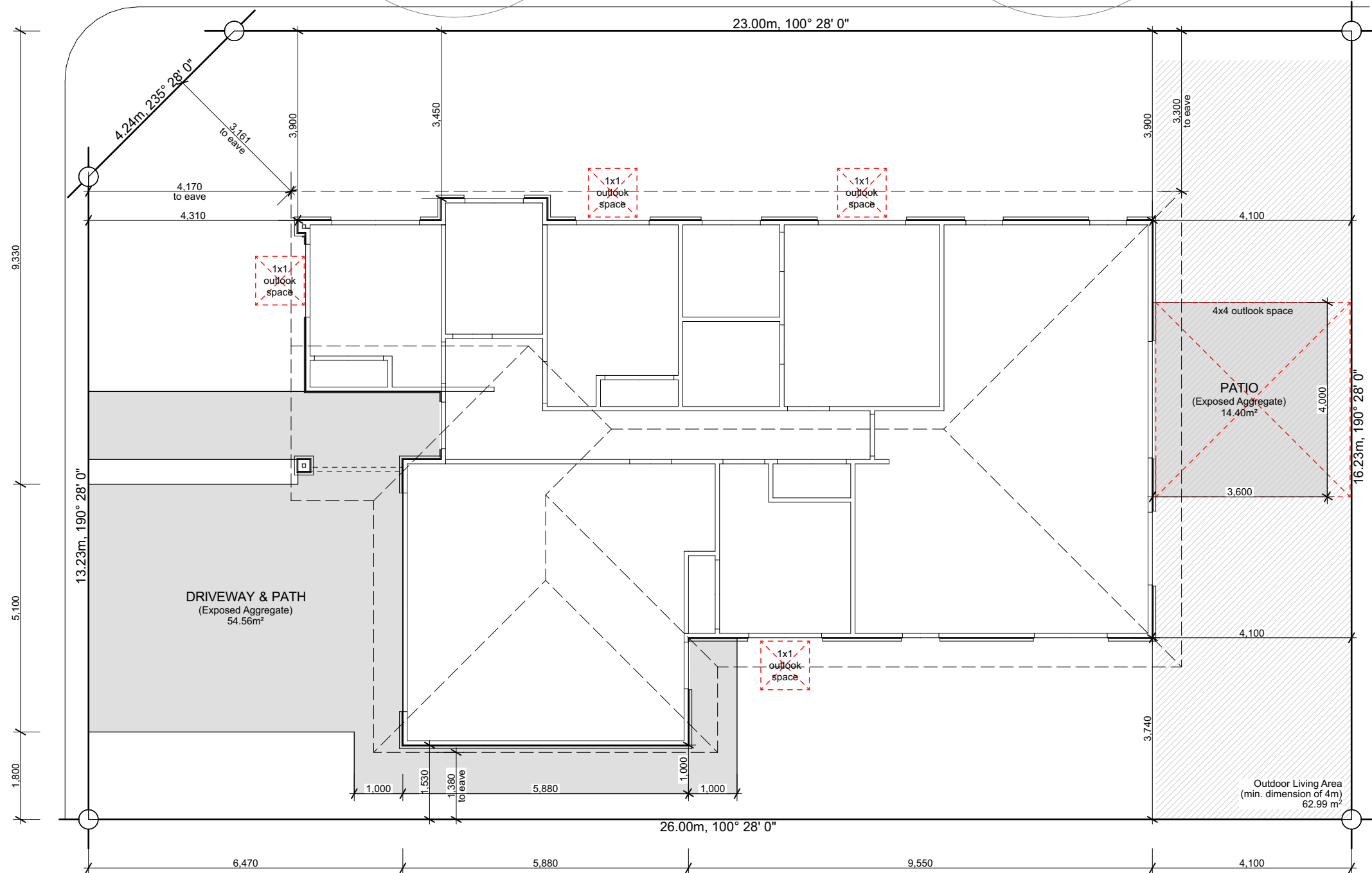
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MONDO DRIVE

CHARTREUSE WAY



## Site Info

Site Address	Chartreuse Way Arbor Green
Legal Description	Lot 287 DP 616748
Site Area	417m²
Building Area	156.37m²
Roof Area*	195.03m²
Site Coverage	46.77%

## 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.



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**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
**LOT 287 ARBOR GREEN**  
**CHARTREUSE WAY ROLLESTON**

**Issue**  
**Concept Design**

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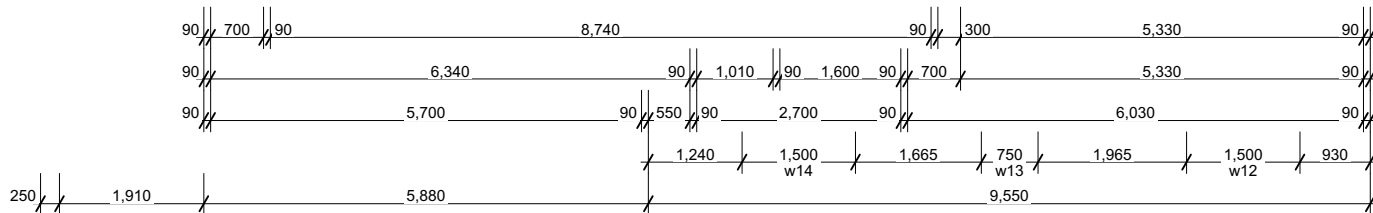
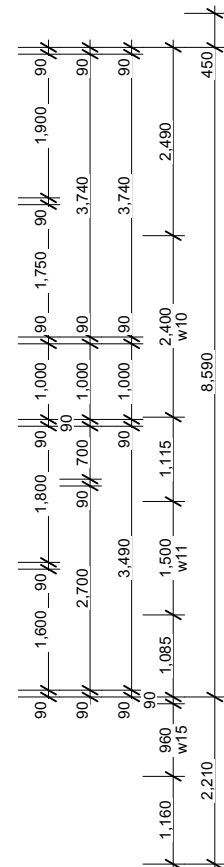
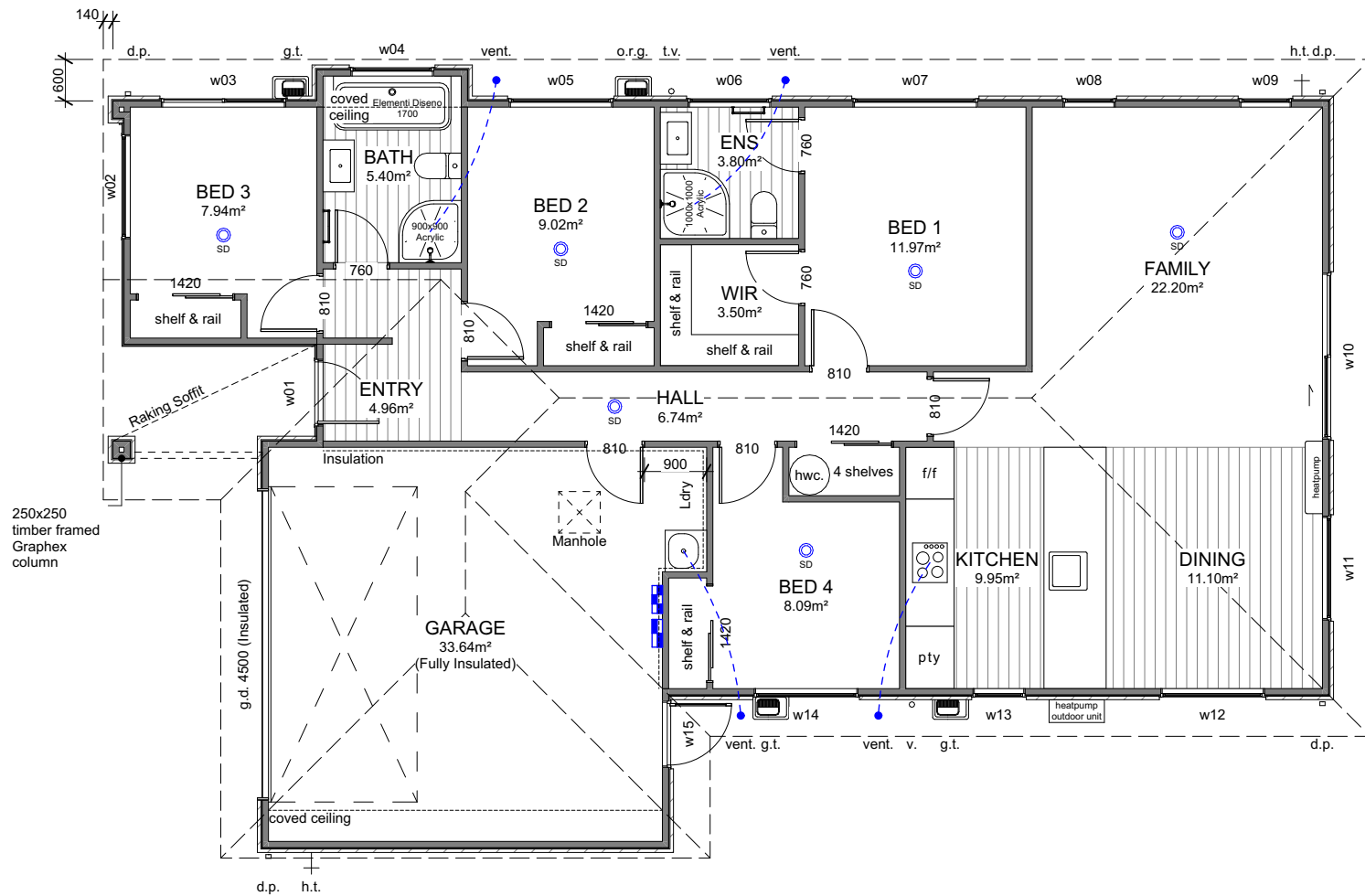
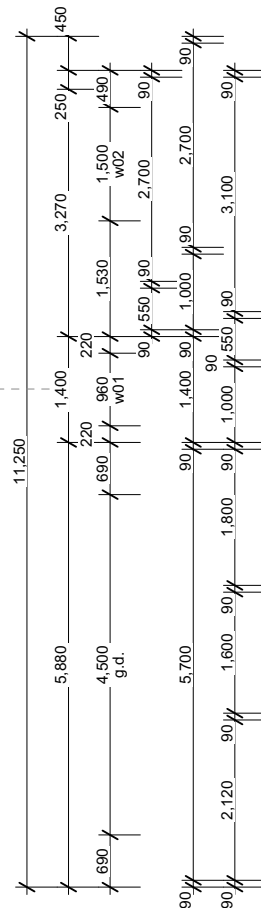
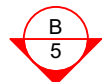
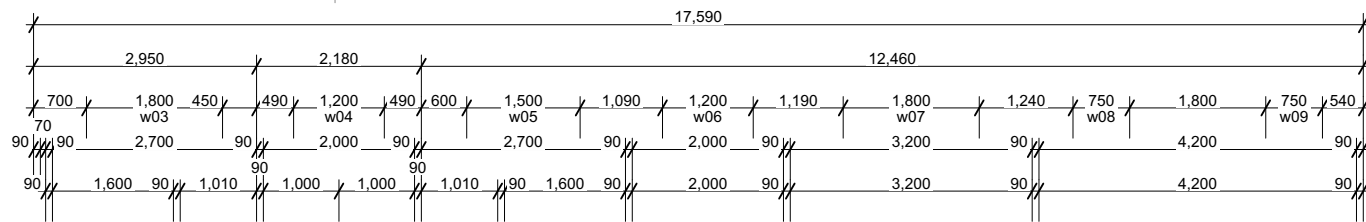
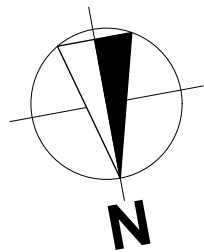
**Site Plan**

Scale 1:100 @ A3

Revision 1  
Date 19/06/2025  
File No. 25149

**Sheet No.**

**1**



## Building Area

Over Frame	152.49m²
Perimeter	59.26m
Over Cladding	156.37m²
Perimeter	59.90m
Roof Area*	195.03m²
Perimeter	60.82m

\*Roof area includes fascia & gutter.

## General

Main Cladding	RCS Graphex
Feature Cladding	JH 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 1:** Kitchen layout indicative only, refer to Kitchen Design for details.

**Note 2:** Tint to w02-w09

## 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	2,130	1,500
w03	500	1,800
w04	1,100	1,200
w05	1,400	1,500
w06	1,100	1,200
w07	1,400	1,800
w08	1,400	750
w09	1,400	750
w10	2,130	2,400
w11	1,400	1,500
w12	1,400	1,500
w13	2,130	750
w14	1,400	1,500
w15	2,130	960



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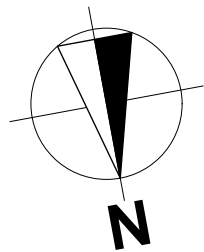
## Floor Plan

Scale 1:100 @ A3

Revision 1  
Date 19/06/2025  
File No. 25149

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**

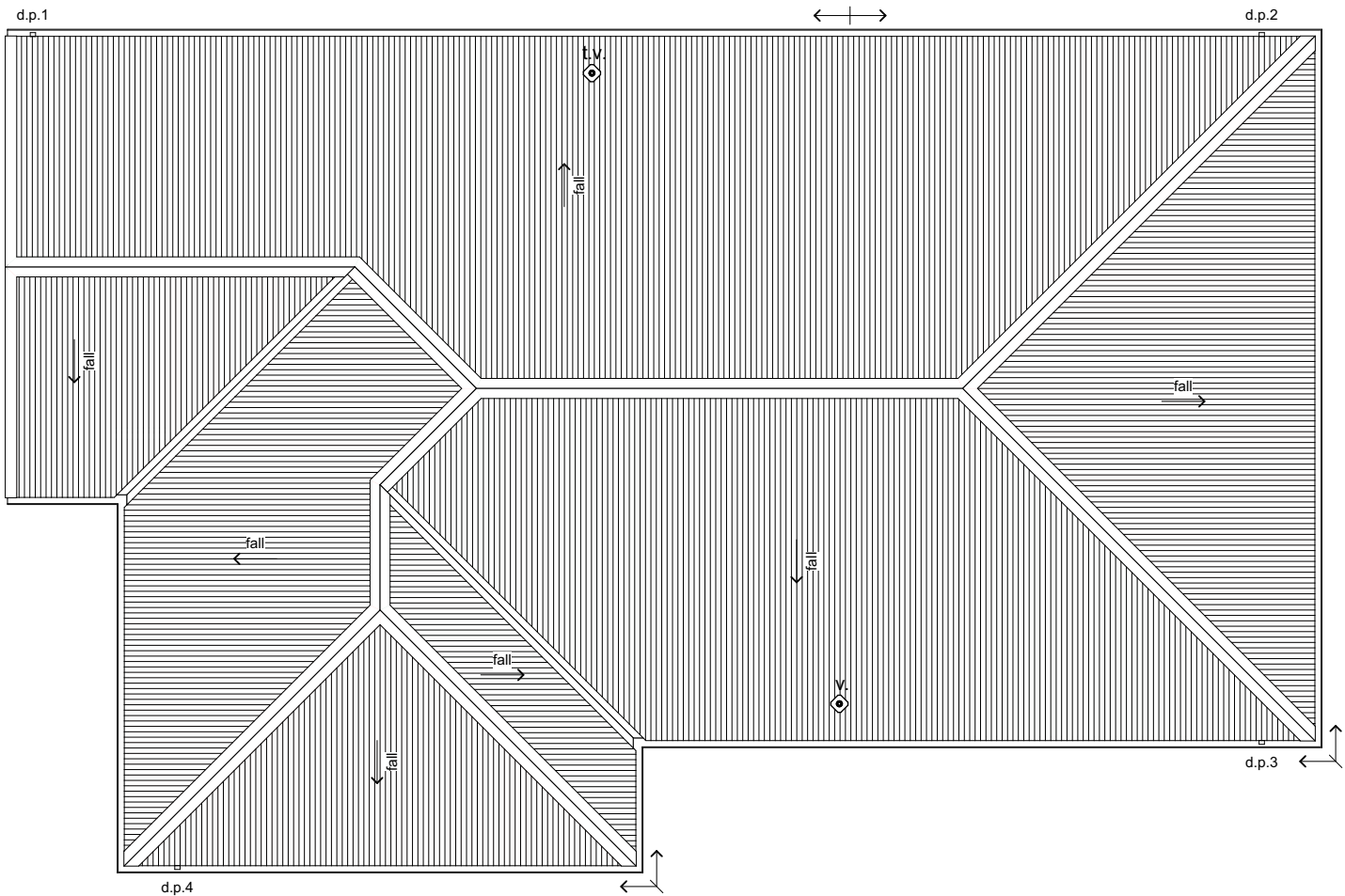
Seal all pipe penetrations with Dektite flashing kit as per specification.

**Downpipe Catchment  
(Plan Area)**

d.p.1	48m <sup>2</sup>
d.p.2	44m <sup>2</sup>
d.p.3	51m <sup>2</sup>
d.p.4	43m <sup>2</sup>

**Roof Bracings**

Refer to Truss Design.



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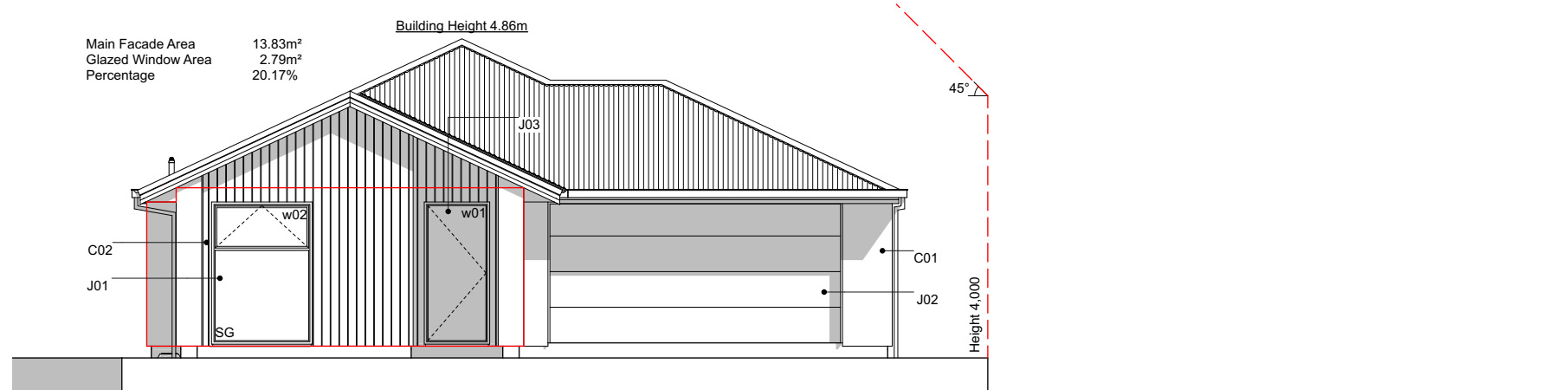
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Date	19/06/2025
File No.	<b>25149</b>

**Sheet No.**

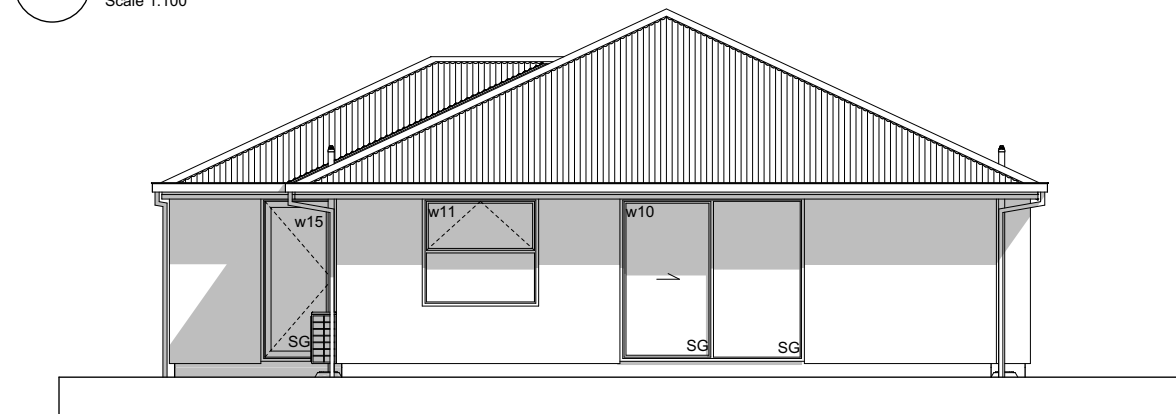
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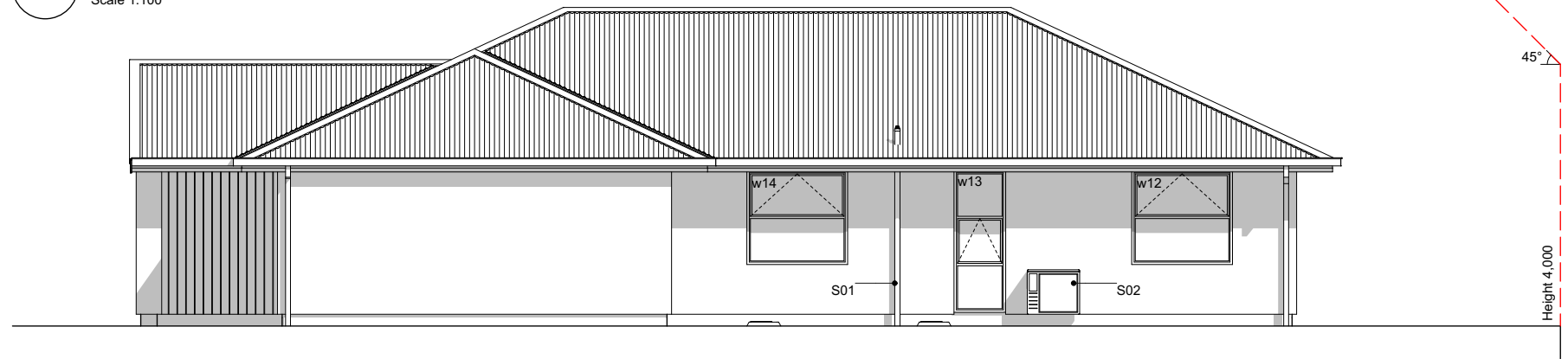
**E-01 East Elevation**  
Scale 1:100



**E-02 South Elevation**  
Scale 1:100



**E-03 West Elevation**  
Scale 1:100



**E-04 North Elevation**  
Scale 1:100

## Elevation Keys

- |     |  |
|-----|--|
| C01 | RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.                         |
| C02 | James Hardie Axon panel on 20mm 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 |

## General Notes

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



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## Elevations

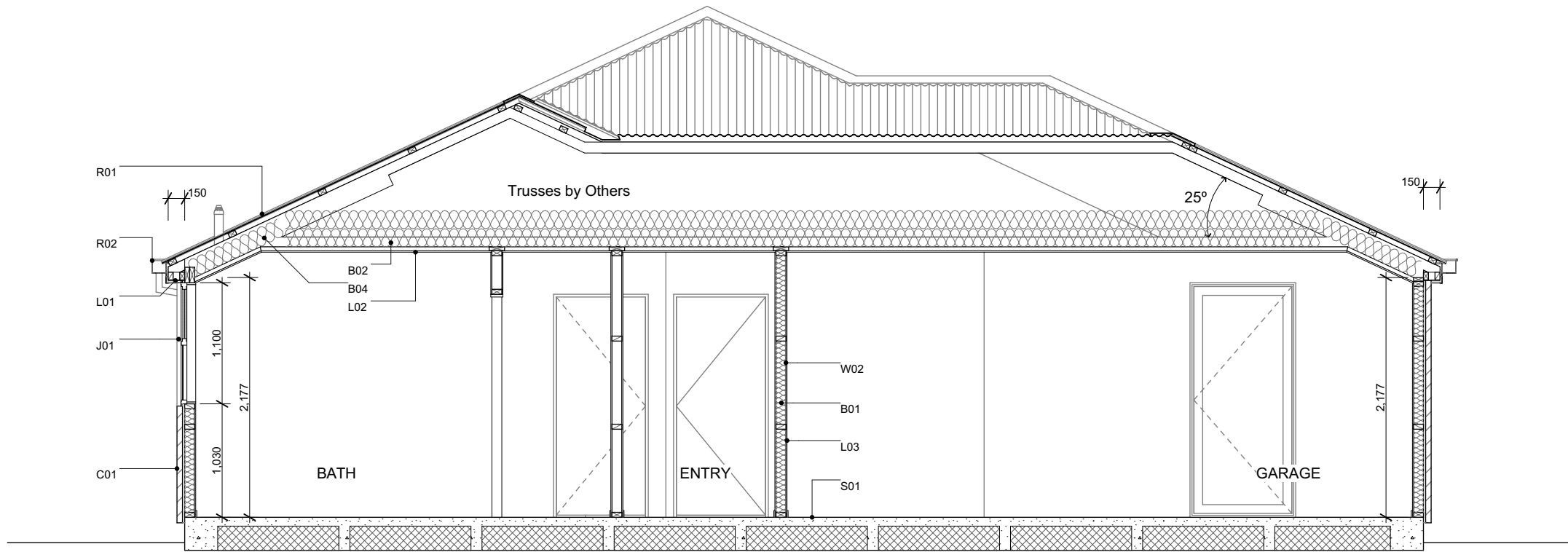
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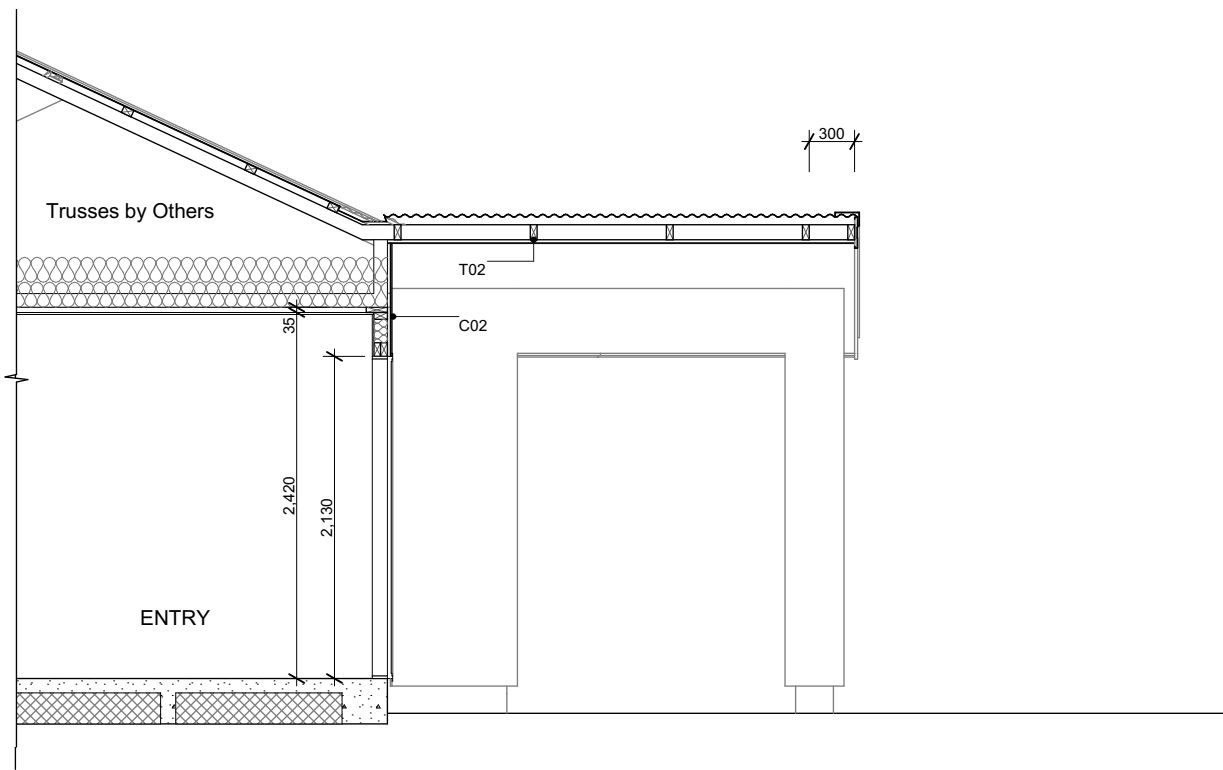
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**A** Section A-A  
Scale 1:50



**B** Section B-B  
Scale 1:50

## Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building underlay on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building underlay on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / 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 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.
- B03 R3.6 (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.
- B04 R3.6 ceiling insulation batts.
- L01 4.5mm soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 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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## Cross Sections

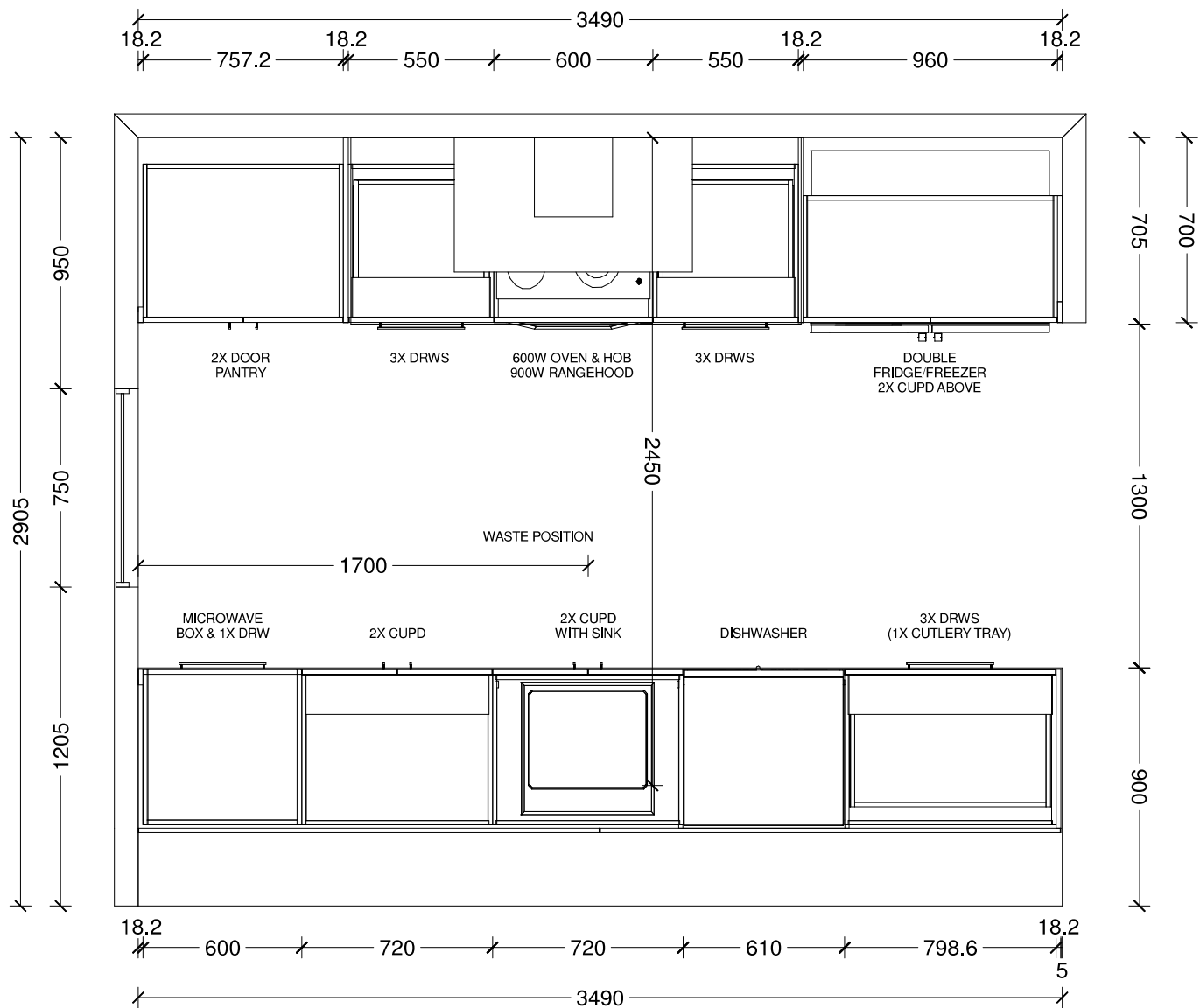
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Date 19/06/2025  
File No. **25149**

**Sheet No.**

**5**

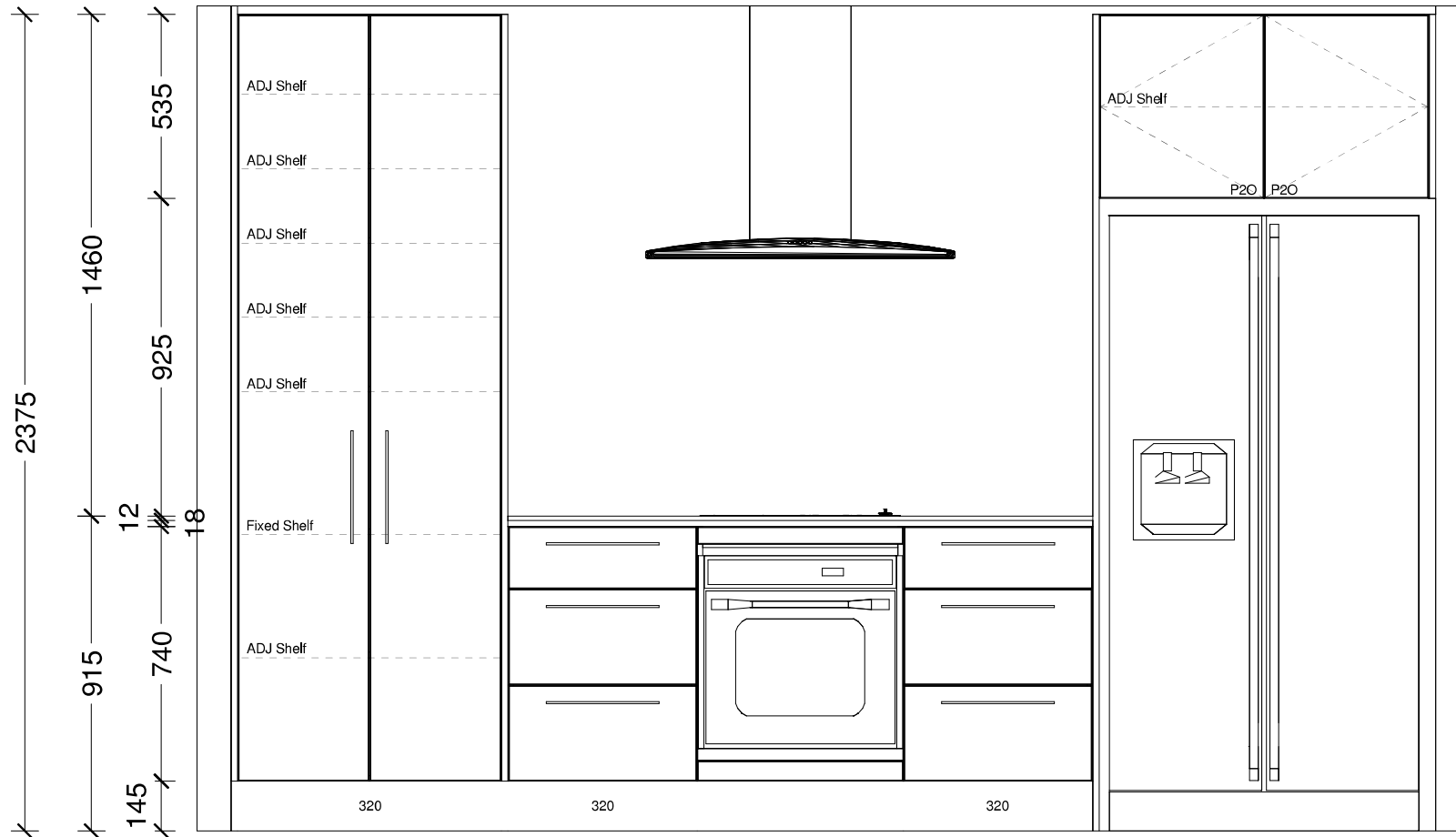




<b>Benchtop Colour:</b>
12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink: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

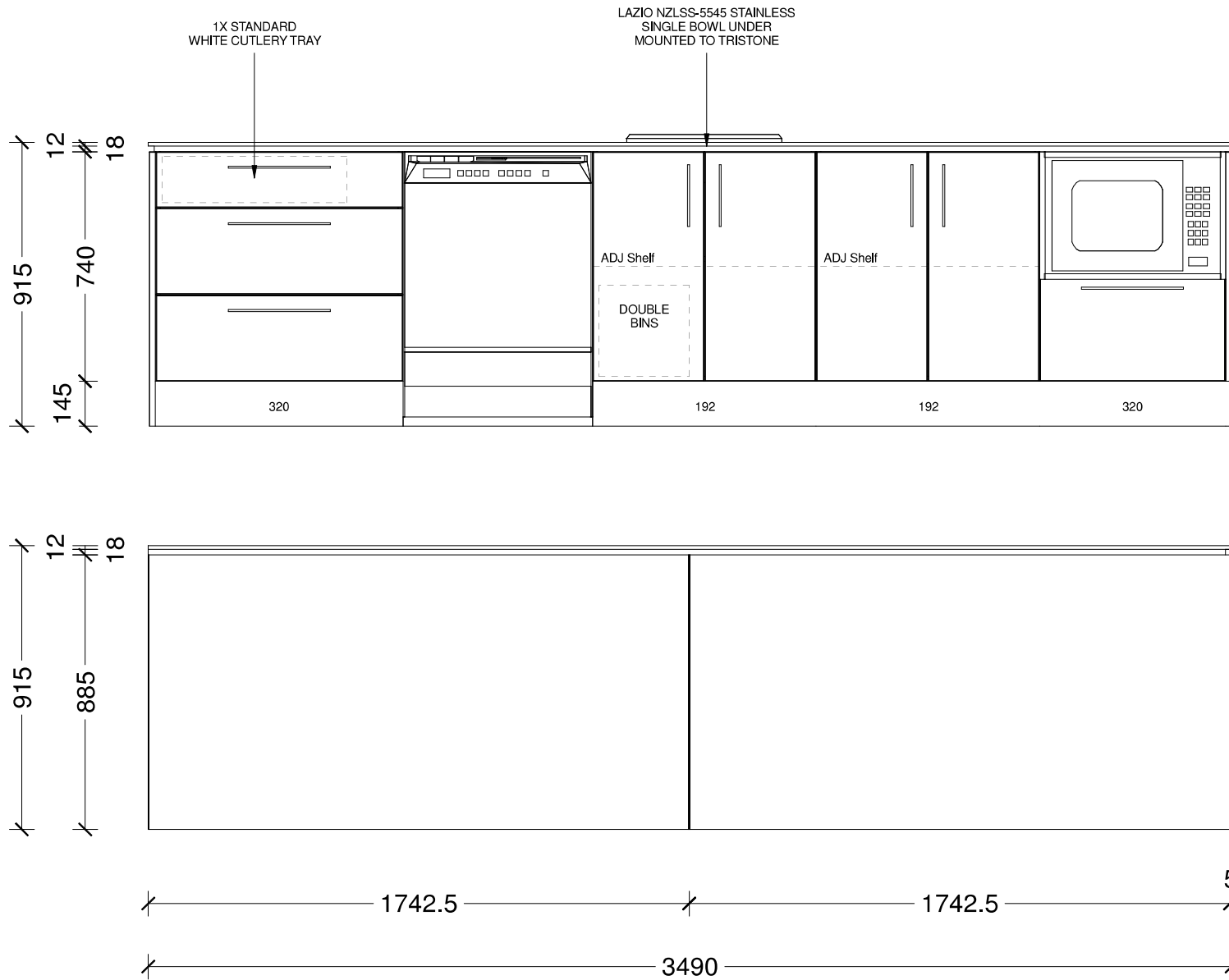
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Oak				

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Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

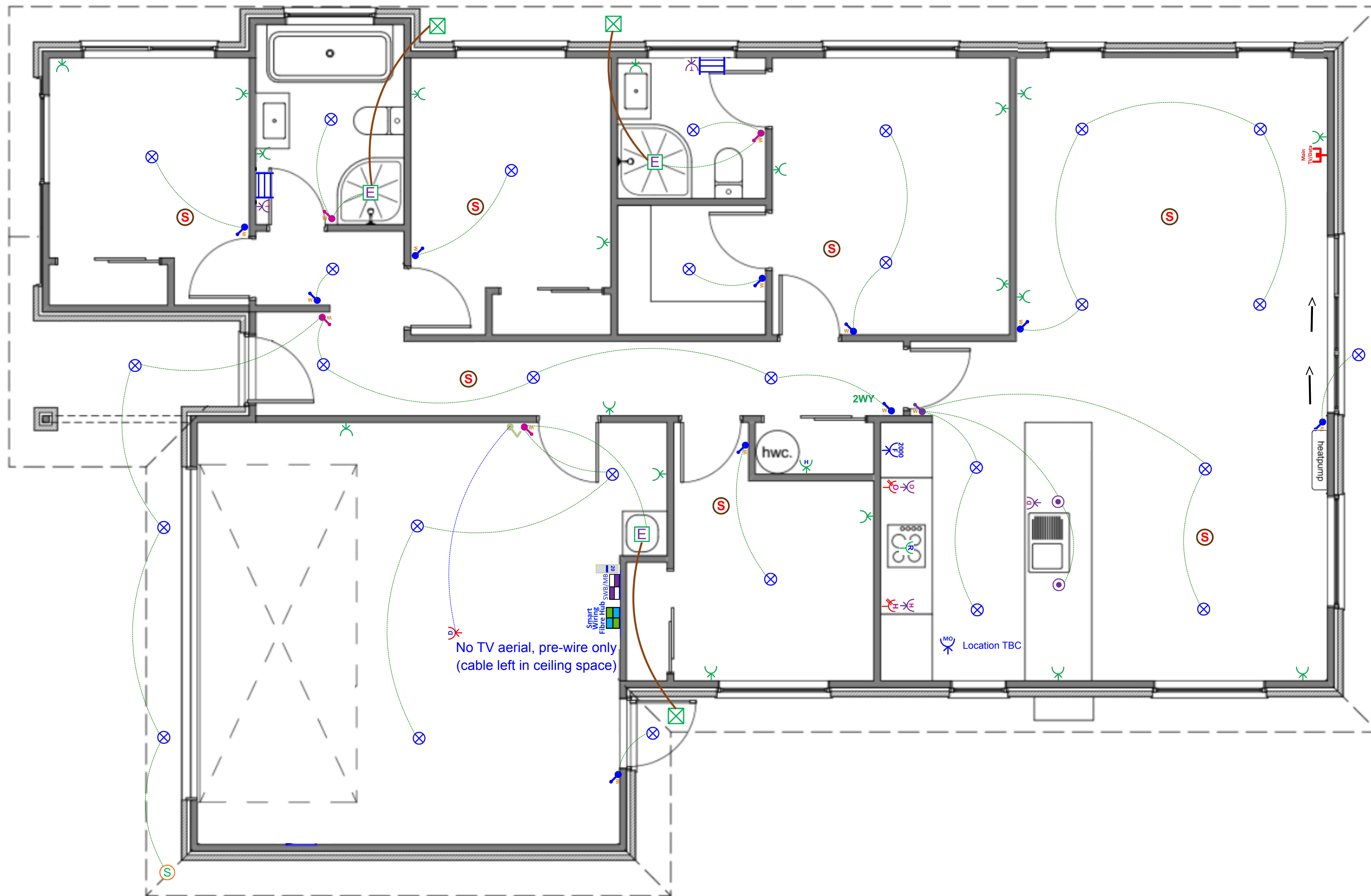
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Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Oak				






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# Plan: The Oak STD (Garage RHS) - 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
 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
 Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		7 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		28 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim White Light Switch 1 Gang		10 EA

## Electrical

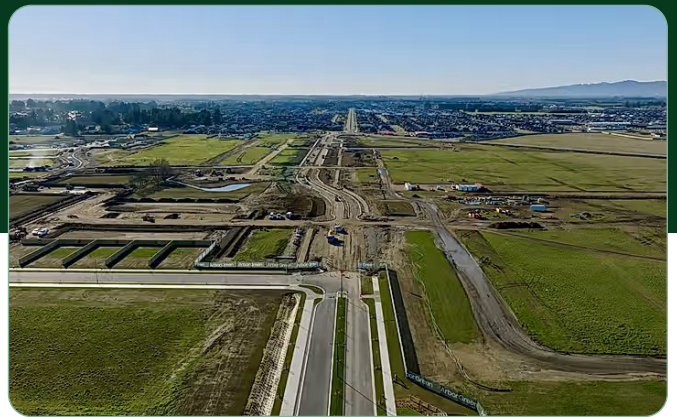
	Item	Total
	Tradesave Slim White Light Switch 2 Gang	4 EA
	Tradesave Slim White Light Switch 3 Gang	1 EA
	2-Way Light Circuit	1 EA
	Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
	Tradesave Slim Main TV/Data Socket (Cat6)	1 EA

# In the Area

## About Arbor Green

Arbor Green has everything that makes up a flourishing neighbourhood. Streets, landscaping and amenities that have been purposefully designed to bring people together and enhance everyday wellbeing.

Once complete, Arbor Green will have 1200 new homes built, a primary school and a central neighbourhood precinct that create two main gathering points, while multiple parks, pathways and cycleways ensure every resident can get around with safety and ease.



## Rolleston and Surrounding Areas

Living in Arbor Green 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.



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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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