

# Lot 294 Arbor Green

Stage 4, 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: 159m<sup>2</sup>

Section area: 427m<sup>2</sup>

 4    1    2    2

## Features:

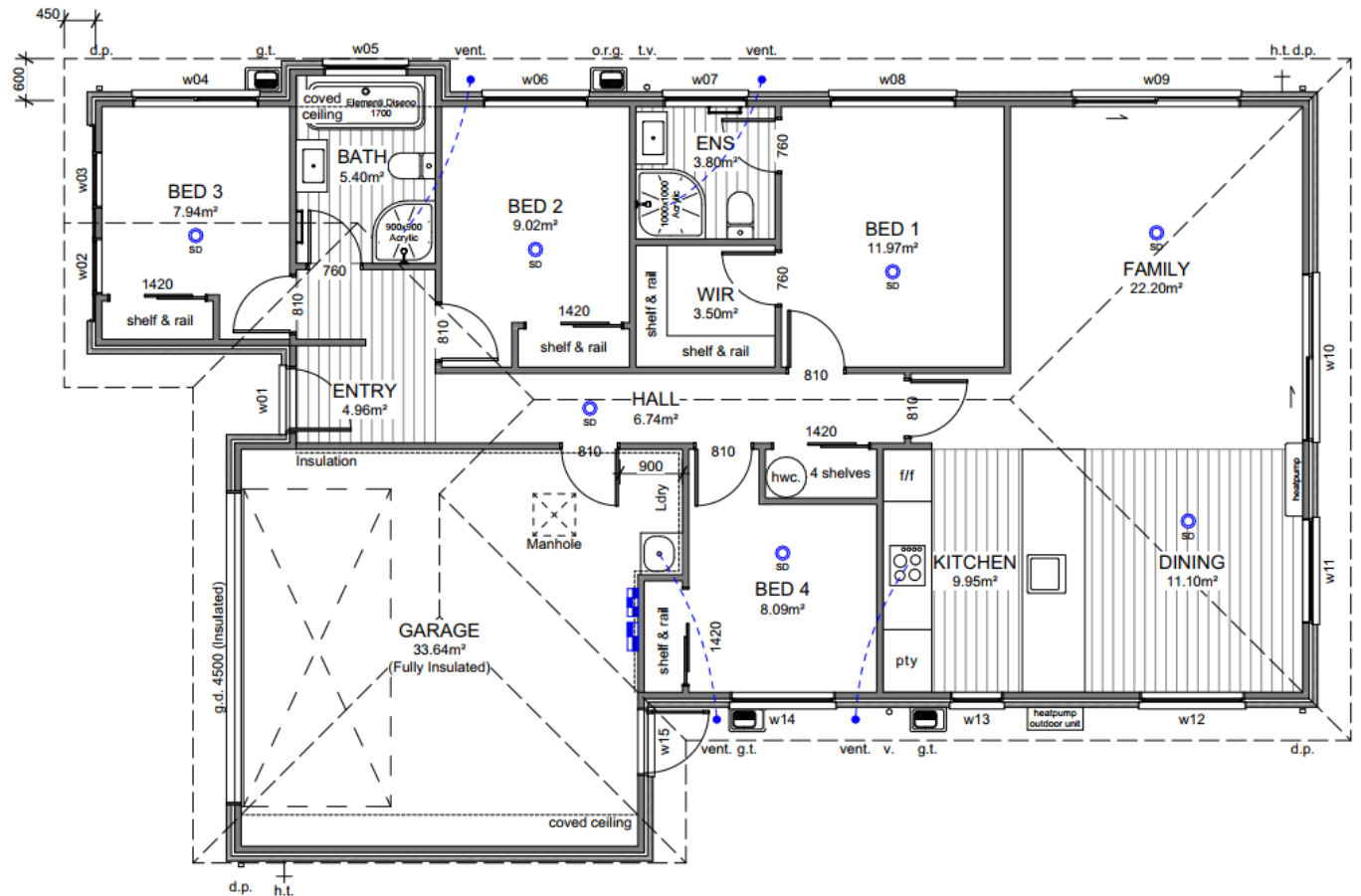
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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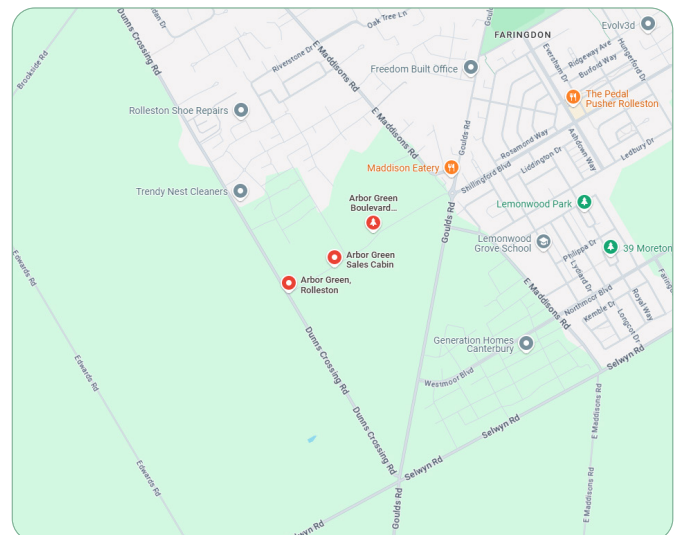
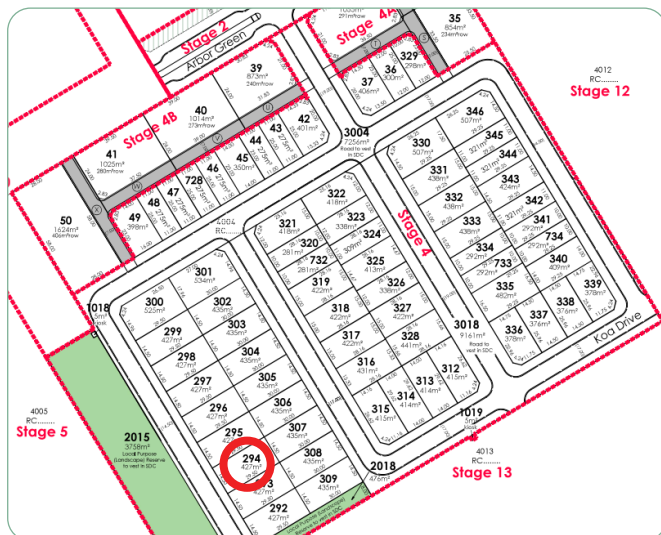
E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

[oakridgehomes.co.nz](http://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:	Monier 70 Series Brick
Feature cladding:	Abodo AW55 135×18mm	Entry door:	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
Tint to w02-w04			
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan & extractor duct through soffits	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back full length of back bench/wall.	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

# 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 tub:

Aquatica Laundra Studio

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



### Dishwasher:

Bosch SMU2ITS01A



## 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

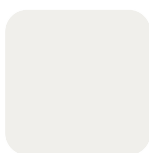




# Colour Schedule

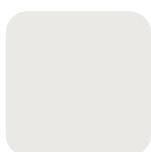
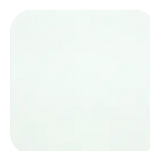
## Exterior Colours

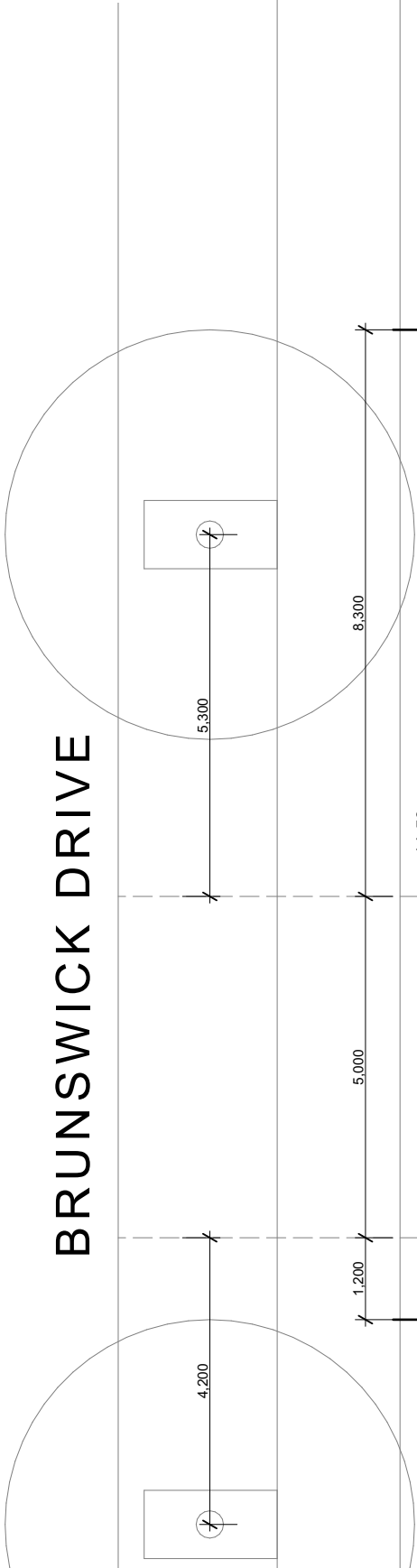
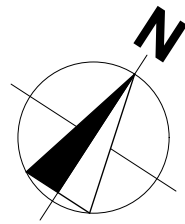
Colour Scheme			
EXTERIOR			
Roof:	Ebony	Garage door:	Ebony
Fascia, gutter & downpipes:	Ebony	Garage door frame:	Ebony
Window joinery:	Ebony	Soffits:	Half black white
Front door:	Ebony	Exterior cladding (Main):	Crevole with white mortar
Front door frame:	Ebony	Exterior cladding (Feature):	Vulcan straw



## Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Pure White
Walls:	Black white	Kitchen back wall & island back panel:	Simply White
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Vintage ash
Skirting:	Black white	Kitchen splashback:	Zellige Salvia Gloss 100×100
Carpet:	Iron	Feature pendant:	Sabinar 400 white
Vinyl plank:	Natural		





## General Notes

All dimensions shown are to face of foundation unless noted otherwise.

Refer to Foundation Plan for foundation setup.

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.

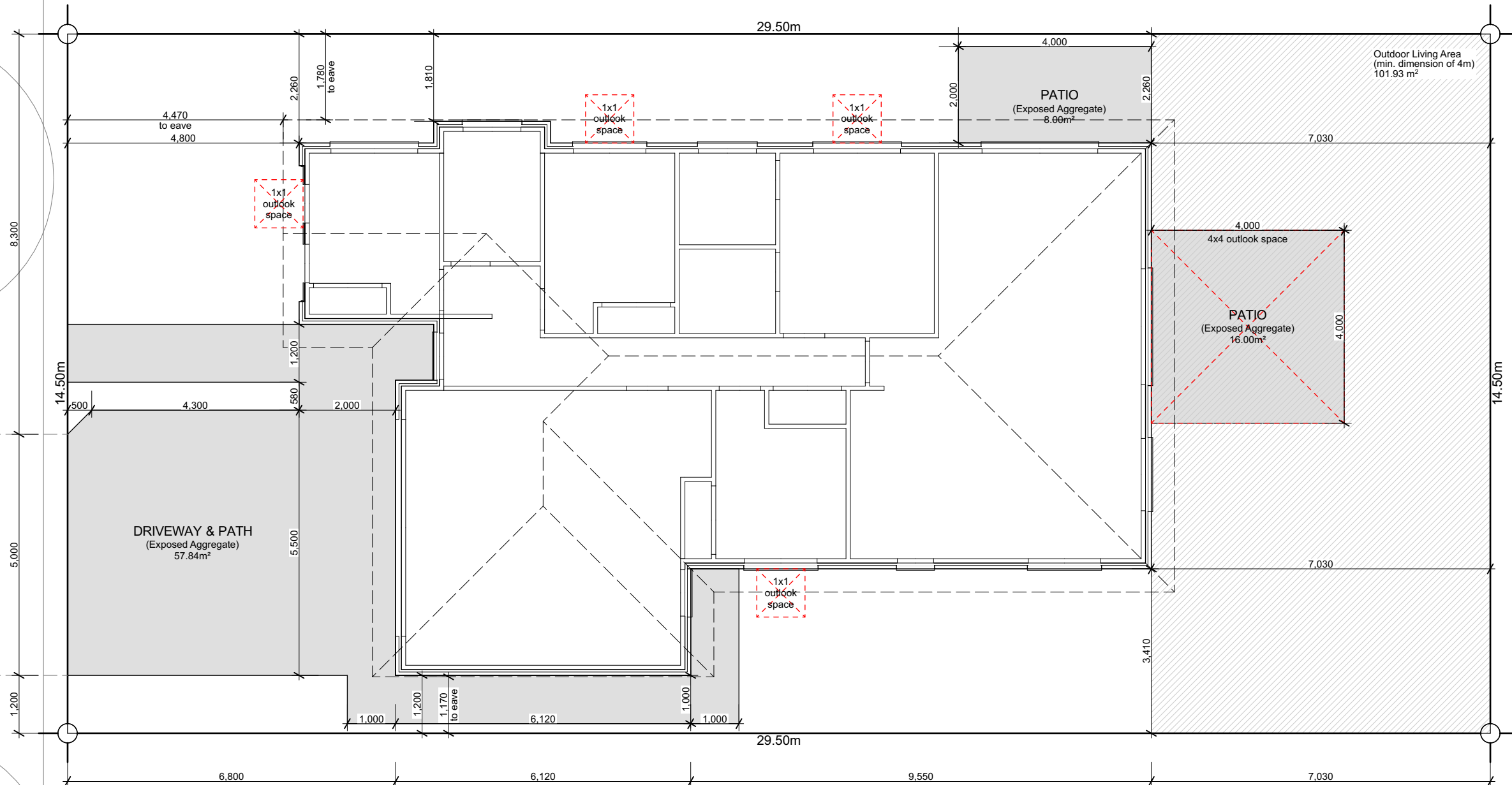
All sealed driveway and patio areas to be min. 1:100 fall away from building.

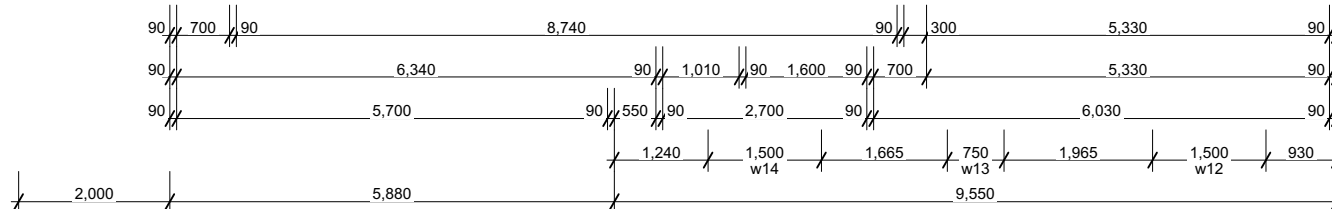
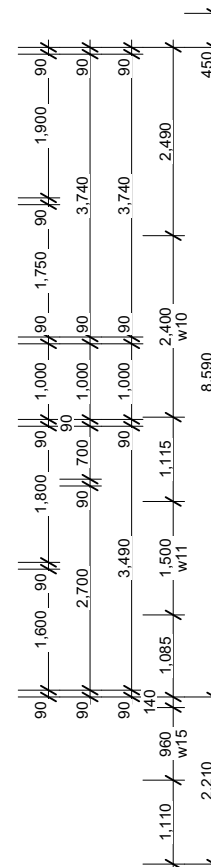
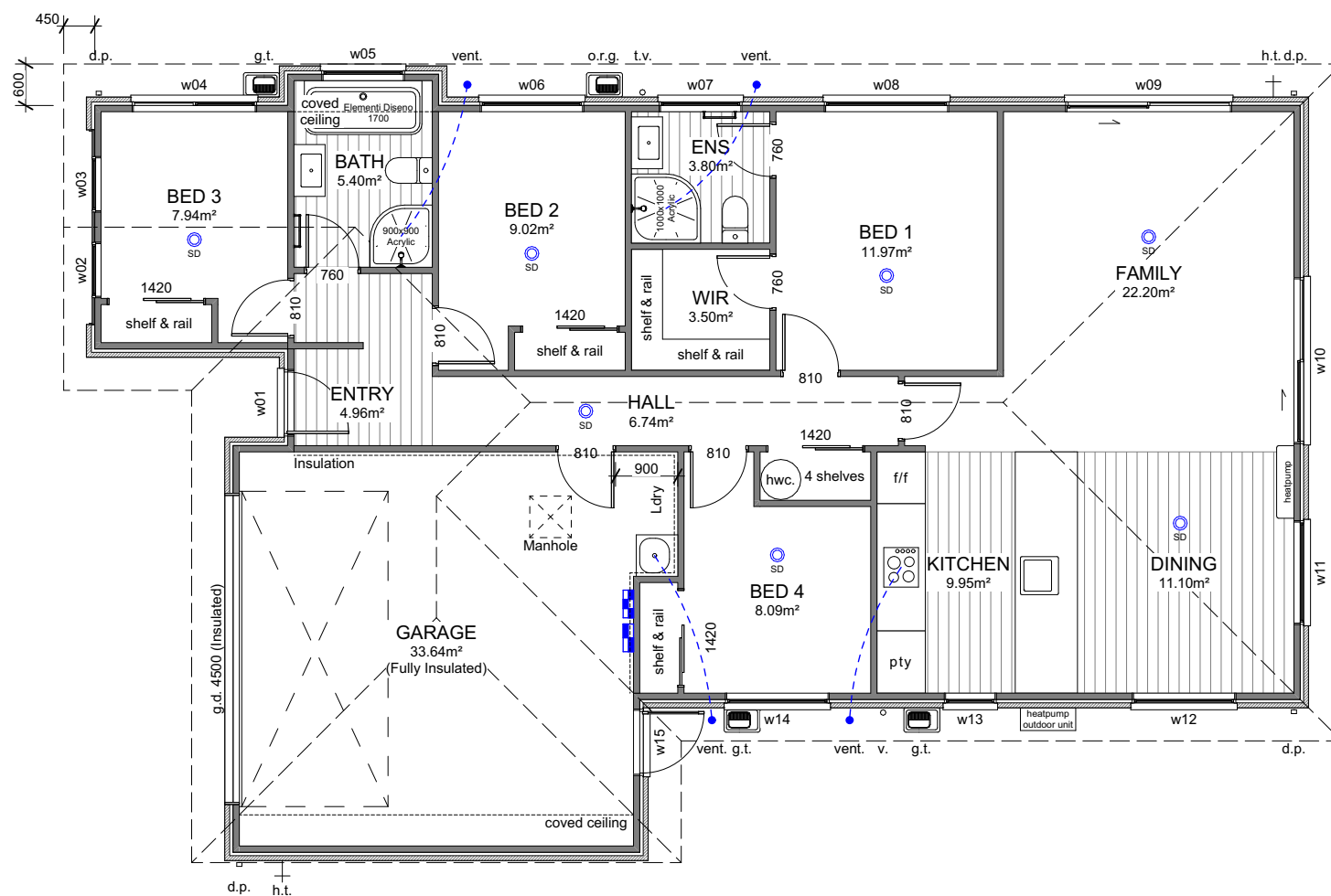
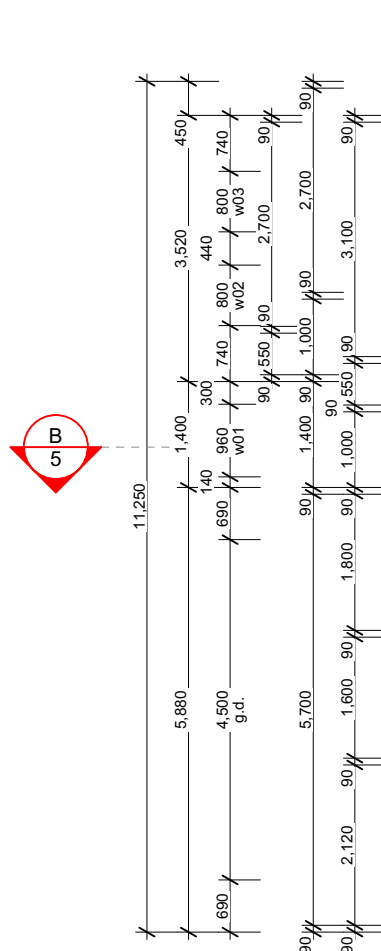
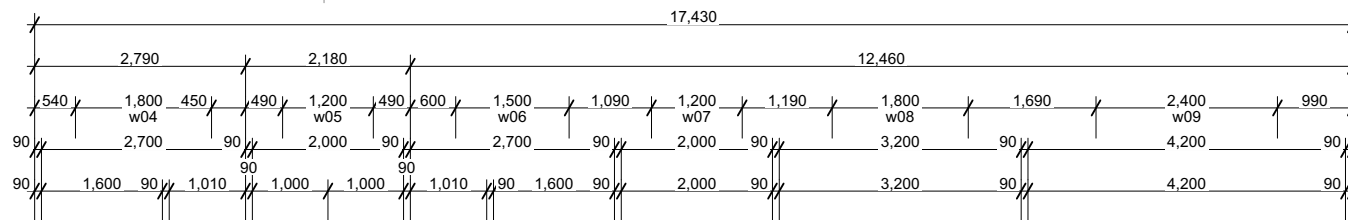
## Site Info

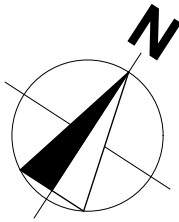
Site Address	96 Brunswick Drive Arbor Green
Legal Description	Lot 294 DP 624732
Site Area	427m <sup>2</sup>
Building Area	159.35m <sup>2</sup>
Roof Area*	193.16m <sup>2</sup>
Site Coverage	45.24%

## Design Basis

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







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

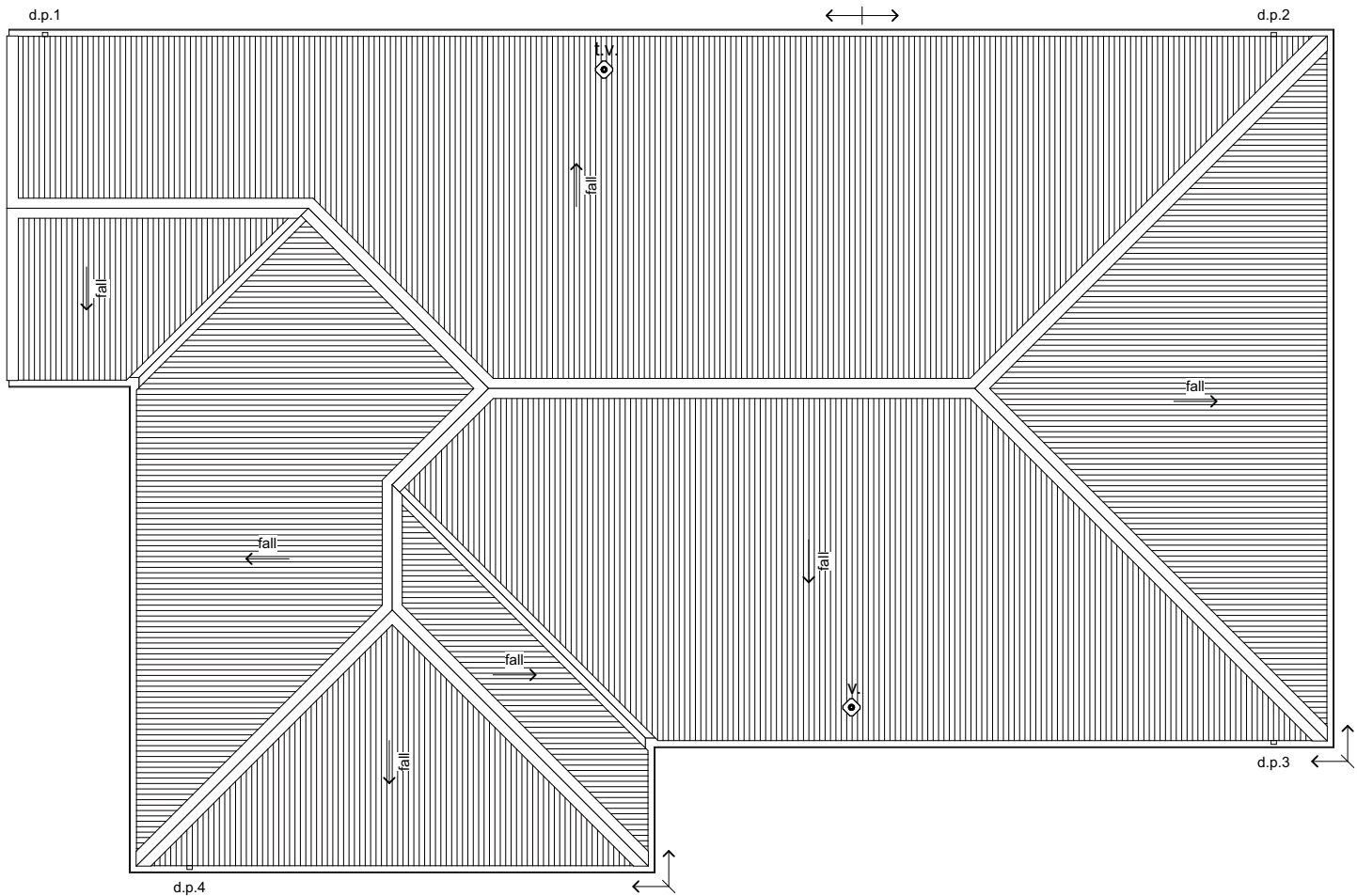
Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

d.p.1	45m <sup>2</sup>
d.p.2	44m <sup>2</sup>
d.p.3	51m <sup>2</sup>
d.p.4	44m <sup>2</sup>

Roof Bracings

Refer to Truss Design.



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  
LOT 294 ARBOR GREEN  
96 BRUNSWICK DRIVE ROLLESTON

Issue  
Concept Design

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Roof Plan

Scale 1:100 @ A3

Revision	1
Date	17/02/2026
File No.	26045

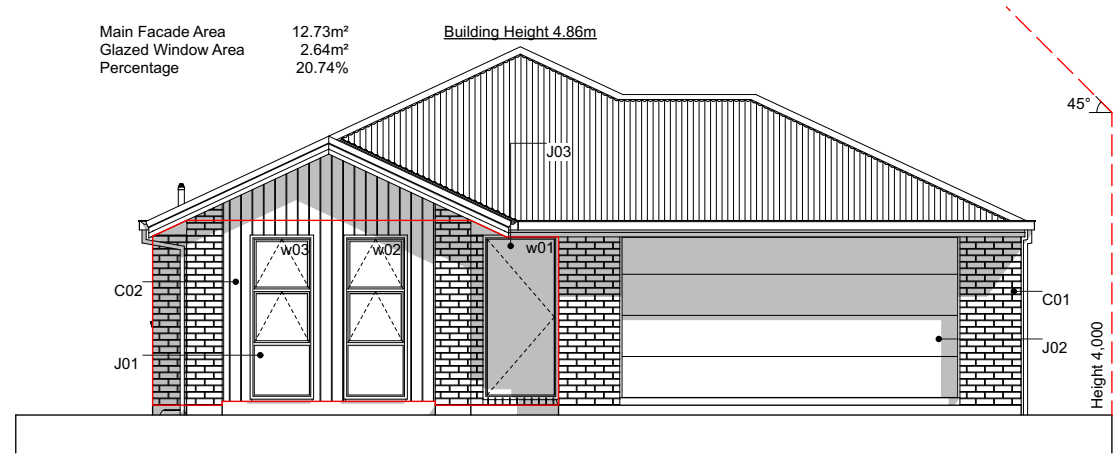
Sheet No.

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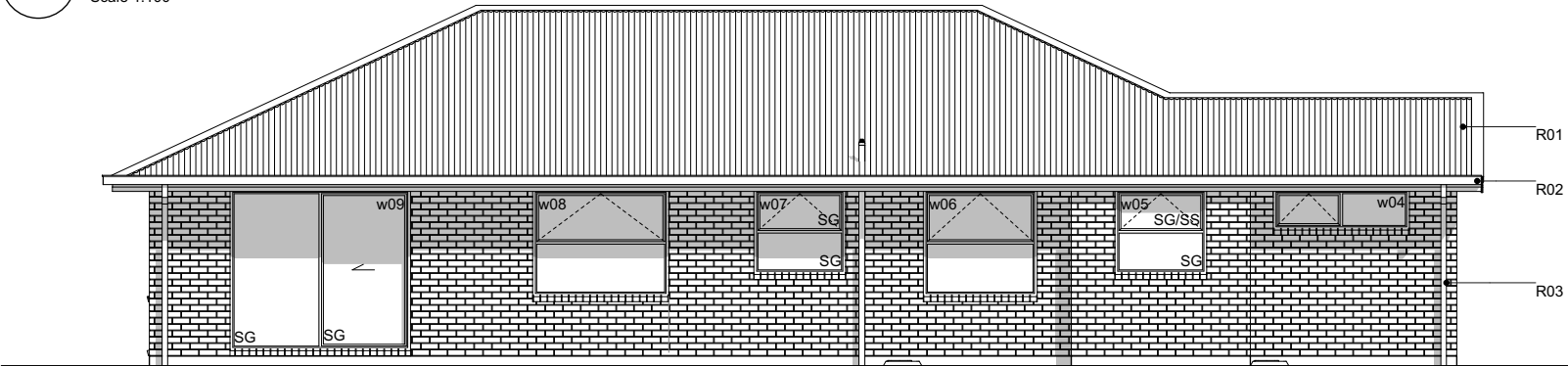


Main Facade Area 12.73m<sup>2</sup>  
Glazed Window Area 2.64m<sup>2</sup>  
Percentage 20.74%

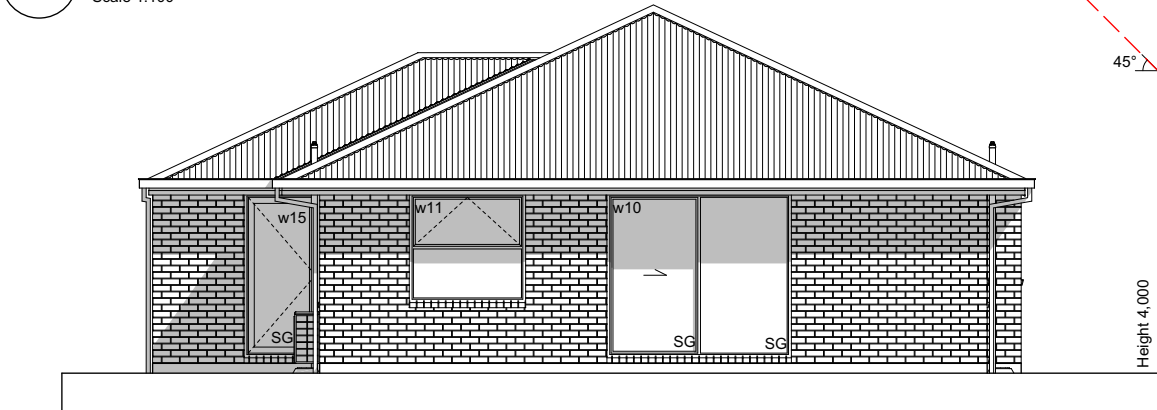
Building Height 4.86m



E-01 SouthWest Elevation  
Scale 1:100



E-02 NorthWest Elevation  
Scale 1:100



E-03 NorthEastElevation  
Scale 1:100



E-04 SouthEast Elevation  
Scale 1:100

## Elevation Keys

- C01 70 series brick on 50mm cavity.
- 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

## General Notes

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



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021 0238 1905  
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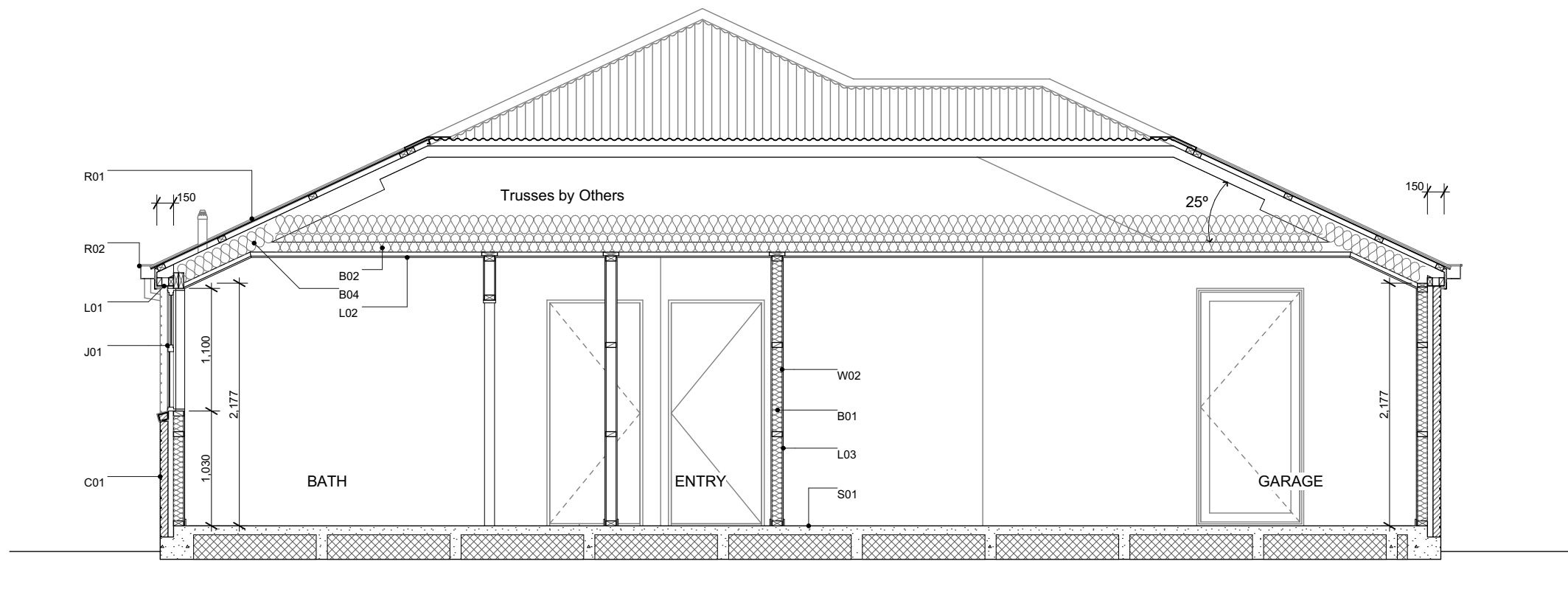
## Elevations

Scale 1:100 @ A3

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Date 17/02/2026  
File No. 26045

Sheet No.

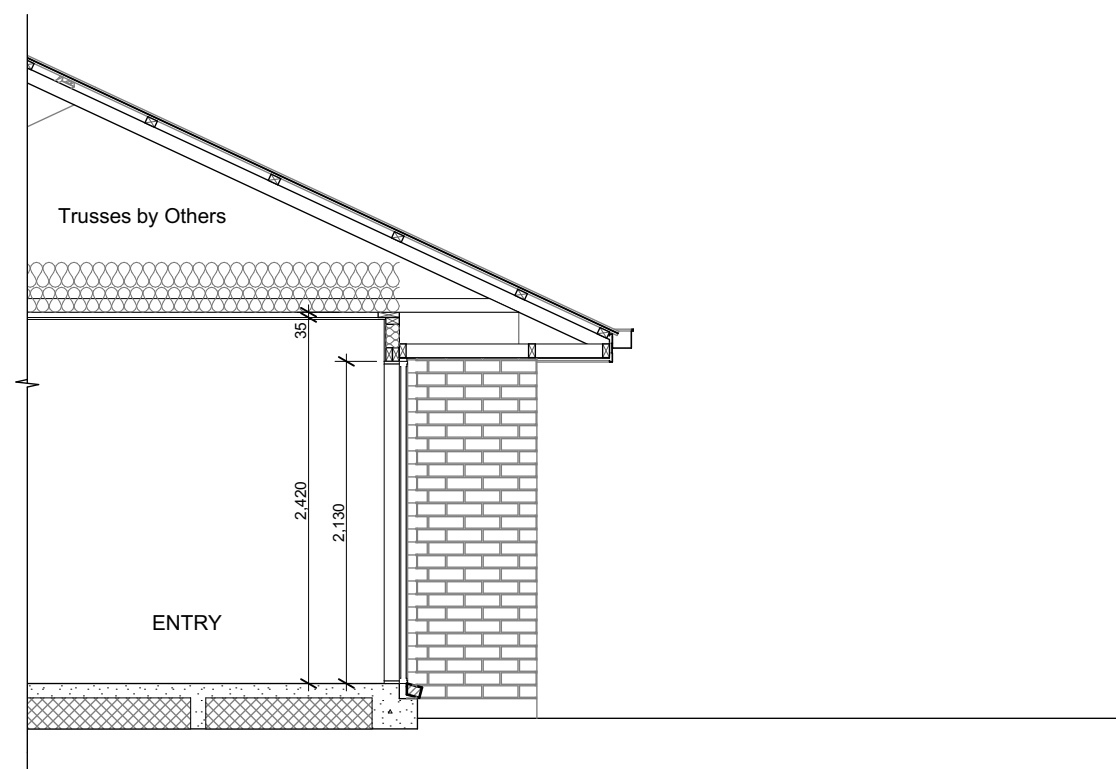
4



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

## Section Keys

- C01 70 series brick on 50mm cavity over building underlay on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building underlay on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). 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.
- 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 layers celing insulation battes.
- B03 R3.6 (140mm) 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 underly.
- R04 R3.6 (165mm) 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)



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



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021 0238 1905  
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**W E N D E L B O R N**  
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LOT 294 ARBOR GREEN  
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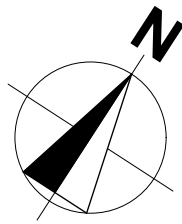
## Cross Sections

Scale 1:50, 1:10 @ A3

Revision 1  
Date 17/02/2026  
File No. **26045**

**Sheet No.**

**5**



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'

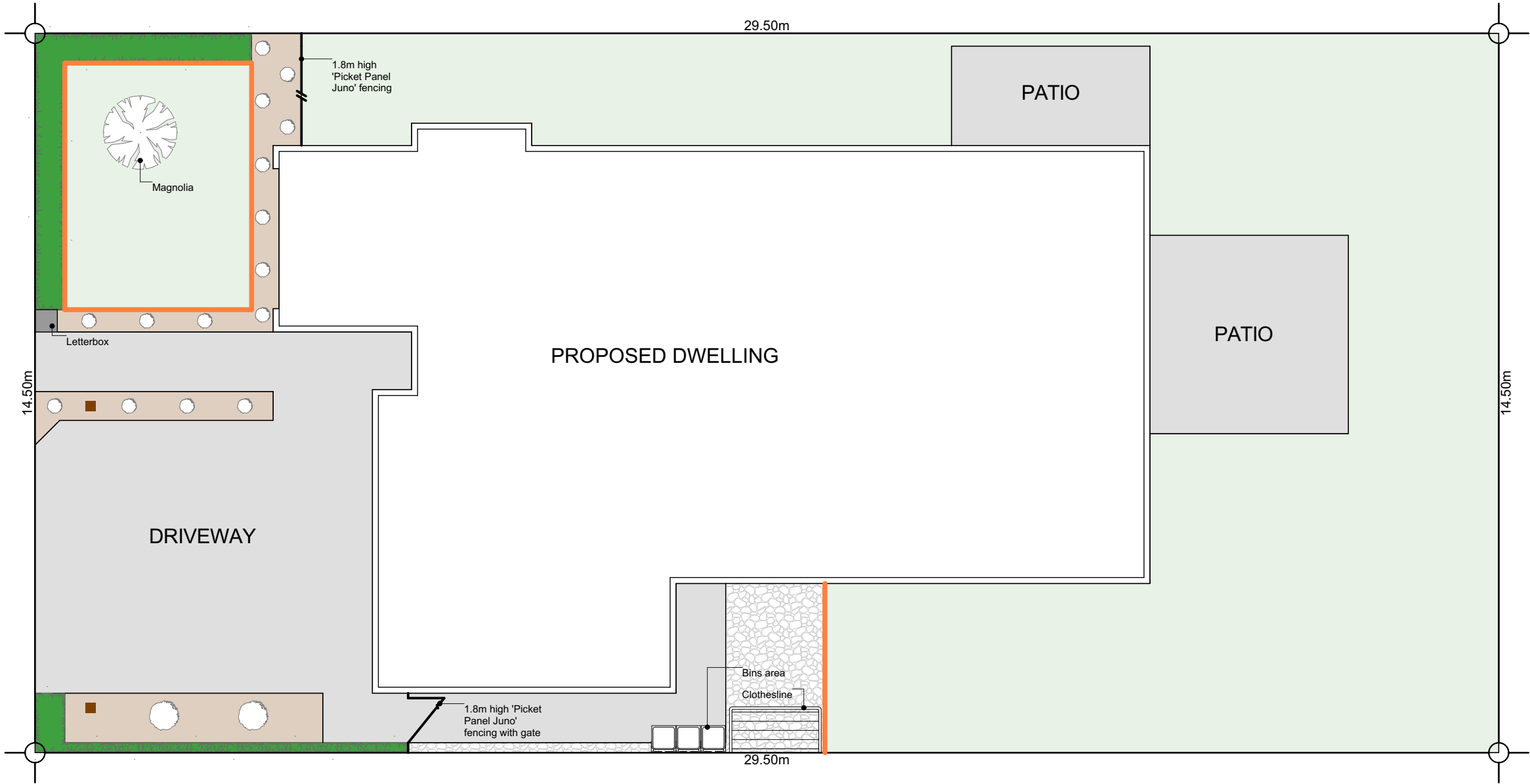
\*Planting species for garden bed are indicative-not to be limited to.

Legends

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- Portuguese Laurel - Hedge to be a min. 800mm high at time of planting and a max of 600mm apart (stem to stem)
- Tree - within 2m of road frontage. 2.5m high (at time of planting)
- Macrocarpa posts 200x200mm with capping, supplied by Arbor Green. To be installed by Oakridge Homes. Mulseal and concrete encase posts, setback 900mm from road boundary and set off the driveway edge by 200mm
- Timber Batten Edging
- 1.8m 'Picket Panel Juno' fence in black



Fencing



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021 0238 1905  
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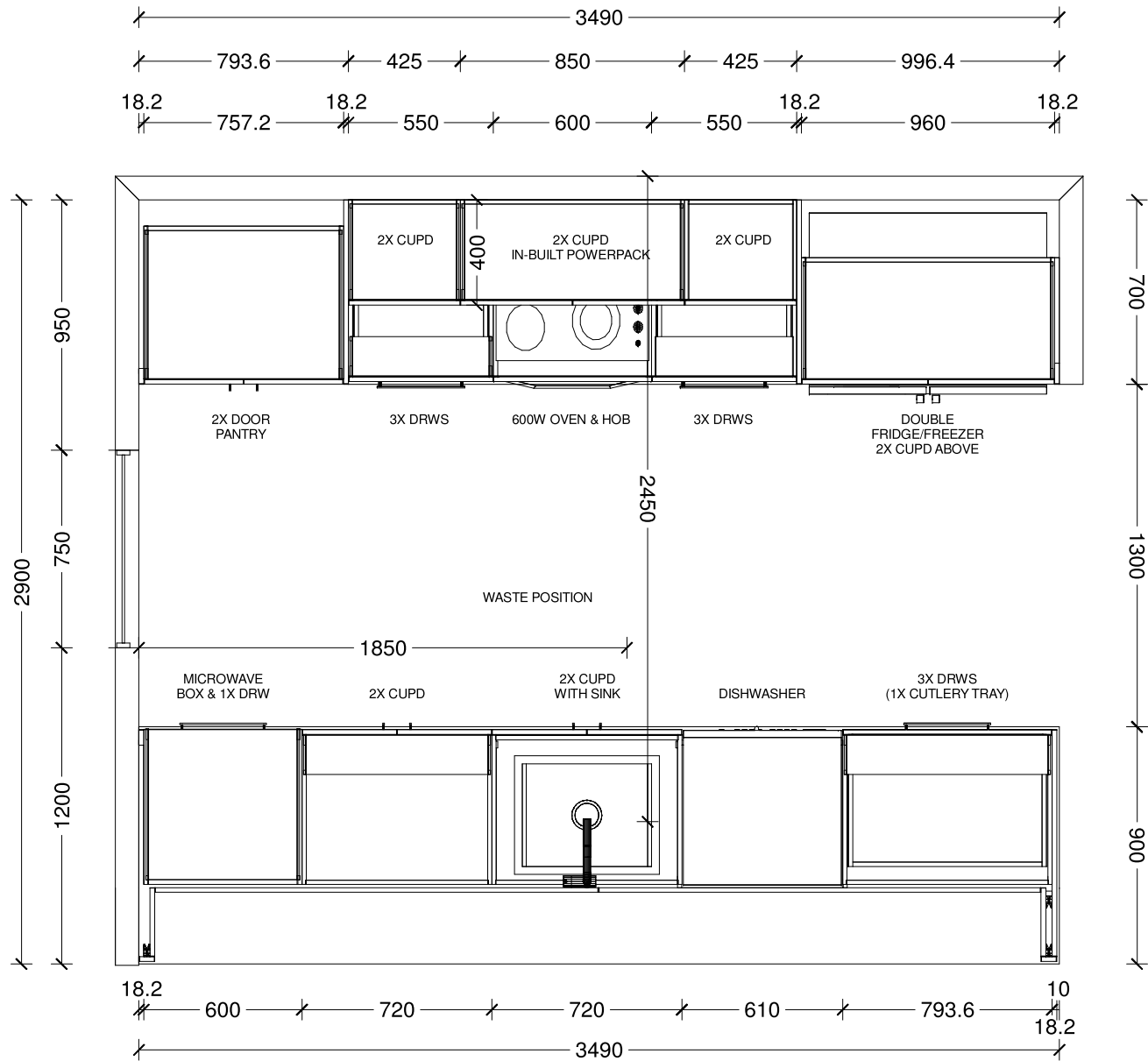
W E N D E L B O R N  
P R O P E R T Y L T D  
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96 BRUNSWICK DRIVE ROLLESTON

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Landscape Plan  
Scale 1:100 @ A3

Revision 1  
Date 17/02/2026  
File No. 26045

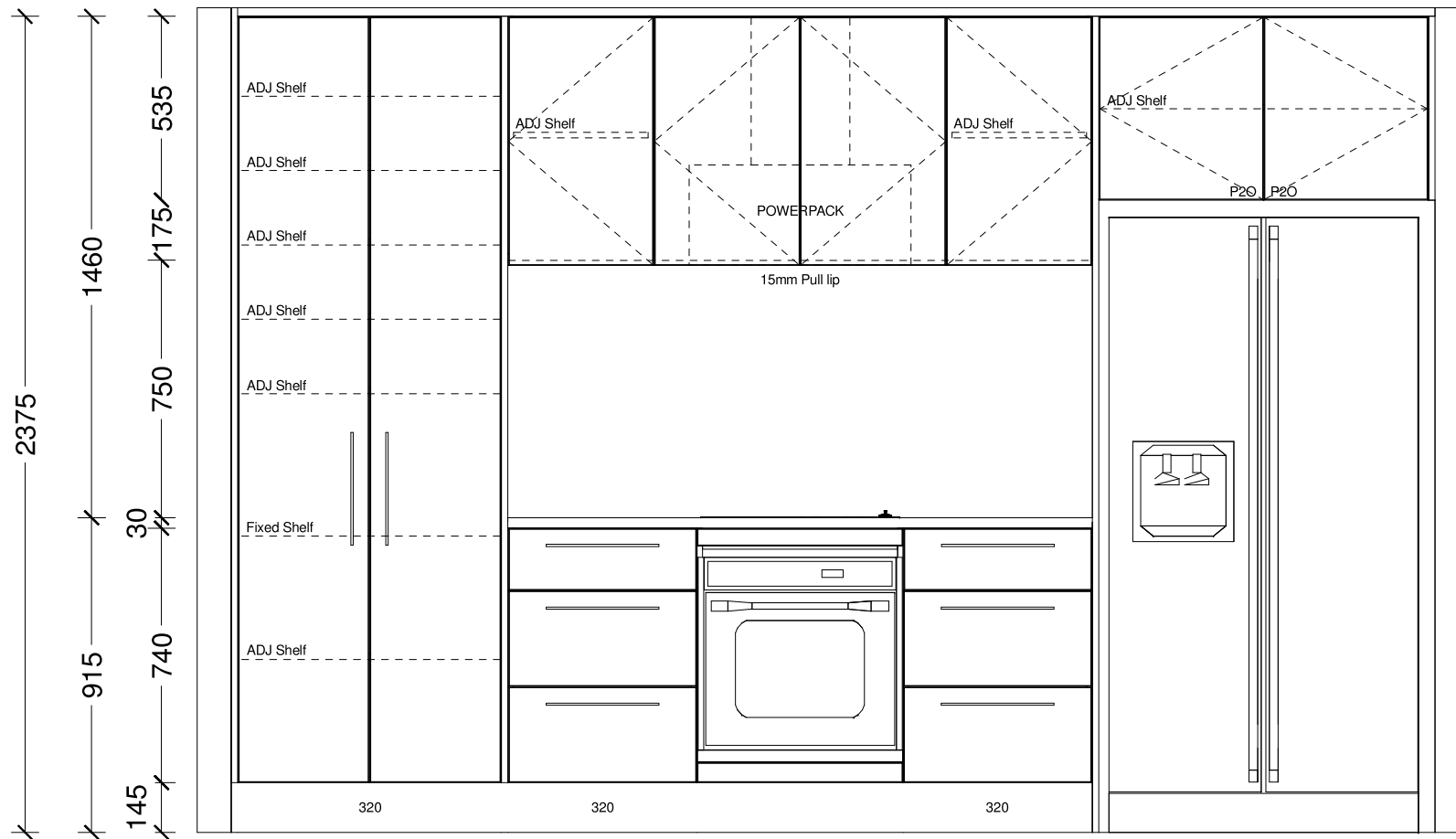
Sheet No.  
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Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Oak				

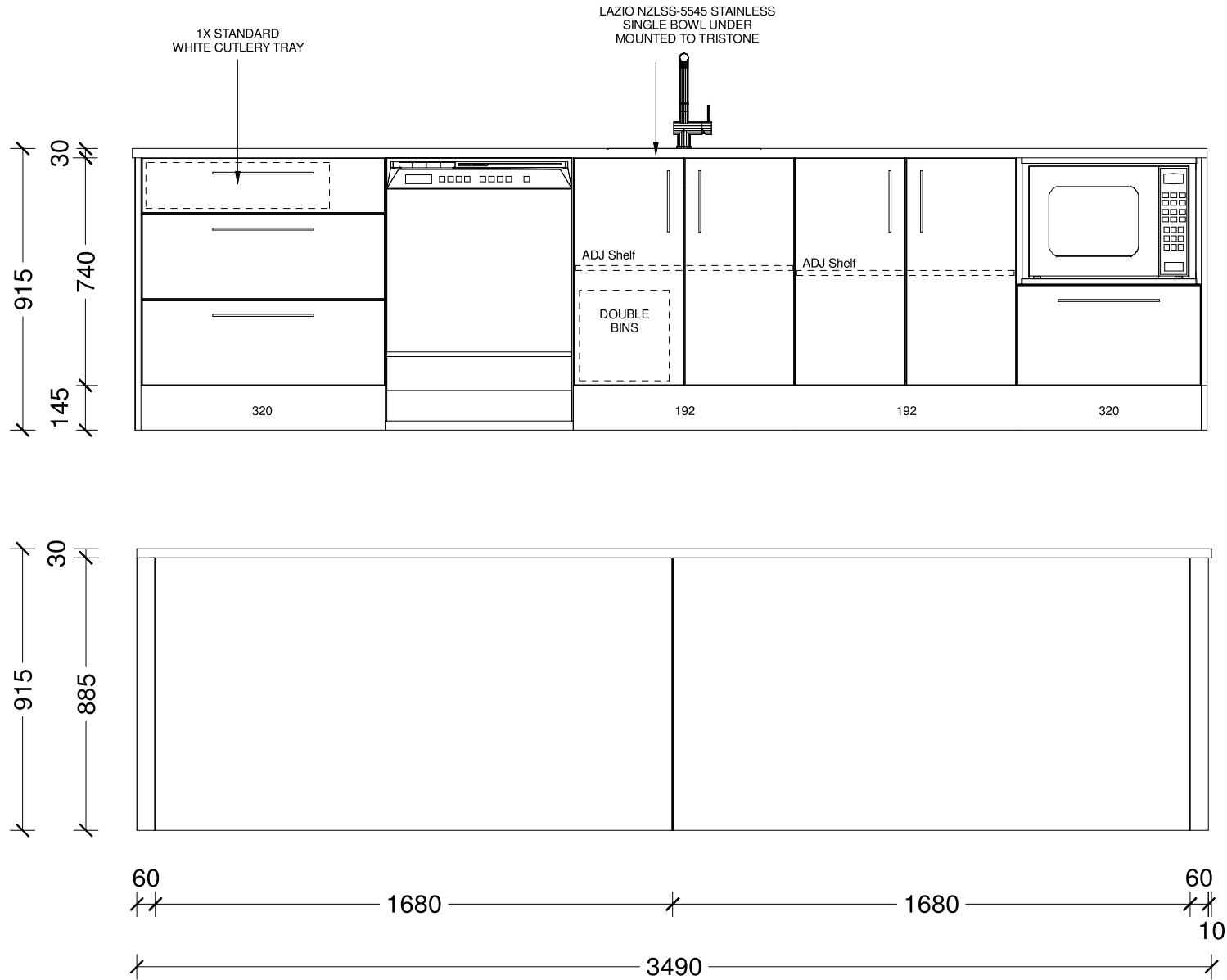
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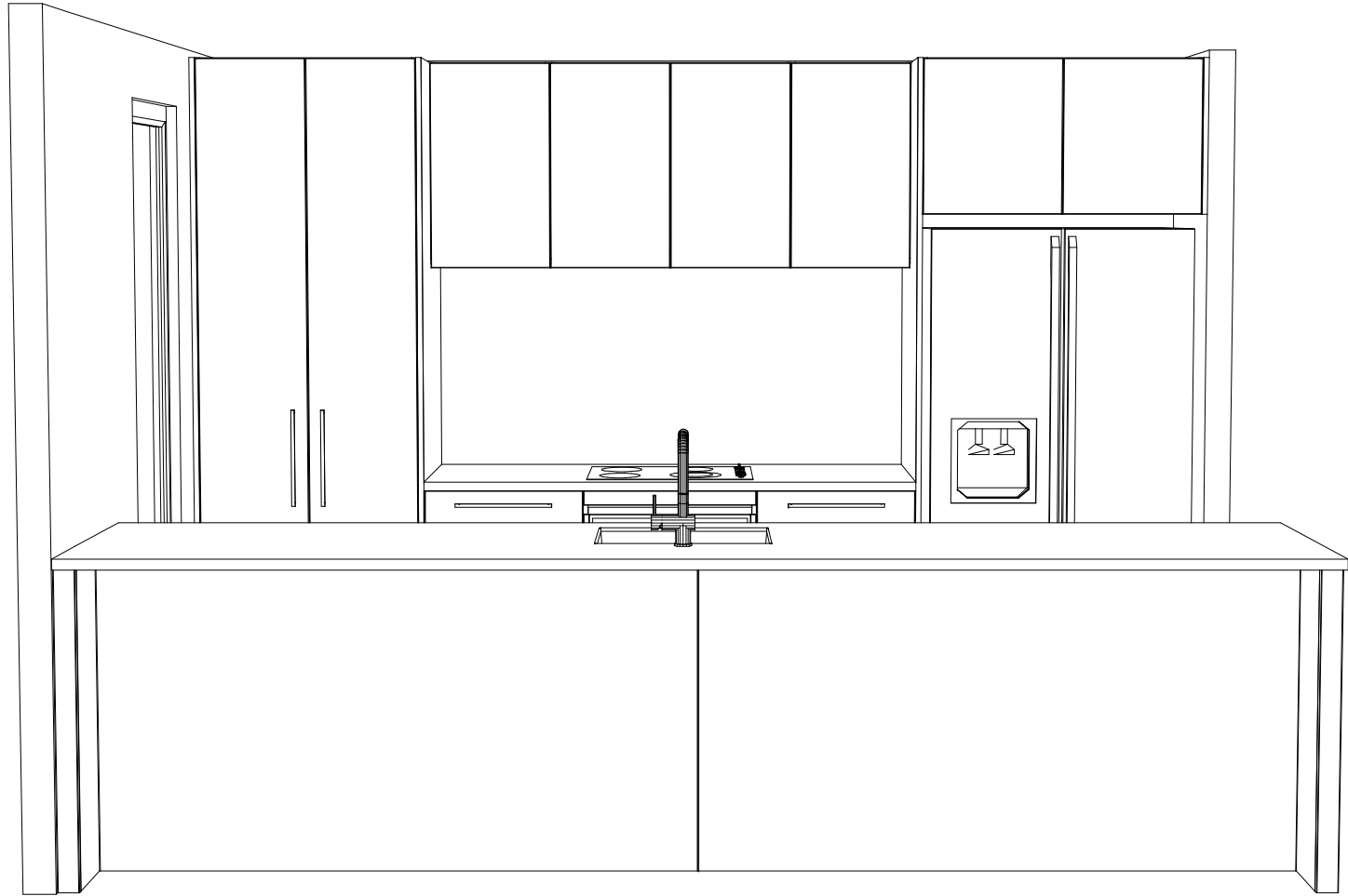
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

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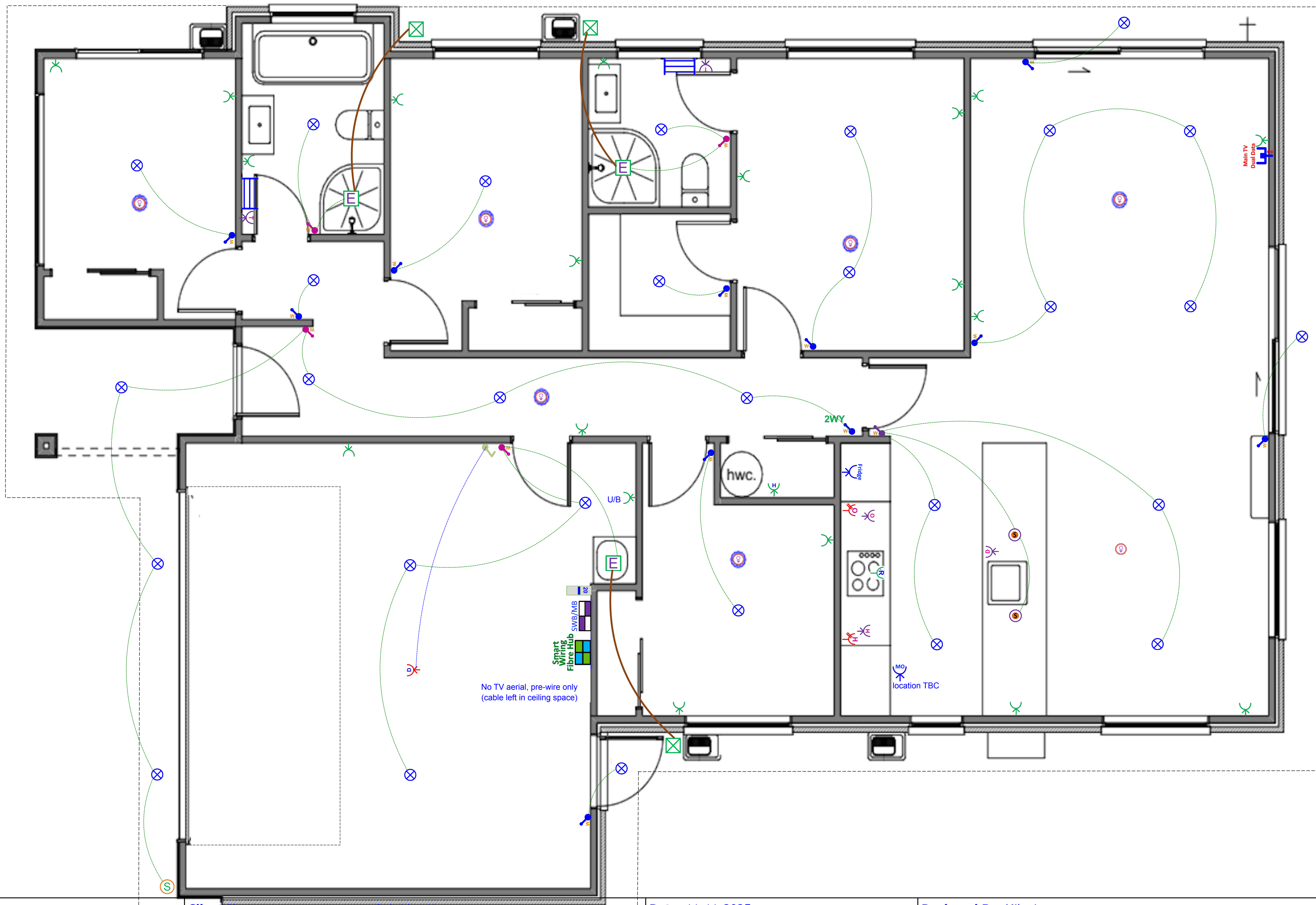
Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
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Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Oak				

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# Plan: Option A - The Sabinar - The Oak V2 (Garage Right) - 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		19 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		7 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		29 EA

## Electrical

Item	Total
 Tradesave Slim Light Switch 1-Gang (White)	11 EA
 Tradesave Slim Light Switch 2-Gang (White)	4 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 2-Way Light Circuit	1 EA
 Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
 Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	1 EA

## Kitchen Pendants

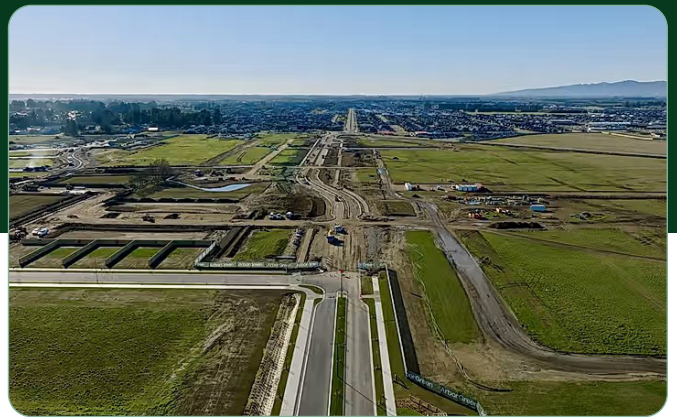
Item	Total
 Pendant Light - Sabinar 400 Pendant with 8-watt LED Lamp (White) & Circuit	2 EA

# 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.



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.

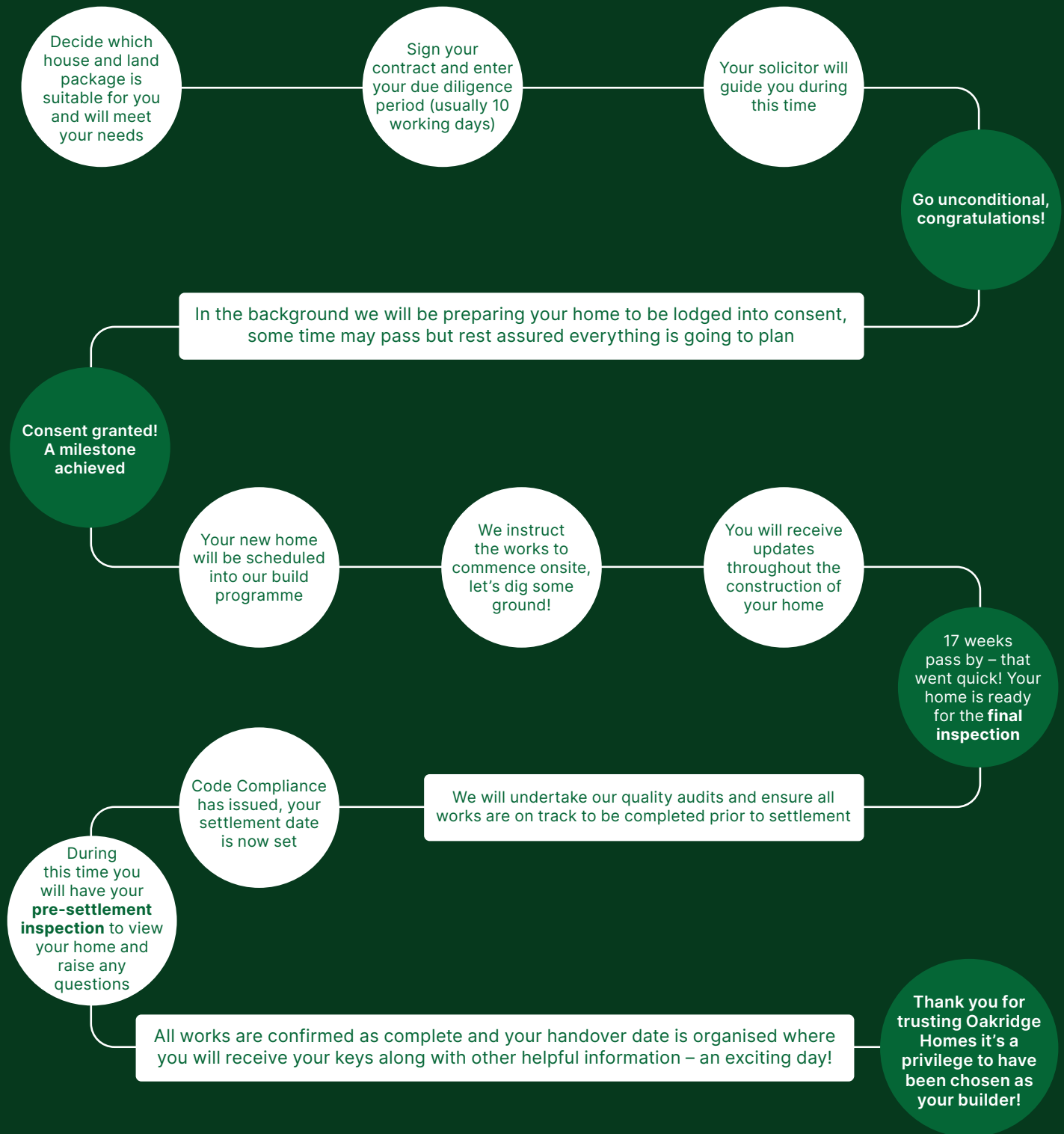
## Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- ✓ 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)