

## House and Land Package

Lot 3 Maddisons Quarter, Stage 1,  
Faringdon, Rolleston

Dwelling Size	Section Size
160m <sup>2</sup>	368m <sup>2</sup> + 64m <sup>2</sup> ROW

# \$755,900

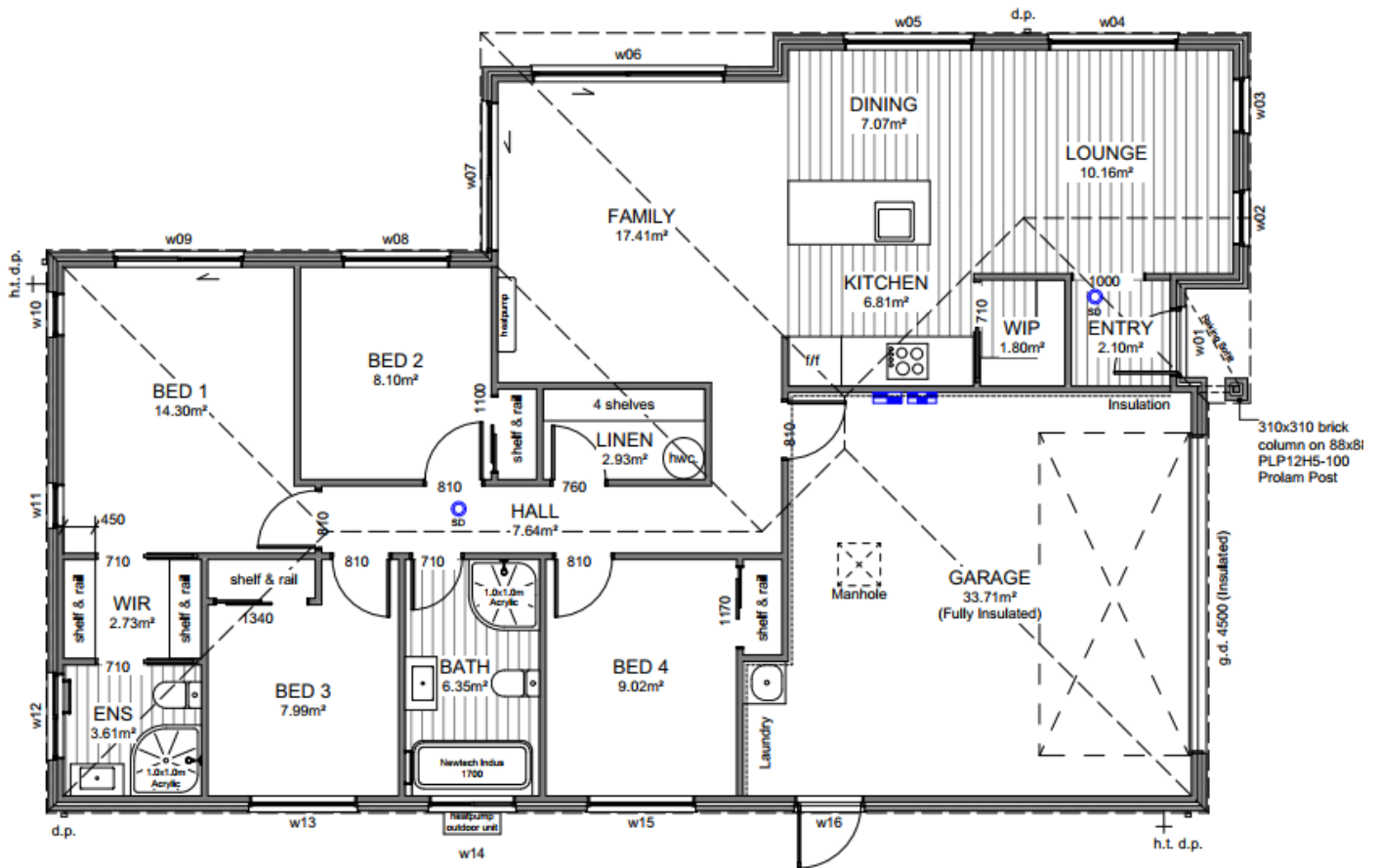


Family sized home featuring four bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

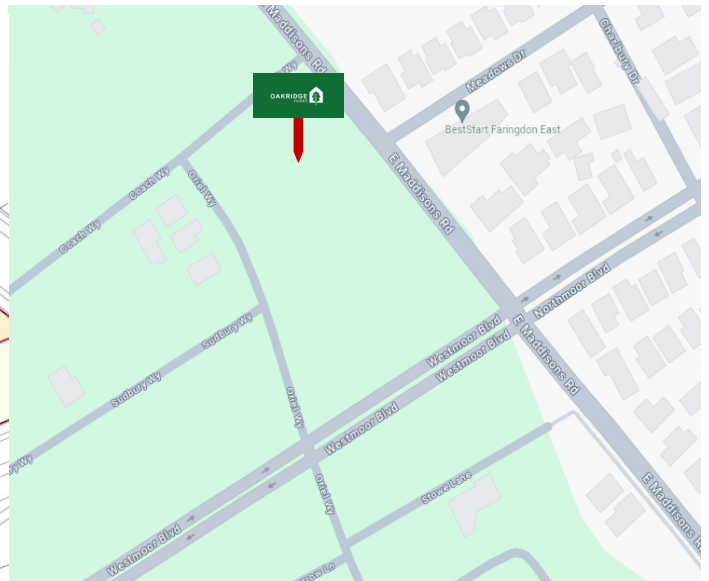
Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fast growing community. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only a short drive to central Rolleston with a shopping complex to cater all requirements.



## Floor Layout:



## Site Location:



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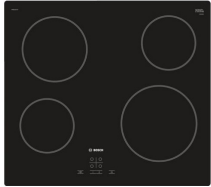




# Specification

*Lot 3 Maddisons Quarter, Stage 1, Faringdon, Rolleston*

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior:			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— Corona shake	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	The Brickery—70 Series Brick
Feature cladding:	Abodo AW55 135x18	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 wood-grain 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 Straten (horizontal V groove polycore—2 line)	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:	As per Healthy Home Standards
Extractor:	Inline extractor fan—bathrooms & laundry extractors through the roof	Hot water cylinder:	Rheem 250L
Carpet	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank—Province
Splashback tiles:	100x300mm subway tile (Kitchen only)	Window coverings:	Windowware Austro roller blinds—Slate Excluding garage and bathrooms
Landscaping:			
Driveway and patio:	Exposed aggregate—sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	Boundary fencing as per developers requirements to all boundaries. Internal fencing including one gate.






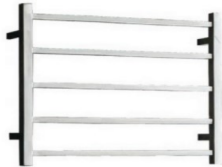




# Specification

*Lot 3 Maddisons Quarter, Stage 1, Faringdon, Rolleston*

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:	Greens Astro II Gooseneck Slim  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU05D05AU  
Laundry tub:	Aquatica Laundra Studio  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  

# Specification

*Lot 3 Maddisons Quarter, Stage 1, Faringdon, Rolleston*

Bathrooms:			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Greens Astro II 	Shower / bath mixers:	Greens Astro II Round 
Shower slides:	Greens Glide Rainboost Adjustable 	Bath spout:	Greens Legacy 



# Colour Scheme

*Lot 3 Maddisons Quarter, Stage 1, Faringdon, Rolleston*

Exterior:		Interior:	
Roof:	Cypress	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):	Crevole with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding :	Vulcan straw	Kitchen splashback:	White gloss with misty grey grout

## Exterior:

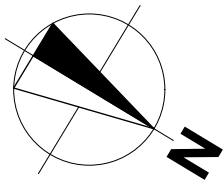


## Interior:



## Kitchen:





Site Info

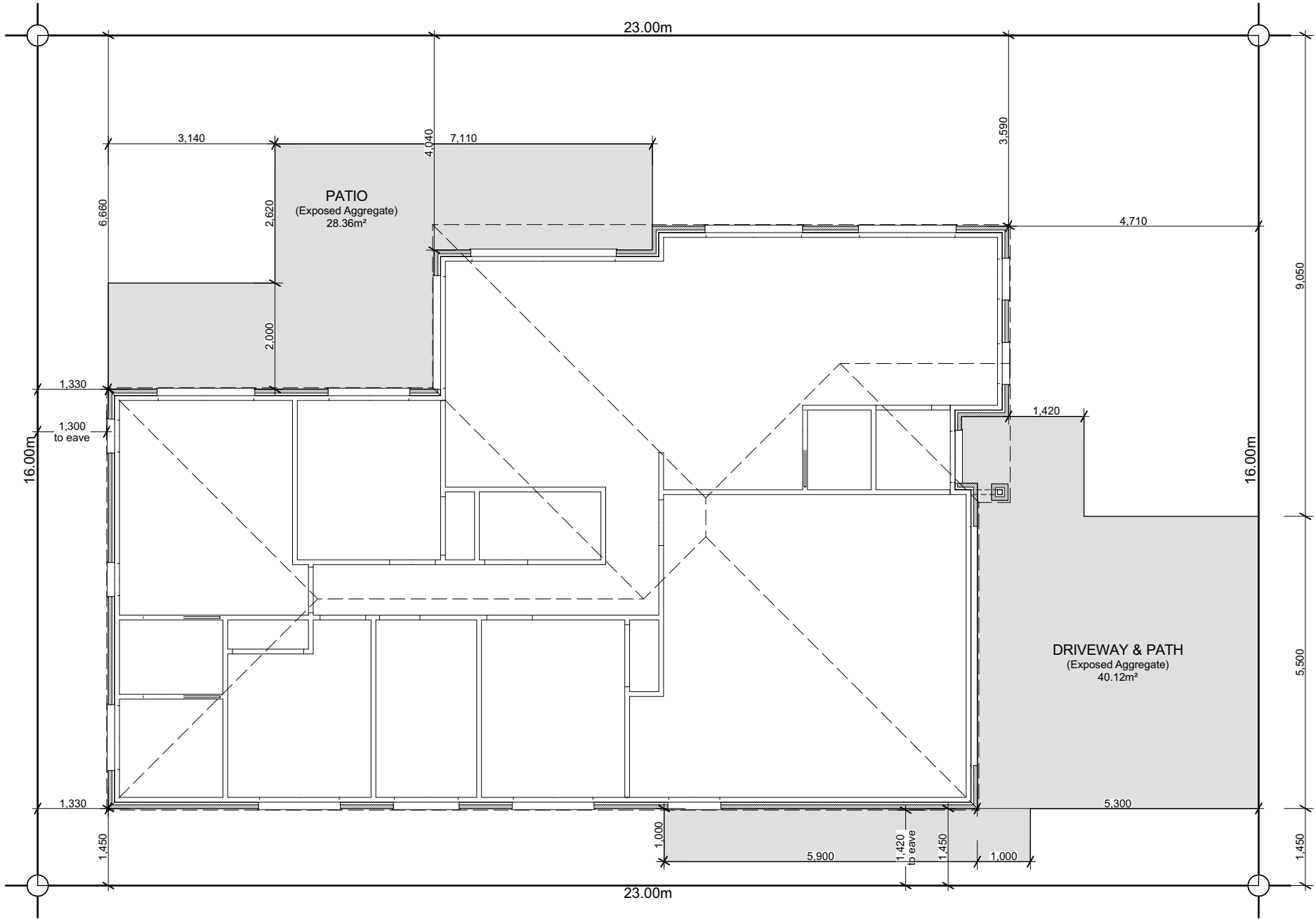
Site Address	Oriel Way Maddisons Quarter
Legal Description	Lot 3
Site Area	368m² + row 64m²
Building Area	160.45m²
Roof Area*	173.65m²
Site Coverage	47.19%

Design Basis

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

General Notes

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



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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 3 MADDISONS QUARTER  
ORIEL WAY ROLLESTON

Issue  
Concept Design

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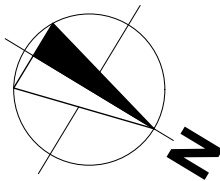
Site Plan

Scale 1:100 @ A3

Revision	1
Date	8/03/2024
File No.	24030

Sheet No.

1



### Building Area

Over Frame	153.73m <sup>2</sup>
Perimeter	55.48m
Over Cladding	160.45m <sup>2</sup>
Perimeter	56.44m
Roof Area*	173.65m <sup>2</sup>
Perimeter	57.10m

\*Roof area includes fascia & gutter

### General

Main Cladding	70s Clay Brick
Feature Cladding	TMT Taiga Shiplap WB (TMT55)
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

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

### Legend

	Distribution Board & Smart Meter Box
	Data Box
	Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

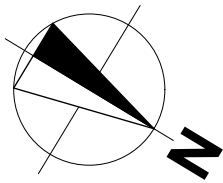
### Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	750
w03	2,130	750
w04	1,400	1,800
w05	1,400	1,800
w06	2,130	2,700
w07	2,130	2,100
w08	1,400	1,500
w09	2,130	1,800
w10	1,400	600
w11	1,400	600
w12	1,100	1,200
w13	1,400	1,500
w14	1,100	1,200
w15	1,400	1,500
w16	2,130	960







**Roof Cladding**

25° Pressed metal tiles 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**

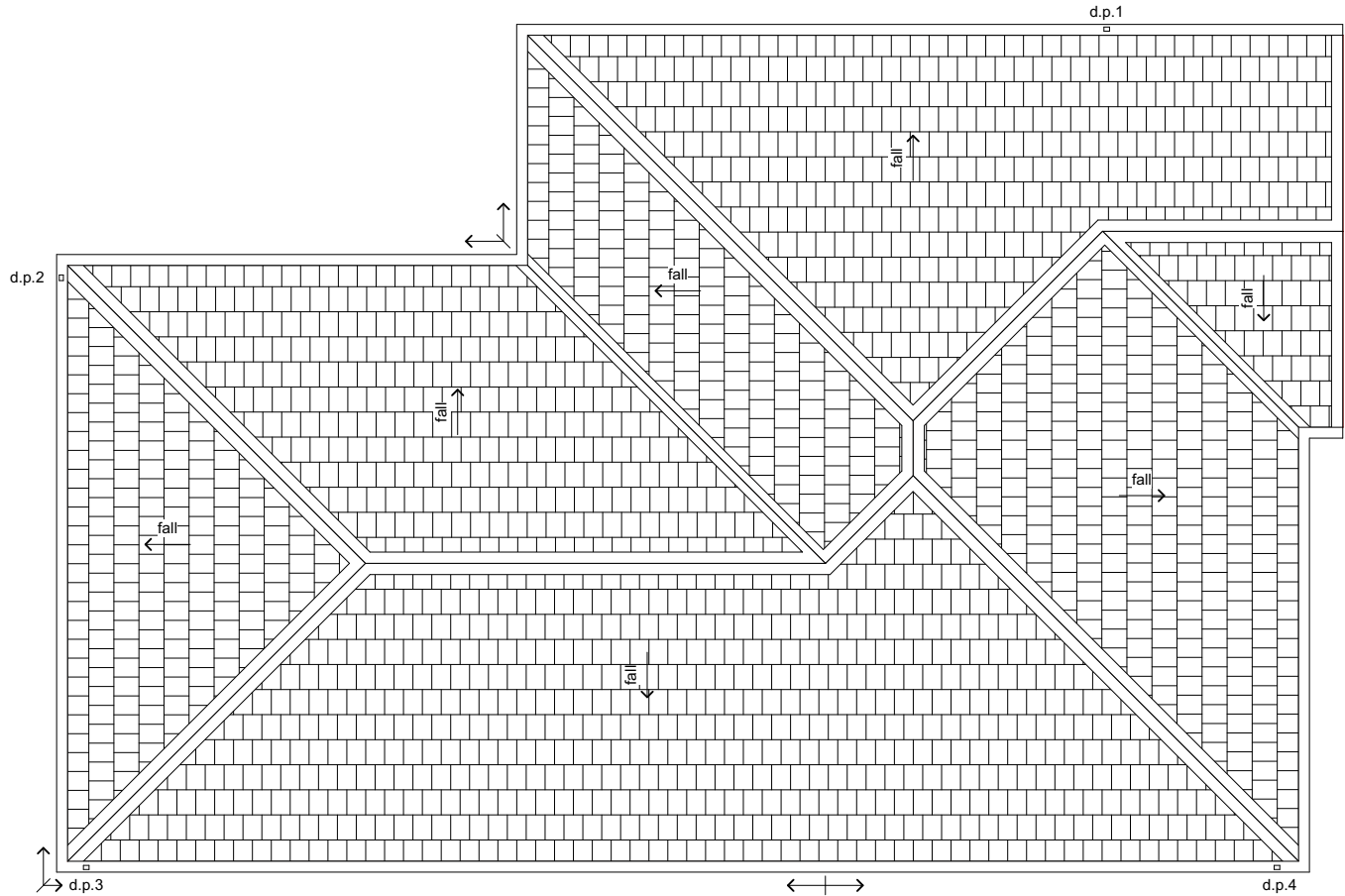
Seal all pipe penetrations with Dektite  
flashing kit as per specification.

**Downpipe Catchment  
(Plan Area)**

d.p.1	46m <sup>2</sup>
d.p.2	40m <sup>2</sup>
d.p.3	32m <sup>2</sup>
d.p.4	47m <sup>2</sup>

**Roof Bracings**

Refer to truss design.



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LOT 3 MADDISONS QUARTER  
ORIEL WAY ROLLESTON

**Issue**  
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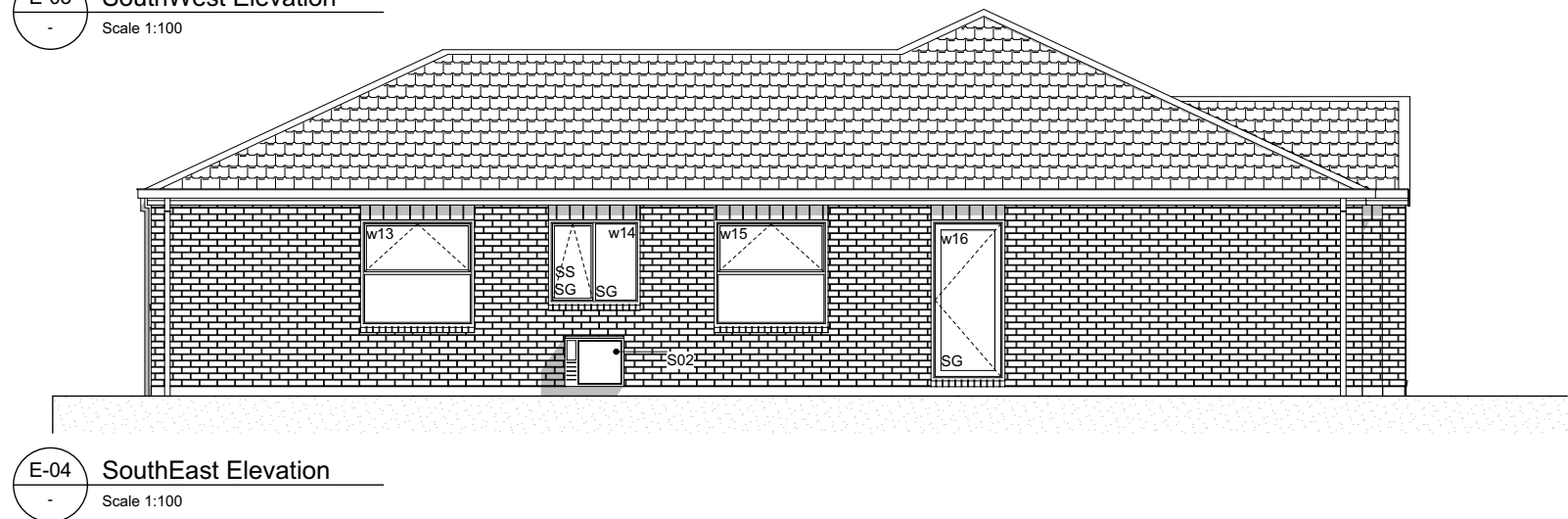
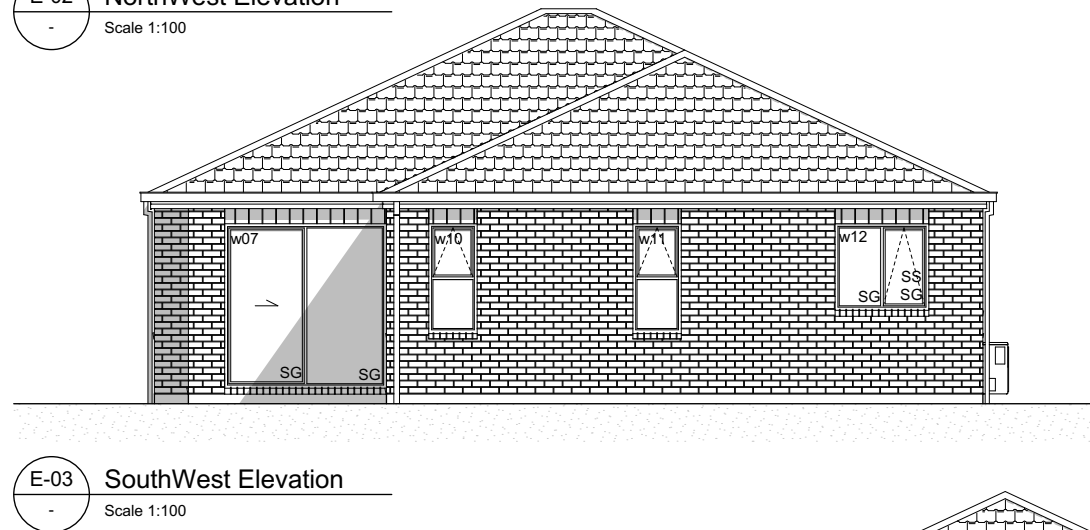
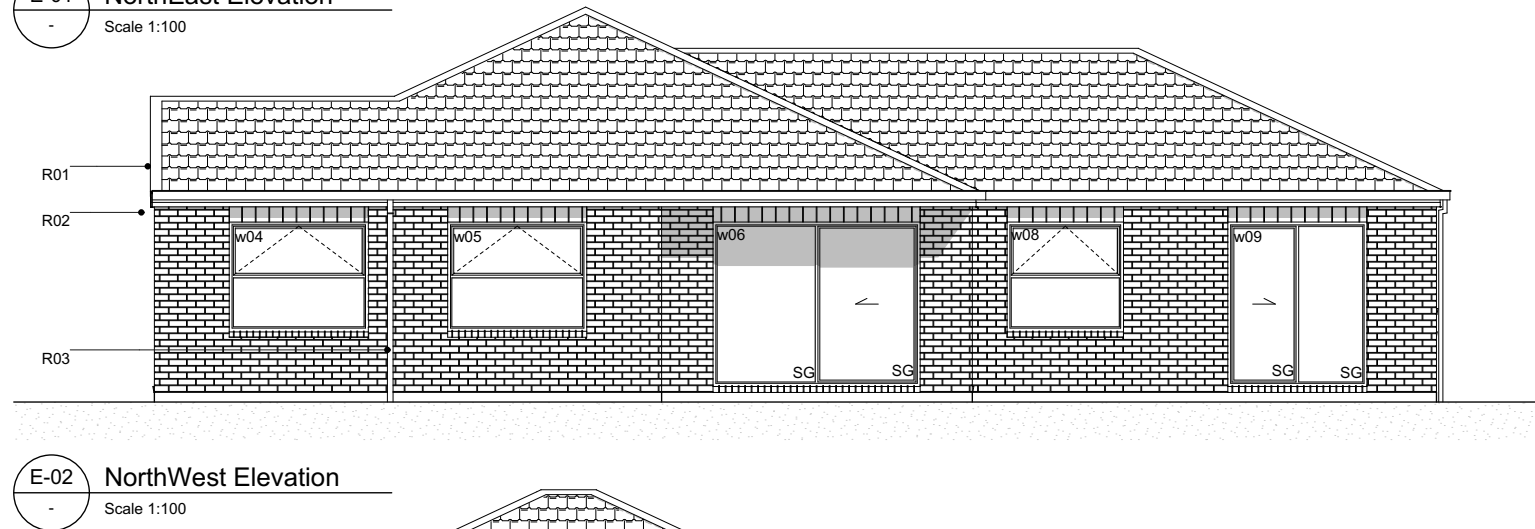
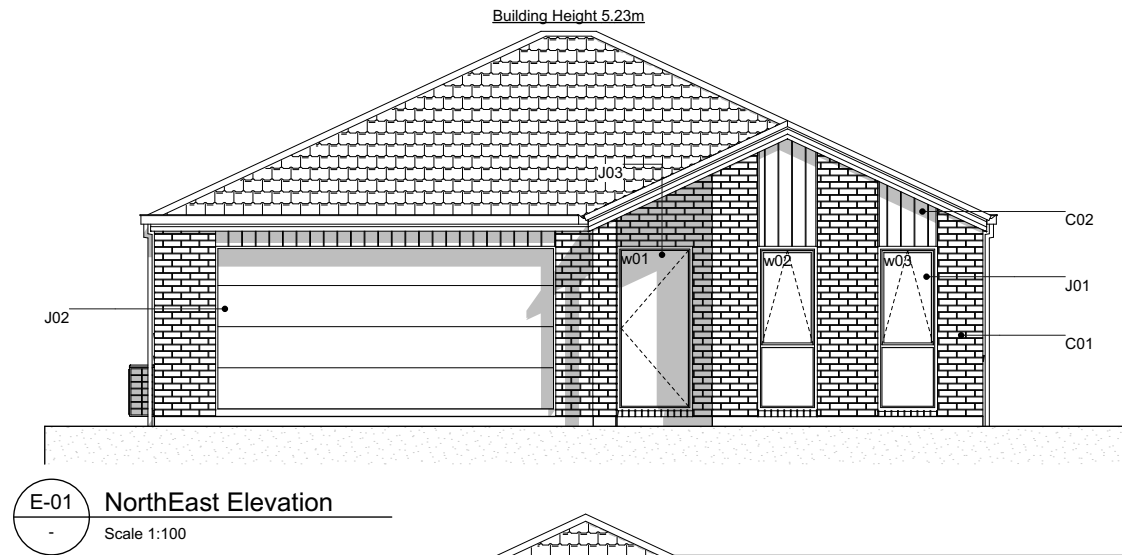
**Roof Plan**

Scale 1:100 @ A3

Revision	1
Date	8/03/2024
File No.	<b>24030</b>

**Sheet No.**

**3**



## Elevation Keys

C01	70 series bricks over 50mm cavity.
C02	TMT Taiga shi lap WB on 20mm horizontal castellated cavity battens.
R01	Pressed metal tiles roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
J02	Sectional garage door.
J03	APL entry door in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

## Legend

w01	Window ID
SS	Security Stay
SG	Safety Glass

## General Notes

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



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## Issue

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## Elevations

Scale 1:100 @ A3

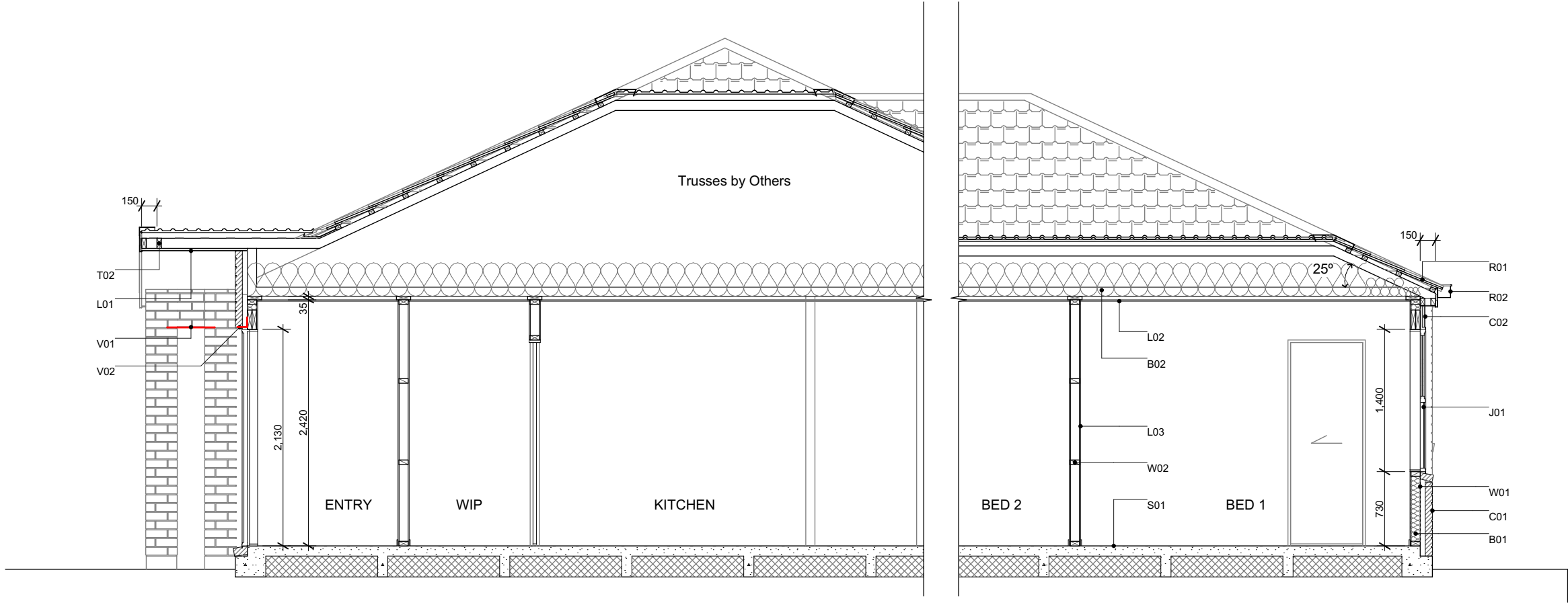
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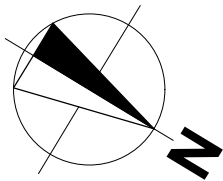
## Sheet No.

4

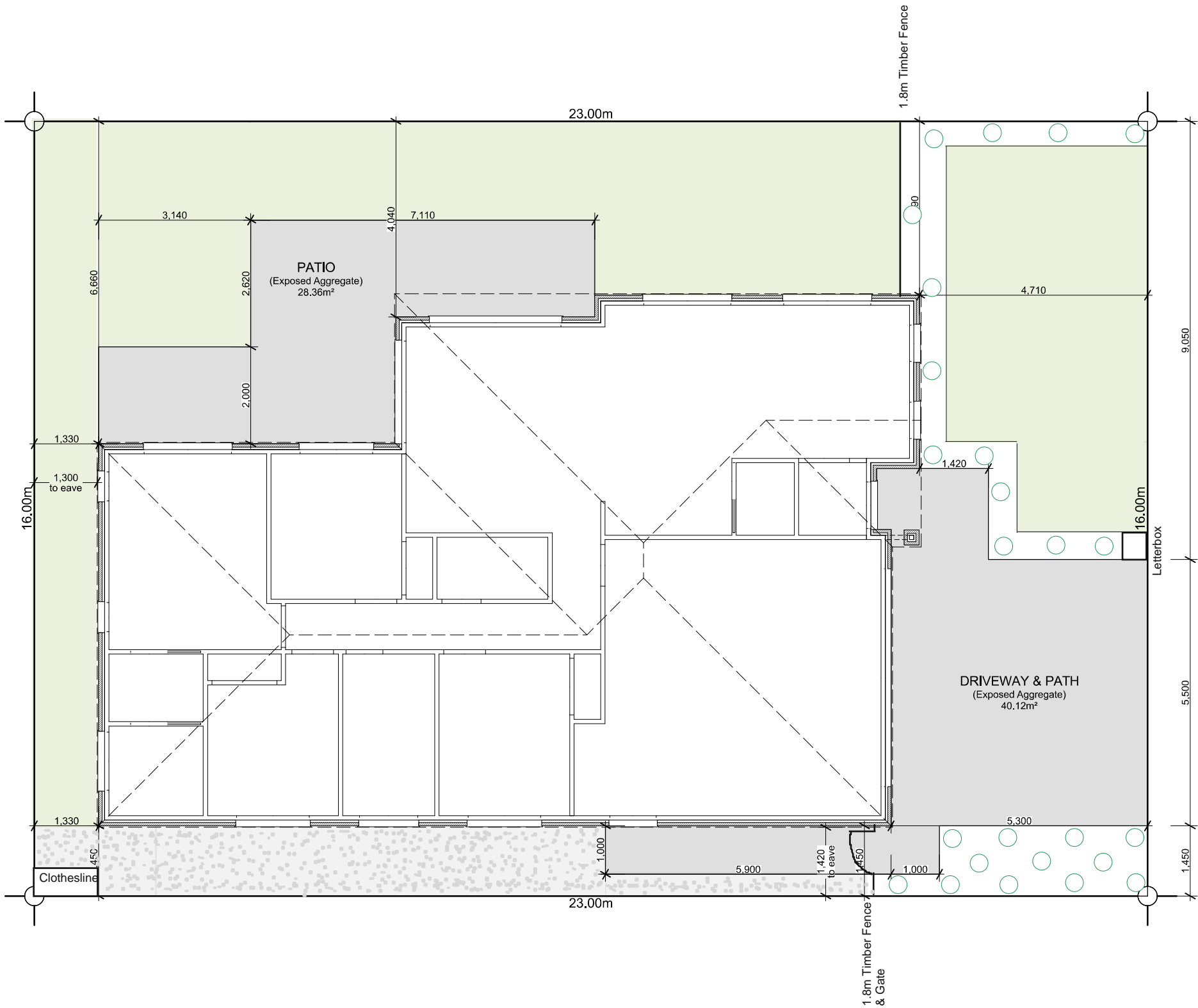
Section Keys

- C0170 series brick on 50mm cavity over building wrap on timber framing.
- C02TMT Taiga shiplap weatherboard on 20mm horizontal castellated cavity battens @ 480mm crs over building wrap on timber framing.
- V01100x100x6L veneer lintel with 100mm min. seating each side.
- V02100x100x6L shelf angle fixed to timber lintel with 90x12mm coach screws @ 300mm crs.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (Dwangs @ 480mm for shiplap WB). Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft foundation.
- T01Roof trusses as per Truss Design.
- T02Extend truss top chord to form raking soffit. Refer to truss design.
- R01Pressed metal tiles on 50x40mm battens over self-supported roof underly on trusses.
- R02Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.8 wall insulation batts.
- B02R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- L014.5mm Hardie soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)





Note: Stain ROW facing fences



RIGHT OF WAY

- The landscaper will use an assortment of plants from the list below:
- 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 'Cinnamon Cindy'

**Legend**

- Grass
- Stonechip
- Garden bed with bark



Letterbox



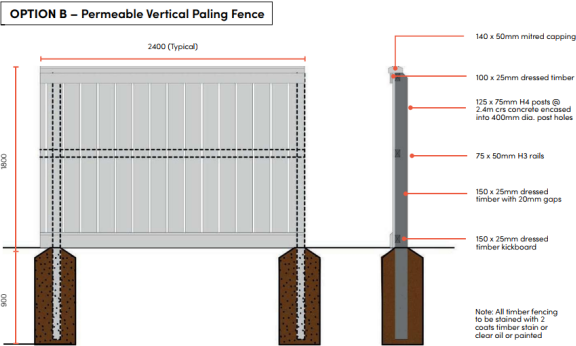
WENDEL BORN  
PROPERTY LTD  
LOT 3 MADDISONS QUARTER  
ORIEL WAY ROLLESTON

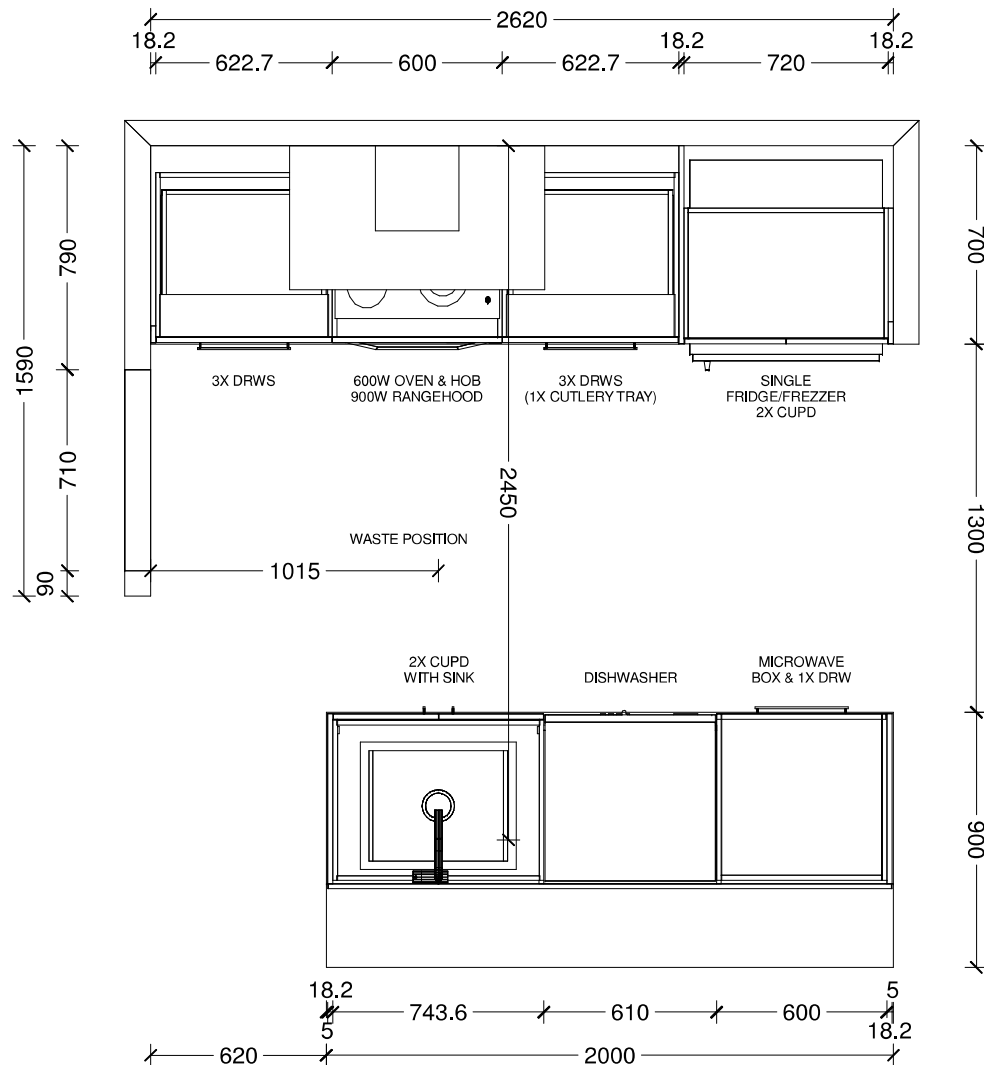
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Landscape plan

Scale 1:100 @ A3





#### Benchtop Colour:

12mm square edge Tristone in Pure White

#### Back Wall Joinery Colour:

Bestwood Simply White Embossed

#### Island Joinery Colour:

Bestwood Subtle Grey Velvet

#### Negative Detail Joinery Colour:

Bestwood Subtle Grey Velvet

#### Handles:

4062-192/320-Titanium Grey

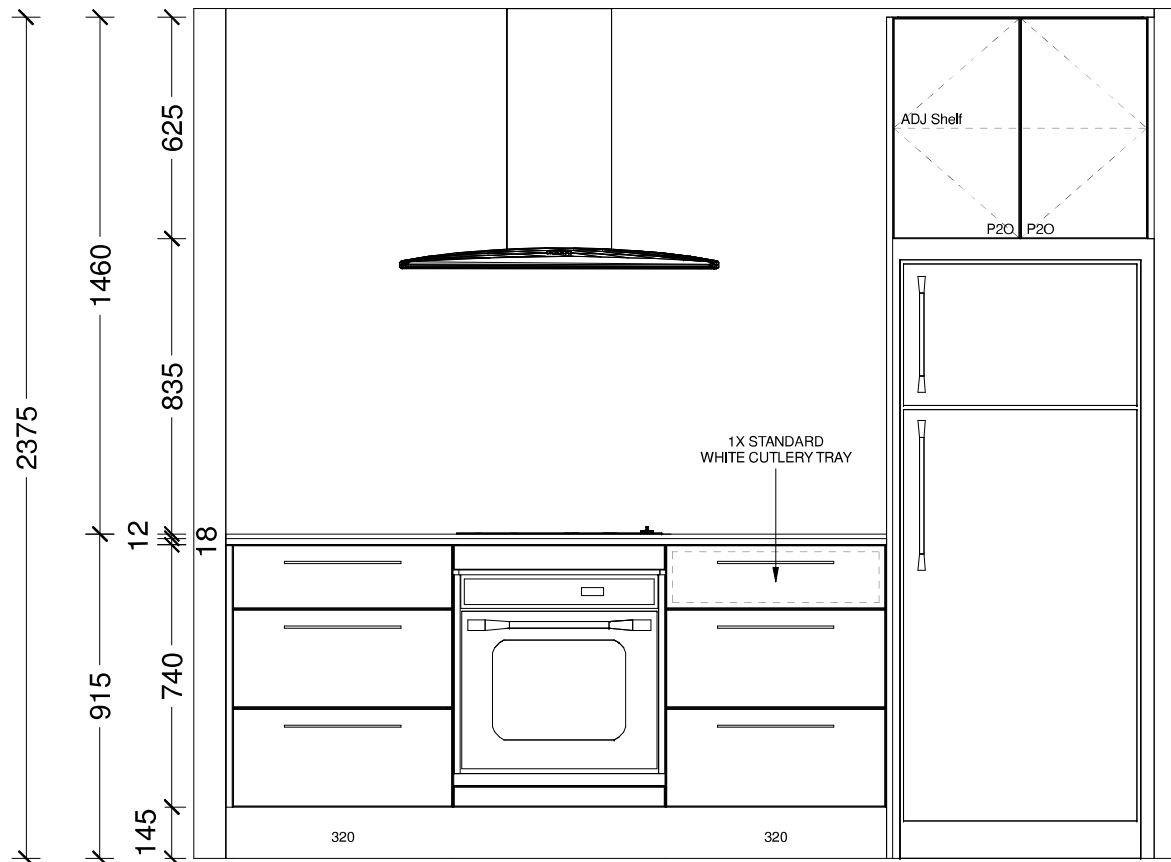
#### Sink:

Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified				

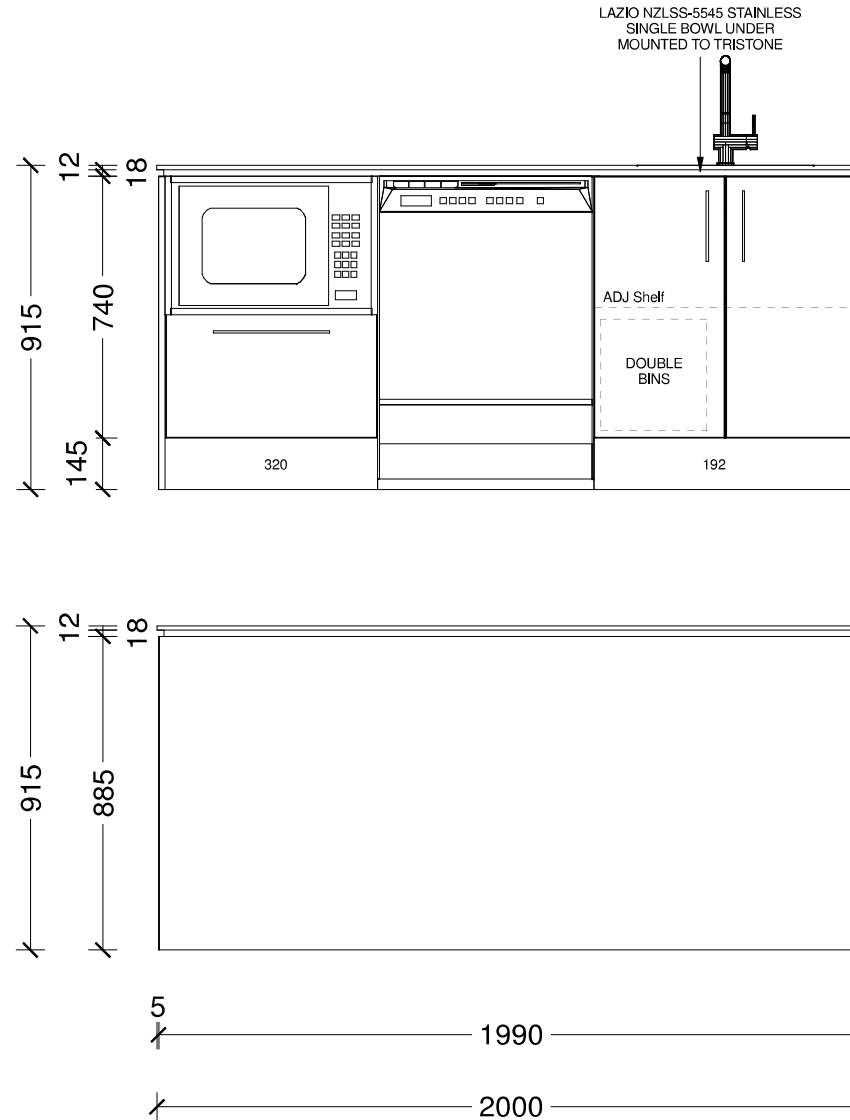
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Designer:	Sarah Molyneux	Date:	20 Feb 24	Client:	Oakridge Homes	BC Ref:	Job	Site Address:		Job#:	Default	
Dwg:	Kitchen Elevation	Scale:	1 : 20	Customer:	The Maple Modified							

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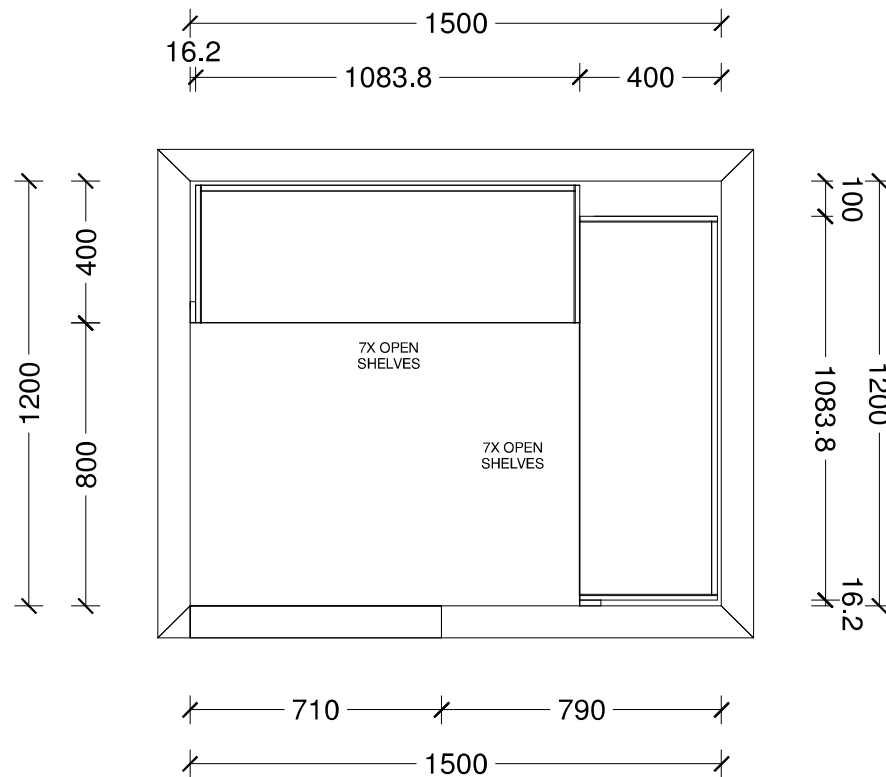
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple Modified				

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Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
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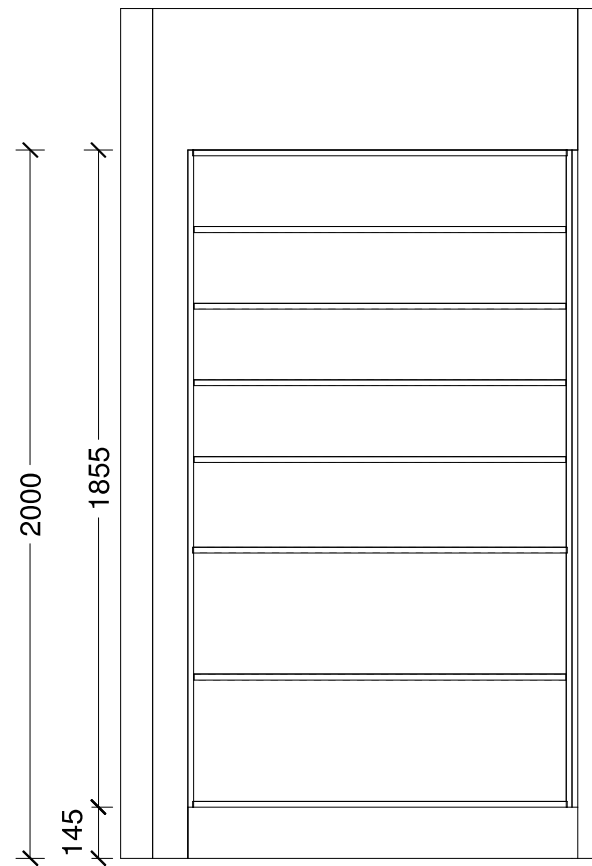
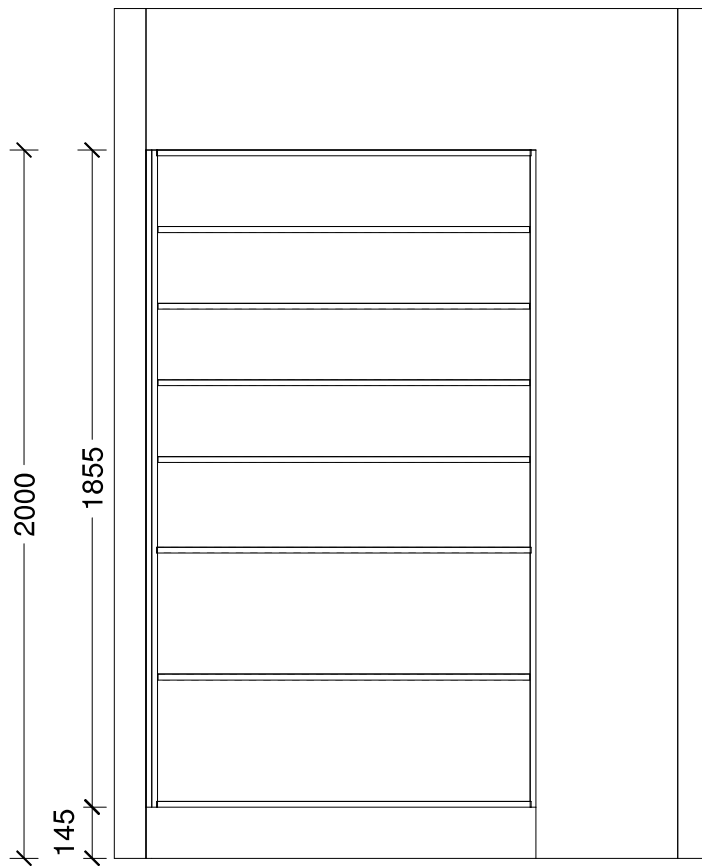
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Designer:	Sarah Molyneux	Date:	20 Feb 24	Client:	Oakridge Homes	BC Ref:	Job	Site Address:		Job#:	Default	
Dwg:	Pantry Plan	Scale:	1 : 20	Customer:	The Maple Modified							



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Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

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Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple Modified				










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# Plan: Lot 3 Oriel Way, Maddisons Quarter - Electrical Design

Electrical		
	Item	Total
	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
	Tradesave Rangehood 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	20 EA
	Protective Capping for Socket Electrical in 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 20 Amp max	1 EA
	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp max	1 EA
	Tradesave Slim Dishwasher Power Socket	1 EA
	Tradesave Garage Door Opener Press Button (White)	1 EA
	Tradesave Slim Garage Door Power Socket	1 EA
	Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection	1 EA
	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
	Smoke Detector Alarm - 230v Mains powered with 9V battery backup	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
	Through Roof Cowl & Tube Supply 150mm (Installation excluded)	3 EA
	External 180-Degree Lighting Movement Sensor (White)	1 EA
	Recessed LED Downlight Prolux DL54 with White Fascia & Circuit	24 EA
	Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit	1 EA
	Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA

## Electrical

Item	Total
 External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	5 EA
 Tradesave Slim White Light Switch 1 Gang	12 EA
 Tradesave Slim White Light Switch 2 Gang	6 EA
 Tradesave Slim White Light Switch 3 Gang	1 EA
 Excel Life White IP Rated Light Switch 1 Gang	1 EA
 2-Way Light Circuit	2 EA
 Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
 Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
 Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA