



House and Land Package

Lot 30 Maddisons Quarter, Stage 3,
Faringdon, Rolleston

Dwelling
Size

167m²

Section
Size

495m²

\$774,900



4



1



2



2



Artist Impression Only—Refer to Concept Plans

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 fastest 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.





Specification

Lot 30 Maddisons Quarter, Stage 3, 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° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	The Brickery—70 Series Brick
Feature cladding:	James Hardie Linea	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 Tinted window to w02, w03, w04, w05	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	Hot water cylinder:	Rheem 250L
Carpet	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank—Province
Splashback tiles:	100x300mm subway tile (Kitchen only)	Window coverings:	Windoware 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 30 Maddisons Quarter, Stage 3, 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

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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 30 Maddisons Quarter, Stage 3, Faringdon, Rolleston

Exterior:		Interior:	
Roof:	Ebony	Ceilings:	Half black white
Fascia/ Gutter / Downpipes:	Ebony	Walls:	Black white
Window joinery:	Ebony	Interior doors:	Black white
Front door:	Ebony	Skirting:	Black white
Front door frame:	Ebony	Carpet:	Iron
Garage door:	Ebony	Vinyl plank:	Natural
Garage door frame:	Ebony	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 (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout

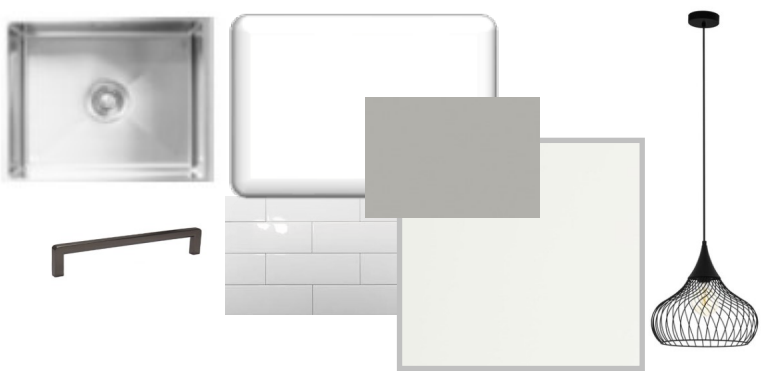
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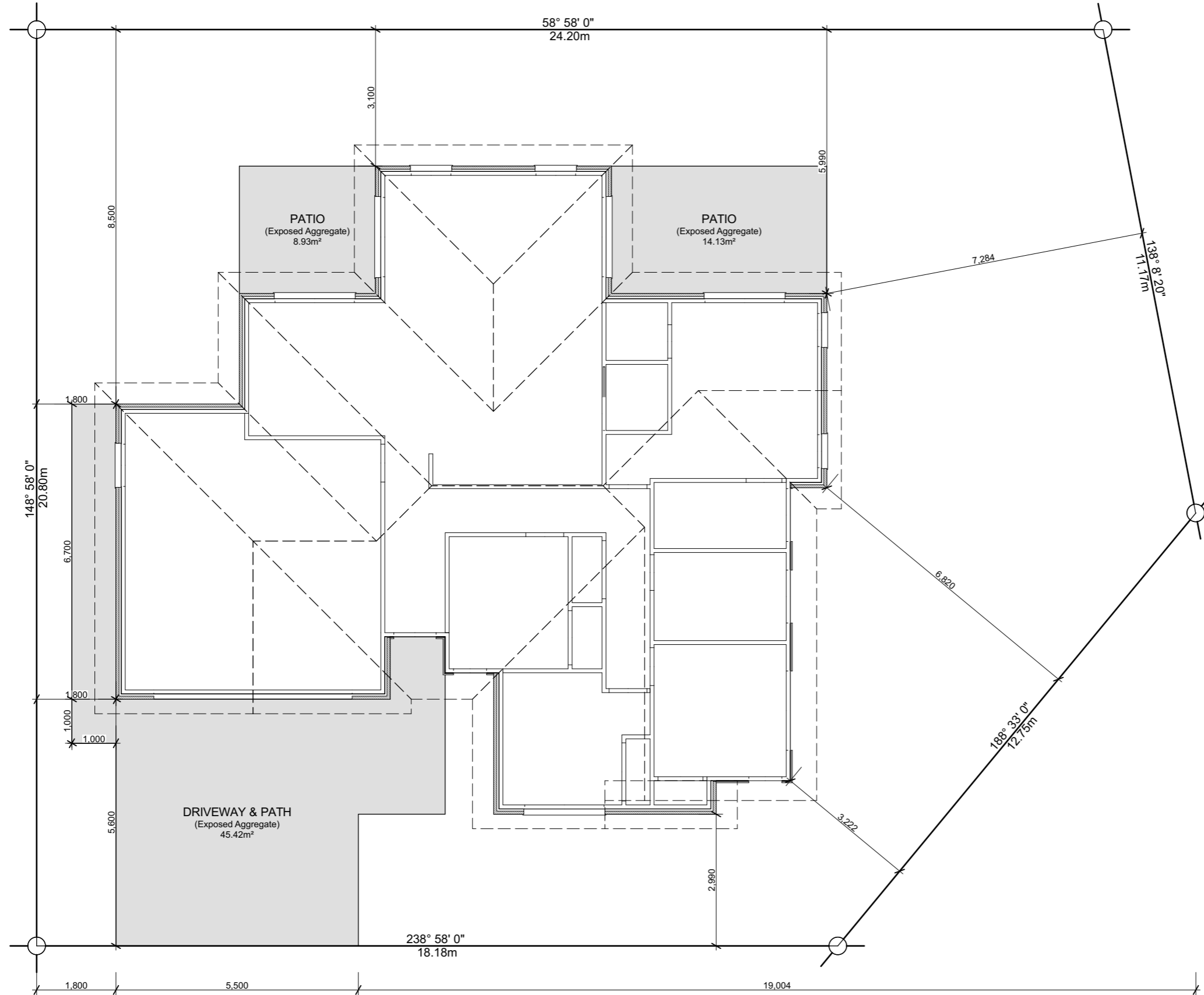
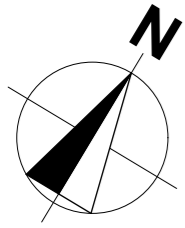


Interior:



Kitchen:





EAST MADDISONS ROAD

Site Info

Site Address	Westmoor Boulevard Maddisons Quarter
Legal Description	Lot 30
Site Area	495m ²
Building Area	167.40m ²
Roof Area*	204.94m ²
Site Coverage	41.40%

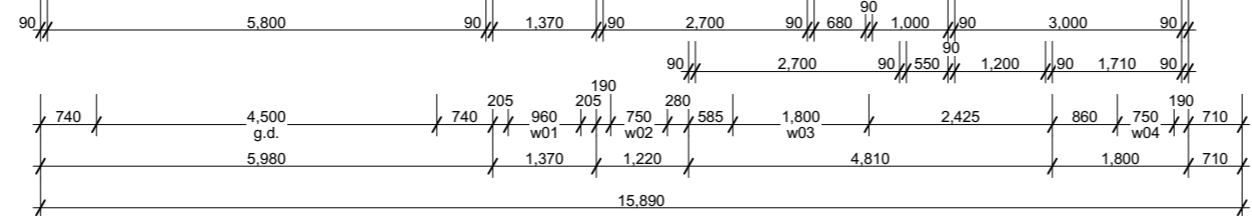
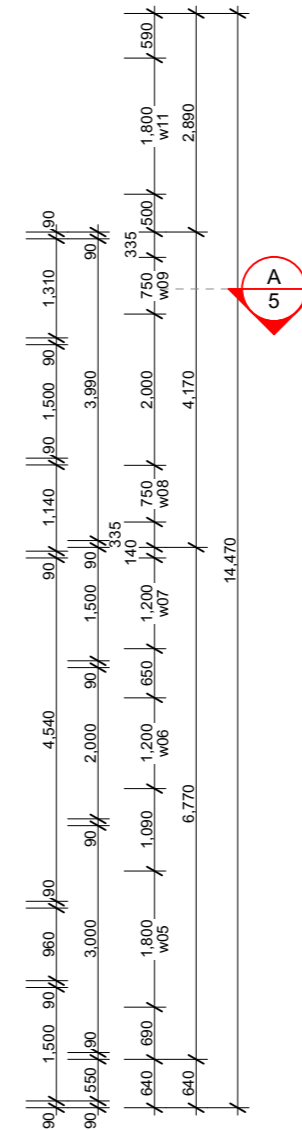
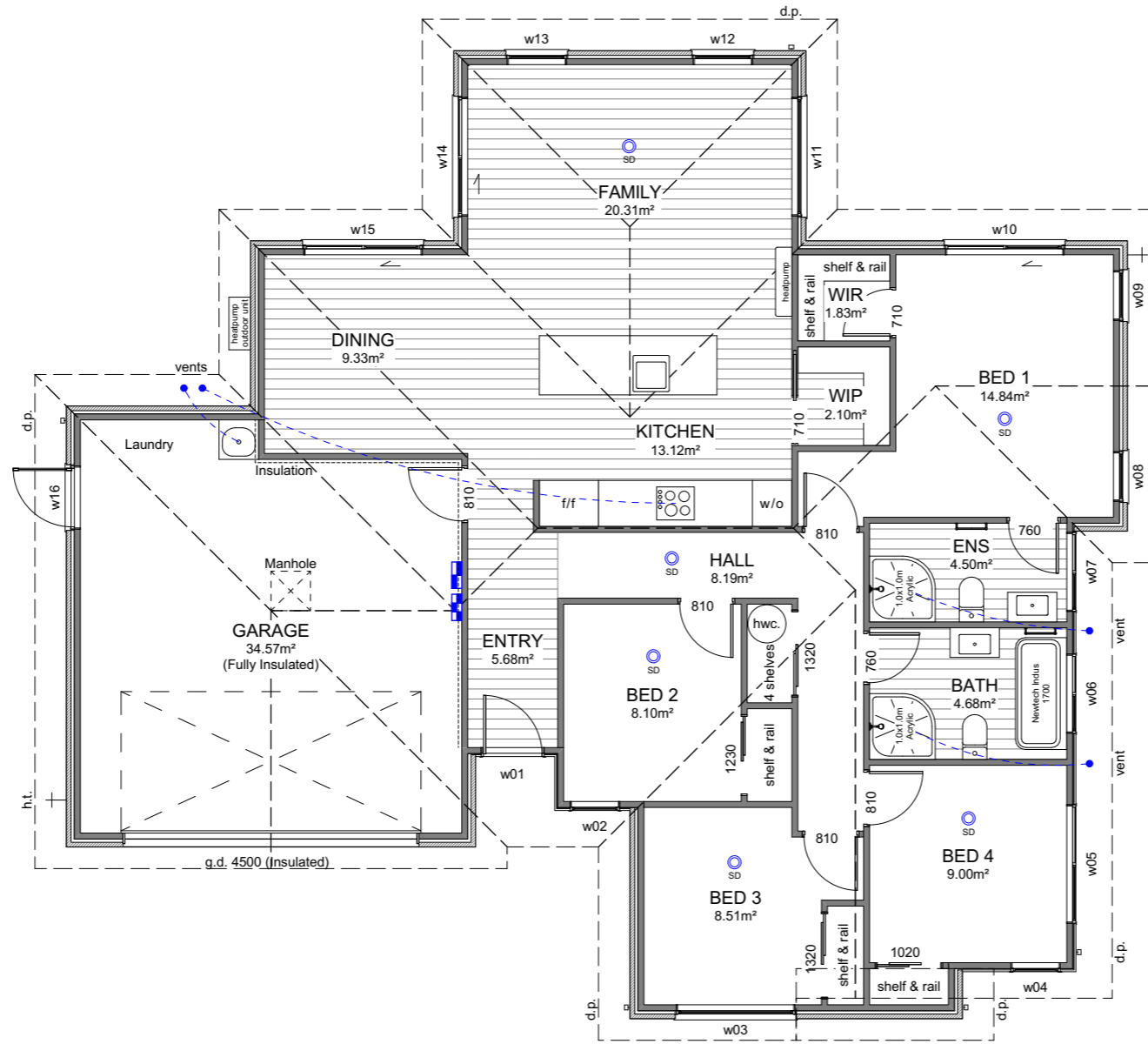
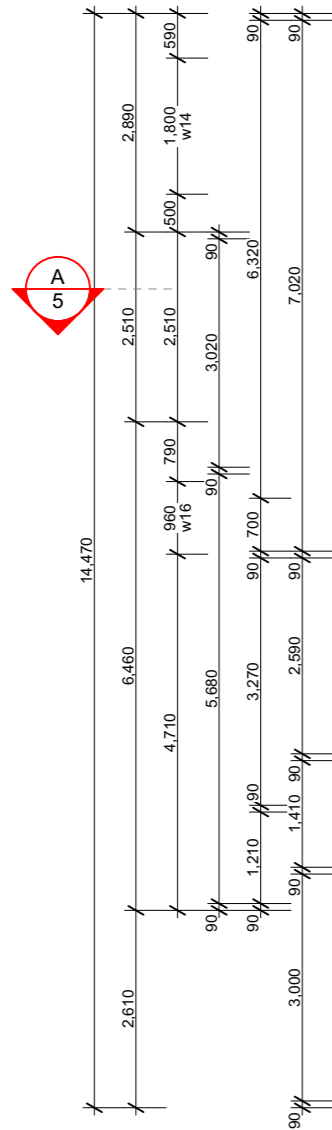
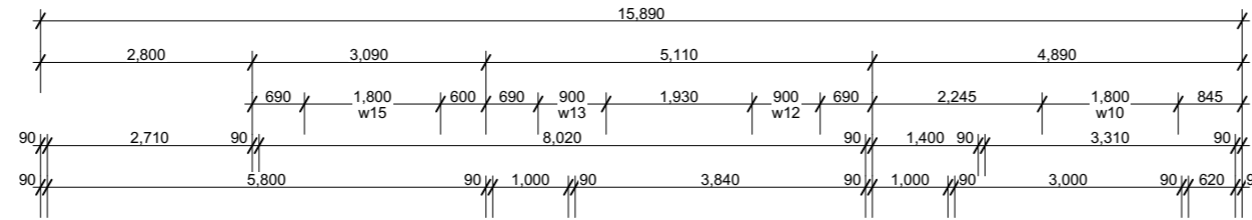
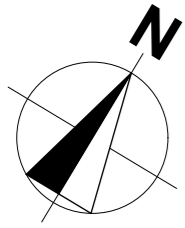
Design Basis

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.
 Site bearings, dimensions and north point subject to the Issue of Certificate of Title.

WESTMOOR BOULEVARD



Building Area

Over Frame	160.60m ²
Perimeter	63.32m
Over Cladding	167.40m ²
Perimeter	64.43m
Roof Area*	204.94m ²
Perimeter	66.08m

*Roof area includes fascia & gutter

General

Main Cladding	70s Clay Brick
Feature Cladding	JH Linea Weatherboard
Roof Pitch	25°
Roofing	Longrun Corrugate
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: Tinted windows to w02, w03, w04 & w05.

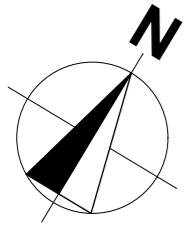
Legend

- 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	1,800
w04	2,130	750
w05	600	1,800
w06	1,100	1,200
w07	1,100	1,200
w08	2,130	750
w09	2,130	750
w10	2,130	1,800
w11	1,400	1,800
w12	2,130	900
w13	2,130	900
w14	2,130	1,800
w15	2,130	1,800
w16	2,130	960



Roof Cladding

25° Colorsteel longrun 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

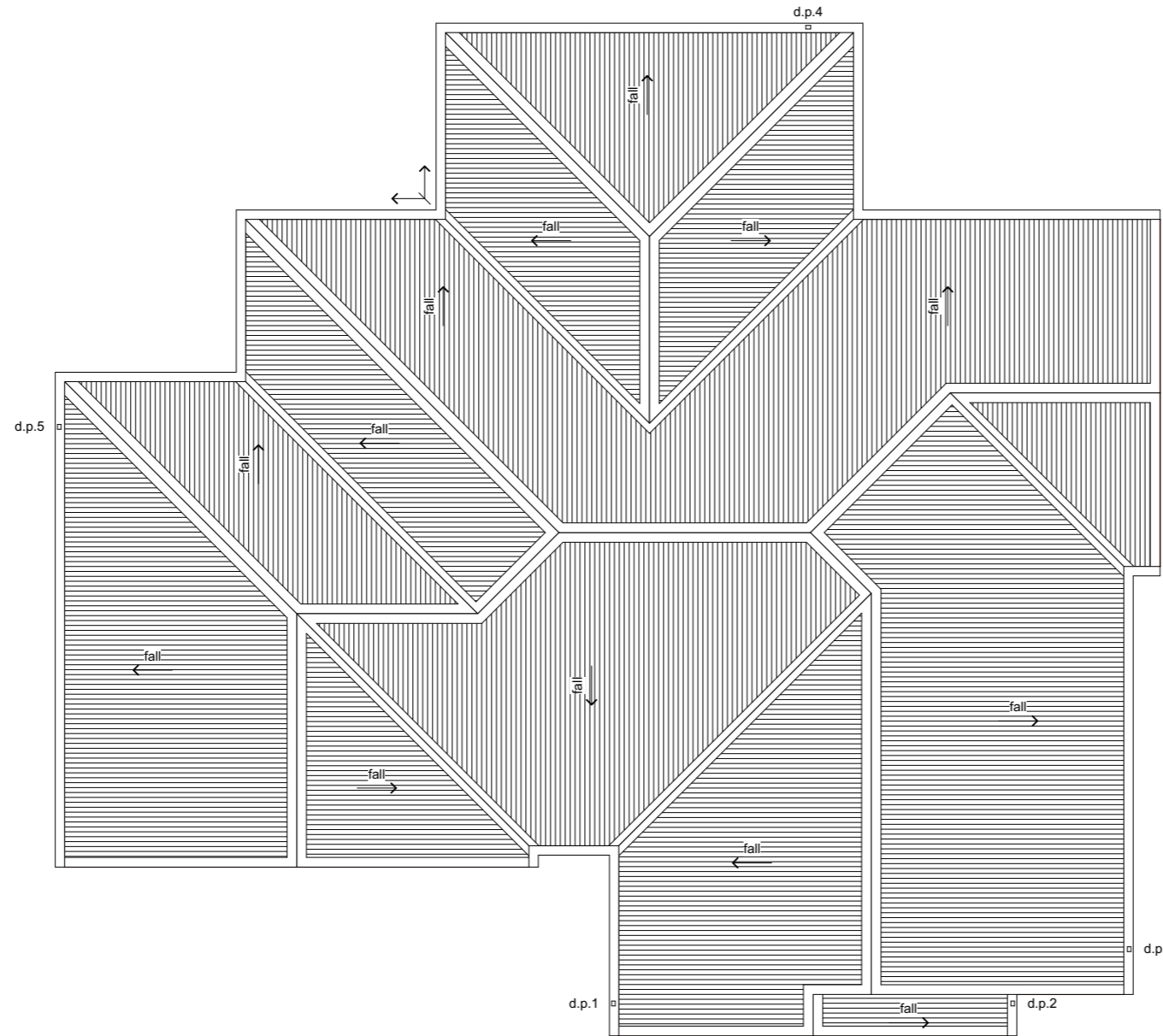
Seal all pipe penetrations with Deklite flashing kit as per specification.

Downpipe Catchment (Plan Area)

d.p.1	50m ²
d.p.2	3m ²
d.p.3	40m ²
d.p.4	52m ²
d.p.5	55m ²

Roof Bracings

Refer to truss design.



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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 30 MADDISONS QUARTER
 WESTMOOR BOULEVARD ROLLESTON

Issue
 Concept Design

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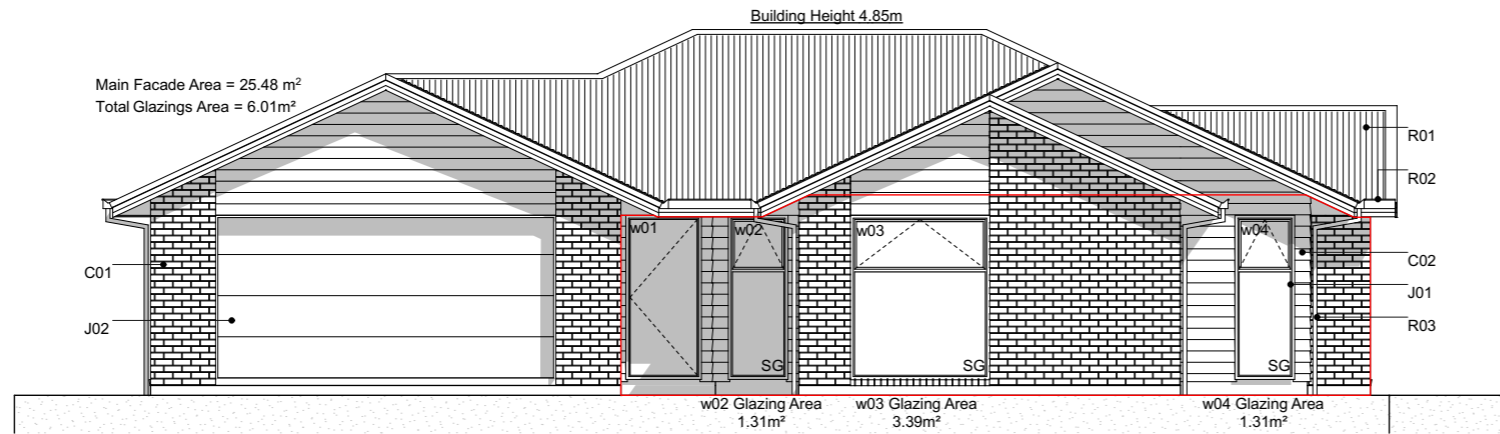
Roof Plan

Scale 1:100 @ A3

Revision 3
 Date 28/08/2024
 File No. 24142

Sheet No.

3



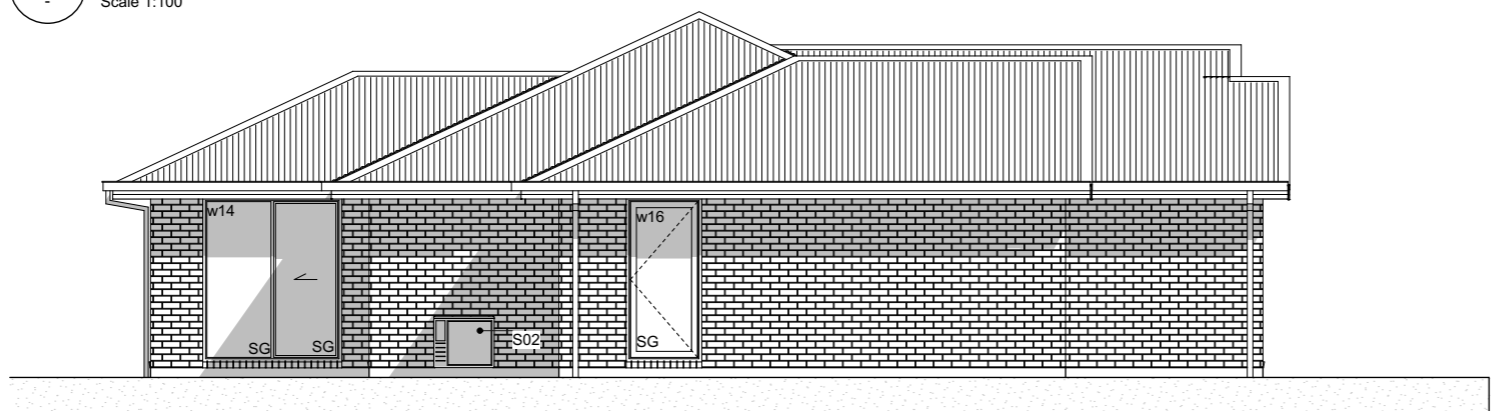
E-01 SouthEast Elevation
Scale 1:100



E-02 NorthEast Elevation
Scale 1:100



E-03 NorthWest Elevation
Scale 1:100



E-04 SouthWest Elevation
Scale 1:100

Elevation Keys

- C01 70 series bricks over 50mm cavity.
- C02 James Hardie Linea weatherboard on 20mm cavity battens.
- R01 Colorsteel longrun 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

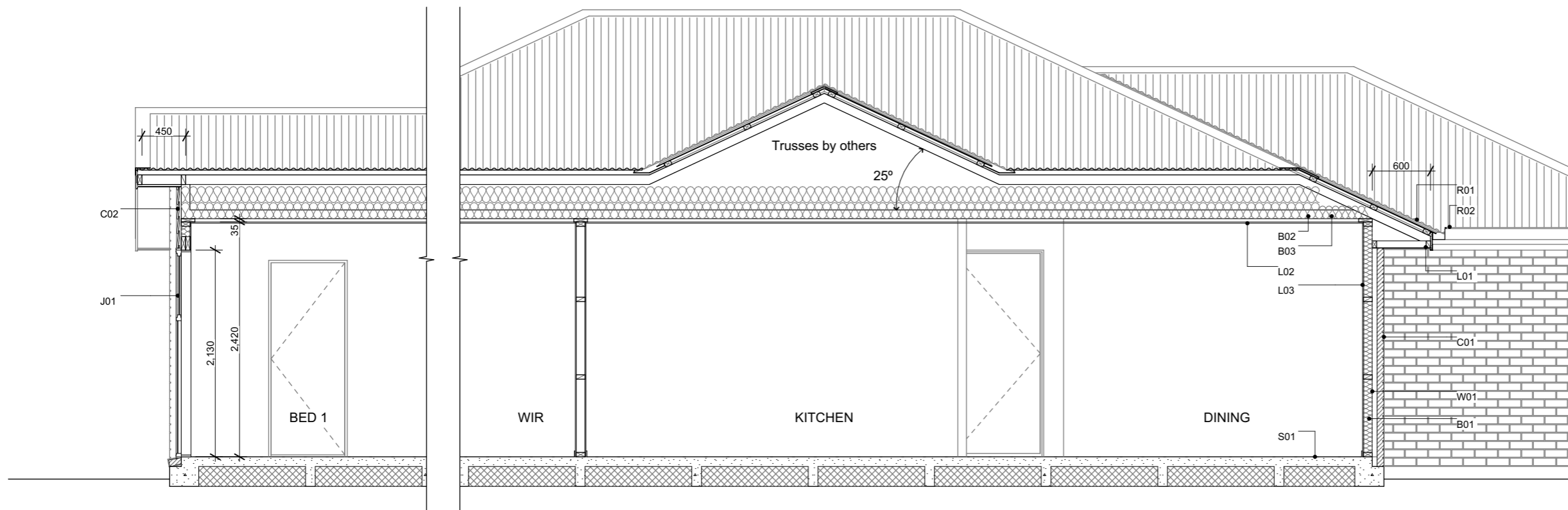
- w01 Window ID
- SS Security Stay
- SG Safety Glass

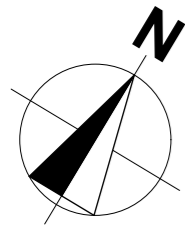
General Notes

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

Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 James Hardie Linea weatherboards on 20mm cavity battens over building wrap 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 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 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.
- 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
- 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)



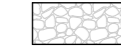



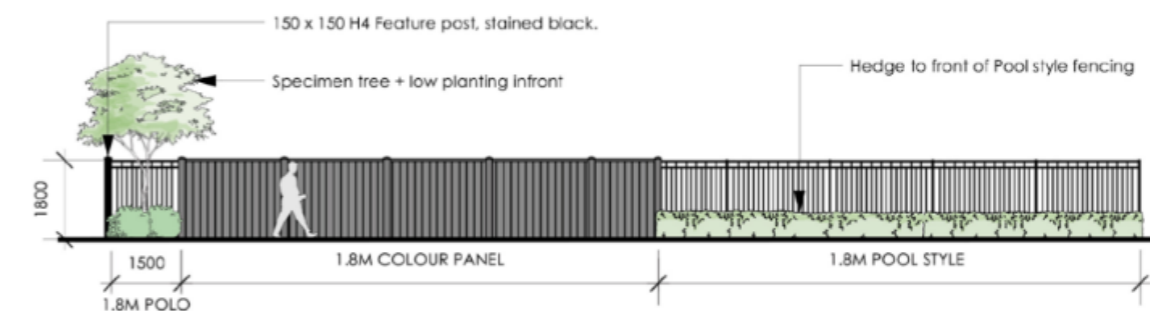
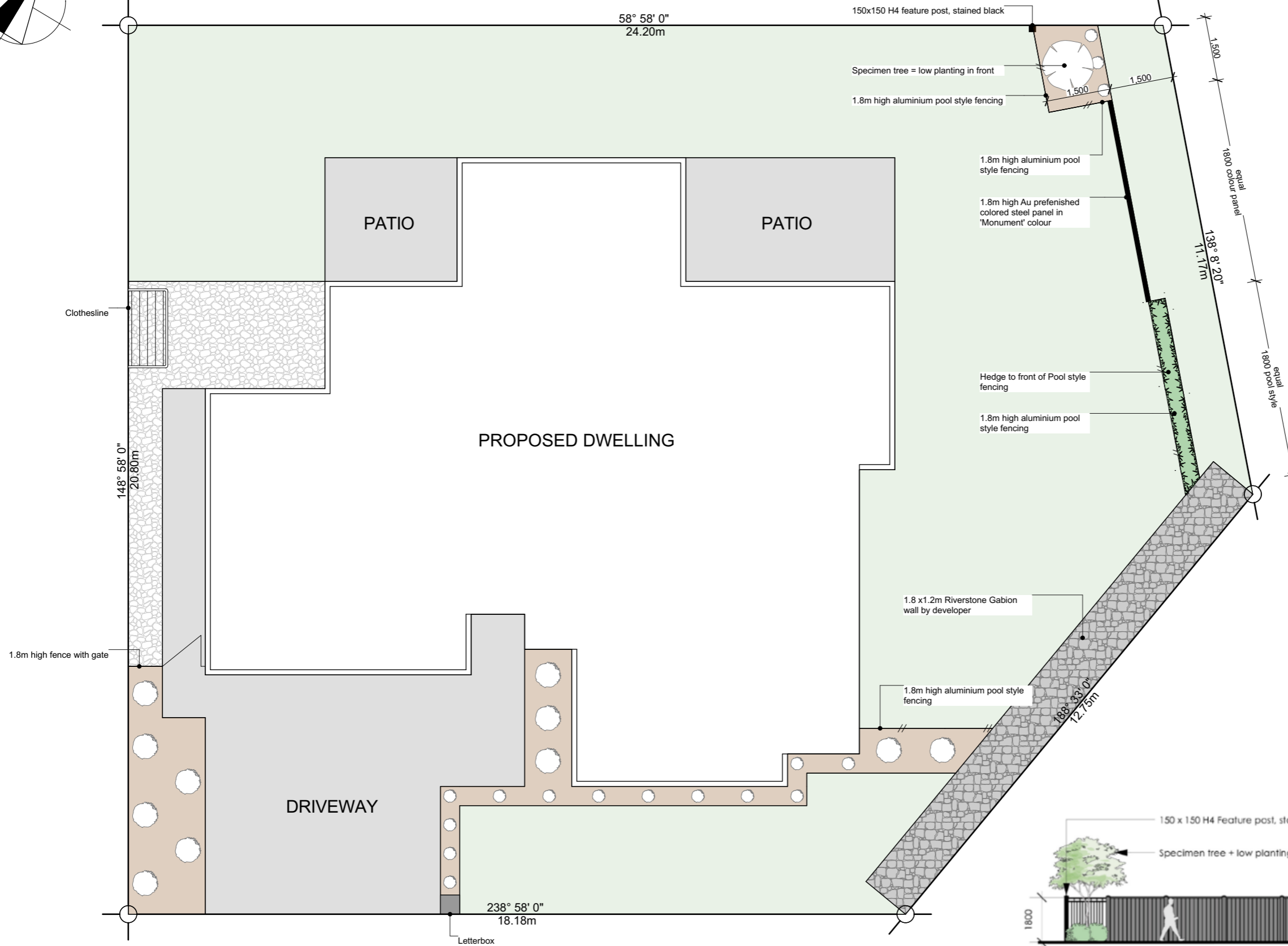


Plants List for Garden Bed

- 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



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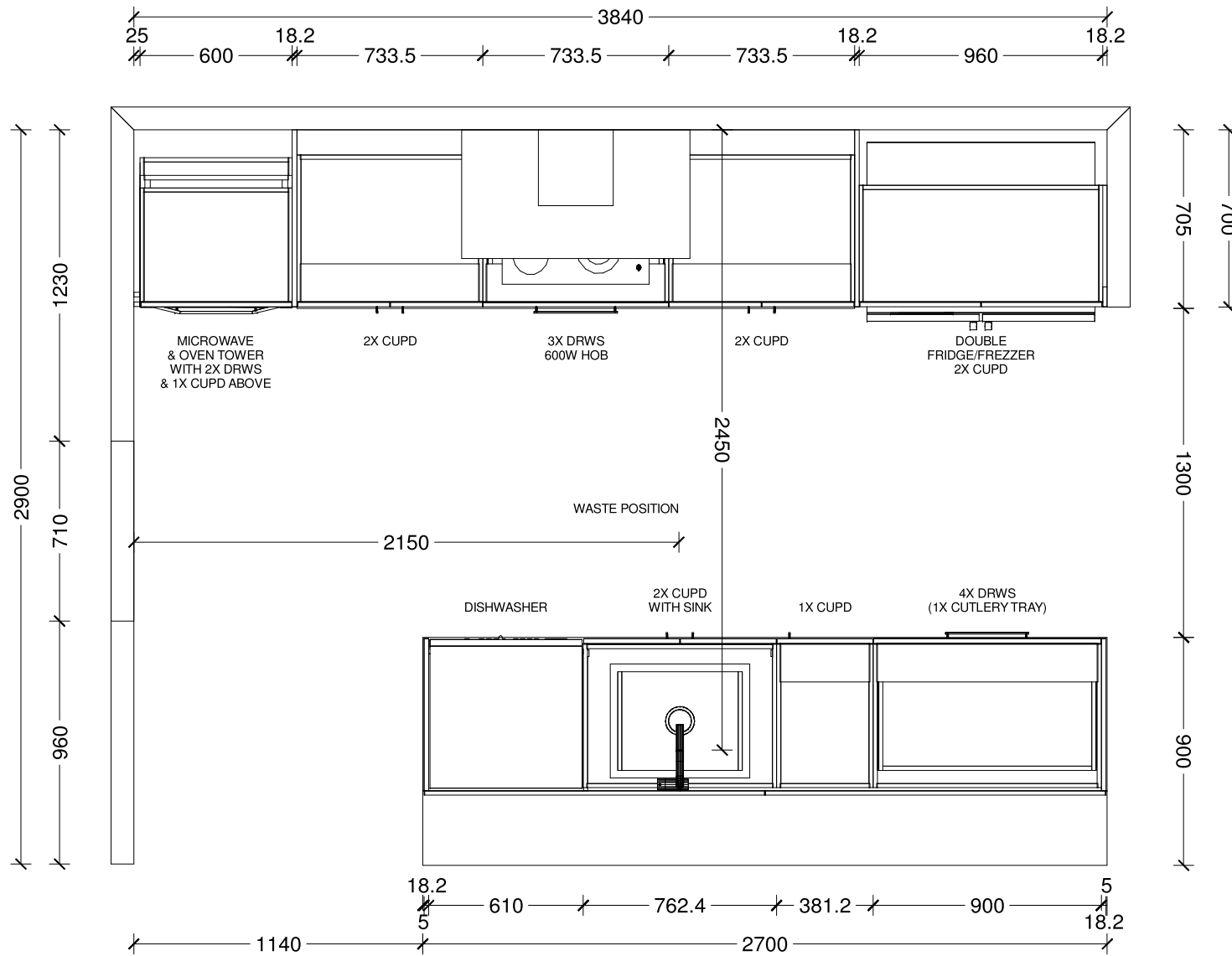
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Landscape Plan

Scale 1:100 @ A3

Revision 3
 Date 28/08/2024
 File No. 24142

Sheet No.

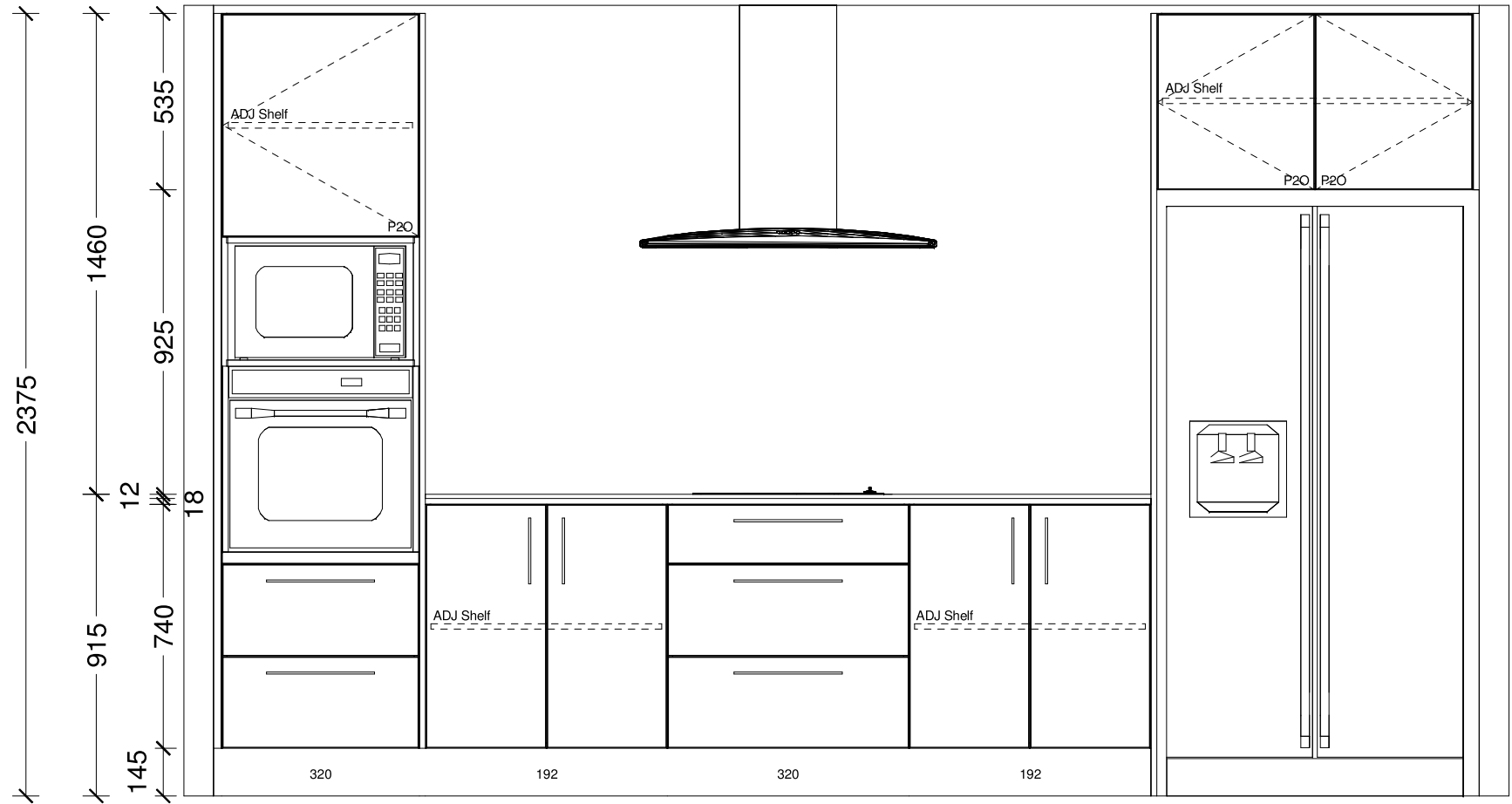


Benchtop Colour:
12mm square edge Tristone in Pure White
Back Wall Joinery Colour:
Bestwood Simply White Embossed
Island Joinery Colour:
Bestwood Subtle Grey Velvet
Negative Detail Joinery Colour:
Bestwood Subtle Grey Velvet
Handles:
4062-192/320-Titanium Grey
Sink:
Lazio NZLSS-5545 Stainless Single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

Designer: Sarah Molyneux	Date: 26 Aug 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 30 Maddisons Quarter	Job#: 56553
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:			

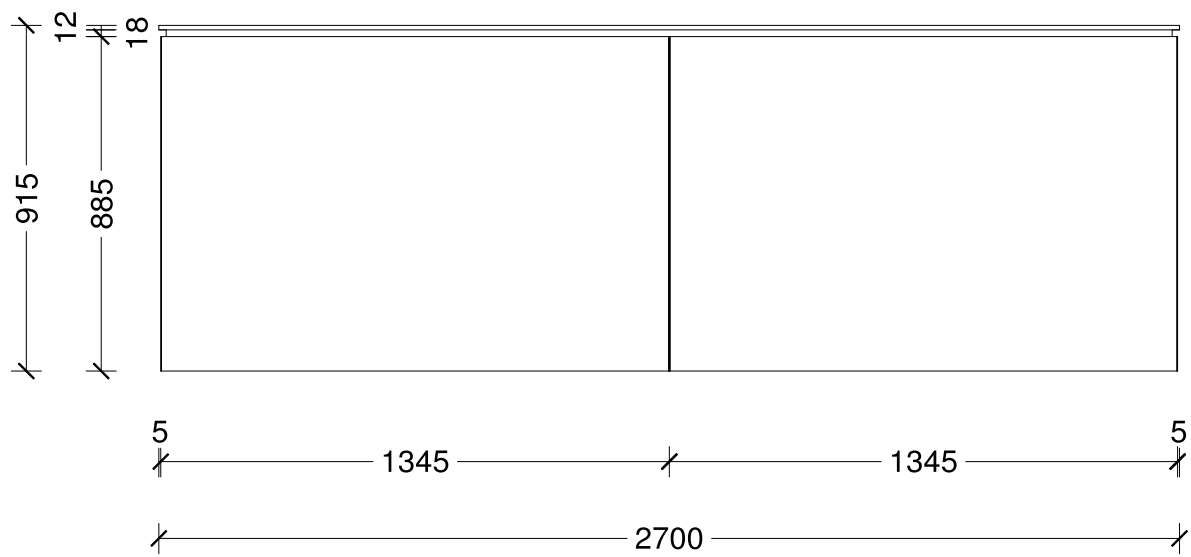
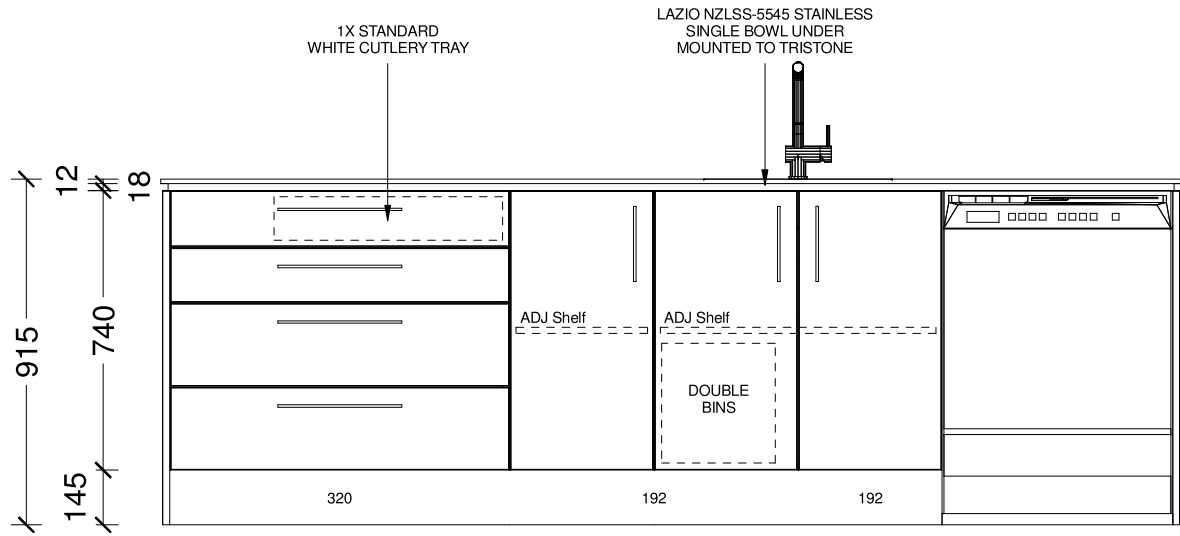


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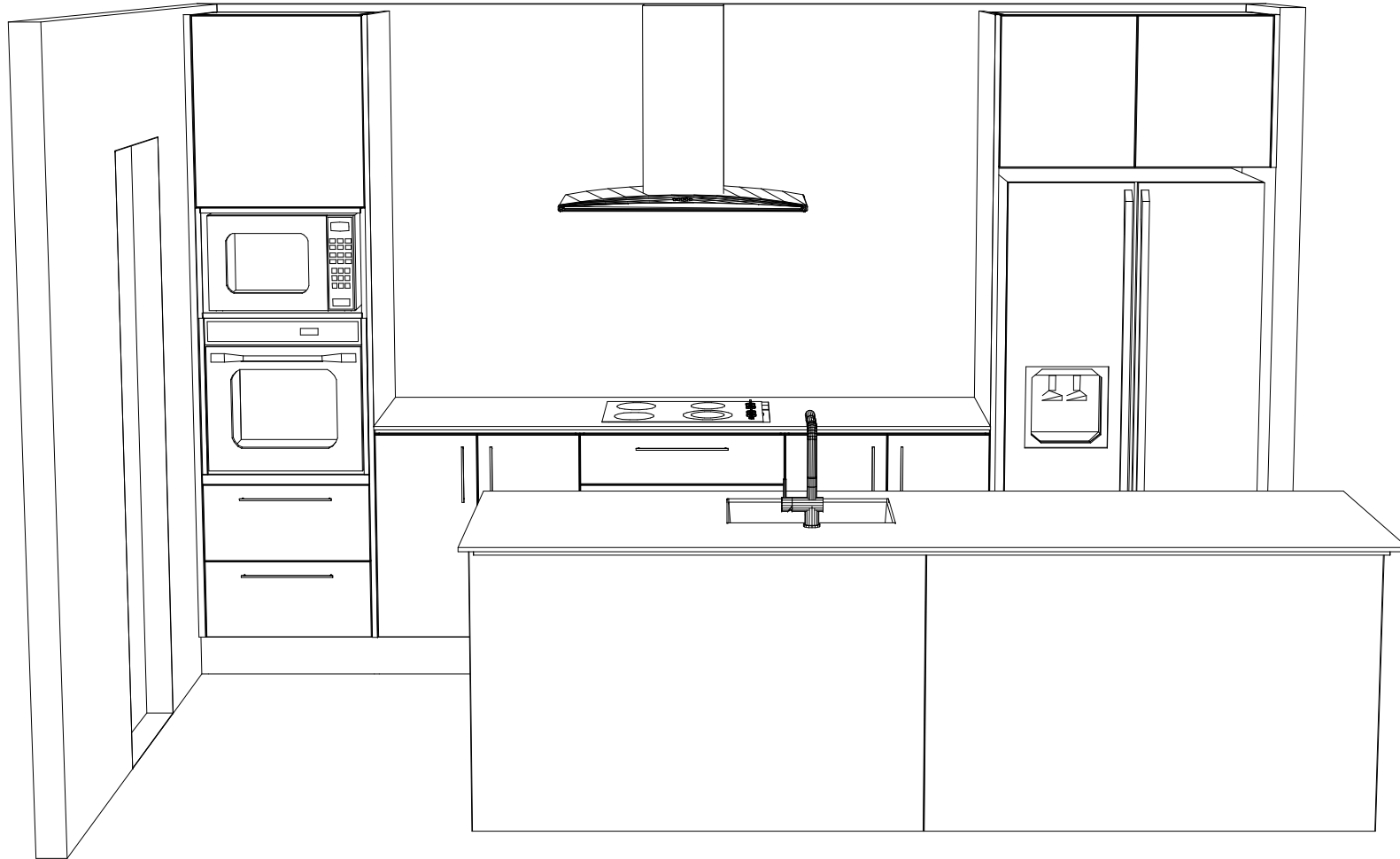
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				


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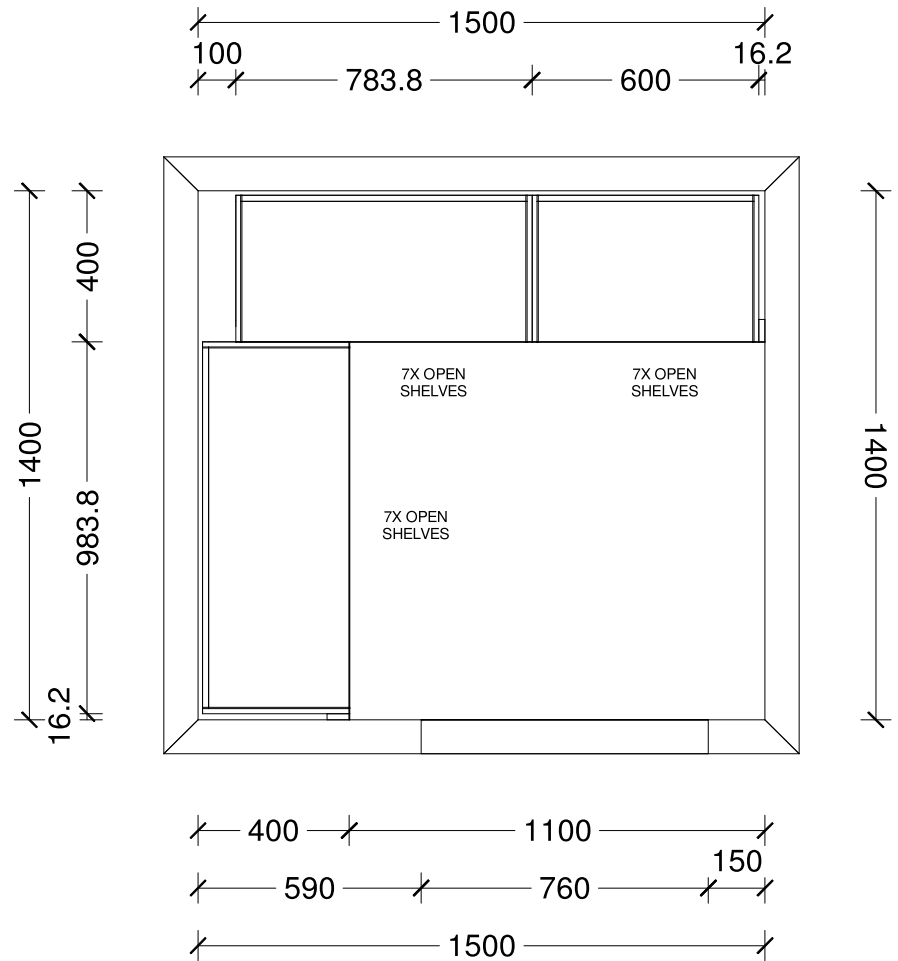
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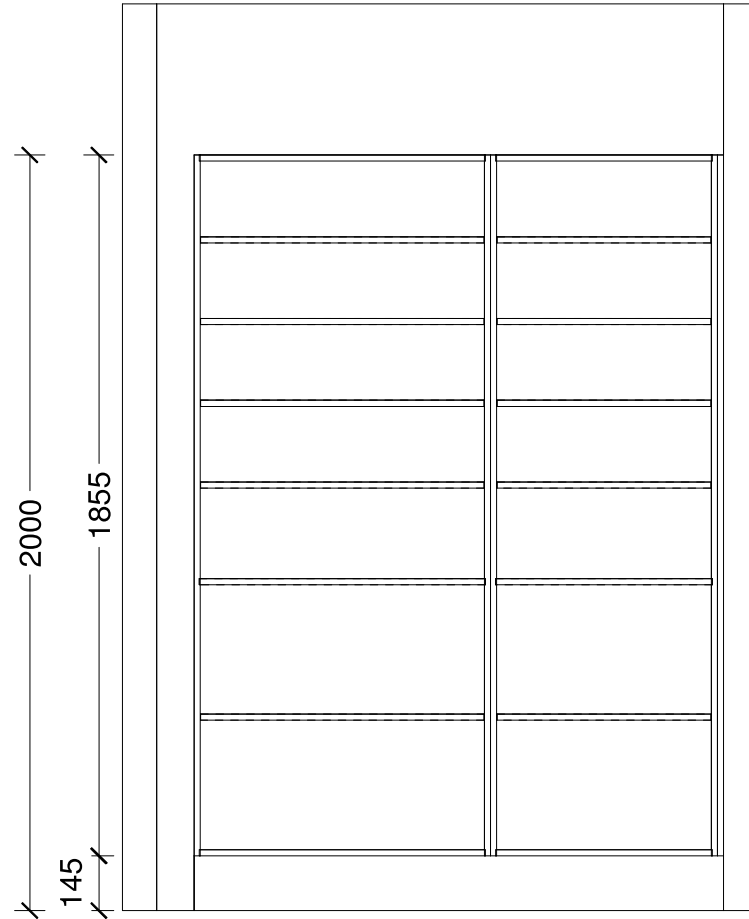
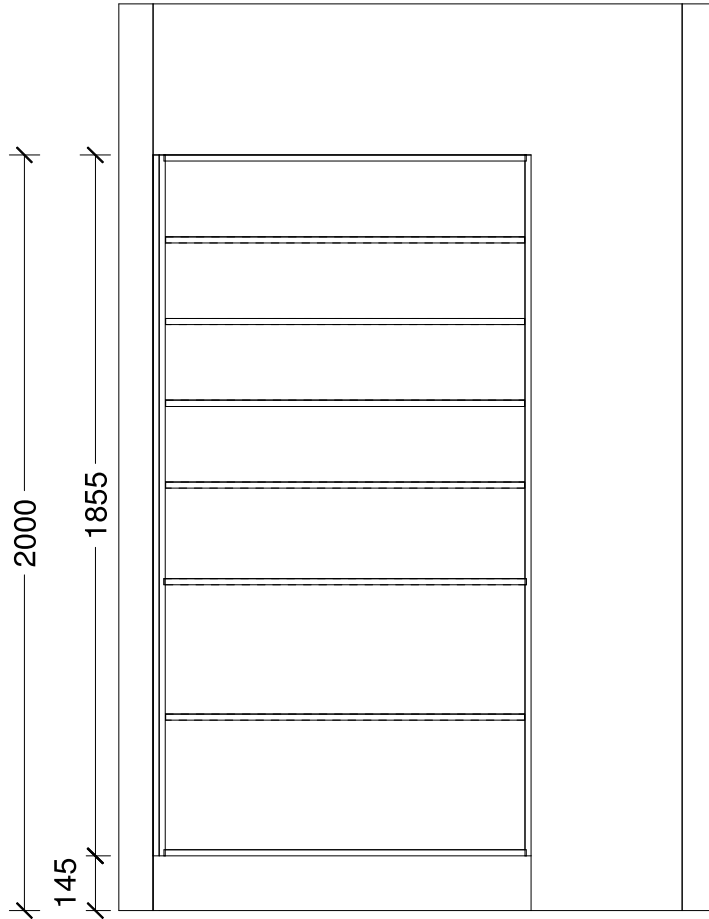


Designer: Sarah Molyneux	Date: 26 Aug 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 30 Maddisons Quarter	Job#: 56553	
Dwg: Kitchen 3D Perspective	Scale:	Customer:				

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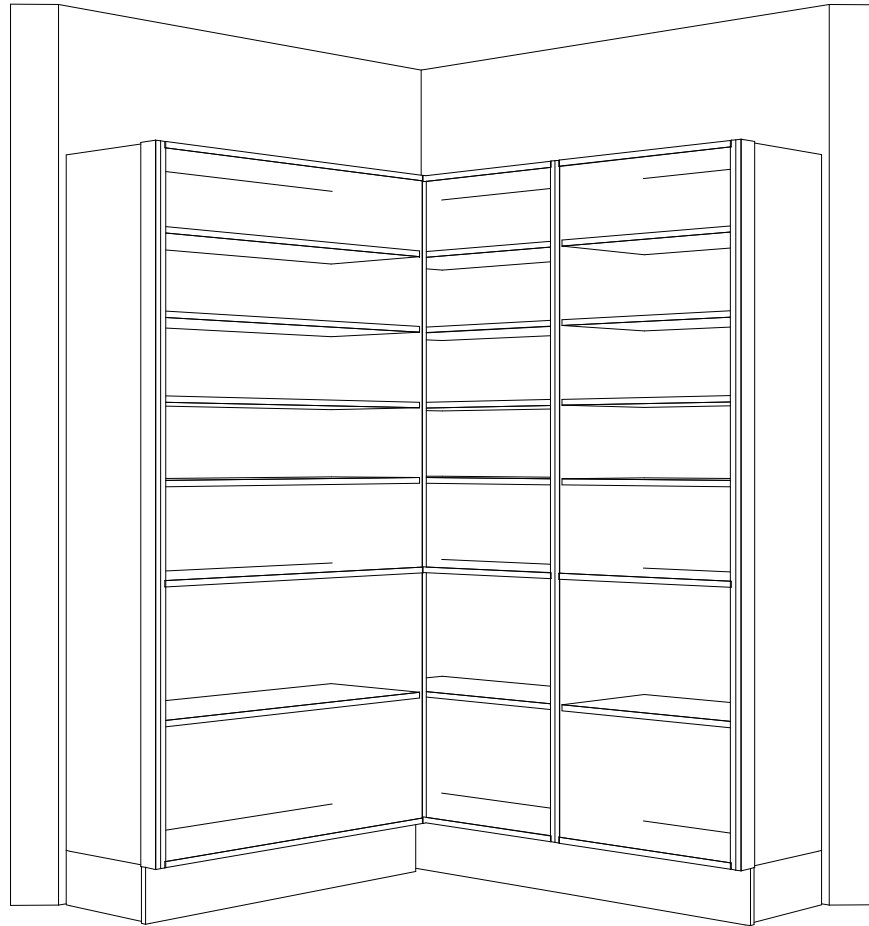



Designer: Sarah Molyneux	Date: 26 Aug 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 30 Maddisons Quarter	Job#: 56553	
Dwg: Pantry Plan	Scale: 1 : 20	Customer:				



Sarah Molyneux	26 Aug 24	Oakridge Homes	BC Ref:	Site Address: Lot 30 Maddisons Quarter	Job#: 56553	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer:				

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Dwg: Pantry 3D Perspective	Scale:	Customer:				

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Plan: Lot 30 Maddison 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 20A (max)		1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (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
 Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		6 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 Inline 150mm & up to 6m of duct		3 EA
 Extractor Fan External Grill (White)		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA
 Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit		31 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA

Electrical

	Item	Total
	Tradesave Slim Light Switch 1-Gang (White)	13 EA
	Tradesave Slim Light Switch 2-Gang (White)	6 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
	2-Way Light Circuit	1 EA
	Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
	Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
	Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA