

Lot 320 Arbor Green

Stage 4, Arbor Green, Springwood, Rolleston



Artist impression only – refer to concept plan.

House & Land Package:

\$669,900

Family sized home featuring three 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:	130m ²
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Section area:	281m ²
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Features:

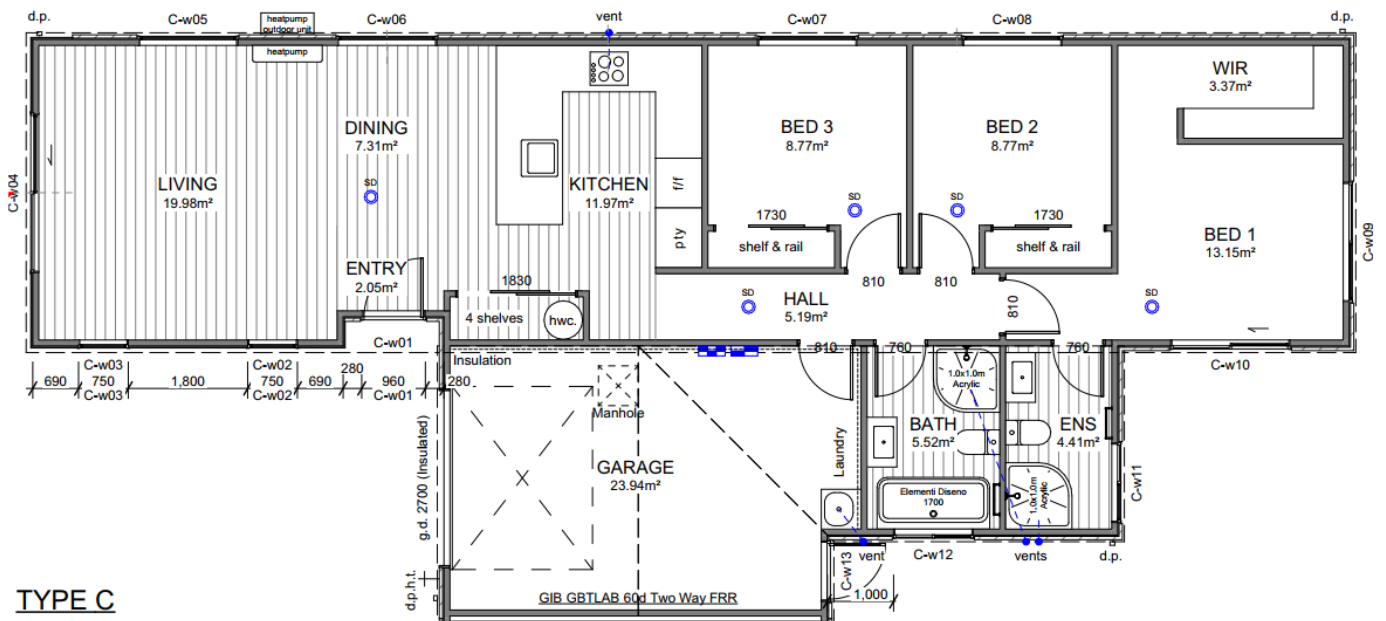
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

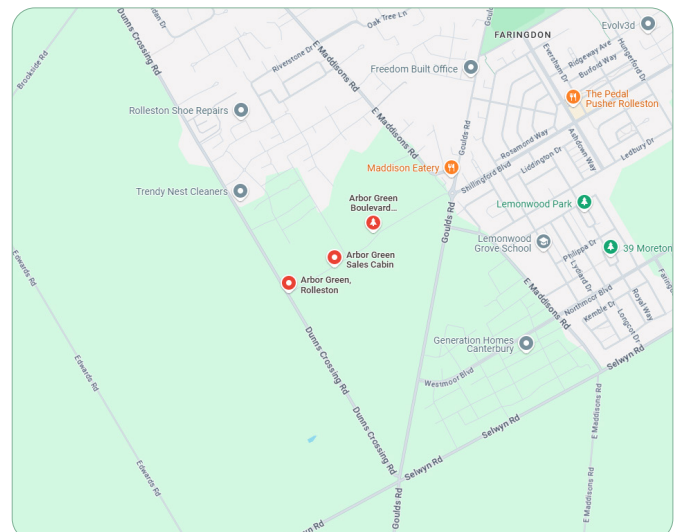
E: info@oakridgehomes.co.nz

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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:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	10/12° 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:	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 2.7m
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 fascia grille	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Splashback tiles:	Full back wall (kitchen only)	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
Colour Scheme			
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 benchtop:	TriStone 30mm – Demeter
Soffits:	Half black white	Kitchen back wall & island back panel:	Cirrus
Exterior cladding (Main):	Mid grey	Kitchen front island panel & boxed ends:	Fiordland elm
Exterior cladding (Feature):	All black	Kitchen splashback:	Zellige Argilla Gloss 100×100

Specification

Kitchen and Laundry

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.

*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



Powerpack:

Bosch DHL755BAU



Dishwasher:

Bosch SMU2ITS01A



Laundry tub:

Aquatica Laundra Studio

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



Feature pendant:

Minota 1.5 linear 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



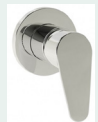
Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

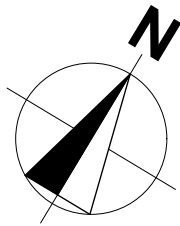
Elementi Uno



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Site Info Lot 320

Site Address	Arbor Green
Legal Description	Lot 320
Site Area	281m ²
Building Area	130.52m ²
Roof Area*	139.45m ²
Site Coverage	49.27%
*Roof area includes fascia & gutter.	

Site Info Lot 732

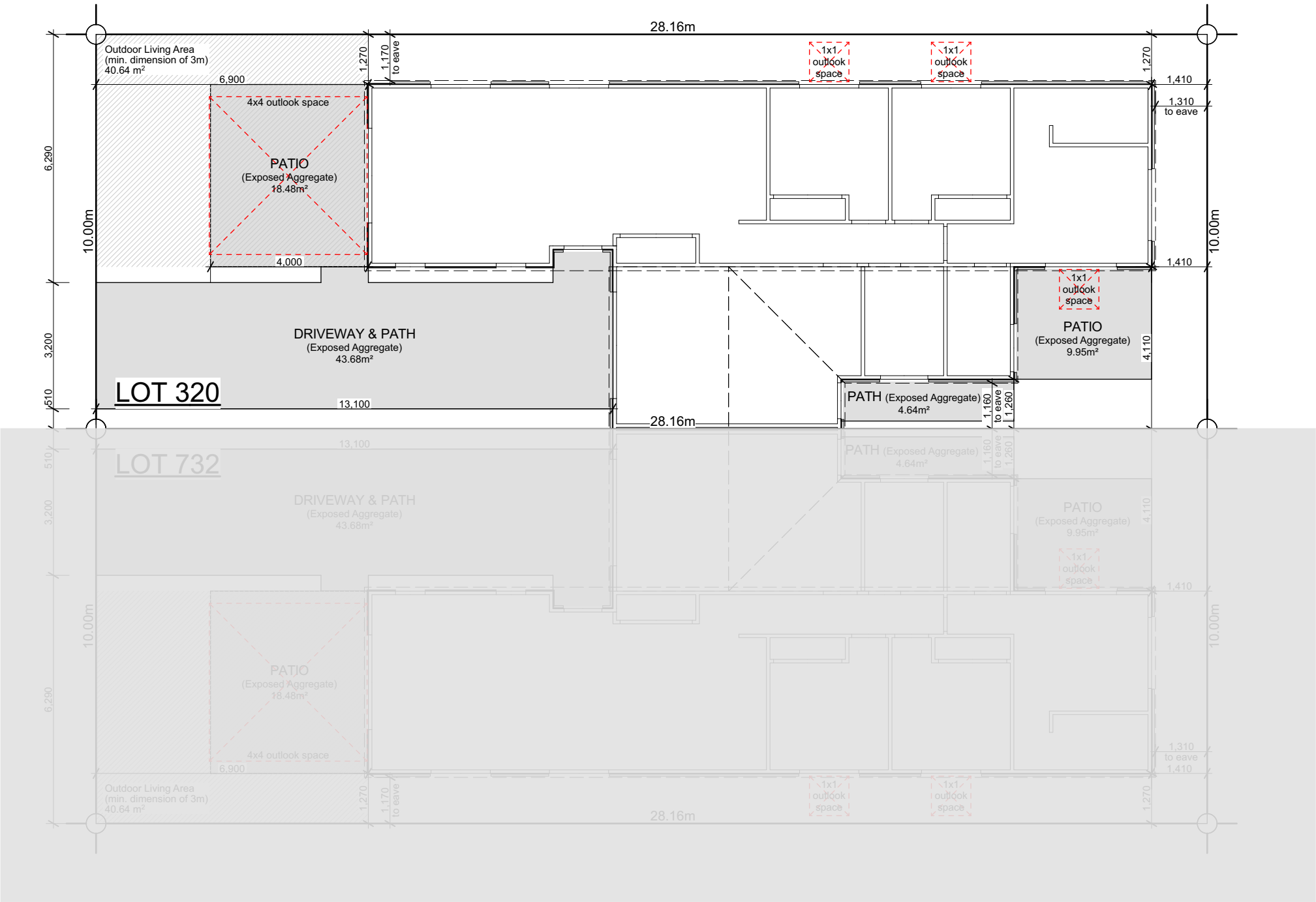
Site Address	Arbor Green
Legal Description	Lot 732
Site Area	281m ²
Building Area	130.52m ²
Roof Area*	138.45m ²
Site Coverage	49.27%
*Roof area includes fascia & gutter.	

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.
- 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.



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W E N D E L B R O N
P R O P E R T Y L T D
LOT 320 & 732 ARBOR GREEN
ROLLESTON

Issue
Concept Design

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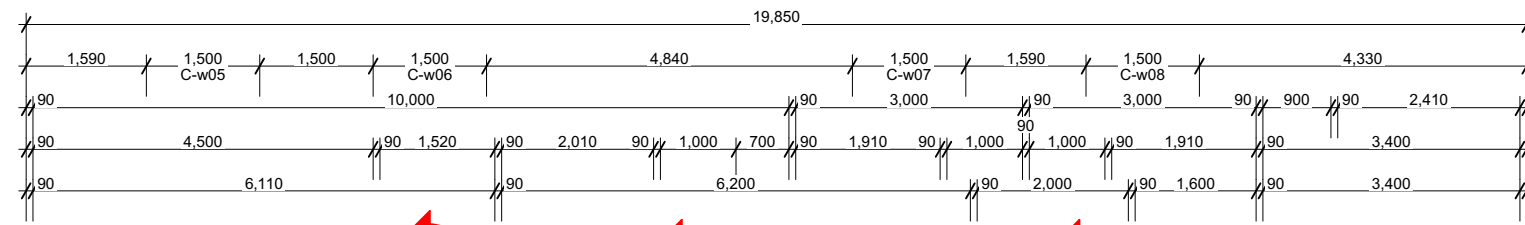
Site Plan

Scale 1:125 @ A3

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

Over Frame	127.28m ²
Perimeter	58.04m
Over Cladding	130.52m ²
Perimeter	58.30m
Roof Area*	138.45m ²
Perimeter	58.20m

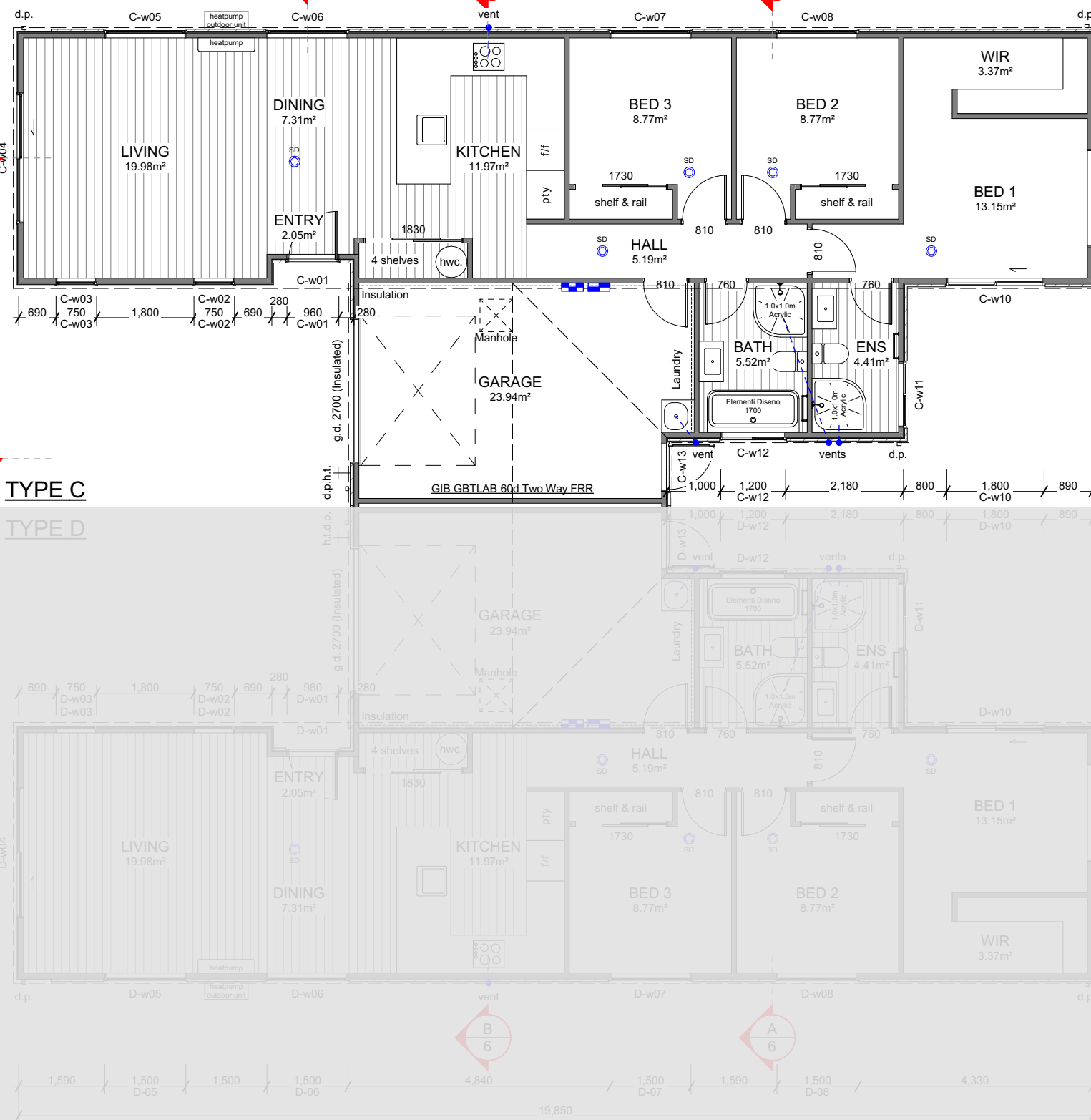
*Roof area includes fascia & gutter.

Main Cladding	RCS Graphex
Feature Cladding	JH Axon Panel
Roof Pitch	12° & 10°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

Note 2: All mechanical ventilation ducting to go through via fascia grille.

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

WINDOW SCHEDULE		
ID	H	W
C-w01	2,130	960
C-w02	2,130	750
C-w03	2,130	750
C-w04	2,130	2,400
C-w05	1,400	1,500
C-w06	1,400	1,500
C-w07	1,400	1,500
C-w08	1,400	1,500
C-w09	500	1,800
C-w10	2,130	1,800
C-w11	1,100	1,200
C-w12	1,100	1,200
C-w13	2,130	910
D-w01	2,130	960
D-w02	2,130	750
D-w03	2,130	750
D-w04	2,130	2,400
D-w05	1,400	1,500
D-w06	1,400	1,500
D-w07	1,400	1,500
D-w08	1,400	1,500
D-w09	500	1,800
D-w10	2,130	1,800
D-w11	1,100	1,200
D-w12	1,100	1,200
D-w13	2,130	910

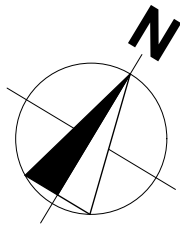


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Scale 1:100 @ A3

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Roof Cladding

12° & 10° 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

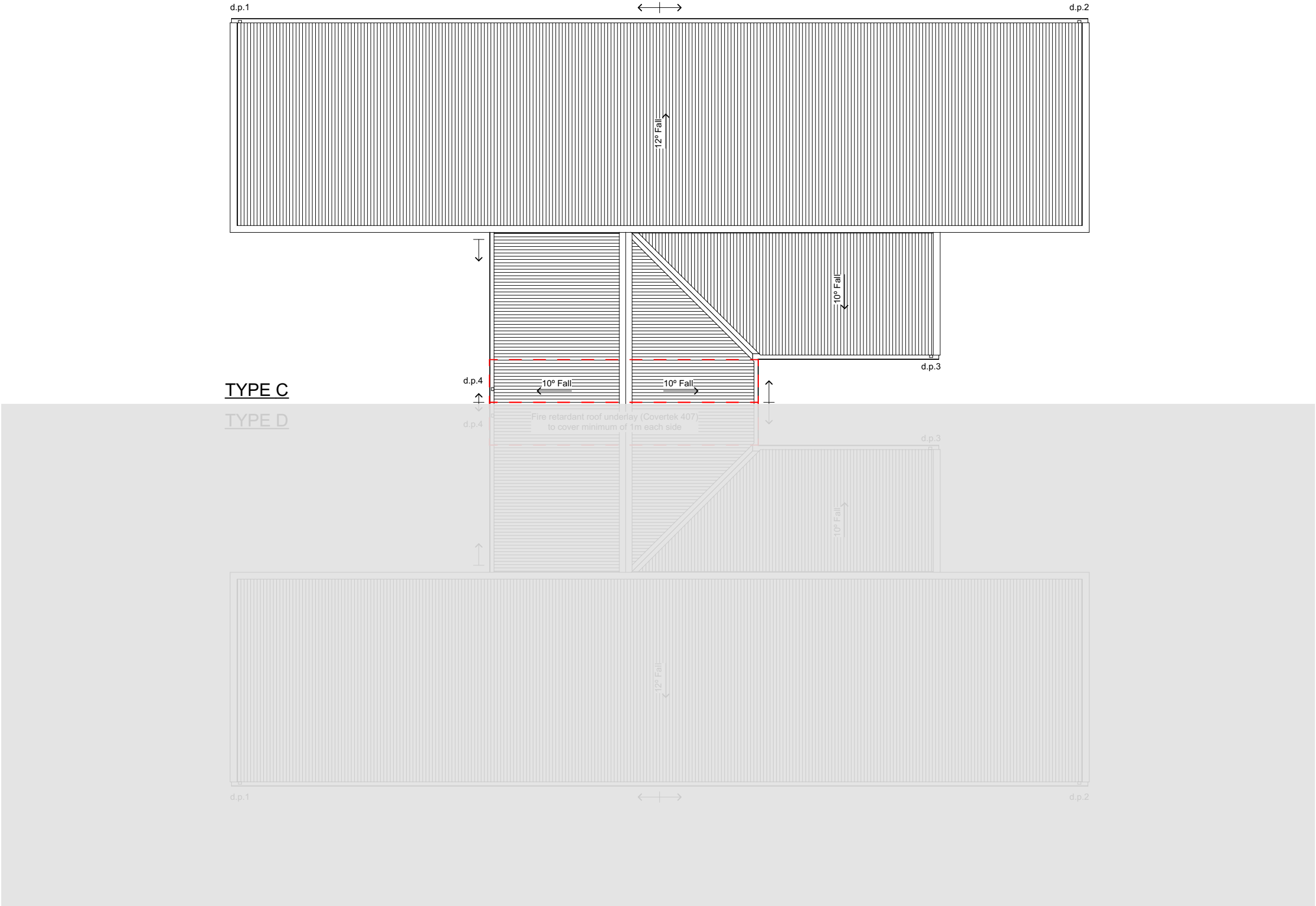
Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment
(Plan Area TYPE C & D)

d.p.1	49m ²
d.p.2	49m ²
d.p.3	25m ²
d.p.4	13m ²

Roof Bracings

Refer to Truss Design.



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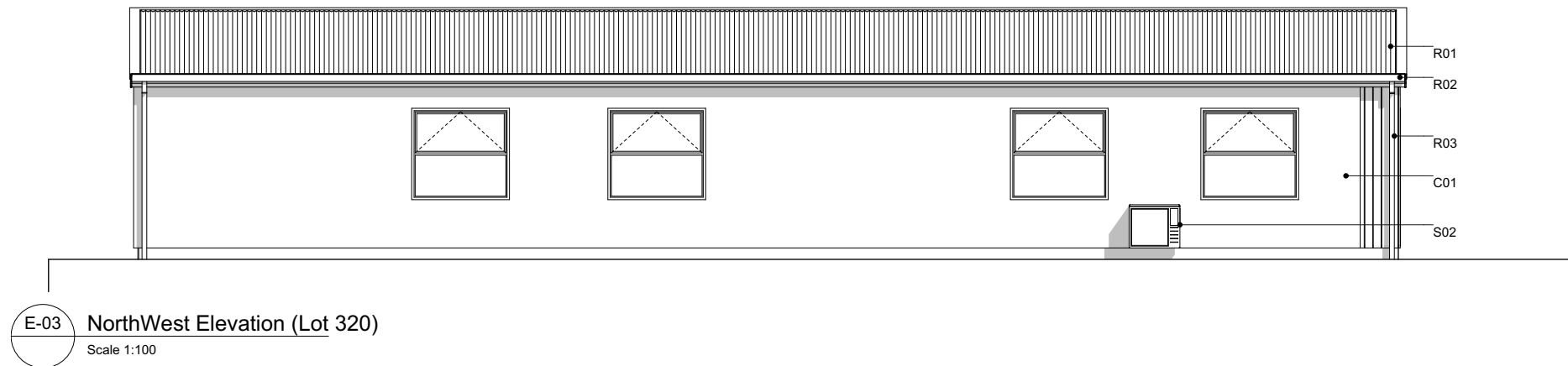
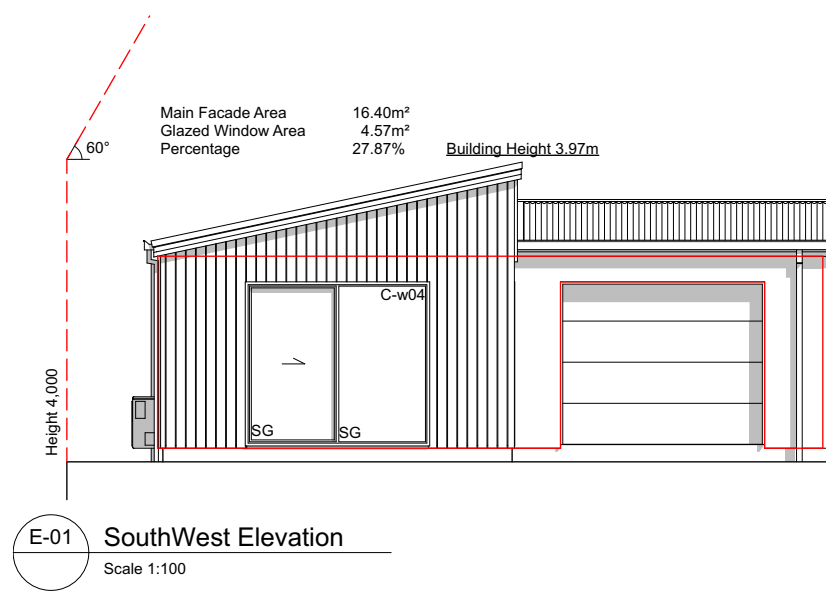
Roof Plan

Scale 1:100 @ A3

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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

General Notes

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



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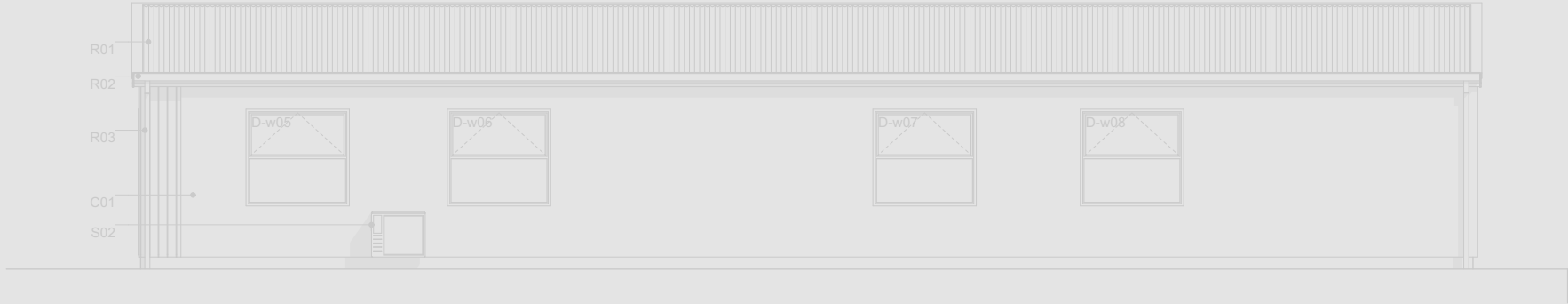
Elevations 1

Scale 1:100 @ A3

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E-06 SouthEast Elevation (Lot 732)
Scale 1:100



E-05 NorthWest Elevation (Lot 732)
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

General Notes

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

Section Keys

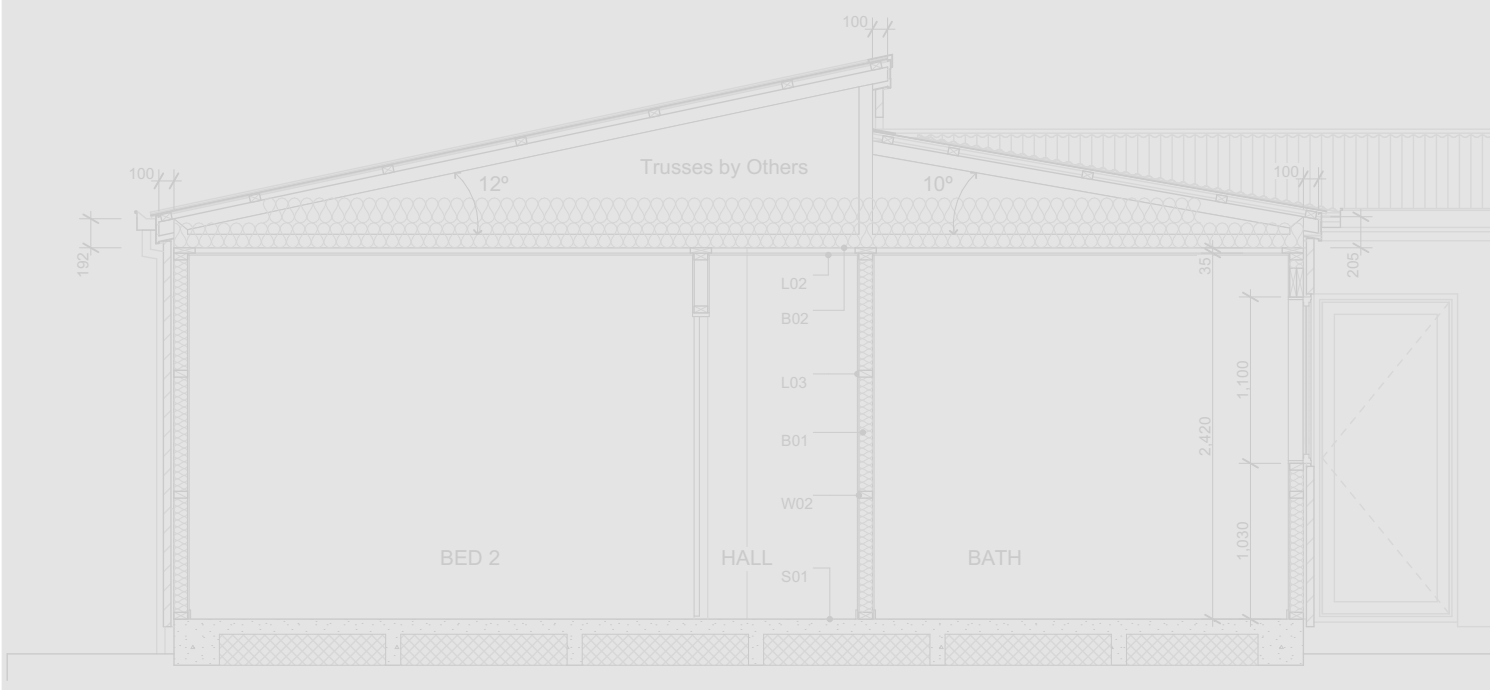
- B01 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts. Single layer at the perimeter edge. 25mm ventilation clearance between top of insulation and roofing underlay must be maintained.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling 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)
- L04 13mm Gib wall linings stopped smooth for painted finish. Refer to Gib Intertenancy Barrier System specification and details.

Section Keys

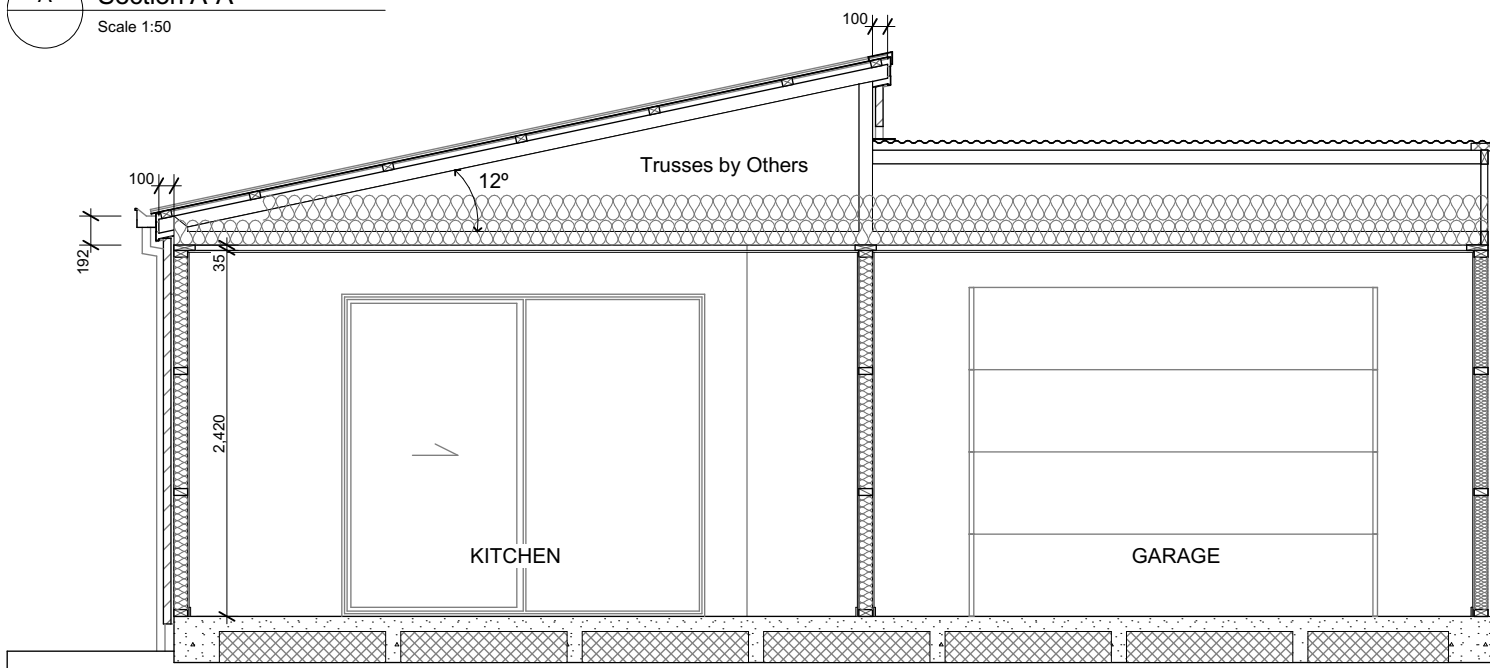
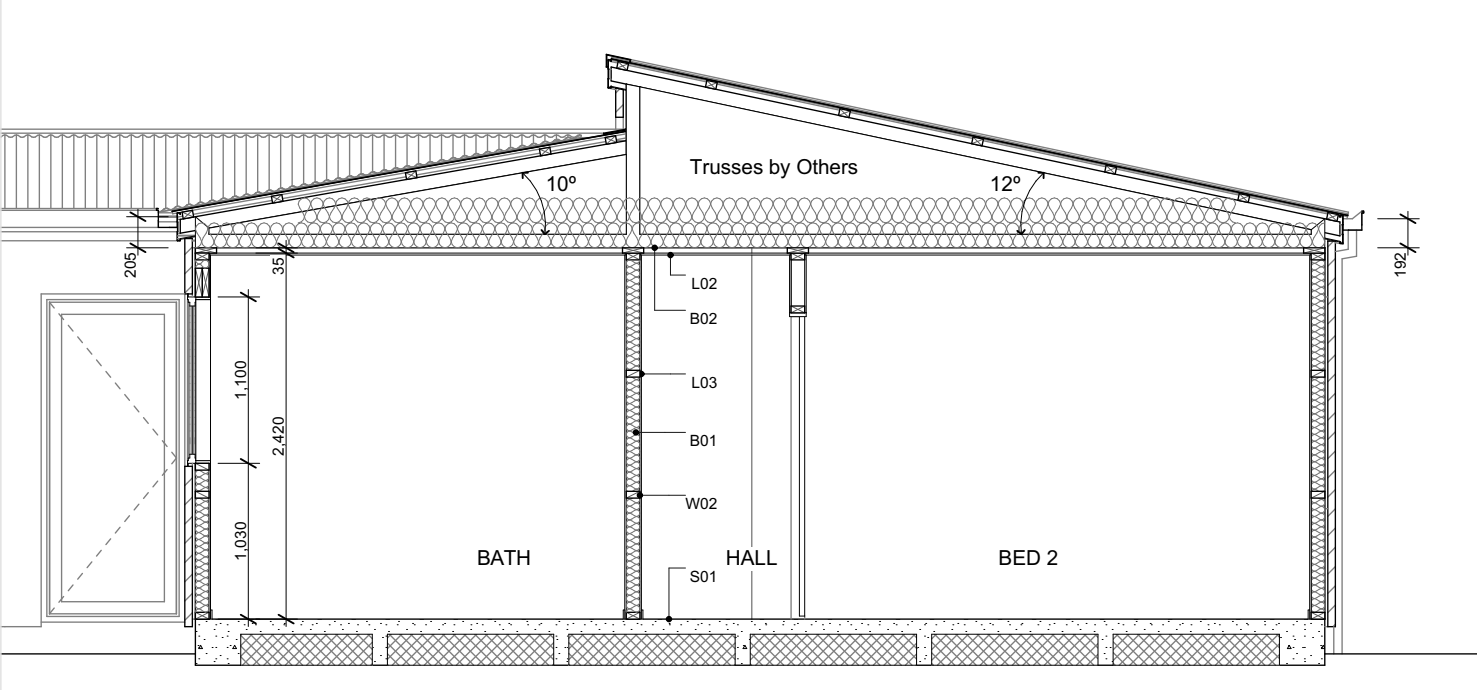
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- R01 Colorsteel corrugate roofing on self-supported roof underlay over 70x45mm purlines on trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled 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.

Section Keys

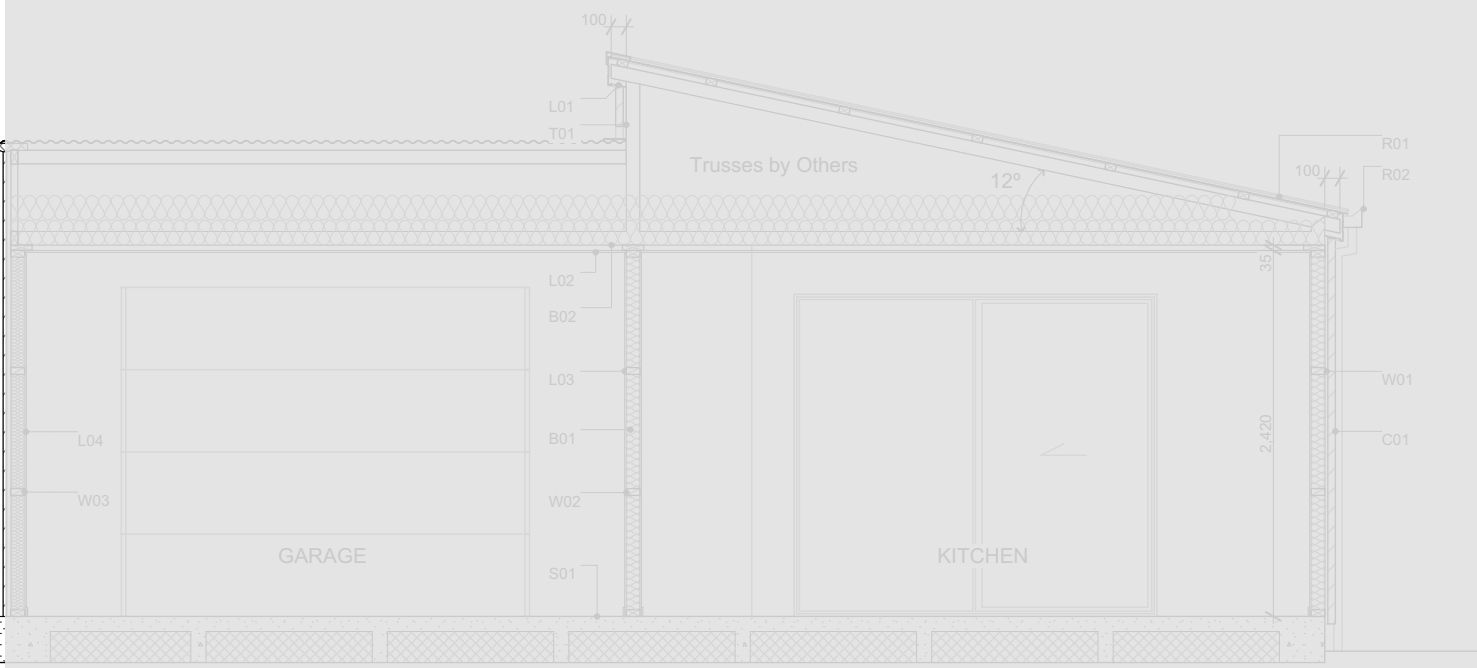
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- W03 Intertenancy wall (GBTLAB 60d) double frame with central barrier: 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm. Refer to Gib Intertenancy Barrier System specification and details.



A Section A-A
Scale 1:50



B Section B-B
Scale 1:50



Section Keys

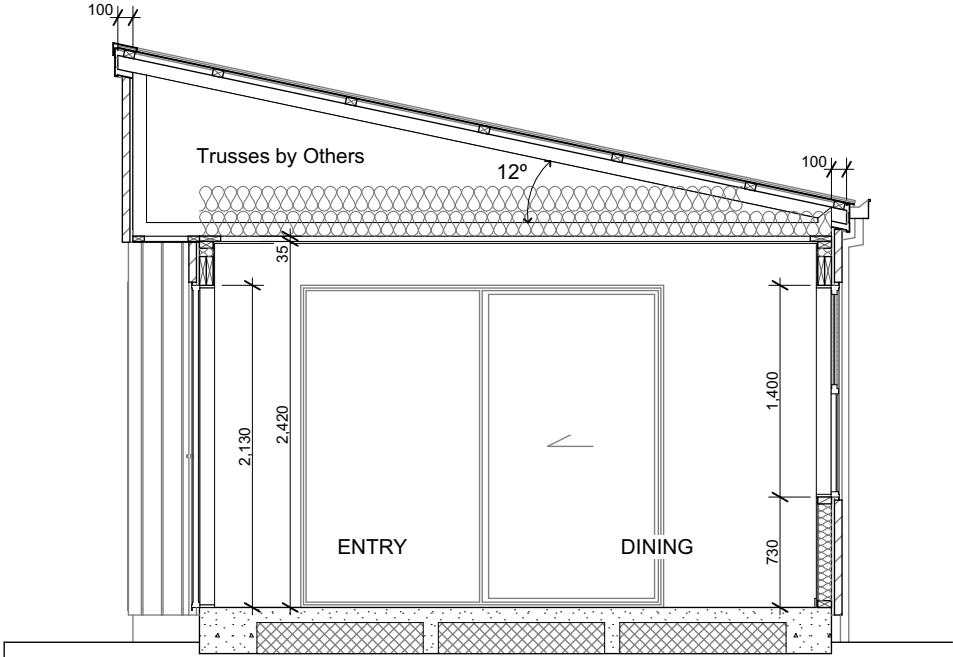
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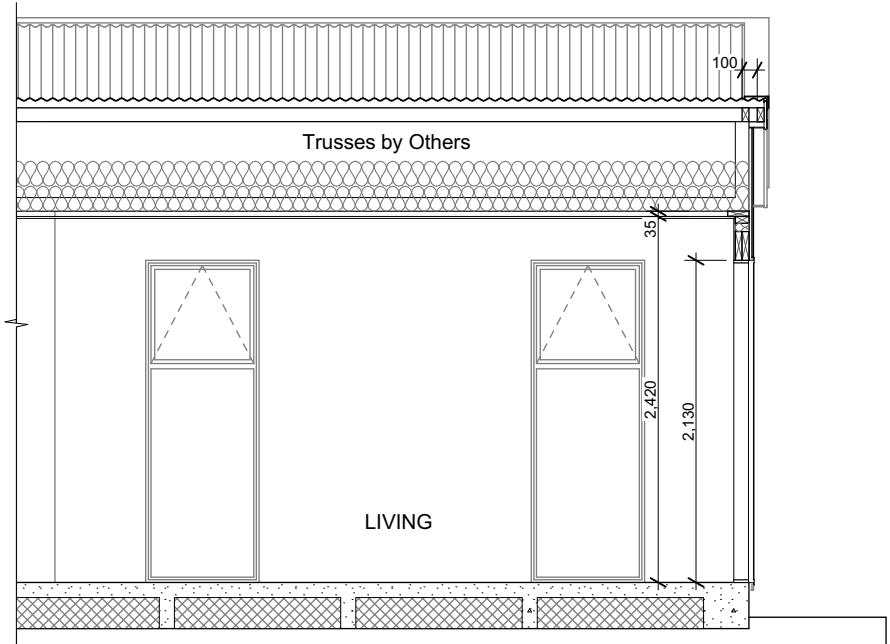
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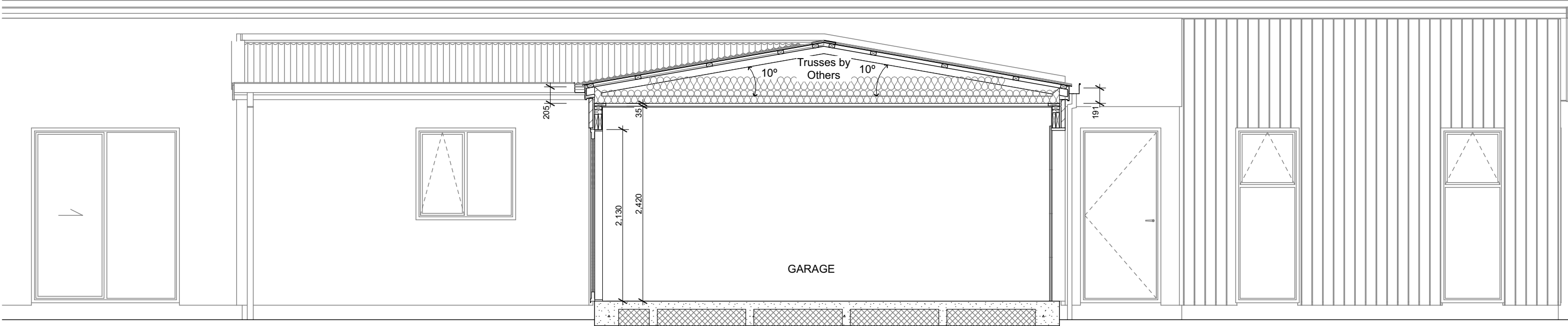
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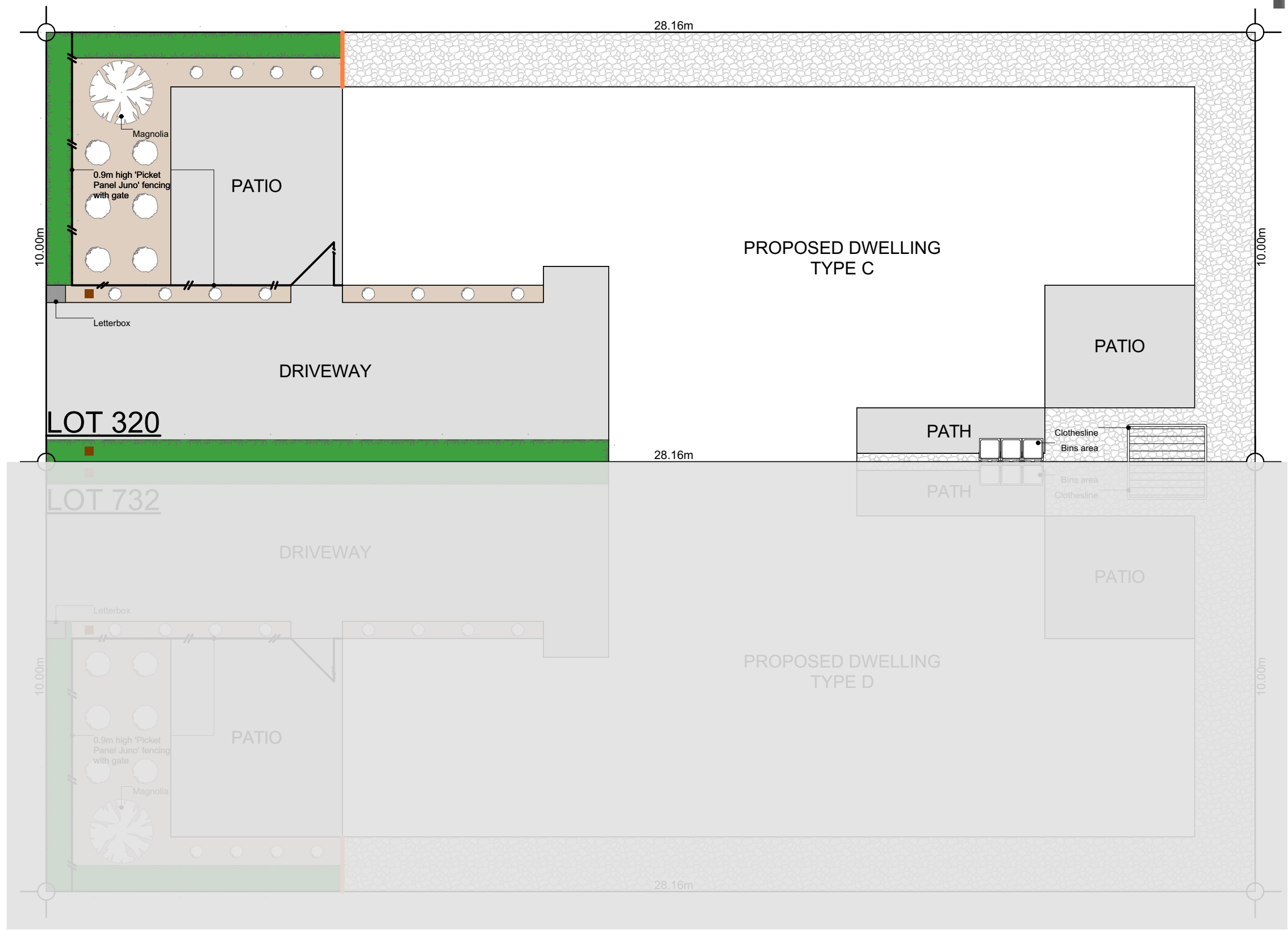
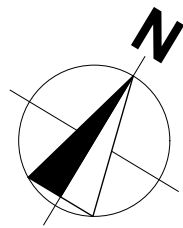
C Section C
Scale 1:50



D Section D
Scale 1:50



E Section E
Scale 1:50



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
- 'Picket Panel Juno' fence in black
- Fencing



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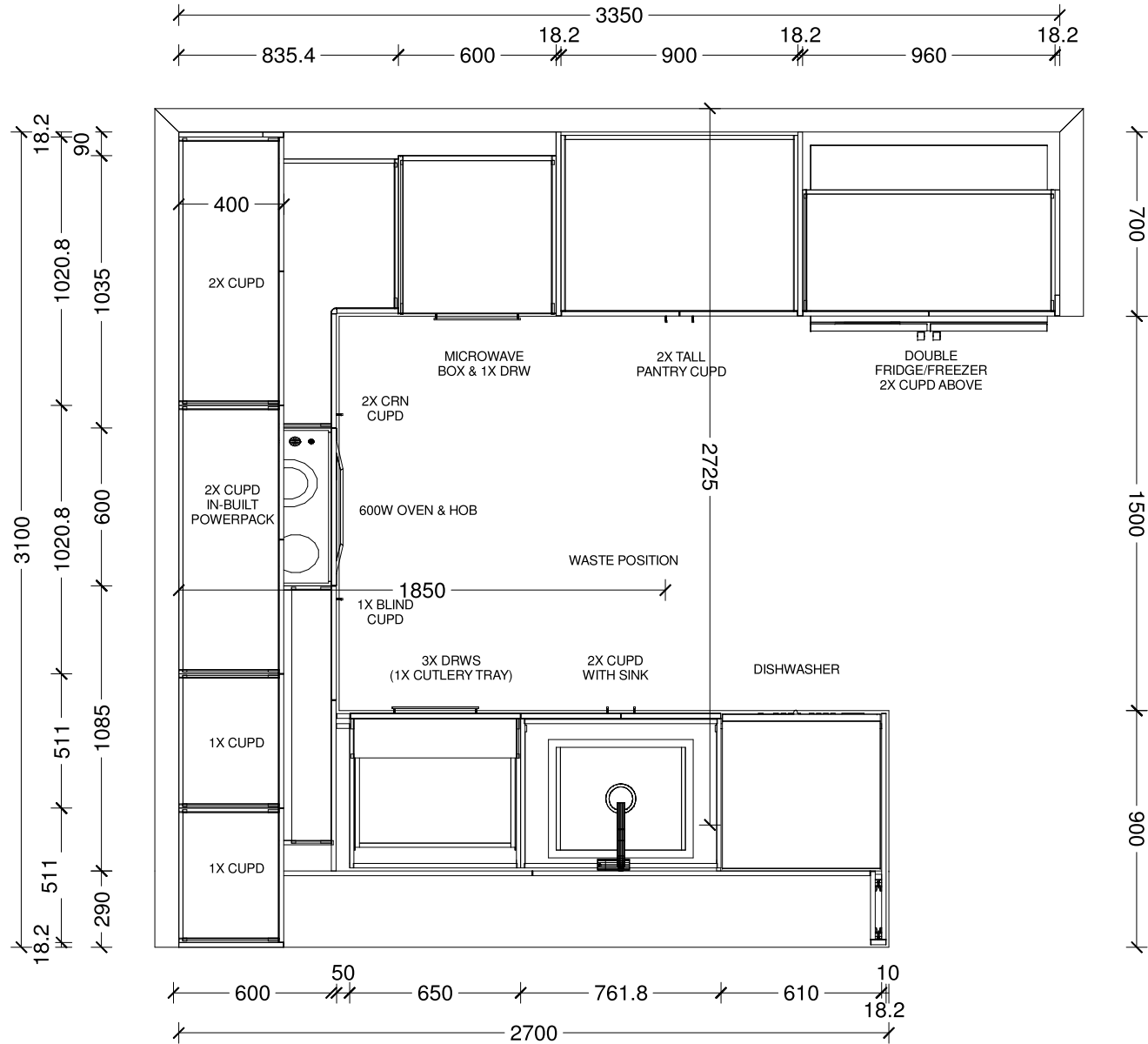
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Landscape Plan
Scale 1:100 @ A3

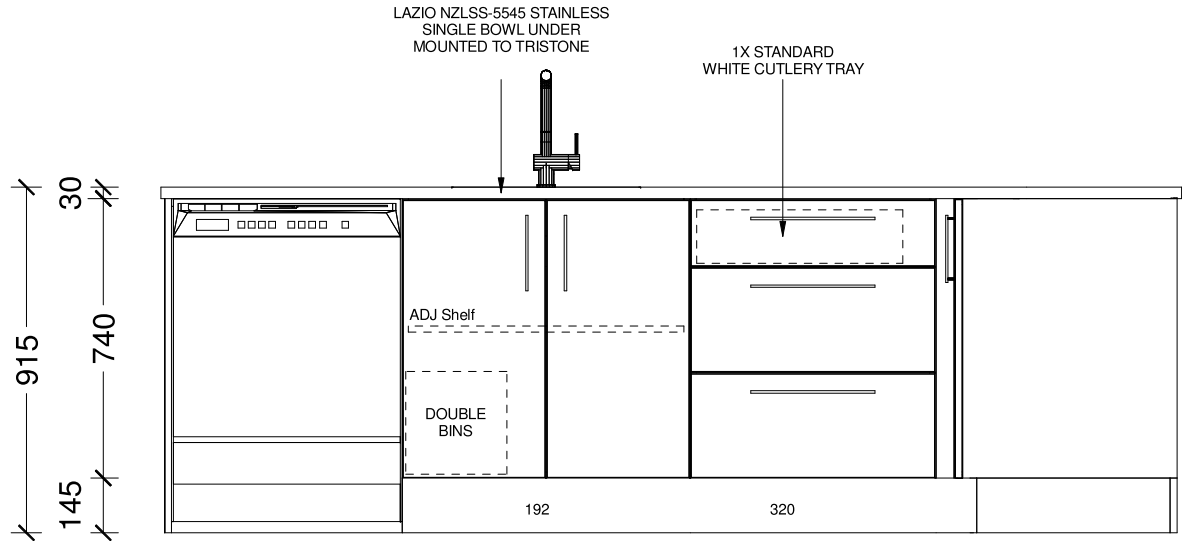
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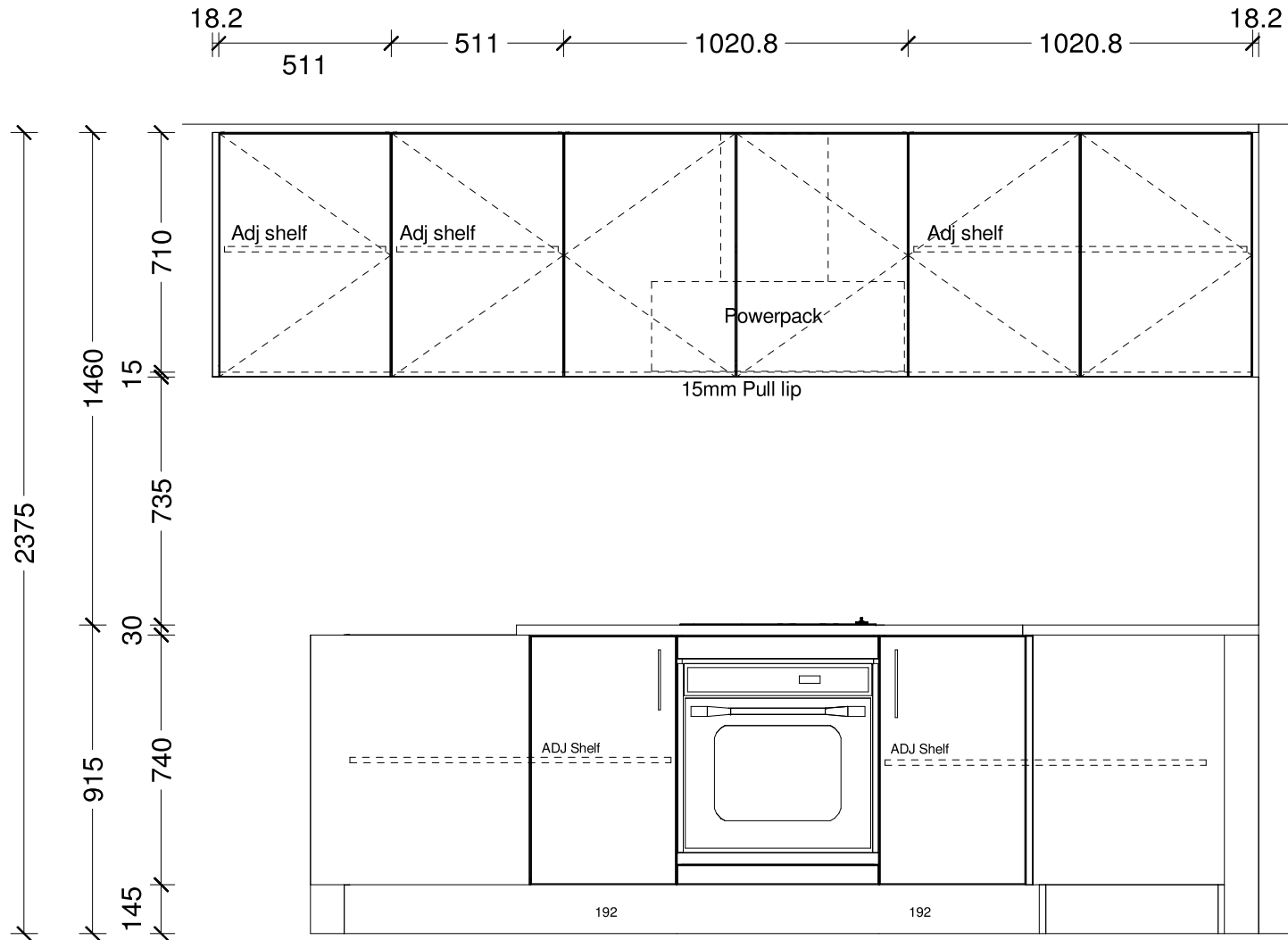
Designer: Sarah Molyneux	Date: 29 Oct 25	Client: Oakridge Homes	BC Ref:	Site Address: Rolleston	Job#: 59127	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: Lot 320 Arbor Green				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



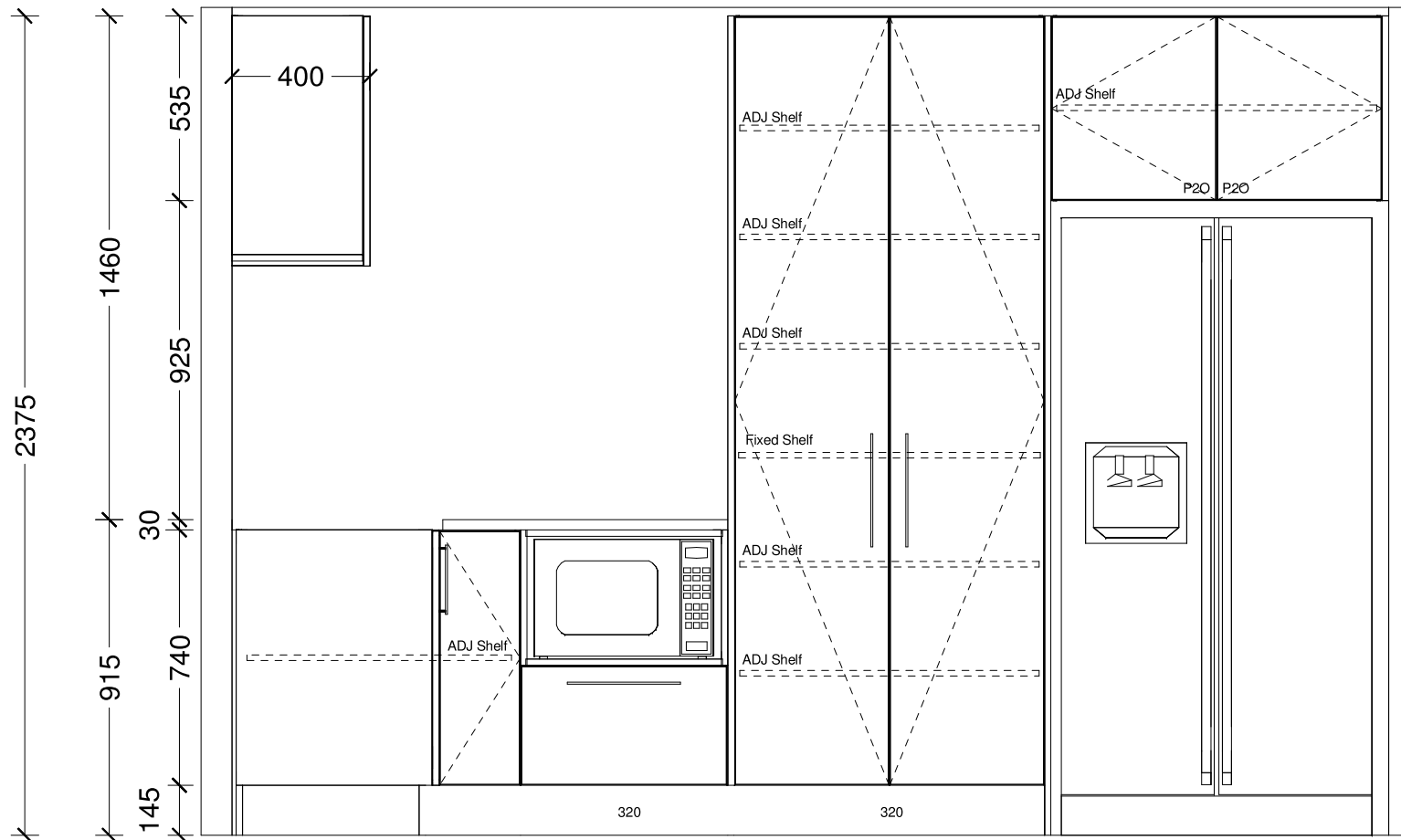
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: Lot 320 Arbor Green				

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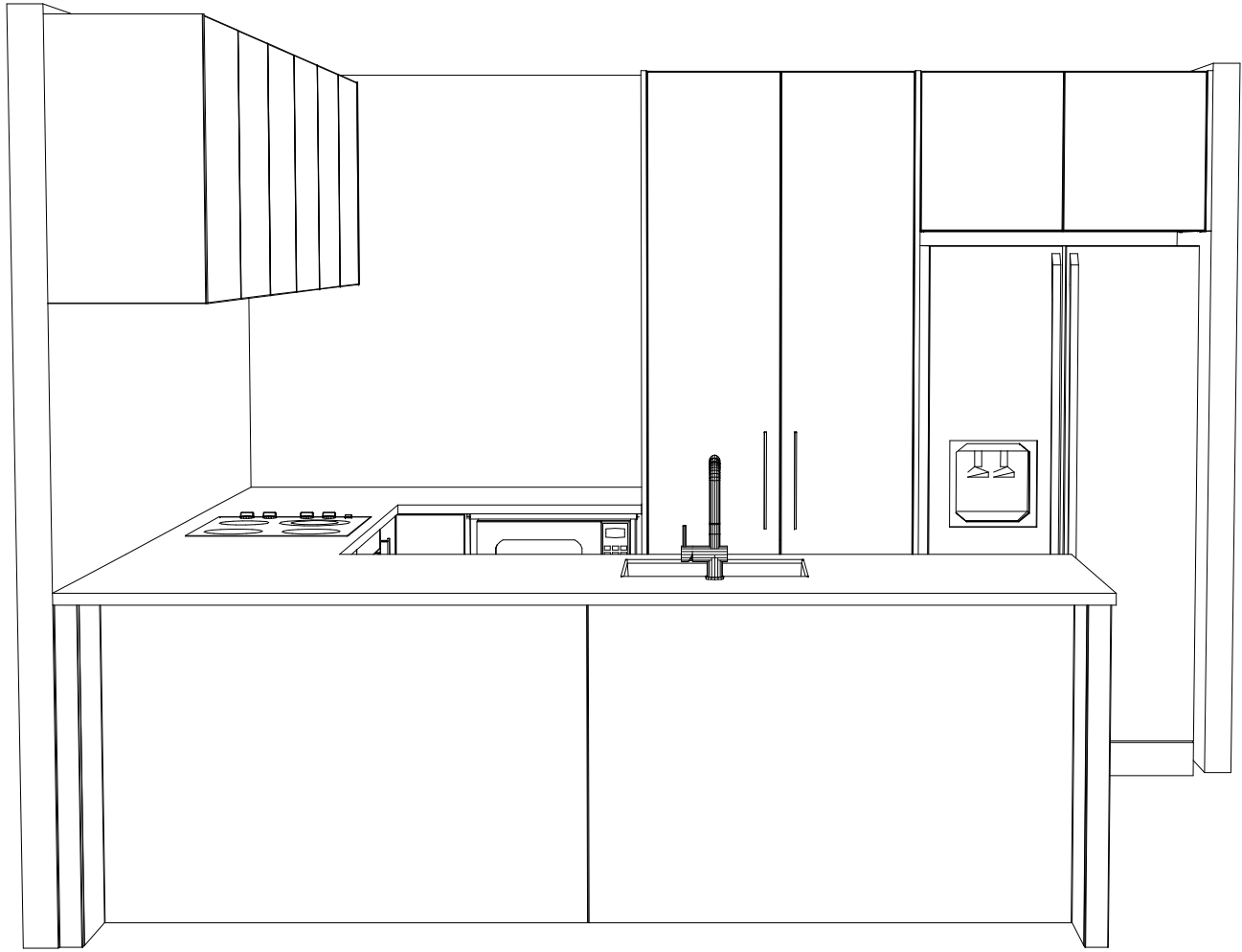
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Dwg: Kitchen 3D Perspective	Scale:	Customer: Lot 320 Arbor Green				



Plan: Arbor Green - Lot 320 & 732 - Duplex

Oakridge Power & Lighting

Item	Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	2 EA
 Rangehood Single Power Socket	2 EA
 Tradesave Slim Single Power Socket (White) 10A - Fridge	2 EA
 Tradesave Slim Single Power Socket (White) 10A - Microwave	2 EA
 Tradesave Slim Double Power Socket Horizontal (White) 10A	34 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	2 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	2 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	2 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	2 EA
 Tradesave Slim Dishwasher Power Socket (White)	2 EA
 Tradesave Slim Garage Door Open/Close Press Switch (White)	2 EA
 Tradesave Slim Garage Door Power Socket (White)	2 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)	2 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	2 EA
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	10 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	4 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	4 EA
 Extractor Fan Inline 150mm & up to 6m of duct	6 EA
 Extractor Fan External Fascia Grille (Supplied by Others)	6 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)	2 EA
 Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	42 EA
 Pendant Light - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit	2 EA

Oakridge Power & Lighting

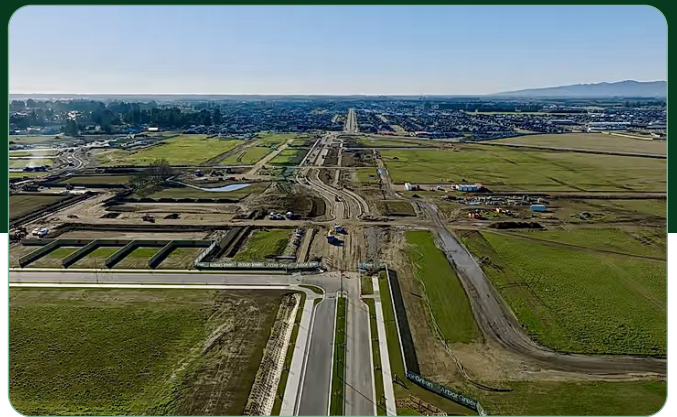
Item	Total
 Pendant Light - Minota 1.5m Suspension 40-Watt LED, 1400lm down, 800lm up, CCT 3K, 4K, 5K via Wall Switch (Black) & Circuit	1 EA
 External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	12 EA
 Tradesave Slim Light Switch 1-Gang (White)	14 EA
 Tradesave Slim Light Switch 2-Gang (White)	4 EA
 Tradesave Slim Light Switch 3-Gang (White)	6 EA
 2-Way Light Circuit	2 EA
 Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit	2 EA
 Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	2 EA
 No TV Aerial, pre-wire only (cable left in ceiling space)	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.



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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.

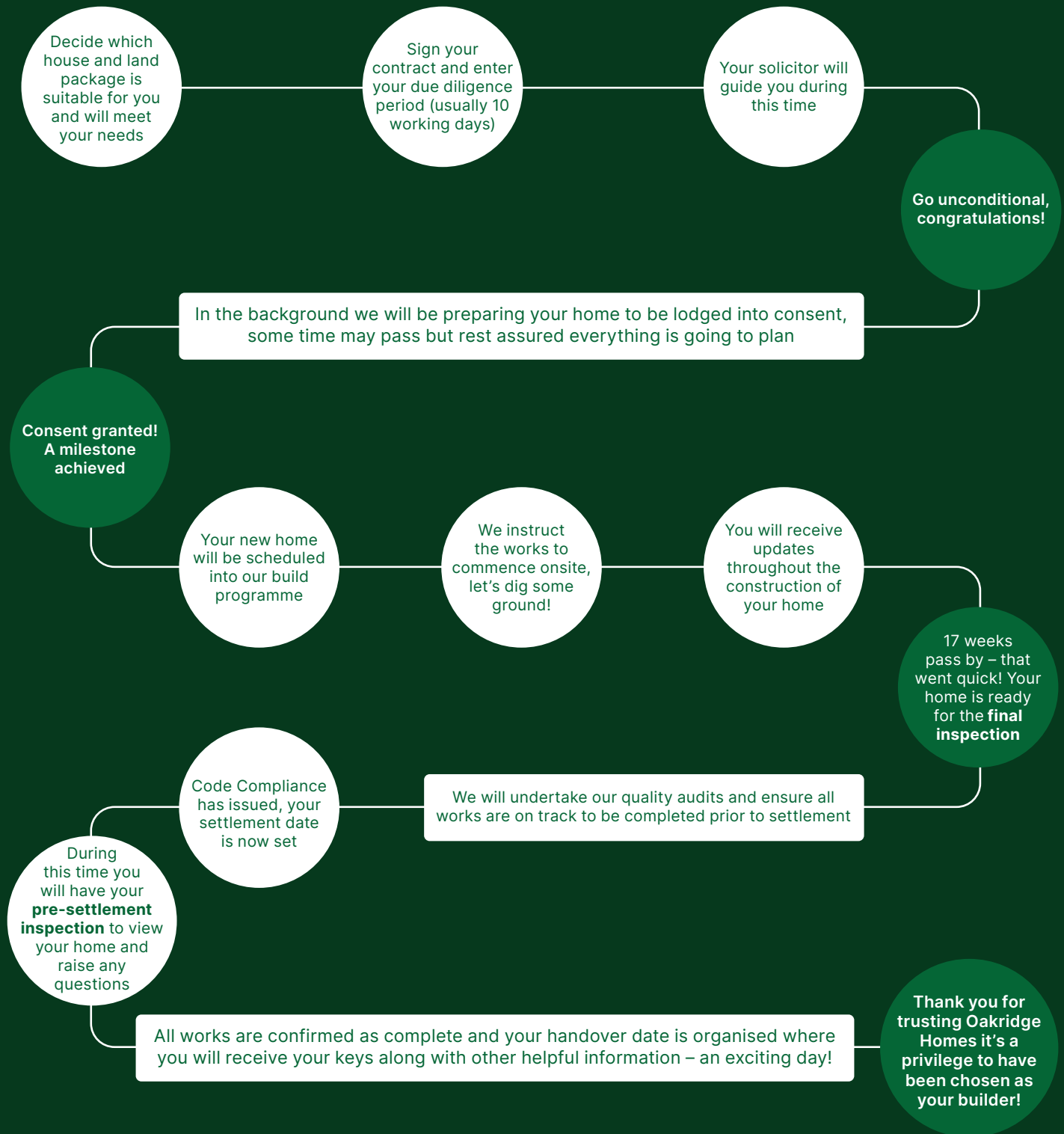
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive 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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