

## House and Land Package

Lot 351 Arbor Green, Stage 20,  
Springwood, Rolleston

Dwelling  
Size

159m<sup>2</sup>

Section  
Size

417m<sup>2</sup>

# \$769,900



4



1



2



2

Note: Roof material differs from what's shown on the render, roof to be long run



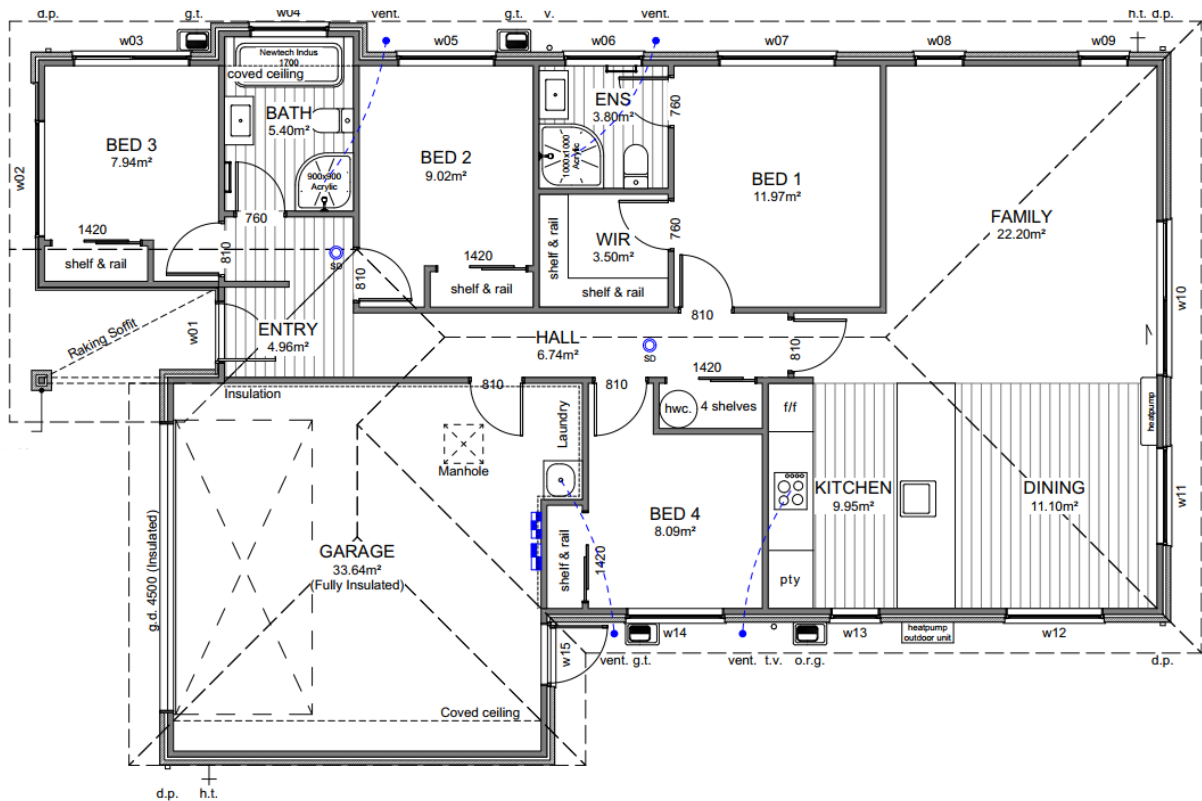
Artist Impression Only—Refer to Concept Plans

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.

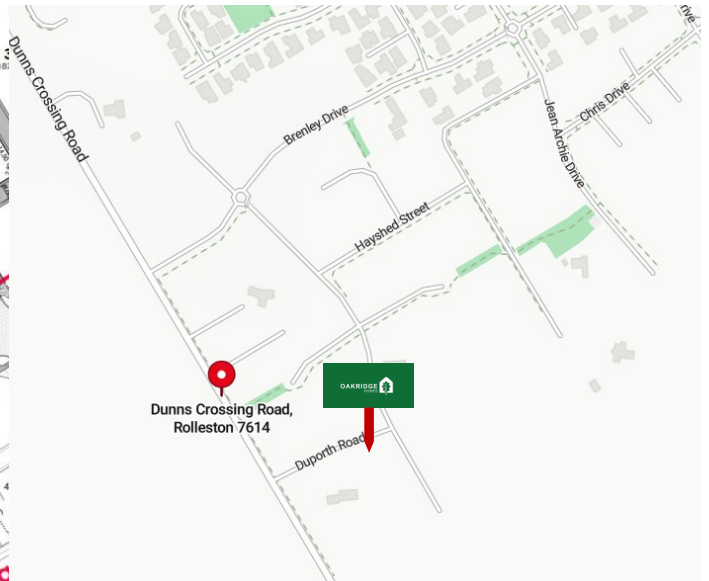
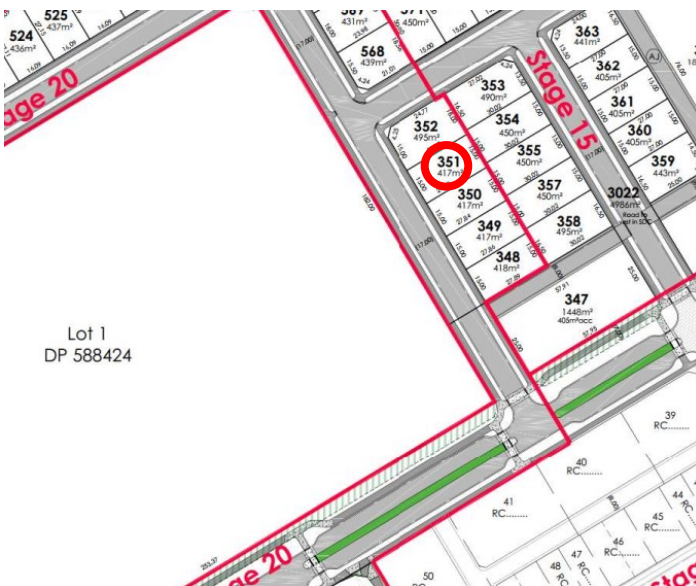
Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fast growing community. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only a short drive to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



## Floor Layout:



## Site Location:



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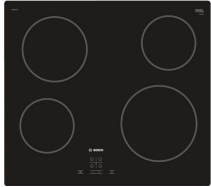




# Specification

*Lot 351 Arbor Green, Stage 20, Springwood, 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:	Midland Brick 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	Garage door:	Insulated Coloursteel flat panel wood-grain 4.5m
Dwelling Interior:			
<b>Insulation:</b> <b>Updated insulation, check plans</b>	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 351 Arbor Green, Stage 20, Springwood, 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 351 Arbor Green, Stage 20, Springwood, Rolleston*

Bathrooms:			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Newtech Casalino Back To Wall 
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 351 Arbor Green, Stage 20, Springwood, 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):	Terracotta with natural mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All Black	Kitchen splashback:	White gloss with misty grey grout

## Exterior:

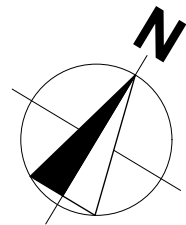


## Interior:



## Kitchen:





Site Info

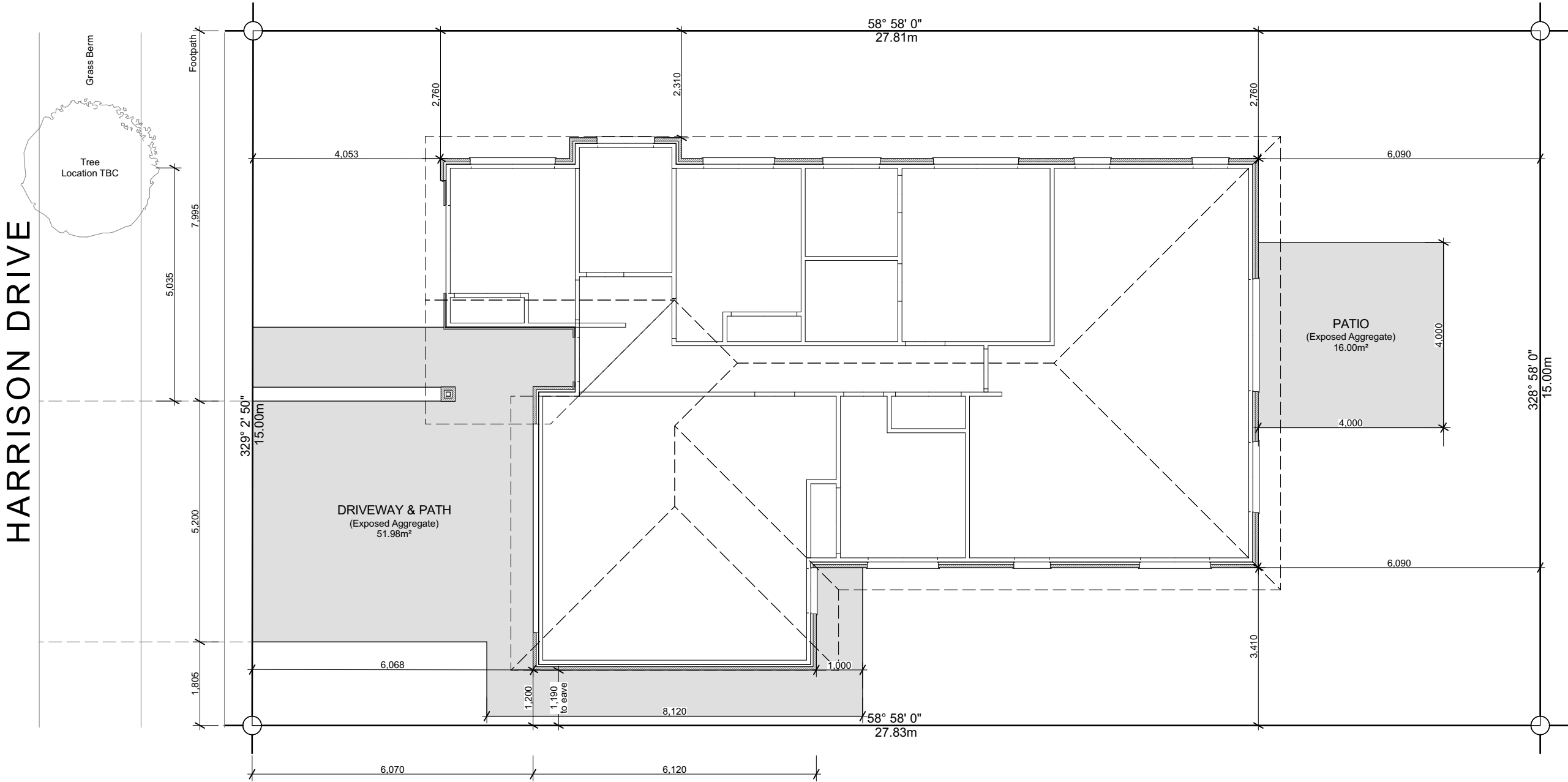
Site Address	59 Harrison Drive Arbor Green
Legal Description	Lot 351 DP 603106
Site Area	417m <sup>2</sup>
Building Area	159.16m <sup>2</sup>
Roof Area*	195.47m <sup>2</sup>
Site Coverage	46.88%

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.



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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 351 ARBOR GREEN**  
**59 HARRISON DRIVE ROLLESTON**

**Issue**  
**Concept Design**

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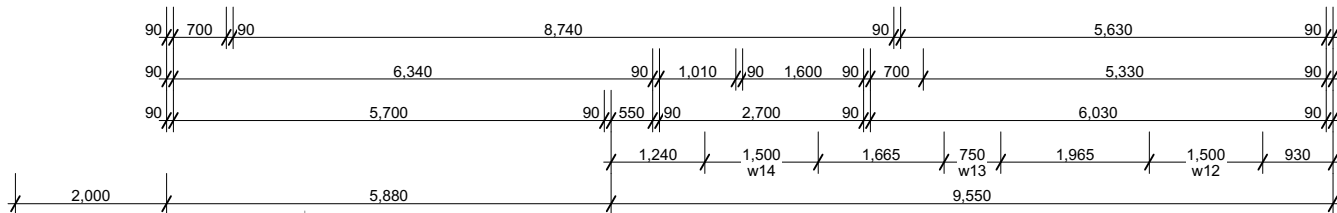
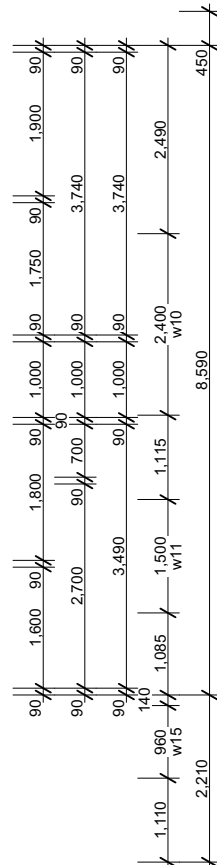
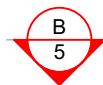
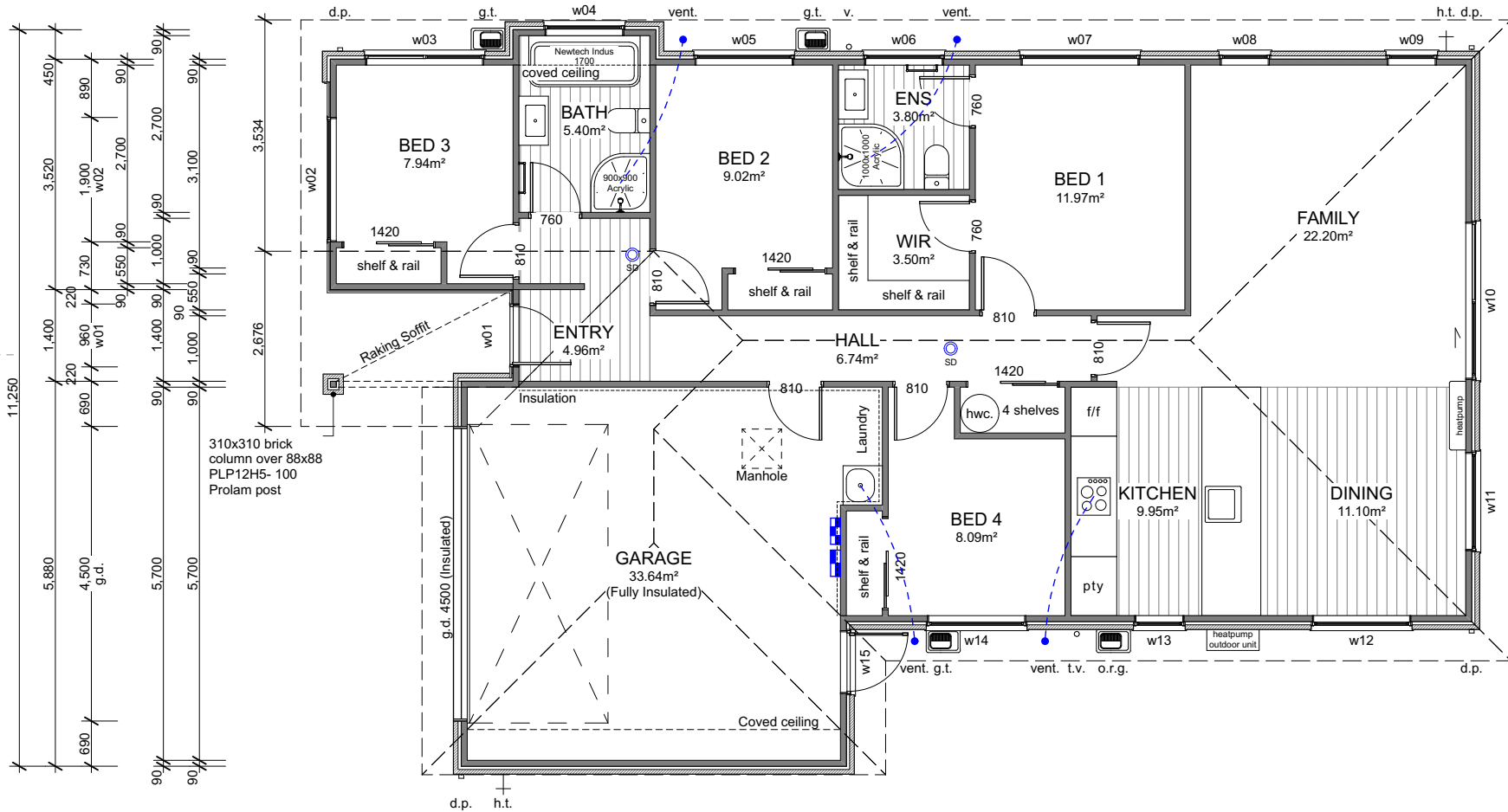
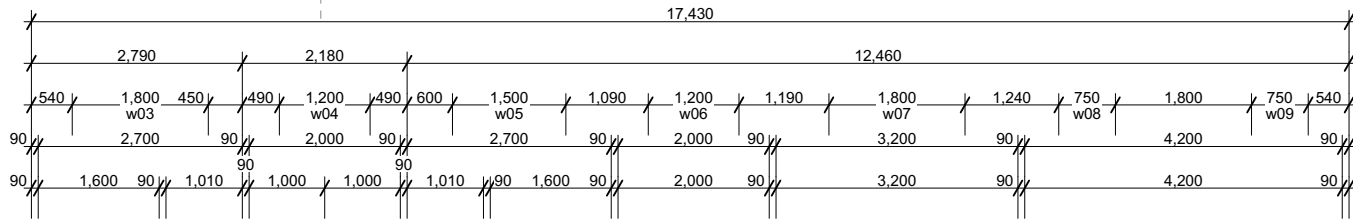
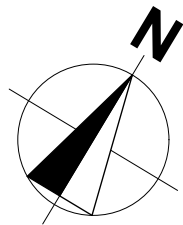
**Site Plan**

Scale 1:100 @ A3

Revision	2
Date	22/05/2024
File No.	24093 (ORH. 3190)

**Sheet No.**

**1**



## Building Area

Over Frame	152.45m²
Perimeter	58.94m
Over Cladding	159.06m²
Perimeter	60.05m
Roof Area*	195.47m²
Perimeter	61.04m

\*Roof area includes fascia & gutter.

## General

Main Cladding	70s Bricks
Feature Cladding	James Hardie Linea WB
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.

## Legend

	Distribution Board & Smart Meterbox
	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	1,800	1,800
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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59 HARRISON DRIVE ROLLESTON

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## Floor Plan

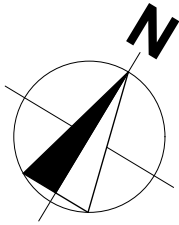
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Revision 2  
Date 22/05/2024  
File No. 24093 (ORH. 3190)

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

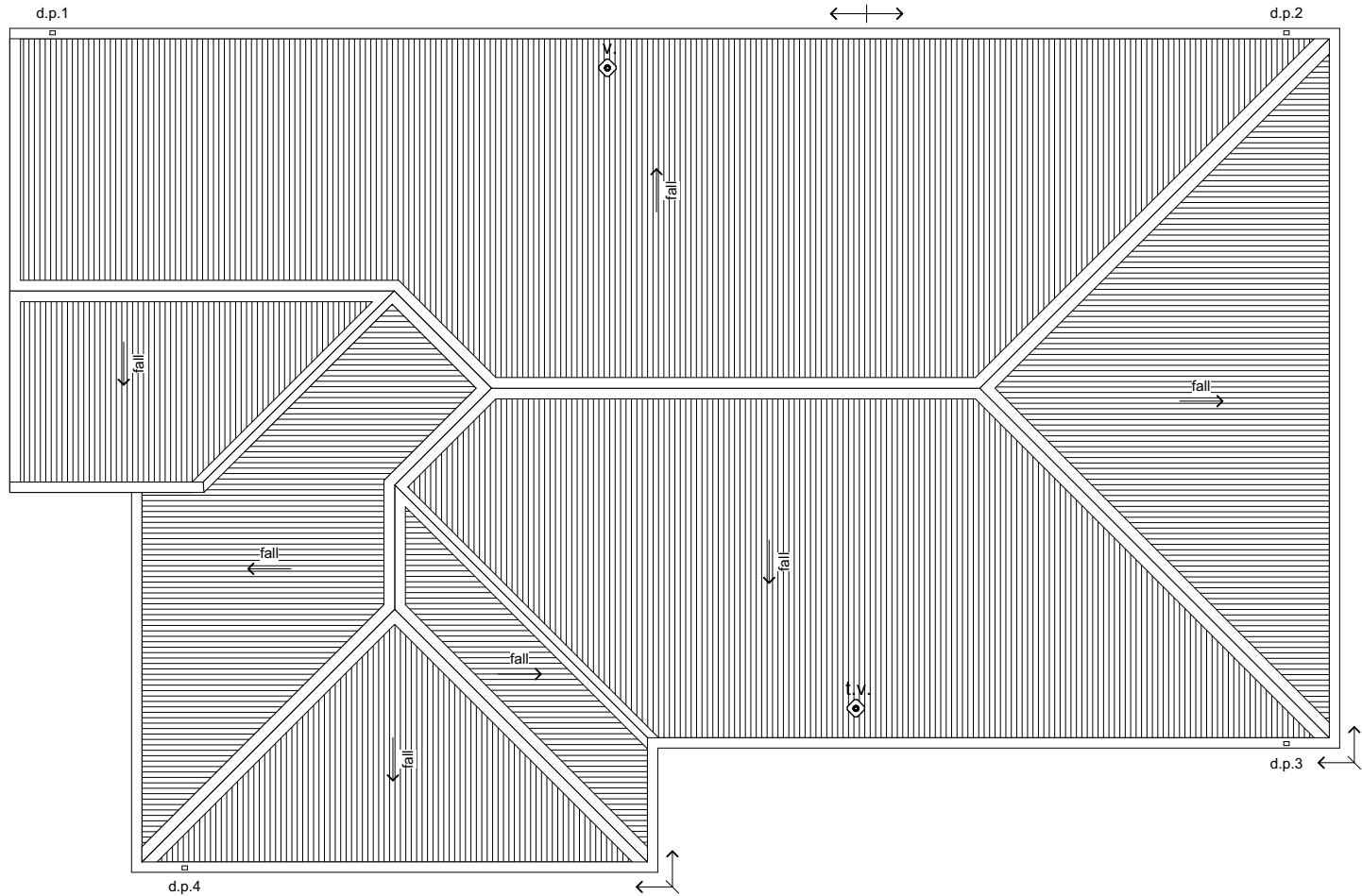
Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment  
(Plan Area)

d.p.1	51m <sup>2</sup>
d.p.2	44m <sup>2</sup>
d.p.3	51m <sup>2</sup>
d.p.4	42m <sup>2</sup>

Roof Bracings

Refer to Truss Design.



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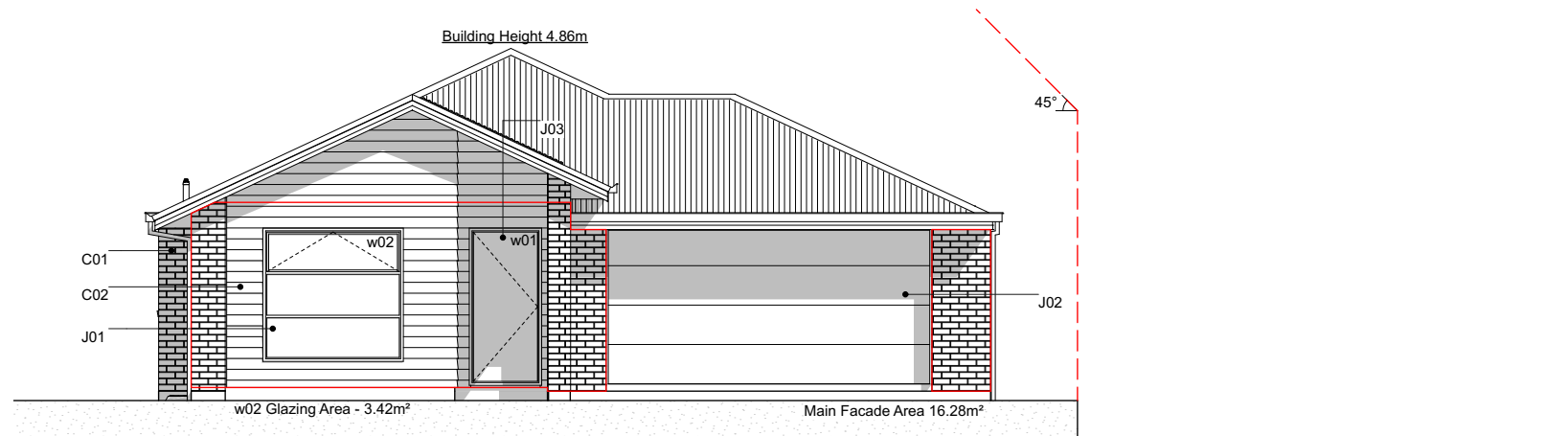
Roof Plan

Scale 1:100 @ A3

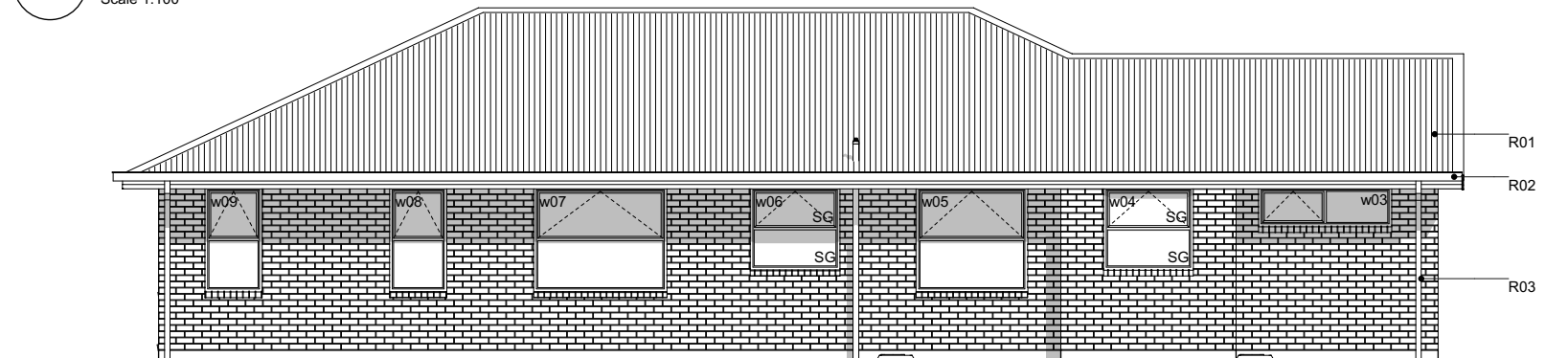
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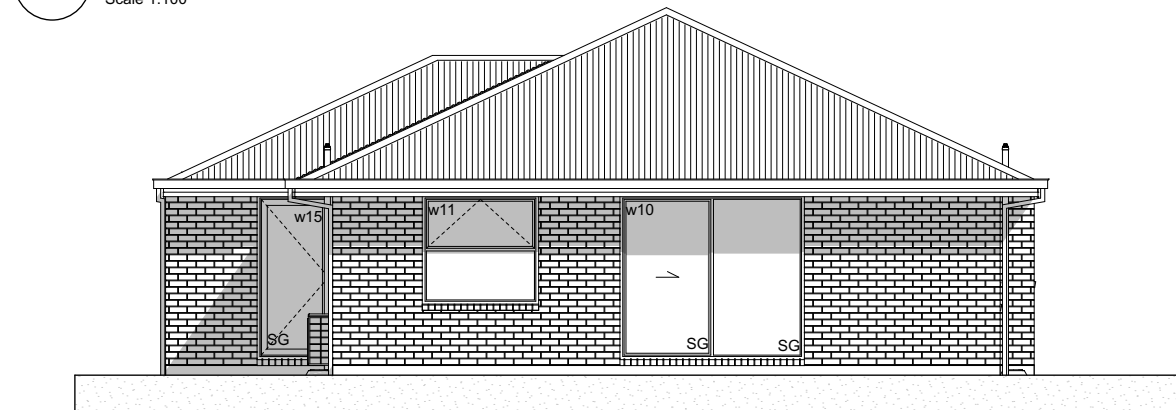
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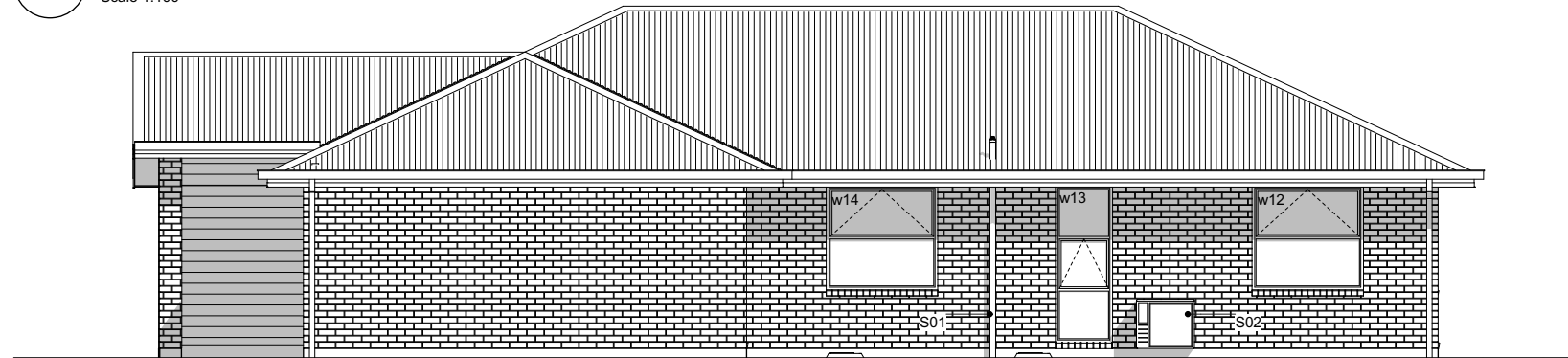
E-01 SouthWest Elevation  
Scale 1:100



E-02 NorthWest Elevation  
Scale 1:100



E-03 NorthEast Elevation  
Scale 1:100



E-04 SouthEast Elevation  
Scale 1:100

## Elevation Keys

- C01 70 series bricks over 50mm cavity.
- C02 James Hardie Linea weatherboard 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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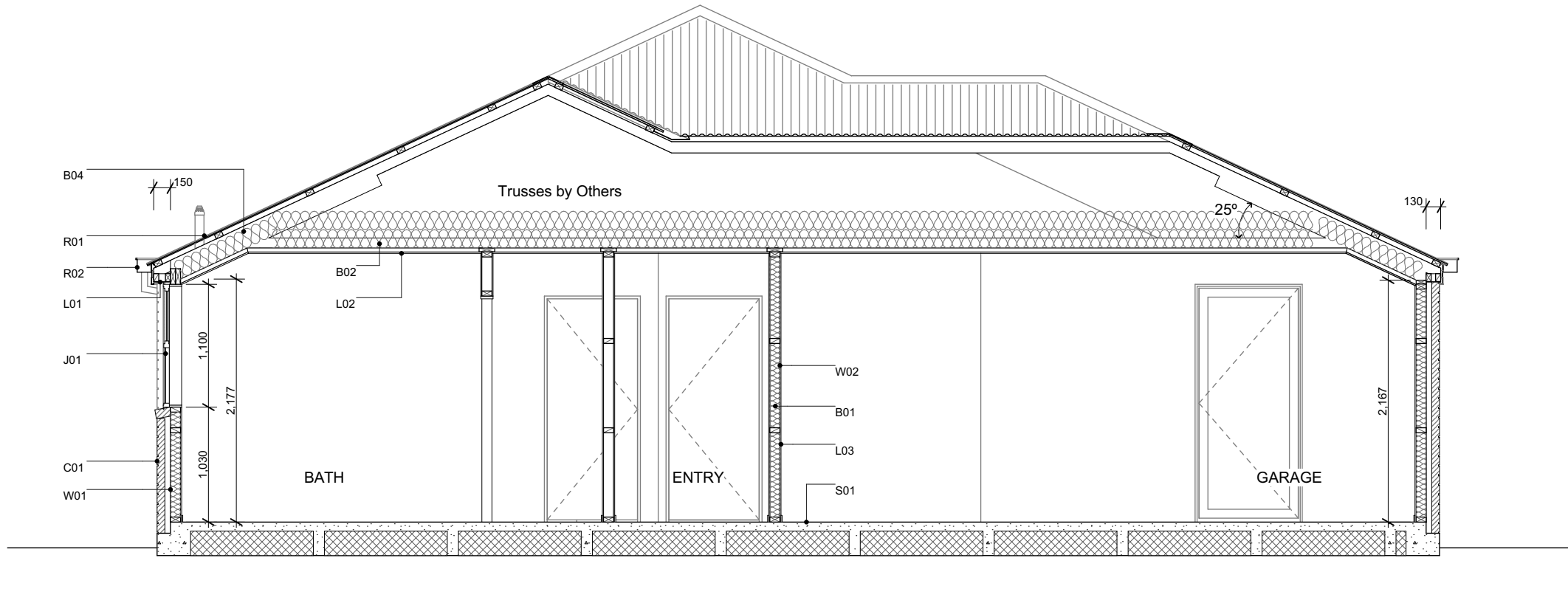
## Elevations

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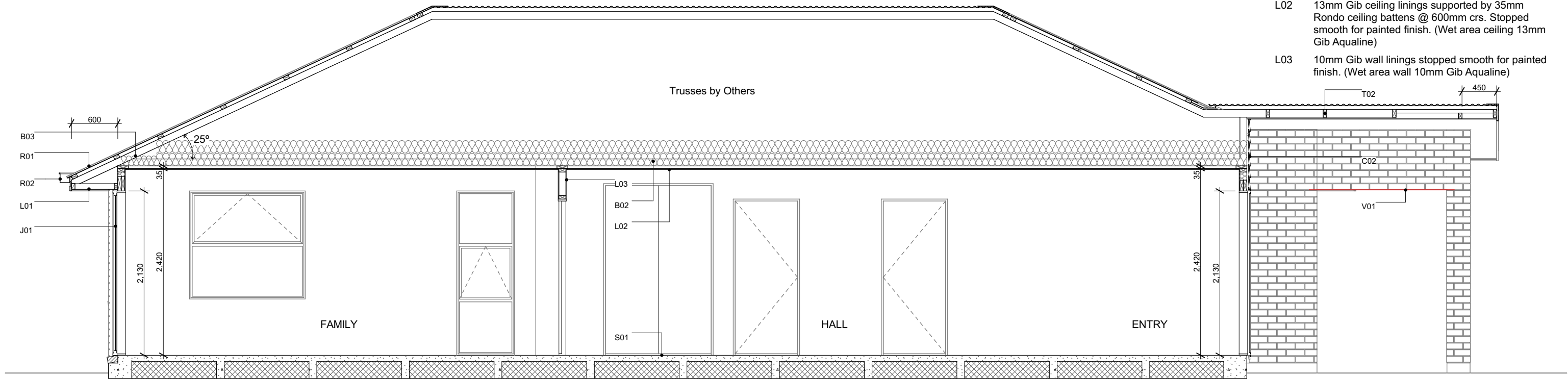
Revision 2  
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File No. 24093 (ORH. 3190)

Sheet No.

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



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

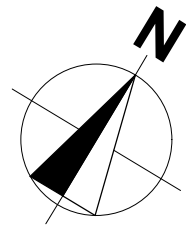
## Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 James Hardie Linea weatherboard over 20mm cavity battens over building wrap on timber framing.
- V01 100x100x6L veneer lintel with 100mm min. seating each side.
- 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.
- T02 Extended truss top chord / outriggers to form raking soffit.
- 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
- B04 R3.6 (165mm) ceiling insulation batts.
- 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)

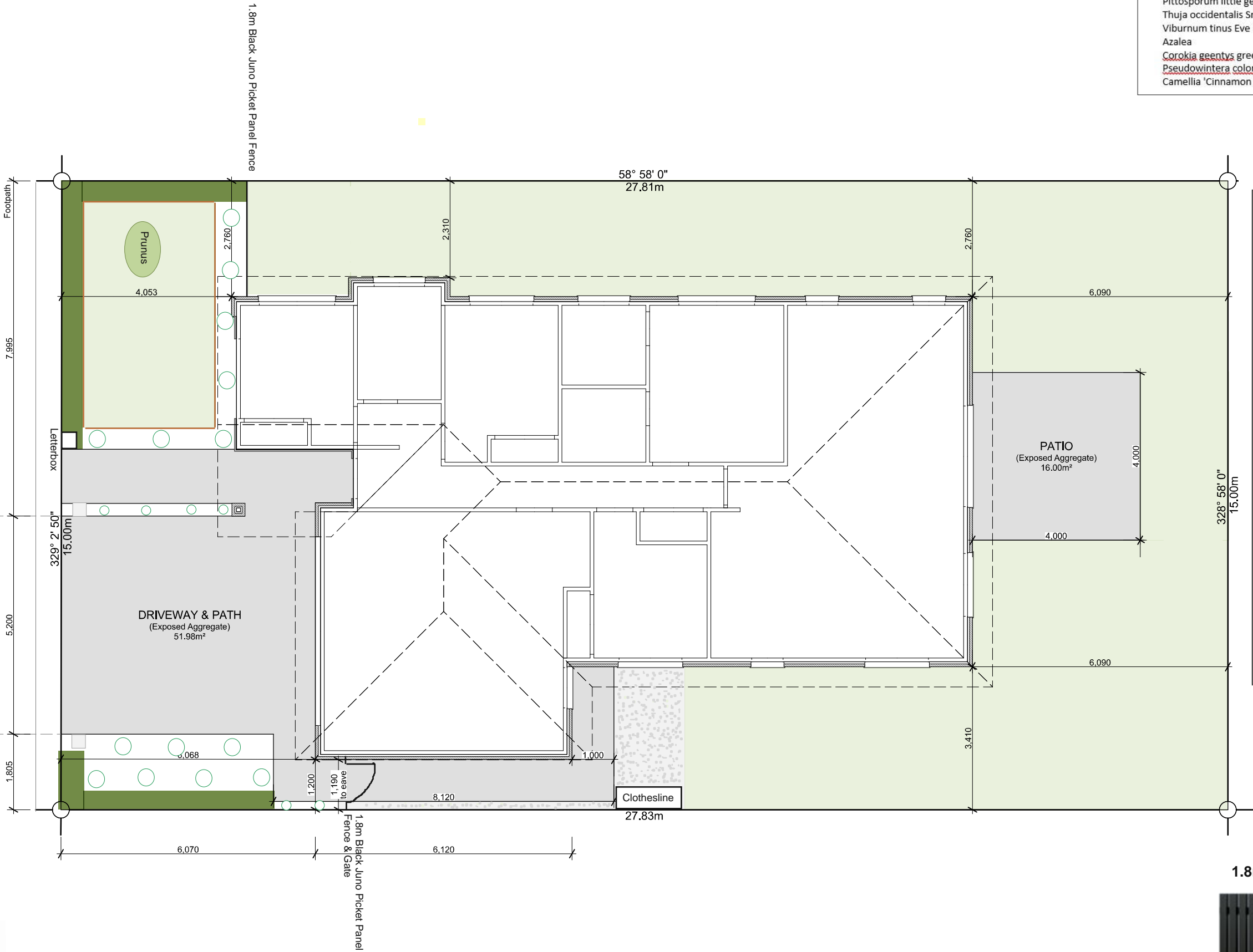
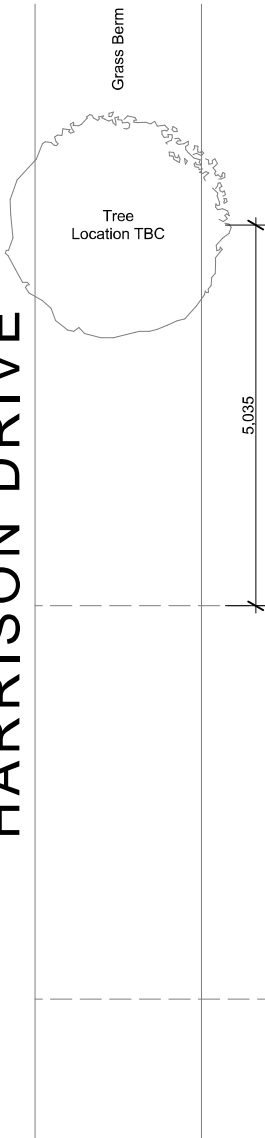
**Note:** Look at the Arbor Green Design Guide for Macrocarpa post specifications

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'



HARRISON DRIVE



**Legend**

- Portuguese Laurel - Hedge  
To be a min of 800 mm high at time of planting and a max of 600mm apart (stem to stem)
- Grass
- Garden bed with bark
- Stonechip
- Timber batten edging
- 2.5m high (at time of planting) Prunus tree - within 2m of road frontage
- Macrocarpa posts 200 x 200 with capping, supplied by Arbor Green. To be installed by Oakridge Homes. Mulseal and concrete encase posts, set back 900mm from road boundary and set off the driveway edge by 200mm



Letterbox



WENDEL BORN  
PROPERTY LTD

LOT 351 ARBOR GREEN  
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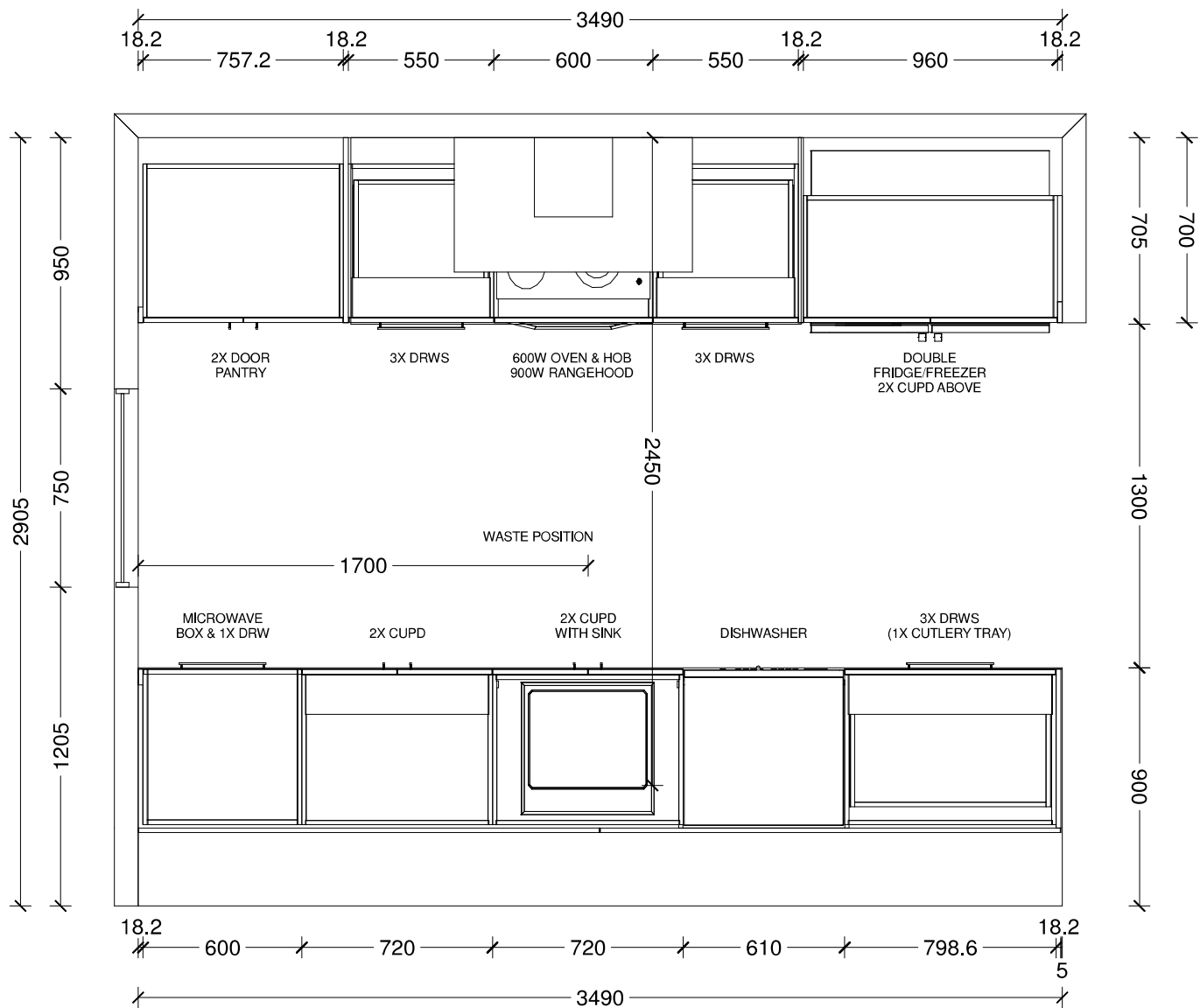
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Landscape Plan

Scale 1:100 @ A3

1.8m Juno Picket Panel Fence in Black



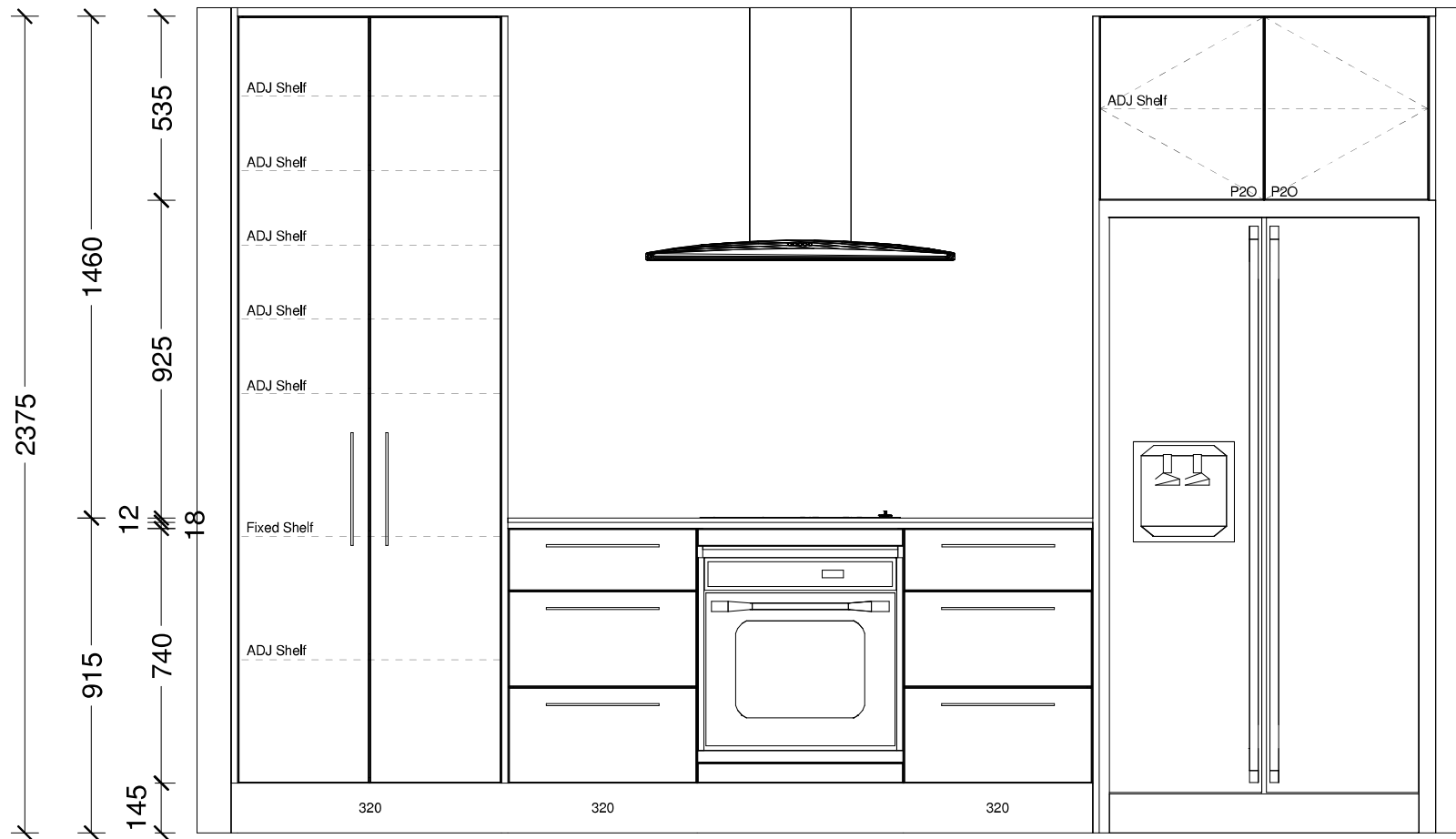


<b>Benchtop Colour:</b>
12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink: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

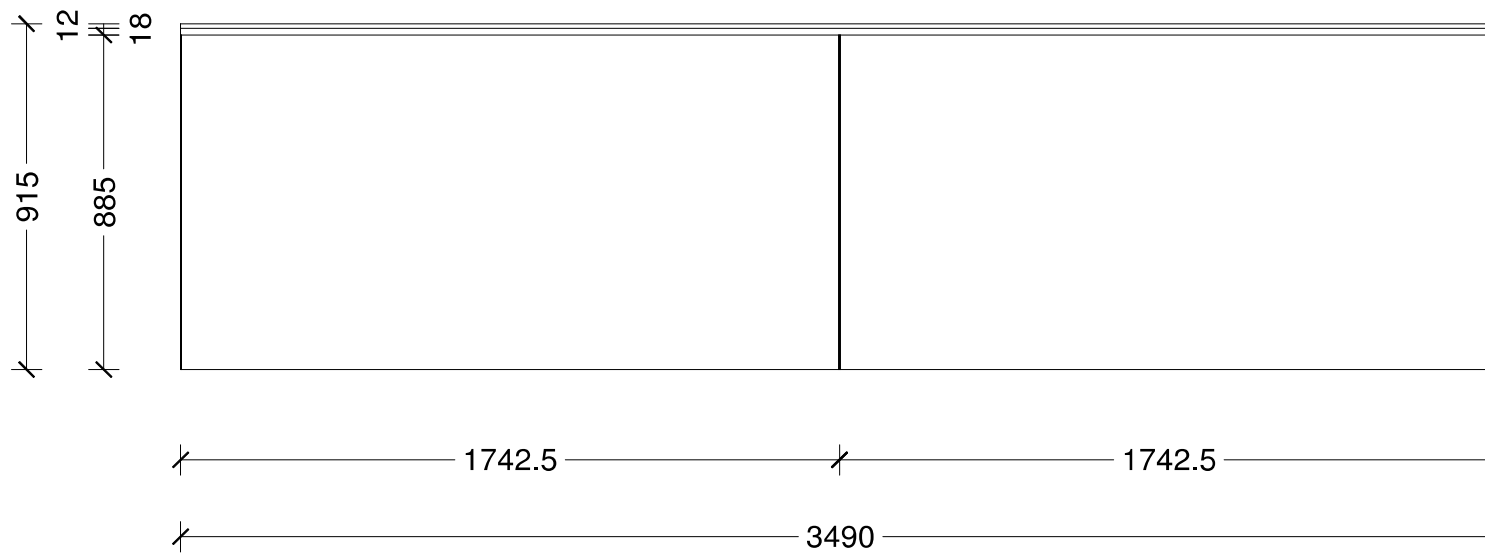
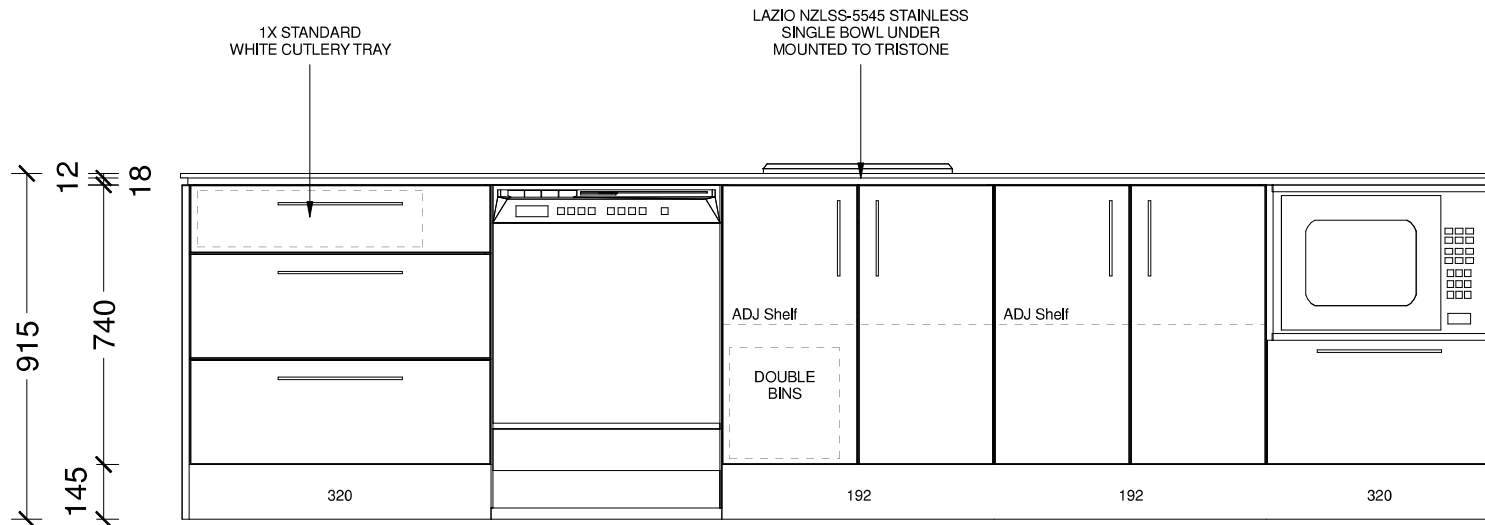
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Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

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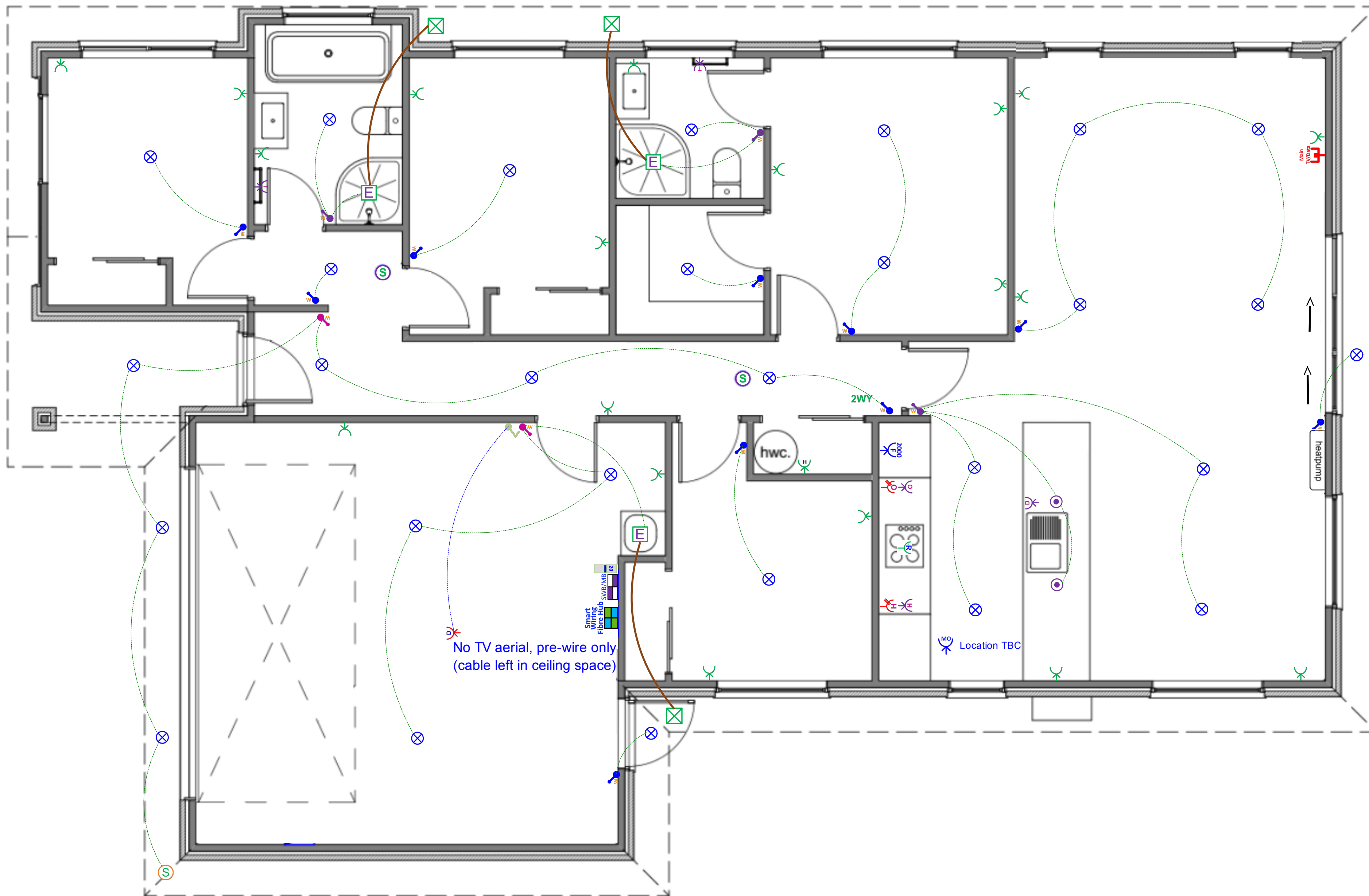
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

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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
 Smoke Detector Mains Powered with 9V Battery Backup		2 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		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
 Tradesave Slim White Light Switch 2 Gang		2 EA



## Electrical

	Item	Total
	Tradesave Slim White Light Switch 3 Gang	3 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