

Lot 4 Kennedys Bush Road

Stage 1, Kennedys Bush Road, Halswell, Christchurch



Artist impression only – refer to concept plan.





House & Land Package:

\$884,900

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

Home area: 172m²

Section area: 450m²

 4  2  2  2

Features:

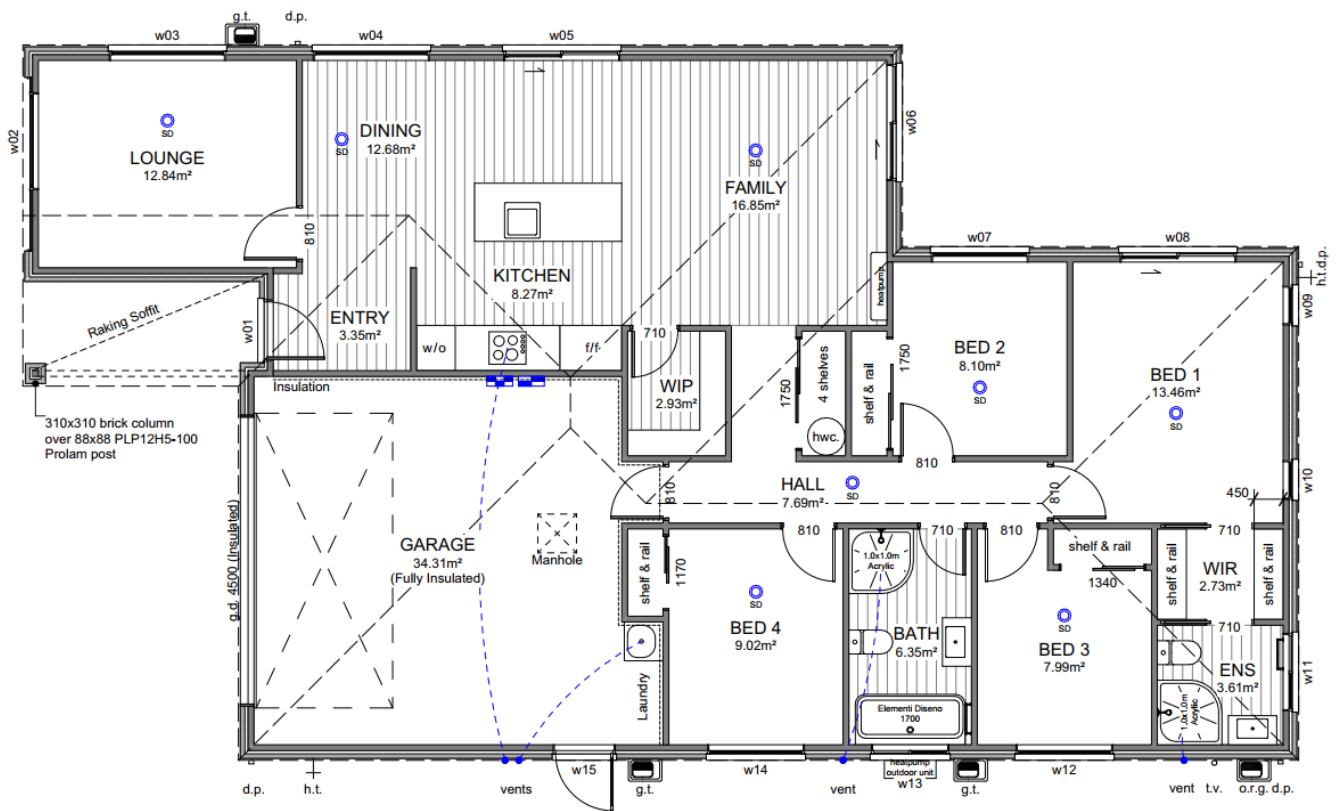
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

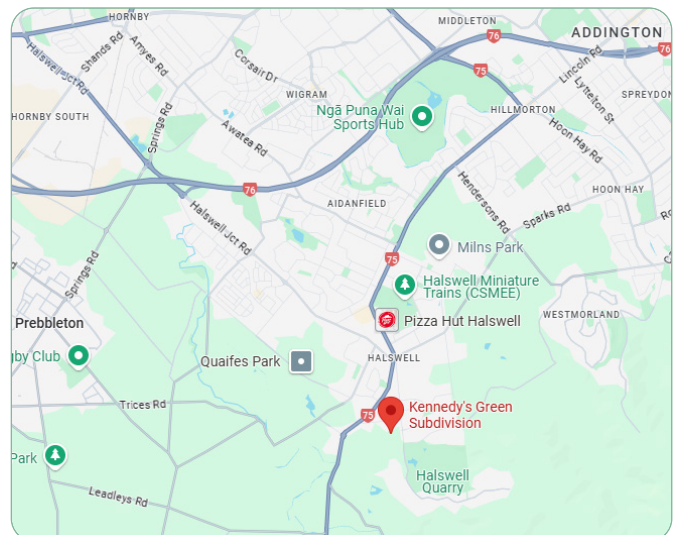
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Floor Layout



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: | TC2 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 WB18 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 |
| 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 as per electrical plan | Hot water cylinder: | Rheem 250L |
| Carpet: | Urban Collection - Inner Urban | Vinyl plank: | Belgotex Luxury Plank – Province |
| 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. | 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 |

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



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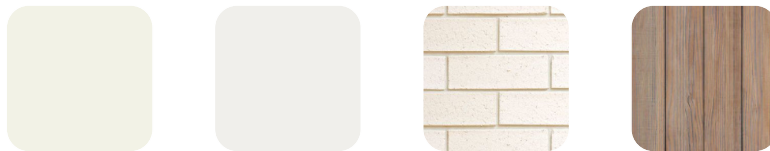
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Colour Schedule

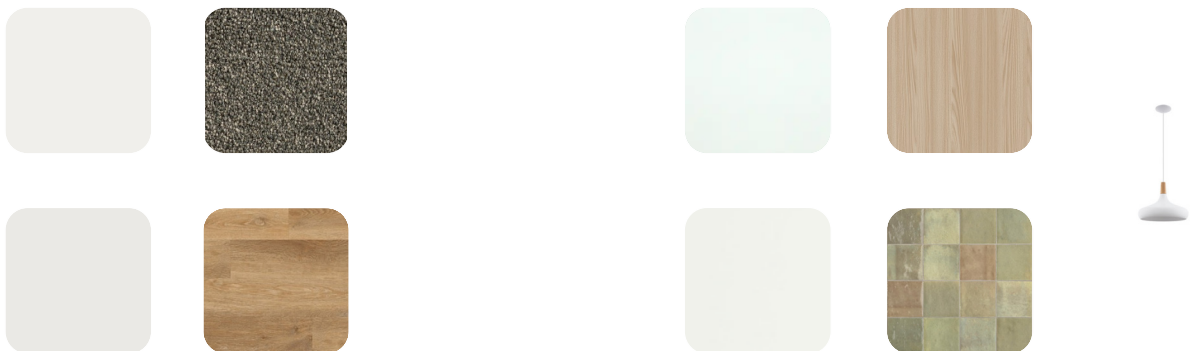
Exterior Colours

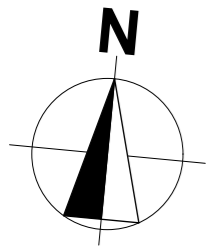
| Colour Scheme | | | |
|---------------------|---------|------------------------------|---------------------------|
| EXTERIOR | | | |
| Roof: | Titania | Garage door & frame: | Titania |
| Fascia: | Titania | Soffits: | Half black white |
| Gutter & downpipes: | Titania | Exterior cladding (Main):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



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: | Shimmer | Feature pendant: | Sabinar 400 white |
| Vinyl plank: | Natural | | |





Site Info

Site Address Kennedys Bush Road
 Halswell
 Legal Description Lot 4
 Site Area 450m²
 Building Area 172.71m²
 Roof Area* 189.60m²
 Site Coverage 38.38%
 *Roof area includes fascia & gutter.

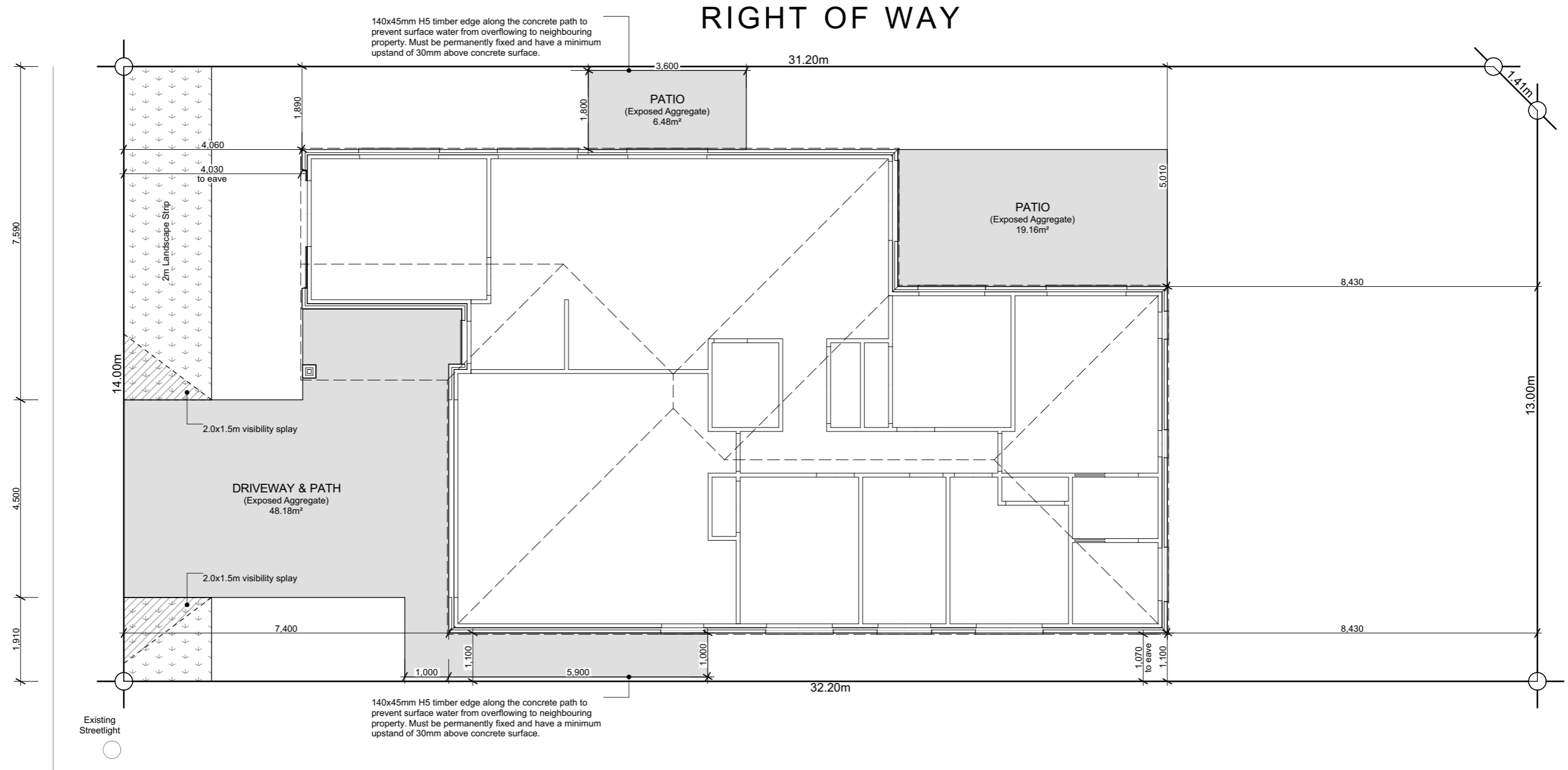
Design Basis

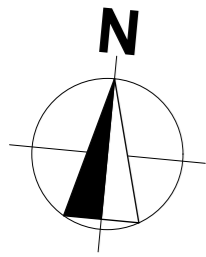
Wind Zone High
 Earthquake Zone 2
 Snow Zone N4 < 100m
 Exposure Zone C

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.

KENNEDYS BUSH ROAD





Building Area

| | |
|---------------|----------------------|
| Over Frame | 165.44m ² |
| Perimeter | 61.08m |
| Over Cladding | 172.61m ² |
| Perimeter | 62.20m |
| Roof Area* | 189.60m ² |
| Perimeter | 62.70m |

*Roof area includes fascia & gutter




General

| | |
|------------------|--|
| Main Cladding | 70s Clay Brick |
| Feature Cladding | Abodo Vulcan Shiplap Weatherboard (WB18) |
| 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.

Note 2: All mechanical ventilation through fascia grille.

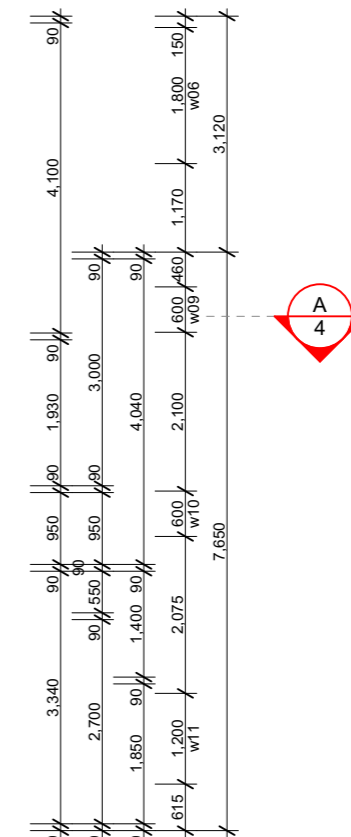
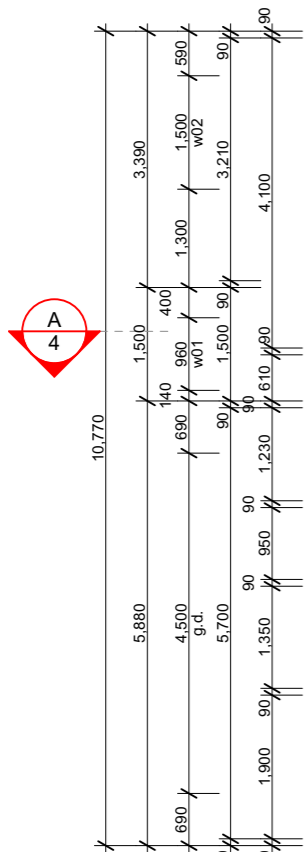
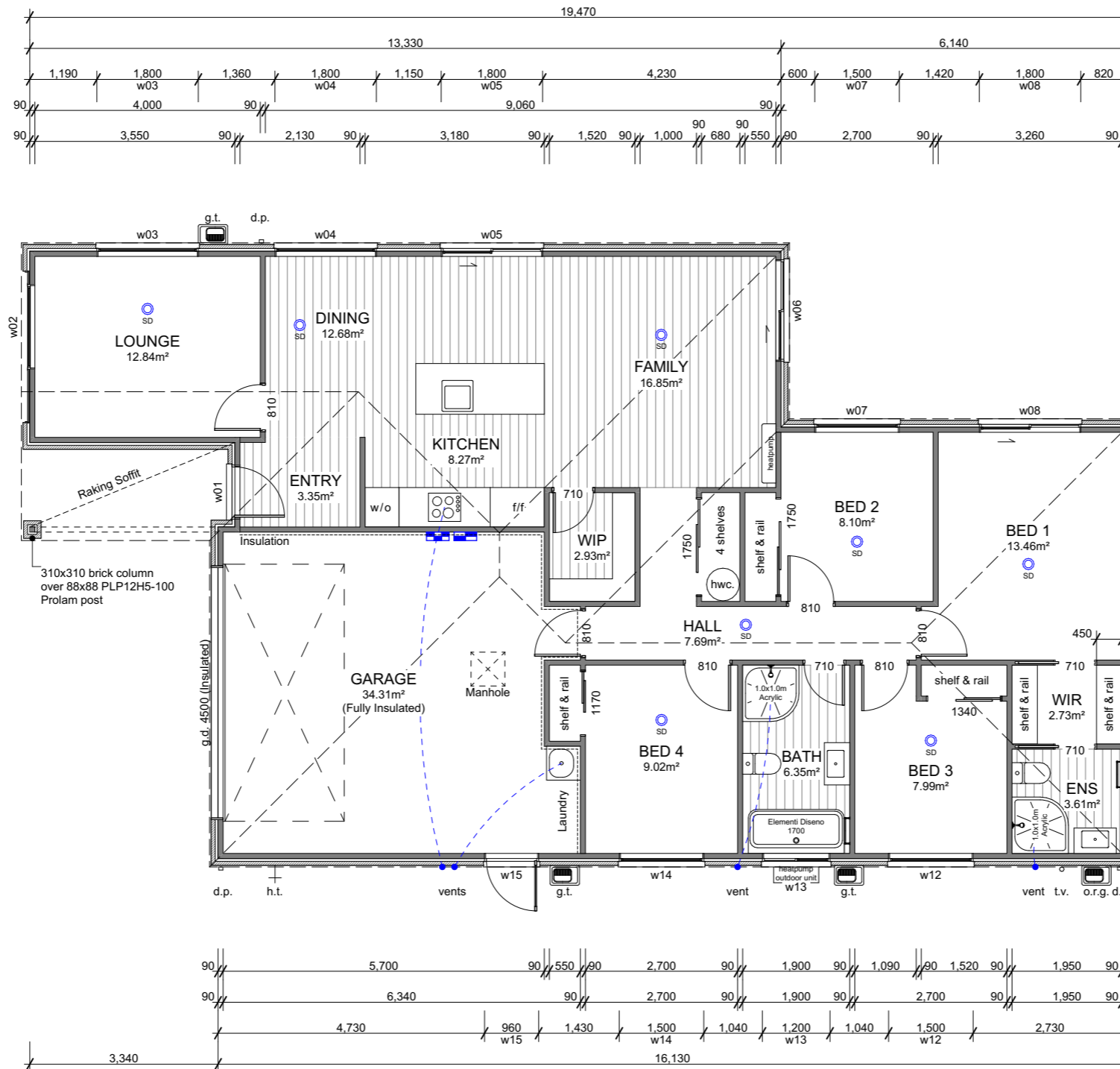
Legend

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

Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

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



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WENDEL BORN
PROPERTY LTD
 LOT 4
 KENNEDYS BUSH ROAD HALSWELL

Issue
 Concept Design

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Floor Plan

Scale 1:100 @ A3

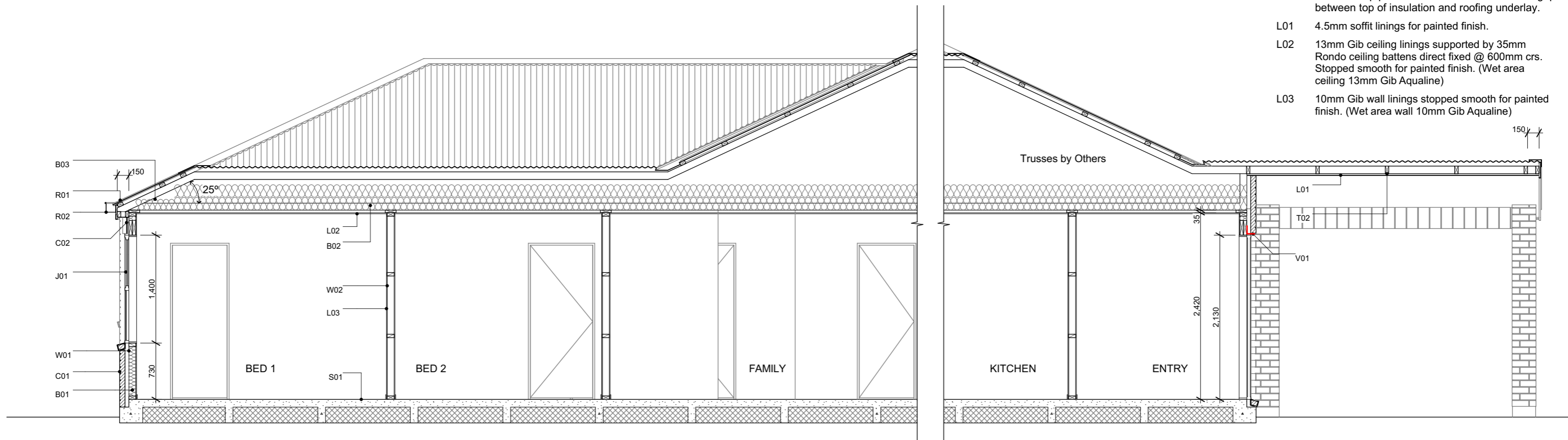
Revision 1
 Date 17/06/2026
 File No. 26122

Sheet No.

2

Section Keys

- C01 70 series brick on 50mm cavity over building underlay on timber framing.
- C02 Abodo Vulcan shiplap weatherboard 20mm horizontal castellated cavity battens over building underlay on timber framing.
- V01 100x100x6L shelf angle fixed to timber lintel with 75x10mm coach screw @ 450mm crs. Shelf angle sized as per Branz Appraised Two Storey Clay Brick Veneer Construction.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm 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.
- T02 Extended truss top chords / purlins to form raking soffit. Refer to 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 layer ceiling insulation batts.
- 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 underlay.
- 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)



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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 4
 KENNEDYS BUSH ROAD HALSWELL

Issue
 Concept Design

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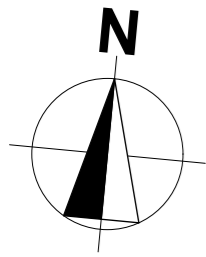
Cross Section A-A

Scale 1:50 @ A3

Revision 1
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 File No. 26122

Sheet No.

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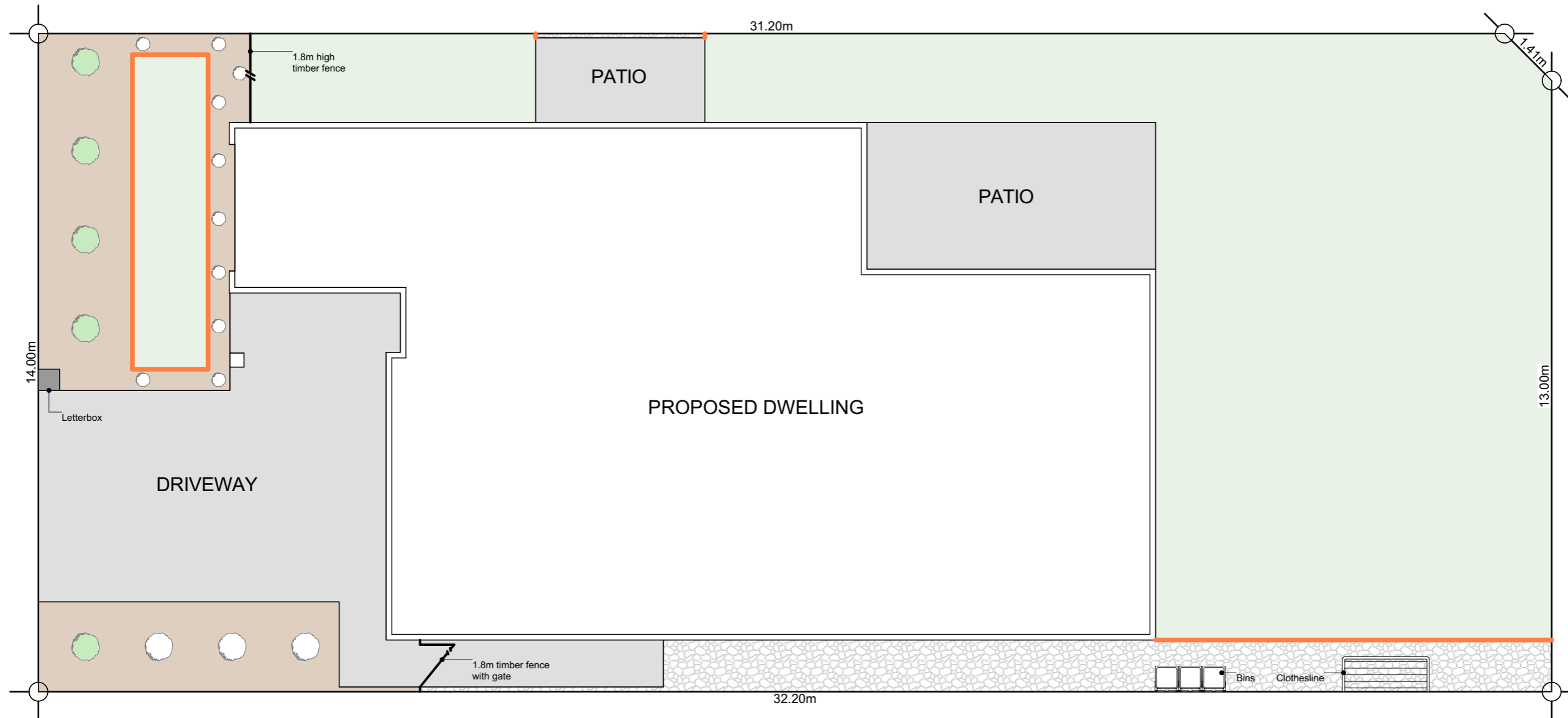


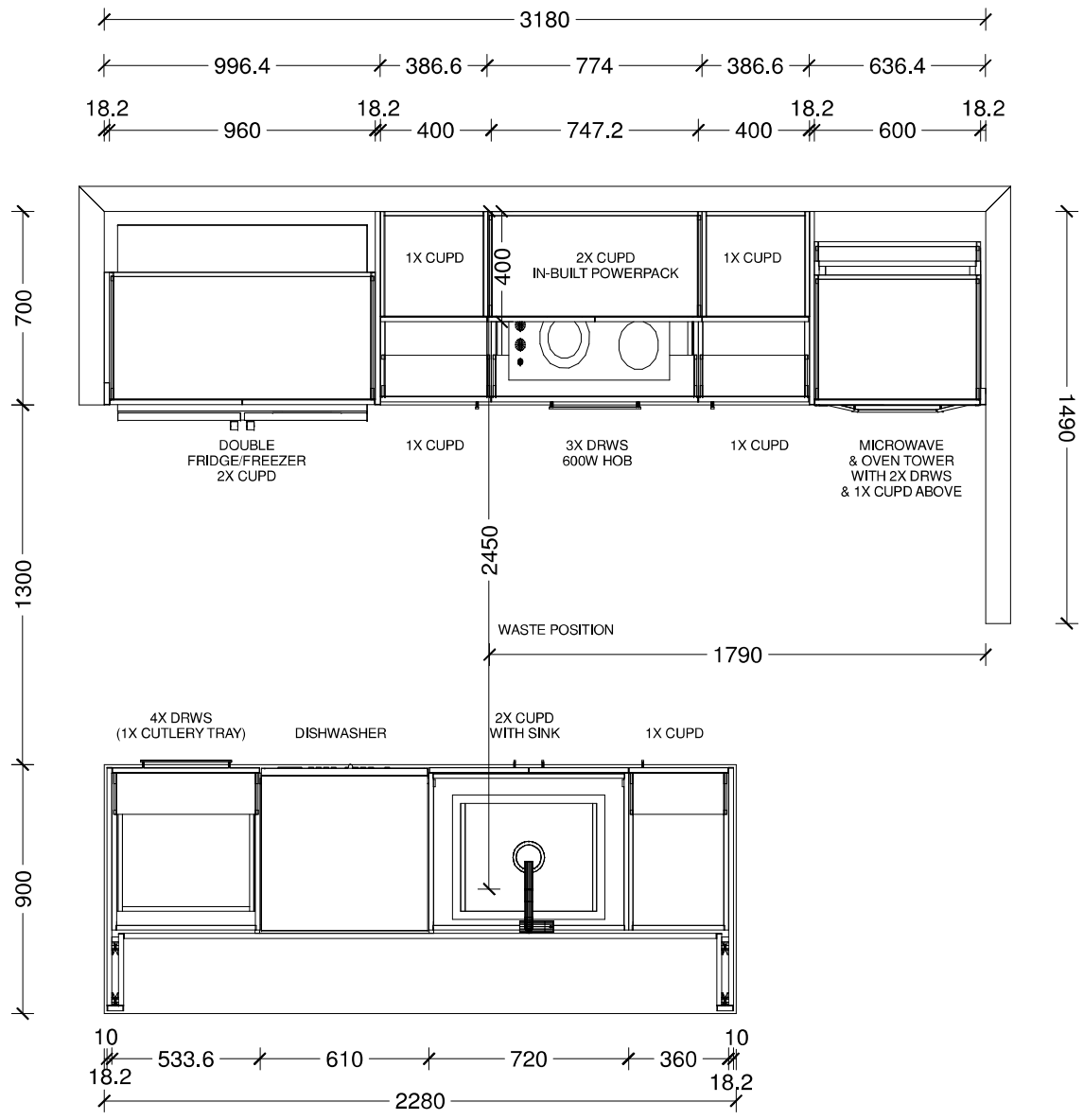
Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - 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'
 - Cercis Hearts of Glod - Golden Redbud
 - Acer Palmatum Bloodgood - Japanese Maple
 - Magnolia Grandiflora Blanchard
 - Malus loensis Plena
 - Prunus Autumnalis Southern Gem - Flowering Cherry
- *Planting species for garden bed are indicative-not to be limited to.

Legends

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/ stonechip



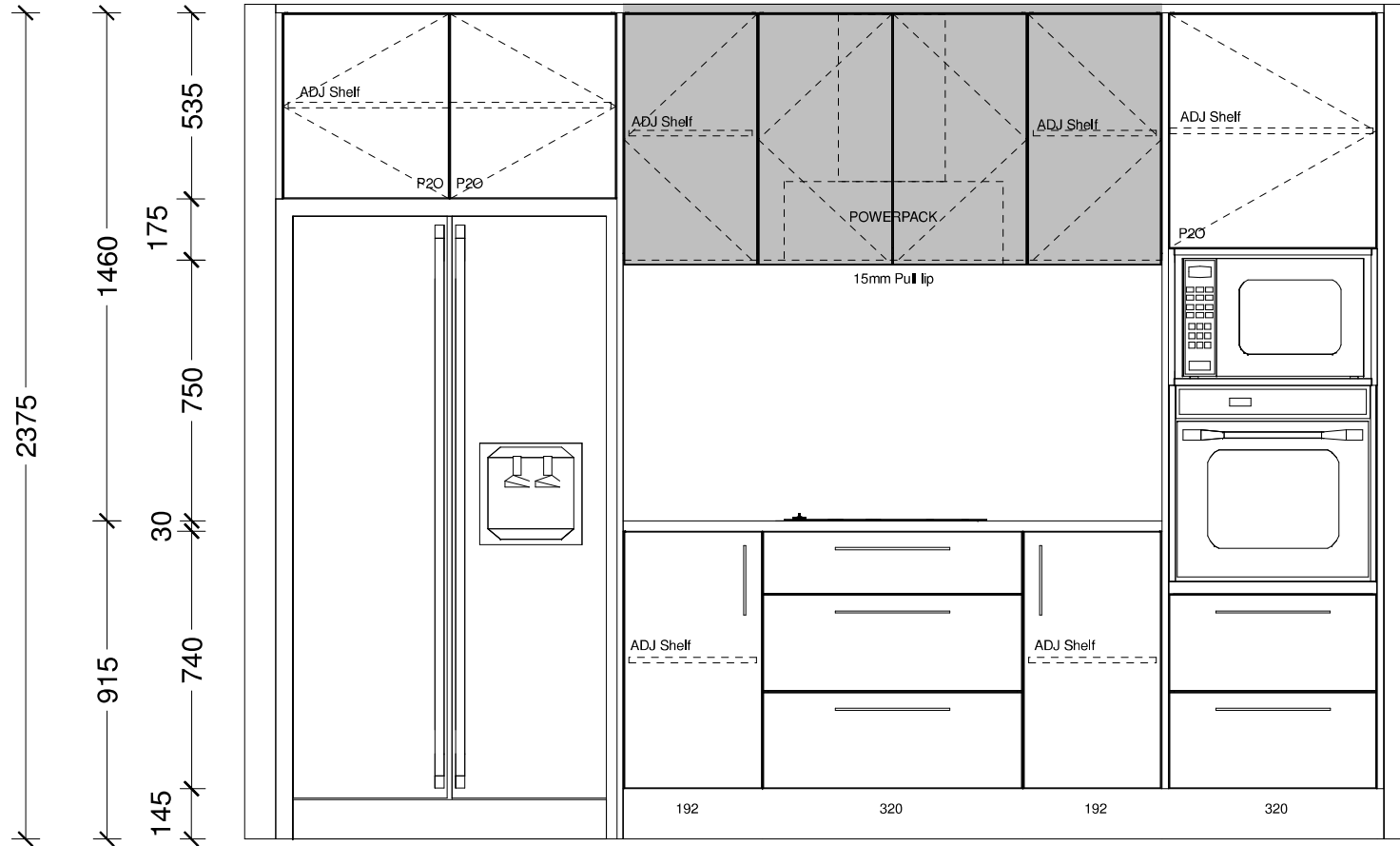



| | |
|-------------------------------|--|
| Benchtop Colour: | 30mm square edge Tristone |
| Main Joinery Colour: | Back Wall & Island Back Panels |
| Feature Joinery Colour | Island, Boxed Ends & Overheads |
| Handles: | 4062-192/320-Titanium Grey |
| Sink: | Lazio NZLSS-5545 Stainless Single Bowl |

| | | | | | |
|---------------------------|--------------------|---------------------------------|----------------|---------------|---------------|
| signer: Sarah Molyneux | Date: 13 May 26 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |
| g: Kitchen Plan | Scale: 1 : 25 | Customer: The Maple - Selwyn | | | |

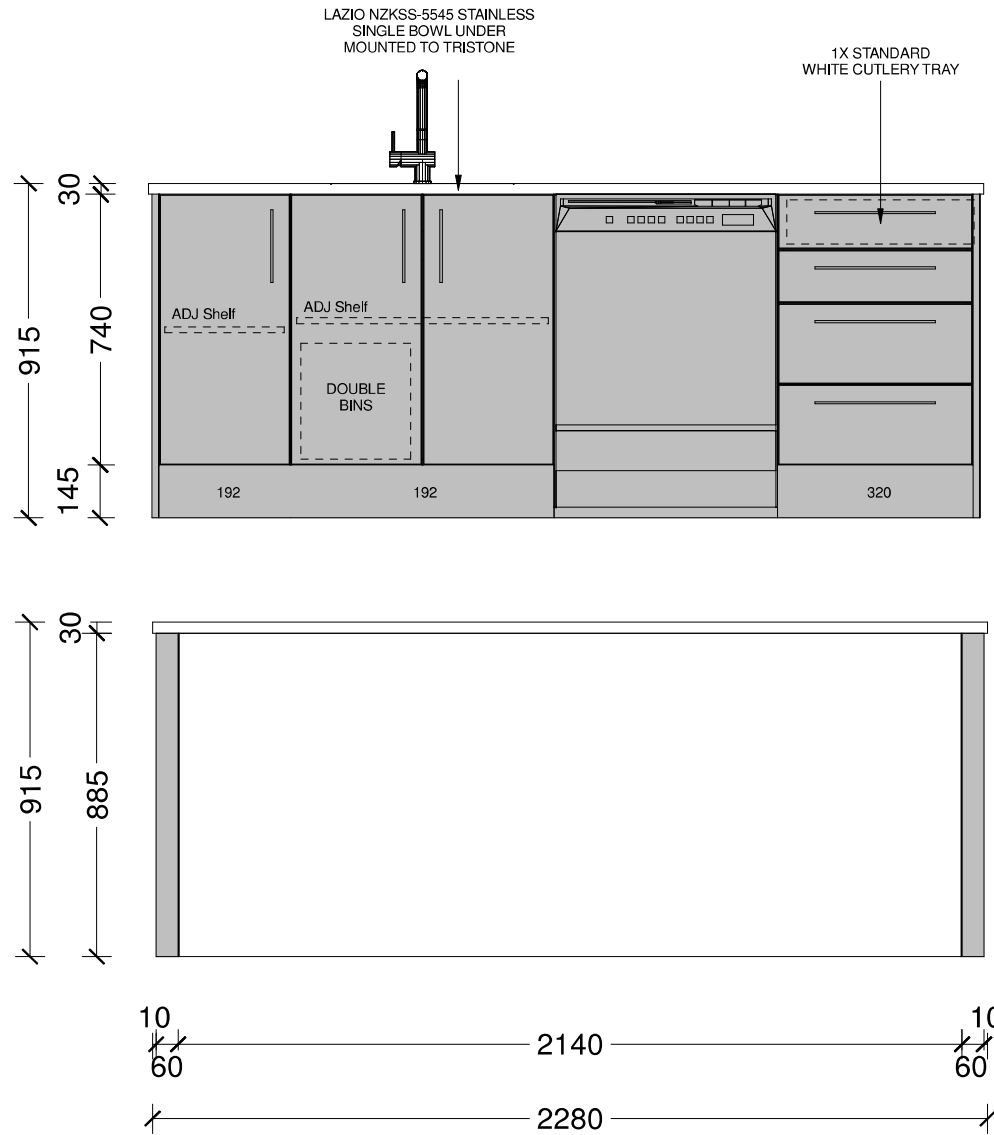


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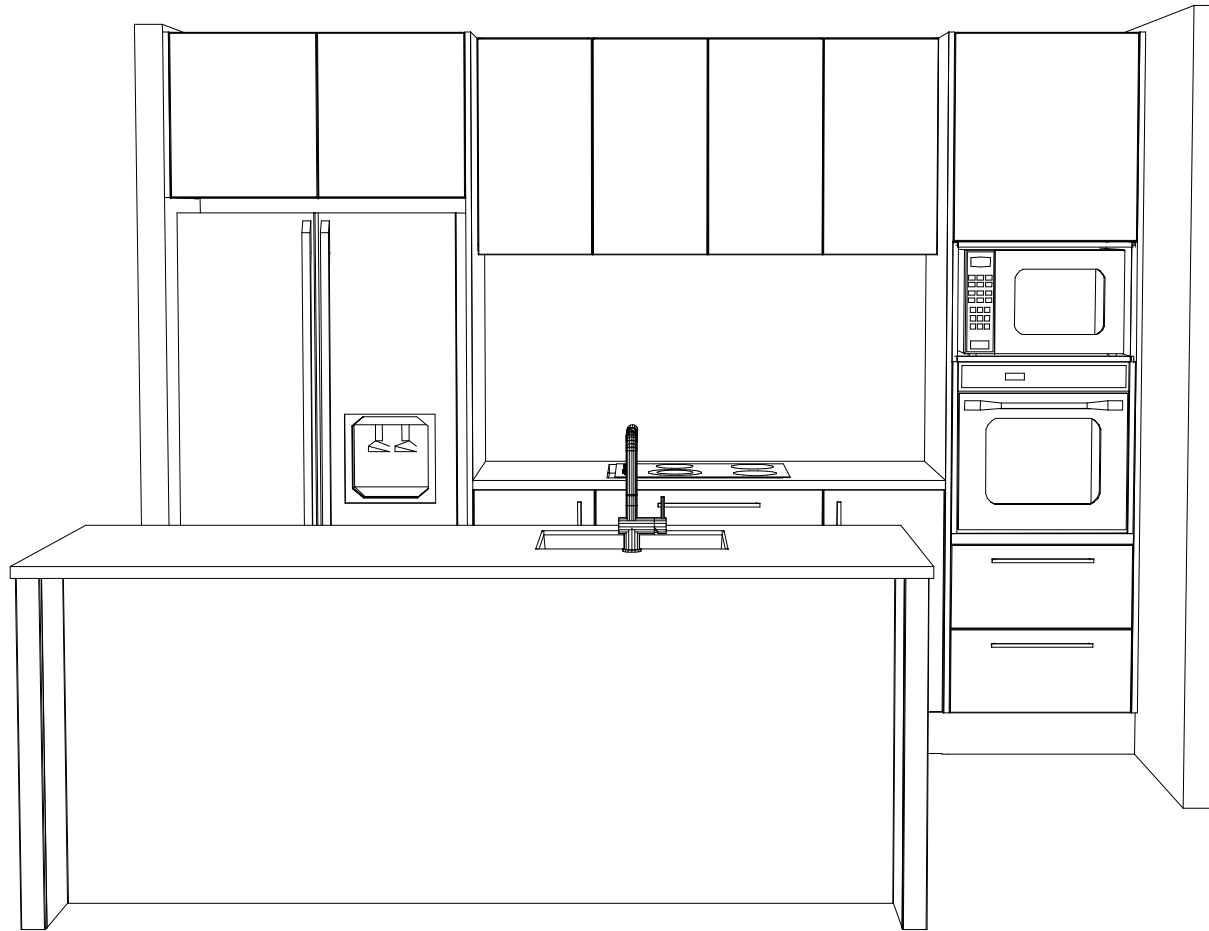
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|---------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|
| signer: Sarah Molyneux | Date: 13 May 26 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| g: Kitchen Elevation | Scale: 1 : 20 | Customer: The Maple - Selwyn | | | | |

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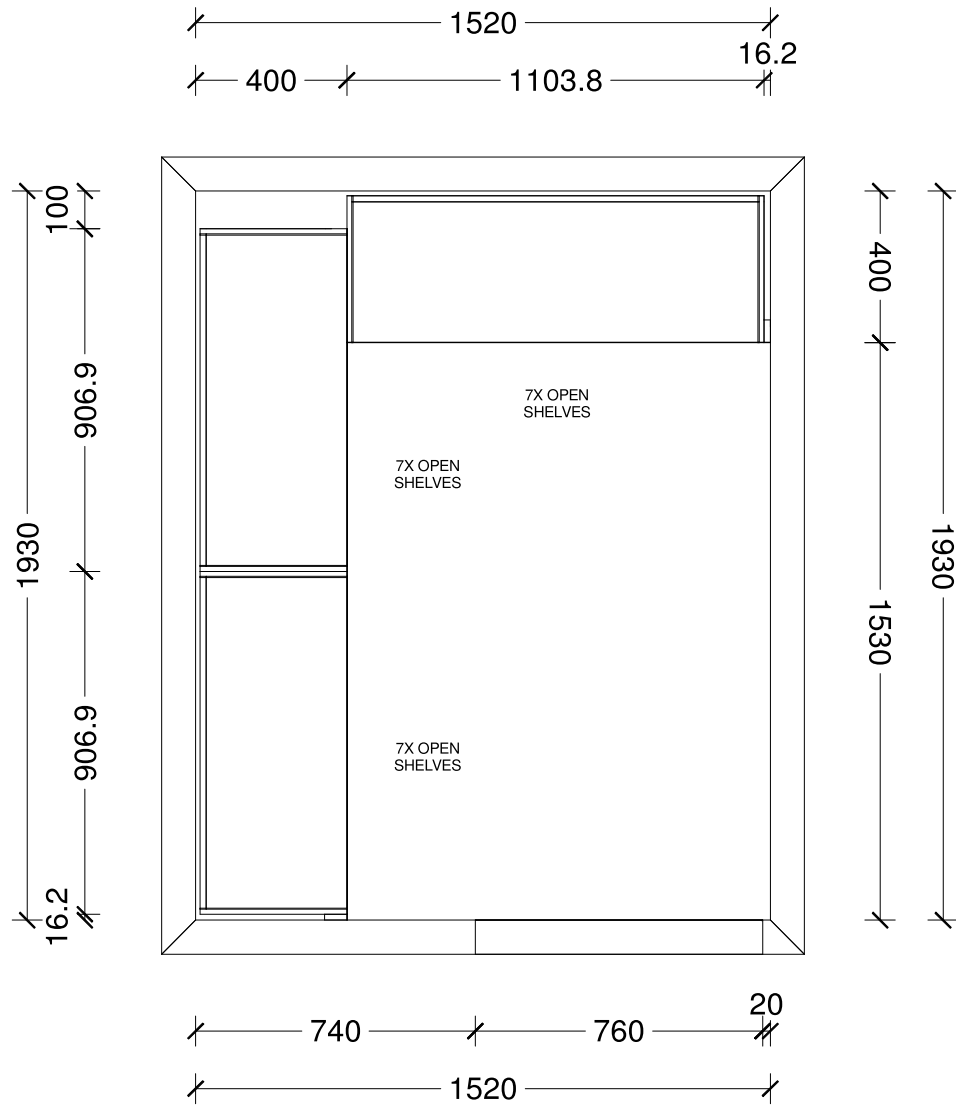
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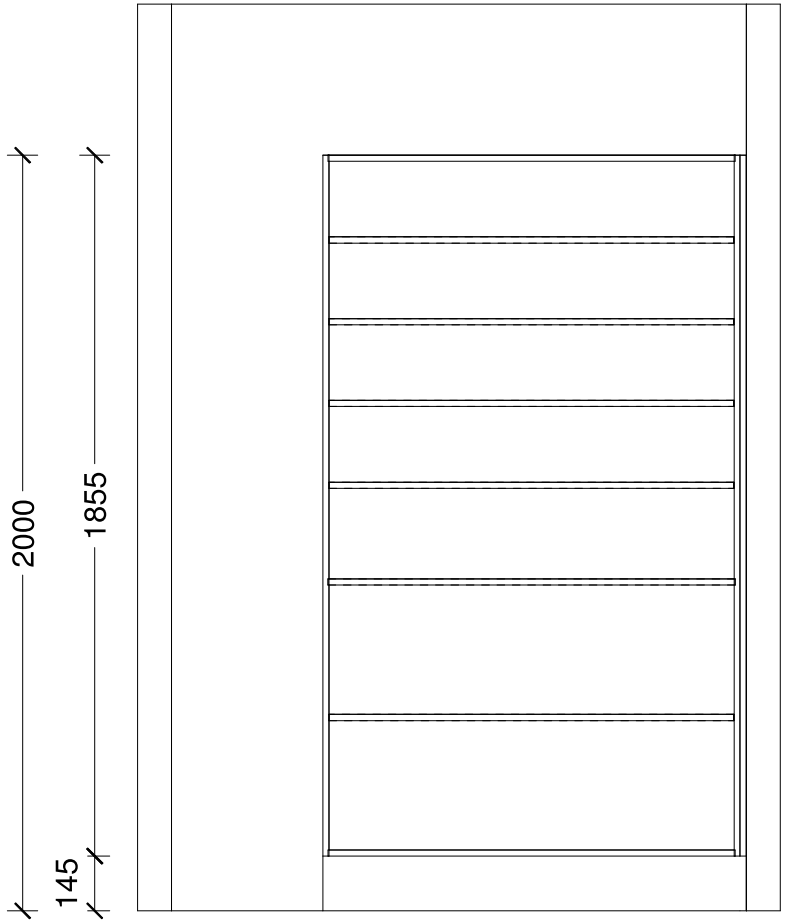
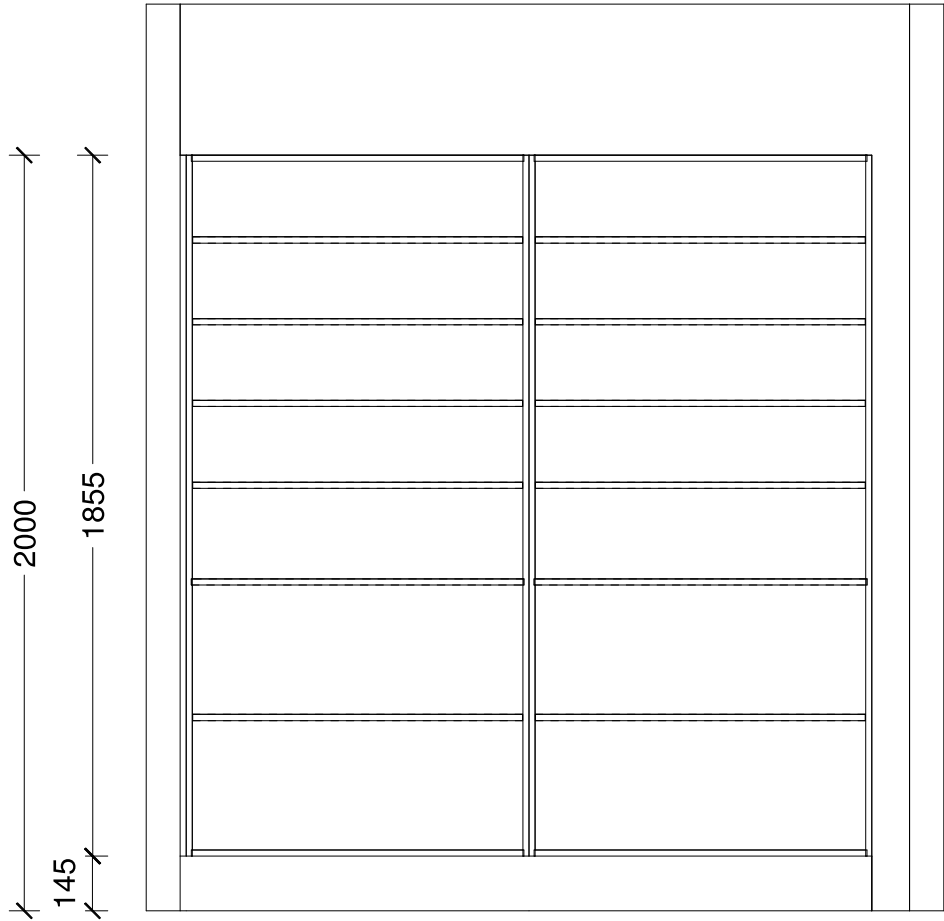
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|------------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|
| signer: Sarah Molyneux | Date: 13 May 26 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| g: Kitchen 3D Perspective | Scale: | Customer: The Maple - Selwyn | | | | |

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| | | | | | | |
|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 29 Apr 25 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Maple - Pantry V3 | | | | |

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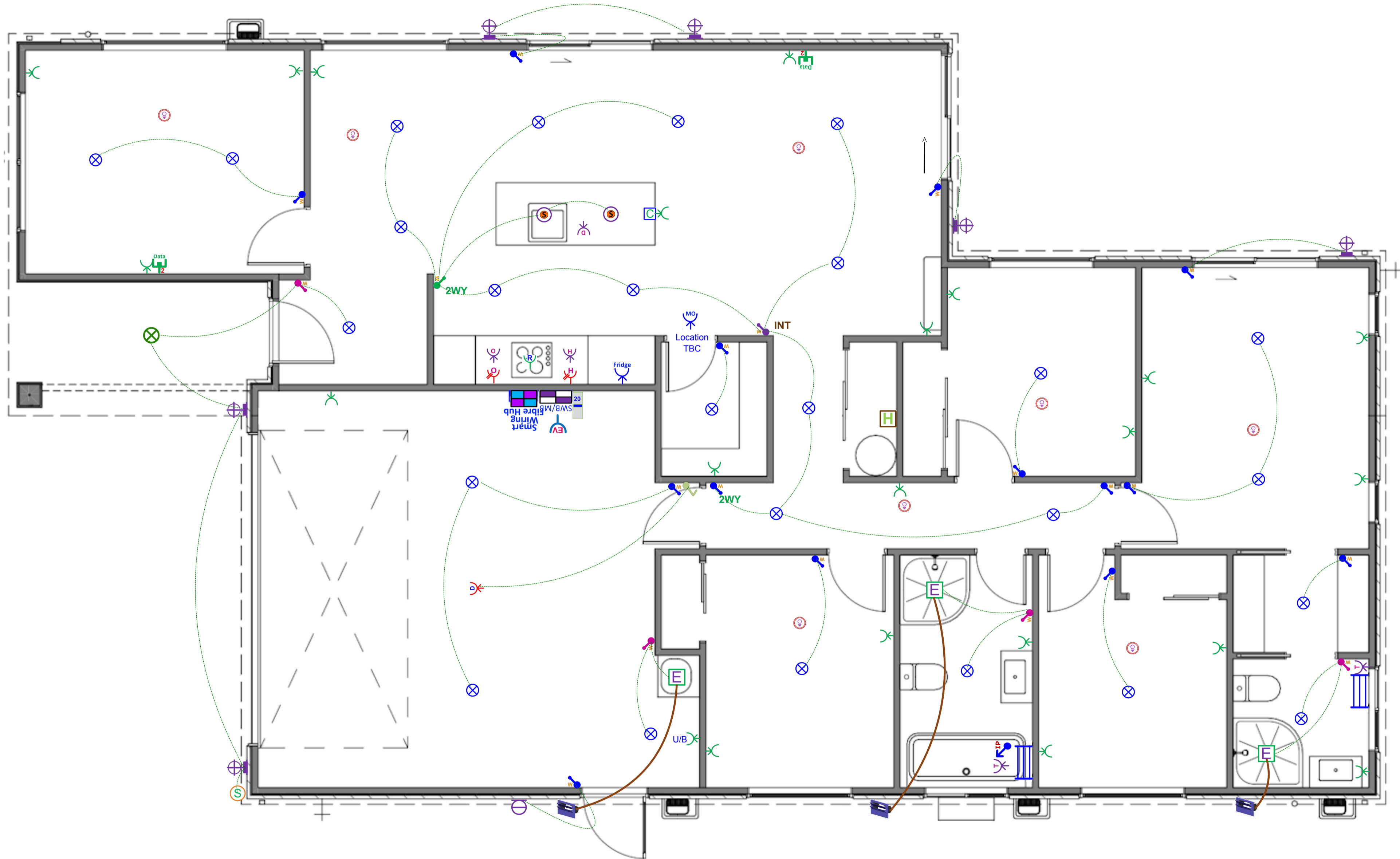
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| Dwg: Pantry 3D Perspective | Scale: | Customer: The Maple - Pantry V3 | | | | |

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Plan: Option A - Sabinar - The Maple V8 (Garage Right) - Electrical Design

Power & Lighting

| Item | Total |
|--|-------|
|  Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase) | 1 EA |
|  Rangehood Single 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 Slim Double Power Socket Horizontal (White) 10A | 22 EA |
|  Protective Capping for Electrical Cabling Power Socket/Switch Mounted on 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 (White) | 1 EA |
|  Hot Water Cylinder Isolator with Lock-Out Capability & Circuit | 1 EA |
|  Tradesave Slim Garage Door Open/Close Press Switch (White) | 1 EA |
|  Tradesave Slim Garage Door Power Socket (White) | 1 EA |
|  Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate | 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 | 8 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 & up to 6m of duct | 3 EA |
|  Extractor Fan External Fascia Grille (Supplied by Others) | 3 EA |
|  External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White) | 1 EA |

Power & Lighting

| Item | Total |
|--|-------|
|  Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit | 26 EA |
|  Pendant Light "A" - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit | 2 EA |
|  External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit | 6 EA |
|  Bulkhead LED Wall Light Robus Ohio RHV1230-01, 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit | 1 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) | 1 EA |
|  Tradesave Slim Light Switch 4-Gang (White) | 1 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 1 EA |
|  2-Way Light Circuit | 2 EA |
|  INT Tradesave Slim 3-way Intermediate Switching Light Circuit | 1 EA |
|  Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling | 1 EA |
|  Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White | 2 EA |
|  Recessed LED Downlight Prolux DL30 160° Beam 13-Watt 3K 30°Tilt (White) and Circuit | 1 EA |

In the Area

About Kennedys Bush Road

Within ten minutes drive to Christchurch City Centre Kennedys Bush Road is surrounded by natural reserves and vast views of the Port Hills.

Conveniently located within close proximity to the Halswell Shopping Centre where you will find various retail outlets, cafes, restaurants, a pharmacy and supermarket.

Only steps from the recreational Quarry Park, sought-after Halswell School, public swimming pool and library Kennedys Bush Road is a highly desirable location.



Halswell and Surrounding Areas

Halswell is a vibrant township within Christchurch City, known for its expanse of reserves, playgrounds and dog walking areas.

The Halswell Domain features a miniature train track offering rides making this a family friendly area featuring restaurants, cafes and the Christchurch famous Halswell Butchery.

Multiple shops and amenities including retail, grocers, public swimming pool, recently built public library and within close proximity to the Christchurch Adventure Park makes Halswell a thriving community to be a part of.

A monthly market hosted by long standing community members features food, craft stalls and live music.

With easy access to SH75 to go explore the Banks Peninsula and a tight-knit community feel, Halswell is a highly desired area.



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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

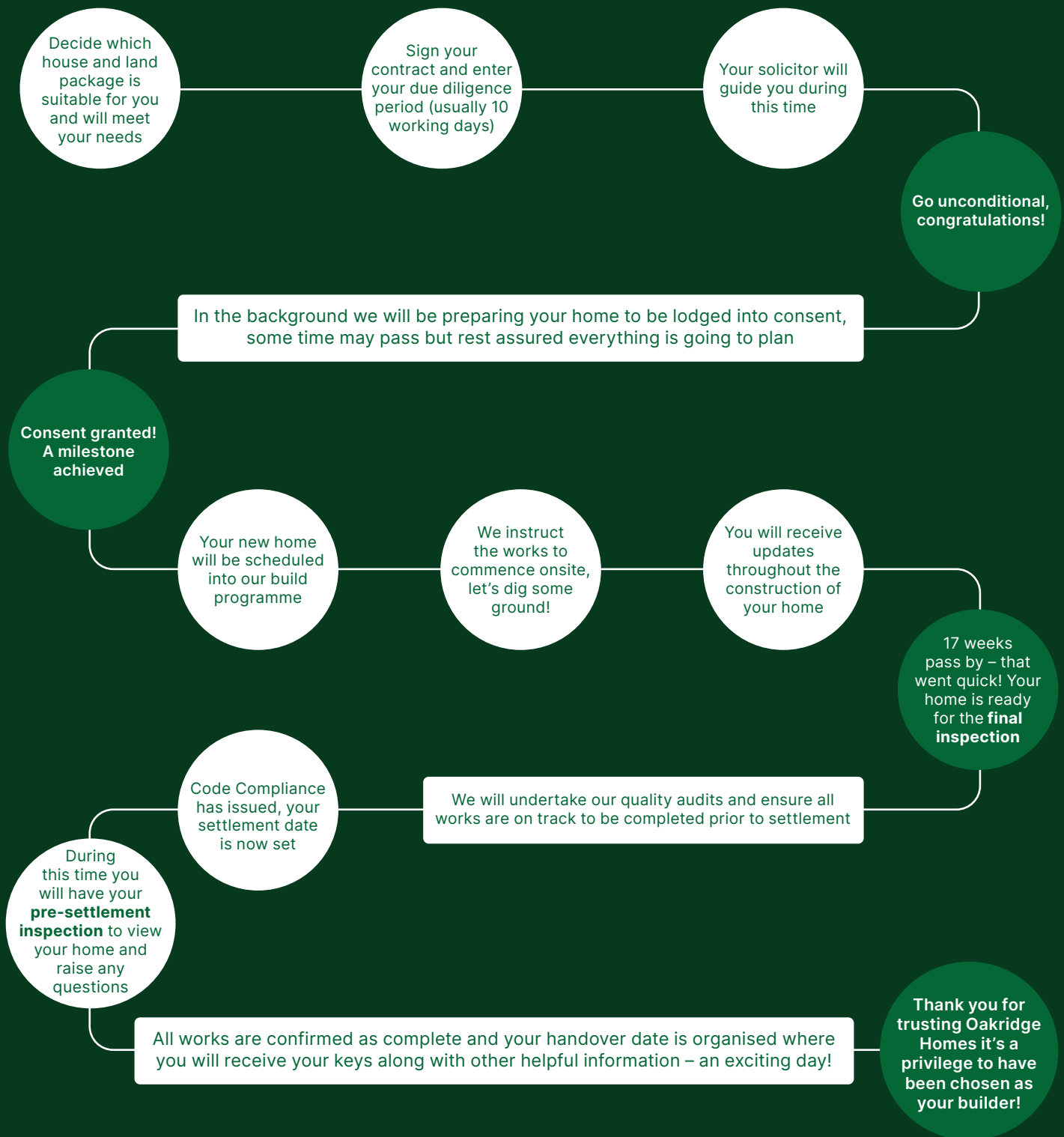
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The Oakridge Journey



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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