



House and Land Package

Lot 40 Pinewood Grange, Stage 1,
Rolleston

Dwelling
Size

156m²

Section
Size

472m²

\$769,900



4



1



2



2

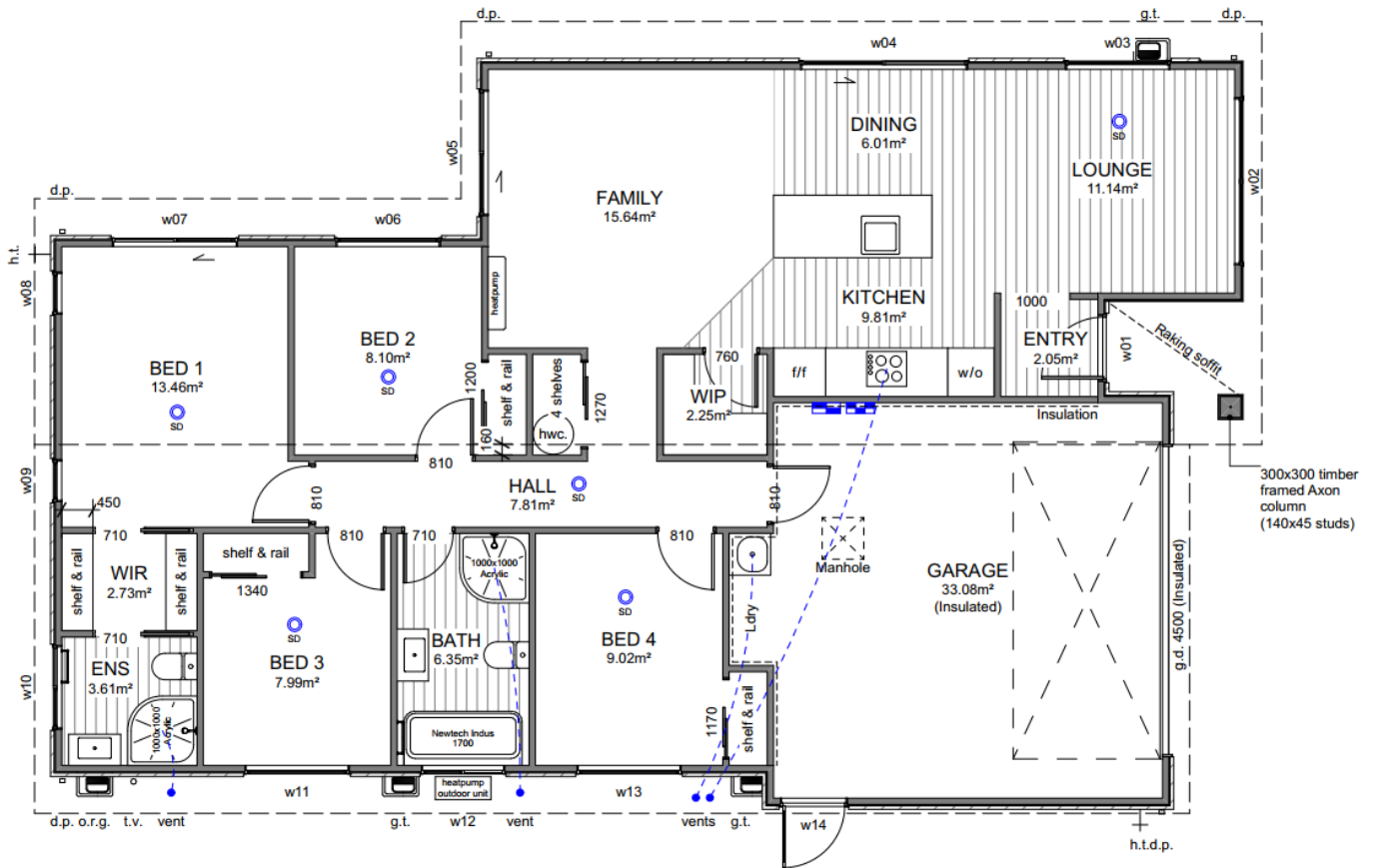


Family sized home featuring four bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

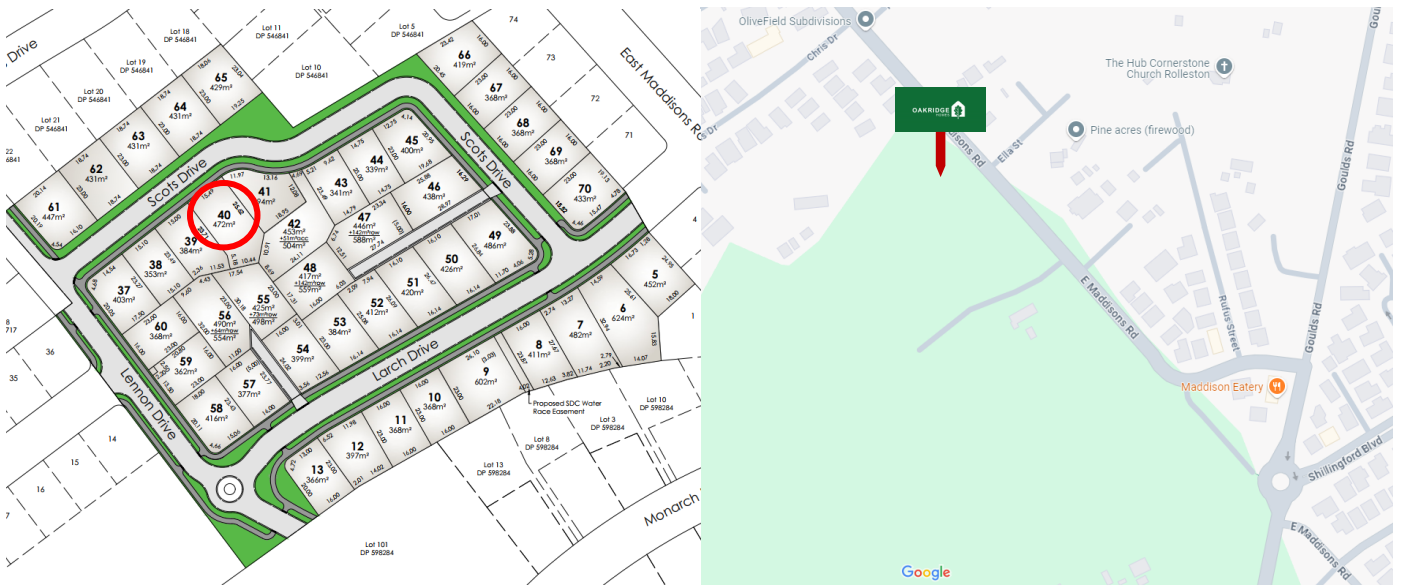
Just twenty minutes from Christchurch, Pinewood Grange is one of Rolleston's newest developments located on the fringe of the township, an easy six minute drive to the CBD offers eateries, retail shops, medical centre, cafes and restaurants. You are spoilt for choice with schooling options including a daycare centre and Lemonwood primary within a two minute drive and another primary school on target to be delivered in 2026, Rolleston College is a short distance away making this an ideal area for growing families. Foster Park and the Aquatic Centre are conveniently located for recreational activities including sports clubs and swimming lessons. Secure your new home in Pinewood Grange and enjoy what this neighbourhood has to offer.



Floor Layout:



Site Location:



Disclaimer: For the use of illustrative purposes only. Oakridge Homes Limited accept no liability for any discrepancies which may become apparent once construction commences.



Specification

Lot 40 Pinewood Grange, Stage 1, 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: | 10° longrun corrugate | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75x55 rectangular | Main cladding: | Rockcote Graphex (15 year 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 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 40 Pinewood Grange, Stage 1, 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 40 Pinewood Grange, Stage 1, Rolleston

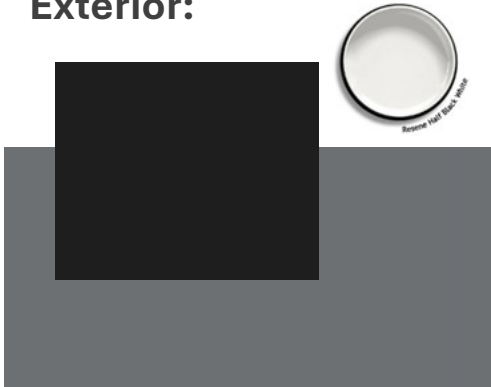
| Bathrooms: | | | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------|
| 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 40 Pinewood Grange, Stage 1, 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): | Mid grey | Kitchen benchtop: | TriStone 12mm – Pure white |
| Exterior cladding (Feature): | All black | Kitchen splashback: | White gloss with misty grey grout |

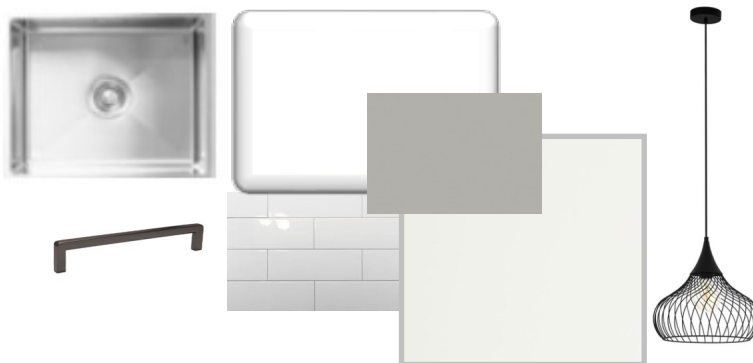
Exterior:

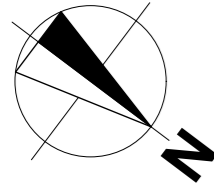


Interior:



Kitchen:





Site Info

| | |
|-------------------|----------------------|
| Site Address | Pinewood Grange |
| Legal Description | Lot 40 |
| Site Area | 472m ² |
| Building Area | 156.59m ² |
| Roof Area* | 186.62m ² |
| Site Coverage | 39.54% |

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.

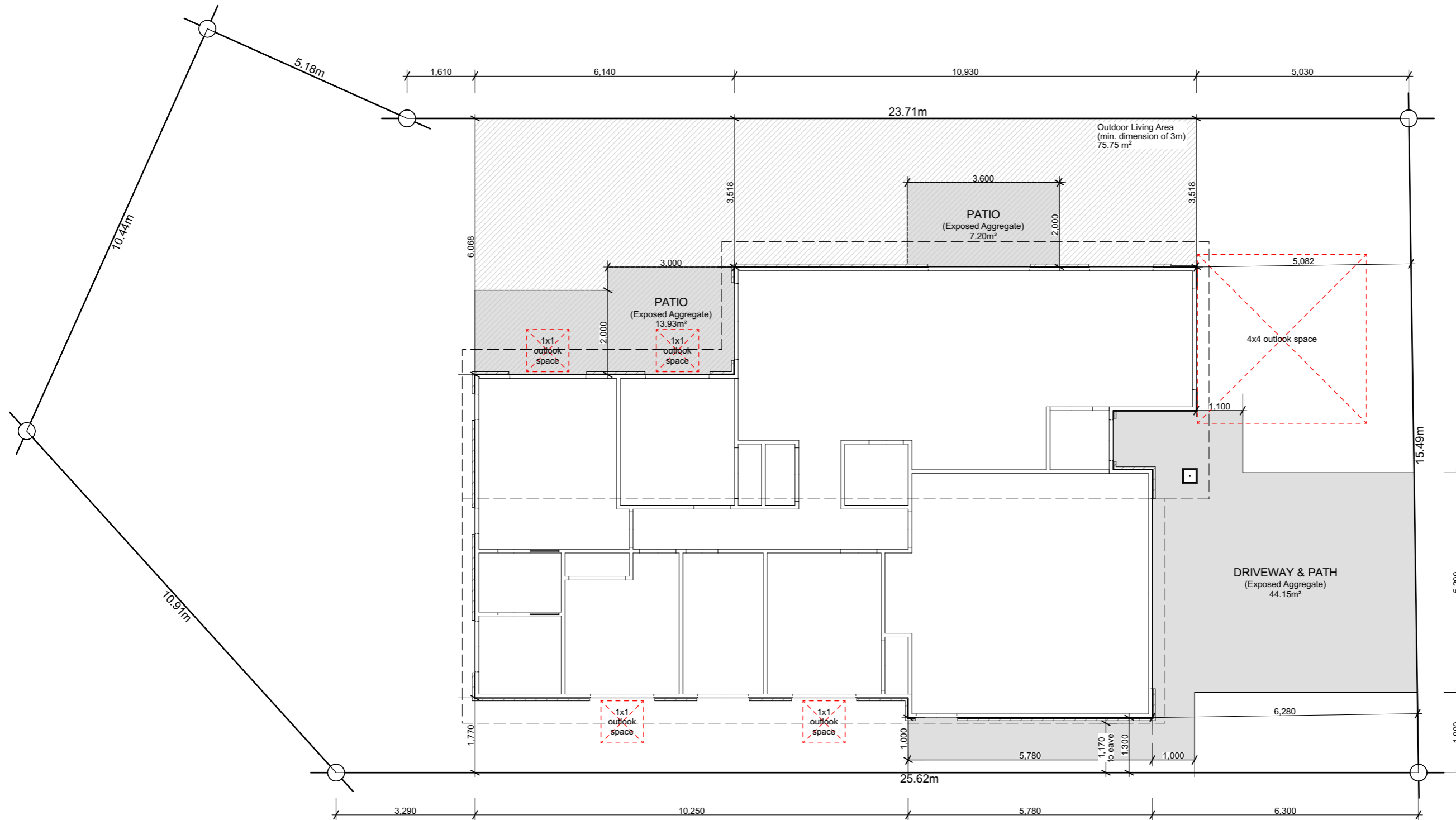
Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

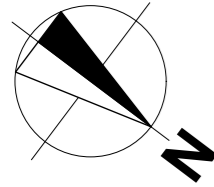
Refer to Sediment Control in Specification & implement where required.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site bearings, dimensions and North point subject to Certificate of Title.



ROAD



Building Area

| | |
|---------------|----------------------|
| Over Frame | 152.80m ² |
| Perimeter | 57.34m |
| Over Cladding | 156.59m ² |
| Perimeter | 59.82m |
| Roof Area* | 186.62m ² |
| Perimeter | 58.90m |

*Roof area includes fascia & gutter.

General

| | |
|------------------|----------------------|
| Main Cladding | RCS Graphex |
| Feature Cladding | JH Axon Panel |
| Roof Pitch | 10° |
| Roofing | Colorsteel Corrugate |
| 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 Meterbox
- Data Box
- Smoke Detector 10 year long-life battery-operated & interconnected (Cavius)

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

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



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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 40 PINWOOD GRANGE
 ROLLESTON

Issue
 Concept Design

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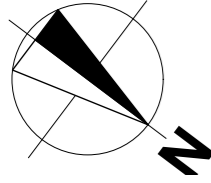
Floor Plan

Scale 1:100 @ A3

Revision 2
 Date 21/10/2024
 File No. 24183

Sheet No.

2



Roof Cladding

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

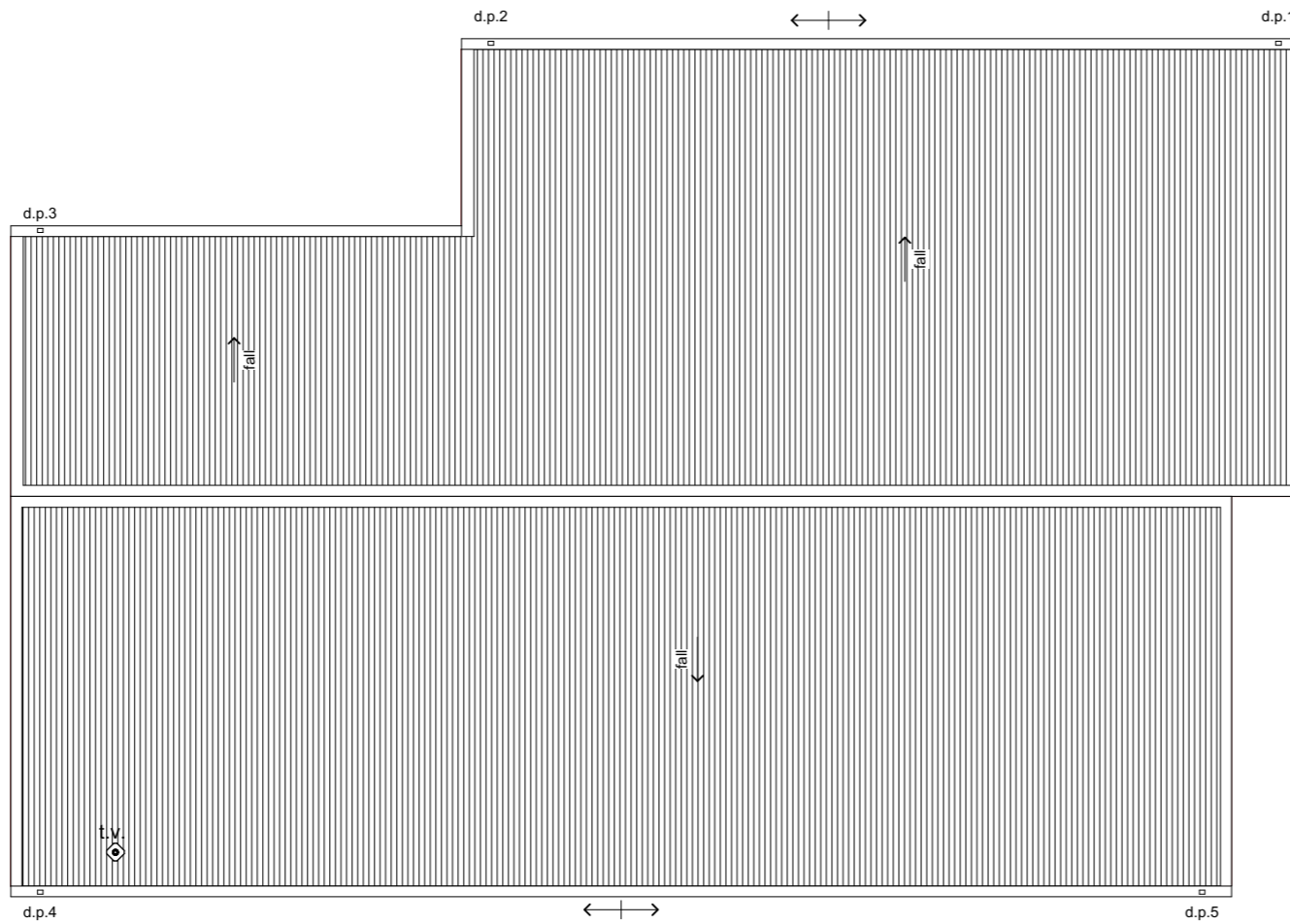
Seal all pipe penetrations with Deklite flashing kit as per specification.

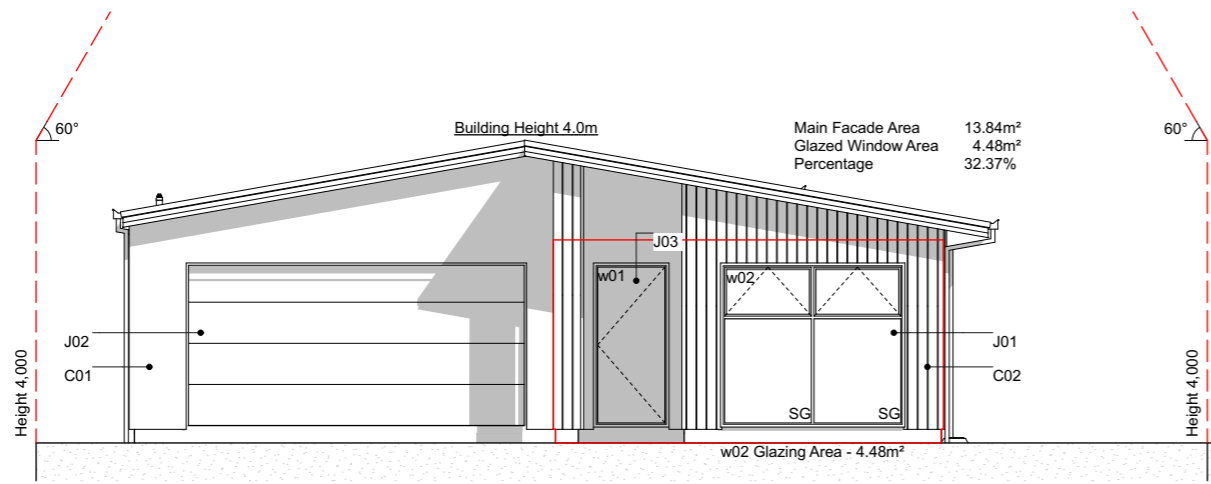
Downpipe Catchment (Plan Area)

| | |
|-------|------------------|
| d.p.1 | 40m ² |
| d.p.2 | 31m ² |
| d.p.3 | 22m ² |
| d.p.4 | 44m ² |
| d.p.5 | 44m ² |

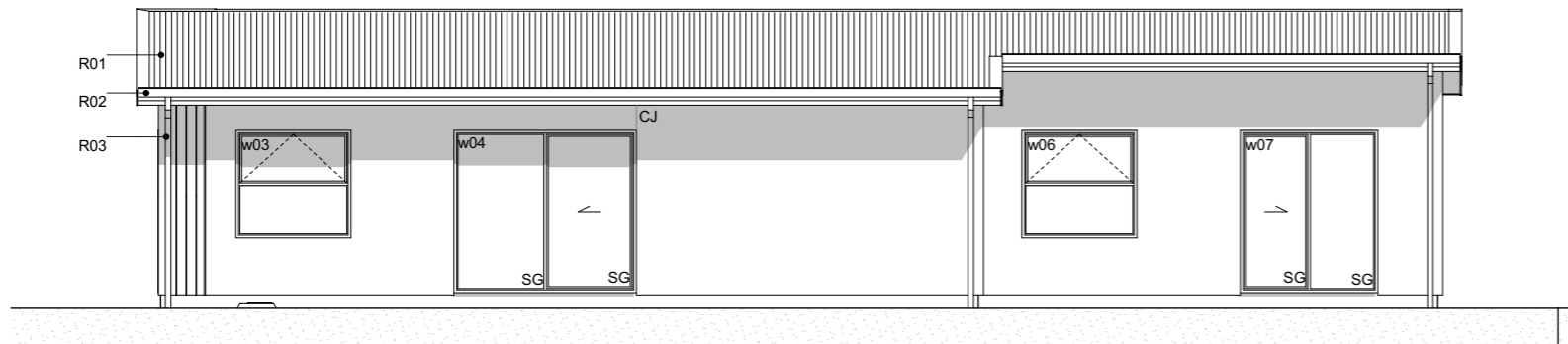
Roof Bracings

Refer to truss design.

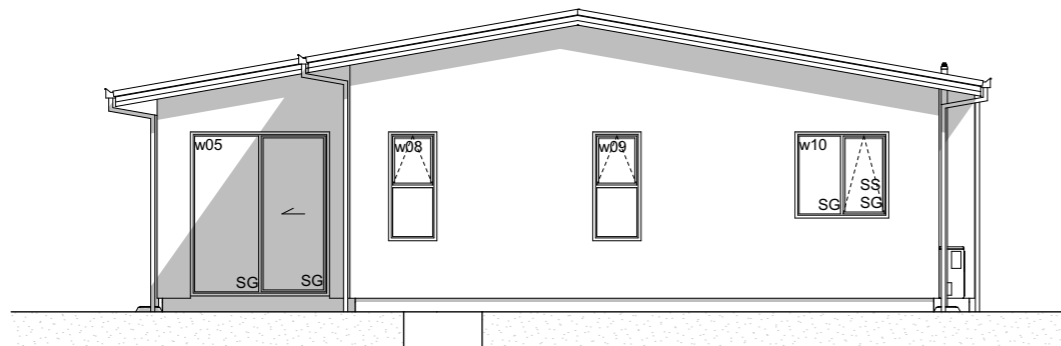




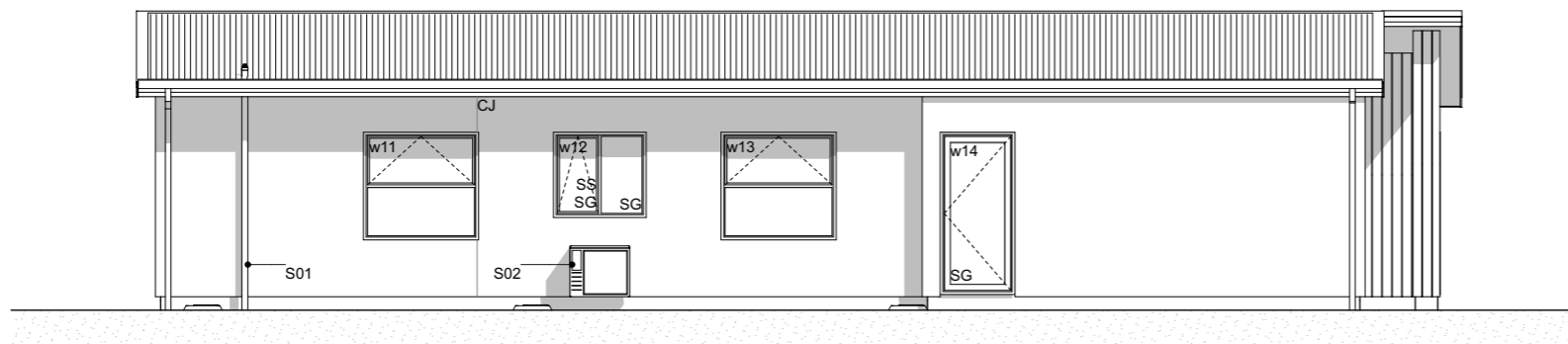
E-01 North Elevation
Scale 1:100



E-02 West Elevation
Scale 1:100



E-03 South Elevation
Scale 1:100



E-04 East Elevation
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
- CJ Control Joint

General Notes

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



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ROLLESTON

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Elevations

Scale 1:100 @ A3

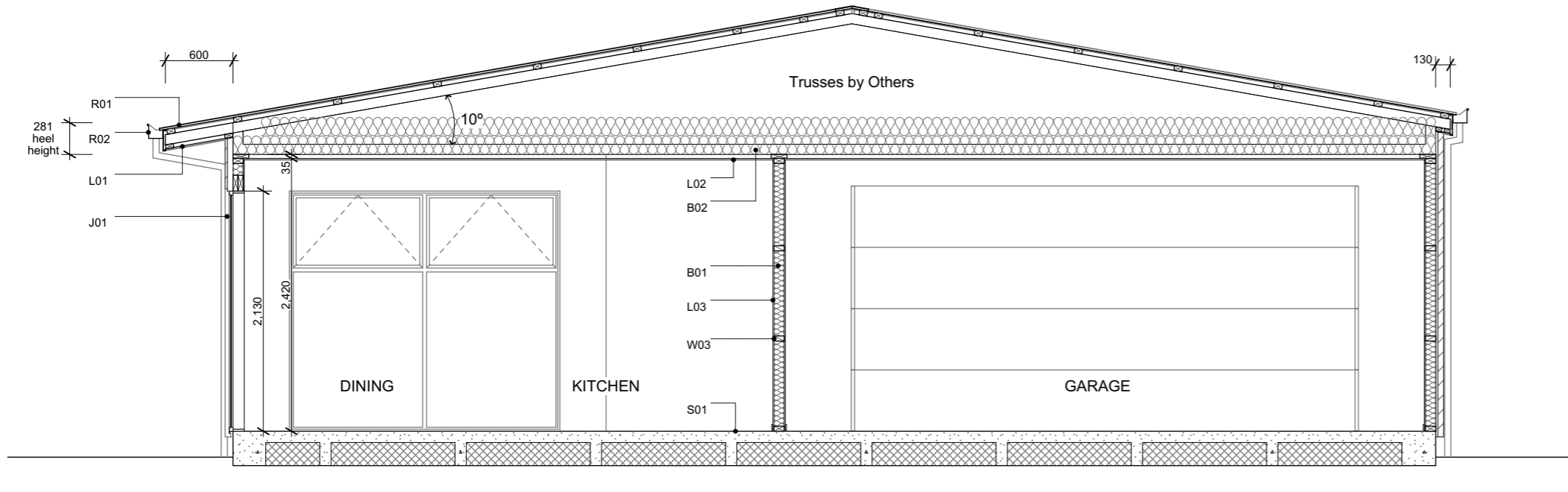
Revision 2
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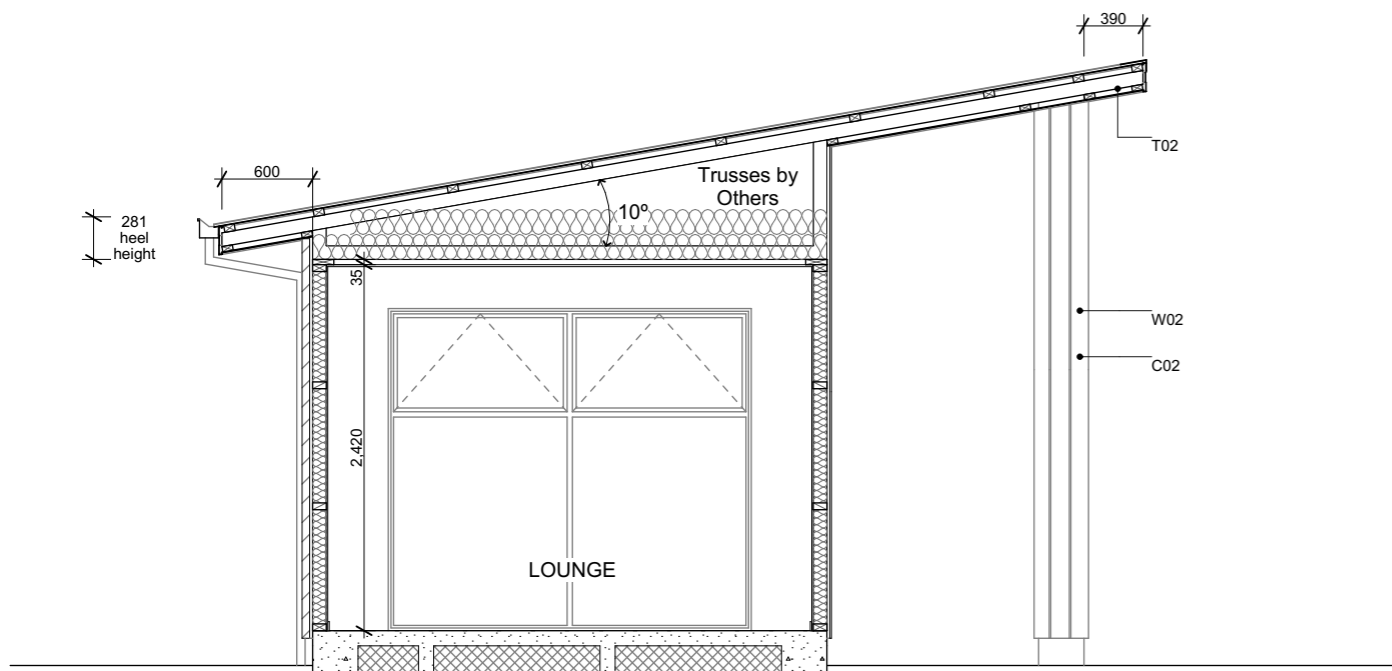
4

Section Keys

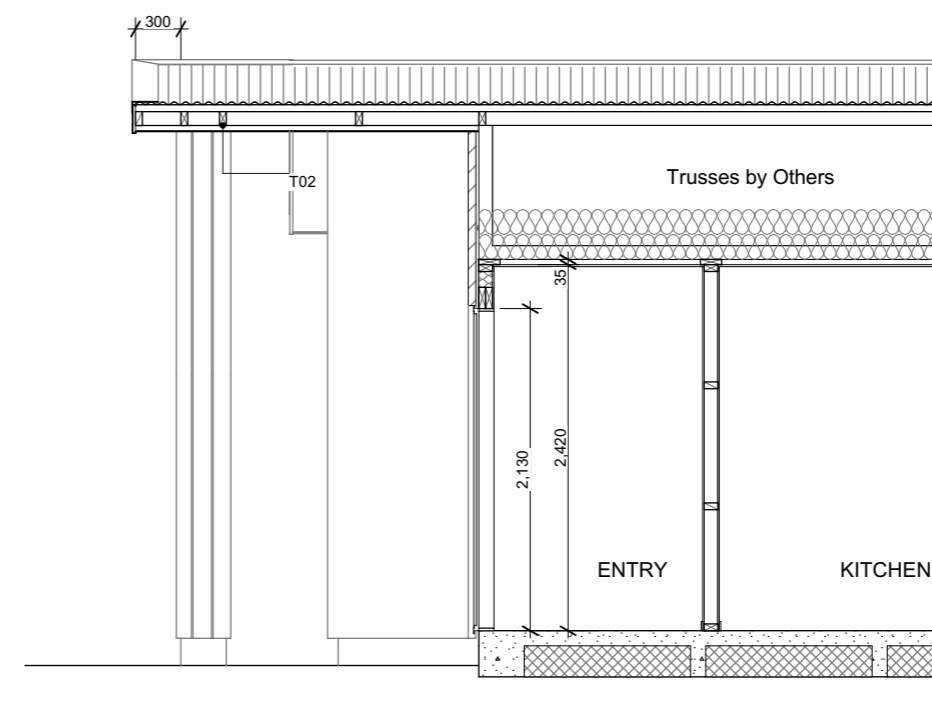
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building underlay on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building underlay on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 External walls 140x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 140x45 + 140x35mm.
- W03 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. Single layer along the perimeter edge 250mm from the outer edge of top plate of Lounge/ Dining/ Family.
- 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)



A Section A-A
Scale 1:50



B Section B-B
Scale 1:50



C Section C
Scale 1:50



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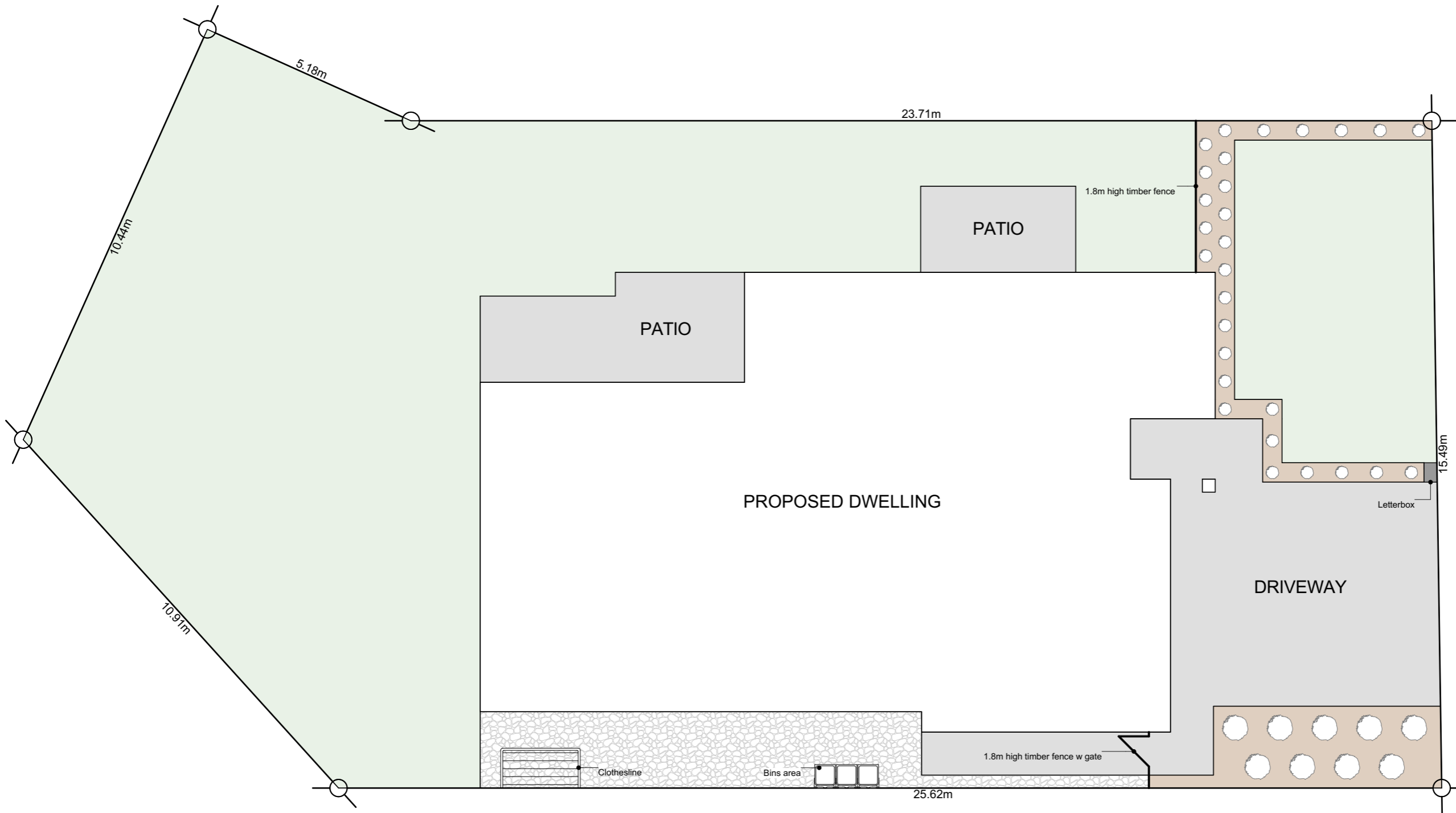
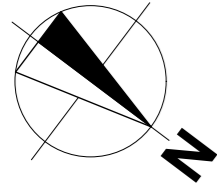
Cross Sections

Scale 1:50 @ A3

Revision 2
Date 21/10/2024
File No. 24183

Sheet No.



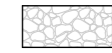

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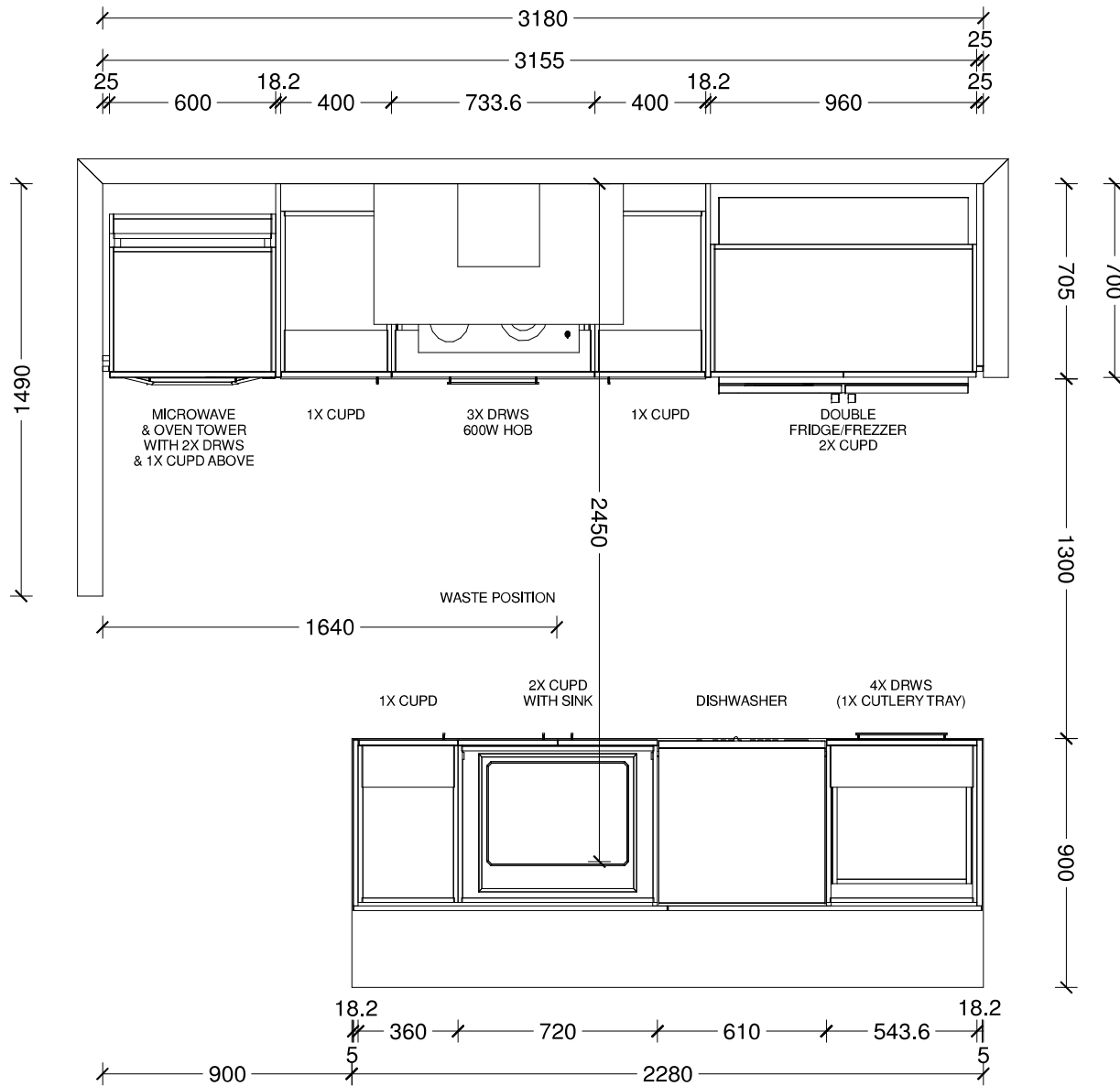
Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - 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 with 1 shot of black oxide
-  Stonechip
-  Garden Bed with Bark



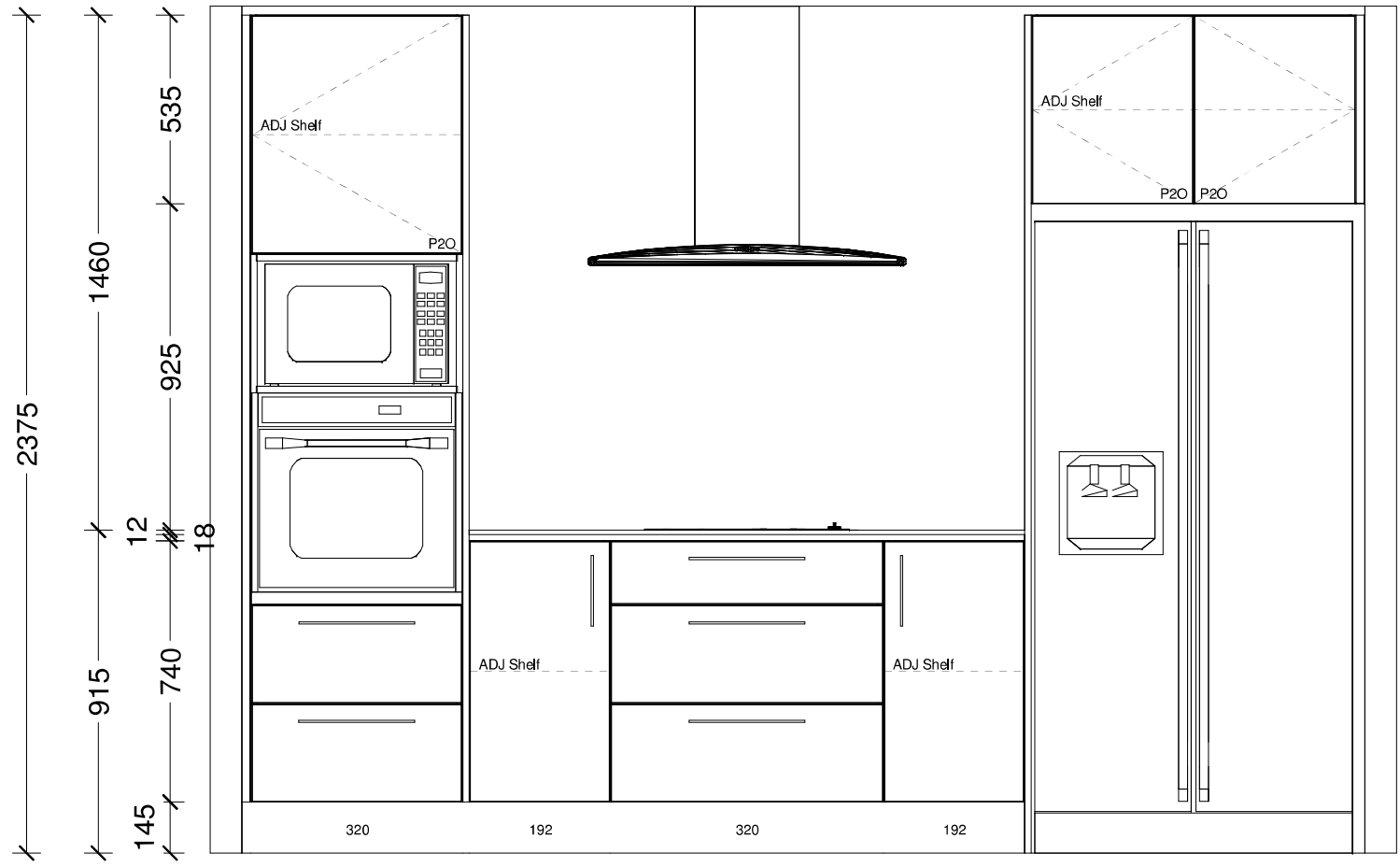


| |
|-----------------------------------------|
| Benchtop Colour: |
| 12mm square edge Tristone in Pure White |
| Back Wall Joinery Colour: |
| Bestwood Simply White Embossed |
| Island Joinery Colour: |
| Bestwood Subtle Grey Velvet |
| Negative Detail Joinery Colour: |
| Bestwood Subtle Grey Velvet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

| | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Maple - Selwyn | | | |

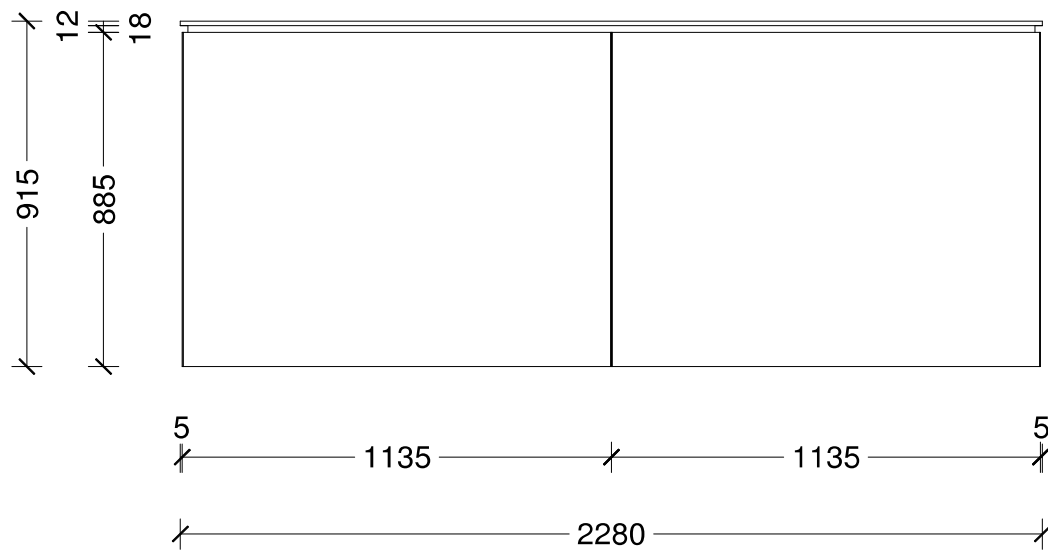
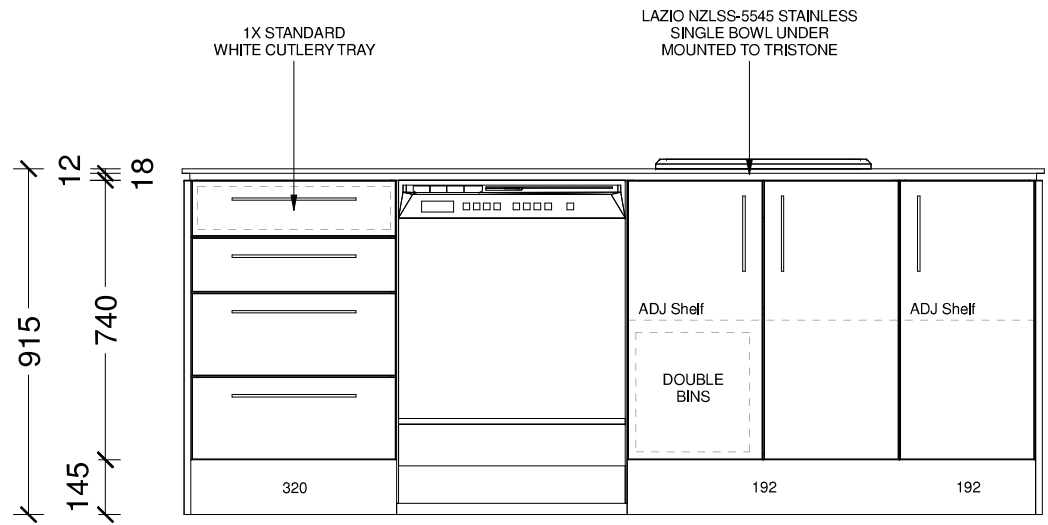


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|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default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

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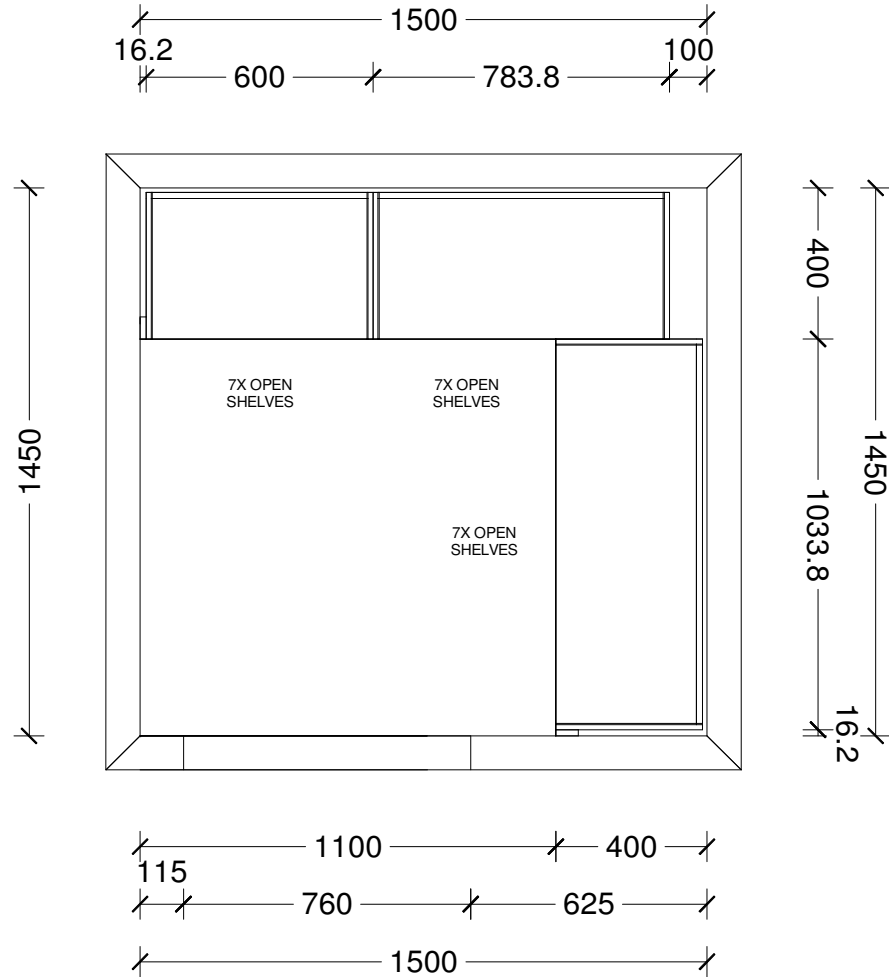
| | | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
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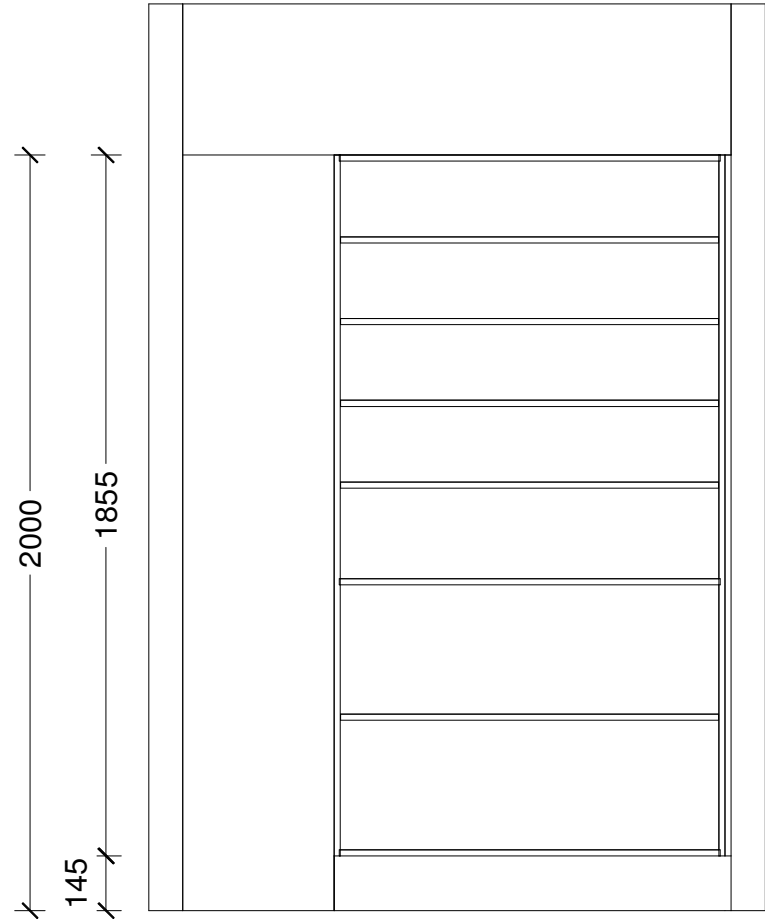
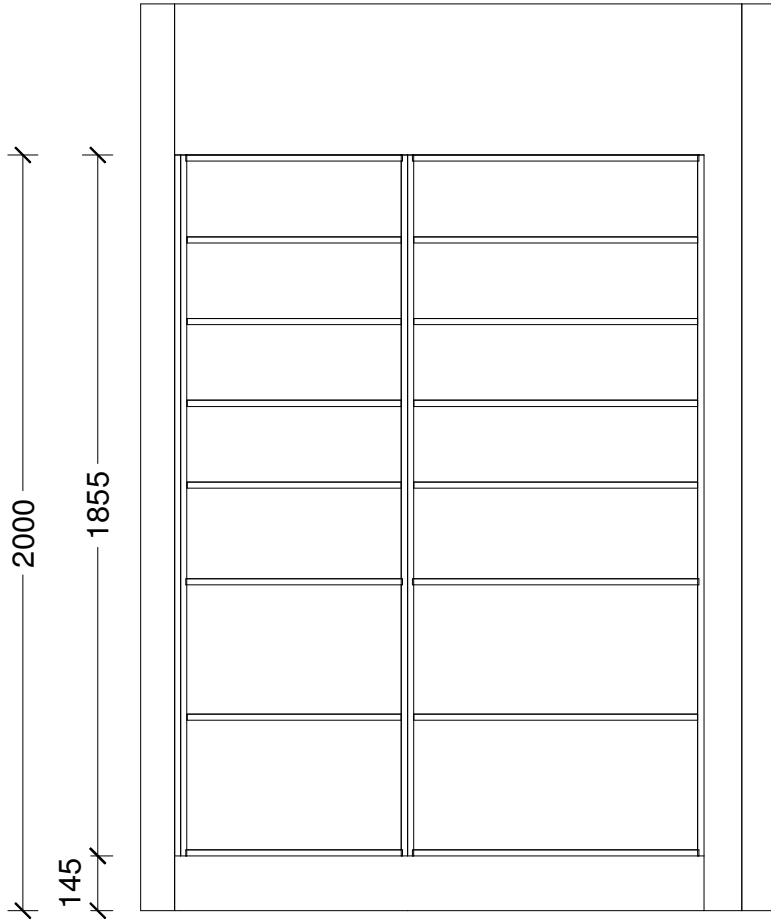


| | | | | | | |
|--------------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Maple - Selwyn | | | | |

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| | | | | | | |
|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Maple - Pantry V2 | | | | |



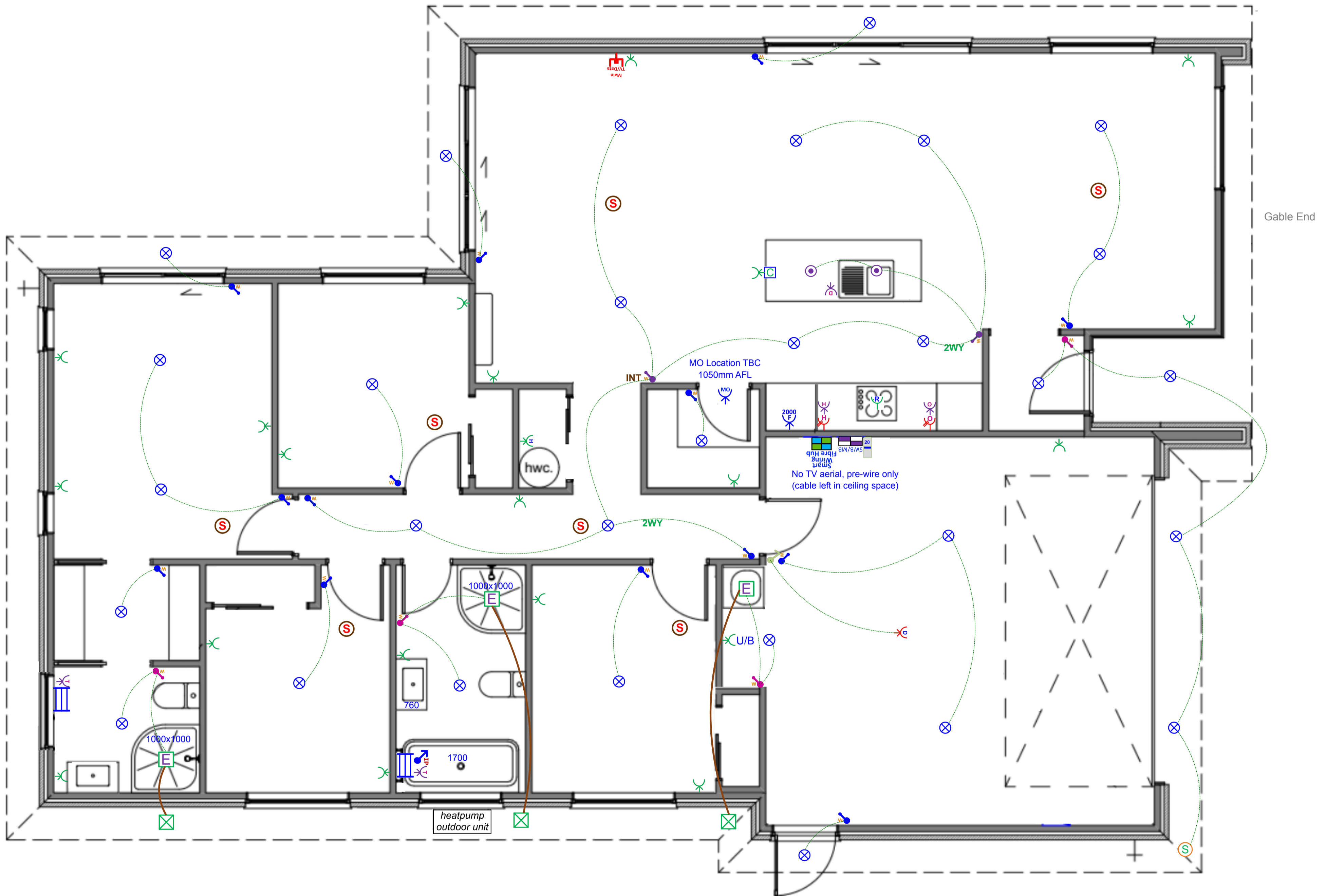
| | | | | | | |
|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Maple - Pantry V2 | | | | |

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| | | | | | | |
|-------------------------------|--------------------|------------------------------------|----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| Designer: Sarah Molyneux | Date: 24 Feb 23 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Pantry 3D Perspective | Scale: | Customer: The Maple - Pantry V2 | | | | |










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Plan: The Maple Ver 5. STD (Garage Left) - 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 | | 20 EA |
|  Capping for sockets and/or switches in joinery | | 1 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 |
|  Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life | | 7 EA |
|  E-One Sewerage Grinder & IOTA Pump Power Connection | | 1 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 150mm | | 3 EA |
|  Extractor Fan External Grill | | 3 EA |
|  External 180 Degree Movement Sensor (White) | | 1 EA |
|  Recessed Downlight DL54 (White) and Circuit | | 30 EA |

Electrical

| Item | Total |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------|
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit | 2 EA |
|  Tradesave Slim White Light Switch 1 Gang | 14 EA |
|  Tradesave Slim White Light Switch 2 Gang | 4 EA |
|  Tradesave Slim White Light Switch 3 Gang | 2 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 1 EA |
|  2-Way Light Circuit | 2 EA |
|  INT Tradesave Slim 3-way Switching White | 1 EA |
|  Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA |
|  Main Tradesave Slim Main TV/Data Socket (Cat6) | 1 EA |