



## House and Land Package

Lot 41 Pinewood Grange, Stage 1,  
Rolleston

Dwelling  
Size

141m<sup>2</sup>

Section  
Size

394m<sup>2</sup>

# \$719,900



3



1



2



2



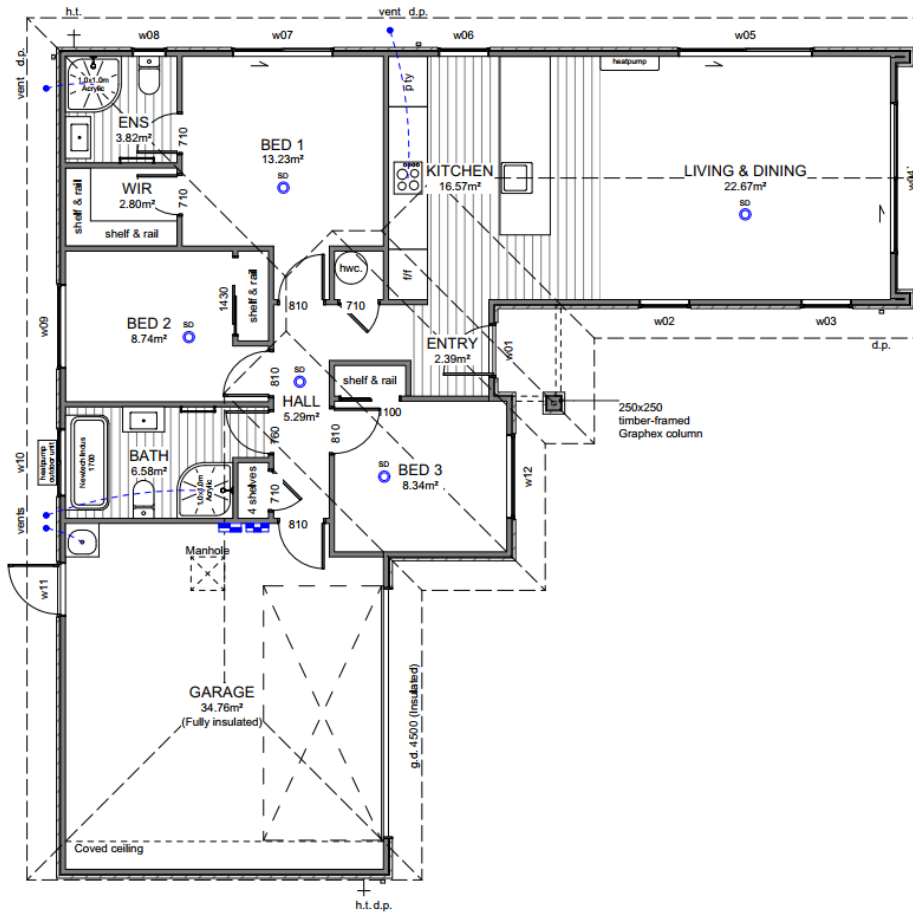
*Artist Impression Only—Refer to Concept Plans*

Family sized home featuring three 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.

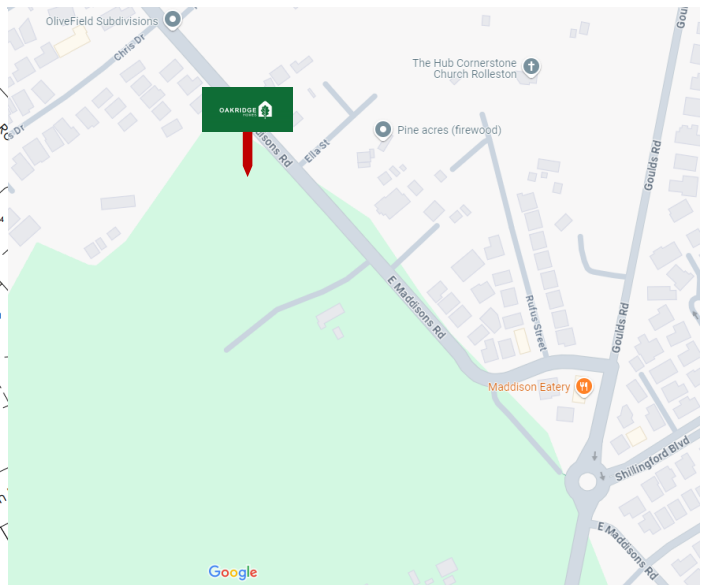
Just twenty minutes from Christchurch, Pinewood Grange is one of Rolleston's newest developments located on the fringe of the township, an easy six minute drive to the CBD offers eateries, retail shops, medical centre, cafes and restaurants. You are spoilt for choice with schooling options including 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 41 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:	25° 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 41 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 41 Pinewood Grange, Stage 1, Rolleston*

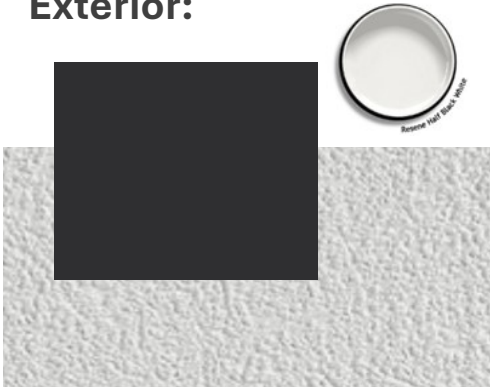
<b>Bathrooms:</b>			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Greens Astro II 	Shower / bath mixers:	Greens Astro II Round 
Shower slides:	Greens Glide Rainboost Adjustable 	Bath spout:	Greens Legacy 

# Colour Scheme

Lot 41 Pinewood Grange, Stage 1, Rolleston

Exterior:		Interior:	
Roof:	Flaxpod	Ceilings:	Half black white
Fascia/ Gutter / Downpipes:	Flaxpod	Walls:	Black white
Window joinery:	Flaxpod	Interior doors:	Black white
Front door:	Flaxpod	Skirting:	Black white
Front door frame:	Flaxpod	Carpet:	Iron
Garage door:	Flaxpod	Vinyl plank:	Natural
Garage door frame:	Flaxpod	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding (Main):	Black white	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Element	Kitchen splashback:	White gloss with misty grey grout

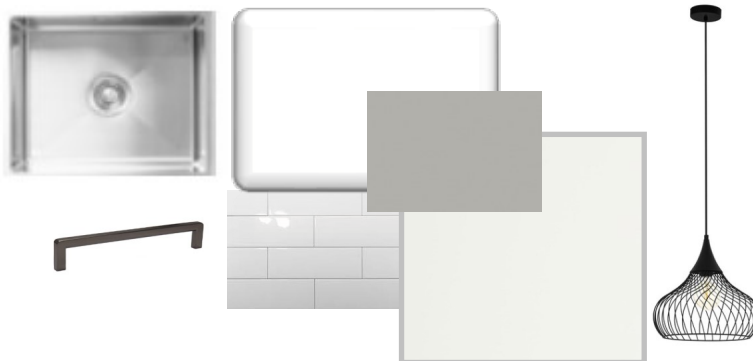
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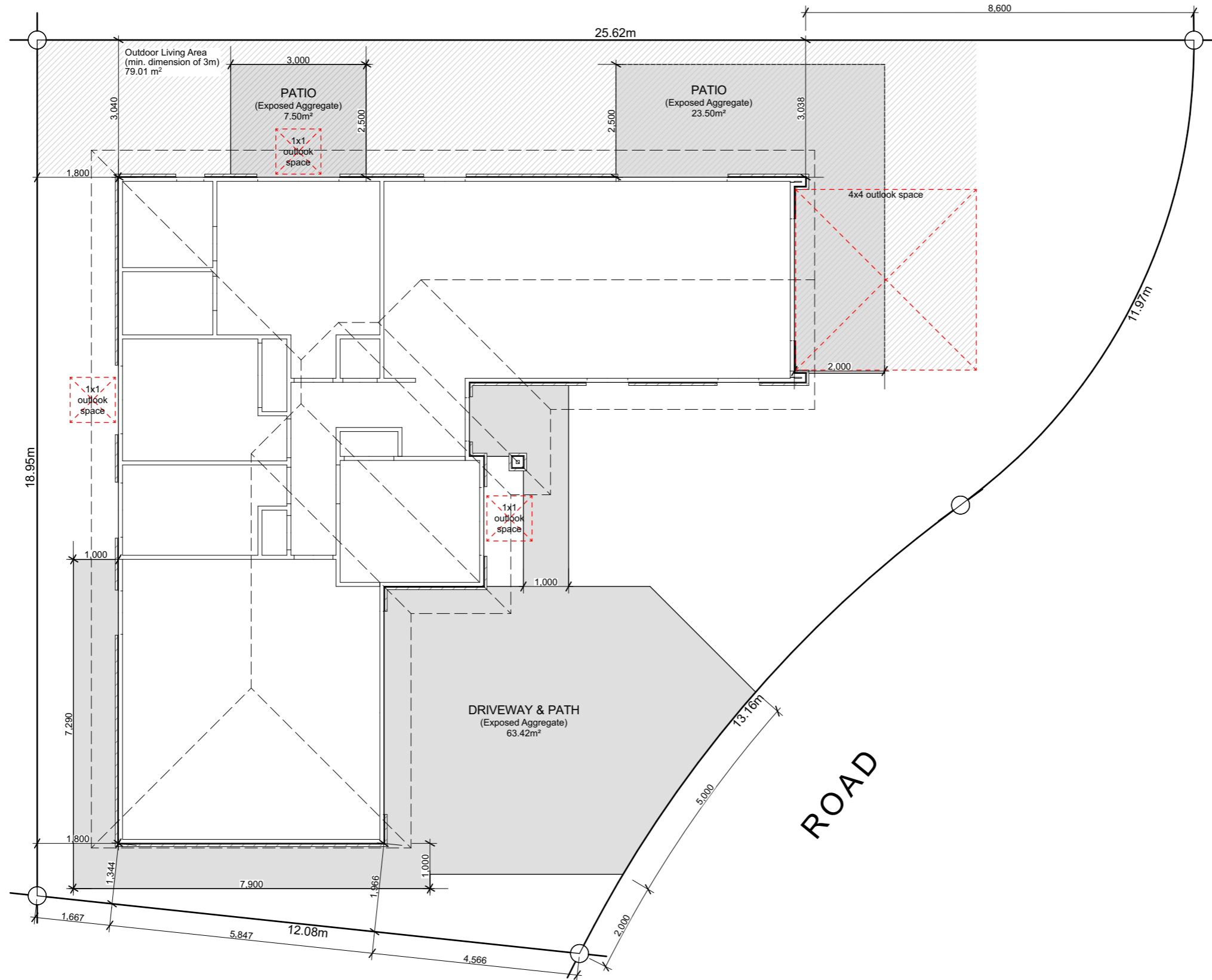
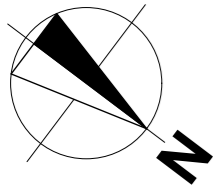


## Interior:



## Kitchen:





### Site Info

Site Address	Pinewood Grange
Legal Description	Lot 41
Site Area	394m <sup>2</sup>
Building Area	141.70m <sup>2</sup>
Roof Area*	181.74m <sup>2</sup>
Site Coverage	46.13%

\*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.

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.

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

Site bearings, dimensions and North point to be confirmed upon Certificate of Title when issued.



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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 41 PINWOOD GRANGE  
 ROLLESTON

**Issue**  
 Concept Design

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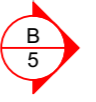
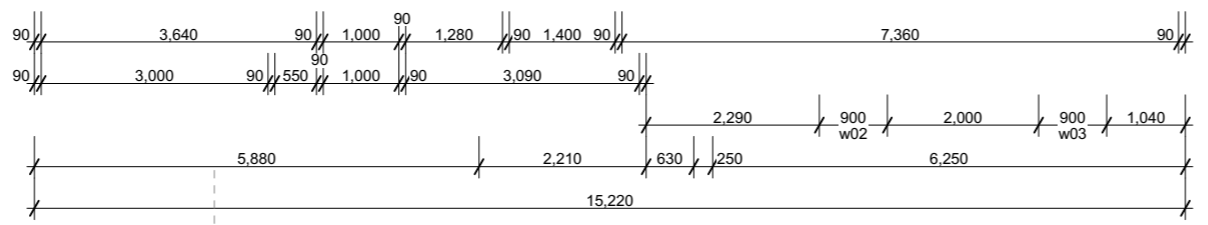
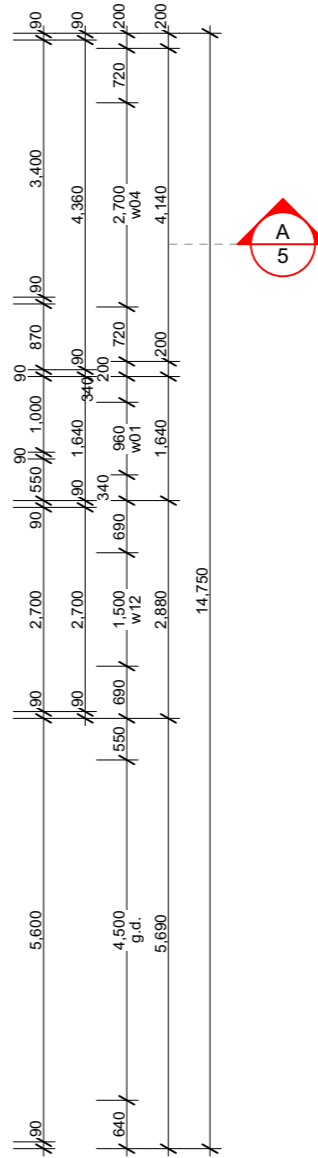
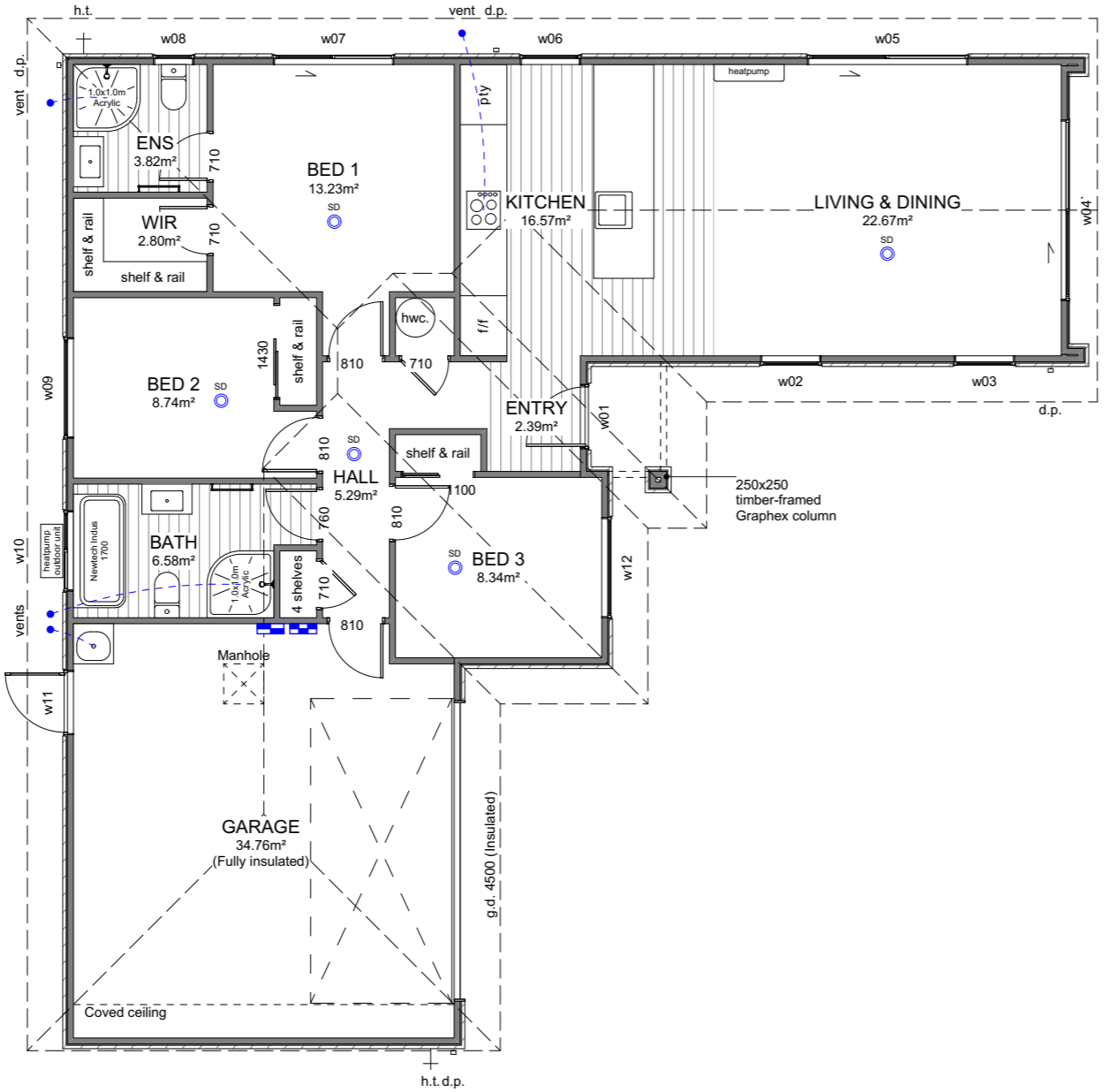
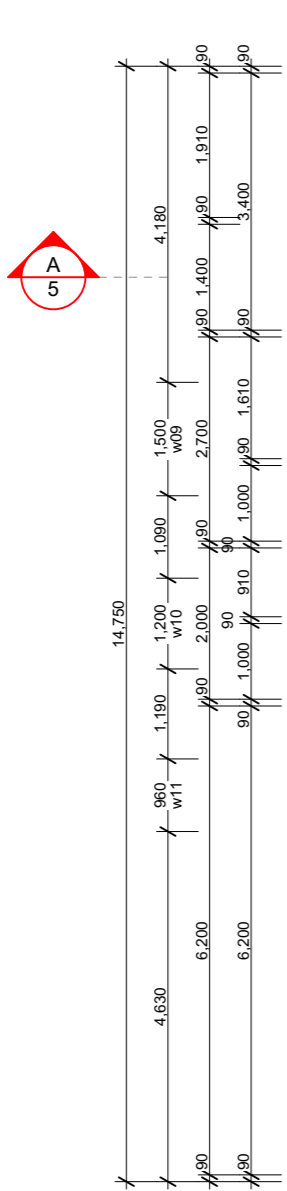
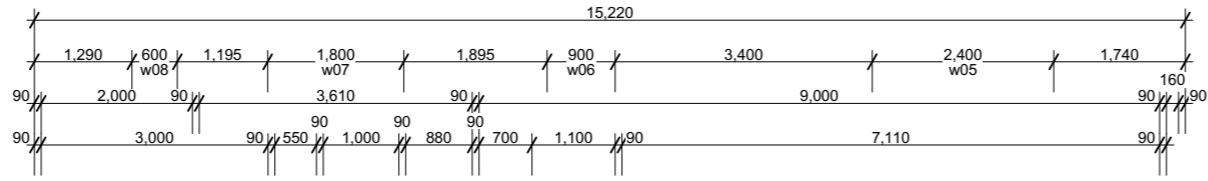
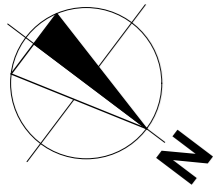
**Site Plan**

Scale 1:100 @ A3

Revision	2
Date	23/10/2024
File No.	24184

**Sheet No.**

**1**



**Building Area**

Over Frame	137.56m <sup>2</sup>
Perimeter	61.08m
Over Cladding	141.70m <sup>2</sup>
Perimeter	61.72m
Roof Area*	181.74m <sup>2</sup>
Perimeter	63.96m

\*Roof area includes fascia & gutter

**General**

Main Cladding	RCS Graphex
Feature Cladding	James Hardie Axon Panel
Roof Pitch	25°
Roofing	Longrun Corrugated
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**

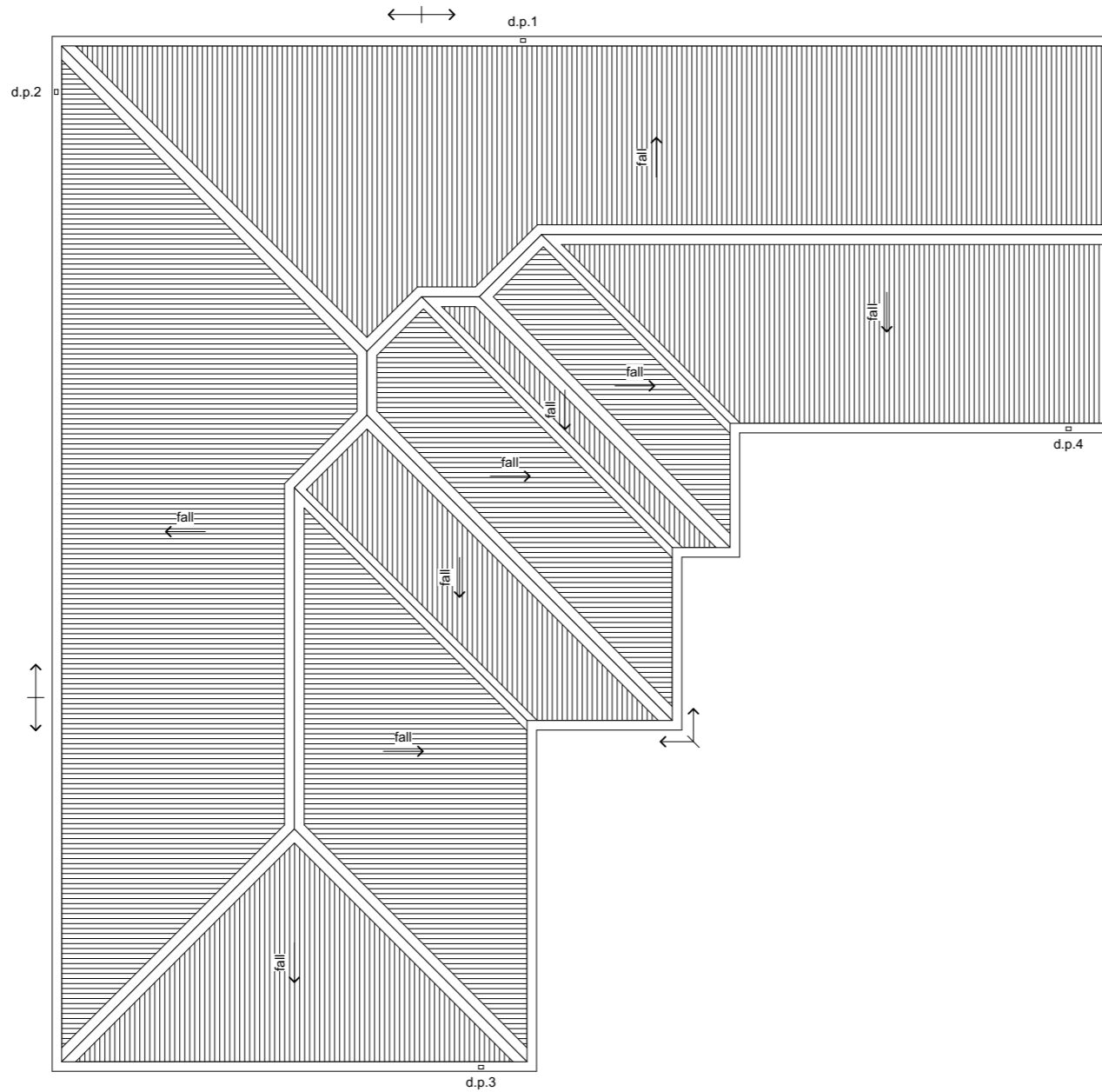
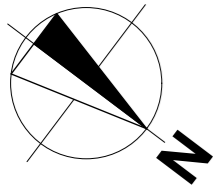
- Distribution Board & Smart Meter Box
- Data Box
- Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

**Floor Covering**

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	1,400	900
w03	1,400	900
w04'	2,130	2,700
w05	2,130	2,400
w06	2,130	900
w07	2,130	1,800
w08	1,100	600
w09	1,400	1,500
w10	1,100	1,200
w11	2,130	960
w12	1,400	1,500





### 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

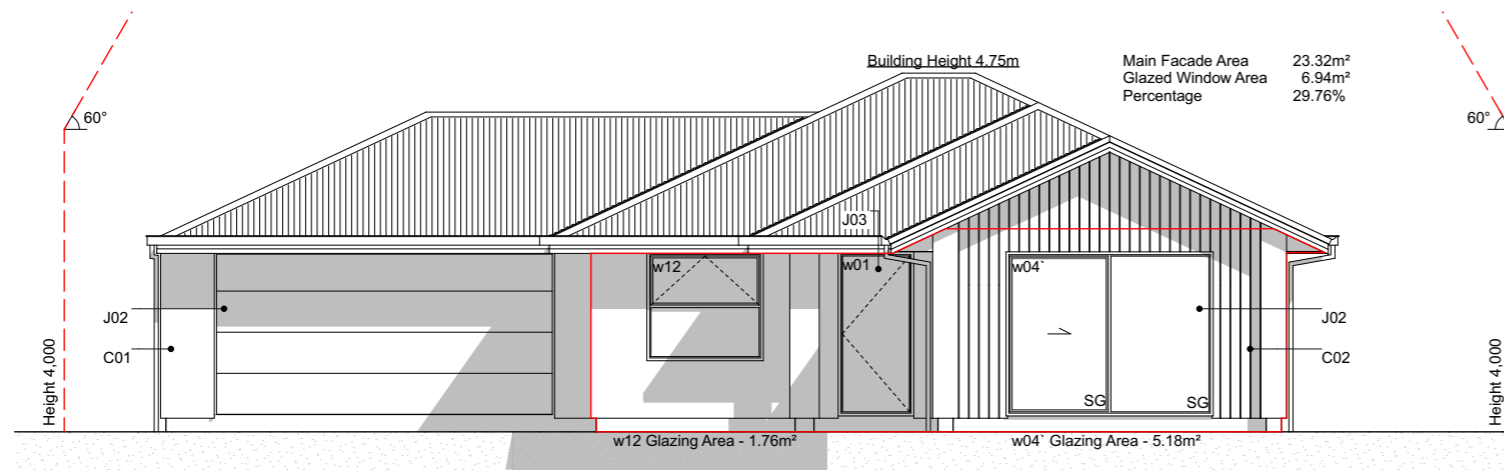
Seal all pipe penetrations with Dektite flashing kit as per specification.

### Downpipe Catchment (Plan Area)

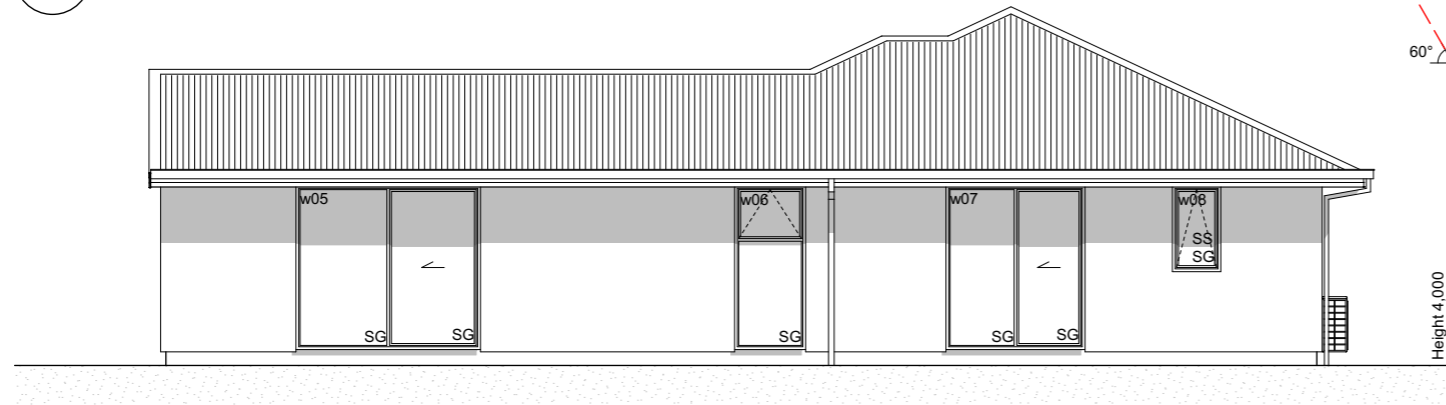
d.p.1	32m <sup>2</sup>
d.p.2	45m <sup>2</sup>
d.p.3	53m <sup>2</sup>
d.p.4	42m <sup>2</sup>

### Roof Bracings

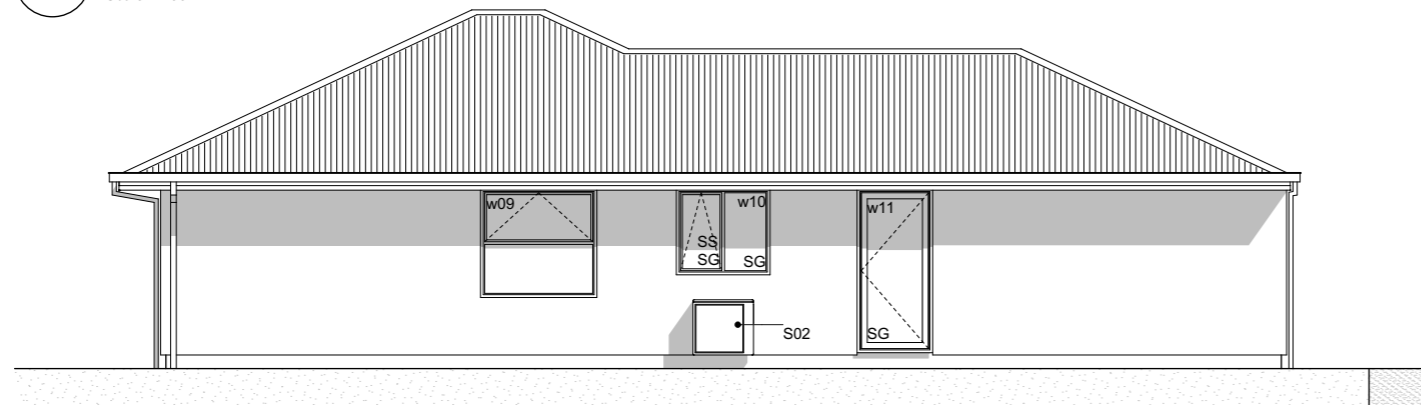
Refer to truss design.



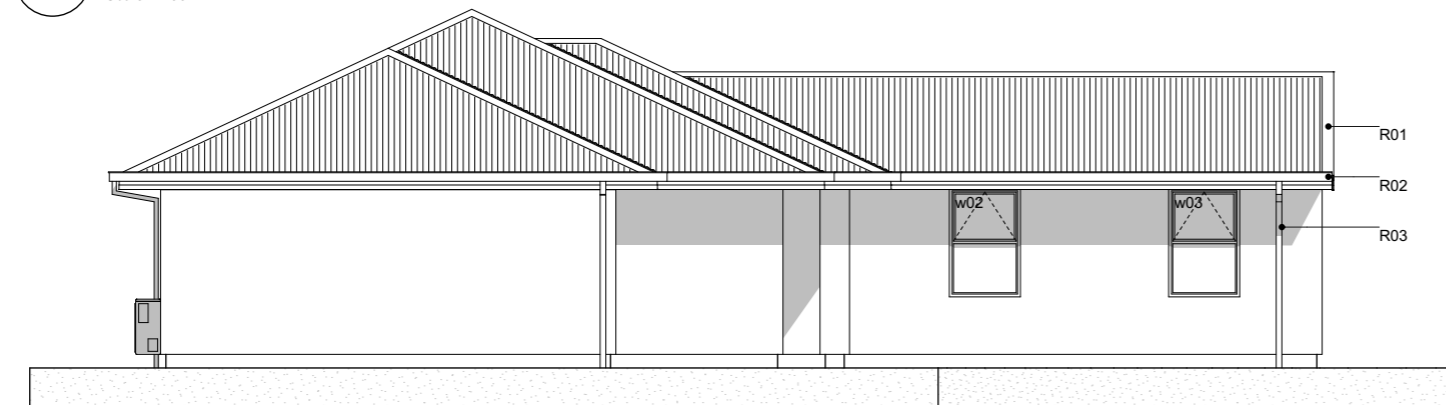
**E-01 North Elevation**  
Scale 1:100



**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 panels with plastered finish on 20mm cavity battens.
- C02 James Hardie Axon panels on 20mm cavity battens.
- R01 Colorsteel corrugate roofing.
- R02 Colorsteel steel 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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**W E N D E L B O R N  
P R O P E R T Y L T D**  
LOT 41 PINWOOD GRANGE  
ROLLESTON

**Issue**  
Concept Design

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**Elevations**

Scale 1:100 @ A3

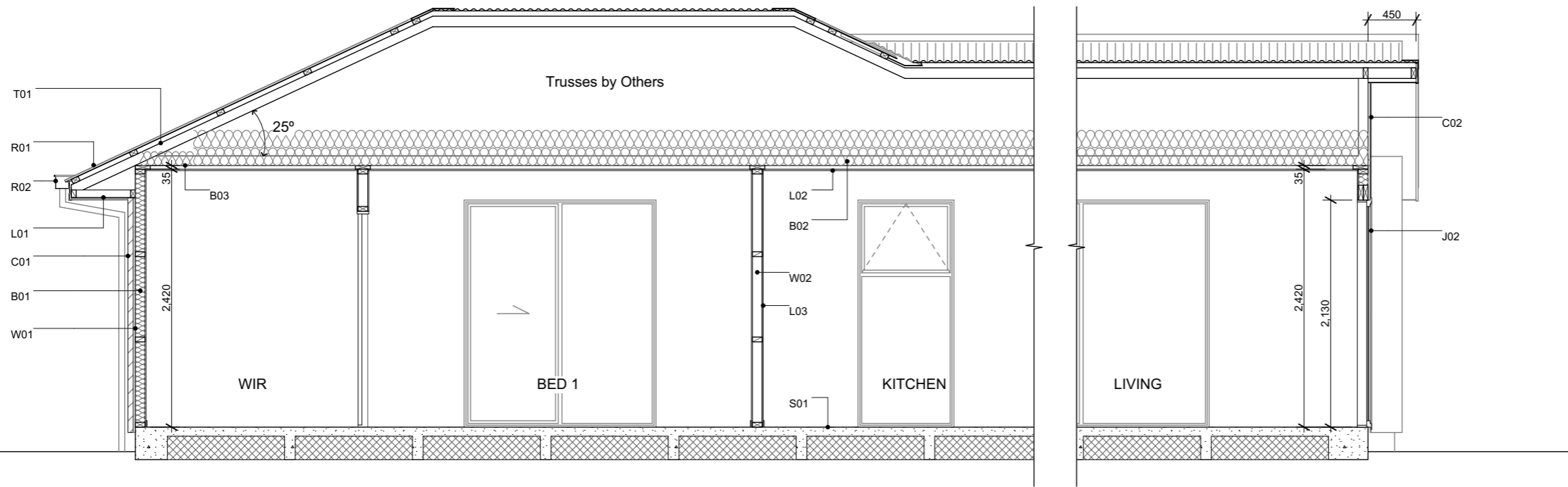
Revision 2  
Date 23/10/2024  
File No. 24184

**Sheet No.**

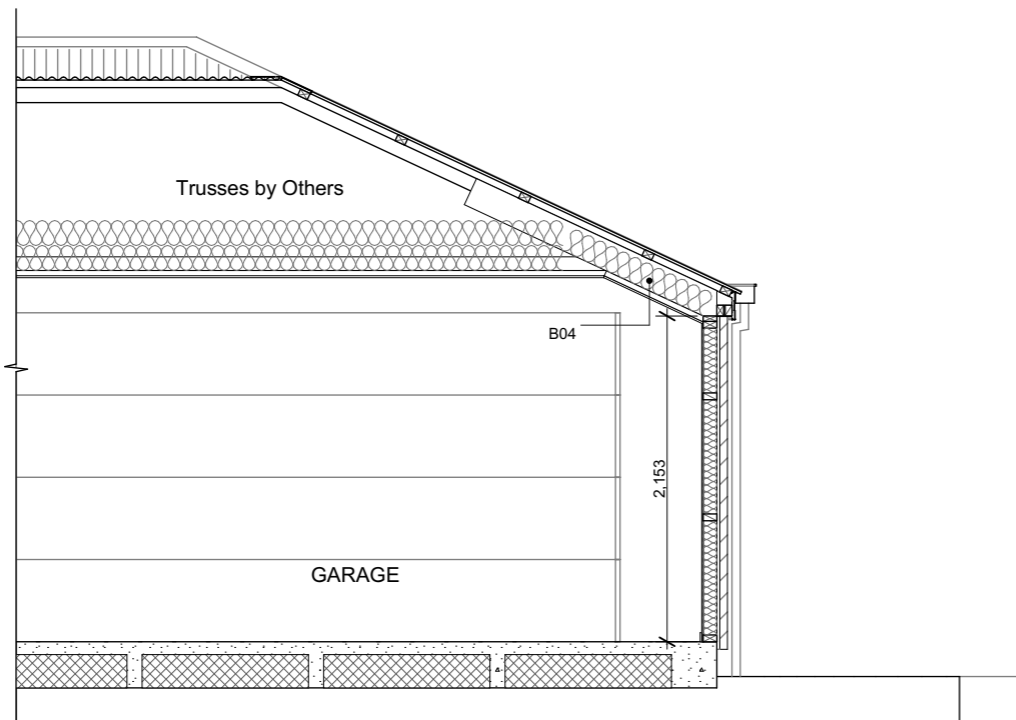
**4**

## Section Keys

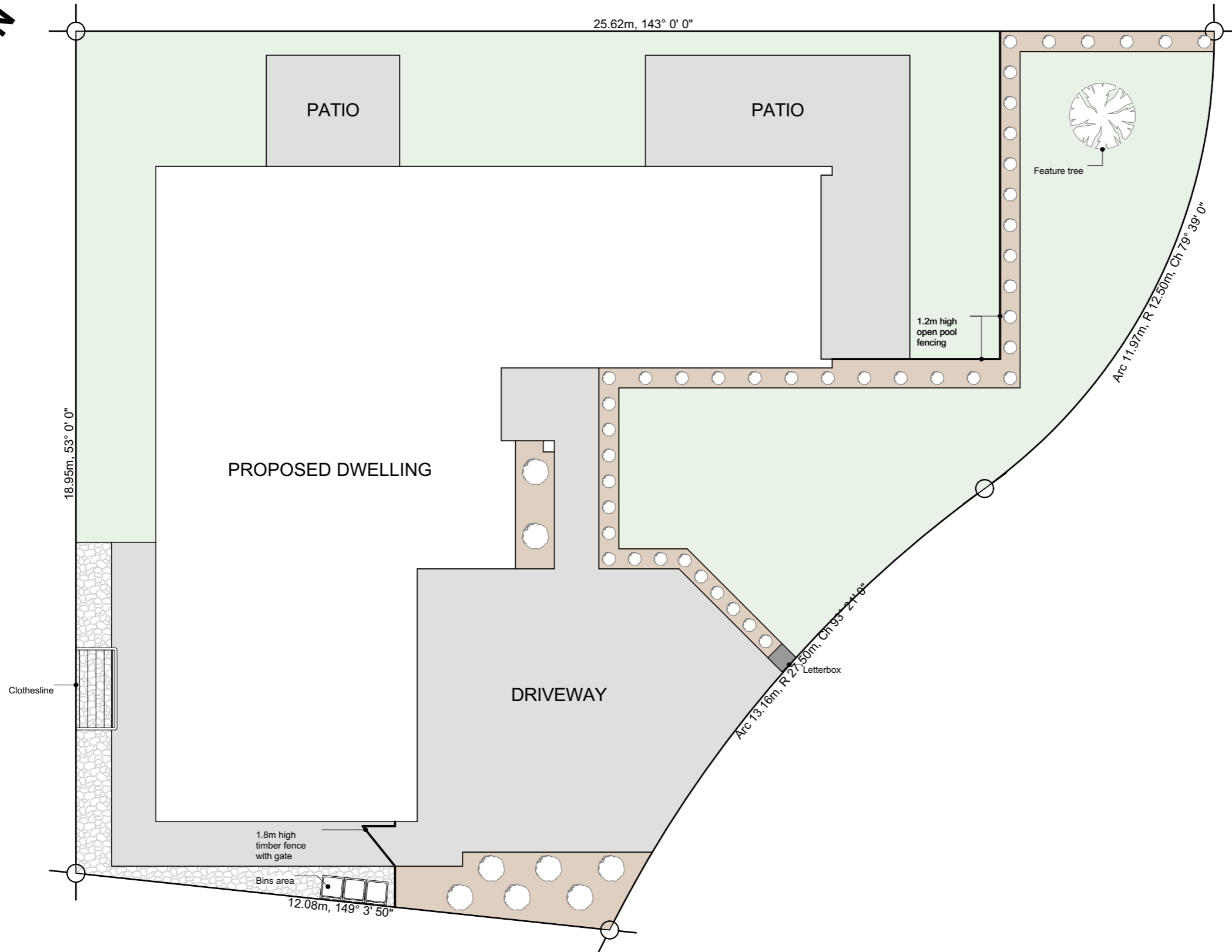
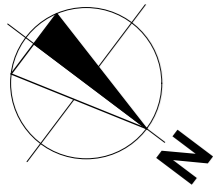
- C01 RCS Graphex 50mm panels with plastered finish on 20mm cavity batten over building wrap on timber framing.
- C02 James Hardie Axon panels on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- 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
- 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)



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



**B** Section B  
Scale 1:50







### Plants List for Garden Bed

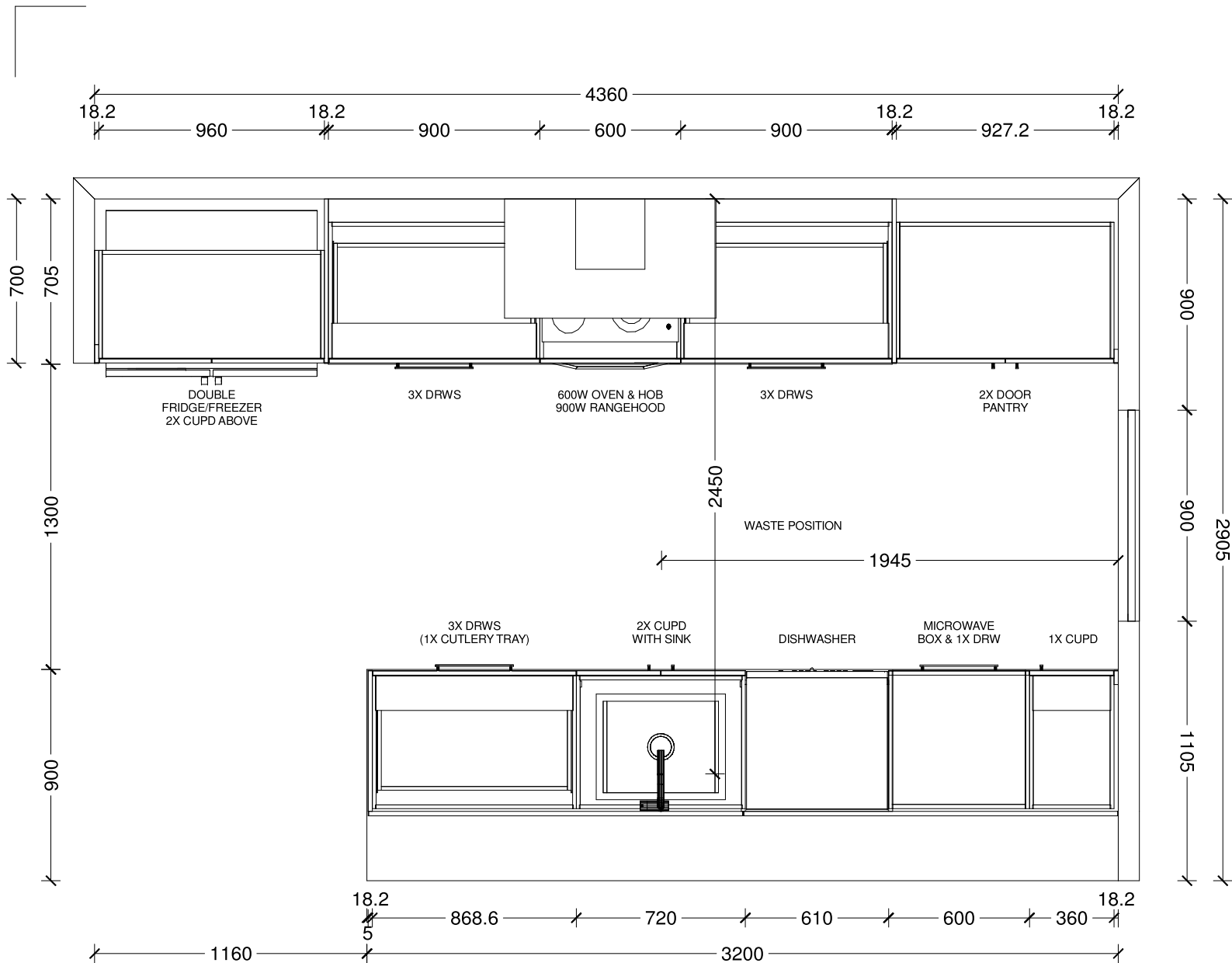
- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- Azalea
- Corokia geentys green
- Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
- Camellia 'Cinnmon Cindy'
- Cercis Hearts of Glod - Golden Redbud
- Acer Palmatum Bloodgood - Japanese Maple
- Liquidambar Styraciflua - Sweetgum
- Magnolia Grandiflora Blanchard
- Malus ioensis 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



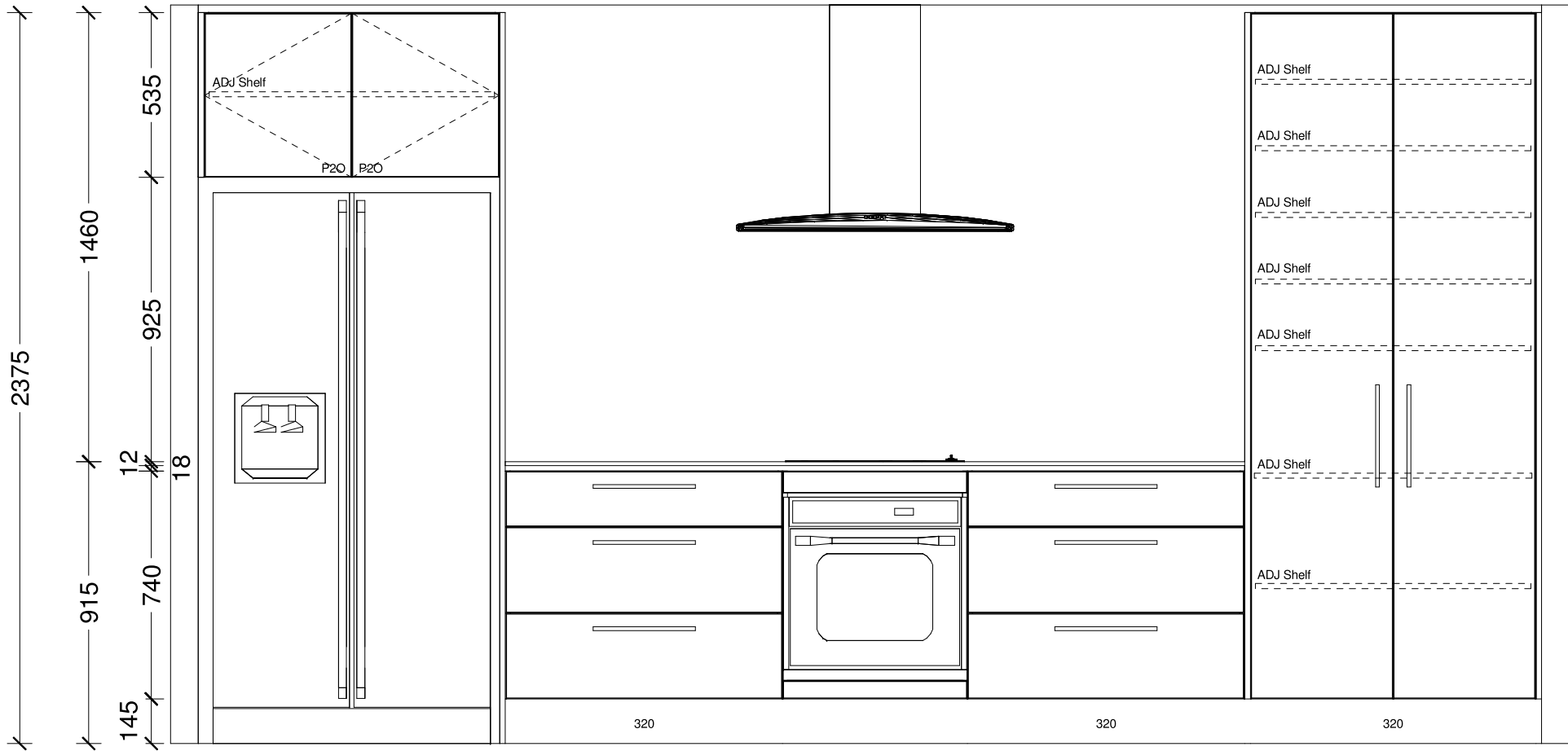


<b>Benchtop Colour:</b>	12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>	Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>	Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>	Bestwood Subtle Grey Velvet
<b>Handles:</b>	4062-192/320-Titanium Grey
<b>Sink: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

Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 41 Pinewood Grange	Job#: 56983
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:			

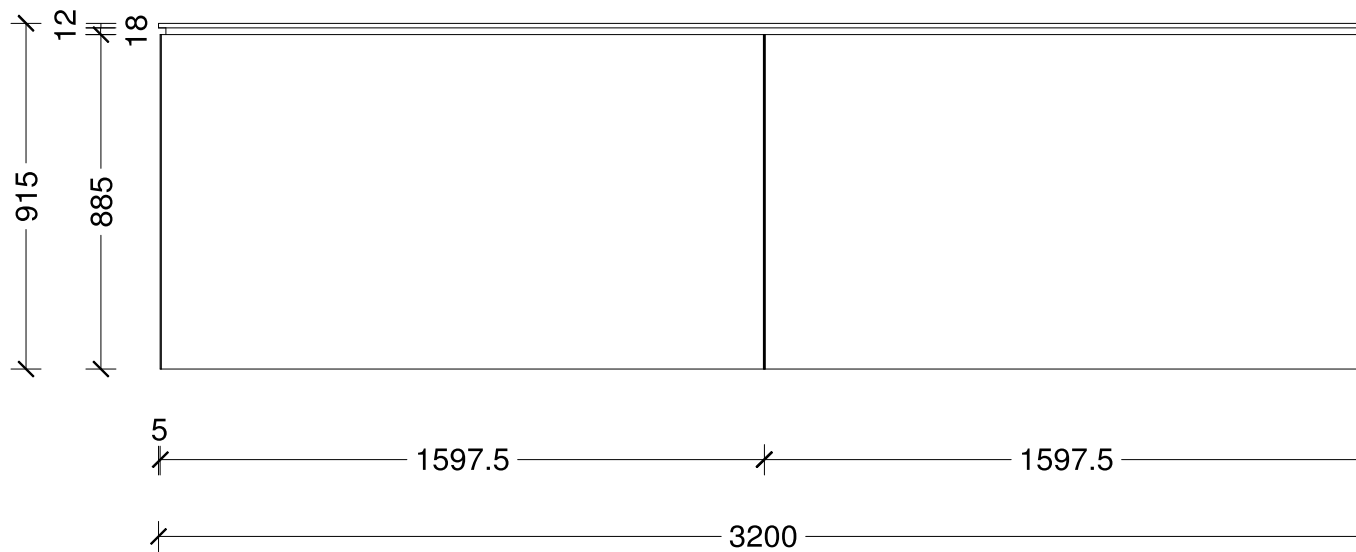
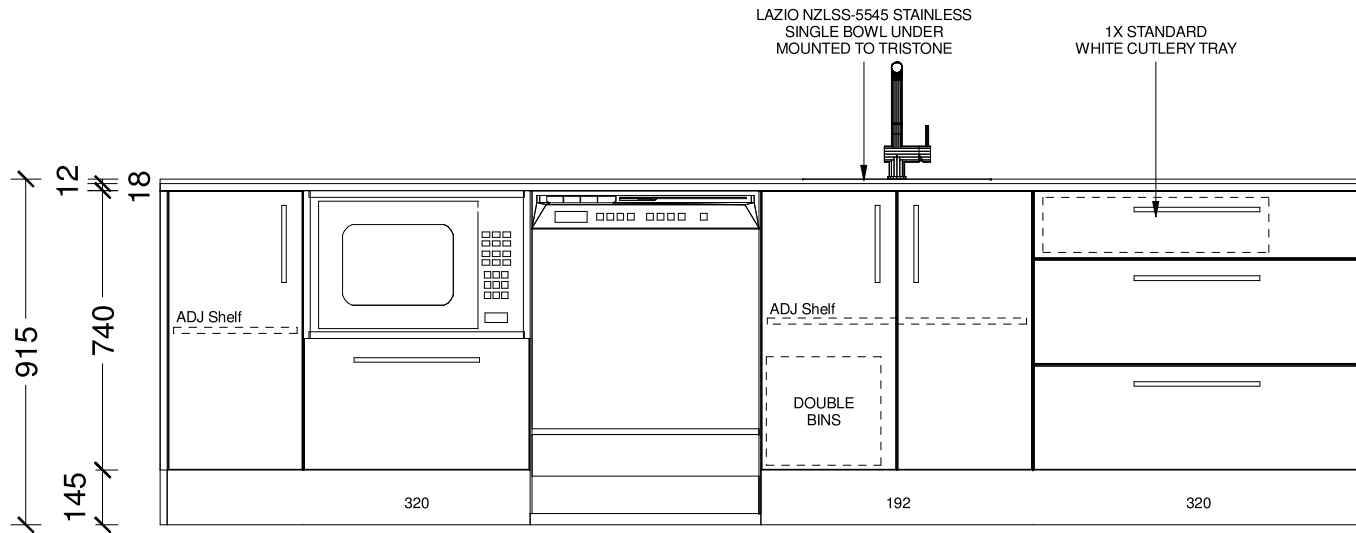


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Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 41 Pinewood Grange	Job#: 56983	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				


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Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 41 Pinewood Grange	Job#: 56983	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

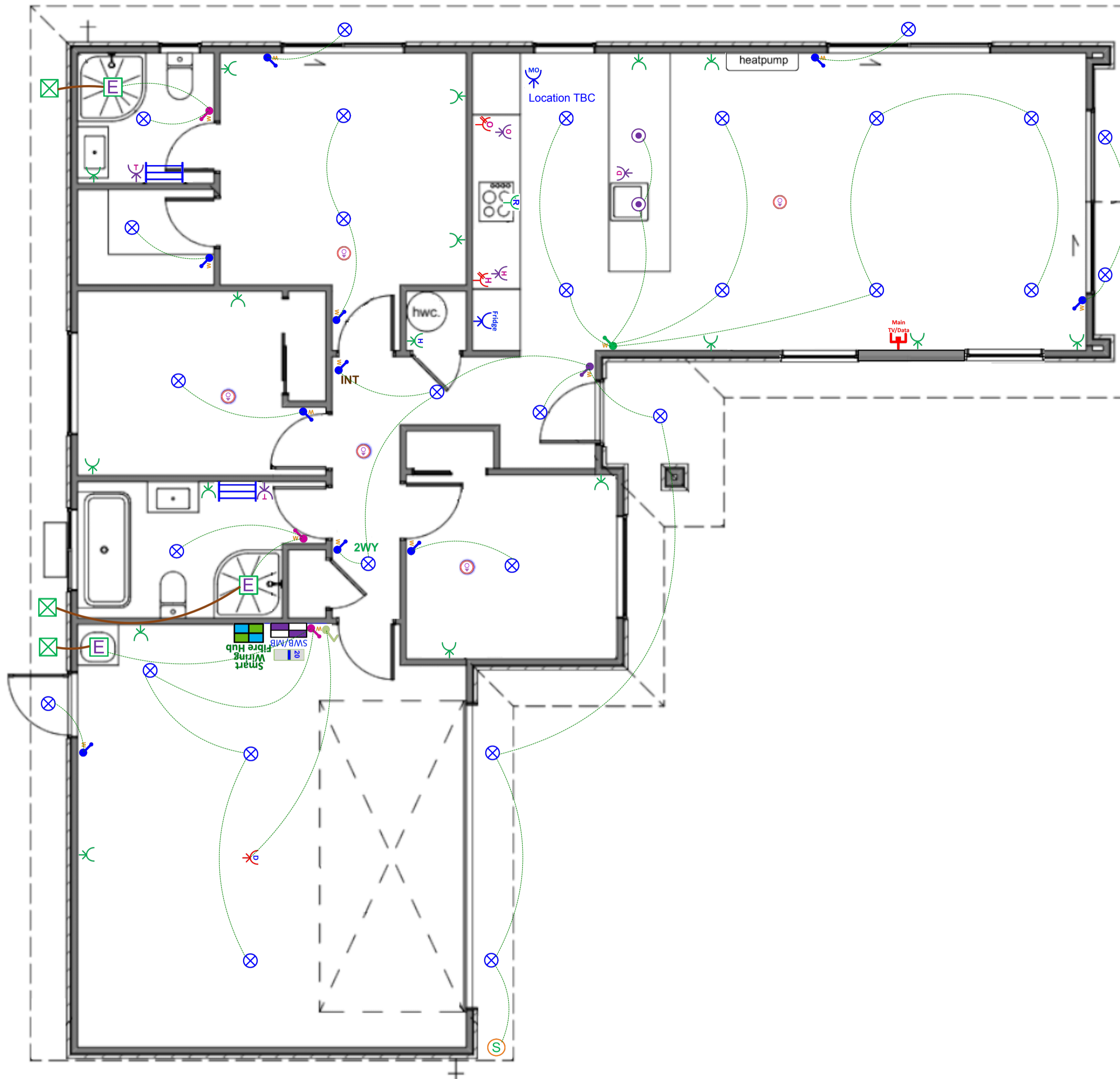
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Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 41 Pinewood Grange	Job#: 56983	
Dwg: Kitchen 3D Perspective	Scale:	Customer:				

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# Plan: Lot 41 Pinewood Grange - 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		16 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
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		5 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		29 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA

## Electrical

	Item	Total
	Tradesave Slim Light Switch 1-Gang (White)	10 EA
	Tradesave Slim Light Switch 2-Gang (White)	3 EA
	Tradesave Slim Light Switch 3-Gang (White)	1 EA
	Tradesave Slim Light Switch 4-Gang (White)	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