

Lot 411 Arbor Green

Stage 17, Arbor Green, Springwood, Rolleston



Artist impression only – refer to concept plan.

House & Land Package:

\$774,900

Family sized home featuring four 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: 156m²

Section area: 435m²

 4  1  2  2

Features:

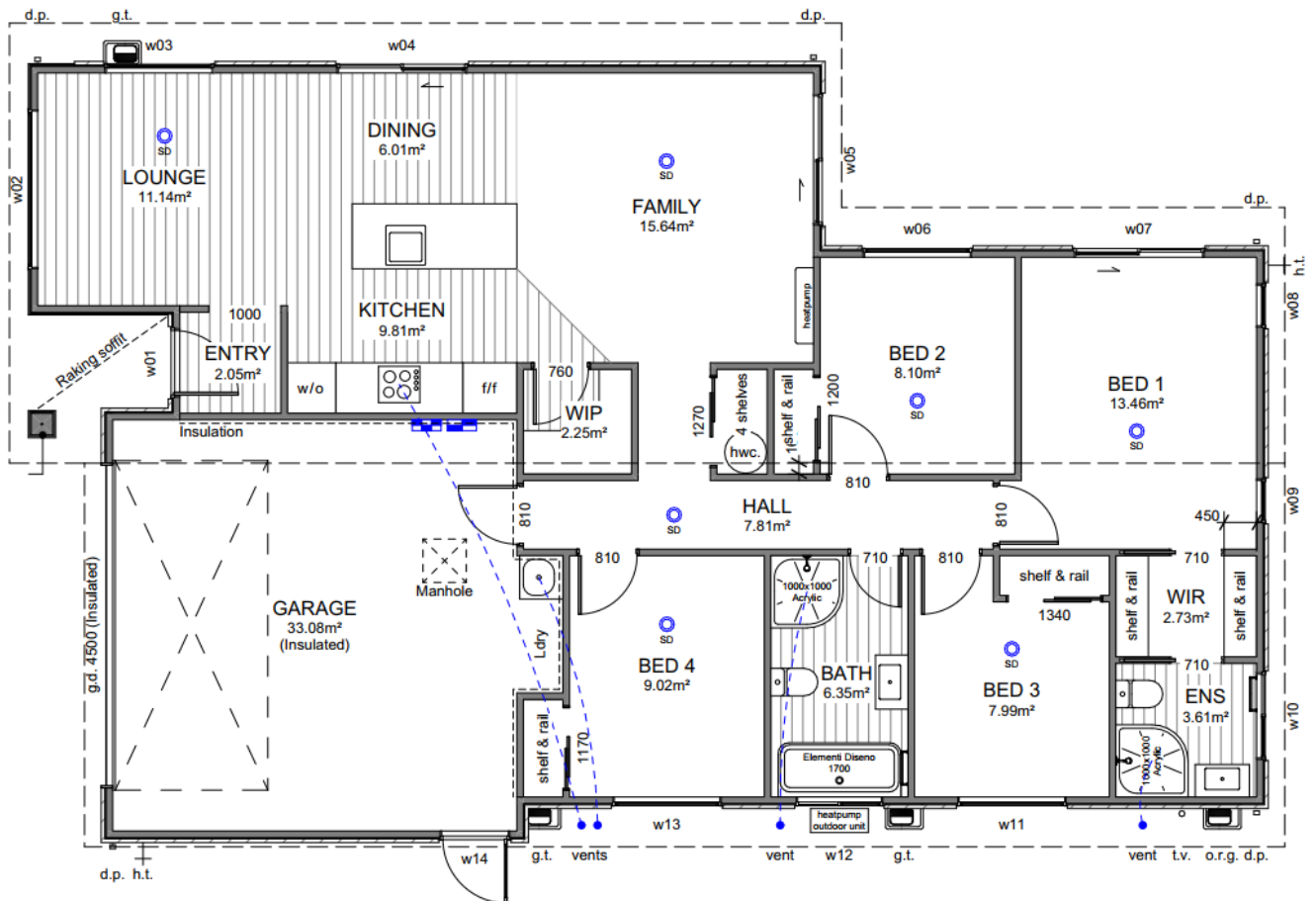
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

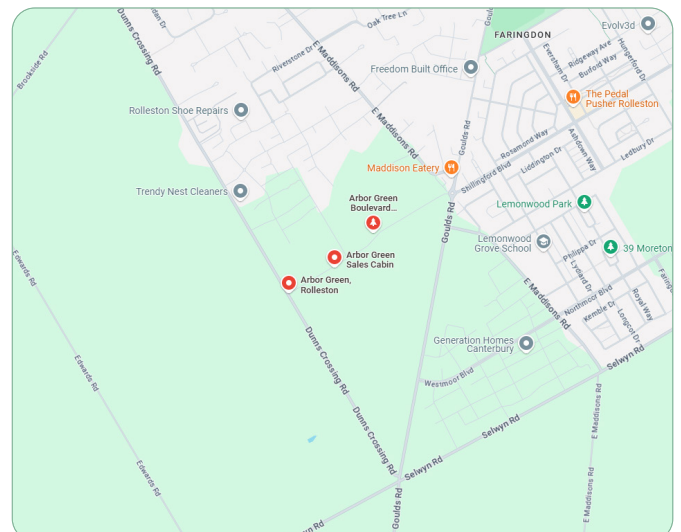
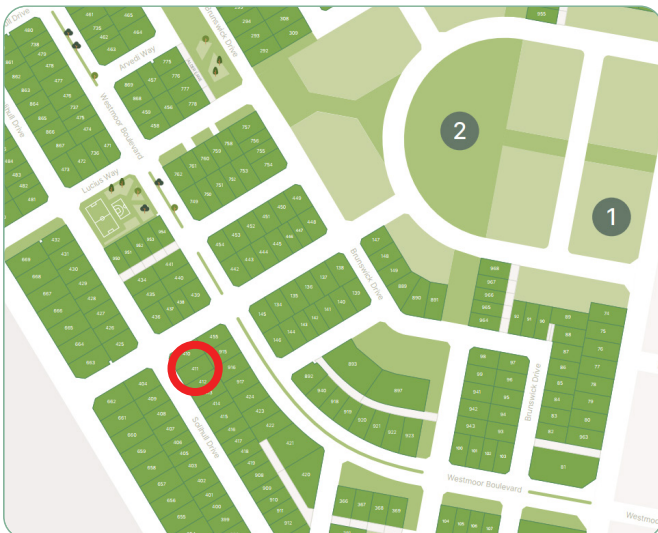
E: info@oakridgehomes.co.nz

oakridgehomes.co.nz

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:	TC1 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	10° 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:	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 splash-back 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



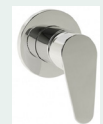
Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

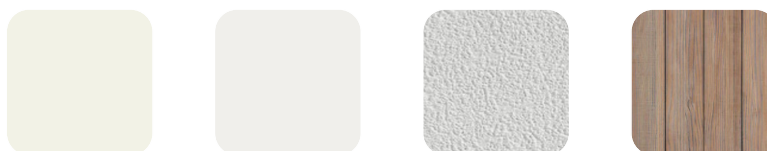
Elementi Uno



Colour Schedule

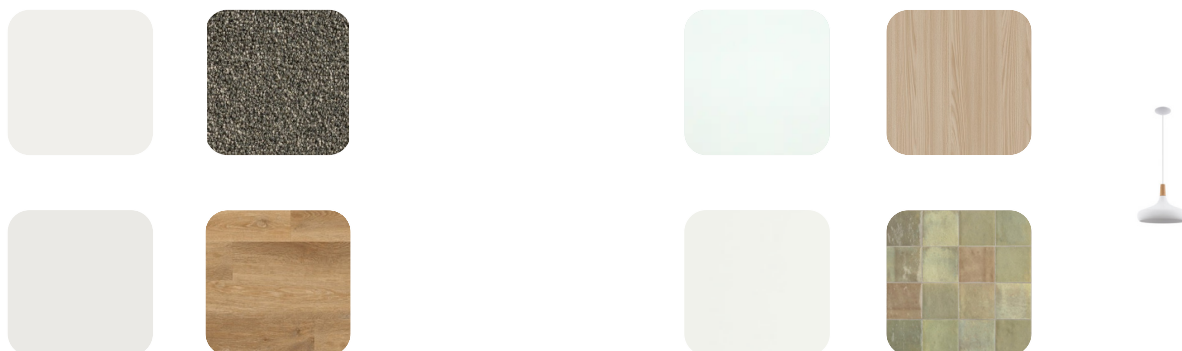
Exterior Colours

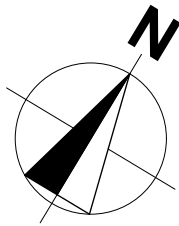
Colour Scheme			
EXTERIOR			
Roof:	Titania	Garage door & frame:	Titania
Fascia:	Titania	Soffits:	Half black white
Gutter & downpipes:	Titania	Exterior cladding (Main):	Black white
Window joinery:	Titania	Exterior cladding (Feature):	Vulcan straw
Front door & frame:	Titania		



Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Pure White
Walls:	Black white	Kitchen joinery main colour:	Simply White
Interior doors:	Black white	Kitchen joinery feature colour:	Vintage ash
Skirting:	Black white	Kitchen splashback:	Zellige Salvia Gloss 100×100
Carpet:	Shimmer	Feature pendant:	Sabinar 400 white
Vinyl plank:	Natural		





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.

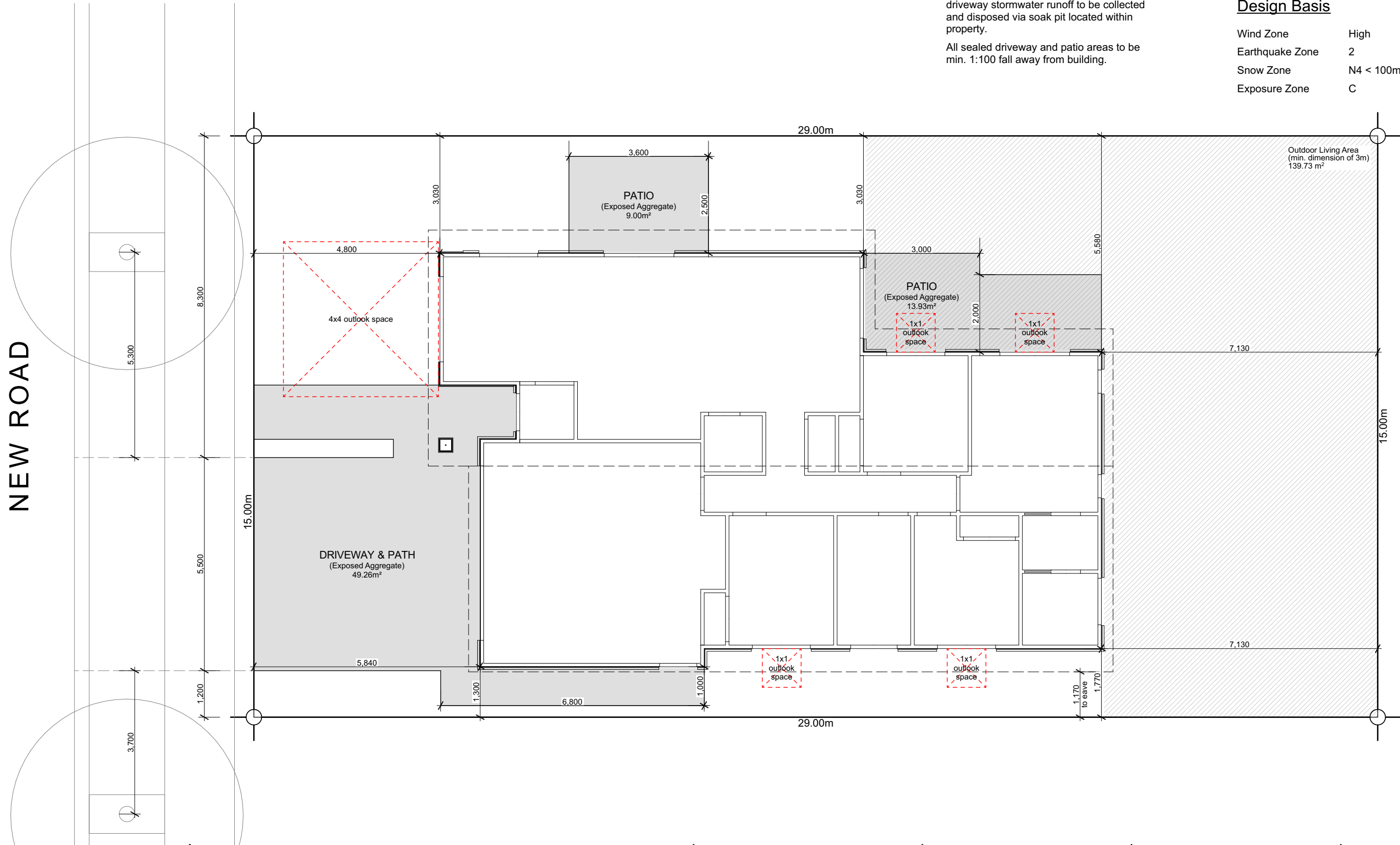
All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site Info

Site Address	Arbor Green Rolleston
Legal Description	Lot 411
Site Area	435m ²
Building Area	156.65m ²
Roof Area*	186.62m ²
Site Coverage	42.90%

Design Basis

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



6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 411 ARBOR GREEN
ROLLESTON

Issue
Concept Design

This plan is developed for the purchaser
and is copy right to Archiplus Ltd.

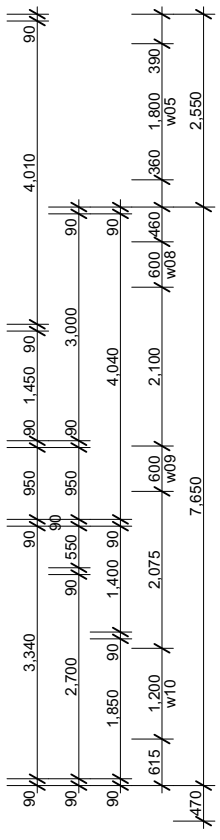
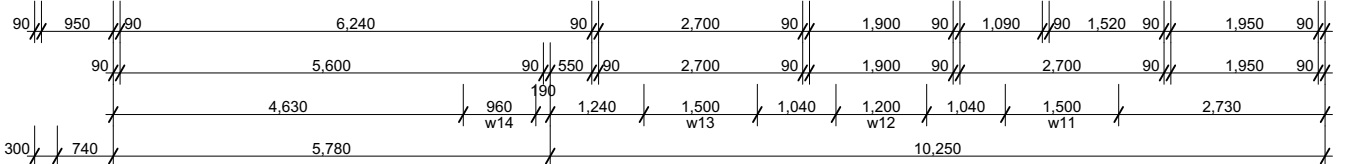
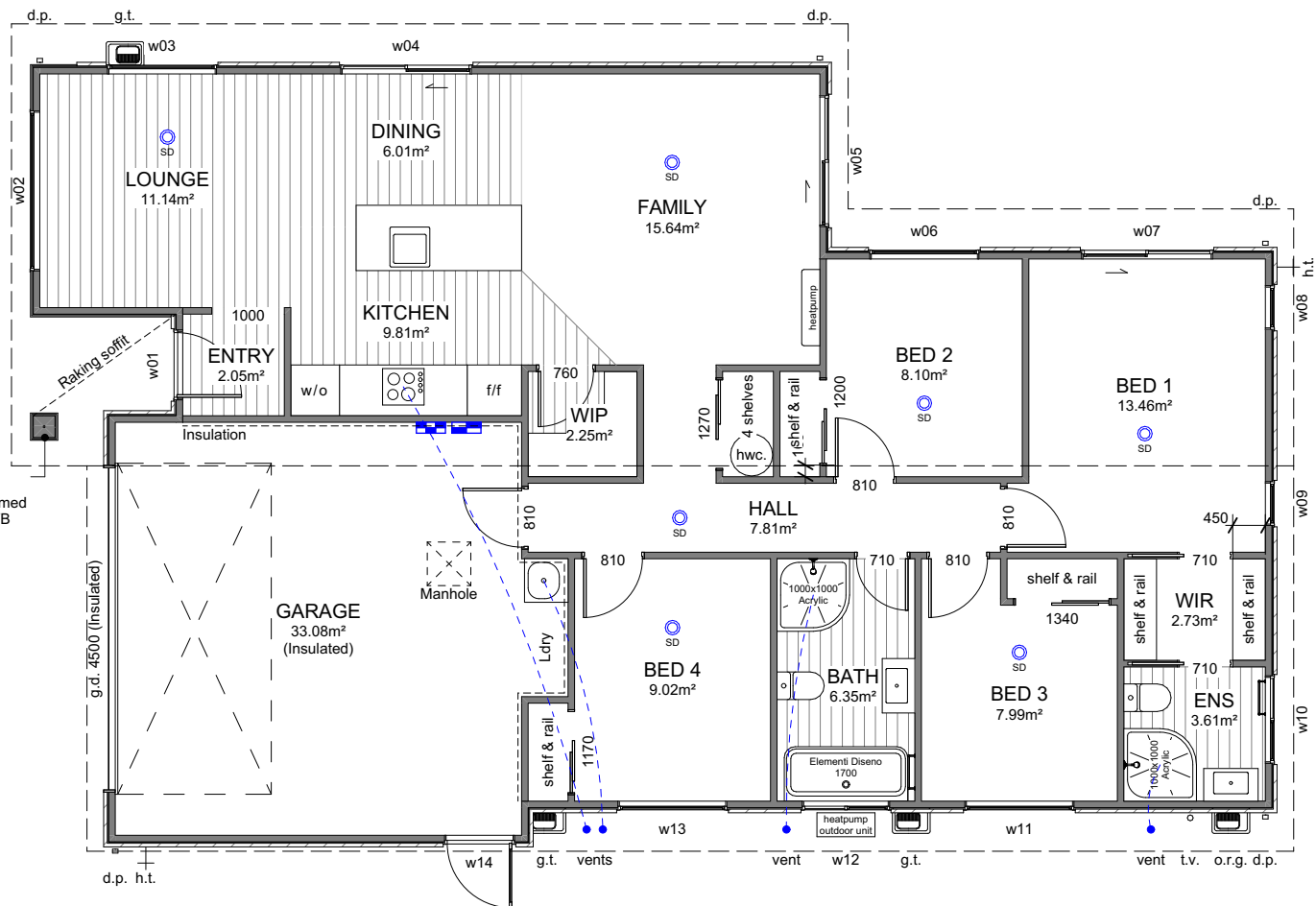
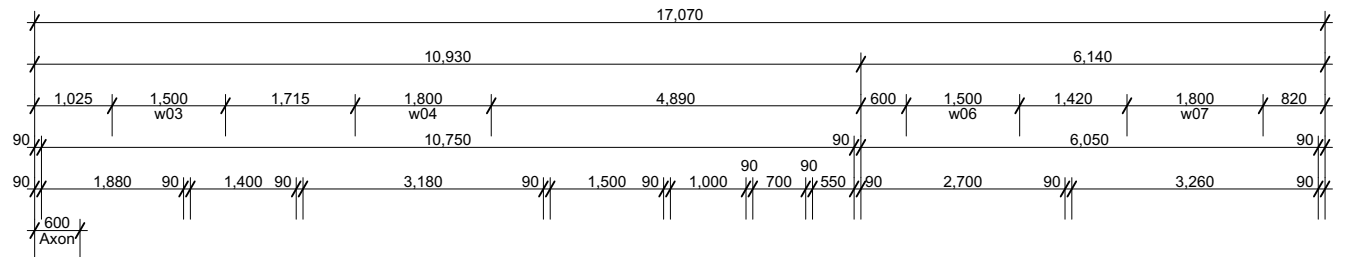
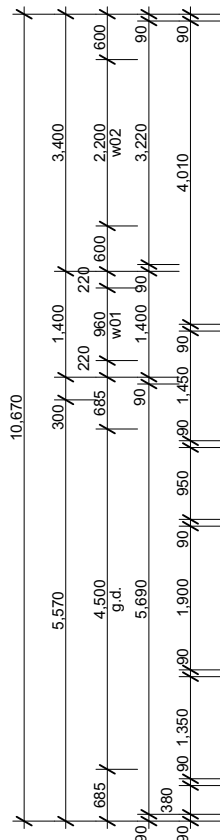
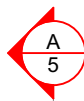
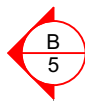
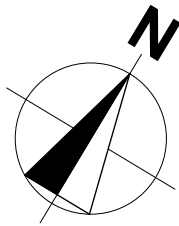
Site Plan

Scale 1:100 @ A3

Revision	1
Date	19/08/2026
File No.	26133

Sheet No.

1



Building Area

Over Frame	152.80m ²
Perimeter	57.34m
Over Cladding	156.65m ²
Perimeter	57.84m
Roof Area*	186.62m ²
Perimeter	58.90m

*Roof area includes fascia & gutter.

General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (WB18)
Roof Pitch	10°
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 Meterbox
- 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	1,800	2,200
w03	1,400	1,500
w04	2,130	1,800
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



6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
021 0221 8868



WENDELBORN
PROPERTY LTD
LOT 411 ARBOR GREEN
ROLLESTON

Issue
Concept Design

This plan is developed for the purchaser
and is copy right to Archiplus Ltd.

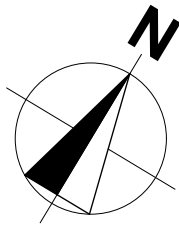
Floor Plan

Scale 1:100 @ A3

Revision 1
Date 19/08/2026
File No. 26133

Sheet No.

2



Roof Cladding

10° Colorsteel corrugate roofing over
Covertek 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm
Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall
brackets.

Roof Penetrations

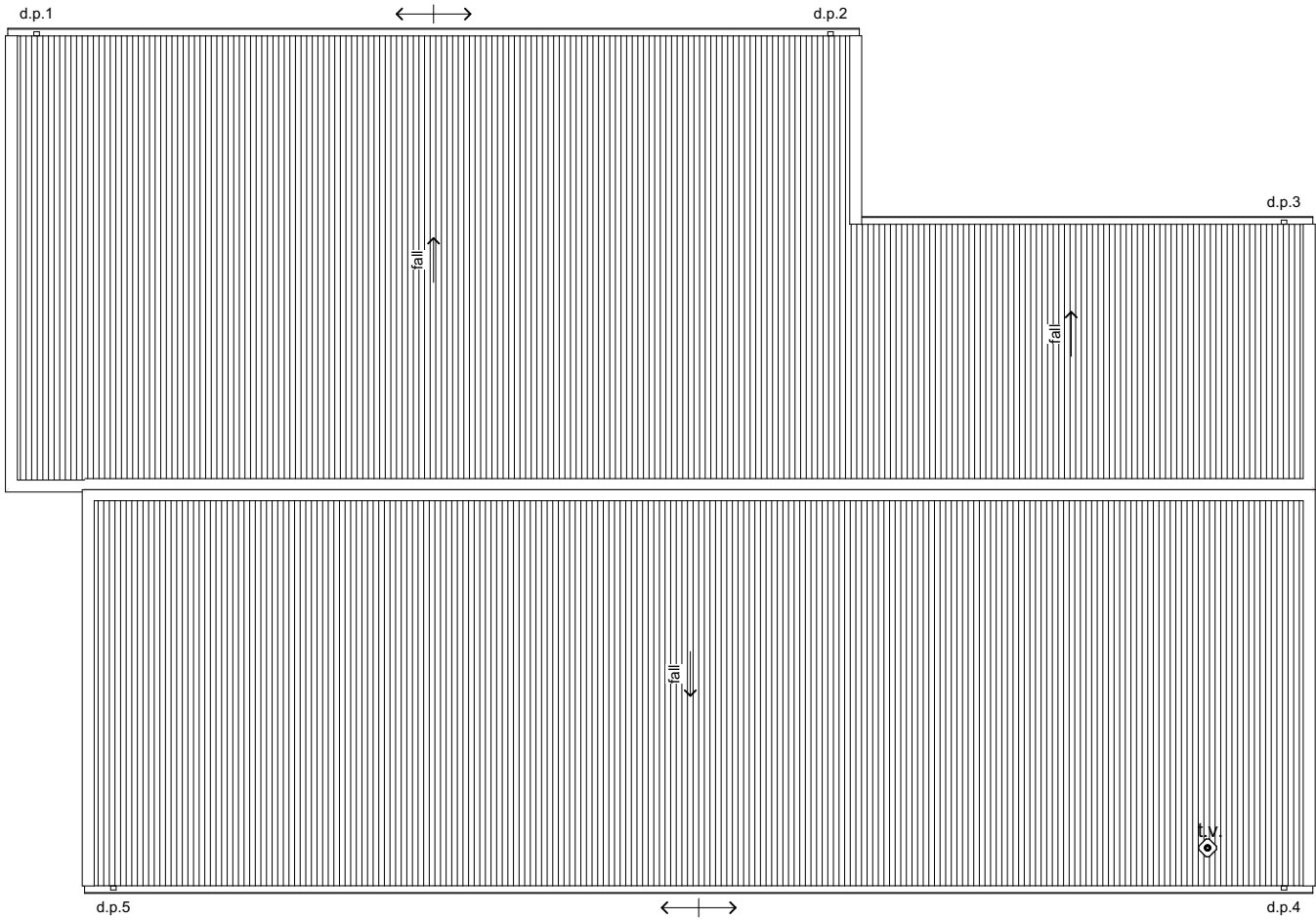
Seal all pipe penetrations with Dektite
flashing kit as per specification.

Downpipe Catchment
(Plan Area)

d.p.1	35m ²
d.p.2	35m ²
d.p.3	22m ²
d.p.4	44m ²
d.p.5	44m ²

Roof Bracings

Refer to truss design.



6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 411 ARBOR GREEN
ROLLESTON

Issue
Concept Design

This plan is developed for the purchaser
and is copy right to Archiplus Ltd.

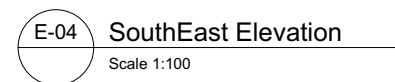
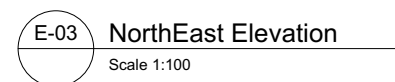
Roof Plan

Scale 1:100 @ A3

Revision	1
Date	19/08/2026
File No.	26133

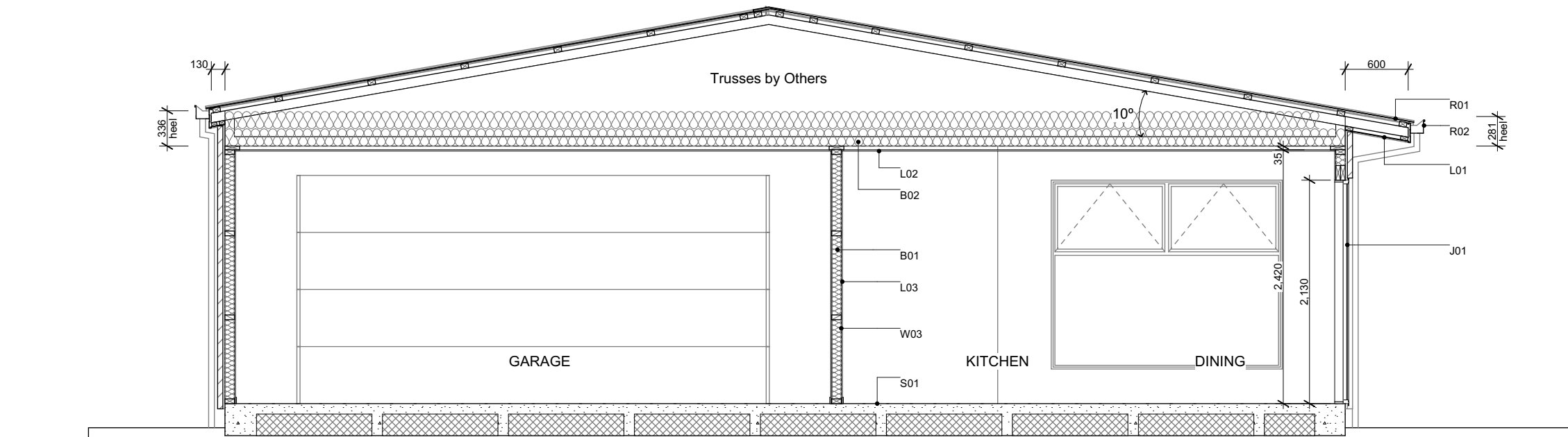
Sheet No.

3

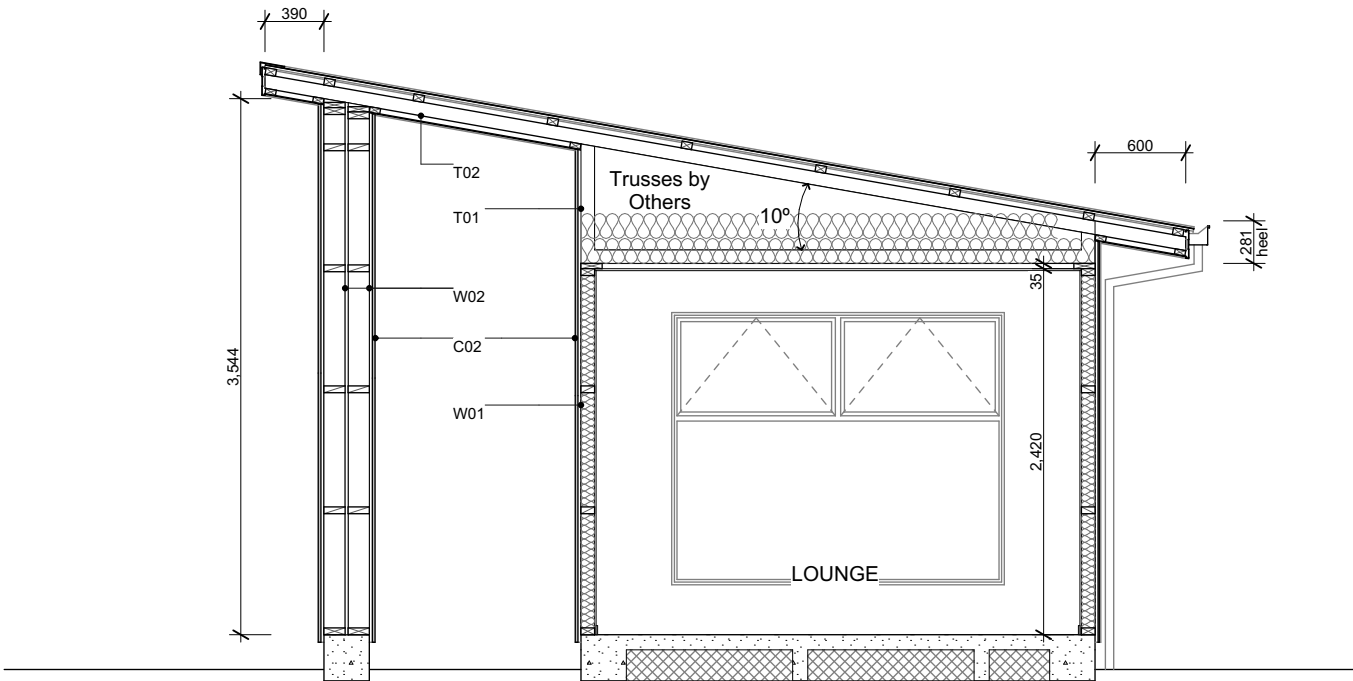


Section Keys

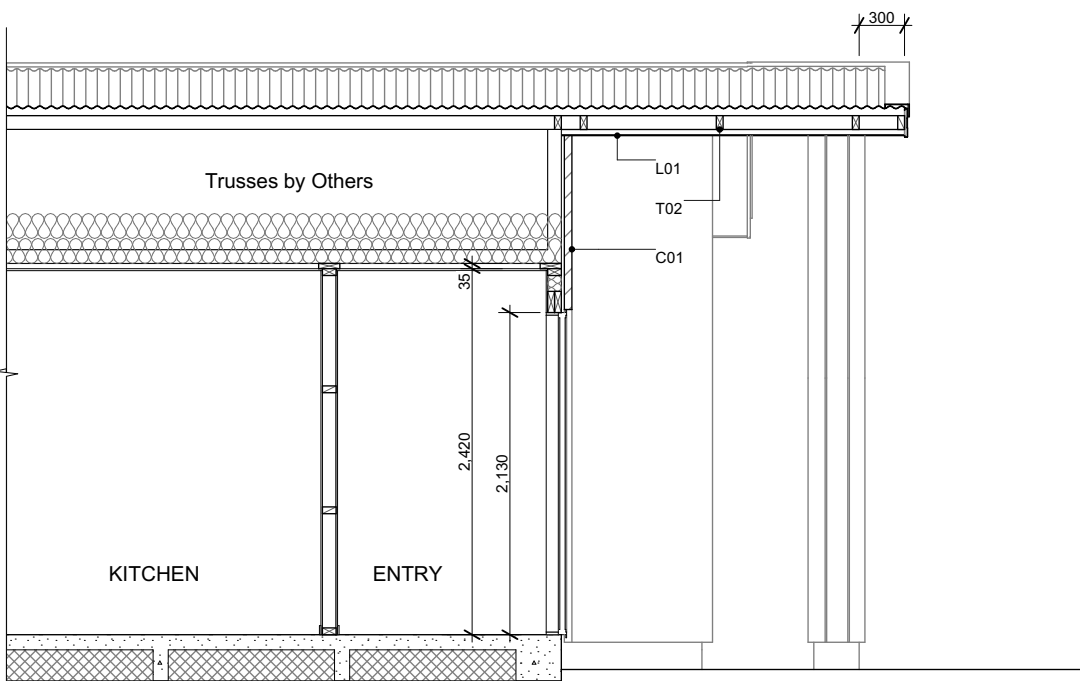
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building underlay on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building underlay on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480 mm crs for shiplap WB). 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

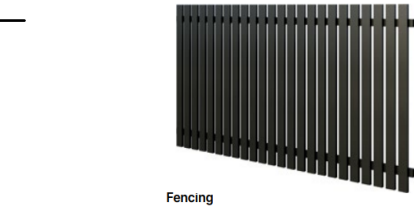


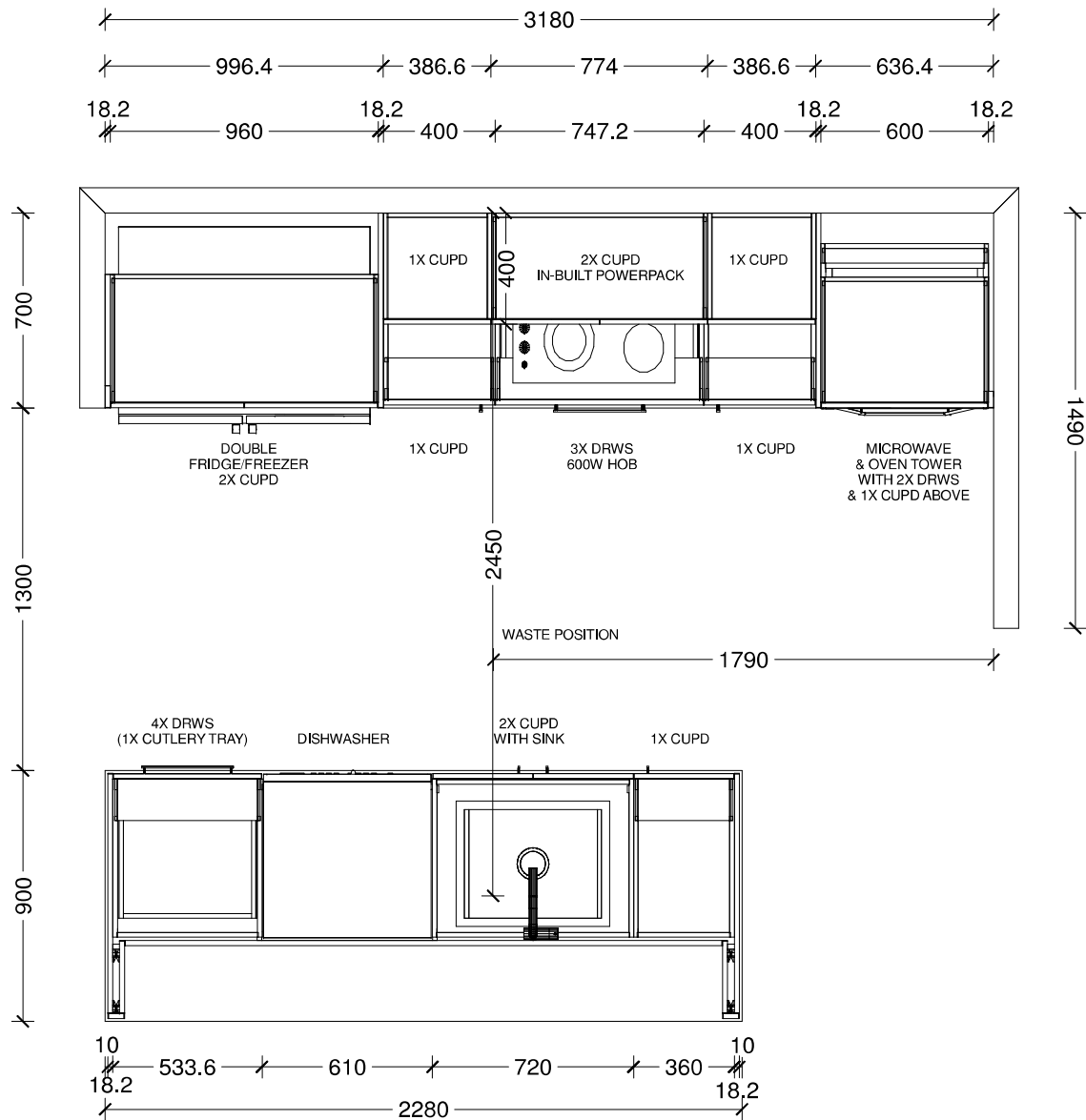
C Section C
Scale 1:50



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.

	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 caps supplied by Arbor Green. To be installed by Oakridge Homes. Mulch 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





Benchtop Colour:

30mm square edge Tristone

Main Joinery Colour:

Back Wall & Island Back Panels

Feature Joinery Colour

Island, Boxed Ends & Overheads

Handles:

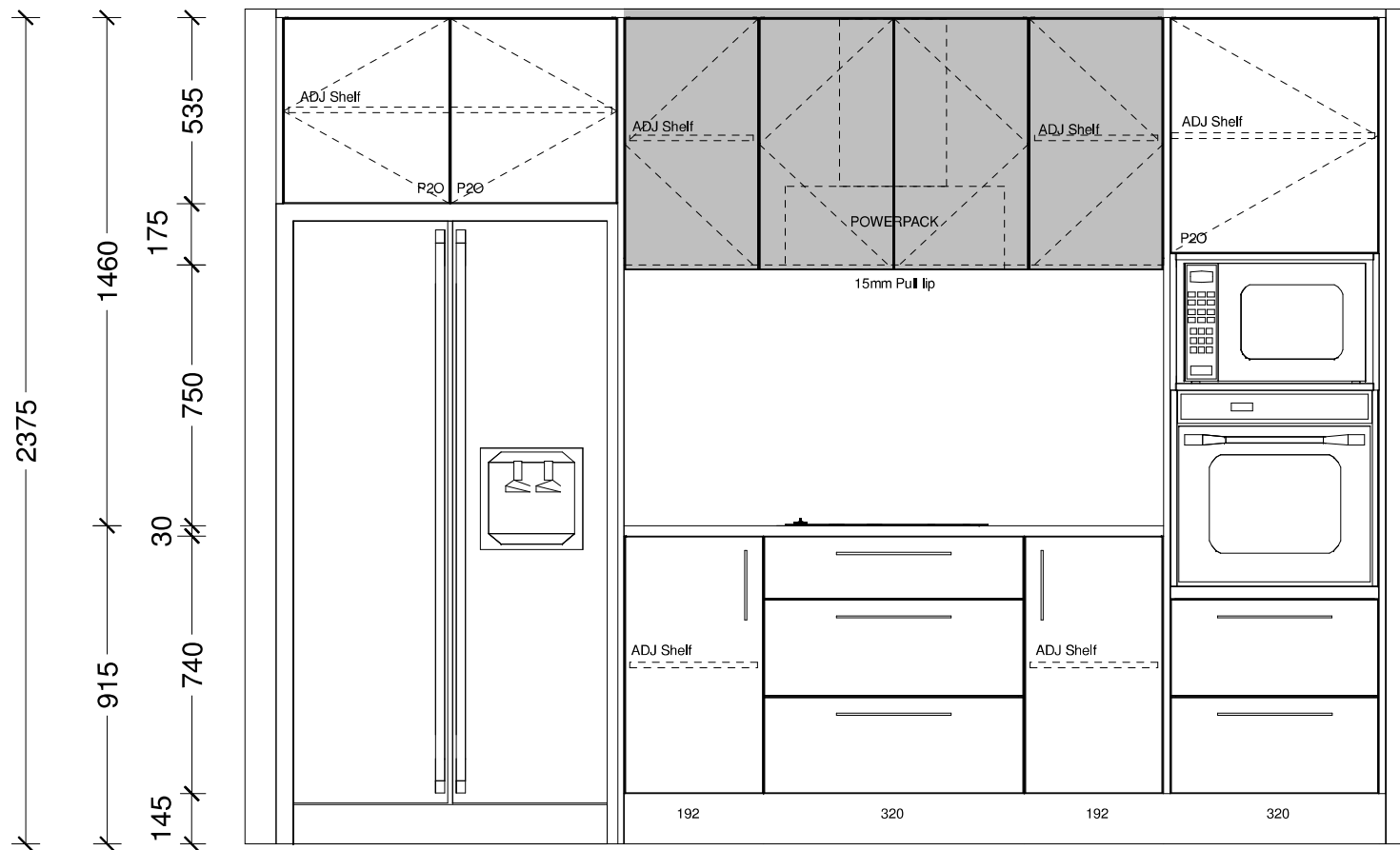
4062-192/320-Titanium Grey

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				

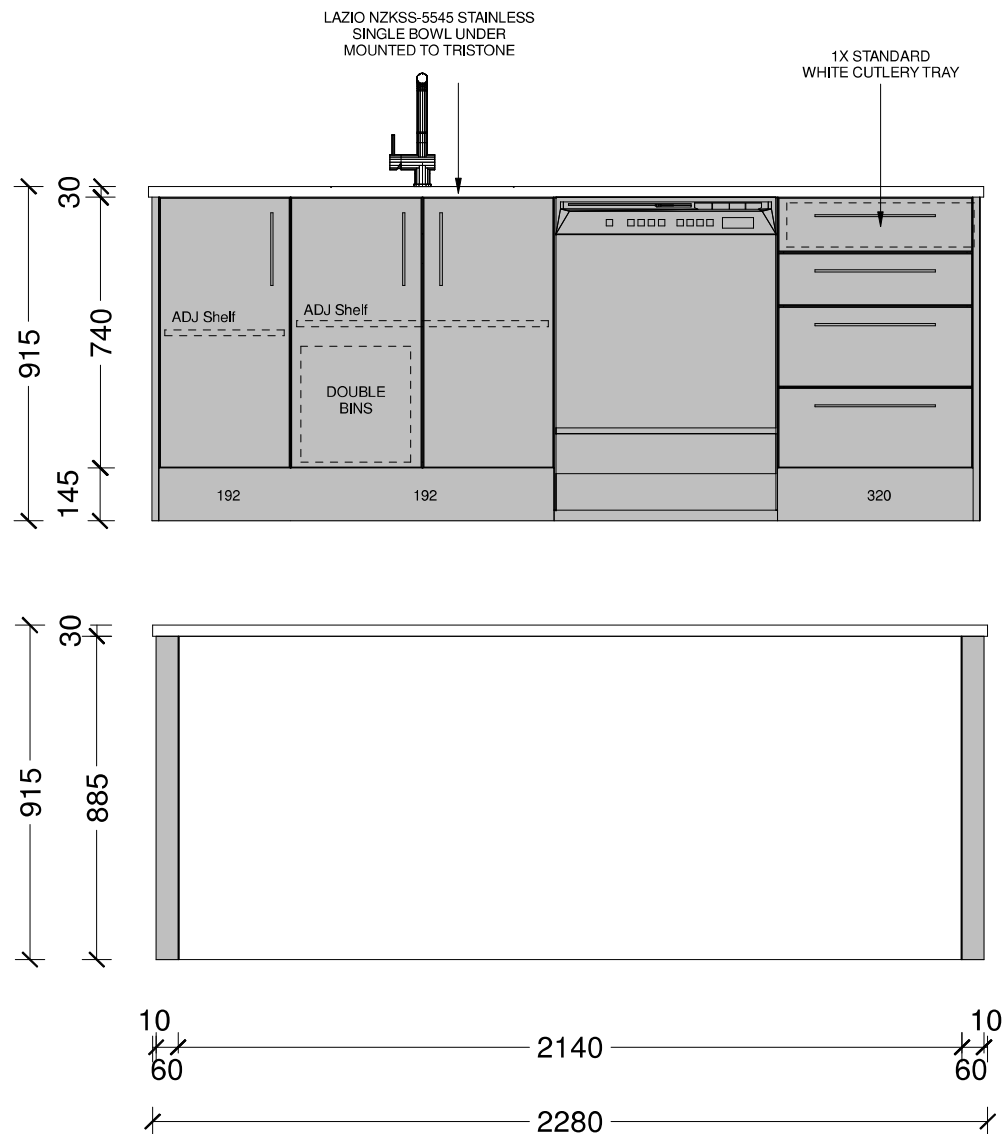
is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job condi



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

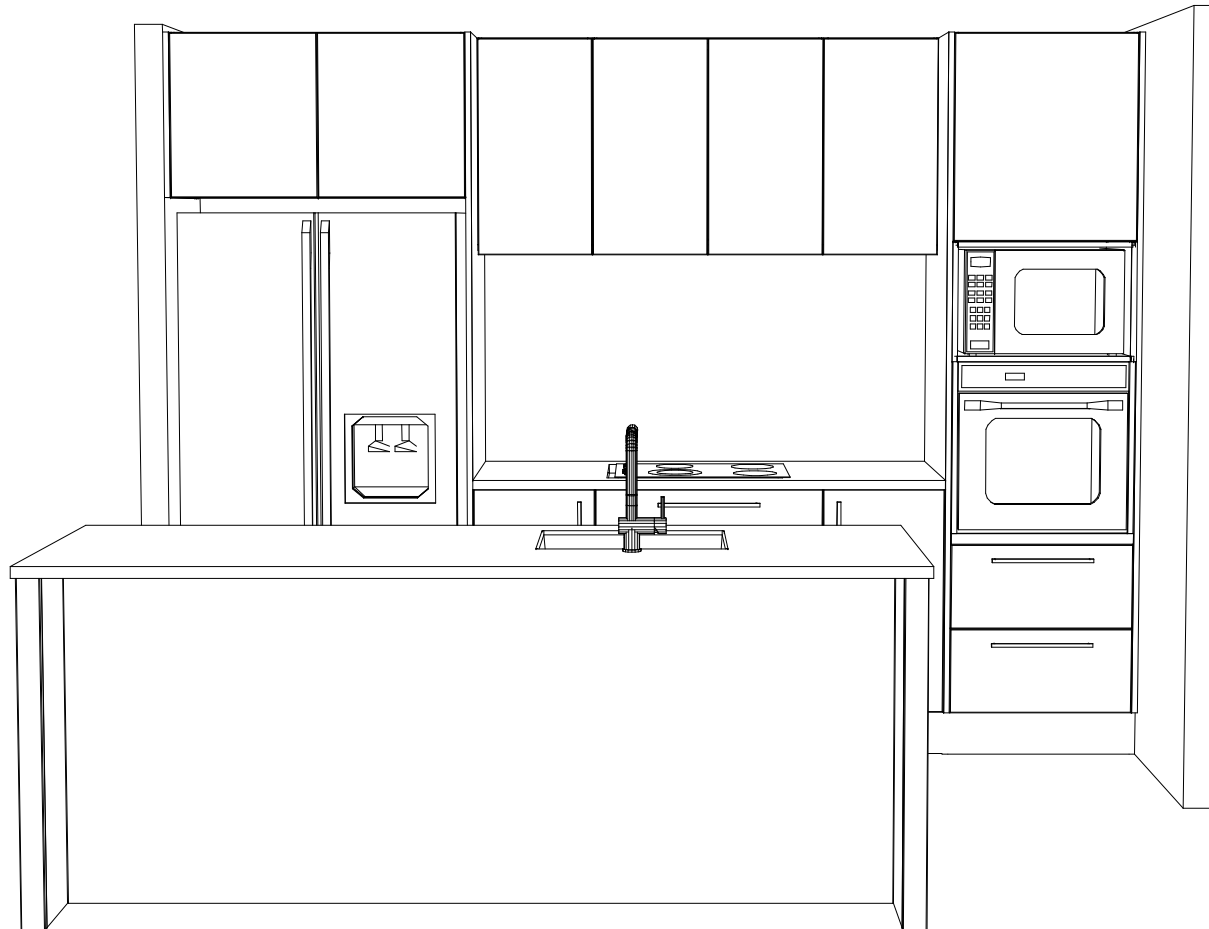
TRENDS
KITCHENS

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 condi



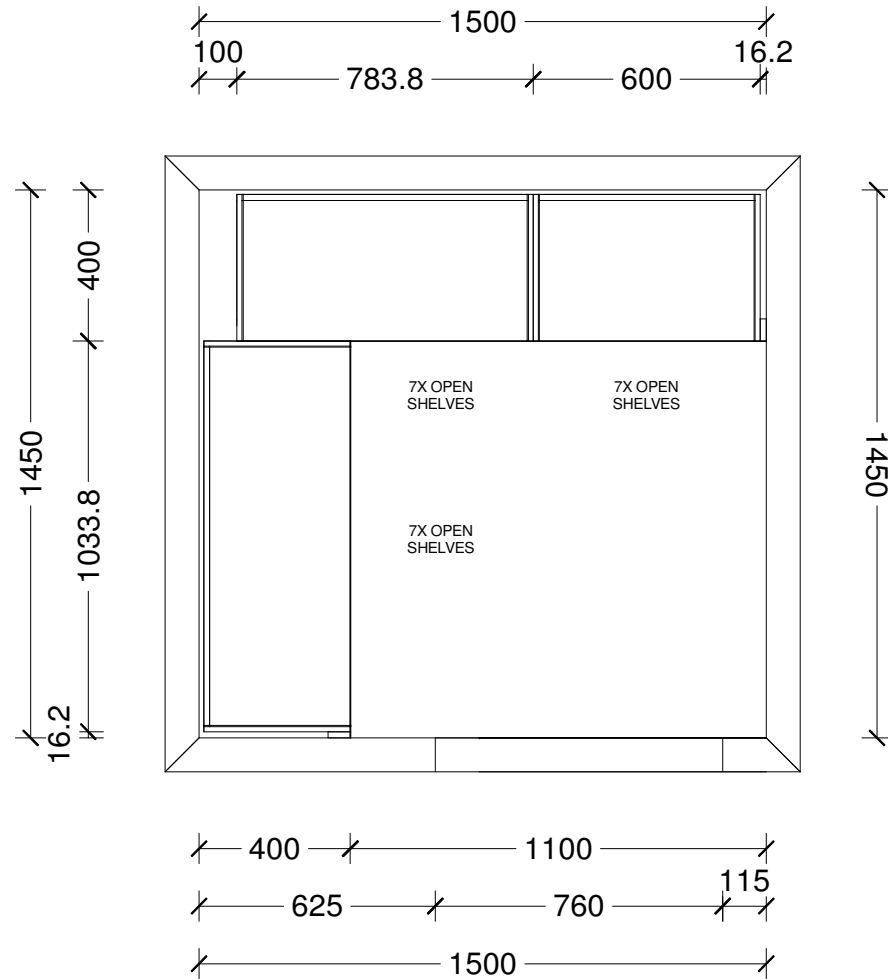
signer: Sarah Molyneux	Date: 13 May 26	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
g: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple - Selwyn				

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 condi



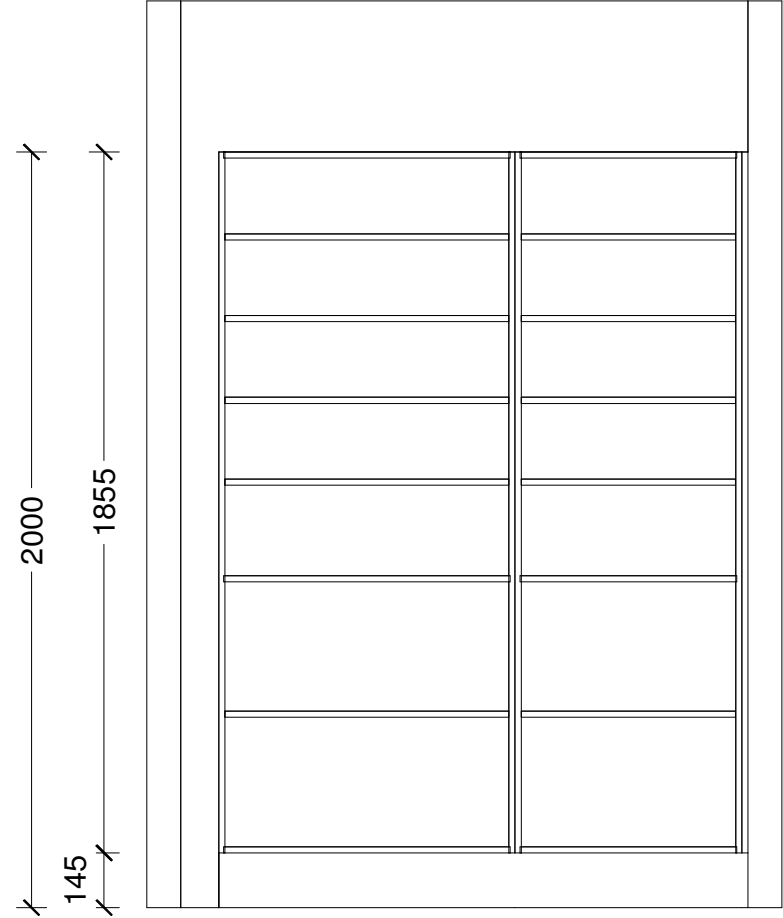
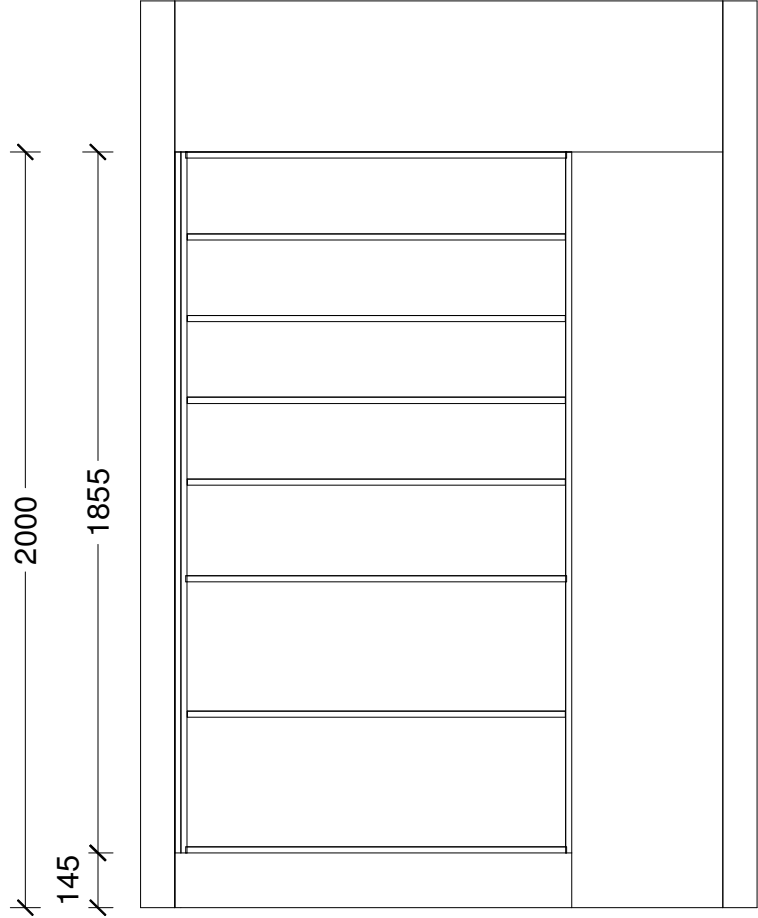
signer:	Date:	Client:	BC Ref:	Site Address:	Job#:	
Sarah Molyneux	13 May 26	Oakridge Homes	Job		Default	
g:	Scale:	Customer:				
Kitchen 3D Perspective		The Maple - Selwyn				

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 condi

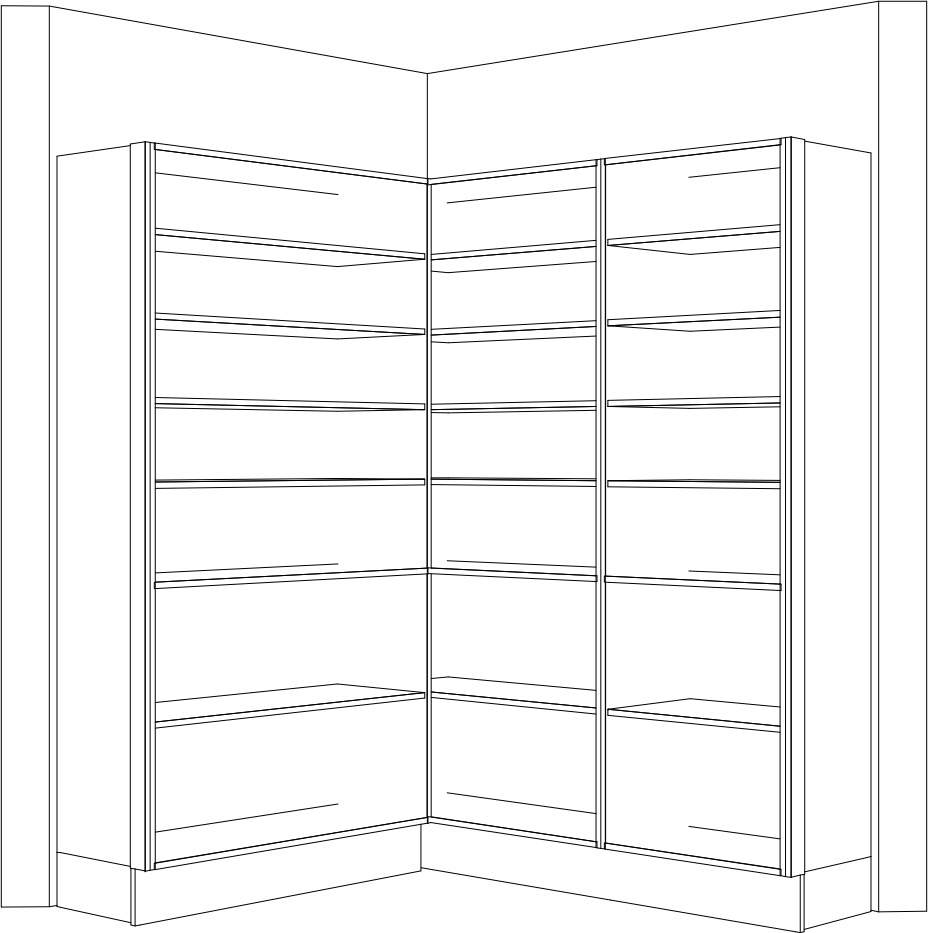


Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple - Pantry V2				

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.

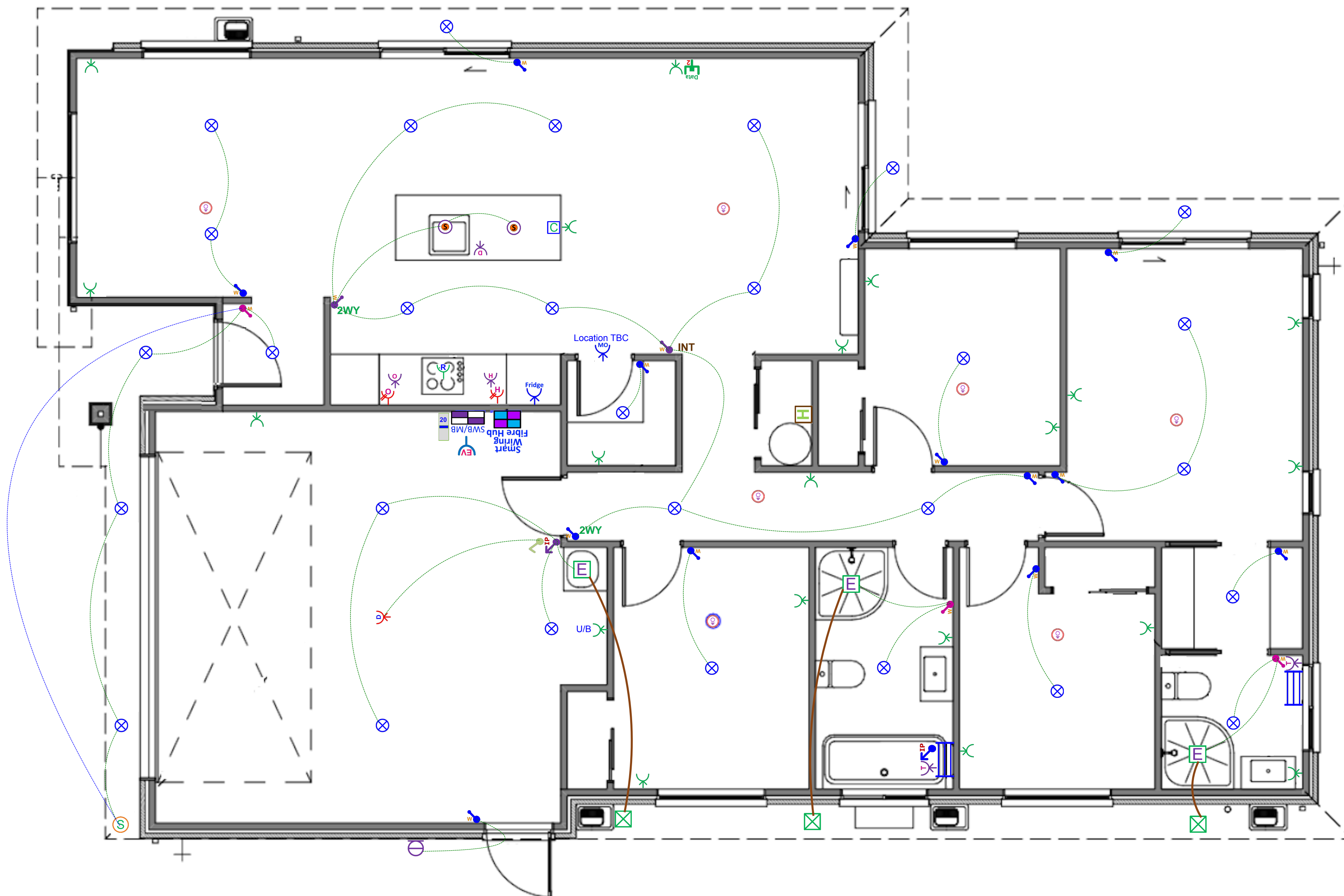


Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple - Pantry V2				



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				

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.



Plan: Option A - Sabinar - The Maple V7 (Garage Right) - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Rangehood Single Switched 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		20 EA
 Protective Capping for Socket Electrical in 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
 Tradesave 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
 Voltex Hot Water Cylinder Isolator with Lock-Out Capability & Circuit		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		7 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 with up to 6m of Duct		3 EA
 Extractor Fan External Grille (White)		3 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)		1 EA

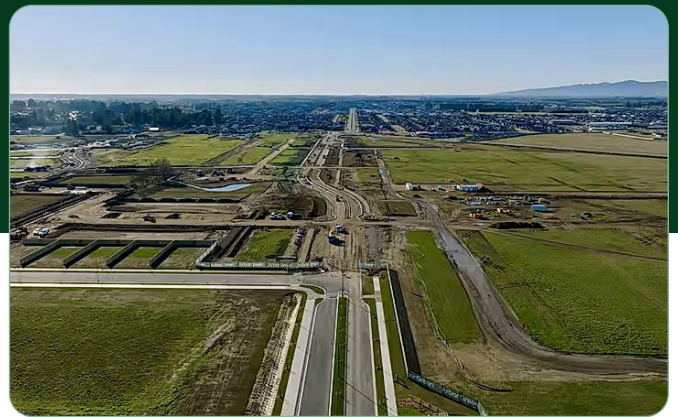
Electrical		
Item		Total
 Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit		29 EA
 Pendant Light "A" - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit		2 EA
 Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit		1 EA
 Tradesave Slim Light Switch 1-Gang (White)		13 EA
 Tradesave Slim Light Switch 2-Gang (White)		3 EA
 Tradesave Slim Light Switch 3-Gang (White)		2 EA
 Excel Life White IP Rated Light Switch 1 Gang		1 EA
 Excel Life White IP Rated Light Switch 3 Gang		1 EA
 2-Way Light Circuit		2 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 - Excludes TV cabling		1 EA
 Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White		1 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.



P: (03) 977 2832

E: info@oakridgehomes.co.nz

oakridgehomes.co.nz

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.

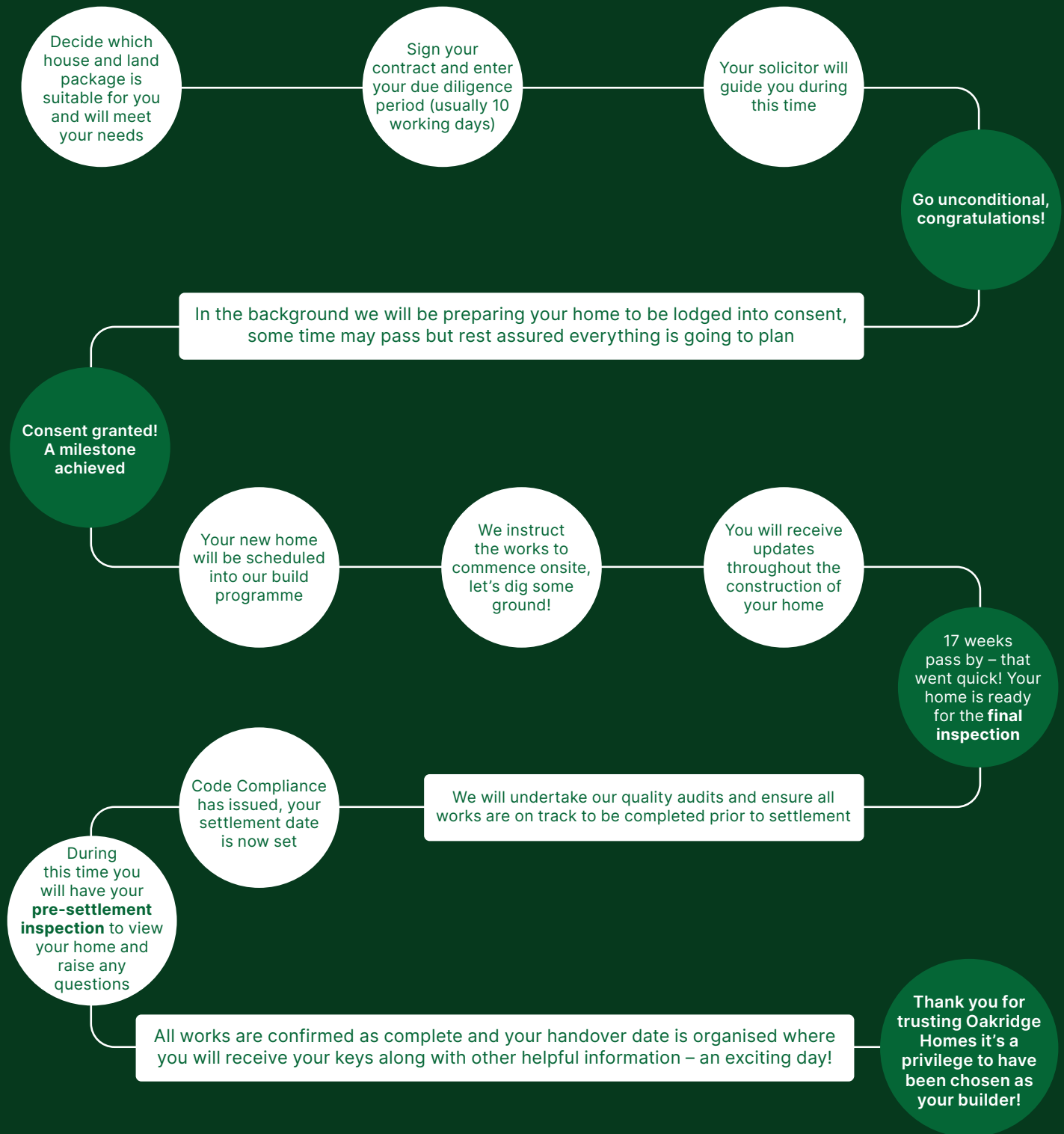
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive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

P: (03) 977 2832

E: info@oakridgehomes.co.nz

oakridgehomes.co.nz