

Lot 42 Kennedys Green

Stage 2.1, Kennedys Green, Halswell, Christchurch



Artist impression only – refer to concept plan.





House & Land Package:

\$865,900

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: | 157m ² |
|------------|-------------------|

| | |
|---------------|-------------------|
| Section area: | 400m ² |
|---------------|-------------------|

| | | | |
|---|--|---|---|
|  4 |  1 |  2 |  2 |
|---|--|---|---|

Features:

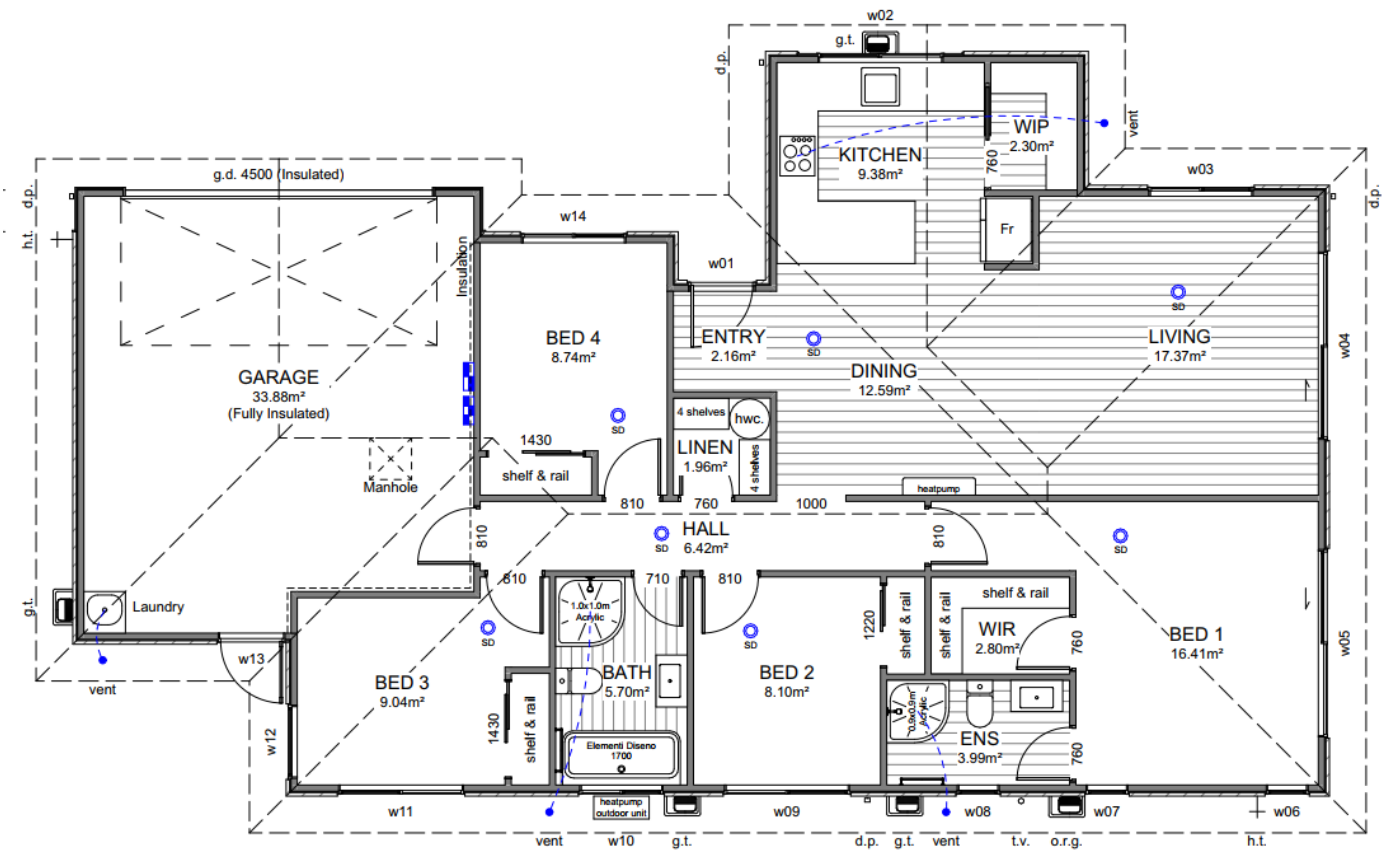
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

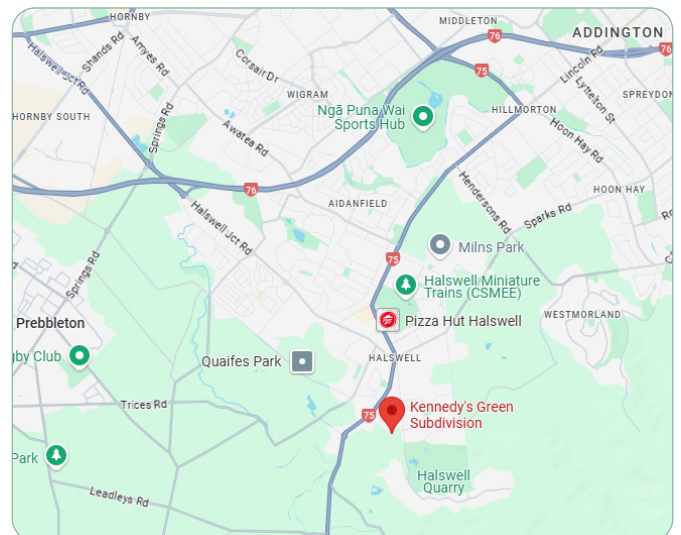
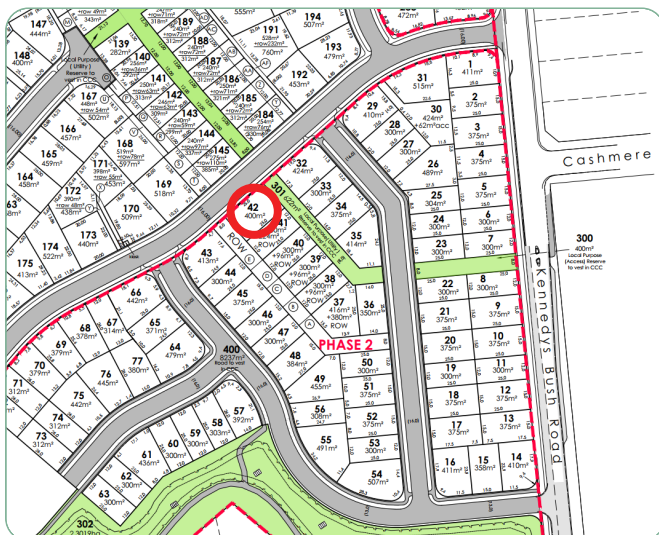
E: info@oakridgehomes.co.nz

oakridgehomes.co.nz

Floor Layout



Site Location



Specification

| General | | | |
|--|---|---------------------|--|
| Guarantee: | Master Build 10-Year | Insurance: | Builders All Risk |
| Warranty | 1 year from settlement | Utilities: | Sewer pump chamber & 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: | Rockcote Graphex (15yr manufacturers guarantee) |
| Feature cladding: | Abodo AW55 135×18mm | Entry door: | APL 860mm Latitude with urbo lever |
| Window joinery: Tint to w02-w07,w15 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames | Garage door: | Insulated Coloursteel flat panel woodgrain 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 (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 | Hot water cylinder: | Rheem 250L |
| Carpet: | Belgotex Urban Twist | 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



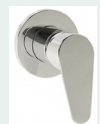
Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

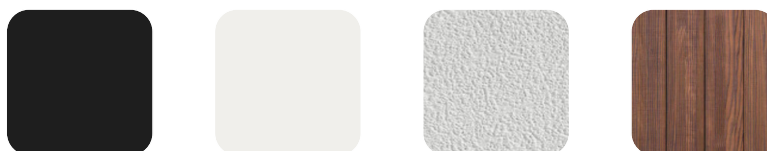
Elementi Uno



Colour Schedule

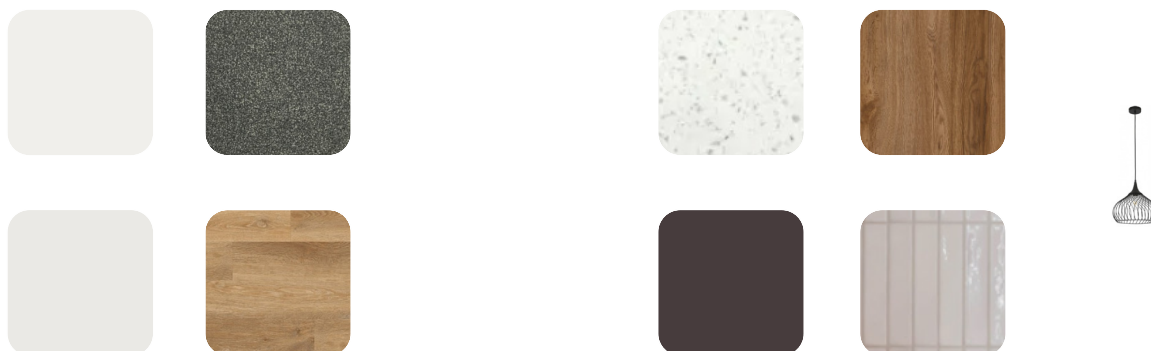
Exterior Colours

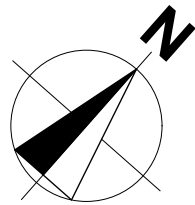
| Colour Scheme | | | |
|-----------------------------|-------|------------------------------|------------------|
| EXTERIOR | | | |
| Roof: | Ebony | Garage door: | Ebony |
| Fascia, gutter & downpipes: | Ebony | Garage door frame: | Ebony |
| Window joinery: | Ebony | Soffits: | Half black white |
| Front door: | Ebony | Exterior cladding (Main): | Black white |
| Front door frame: | Ebony | Exterior cladding (Feature): | Vulcan natural |



Interior Colours

| Colour Scheme | | | |
|-----------------|------------------|--|--|
| INTERIOR | | | |
| Ceilings: | Half black white | Kitchen benchtop: | TriStone 30mm – Antarctic Snow |
| Walls: | Black white | Kitchen back wall & island back panel: | Carbon |
| Interior doors: | Black white | Kitchen front island panel & boxed ends: | Southern oak |
| Skirting: | Black white | Kitchen splashback: | Mallorca White Gloss 50×250—vertical stack with misty grey grout |
| Carpet: | Iron | Feature pendant: | Elba 365 black |
| Vinyl plank: | Natural | | |





COMER STREET

| Site Info | |
|-------------------|--------------------------------|
| Site Address | Comer Street Kennedys Green |
| Legal Description | Lot 42 |
| Site Area | 400m ² |
| Building Area | 157.80m ² |
| Roof Area* | 198.29m ² |
| Site Coverage | 39.45% |

| 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.

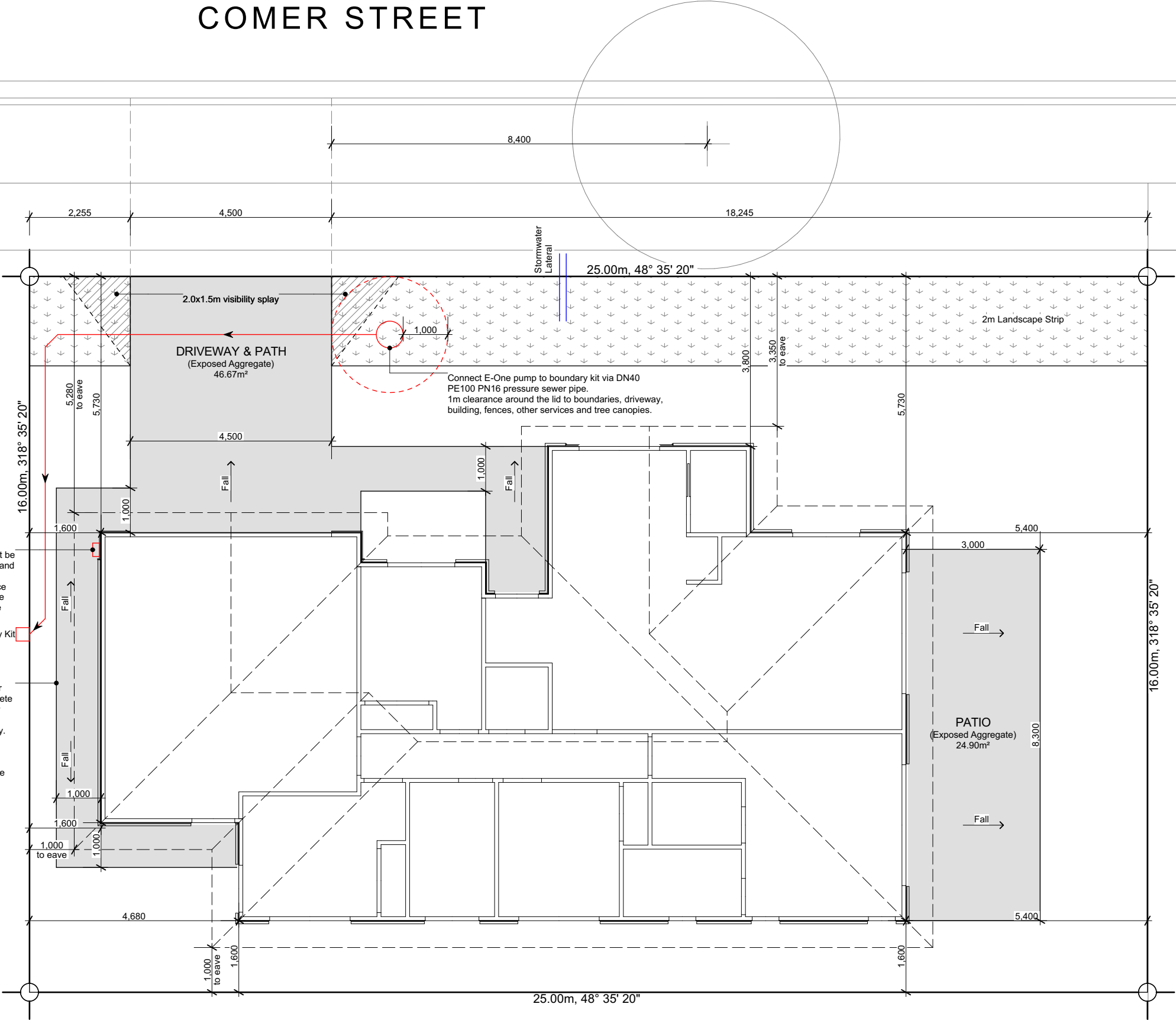
All sealed driveway and patio areas to be min. 1:100 fall away from building.

RIGHT OF WAY

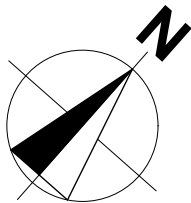
Iota Control Box must be within visible access and mounted 1.2m above ground. Do NOT fence off & must be no more than 300mm from the front corner.

Sewer Boundary Kit

140x45mm H5 timber edge along the concrete path to prevent water from overflowing to neighbouring property. Must be permanently fixed and have a minimum upstand of 30mm above concrete surface.



RESERVE



Building Area

| | |
|---------------|----------------------|
| Over Frame | 154.25m ² |
| Perimeter | 59.94m |
| Over Cladding | 157.80m ² |
| Perimeter | 60.50m |
| Roof Area* | 198.29m ² |
| Perimeter | 63.50m |

*Roof area includes fascia & gutter.

General

| | |
|------------------|--|
| Main Cladding | RCS Graphex |
| Feature Cladding | Abodo Vulcan Shiplap Weatherboard (AW55) |
| 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.

Note: Tint to w02-w07 & w15

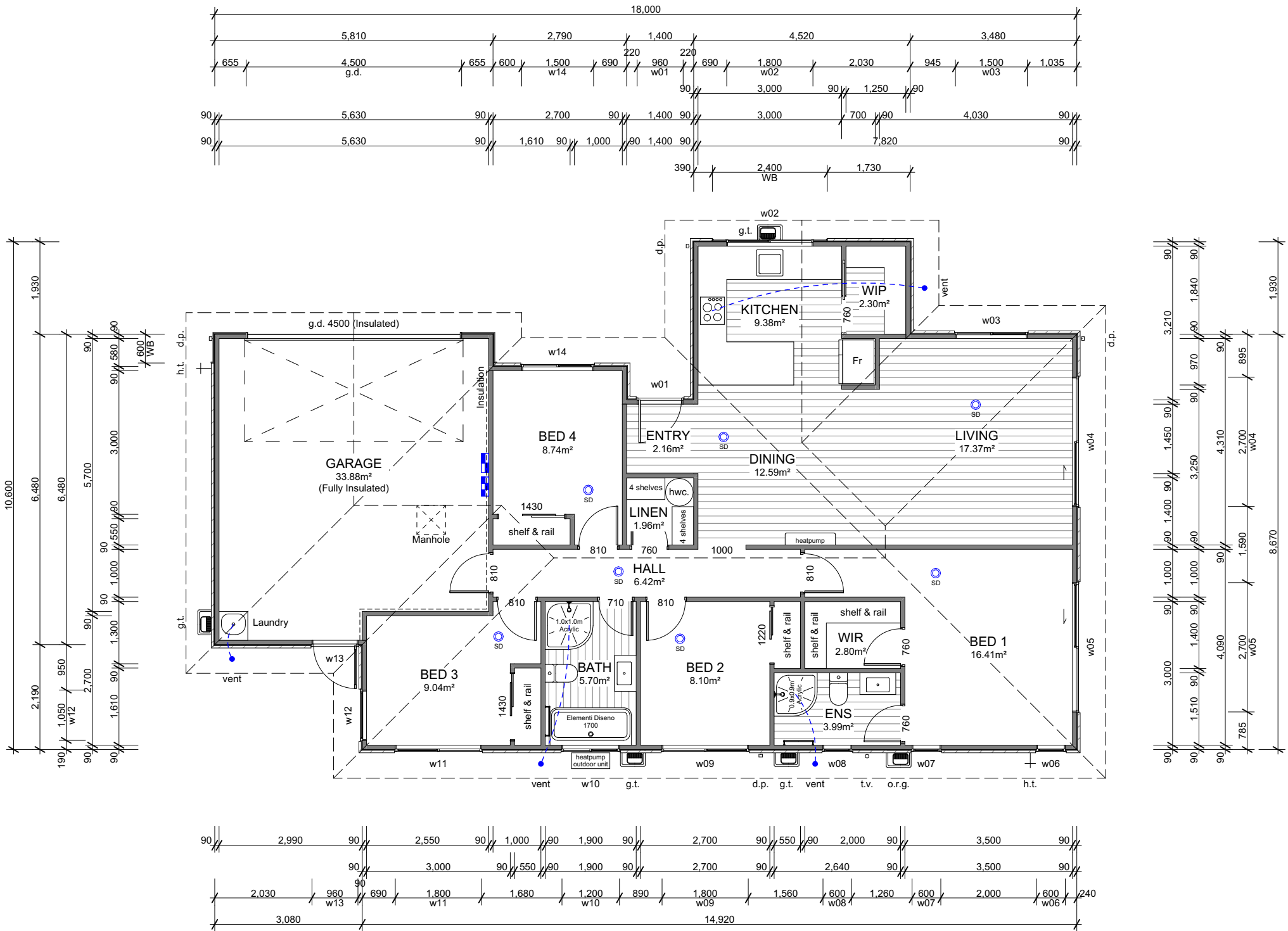
Legend

| | |
|--|--|
| | 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 | 1,100 | 1,800 |
| w03 | 1,300 | 1,500 |
| w04 | 2,130 | 2,700 |
| w05 | 2,130 | 2,700 |
| w06 | 1,300 | 600 |
| w07 | 1,300 | 600 |
| w08 | 2,130 | 600 |
| w09 | 1,300 | 1,800 |
| w10 | 1,100 | 1,200 |
| w11 | 750 | 1,800 |
| w12 | 2,130 | 1,050 |
| w13 | 2,130 | 960 |
| w14 | 1,300 | 1,500 |



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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
COMER STREET HALSWELL
LOT 42 KENNEDYS GREEN

Issue

Concept Design

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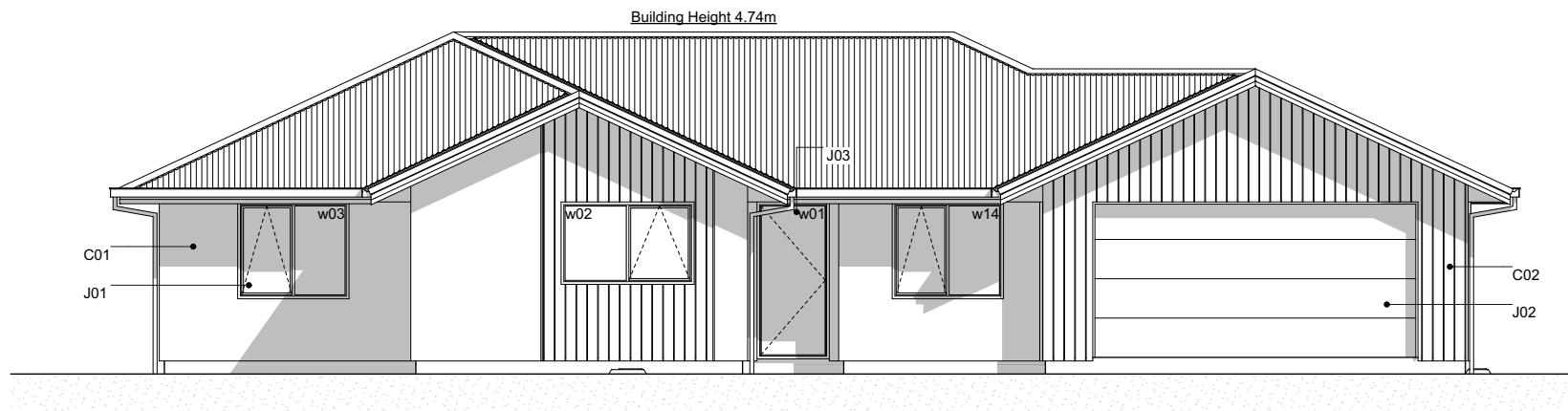
Floor Plan

Scale 1:100 @ A3

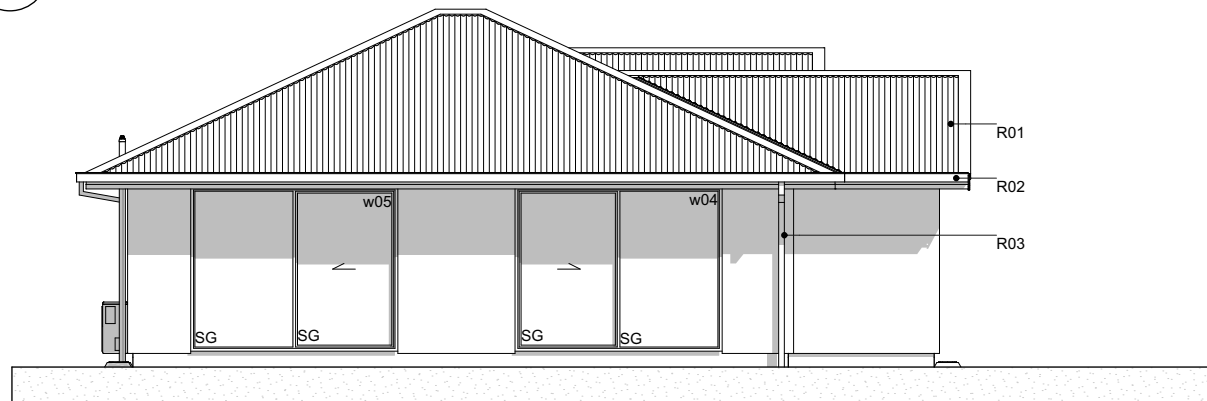
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| Revision | 1 |
| Date | 12/12/2025 |
| File No. | 25269 |

Sheet No.

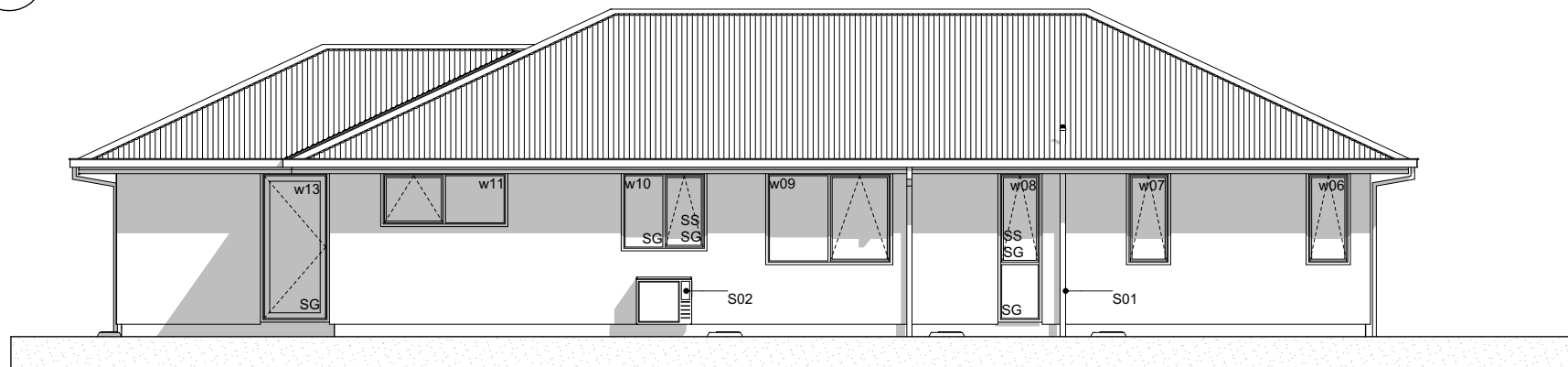
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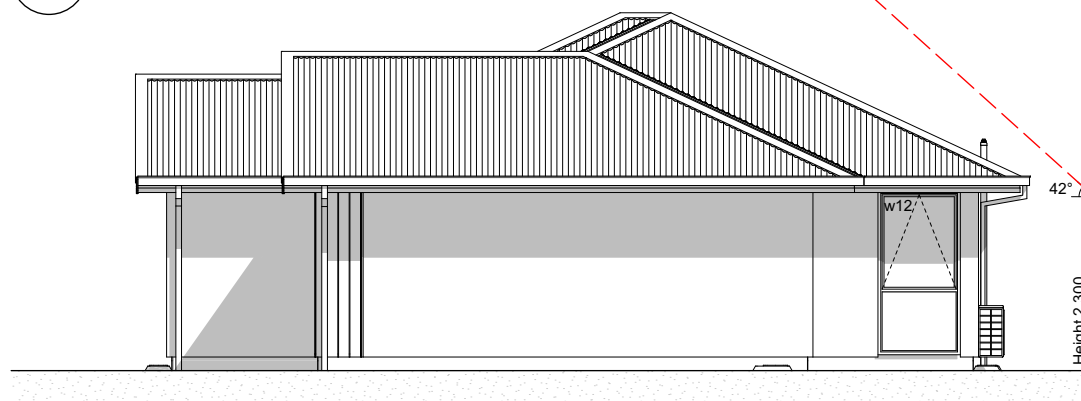
E-01 North Elevation
Scale 1:100



E-02 East Elevation
Scale 1:100



E-03 South Elevation
Scale 1:100



E-04 West Elevation
Scale 1:100

Elevation Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 Abodo Vulcan shi lap weatherboard on 20mm horizontal castellated cavity battens.
- R01 Colorsteel corrugate roofing.
- R02 Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
- R03 Colorsteel 75x55mm downpipes.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
- J02 Sectional garage door.
- J03 APL entry door in thermally-broken powder coated aluminium frames.
- S01 Drainage vent pipe.
- S02 Heatpump outdoor unit on wall bracket.

Legend

- w01 Window ID
- SS Security Stay
- SG Safety Glass

General Notes

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



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Elevations

Scale 1:100 @ A3

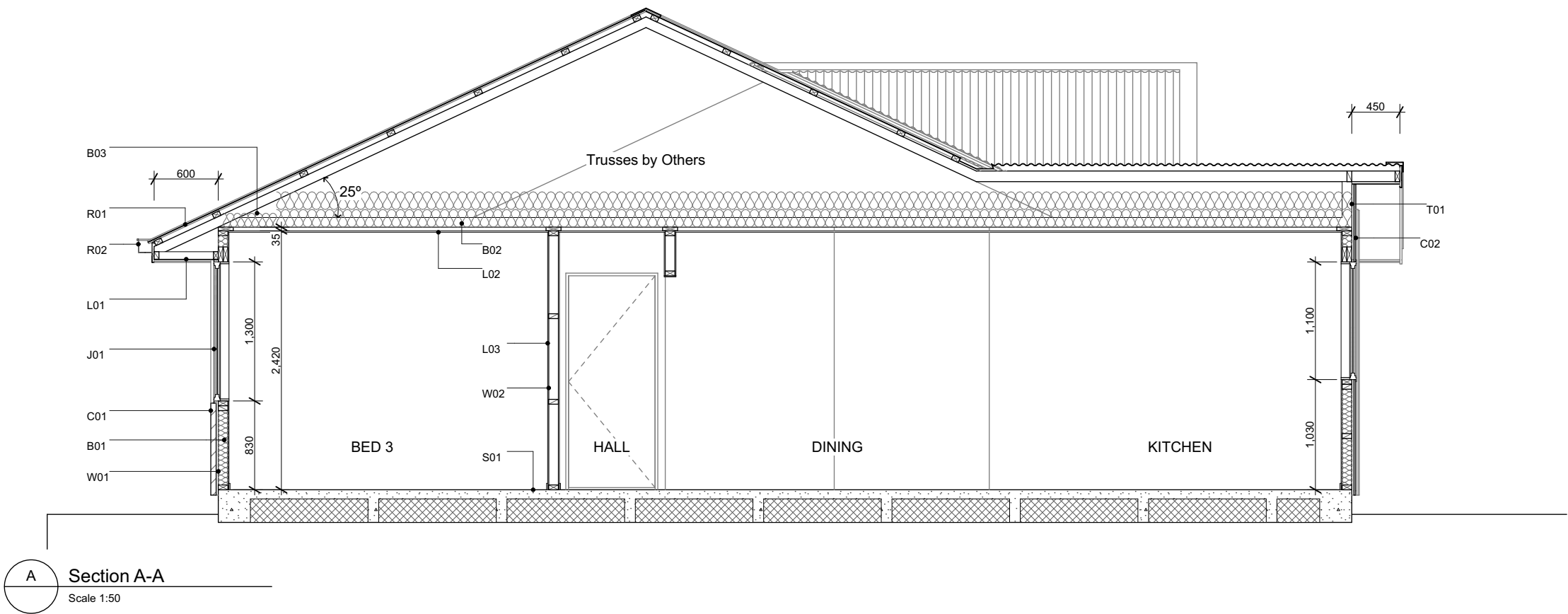
Revision 1
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File No. **25269**

Sheet No.

3

Section Keys

- C01RCS Graphex 50mm with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft floor slab and foundation.
- T01Roof trusses as per Truss Design.
- R01Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.6 wall insulation batts.
- B022 x R3.6 (165mm) double layers ceiling insulation batts.
- B03R3.6 (140mm) insulation batts cut to size between trusses and fit at the first 500mm from the centre of top plate. Maintain 25mm ventilation gap between top of insulation and roof underlay.
- L014.5mm Hardie soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



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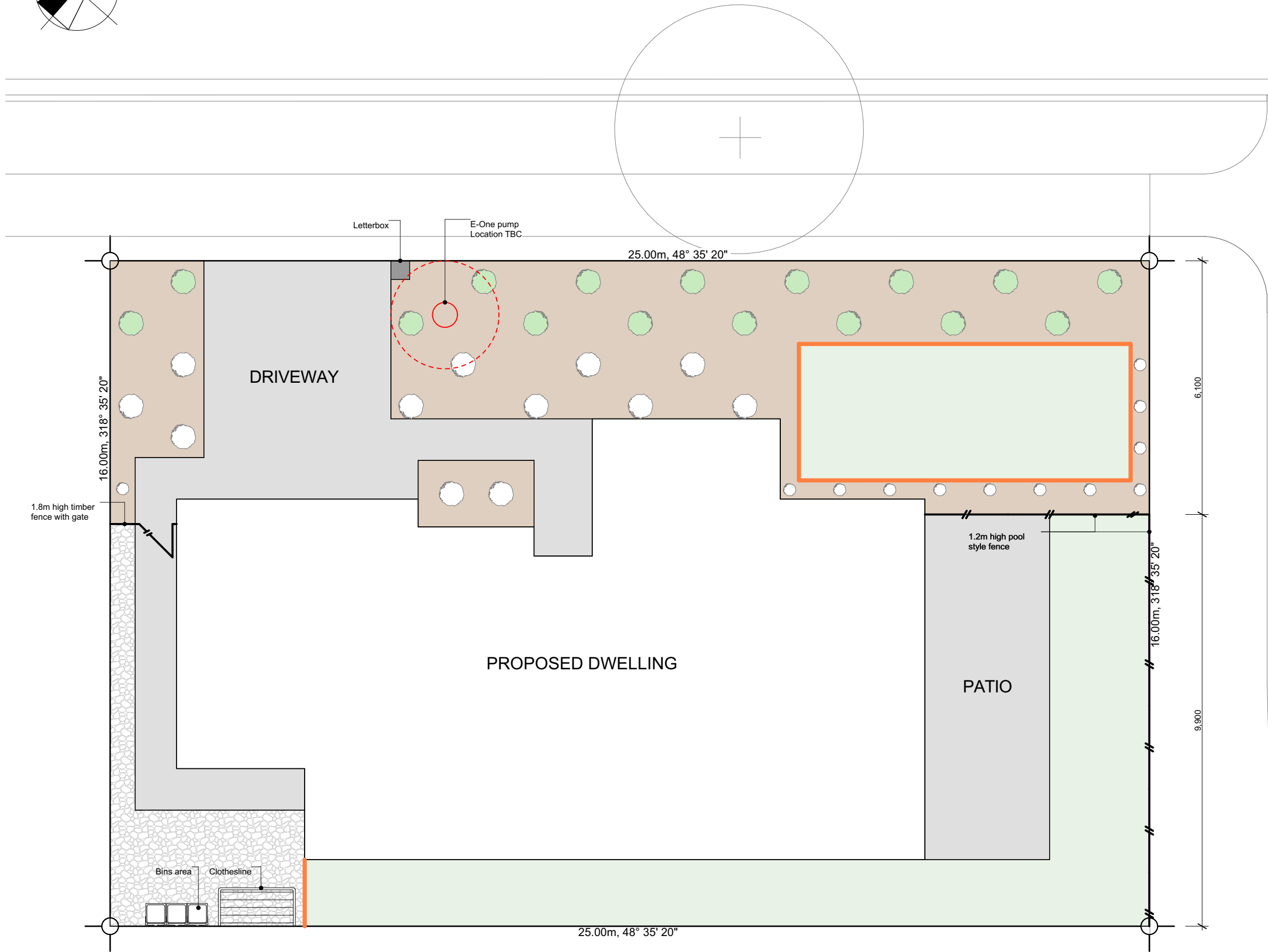
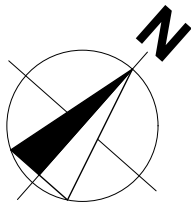
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Cross Section A-A
Scale 1:50, 1:10 @ A3

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Sheet No.
4



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
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/ stone chip



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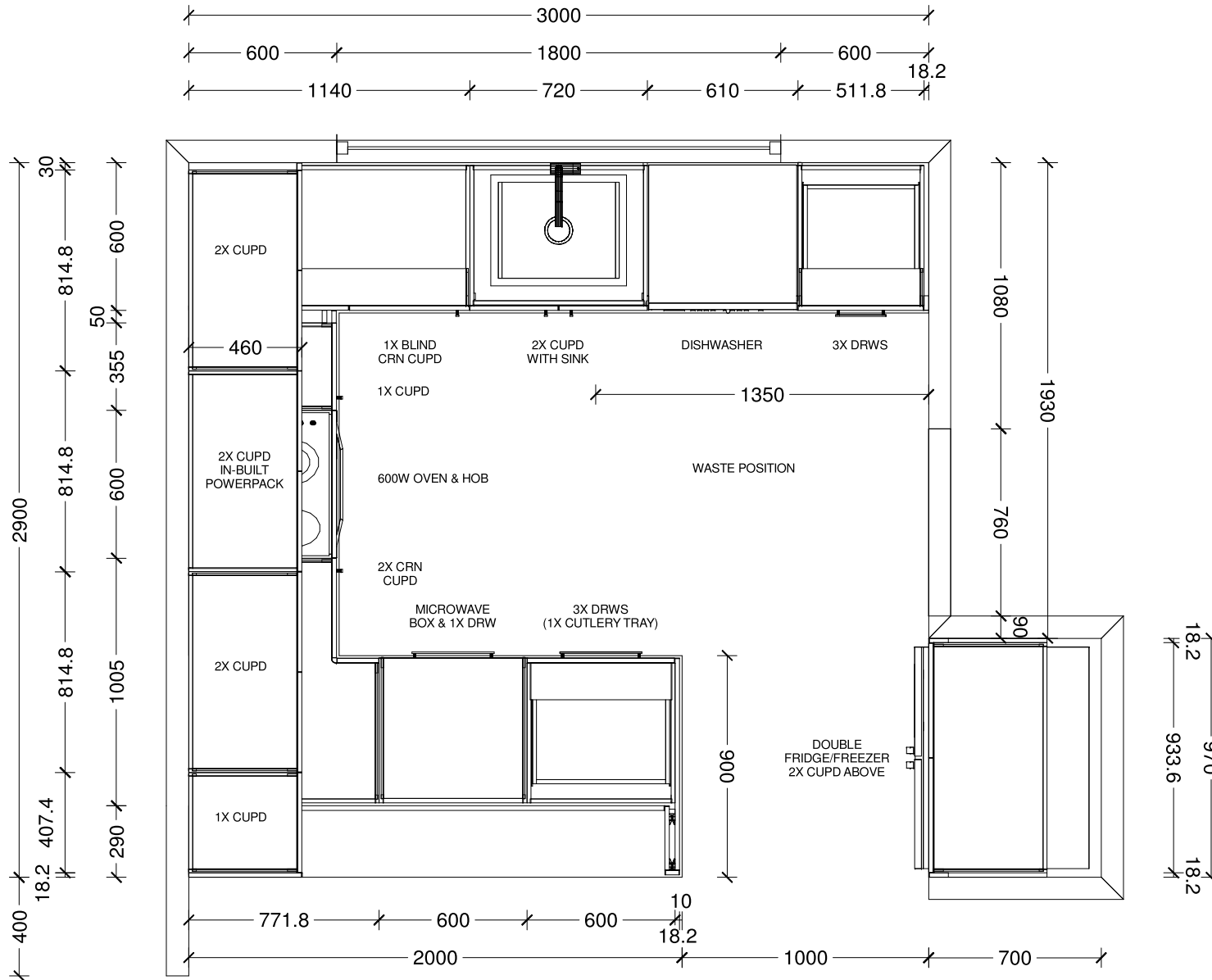
Landscape Plan

Scale 1:100 @ A3

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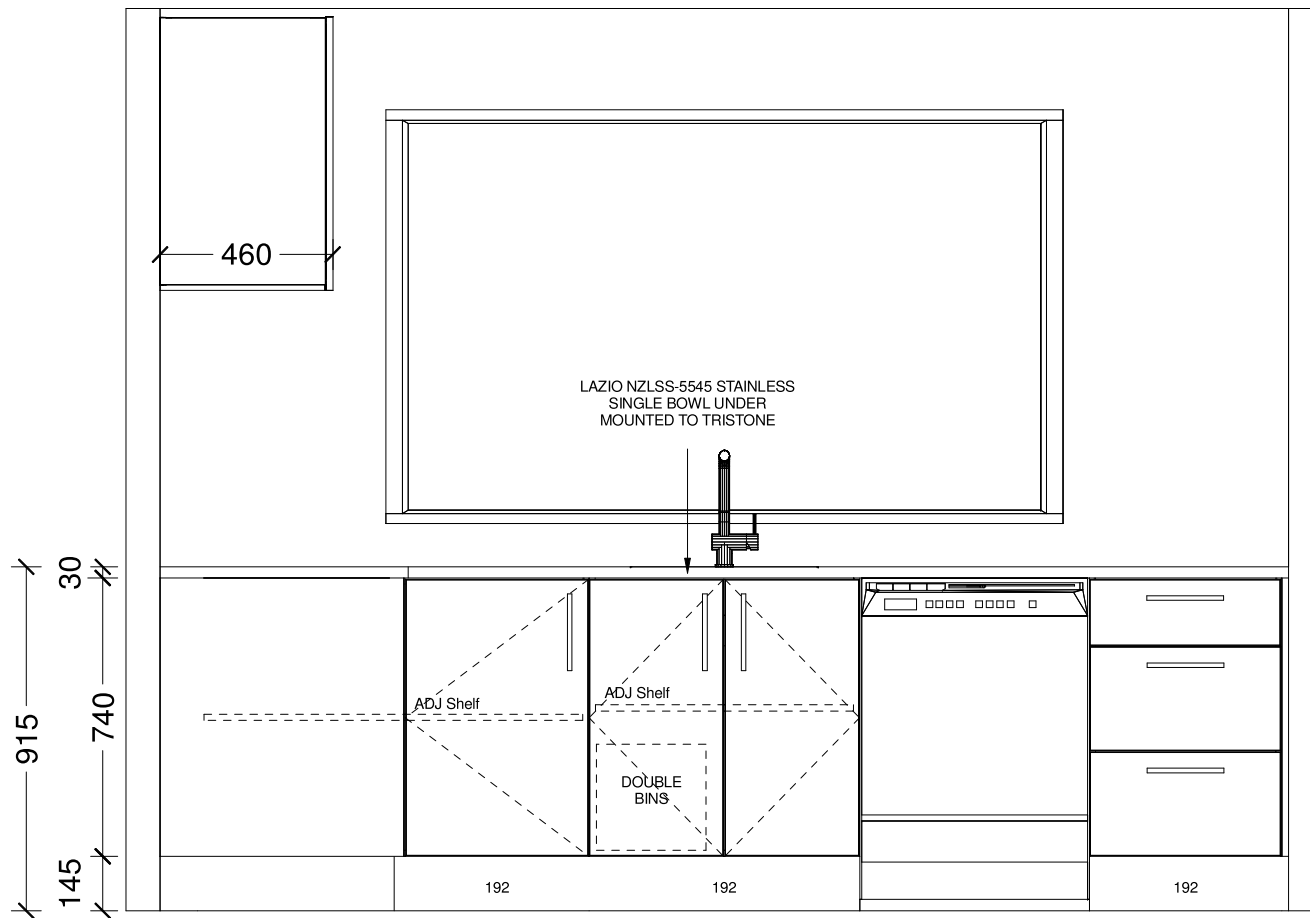
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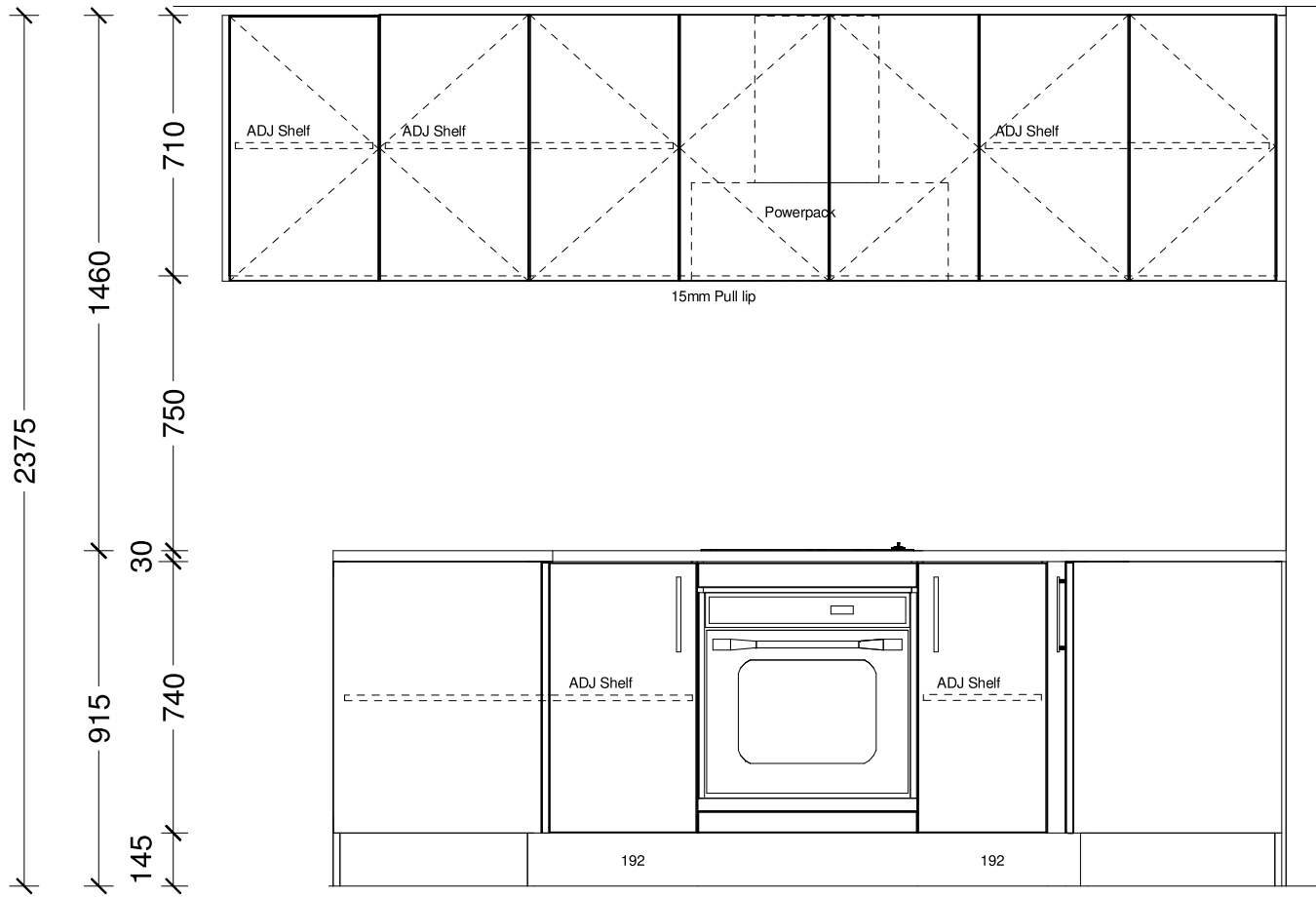
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|-----------------------------|--------------------|---------------------------------------|---------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 02 Dec 25 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: Default | |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Flax - Single Window | | | | |

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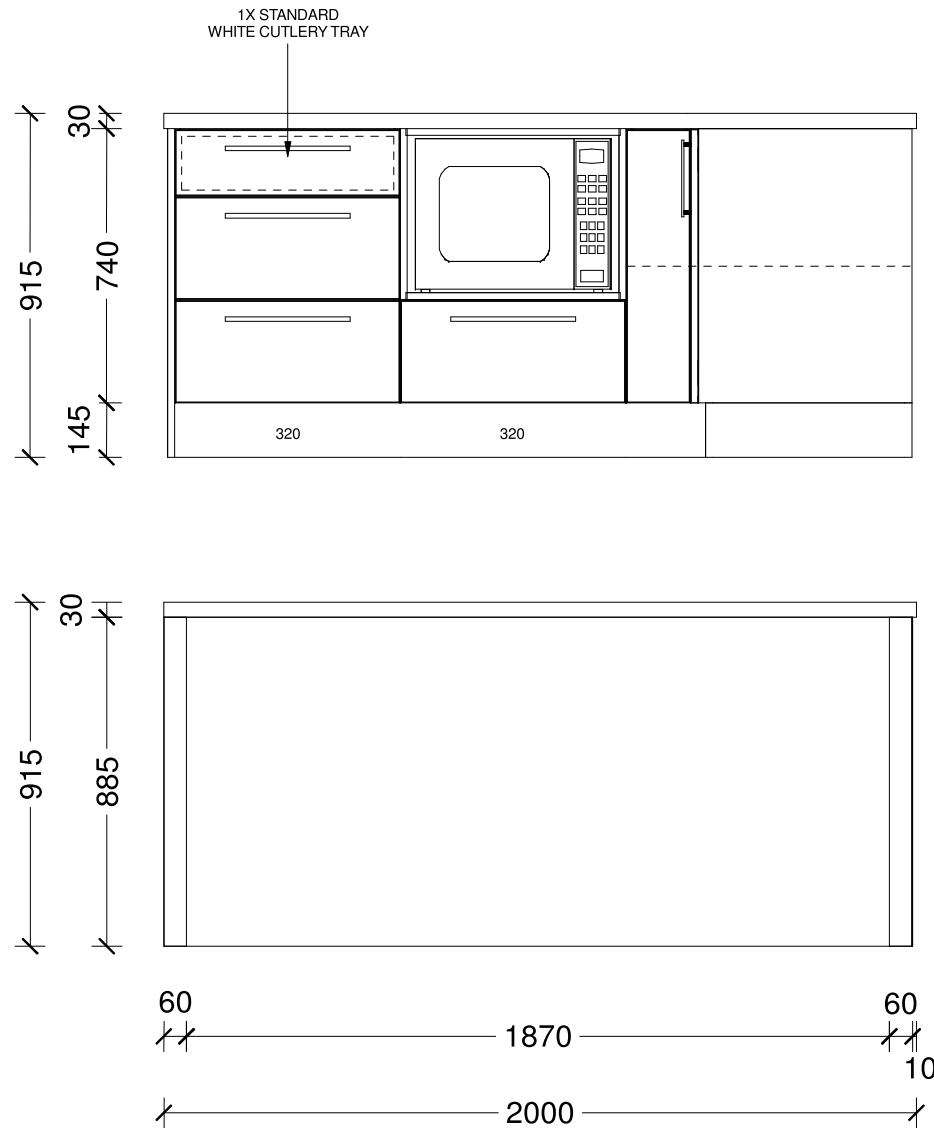
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| Dwg: Kitchen Elevation | Scale: 1 : 20 | Customer: The Flax - Single Window | | | | |

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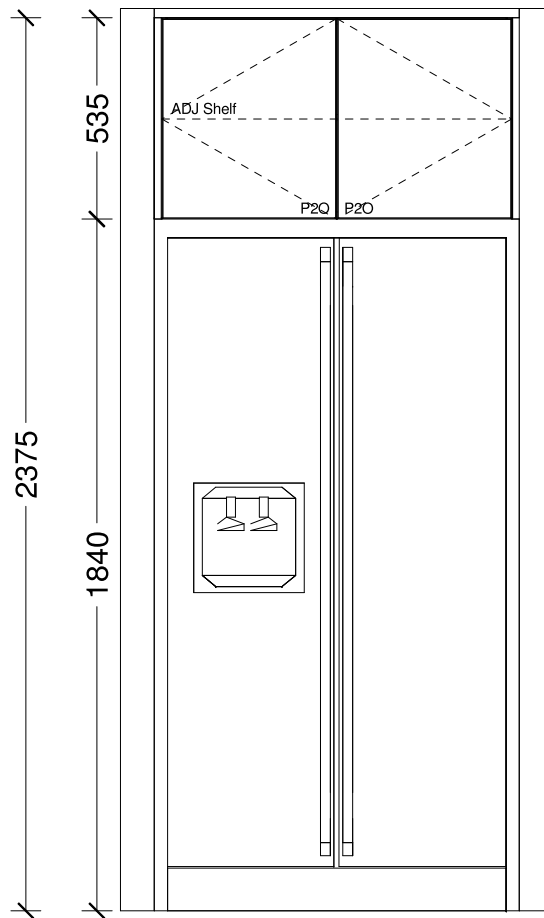
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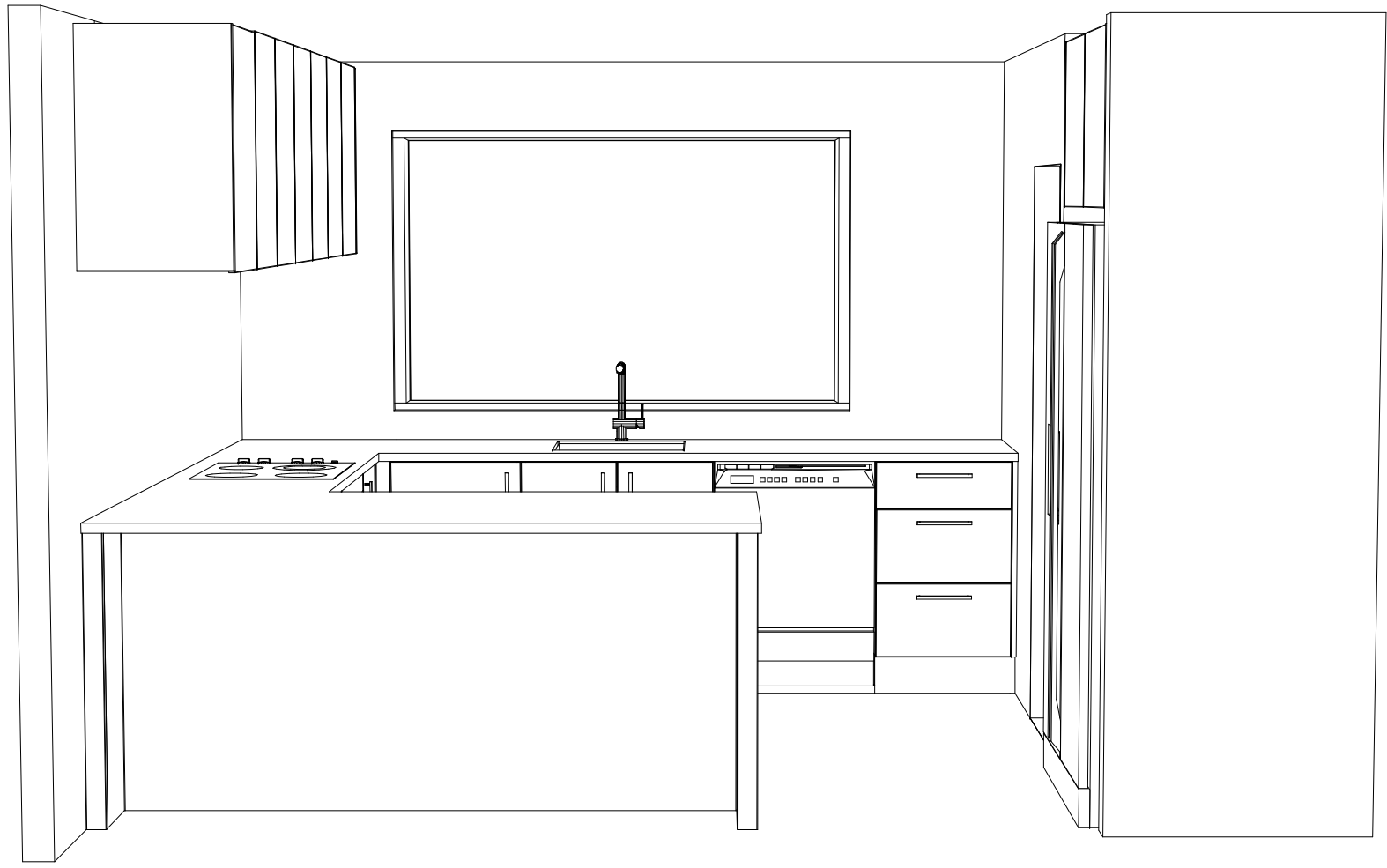
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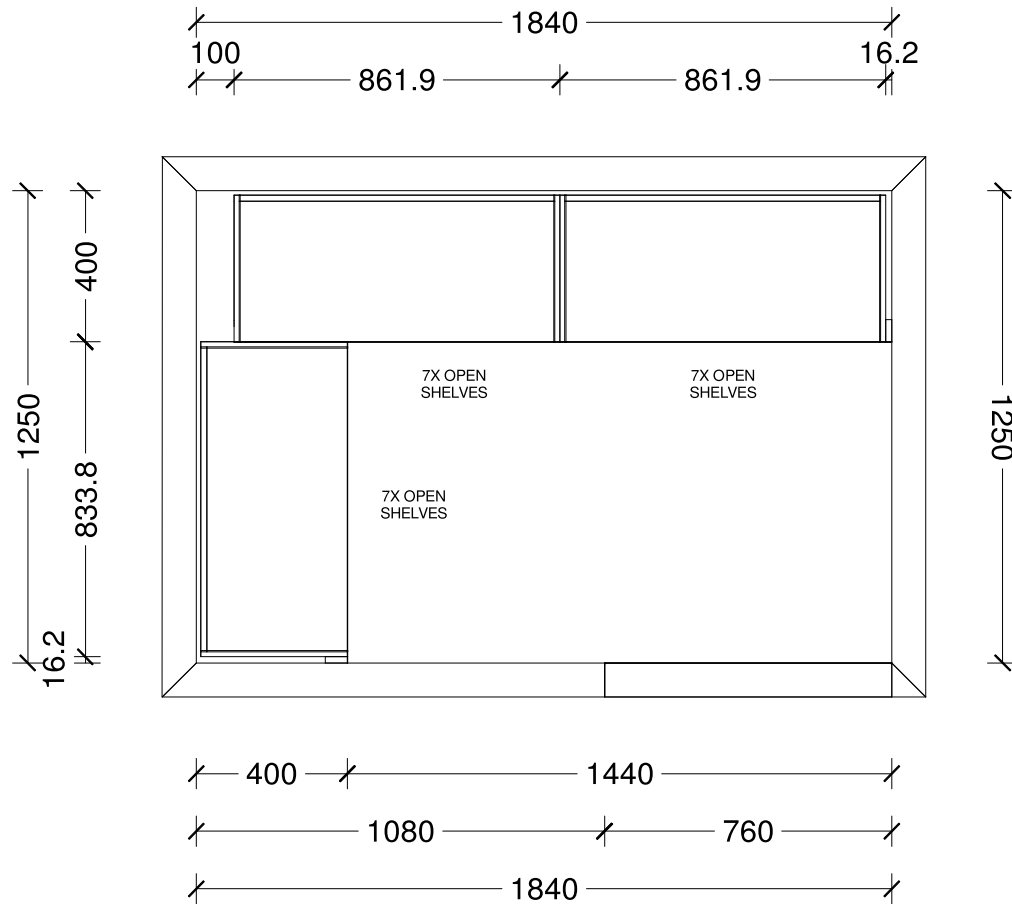
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| Dwg: Kitchen Elevation | Scale: 1 : 20 | Customer: The Flax - Single Window | | | | |

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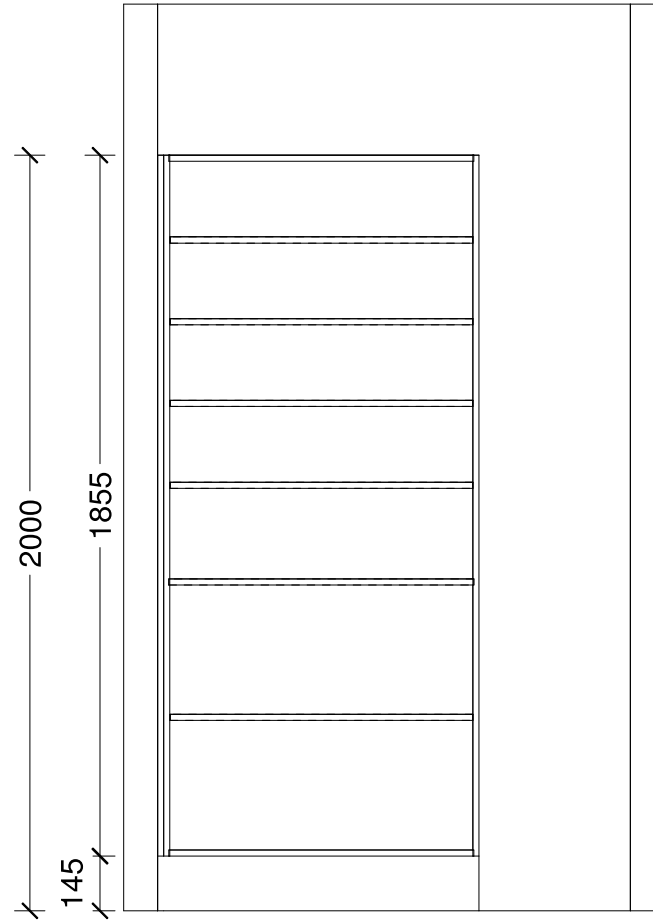


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|--------------------------------|--------------------|---------------------------------------|---------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 02 Dec 25 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Flax - Single Window | | | | |

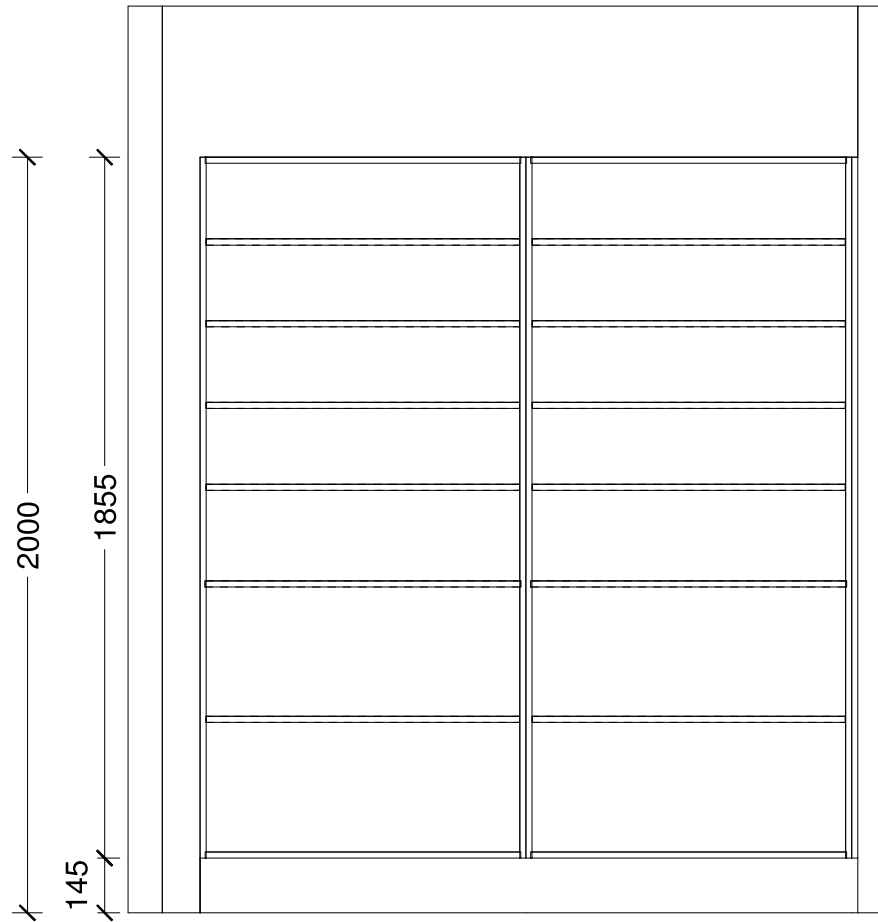
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| | | | | | | |
|-----------------------------|--------------------|---------------------------|---------|---------------|-------|--|
| Designer: Sarah Molyneux | Date: 02 May 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: | |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Flax | | | | |



| | | | | | | |
|-----------------------------|--------------------|---------------------------|---------|---------------|-------|---|
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| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Flax | | | | |

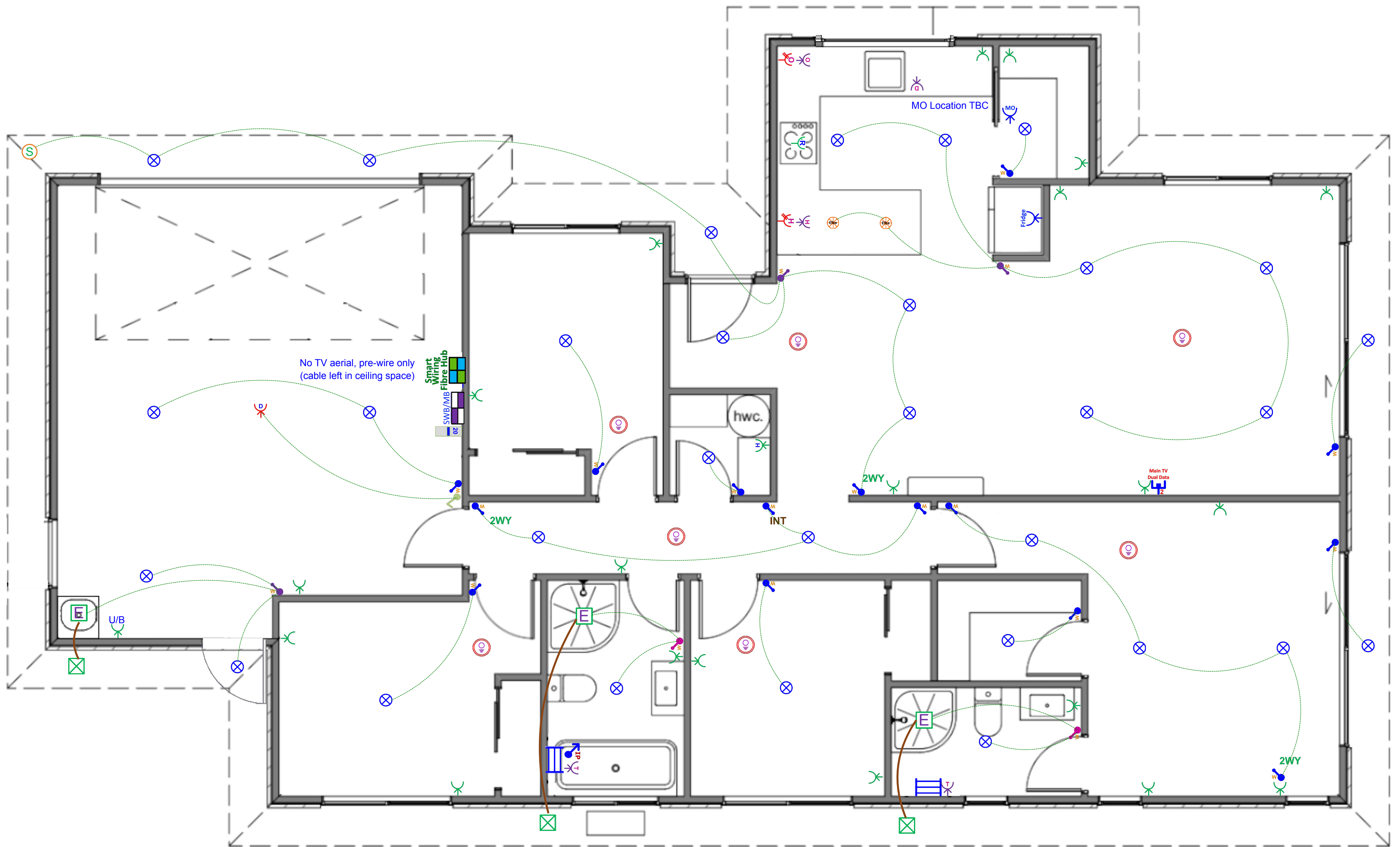


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|-----------------------------|--------------------|---------------------------|---------|---------------|-------|---|
| Designer: Sarah Molyneux | Date: 02 May 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: |  |
| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Flax | | | | |



| | | | | | | |
|-------------------------------|--------------------|---------------------------|---------|---------------|-------|---|
| Designer: Sarah Molyneux | Date: 02 May 24 | Client: Oakridge Homes | BC Ref: | Site Address: | Job#: |  |
| Dwg: Pantry 3D Perspective | Scale: | Customer: The Flax | | | | |





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Plan: Option C - The Elba - The Flax Modified- Garage Right - 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 | | 21 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 20 Amp max | | 1 EA |
|  Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp 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 Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life | | 7 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 with White Fascia & Circuit | | 31 EA |
|  Tradesave Slim White Light Switch 1 Gang | | 15 EA |
|  Tradesave Slim White Light Switch 2 Gang | | 2 EA |

Electrical

| Item | Total |
|---|-------|
|  Tradesave Slim White Light Switch 3 Gang | 3 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 1 EA |
|  2-Way Light Circuit | 3 EA |
|  Tradesave Slim 3-way Intermediate Switching Light Circuit | 1 EA |
|  Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA |
|  SC261302 (Oak)-25 - Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White) | 1 EA |

Kitchen Pendants

| Item | Total |
|--|-------|
|  Pendant Light - Elba 365mm with 8-watt LED Lamp (Black) & Circuit | 2 EA |

In the Area

About Kennedys Green

Within ten minutes drive to Christchurch City Centre Kennedys Green 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 Green 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.

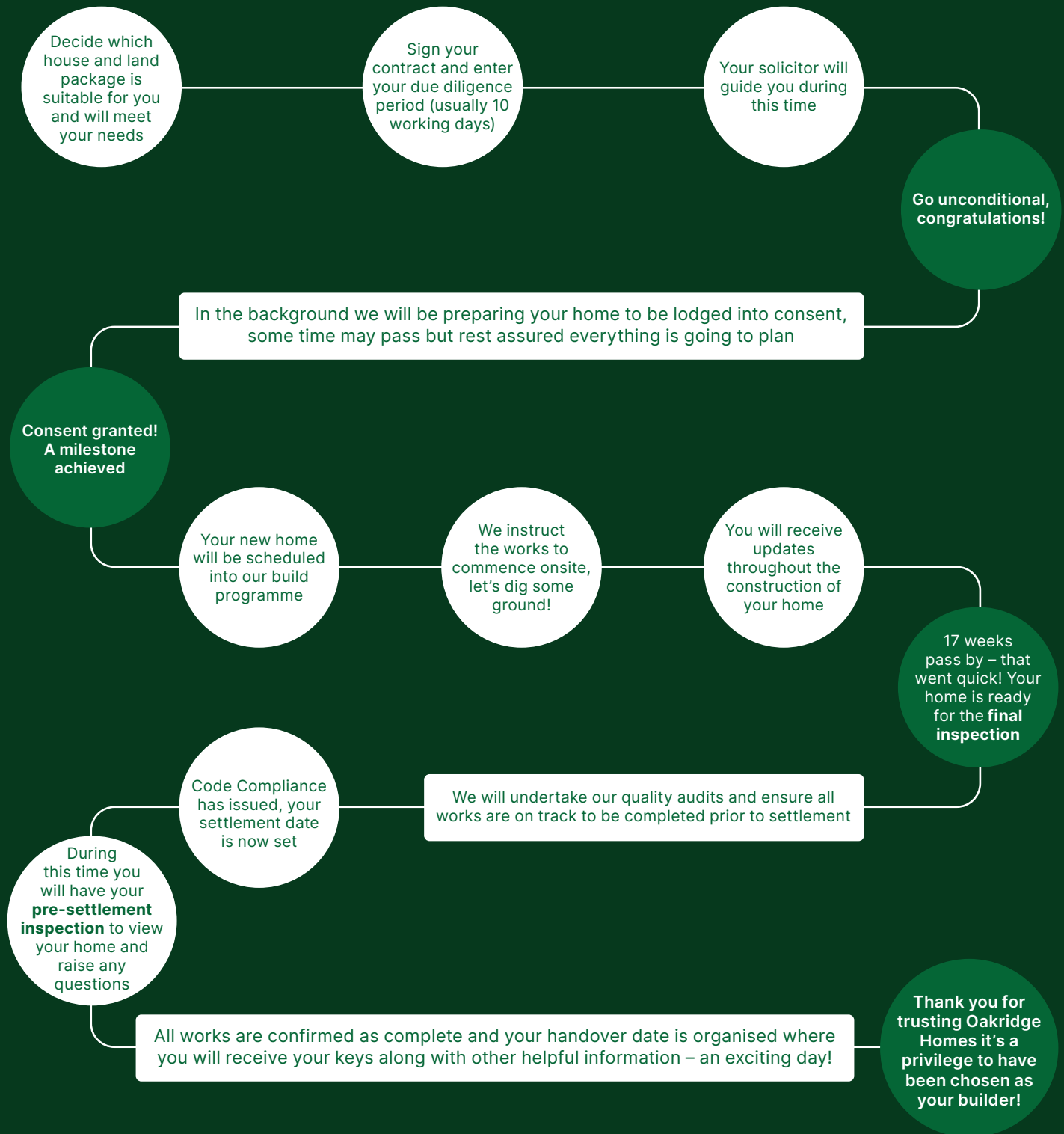
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive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



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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