



## House & Land Package

Lot 42 Milns Green, Stage 1,  
Halswell, Christchurch

| Dwelling Size     | Section Size      |
|-------------------|-------------------|
| 156m <sup>2</sup> | 396m <sup>2</sup> |

# \$844,900



4



1



2



2



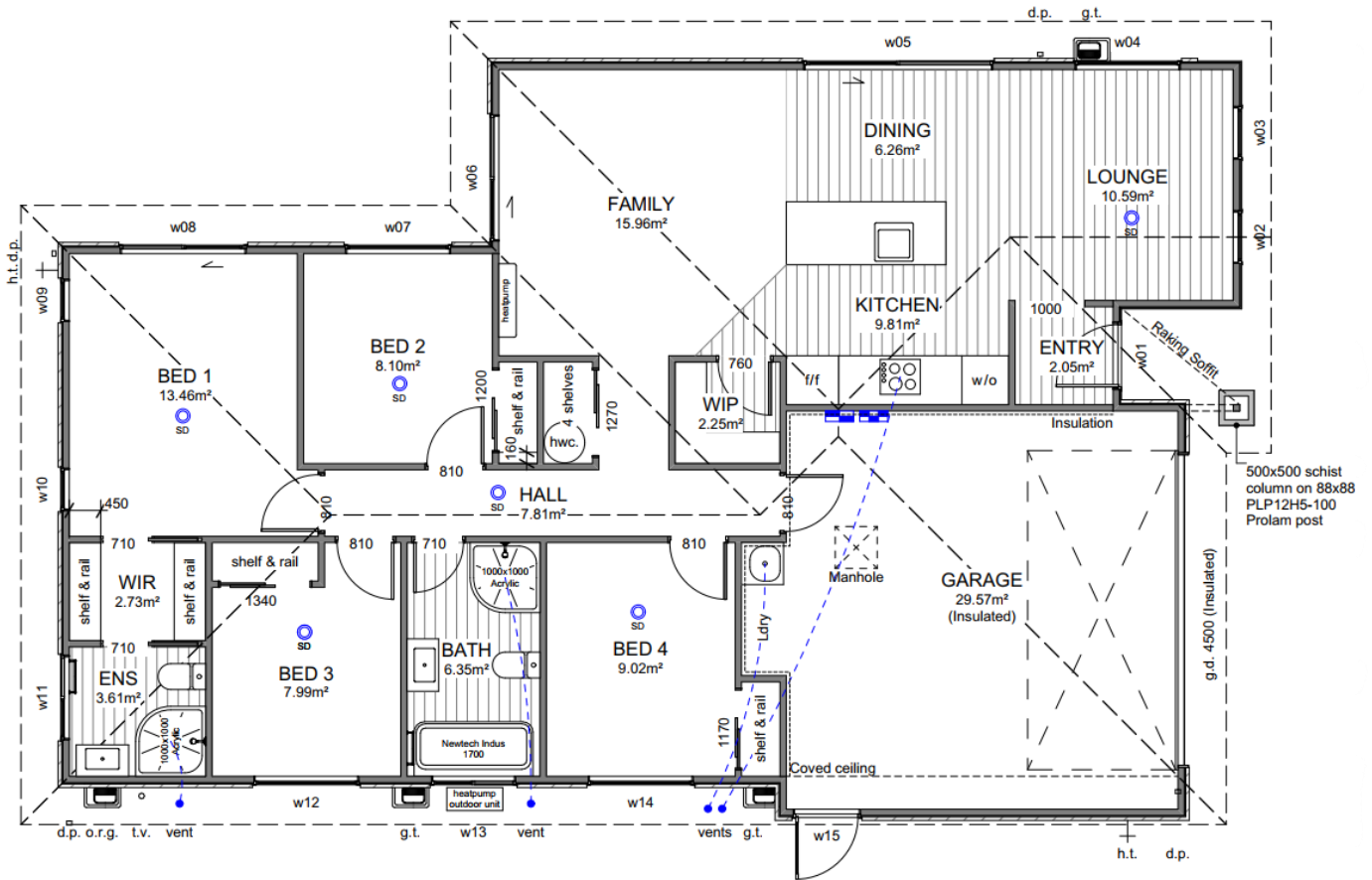
*Artist Impression Only—Refer to Concept Plans*

House and land package featuring four bedrooms, master includes a walk-in wardrobe and ensuite, open plan kitchen, dining and living, family sized bathroom and internal access garaging. Designed with a patio from the living space enhancing the indoor / outdoor flow. Custom designer kitchen, quality fittings and full landscaping package included.

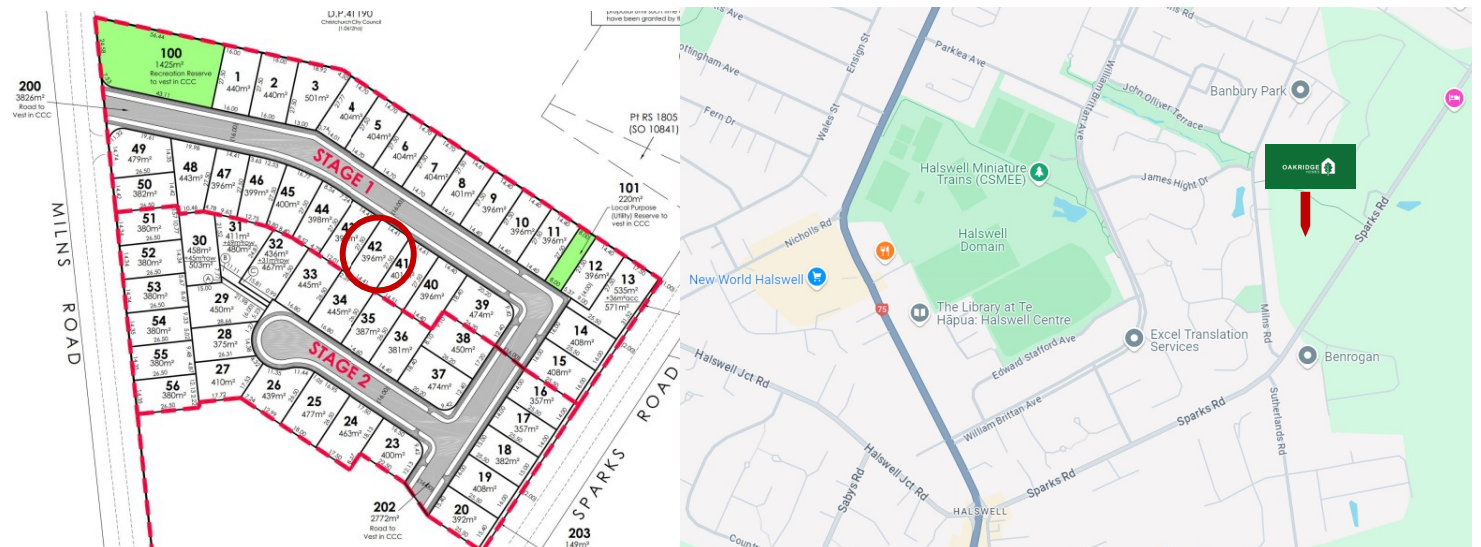
Within ten minutes drive to Christchurch City Centre Milns Green is surrounded by natural reserves and vast views of the Port Hills. Conveniently located within close proximity to the Halswell Shopping Centre where you will find various retail outlets, cafes, restaurants, a pharmacy and supermarket. Close to the recreational Quarry Park, public swimming pool and library Milns Green is a highly desirable location.



## 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





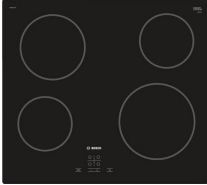




*Lot 42 Milns Green, Stage 1, Halswell, Christchurch*

| <b>General:</b>           |   |                     |   |
|---------------------------|---|---------------------|---|
| Guarantee:                | 10 year Masterbuild   | Insurance:          | Builders All Risk   |
| Warranty:                 | 365 day from settlement   | Utilities:          | Sewer pump chamber & Fibre  |
| <b>Dwelling Exterior:</b> |   |                     |   |
| Foundation:               | TC2 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 (15yr manufacturers guarantee)   |
| Feature cladding:         | James Hardie Axon & Designa Schist  | 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  |
| <b>Dwelling Interior:</b> |   |                     |   |
| 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:           | 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  |
| Splashback tiles:         | 100x300mm subway tile (Kitchen only)  | Window coverings:   | Windoware Austro roller blinds—Slate<br>Excluding garage and bathrooms                                  |
| <b>Landscaping:</b>       |   |                     |   |
| 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 42 Milns Green, Stage 1, Halswell, Christchurch

| 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.<br><br>*Refer to plans and colour scheme | Kitchen sink:   | Lazio NZLSS-5545 single stainless steel sink<br><br> |
| Kitchen tapware:                       | Greens Astro II Gooseneck Slim<br><br>   | Kitchen handles:  | Stefano Orlati 4062— Titanium<br><br>                |
| Oven:                                  | Bosch HBF133BSOA<br><br>  | Ceramic cooktop:  | Bosch PKE611K17A<br><br>                           |
| Rangehood:                             | Bosch DWB97DM50A<br><br>  | Dishwasher:   | Bosch SMU2ITS01A<br><br>                           |
| Laundry tub:                           | Aquatica Laundra Studio<br><br>   | Feature pendant:<br><br>*dependent on supply, similar fitting to be used if unavailable | Staverton 1L—black<br><br>                         |



# Specification

*Lot 42 Milns Green, Stage 1, Halswell, Christchurch*

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

# Colour Scheme

Lot 42 Milns Green, Stage 1, Halswell, Christchurch

## Exterior:

|                             |                  |
|-----------------------------|------------------|
| Roof:                       | Titania          |
| Fascia/ Gutter / Downpipes: | Titania          |
| Window joinery:             | Titania          |
| Front door:                 | Titania          |
| Front door frame:           | Titania          |
| Garage door:                | Titania          |
| Garage door frame:          | Titania          |
| Soffits:                    | Half black white |
| Exterior cladding (Main):   | Black white      |
| Exterior cladding (Axon):   | Black white      |
| Exterior cladding (Schist): | Autumn hue       |

## Interior:

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| Ceilings:                         | Half black white                  |
| Walls:                            | Black white                       |
| Interior doors:                   | Black white                       |
| Skirting:                         | Black white                       |
| Carpet:                           | Iron                              |
| Vinyl plank:                      | Natural                           |
| Kitchen cabinetry main:           | Bestwood simply white             |
| Feature kitchen/ negative detail: | Subtle grey velvet                |
| Kitchen benchtop:                 | TriStone 12mm – Pure white        |
| Kitchen splashback:               | White gloss with misty grey grout |

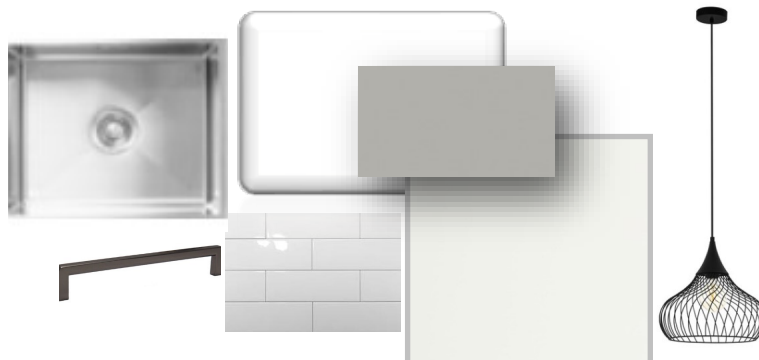
## Exterior:

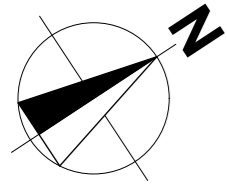


## Interior:



## Kitchen:





### Site Info

|                   |                       |
|-------------------|-----------------------|
| Site Address      | Milns Green, Halswell |
| Legal Description | Lot 42                |
| Site Area         | 396m <sup>2</sup>     |
| Building Area     | 156.77m <sup>2</sup>  |
| Roof Area*        | 194.33m <sup>2</sup>  |
| Site Coverage     | 39.59%                |

### 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.

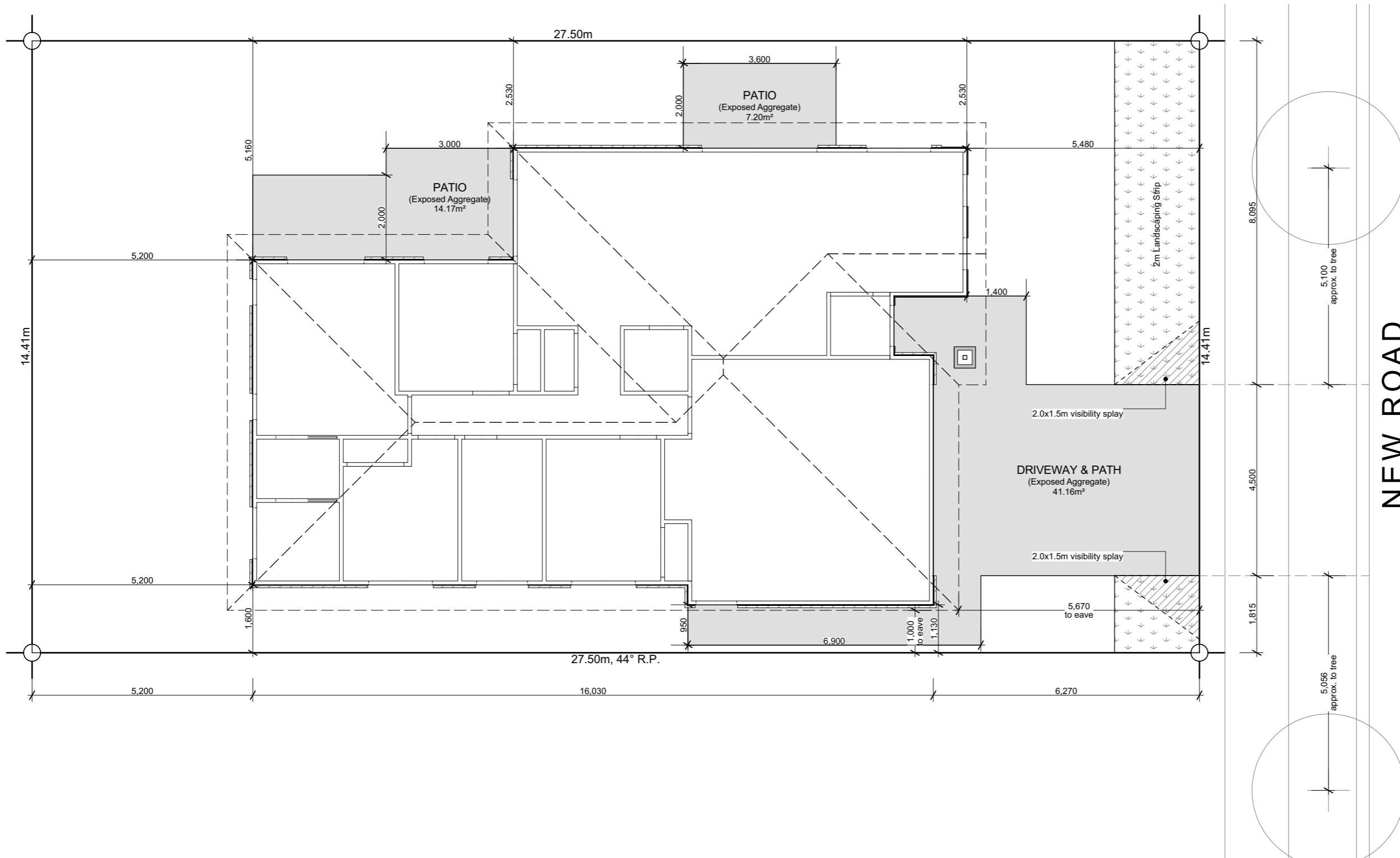
Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

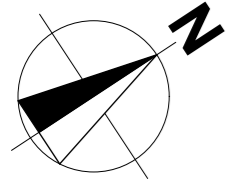
Refer to Sediment Control in Specification & implement where required.

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.



NEW ROAD



### Building Area

|               |                      |
|---------------|----------------------|
| Over Frame    | 152.80m <sup>2</sup> |
| Perimeter     | 57.00m               |
| Over Cladding | 156.52m <sup>2</sup> |
| Perimeter     | 57.56m               |
| Roof Area*    | 194.33m <sup>2</sup> |
| Perimeter     | 59.72m               |

\*Roof area includes fascia & gutter.

### General

|                  |                                |
|------------------|--------------------------------|
| Main Cladding    | RCS Graphex                    |
| Feature Cladding | JH Axon Panel & Designa Schist |
| 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.

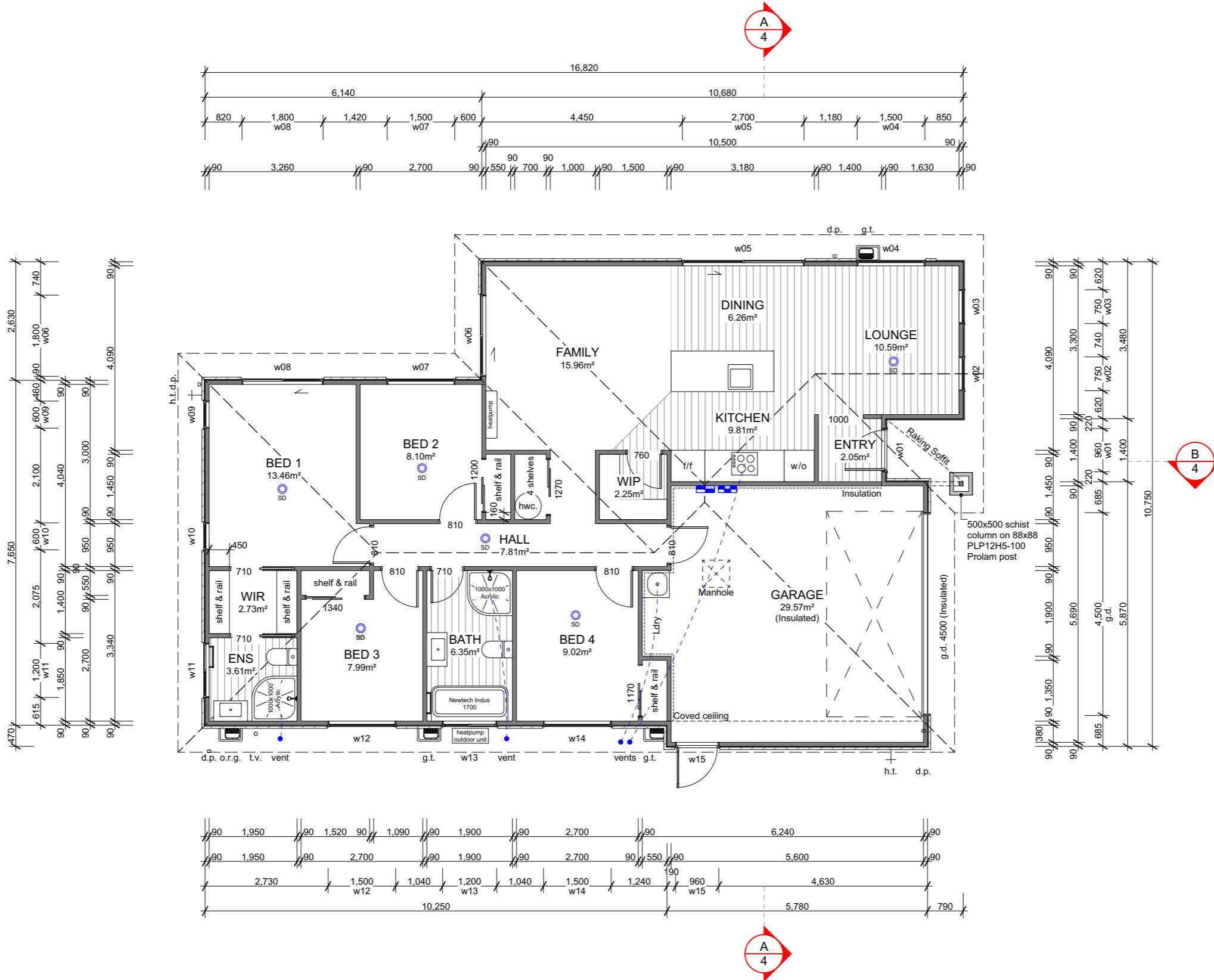
### Legend

- Distribution Board & Smart Meterbox
- Data Box
- Smoke Detector 10 year long-life battery-operated & interconnected (Cavius)

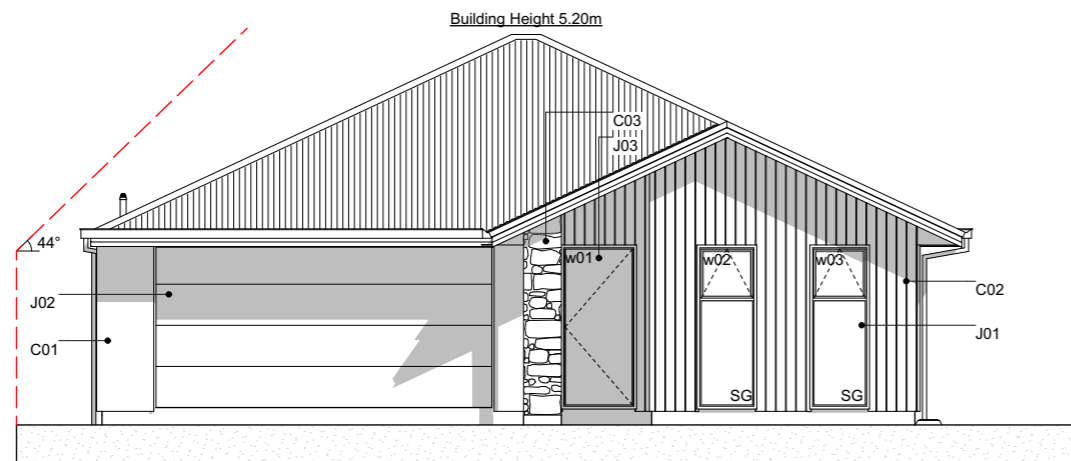
### Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

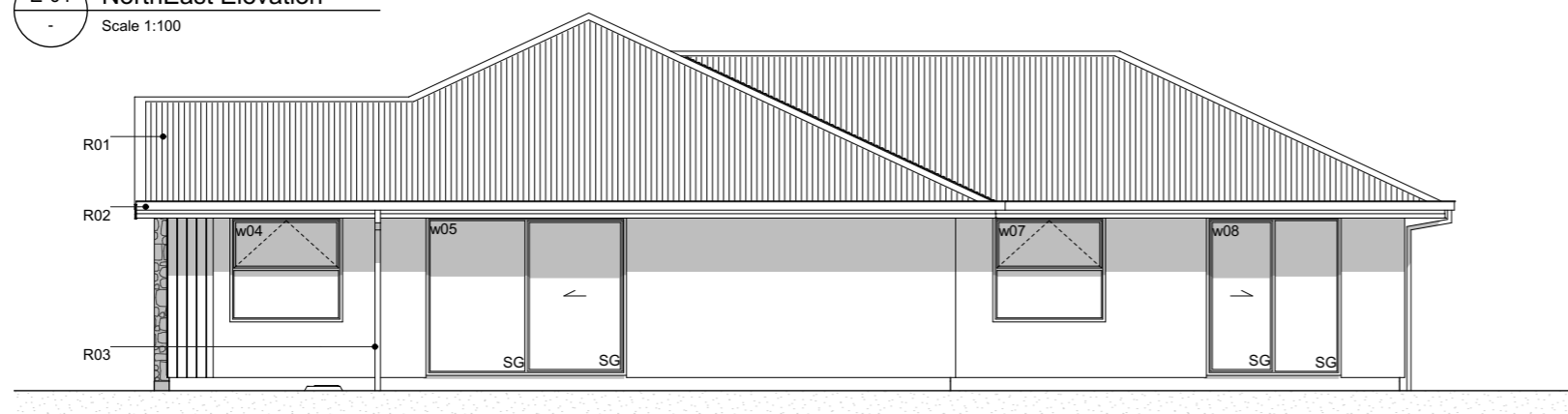
| WINDOW SCHEDULE |       |       |
|-----------------|-------|-------|
| ID              | H     | W     |
| w01             | 2,130 | 960   |
| w02             | 2,130 | 750   |
| w03             | 2,130 | 750   |
| w04             | 1,400 | 1,500 |
| w05             | 2,130 | 2,700 |
| w06             | 2,130 | 1,800 |
| w07             | 1,400 | 1,500 |
| w08             | 2,130 | 1,800 |
| w09             | 1,400 | 600   |
| w10             | 1,400 | 600   |
| w11             | 1,100 | 1,200 |
| w12             | 1,400 | 1,500 |
| w13             | 1,100 | 1,200 |
| w14             | 1,400 | 1,500 |
| w15             | 2,130 | 960   |



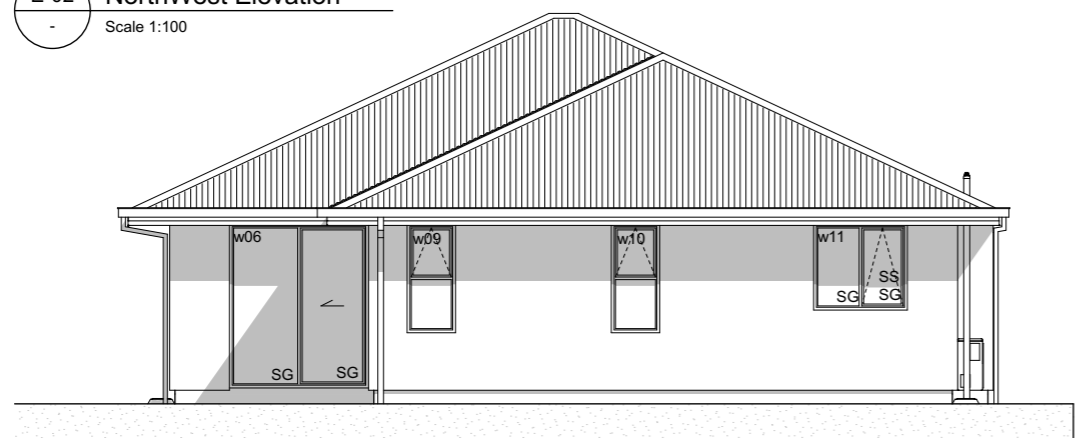




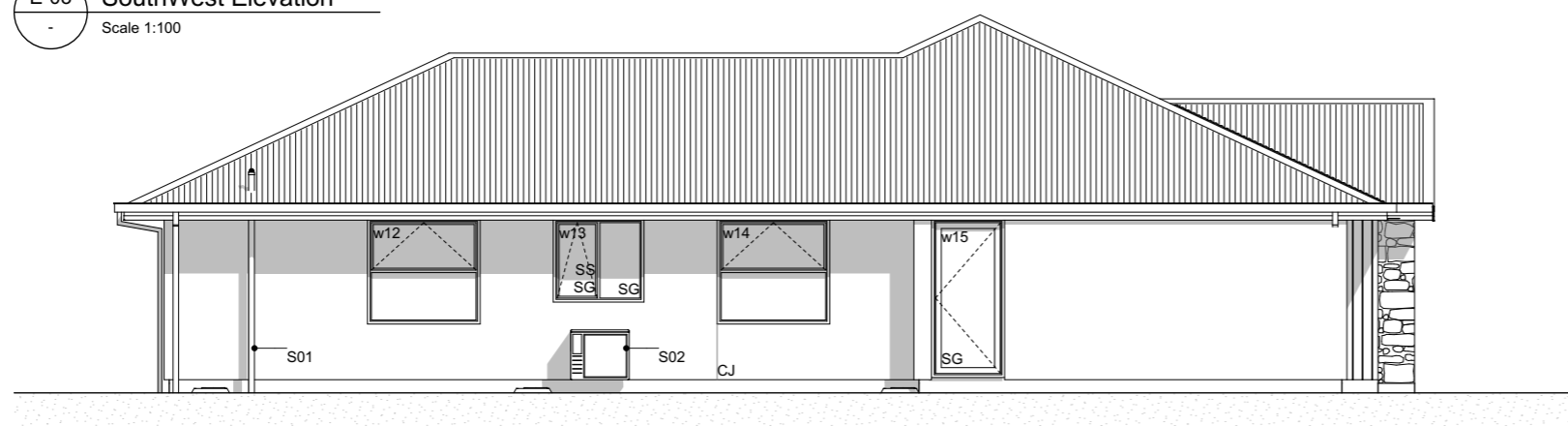
**E-01 NorthEast Elevation**  
Scale 1:100



**E-02 NorthWest Elevation**  
Scale 1:100



**E-03 SouthWest Elevation**  
Scale 1:100



**E-04 SouthEast Elevation**  
Scale 1:100

**Elevation Keys**

- C01 RCS Graphex 50mm panel with plastered finish over 20mm cavity battens.
- C02 James Hardie Axon panel on 20mm cavity battens.
- C03 500x500mm Designa Schist column.
- 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 bracker.

**Legend**

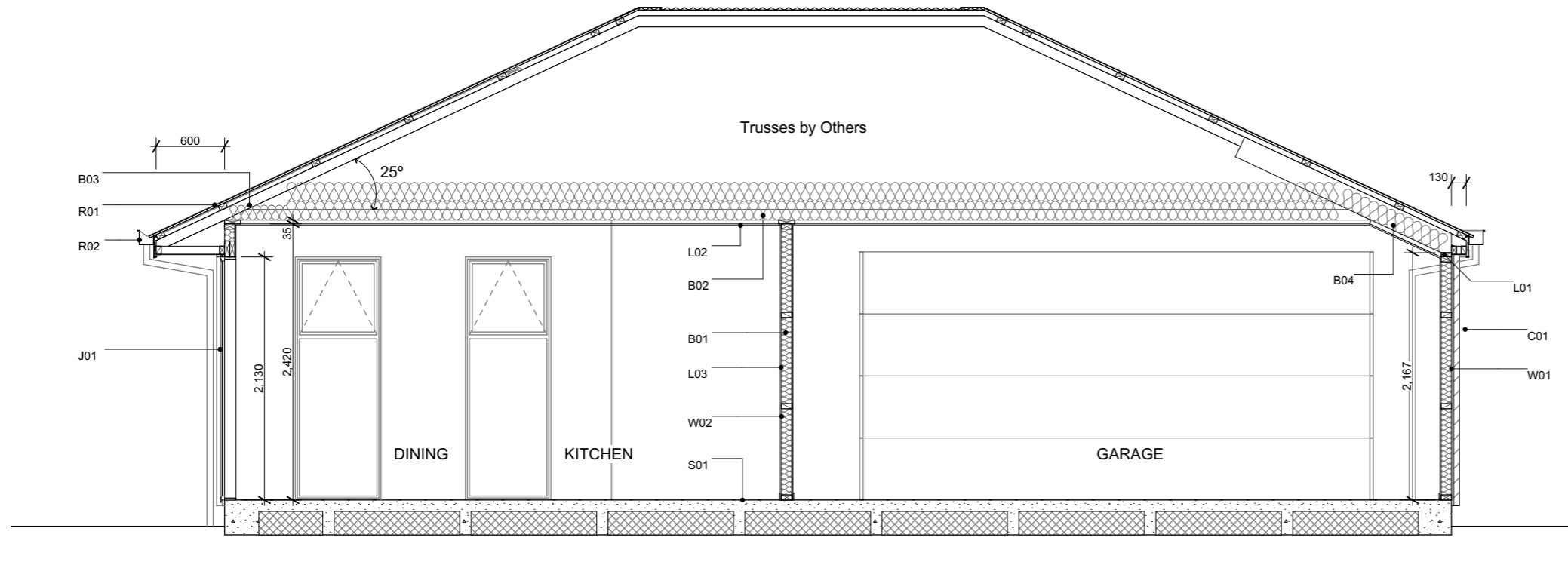
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

**General Notes**

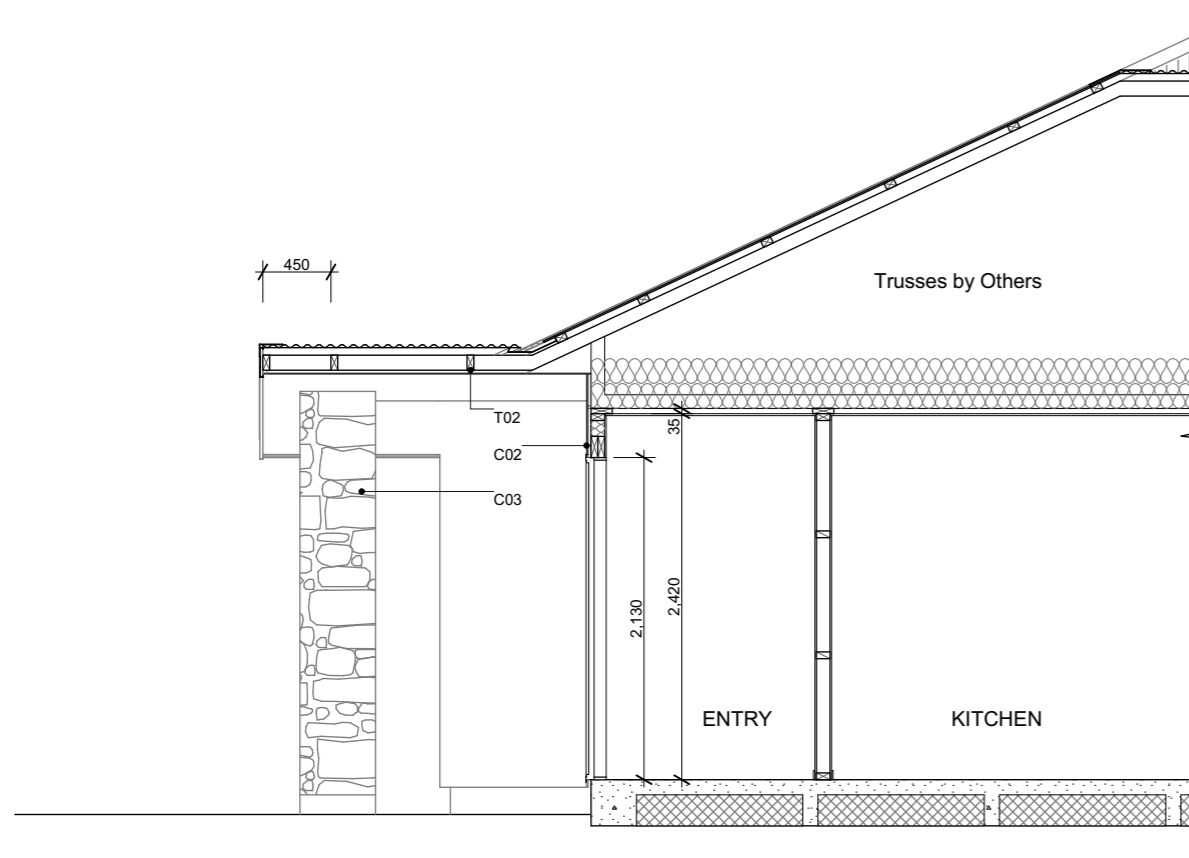
Driveway to fall from 20mm max. below garage rebate.

## 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.
- C03 500x500mm Designa schist column on 88x88mm PLP12H5-100 Prolam post.
- 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 floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chord / outriggers to form raking soffit. Refer to Truss Design.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02 Colorsteel Quad gutter on Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 R3.6 (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 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  
Scale 1:50



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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 42 MILNS GREEN  
HALSWELL CHCH

**Issue**  
Concept Design

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

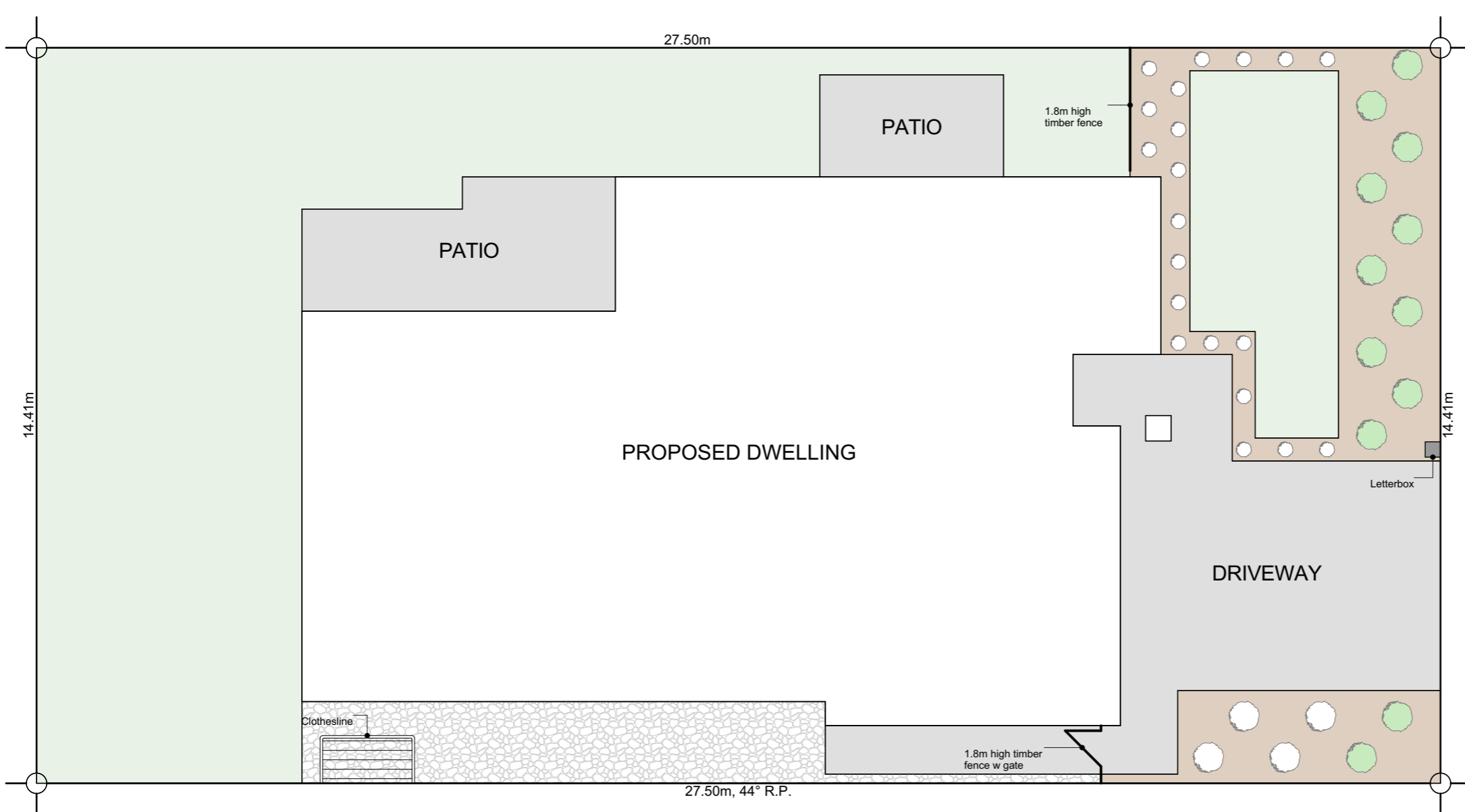
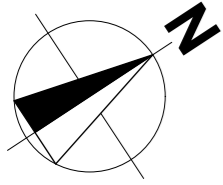
**Cross Sections**

Scale 1:50 @ A3

Revision 1  
Date 3/12/2024  
File No. 24231 (ORH. 3083)

**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

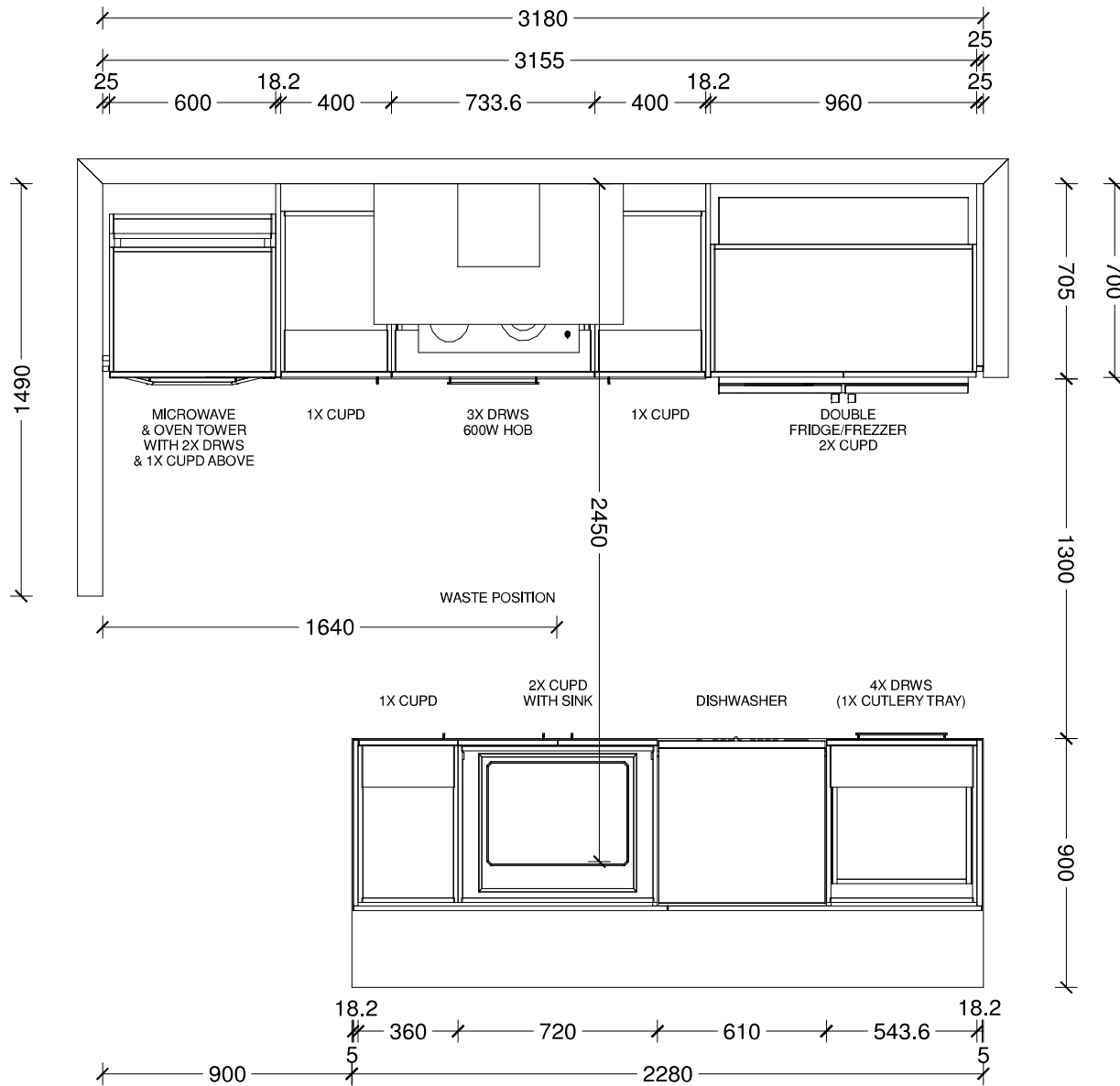
\*Planting species for garden bed are indicative-not to be limited to.

### Legends

-  Lawn
-  Exposed Aggregate
-  Stonechip
-  Garden Bed with Bark
-  2m wide Landscape Strip, comprising 50% trees & shrubs

NEW ROAD

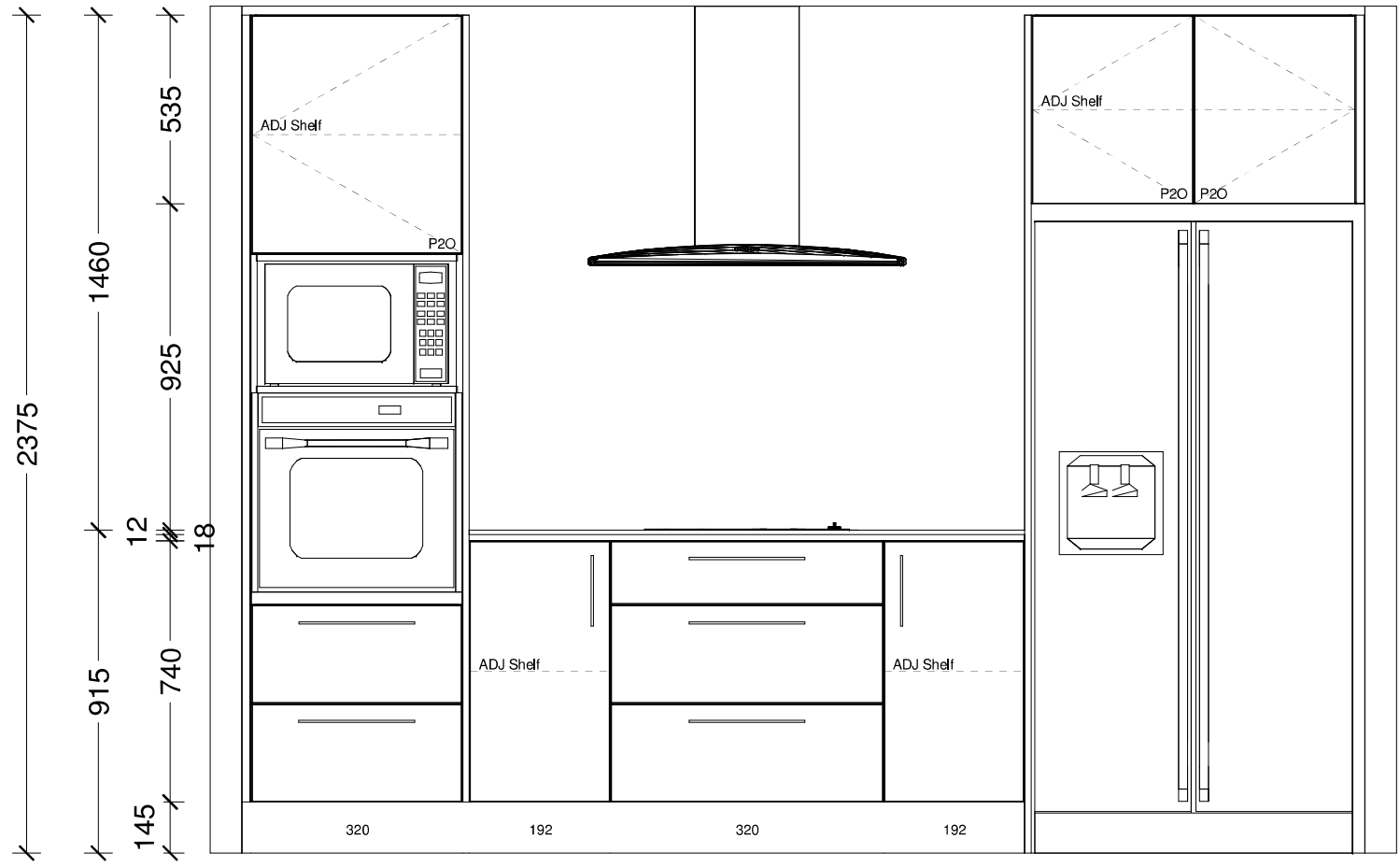




|   |
|---|
| <b>Benchtop Colour:</b>                 |
| 12mm square edge Tristone in Pure White |
| <b>Back Wall Joinery Colour:</b>        |
| Bestwood Simply White Embossed          |
| <b>Island Joinery Colour:</b>           |
| Bestwood Subtle Grey Velvet             |
| <b>Negative Detail Joinery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

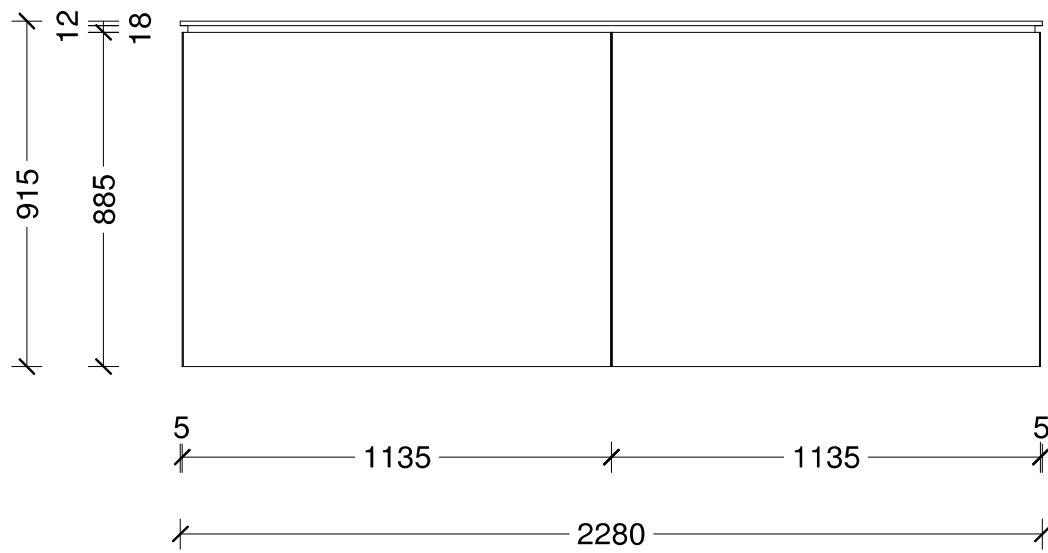
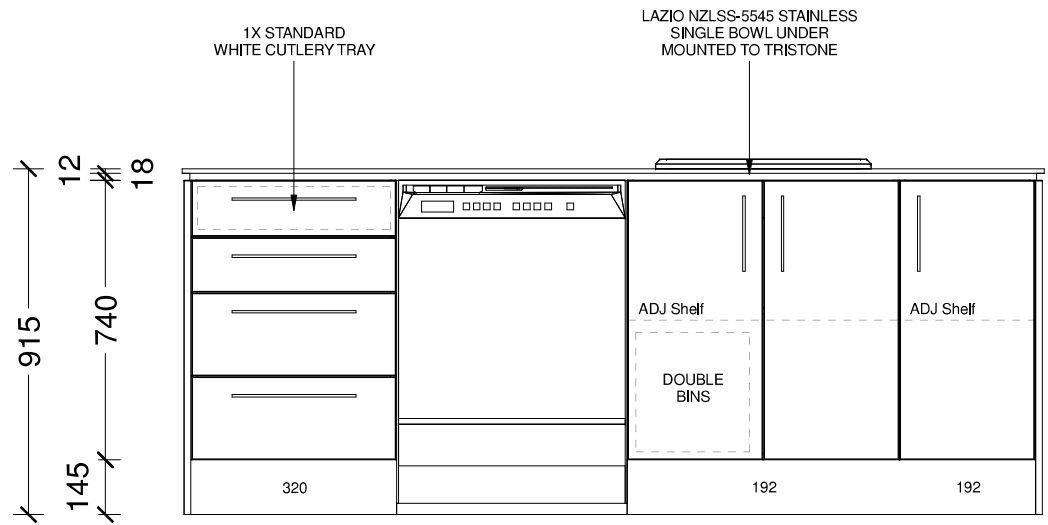
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|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: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





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

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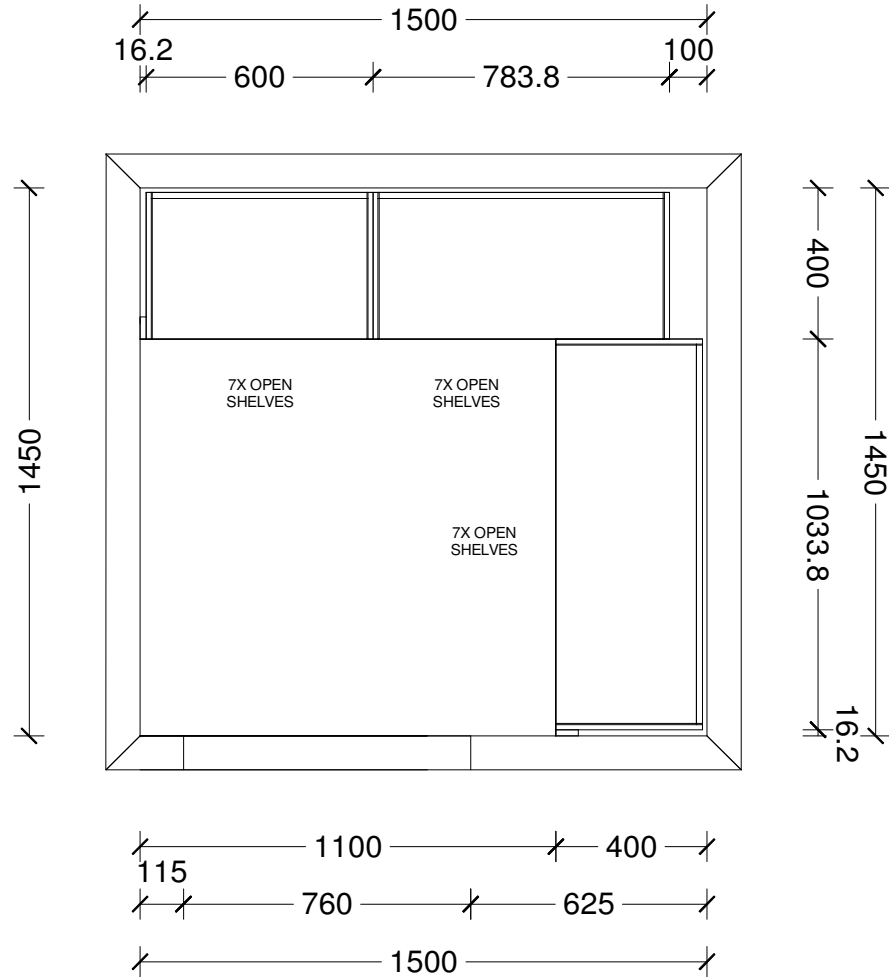
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|                                |                    |                                 |                |               |               |   |
|--------------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|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

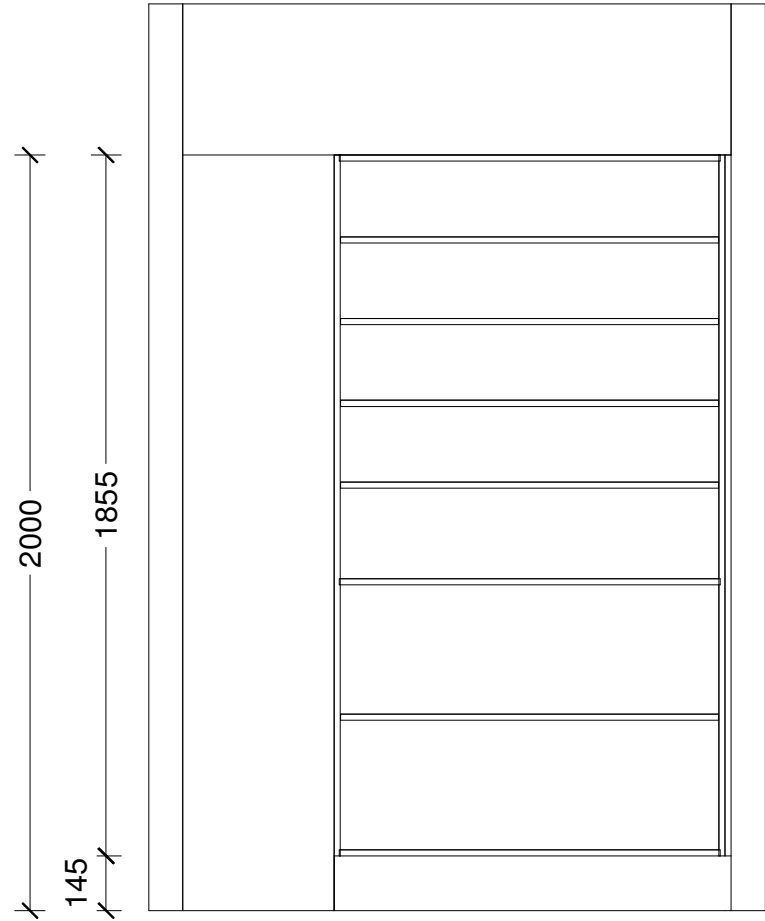
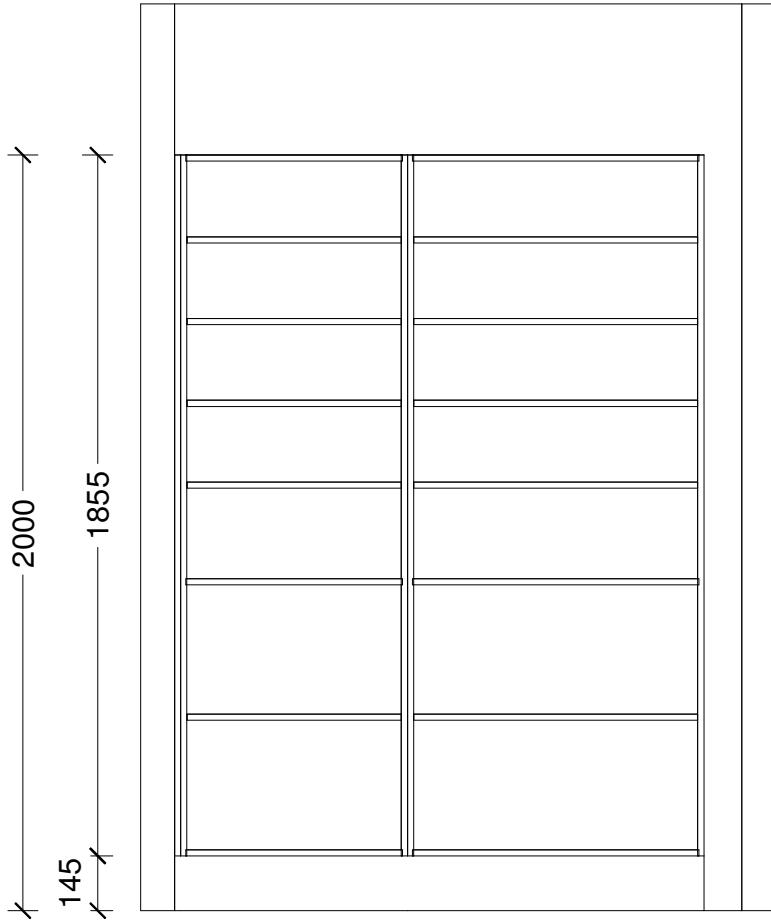
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|-----------------------------|--------------------|------------------------------------|----------------|---------------|---------------|---|
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes          | BC Ref:<br>Job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

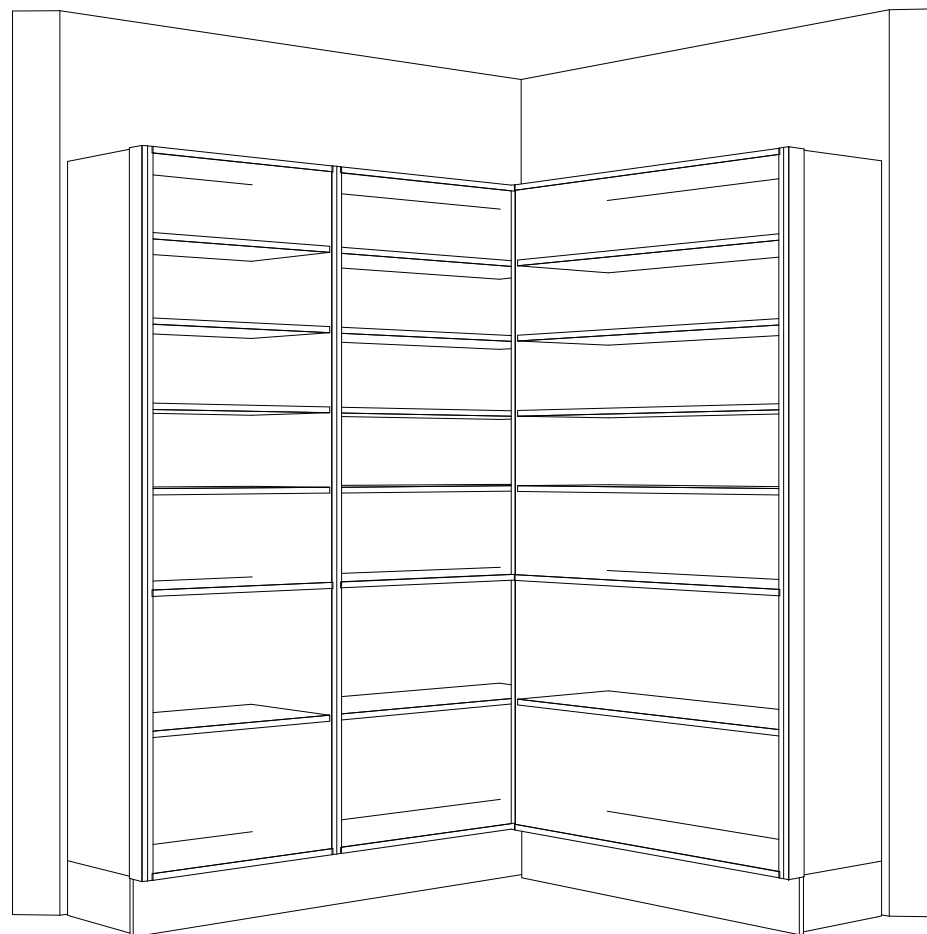
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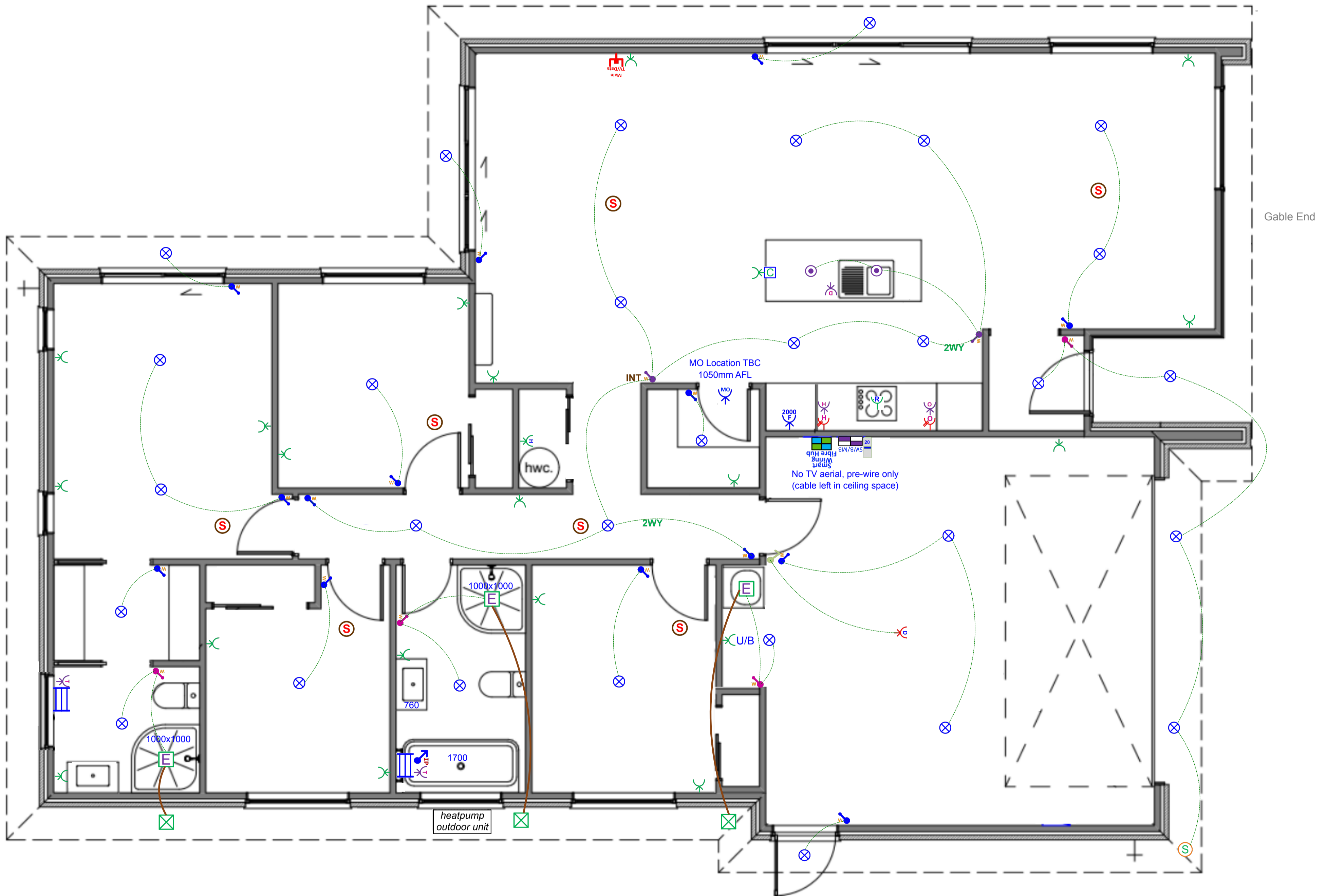
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| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes          | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry Elevation    | Scale:<br>1 : 20   | Customer:<br>The Maple - Pantry V2 |                |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

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|                               |                    |                                    |                |               |               |   |
|-------------------------------|--------------------|------------------------------------|----------------|---------------|---------------|---|
| Designer:<br>Sarah Molyneux   | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes          | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry 3D Perspective | Scale:             | Customer:<br>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  |
|  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 |
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit   |  | 2 EA  |

## Electrical

|  | Item  | Total |
|--|---|-------|
|  | 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  |
|  | Tradesave Slim 3-way Switching White                          | 1 EA  |
|  | Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit | 1 EA  |
|  | Tradesave Slim Main TV/Data Socket (Cat6)                     | 1 EA  |