



# House and Land Package

Lot 42 Pinewood Grange, Stage 1,  
Rolleston

Dwelling  
Size

164m<sup>2</sup>

Section  
Size

453m<sup>2</sup>  
+51m<sup>2</sup>  
ROW

# \$759,900



4



1



2



2



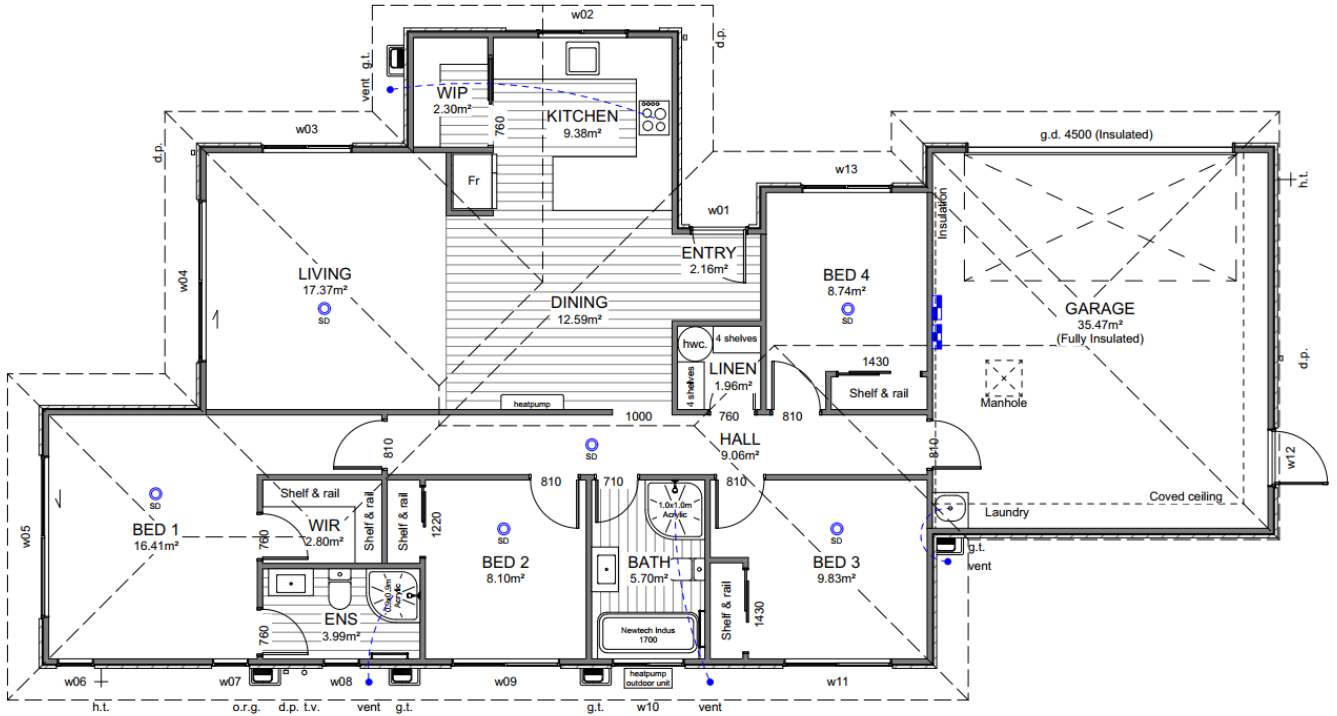
*Artist Impression Only—Refer to Concept Plans*

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

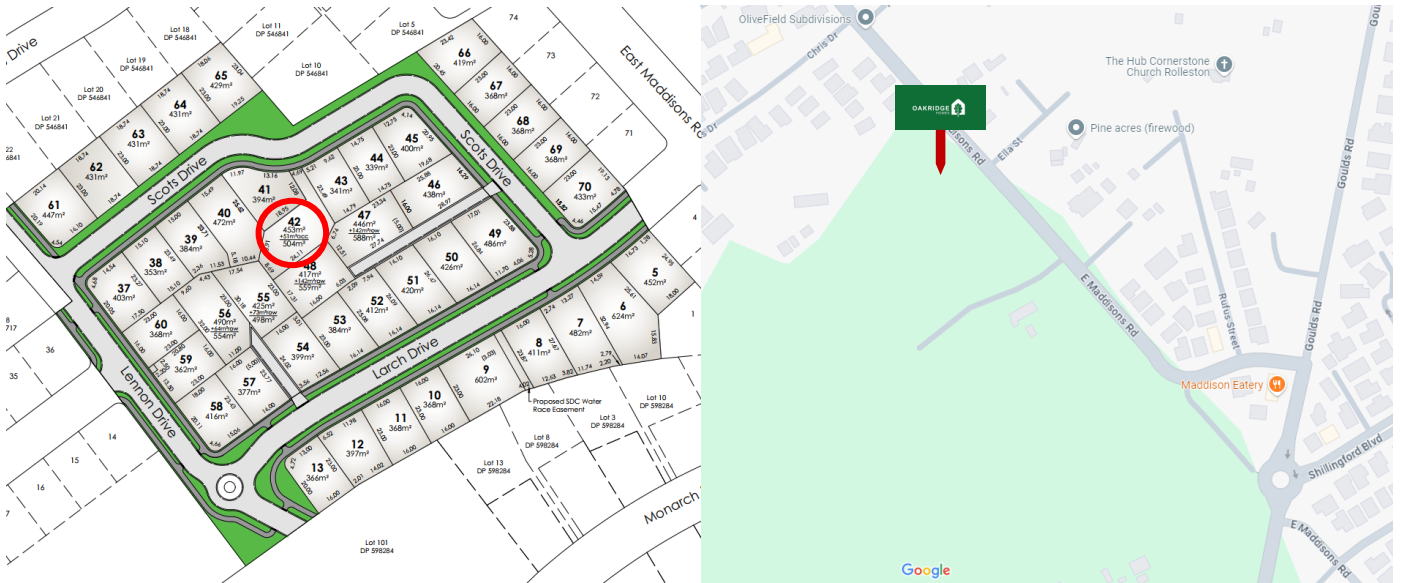
Just twenty minutes from Christchurch, Pinewood Grange is one of Rolleston's newest developments located on the fringe of the township, an easy six minute drive to the CBD offers eateries, retail shops, medical centre, cafes and restaurants. You are spoilt for choice with schooling options including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



## Floor Layout:



## Site Location:



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



# Specification





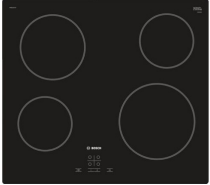




Lot 42 Pinewood Grange, Stage 1, Rolleston

<b>General:</b>			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
<b>Dwelling Exterior:</b>			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— corona shake	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
<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:	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
<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 Pinewood Grange, Stage 1, Rolleston

Kitchen and Laundry:			
<p>Kitchen, bench surface and splashback:</p>	<p>Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.</p> <p>*Refer to plans and colour scheme</p>	<p>Kitchen sink:</p>	<p>Lazio NZLSS-5545 single stainless steel sink</p> 
<p>Kitchen tapware:</p>	<p>Greens Astro II Gooseneck Slim</p> 	<p>Kitchen handles:</p>	<p>Stefano Orlati 4062— Titanium</p> 
<p>Oven:</p>	<p>Bosch HBF133BSOA</p> 	<p>Ceramic cooktop:</p>	<p>Bosch PKE611K17A</p> 
<p>Rangehood:</p>	<p>Bosch DWB97DM50A</p> 	<p>Dishwasher:</p>	<p>Bosch SMU05D05AU</p> 
<p>Laundry tub:</p>	<p>Aquatica Laundra Studio</p> 	<p>Feature pendant:</p> <p>*dependent on supply, similar fitting to be used if unavailable</p>	<p>Staverton 1L—black</p> 



# Specification

*Lot 42 Pinewood Grange, Stage 1, Rolleston*

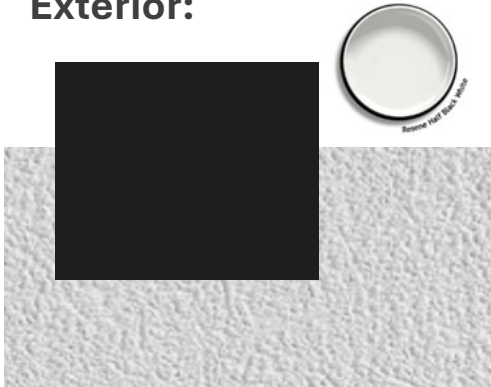
<b>Bathrooms:</b>			
Vanities:	Newtech Frank Plus 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Greens Astro II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

# Colour Scheme

Lot 42 Pinewood Grange, Stage 1, Rolleston

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

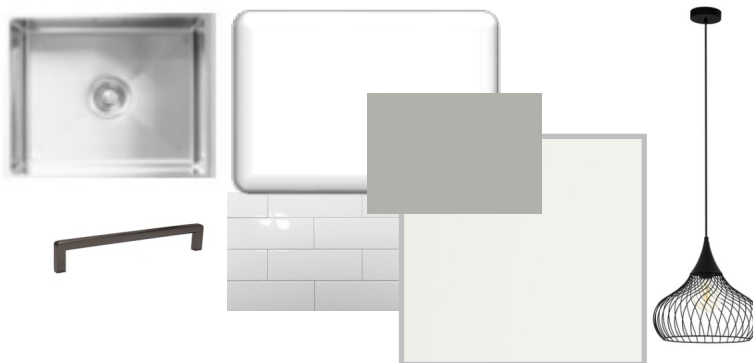
## Exterior:

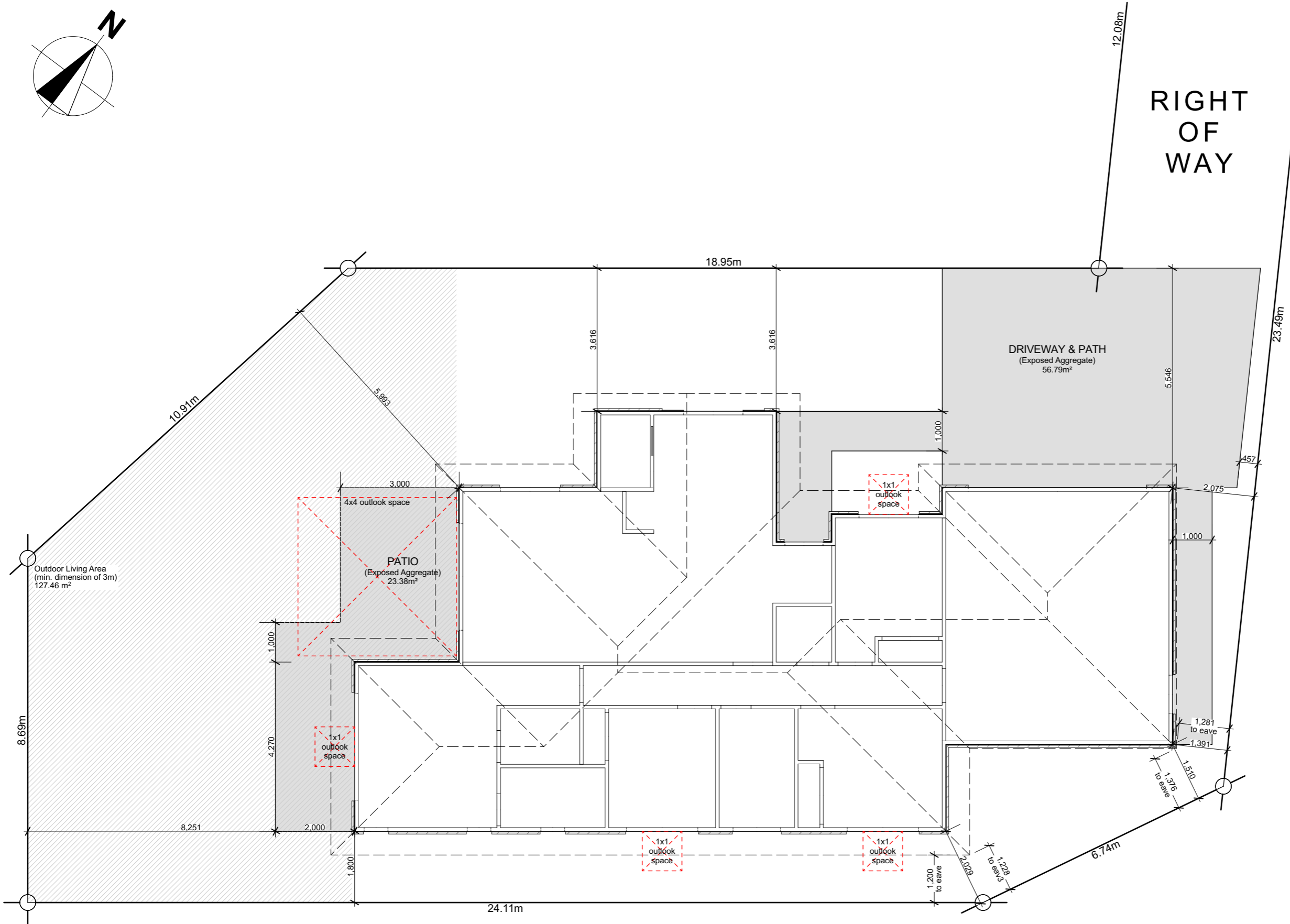
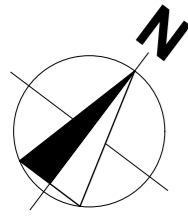


## Interior:



## Kitchen:





**Site Info**

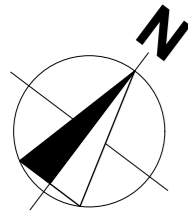
Site Address	Pinewood
Legal Description	Lot 42
Site Area	453m <sup>2</sup> + 51m <sup>2</sup> ROW
Building Area	164.33m <sup>2</sup>
Roof Area*	203.23m <sup>2</sup>
Site Coverage	44.86%

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



### Building Area

Over Frame	159.74m <sup>2</sup>
Perimeter	63.16m
Over Cladding	164.33m <sup>2</sup>
Perimeter	63.72m
Roof Area*	203.23m <sup>2</sup>
Perimeter	68.34m

\*Roof area includes fascia & gutter.

### General

Main Cladding	RCS Graphex System
Feature Cladding	JH Axon Panel
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
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.

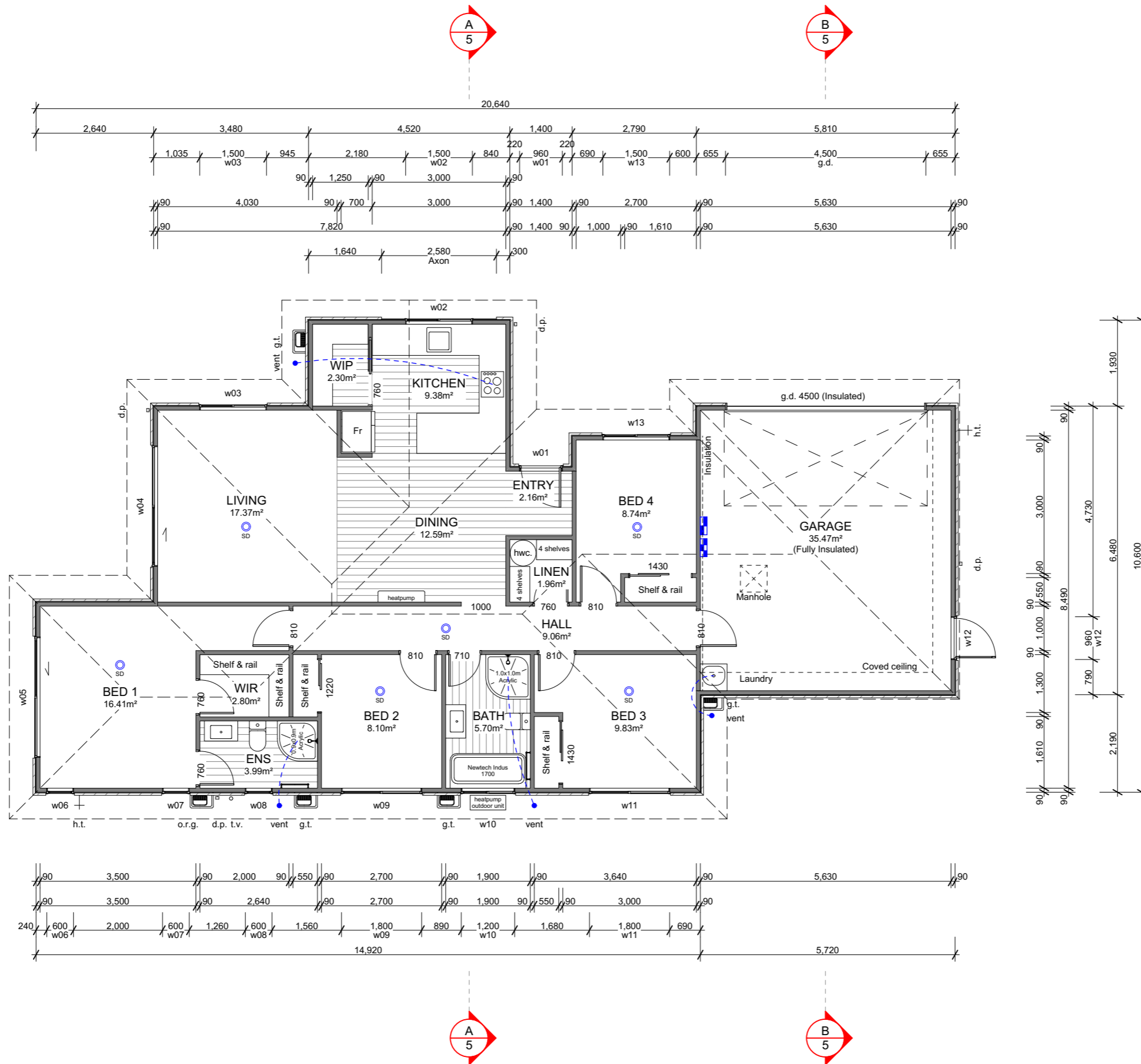
### Legend

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

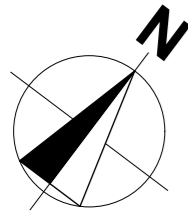
### Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	1,100	1,500
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	1,300	1,800
w12	2,130	960
w13	1,300	1,500







### Roof Cladding

25° pressed metal tiles roofing on battens over Thermakraft 215 roof underlay.

### Fascia & Gutter

Colorsteel Quad gutter supported on Colorsteel fascia.

### Downpipes

75x55mm Colorsteel downpipes with wall brackets.

### Roof Penetrations

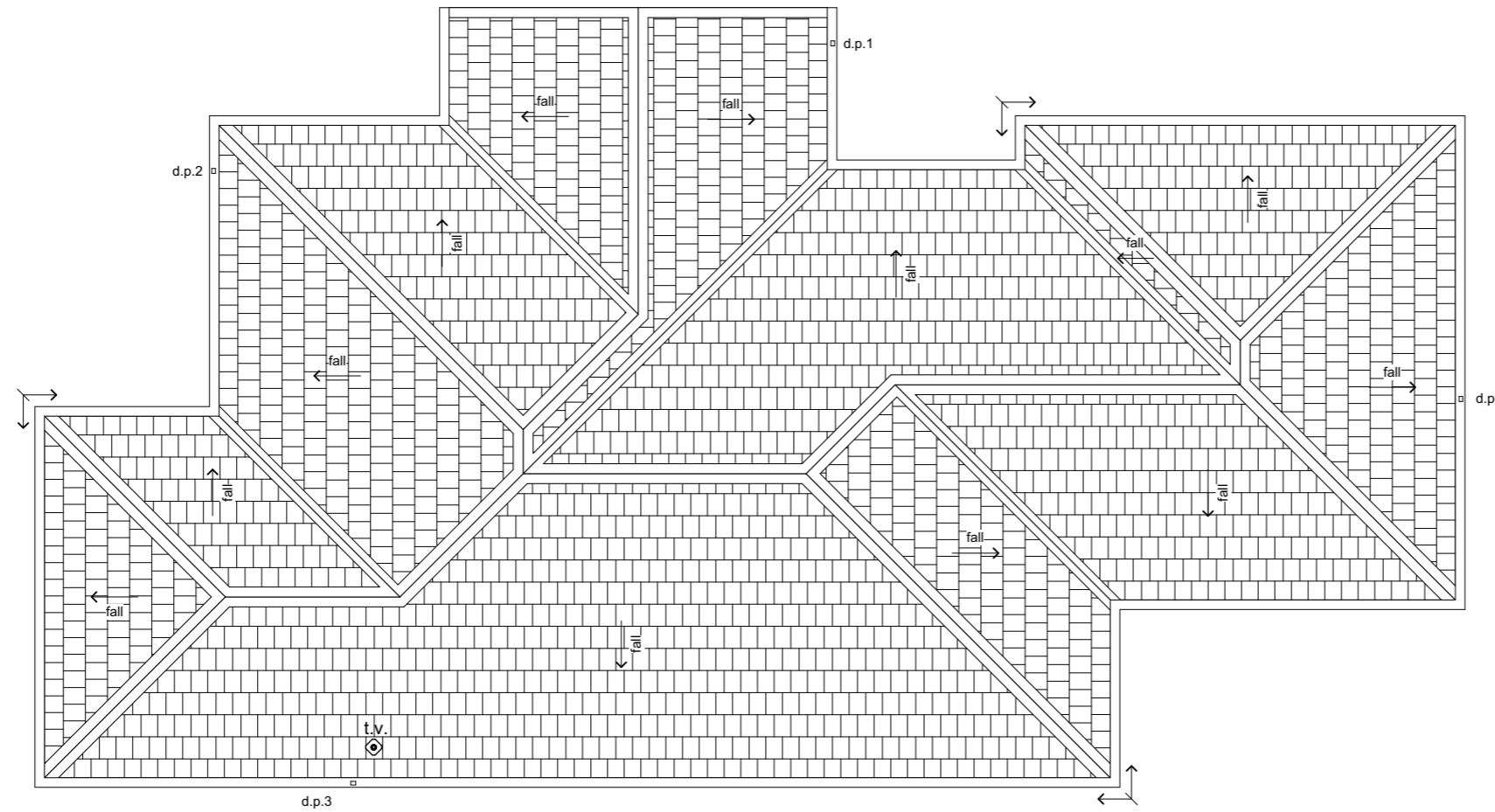
Seal all pipe penetrations with Dektite flashing kit as per specification.

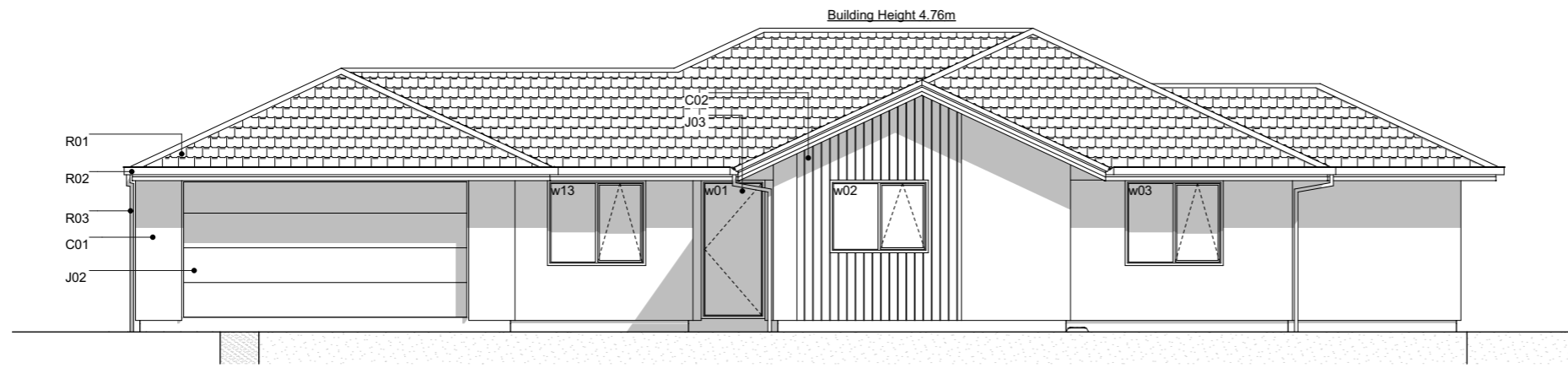
### Downpipe Catchment (Plan Area)

d.p.1	45m <sup>2</sup>
d.p.2	46m <sup>2</sup>
d.p.3	53m <sup>2</sup>
d.p.4	51m <sup>2</sup>

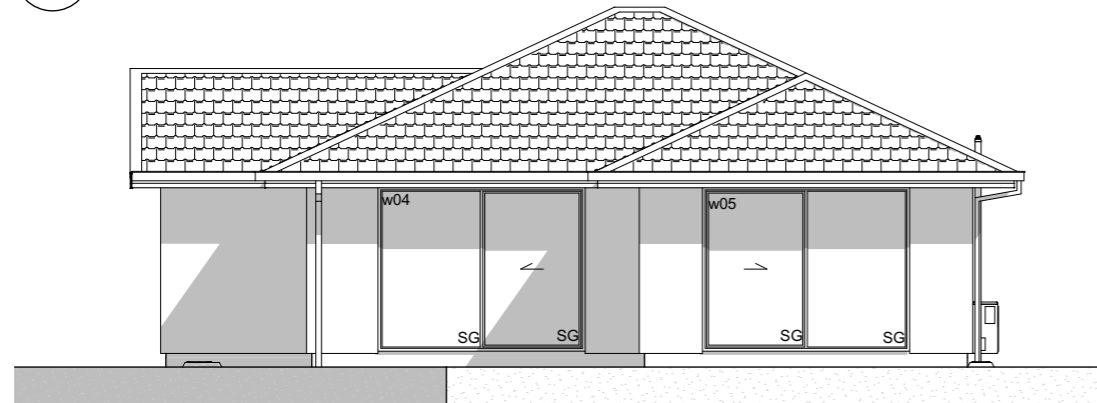
### Roof Bracings

Refer to Truss Design.

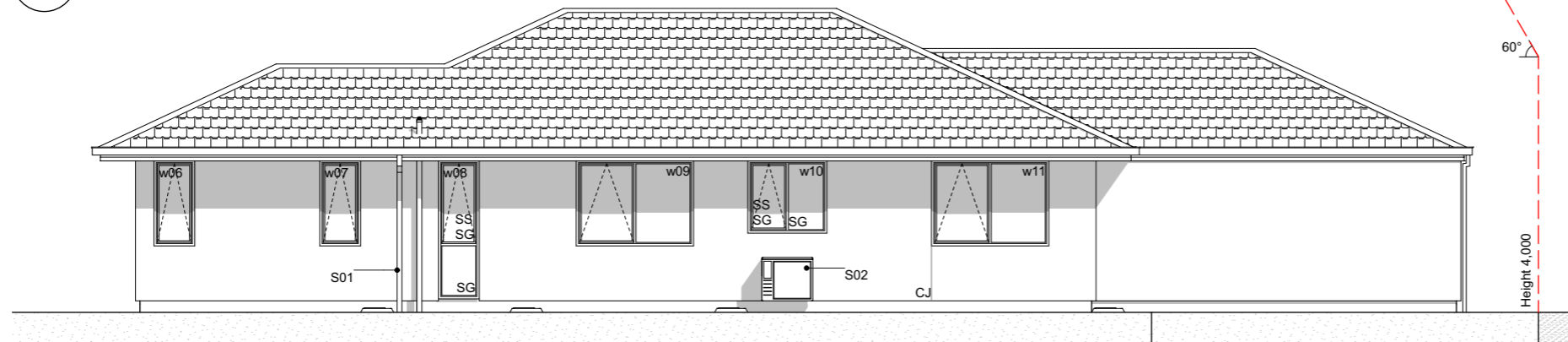




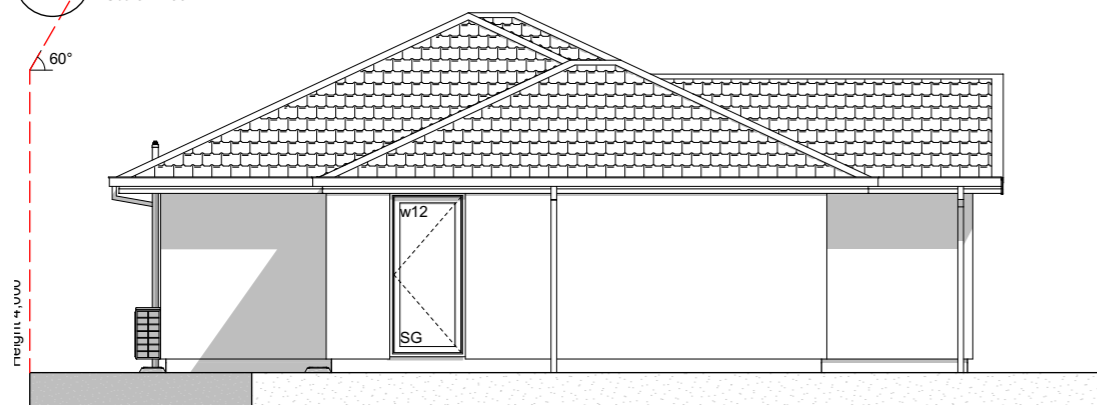
**E-01 NorthEast Elevation**  
Scale 1:100



**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 on 20mm cavity battens.
- C02 James Hardies Axon panel on 20mm cavity battens.
- R01 Pressed metal tiles roofing (Corona Shake).
- R02 Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
- R03 Colorsteel 75x55mm downpipes.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
- J02 Sectional garage door.
- J03 APL entry door in thermally-broken powder coated aluminium frames.
- S01 Drainage vent pipe.
- S02 Heatpump outdoor unit on wall bracket.

**Legend**

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

**General Notes**

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



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**W E N D E L B O R N  
P R O P E R T Y L T D**  
LOT 42 PINWOOD GRANGE  
ROLLESTON

**Issue**  
Concept Design

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**Elevations**

Scale 1:100 @ A3

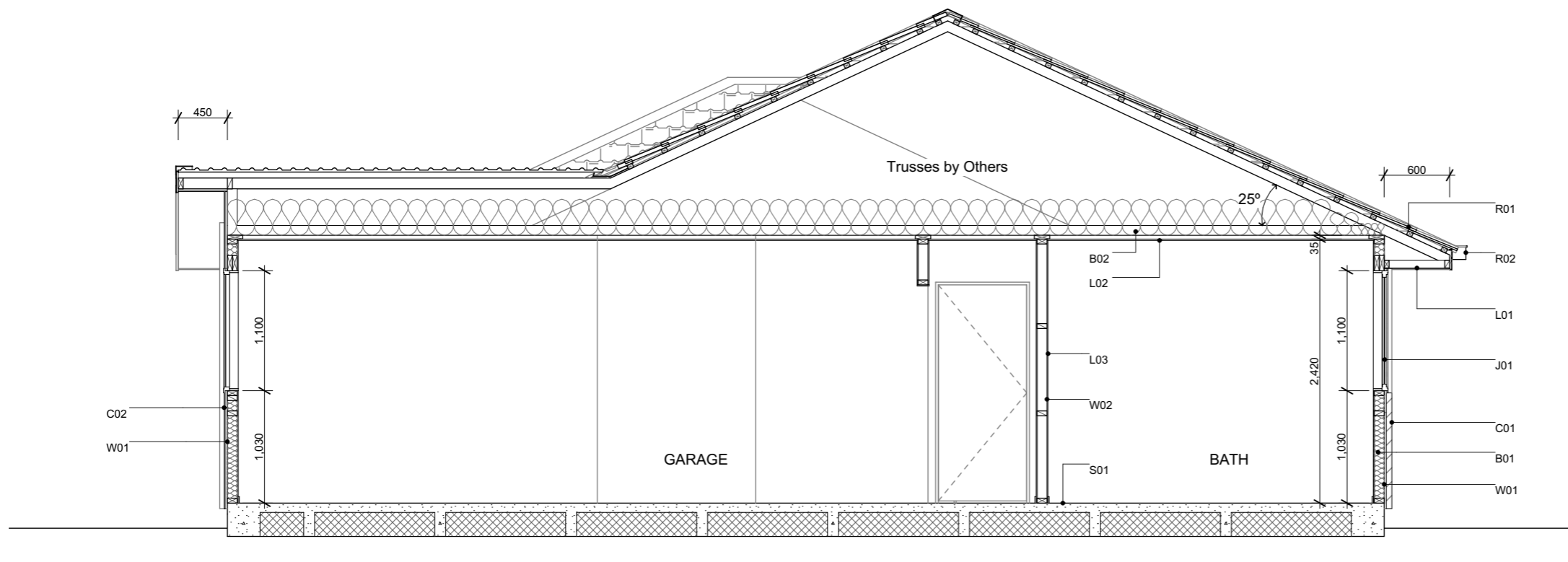
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Date 16/10/2024  
File No. 24185

**Sheet No.**

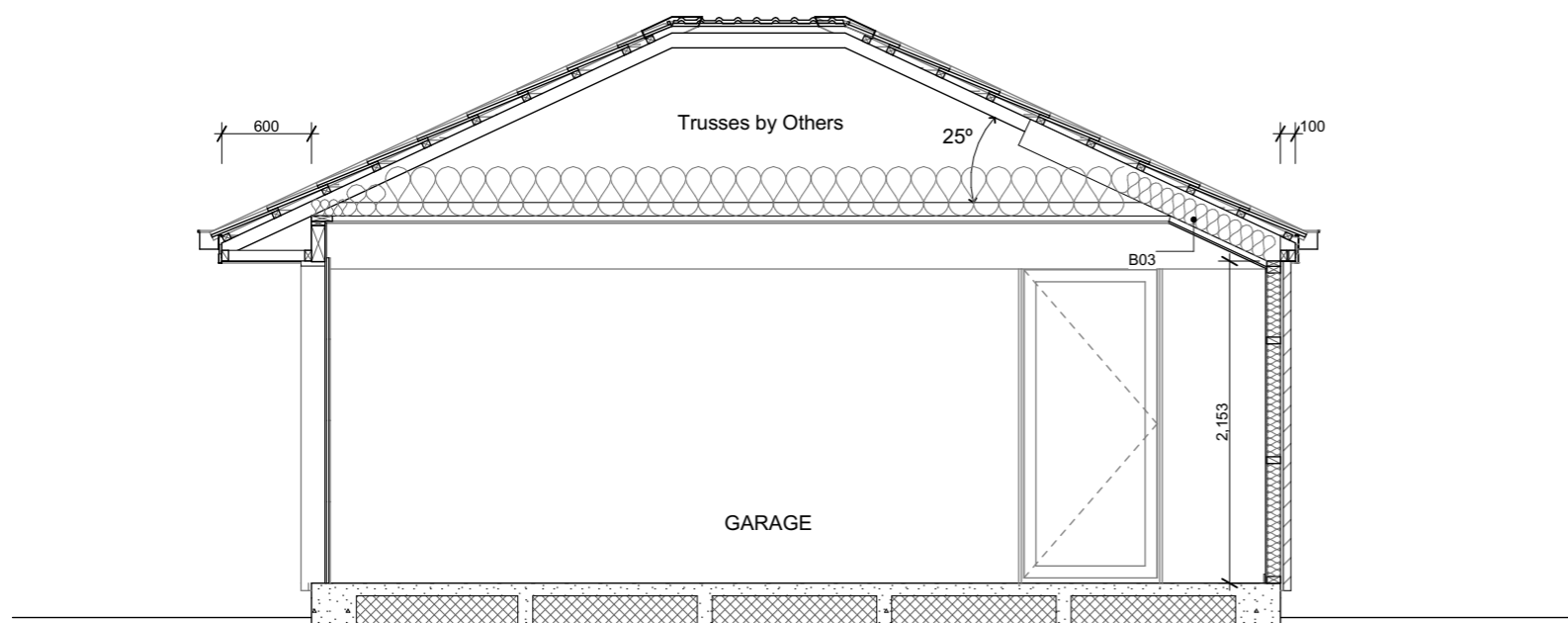
**4**

## Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Axon panel 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 floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay 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 R2.8 wall insulation batts.
- B02 R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- B03 R5.0 skillion 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-B  
Scale 1:50



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**P R O P E R T Y L T D**  
LOT 42 PINWOOD GRANGE  
ROLLESTON

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Concept Design

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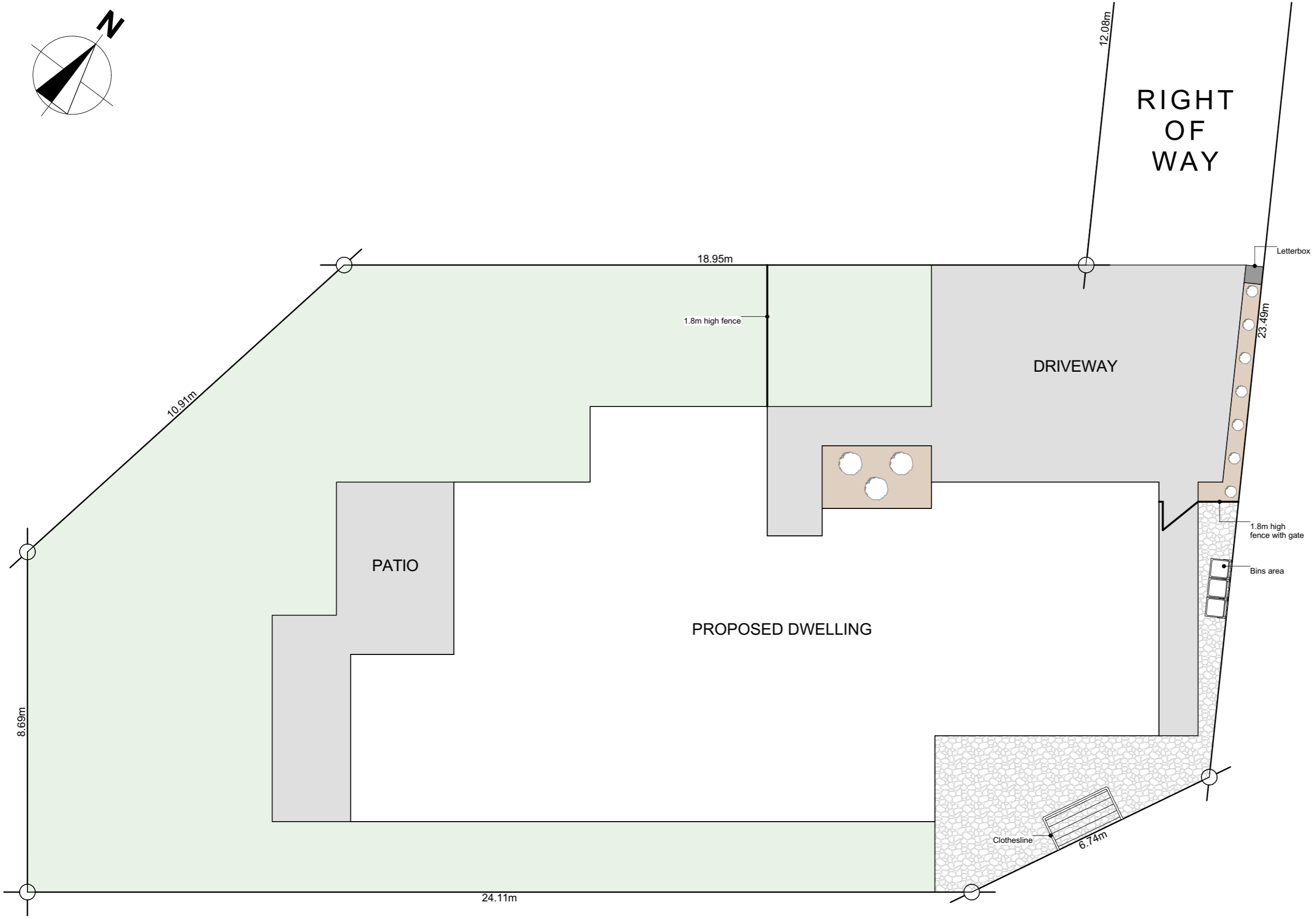
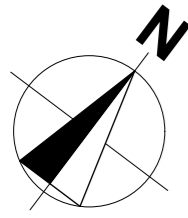
**Cross Sections**

Scale 1:50 @ A3

Revision 1  
Date 16/10/2024  
File No. 24185

**Sheet No.**





**5**



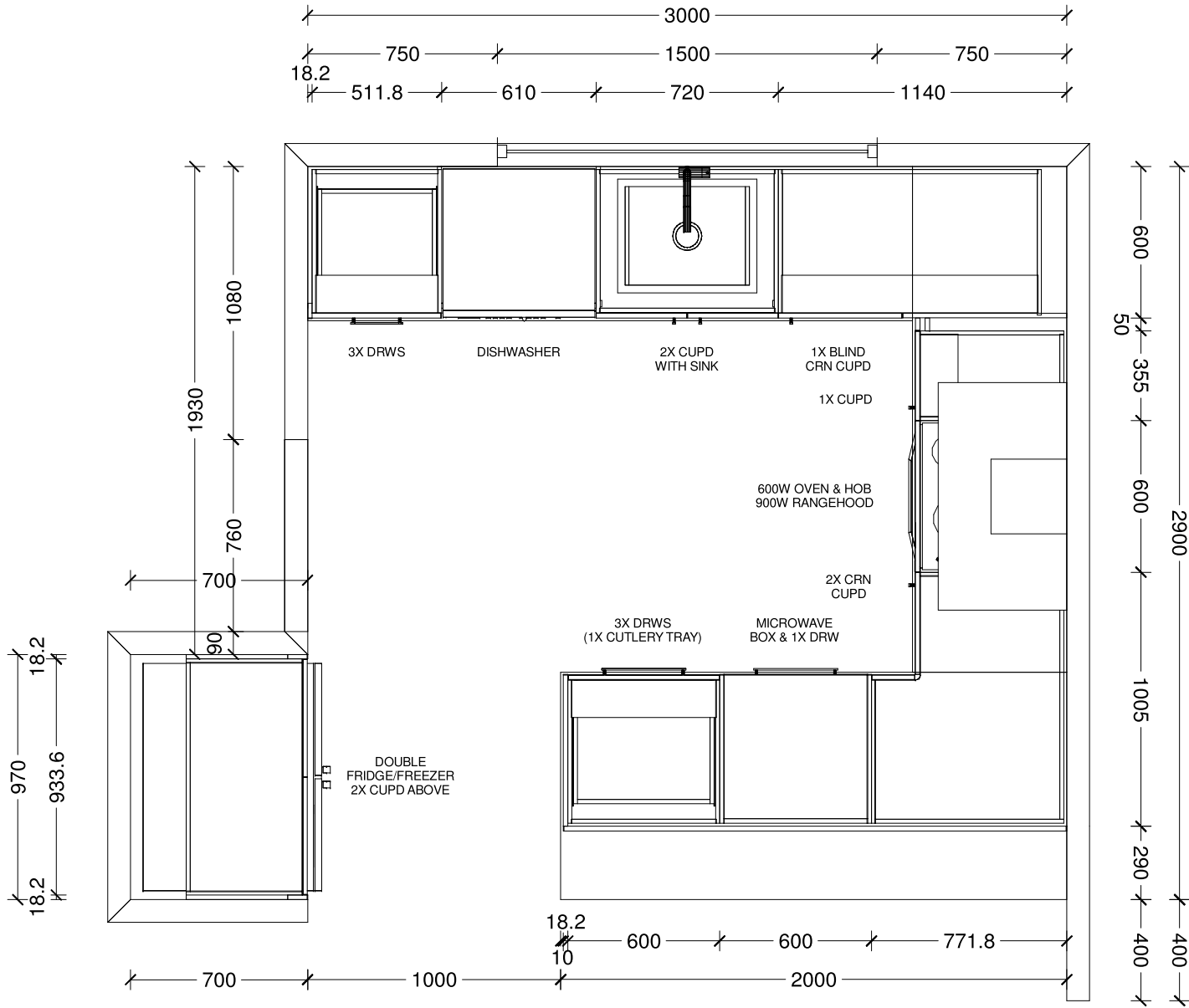
**Plants List for Garden Bed**

- Agapanthus Peter Pan - Dwarf blue Nile lily
  - Acacia Limelight - Dwarf wattle
  - Choisya Ternata - Mexican orange blossom
  - Carex Secta - Makura sedge
  - Lavandula angustifolia 'Hidcote' - English Lavender
  - Pittosporum little gem
  - Thuja occidentalis Smaragd - Emerald Cedar
  - Viburnum tinus Eve Price
  - Azalea
  - Corokia geentys green
  - Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
  - Camellia 'Cinnmon Cindy'
- \*Planting species for garden bed are indicative-not to be limited to.

**Legends**

-  Lawn
-  Exposed Aggregate
-  Stonechip
-  Garden Bed with Bark



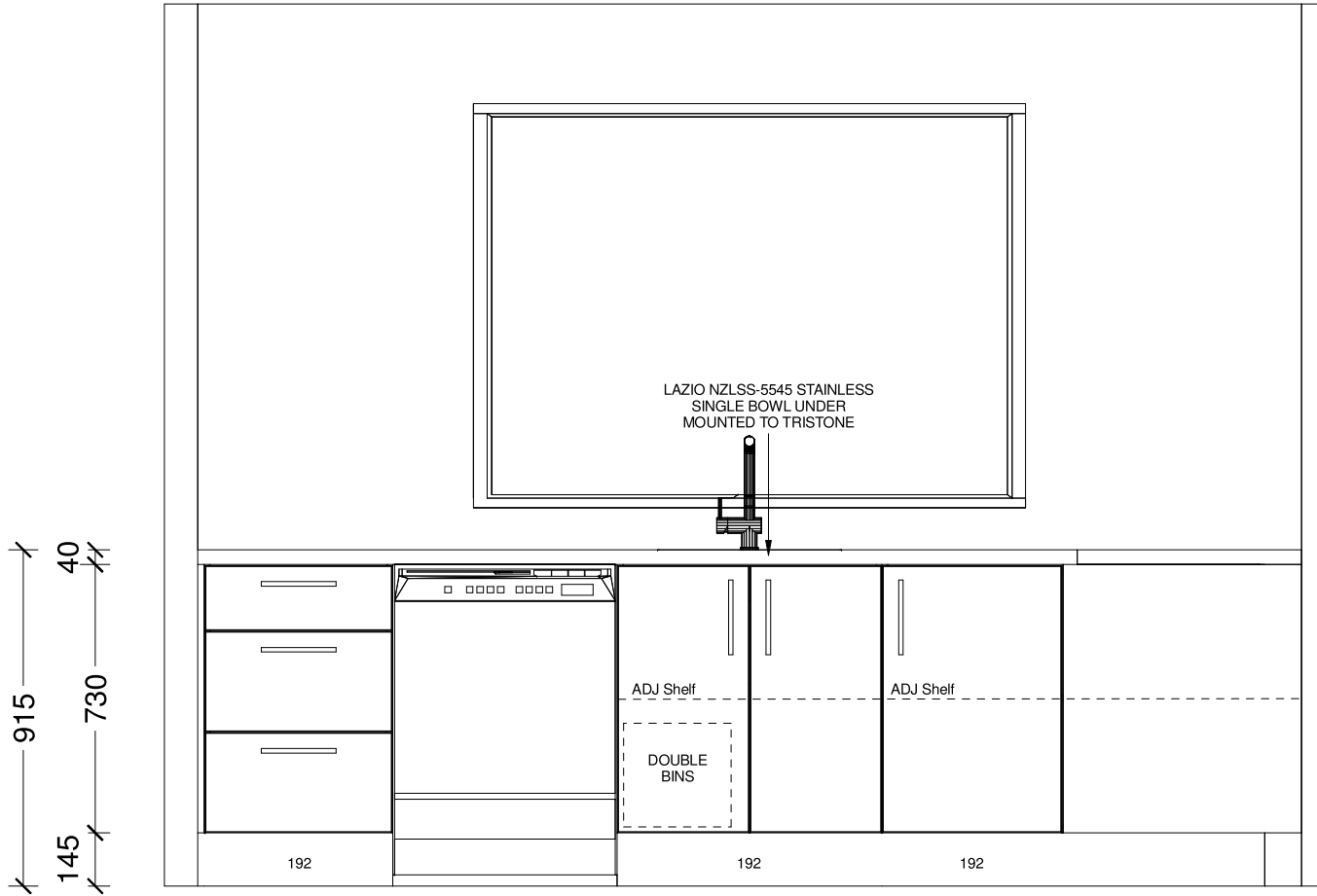


<b>Benchtop Colour:</b>
40mm square edge Tristone in Pure White
<b>Main Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Back &amp; Side Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink:</b>
Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 42 Pinewood Grange	Job#: 56984
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:			

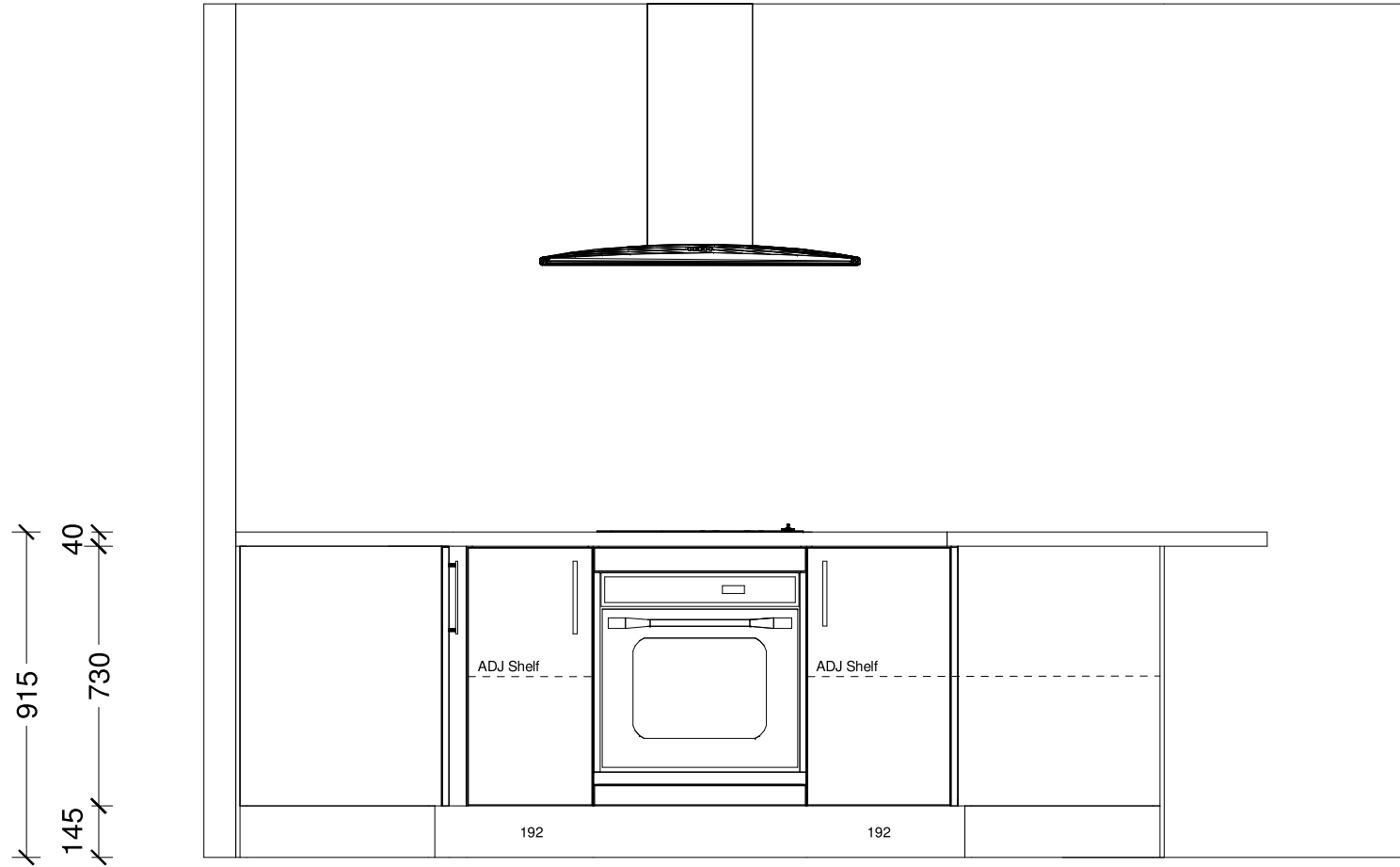


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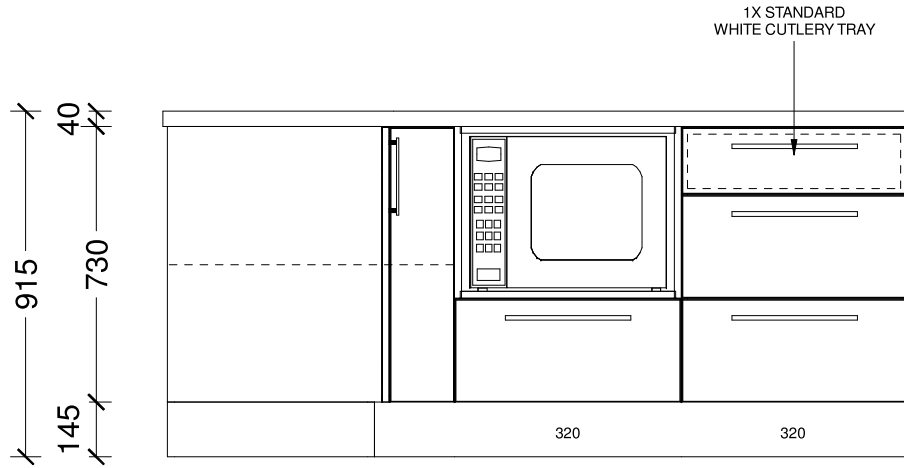
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

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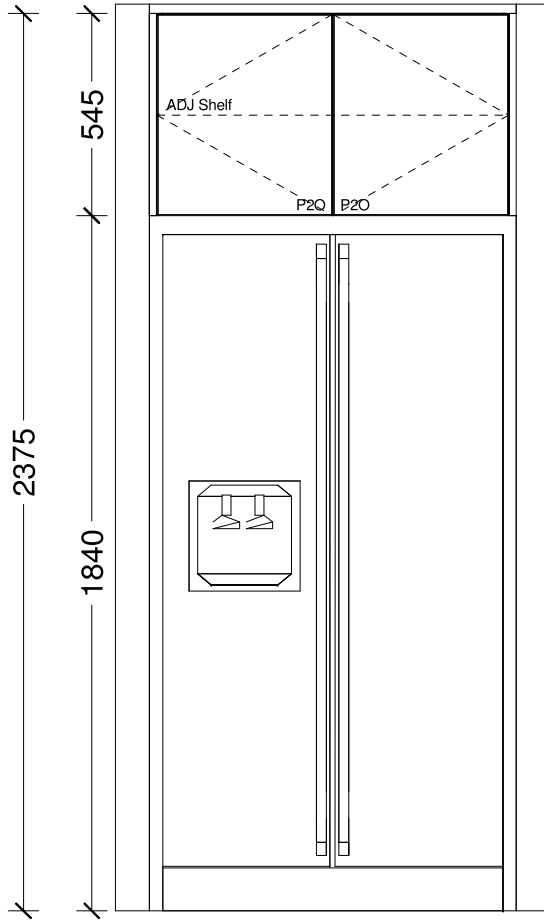
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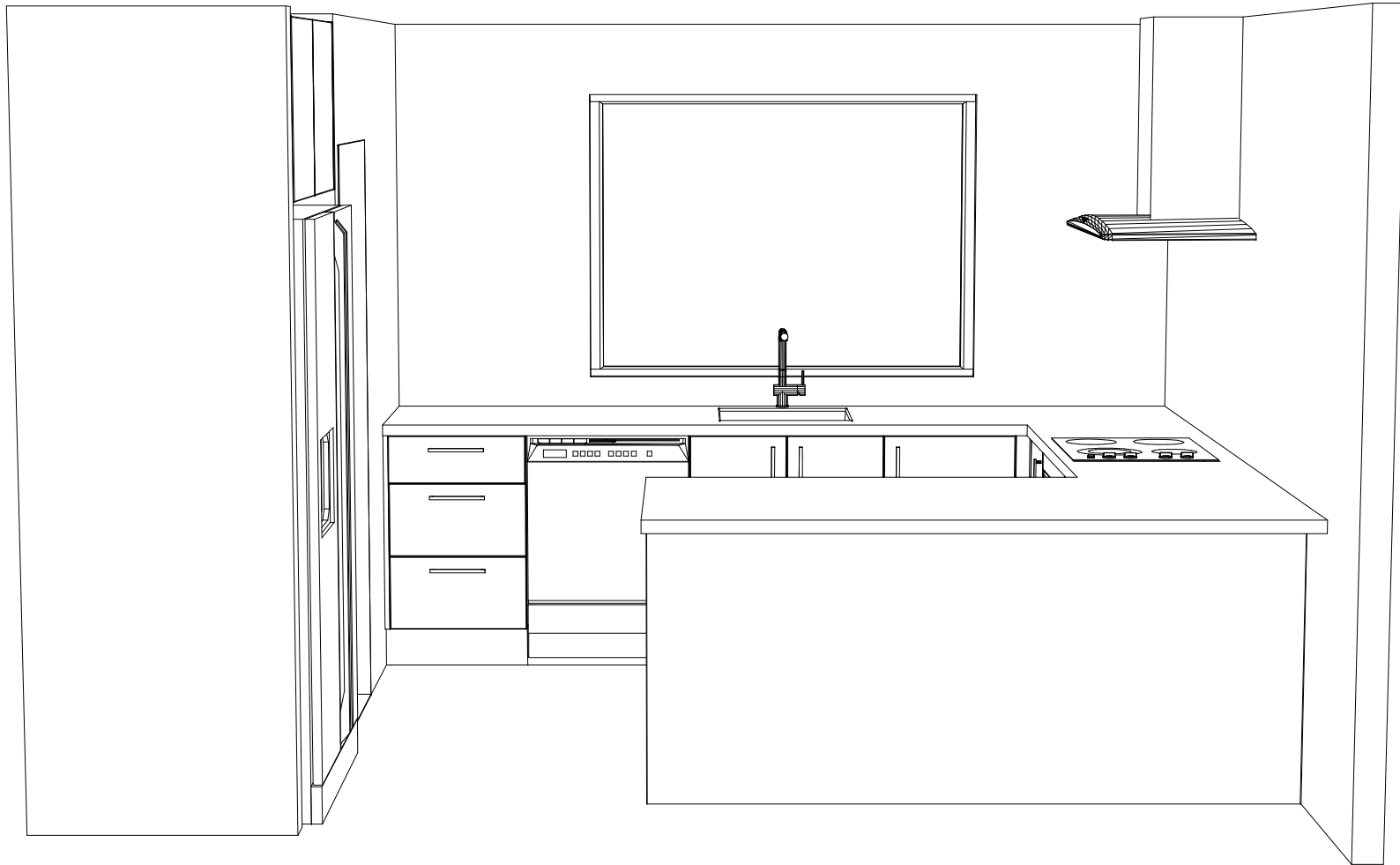
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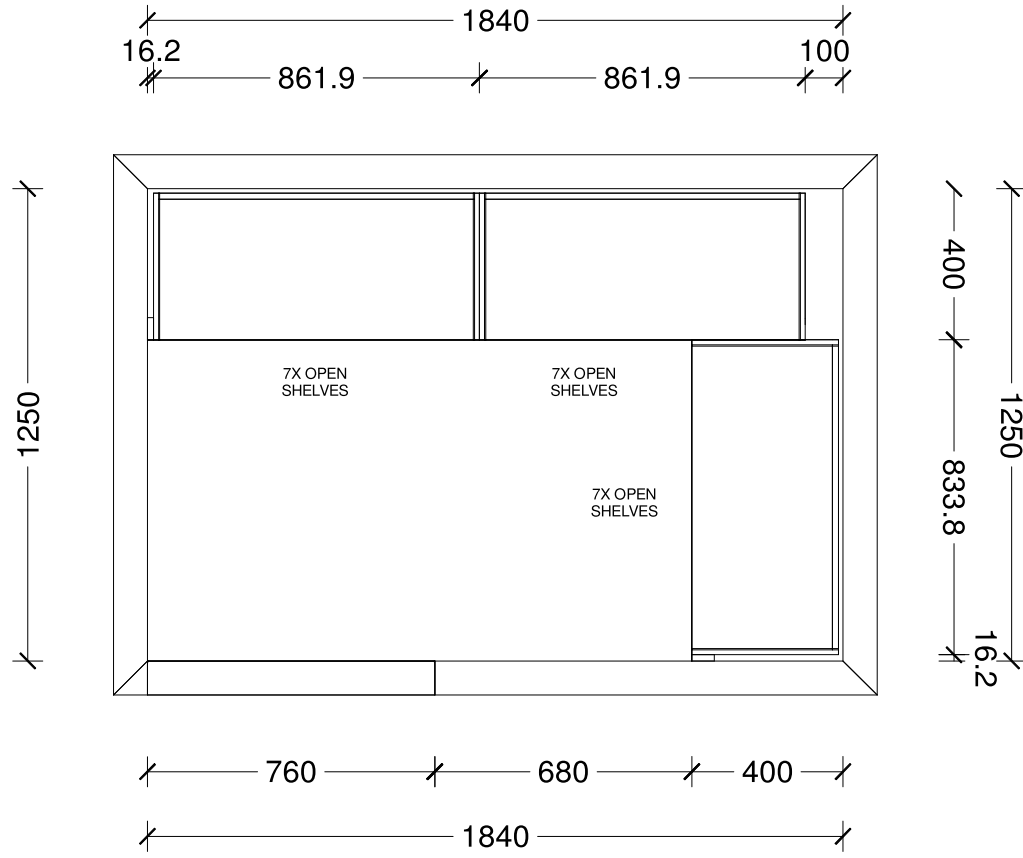
Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 42 Pinewood Grange	Job#: 56984	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:				

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Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 42 Pinewood Grange	Job#: 56984	
Dwg: Kitchen 3D Perspective	Scale:	Customer:				

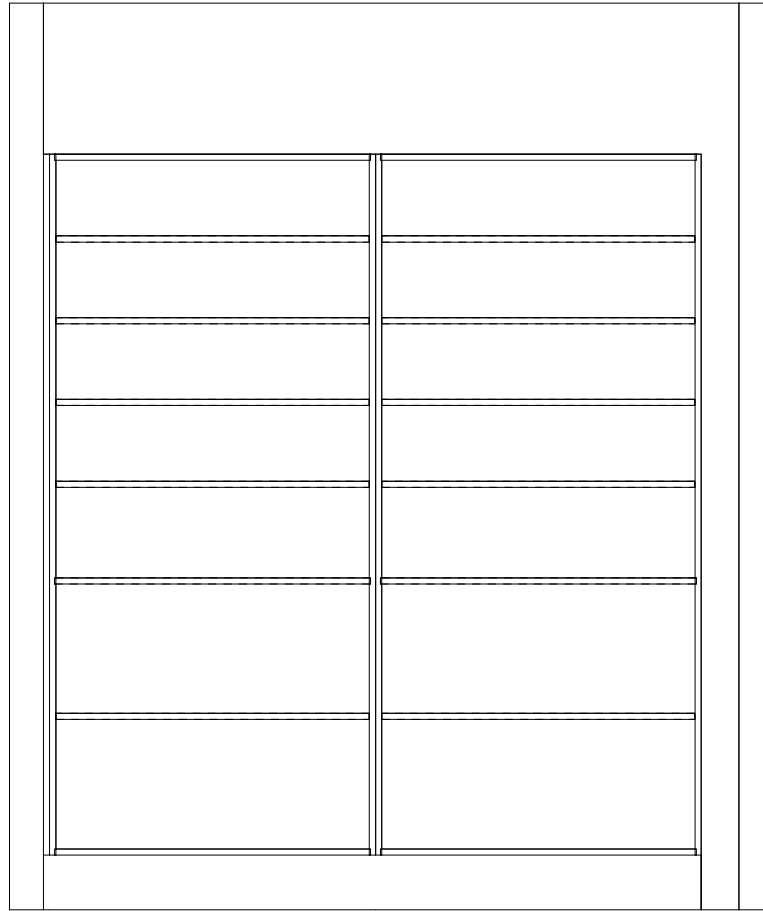
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Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 42 Pinewood Grange	Job#: 56984	
Dwg: Pantry Plan	Scale: 1 : 20	Customer:				

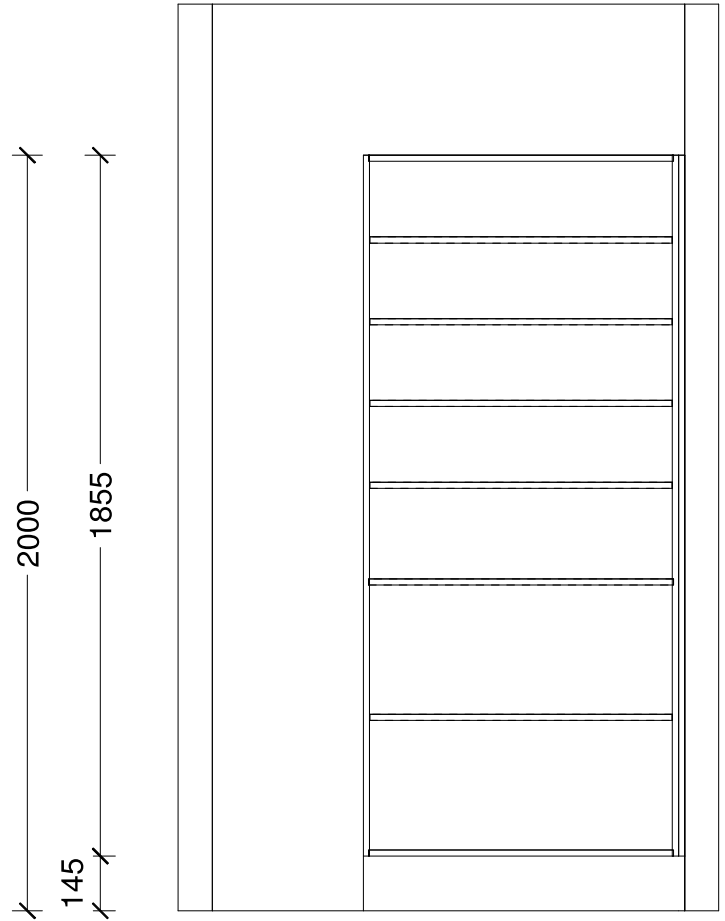
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2000  
1855  
145



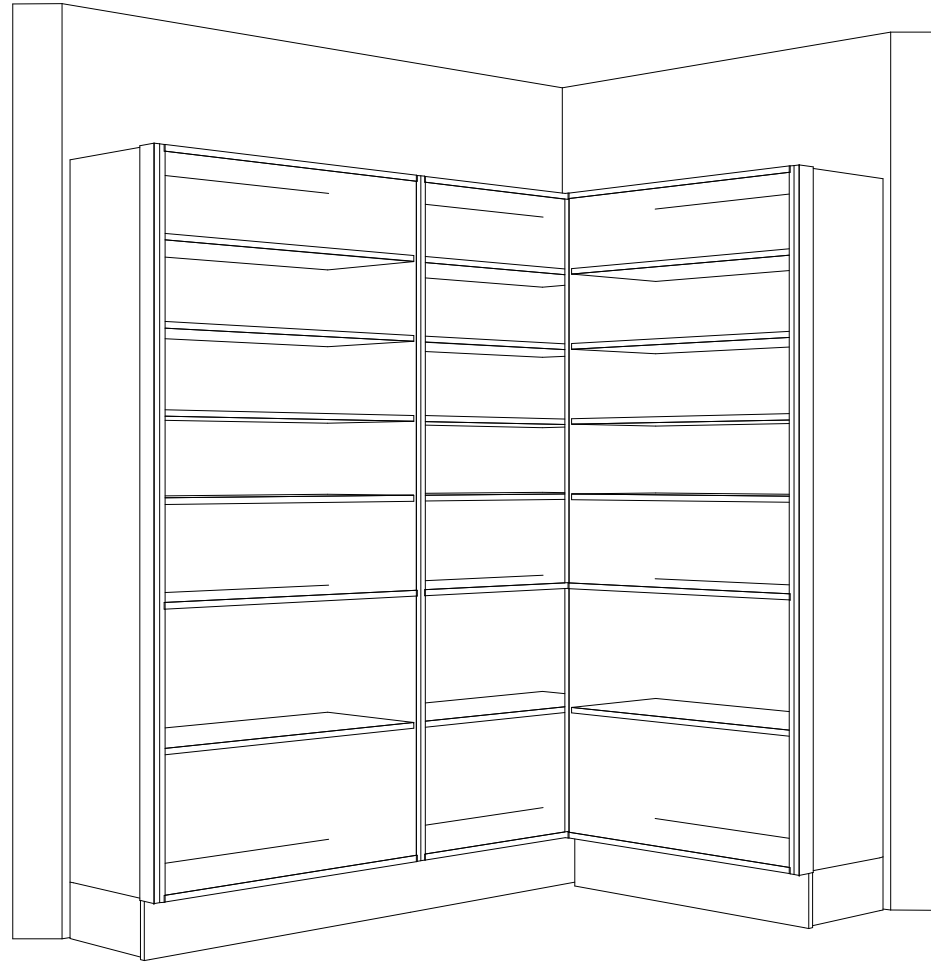
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Dwg: Pantry Elevation	Scale: 1 : 20	Customer:				


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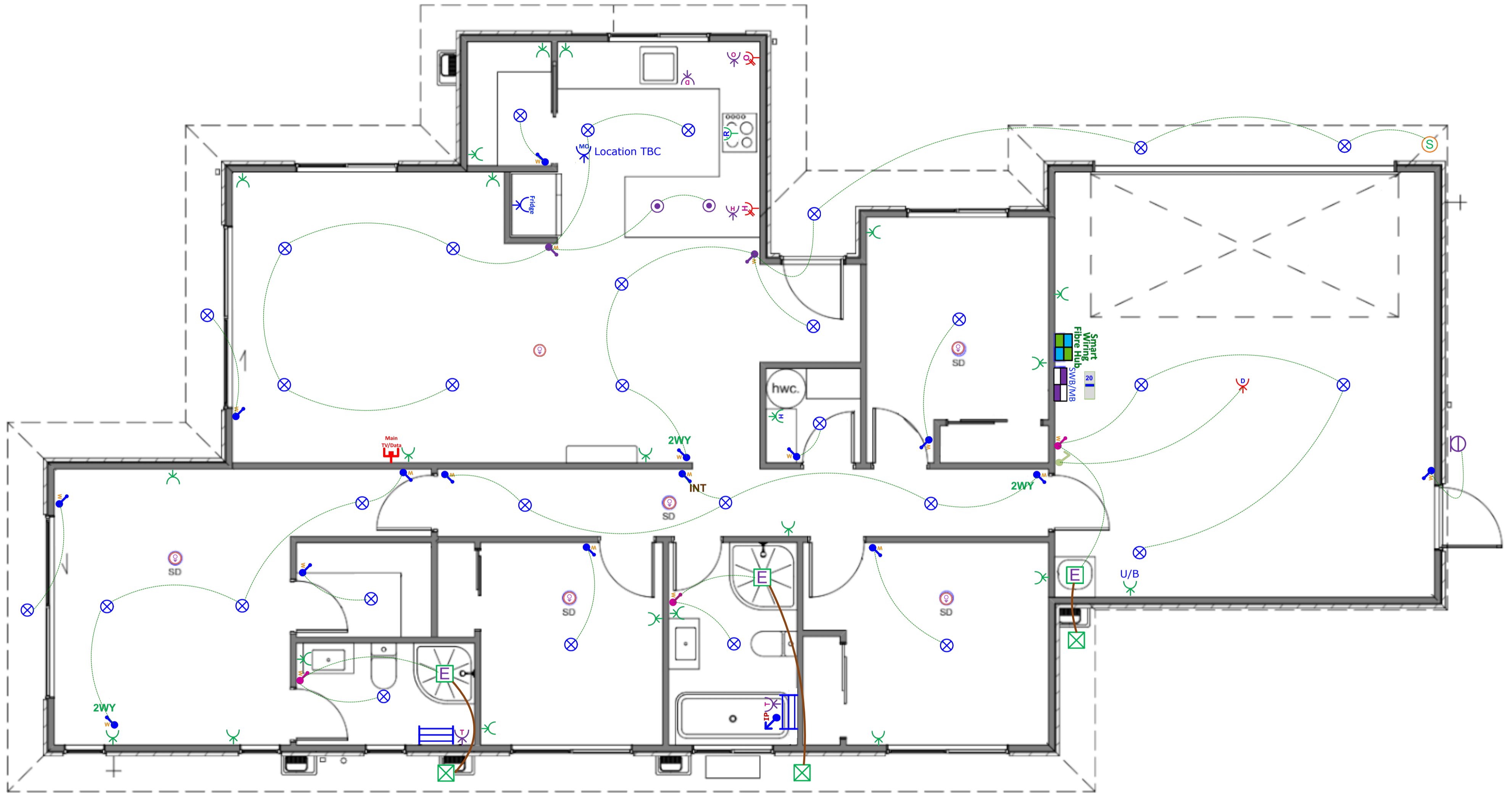
Designer: Sarah Molyneux	Date: 23 Oct 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 42 Pinewood Grange	Job#: 56984	
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Dwg: Pantry 3D Perspective	Scale:	Customer:				

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# Plan: Lot 42 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		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 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		6 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		31 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA



## Electrical

Item	Total
 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)	15 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
 2-Way Light Circuit	3 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