

# Lot 43 Arbor Green

Stage 4, Arbor Green, Springwood, Rolleston



Artist impression only – refer to concept plan.

## House & Land Package:

# \$676,900

Family sized home featuring three 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: 121m<sup>2</sup>

Section area: 275m<sup>2</sup>

 3  1  2  1

## Features:

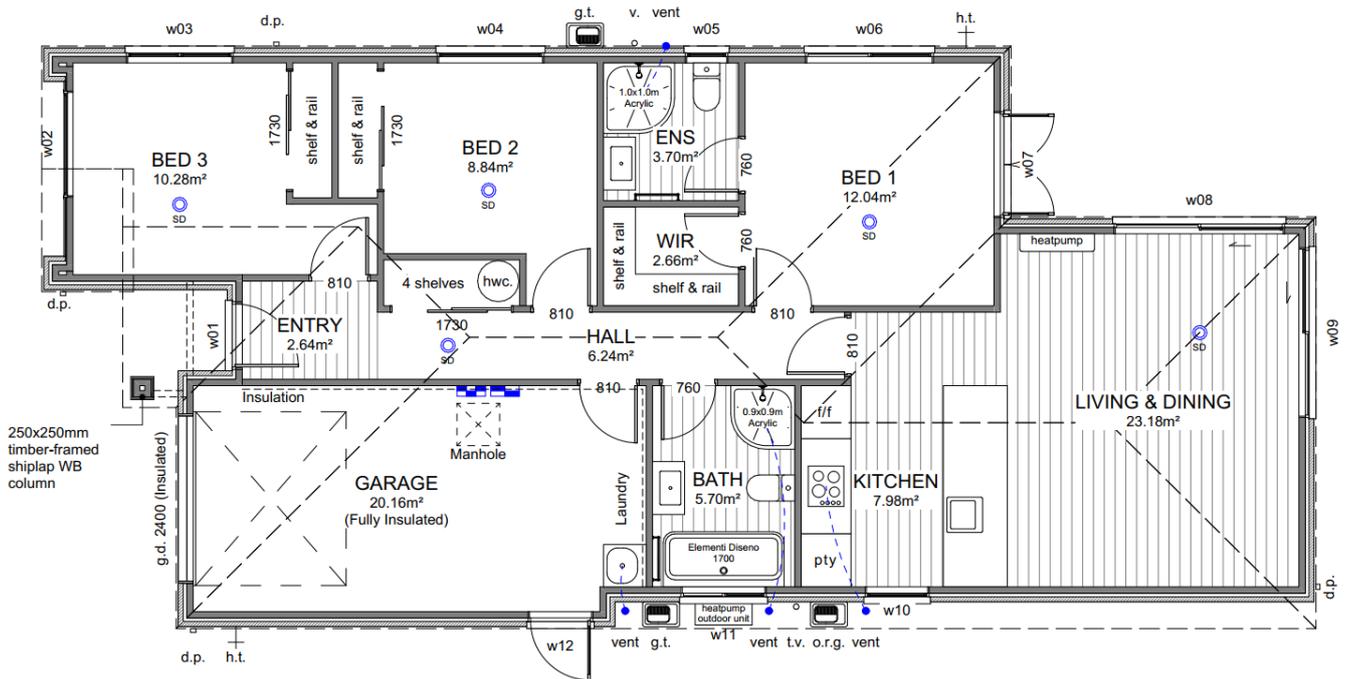
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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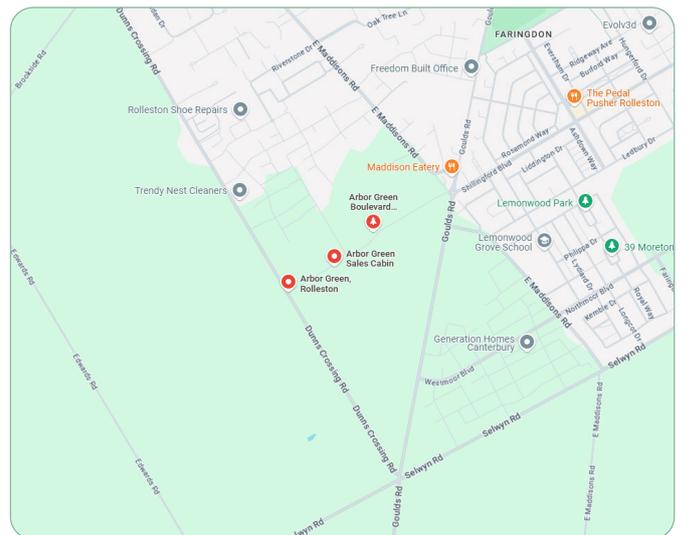
E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

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# 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:                               | 25° longrun corrugate  | Fascia and gutter:  | Dimond metal fascia and quad gutter  |
| Downpipes:                             | Colorsteel 75×55 rectangular   | Main cladding:      | Austral 70 Series Brick  |
| Feature cladding:                      | Abodo AW55 135×18mm  | Entry door:         | Thermally-Broken APL 860mm Latitude with urbo lever                        |
| Window joinery:<br>Tint to w02 & w03   | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames  | Garage door:        | Insulated Coloursteel flat panel woodgrain 2.4m                            |
| 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 through fascia grille & soffit   | 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 splashback 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



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# Colour Schedule

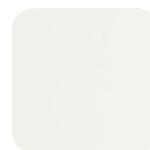
## Exterior Colours

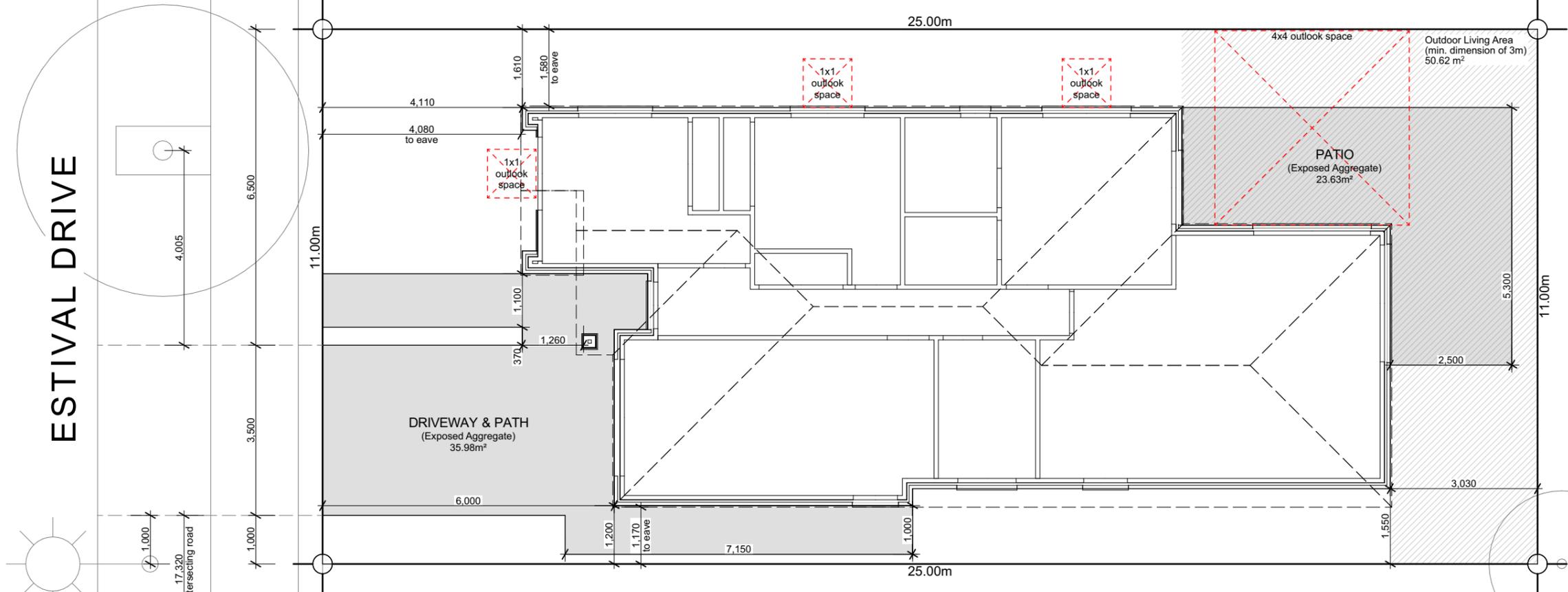
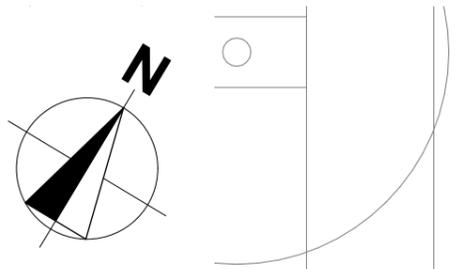
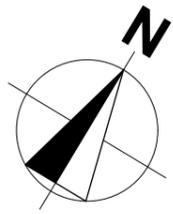
| Colour Scheme               |       |                              |                               |
|-----------------------------|-------|------------------------------|-------------------------------|
| EXTERIOR                    |       |                              |                               |
| 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):    | Karekare with charcoal mortar |
| Front door frame:           | Ebony | Exterior cladding (Feature): | Vulcan natural                |



## Interior Colours

| Colour Scheme   |                  |  |                              |
|-----------------|------------------|--|------------------------------|
| INTERIOR        |                  |  |                              |
| Ceilings:       | Half black white | Kitchen benchtop:                        | TriStone 30mm – Pure White   |
| Walls:          | Black white      | Kitchen back wall & island back panel:   | Simply White                 |
| Interior doors: | Black white      | Kitchen front island panel & boxed ends: | Vintage ash                  |
| Skirting:       | Black white      | Kitchen splashback:                      | Zellige Salvia Gloss 100×100 |
| Carpet:         | Iron             | Feature pendant:                         | Sabinar 400 white            |
| Vinyl plank:    | Natural          |  |                              |





**Site Info**

|                   |                               |
|-------------------|-------------------------------|
| Site Address      | 17 Estival Drive<br>Rolleston |
| Legal Description | Lot 43                        |
| Site Area         | 275m <sup>2</sup>             |
| Building Area     | 121.94m <sup>2</sup>          |
| Roof Area*        | 137.44m <sup>2</sup>          |
| Site Coverage     | 49.98%                        |

**Design Basis**

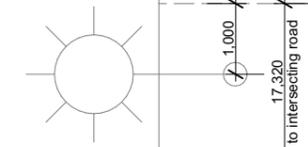
|                 |           |
|-----------------|-----------|
| Wind Zone       | High      |
| Earthquake Zone | 2         |
| Snow Zone       | N4 < 100m |
| Exposure Zone   | C         |

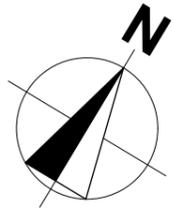
**General Notes**

- All dimensions shown are to *face of foundation* unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.
- All sealed driveway and patio areas to be min. 1:100 fall away from building.

RIGHT OF WAY

ESTIVAL DRIVE





### Building Area

|               |                      |
|---------------|----------------------|
| Over Frame    | 115.74m <sup>2</sup> |
| Perimeter     | 52.92m               |
| Over Cladding | 121.94m <sup>2</sup> |
| Perimeter     | 54.04m               |
| Roof Area*    | 137.44m <sup>2</sup> |
| Perimeter     | 53.36m               |

\*Roof area includes fascia & gutter.

### General

|                  |  |
|------------------|--|
| Main Cladding    | 70s Clay Brick                           |
| 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 1: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: Ensuite extractor fan ducting through fascia grille.

Note 3: Window tint to w02 & w03

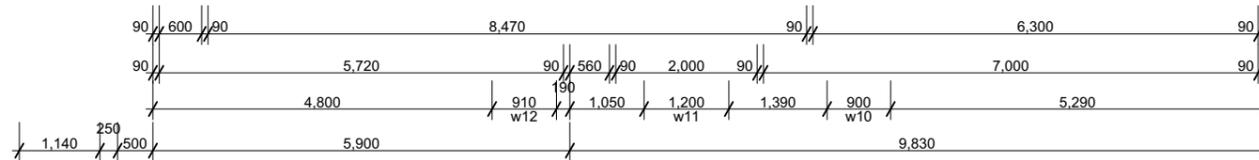
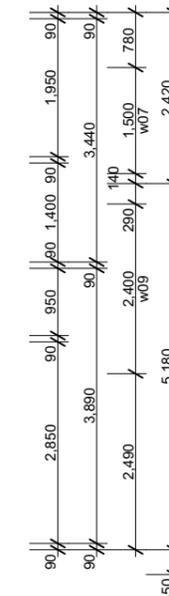
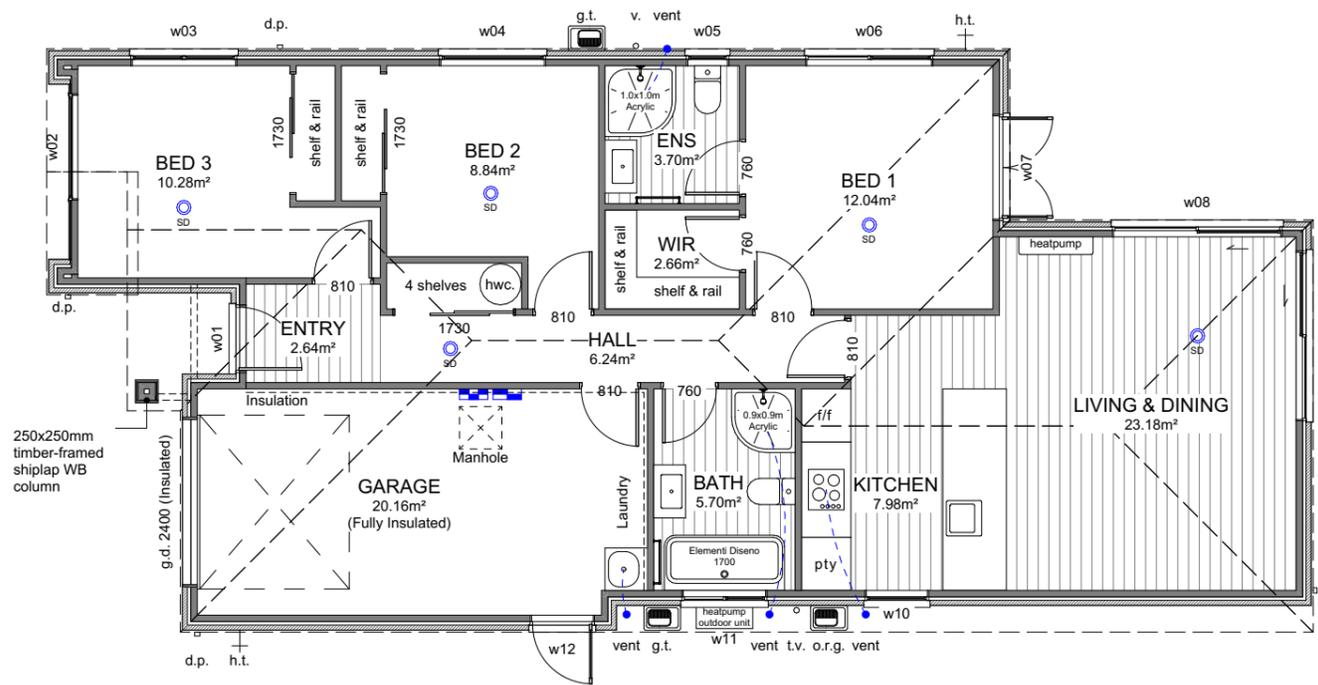
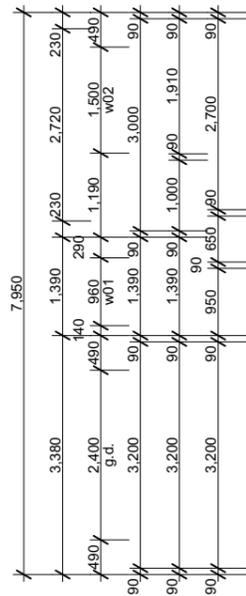
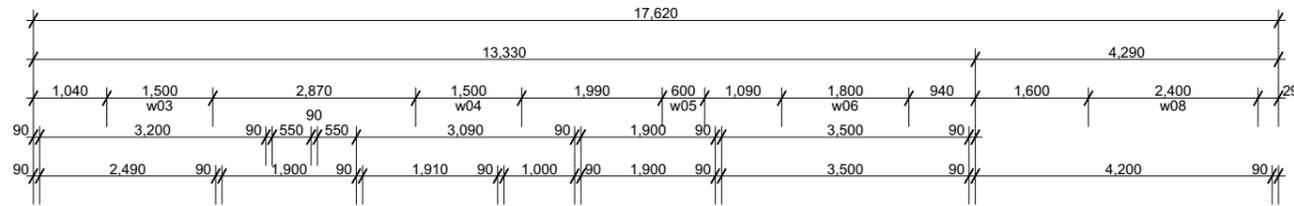
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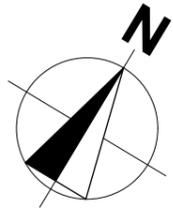
-  Distribution Board and Smart Meter Box
-  Data Box
-  Smoke Detector 10 year long-life battery-operated & interconnected

### Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

| WINDOW SCHEDULE |       |       |
|-----------------|-------|-------|
| ID              | H     | W     |
| w01             | 2,130 | 960   |
| w02             | 2,130 | 1,500 |
| w03             | 500   | 1,500 |
| w04             | 1,400 | 1,500 |
| w05             | 1,100 | 600   |
| w06             | 500   | 1,800 |
| w07             | 2,130 | 1,500 |
| w08             | 2,130 | 2,400 |
| w09             | 2,130 | 2,400 |
| w10             | 2,130 | 900   |
| w11             | 1,100 | 1,200 |
| w12             | 2,130 | 910   |





### Roof Cladding

25° Colorsteel corrugate roofing over Thermakraft 215 roof underlay.

### Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

### Downpipes

75x55mm Colorsteel downpipes with wall brackets.

### Roof Penetrations

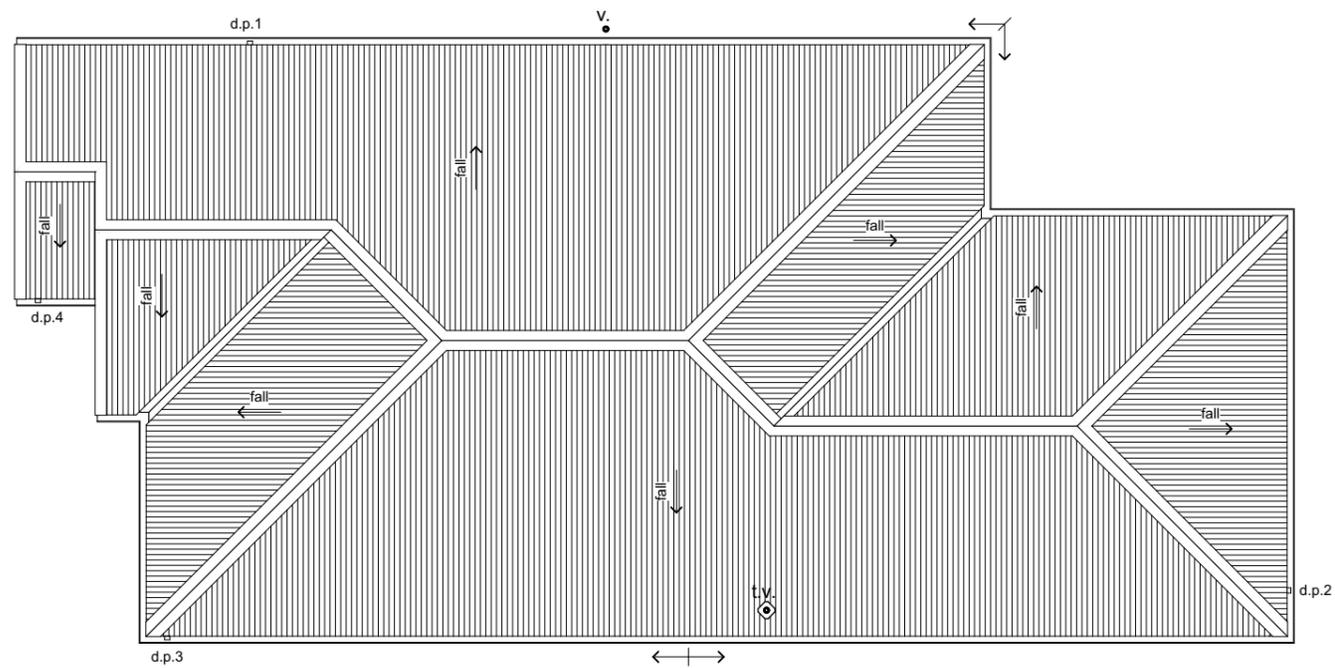
Seal all pipe penetrations with Deklite flashing kit as per specification.

### Downpipe Catchment (Plan Area)

|       |                  |
|-------|------------------|
| d.p.1 | 39m <sup>2</sup> |
| d.p.2 | 51m <sup>2</sup> |
| d.p.3 | 39m <sup>2</sup> |
| d.p.4 | 2m <sup>2</sup>  |

### Roof Bracings

Refer to Truss Design.



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**P R O P E R T Y L T D**  
 17 ESTIVAL DRIVE ROLLESTON  
 LOT 43 ARBOR GREEN

**Issue**  
 Concept Design

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### Roof Plan

Scale 1:100 @ A3

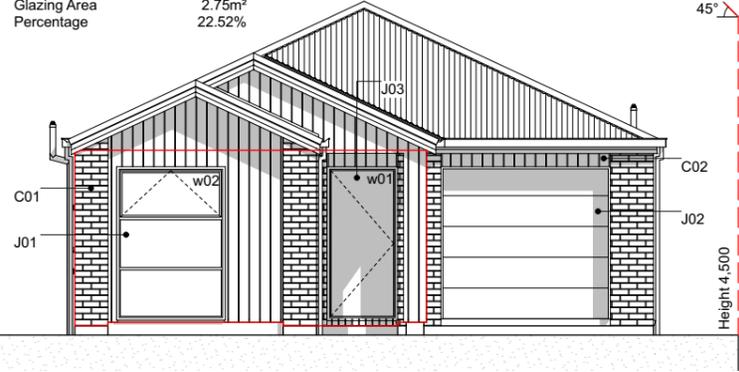
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 File No. 25243

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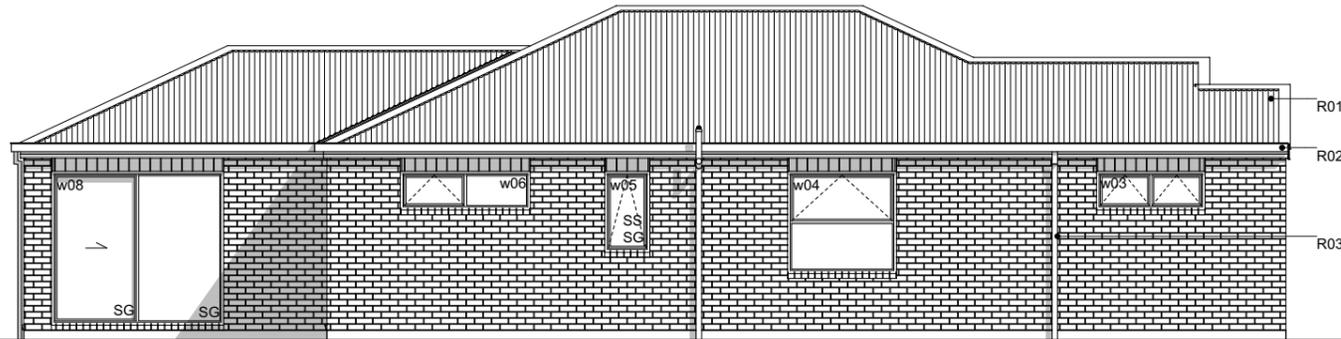
Main Facade Area 12.21m<sup>2</sup>  
 Glazing Area 2.75m<sup>2</sup>  
 Percentage 22.52%

Building Height 4.72m



E-01 South West Elevation

Scale 1:100



E-02 North West Elevation

Scale 1:100



E-03 North East Elevation

Scale 1:100



E-04 South East Elevation

Scale 1:100

### Elevation Keys

- C01 70 series brick on 50mm cavity.
- C02 Abodo Vulcan shiplap 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

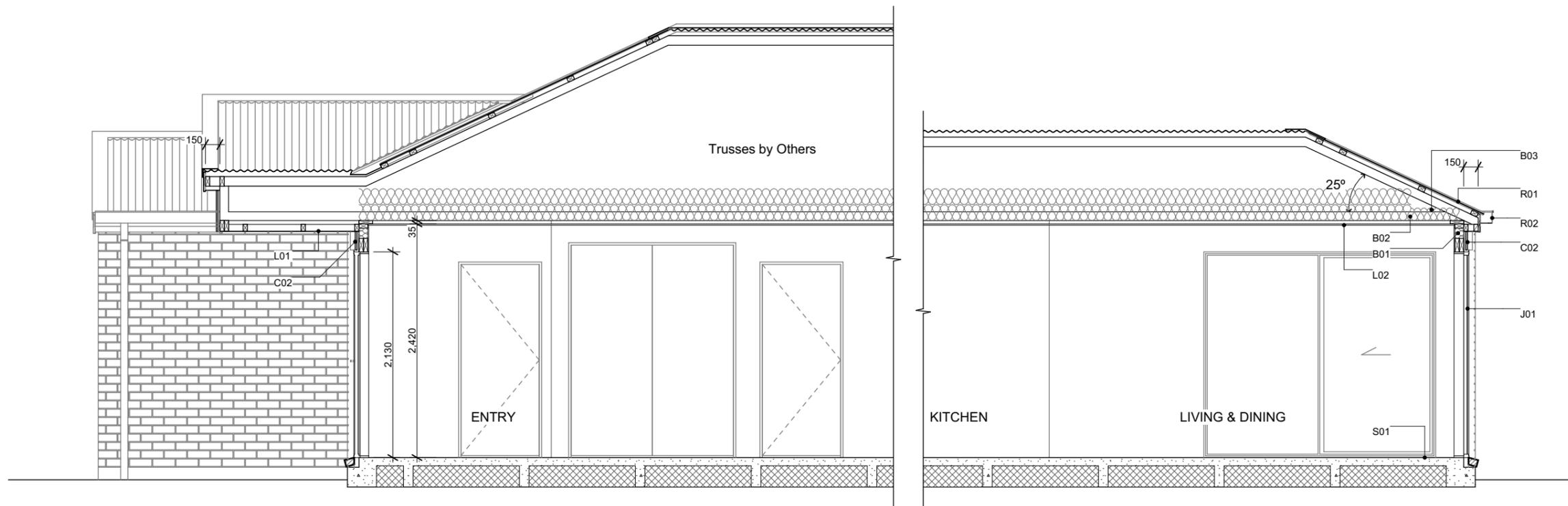
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4

## Section Keys

- C01 70 series brick on 50mm cavity over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft Foundation.
- T01 Roof trusses as per Truss Design.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on on 70x45mm purlins over trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 R3.6 (140mm) 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.
- 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)



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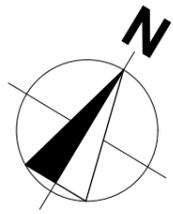
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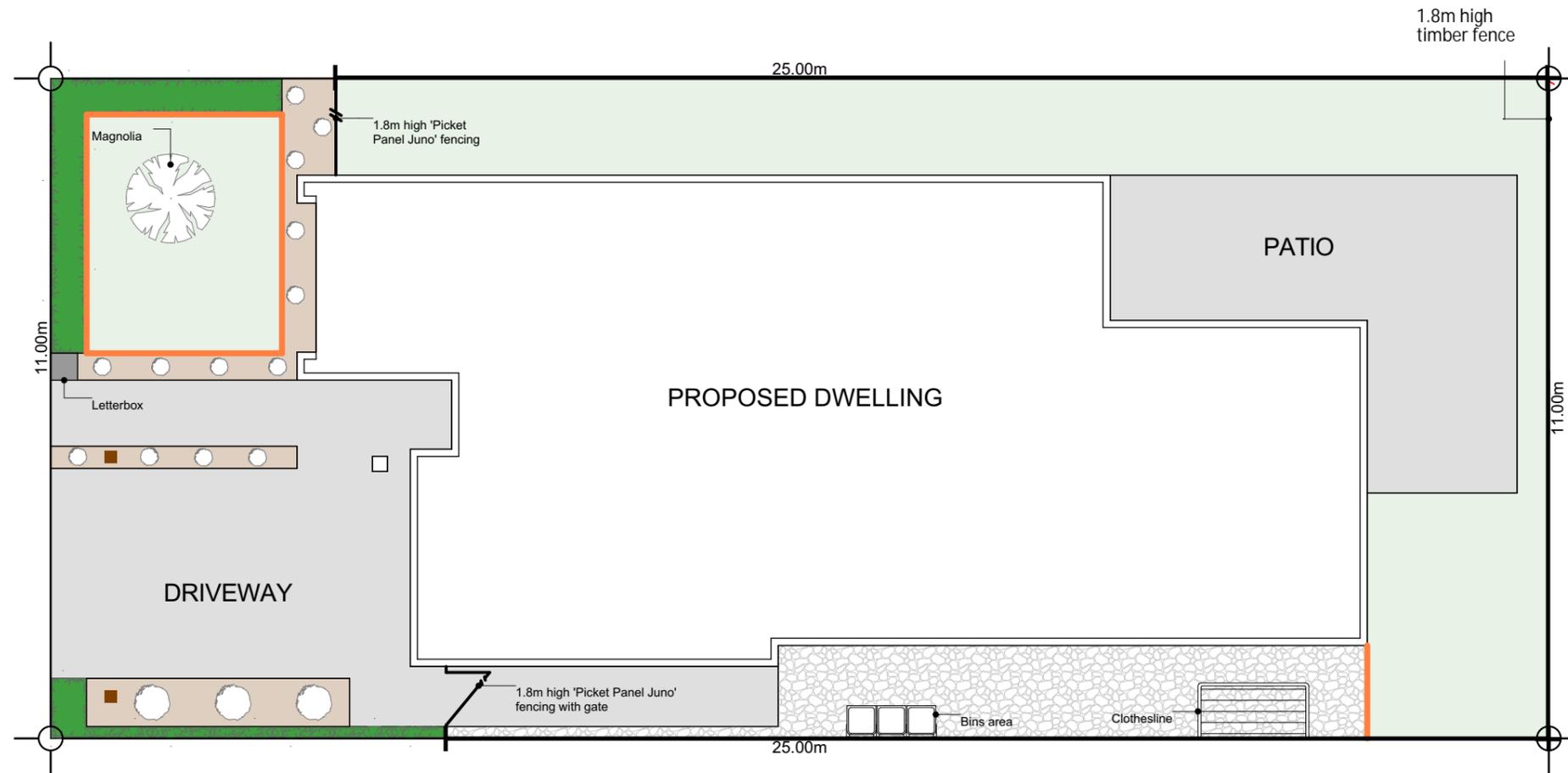
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### Plants List for Garden Bed

- 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
- 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 capping, supplied by Arbor Green. To be installed by Oakridge Homes. Mulseal 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
- Fencing



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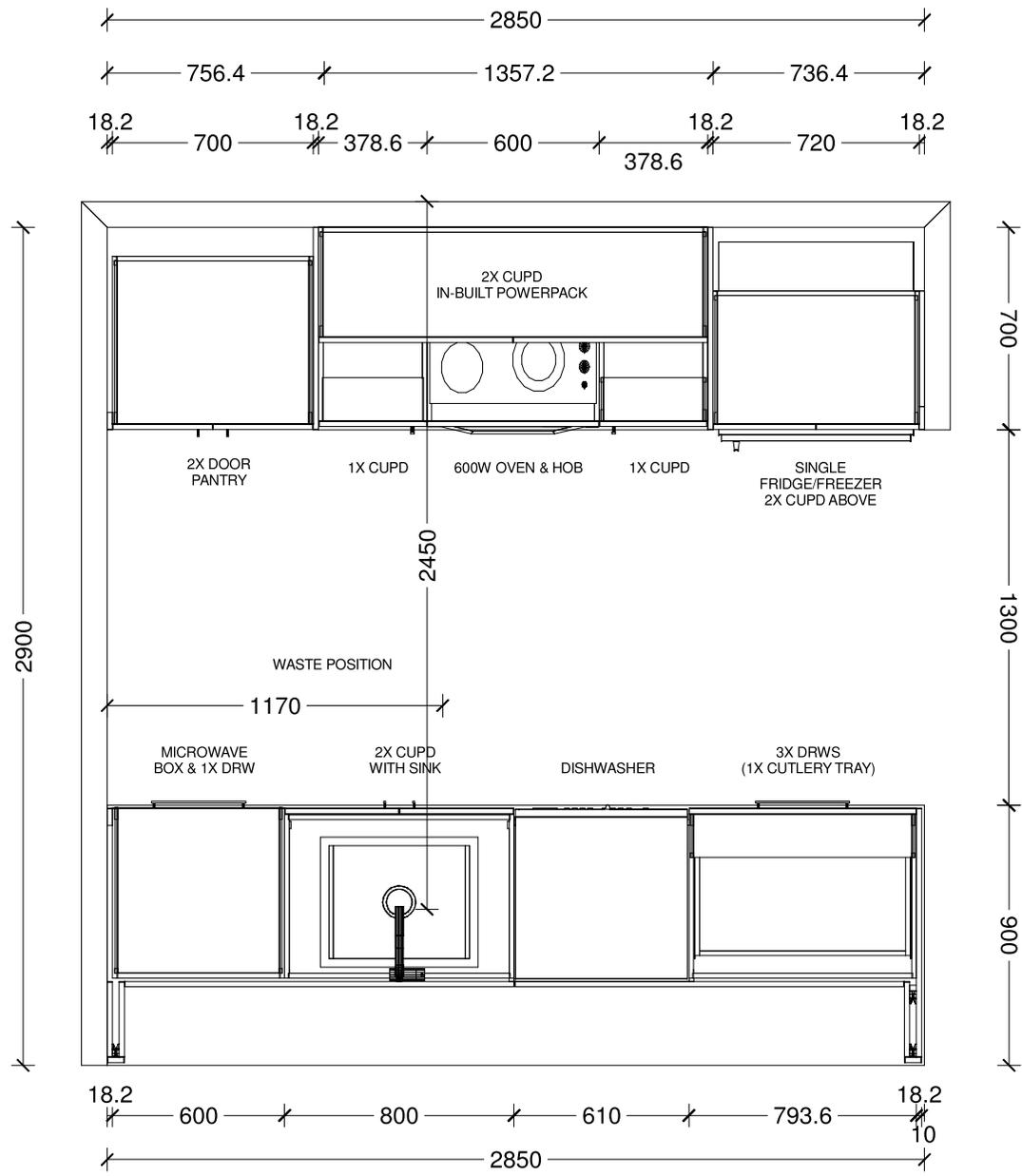
**Landscape Plan**

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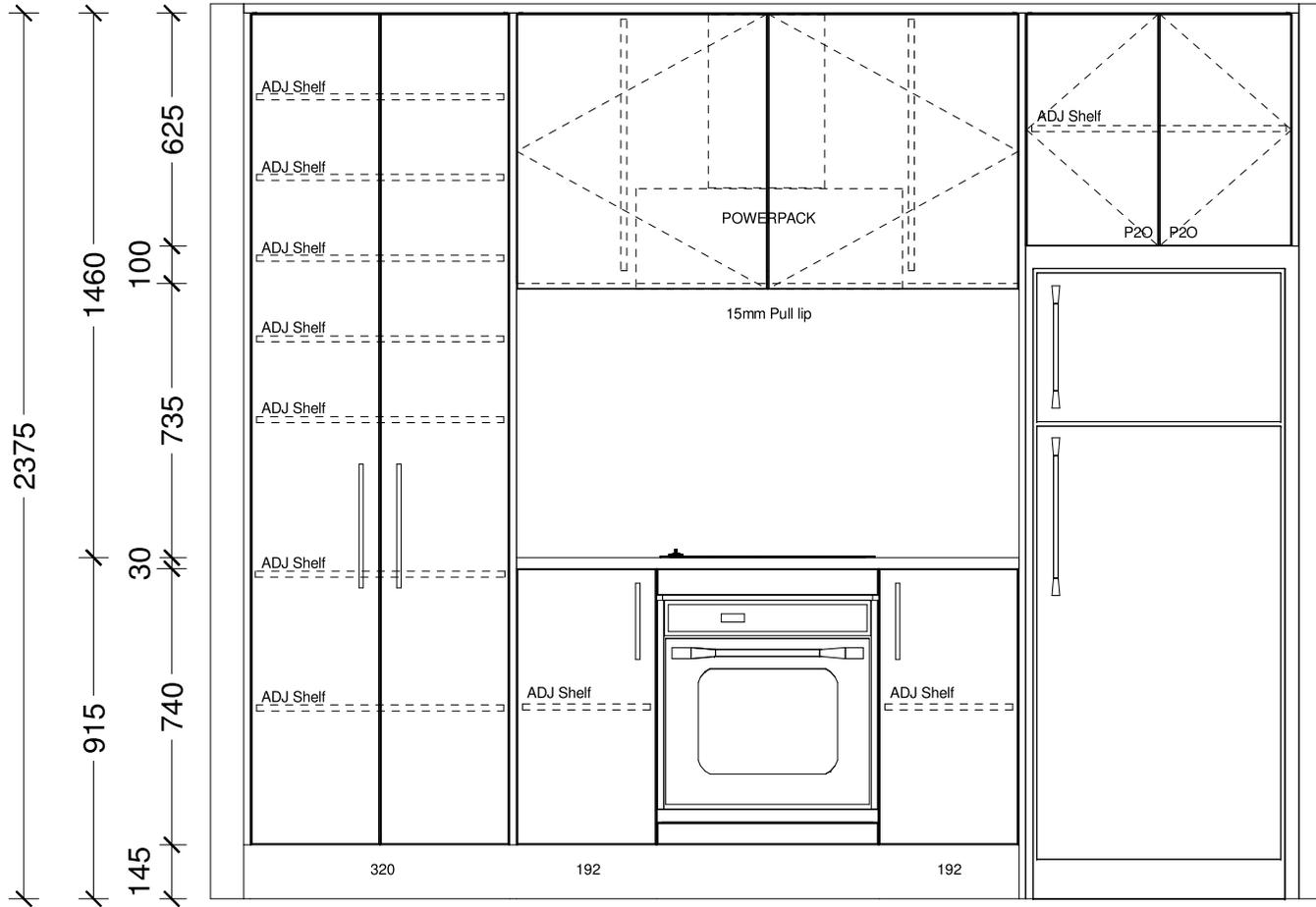
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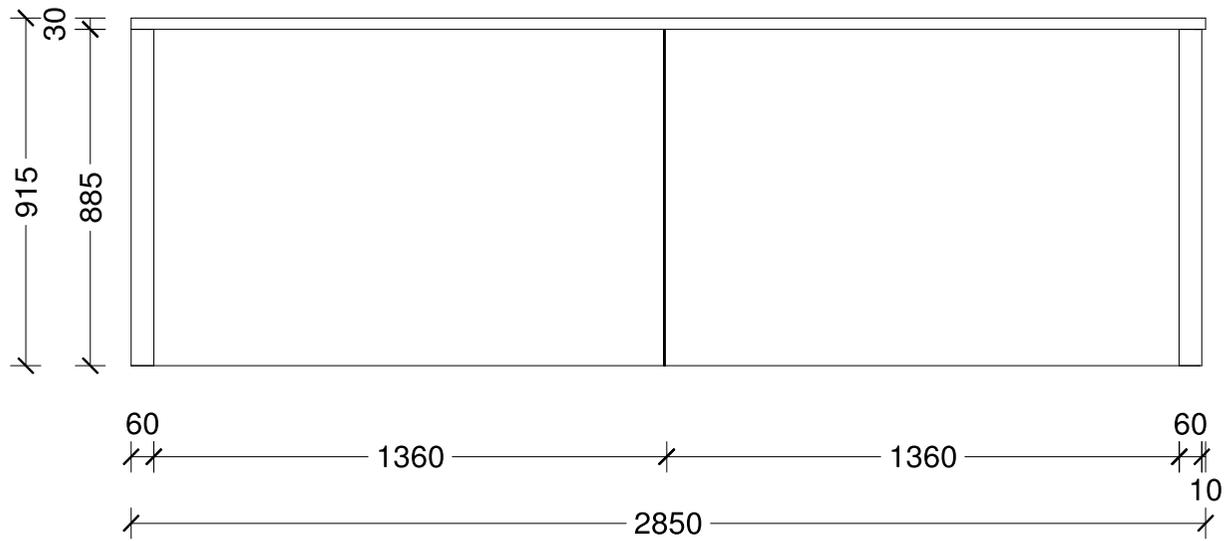
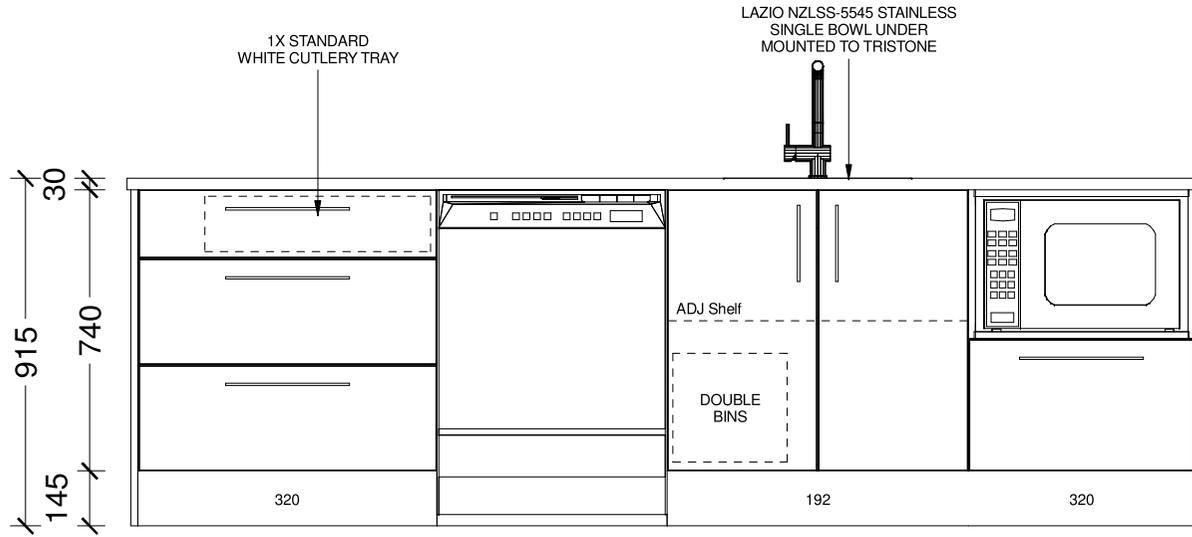
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| Designer:<br>Sarah Molyneux | Date:<br>04 Nov 25 | Client:<br>Oakridge Homes | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Kitchen Plan        | Scale:<br>1 : 25   | Customer:<br>The Koa      |                |               |               |  |

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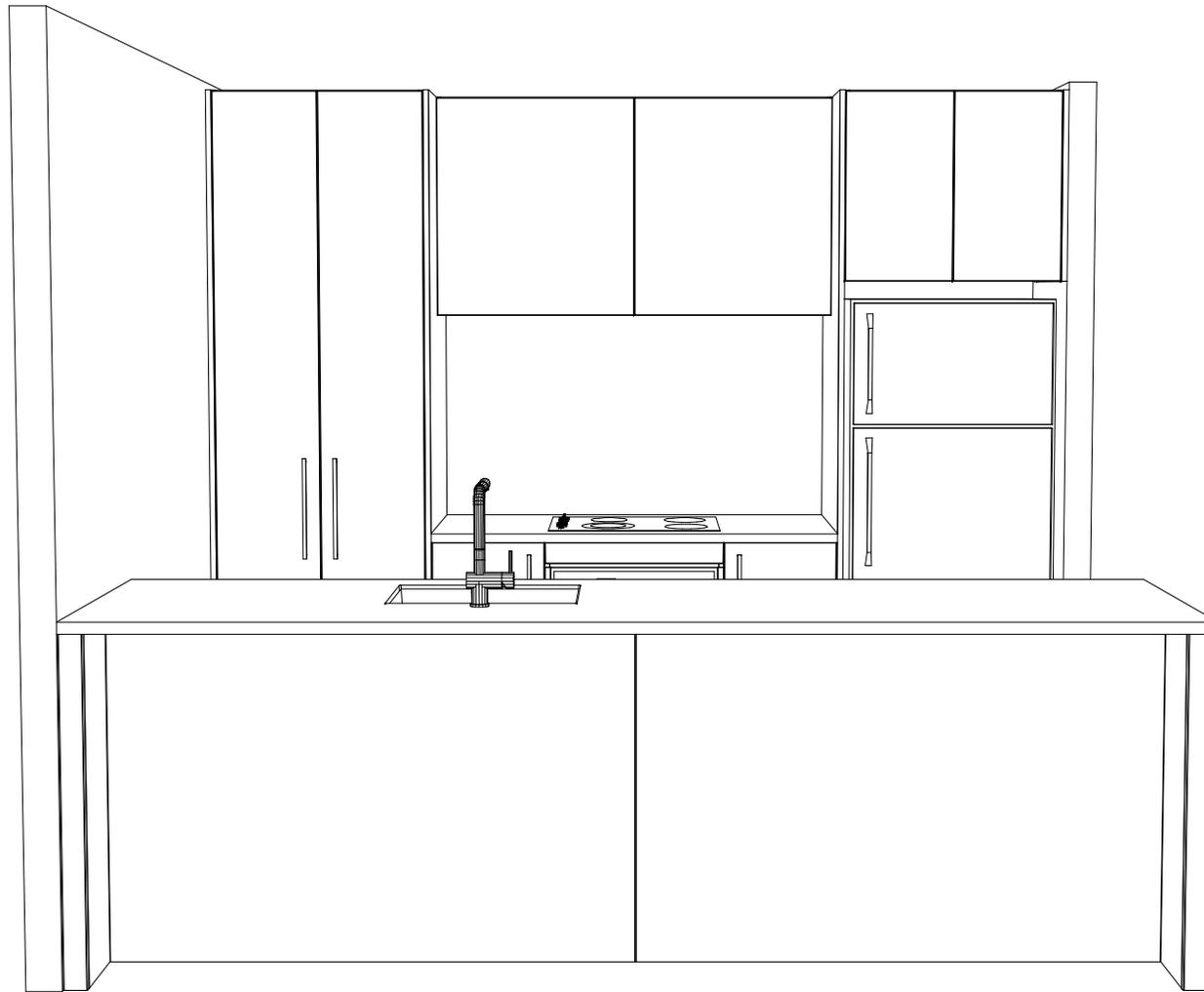
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| Dwg:<br>Kitchen Elevation   | Scale:<br>1 : 20   | Customer:<br>The Koa      |                |               |               |  |

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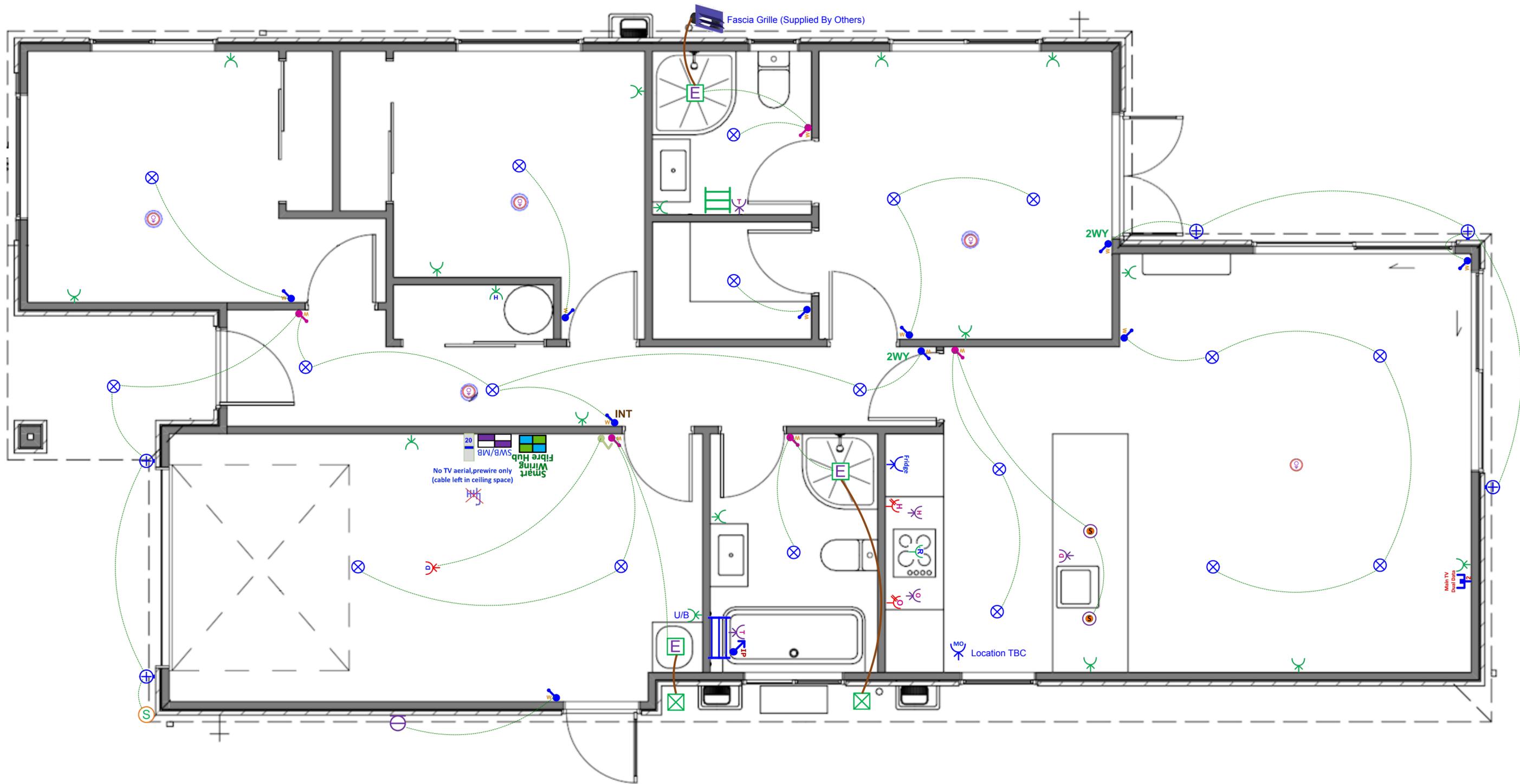
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|                                |                    |                           |                |               |               |   |
|--------------------------------|--------------------|---------------------------|----------------|---------------|---------------|---|
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| Dwg:<br>Kitchen 3D Perspective | Scale:             | Customer:<br>The Koa      |                |               |               |   |

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# Plan: Option A - The Sabinar - The Koa V3 (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  |  | 16 EA |
|  Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A                                    |  | 1 EA  |
|  Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A                                     |  | 1 EA  |
|  Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)   |  | 1 EA  |
|  Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)                                     |  | 1 EA  |
|  Tradesave Slim Dishwasher Power Socket (White)   |  | 1 EA  |
|  Tradesave Garage Door Open/Close Press Switch (White)   |  | 1 EA  |
|  Tradesave Slim Garage Door Power Socket (White)   |  | 1 EA  |
|  Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)                                     |  | 1 EA  |
|  Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit                                       |  | 1 EA  |
|  Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life              |  | 5 EA  |
|  Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation        |  | 1 EA  |
|  Newtech ST78 Narrow Towel Rail 7-Bar Square Ladder 800 x 450mm (Chrome) - Excludes Circuit & Installation |  | 1 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)   |  | 2 EA  |
|  Fascia Grille (Supplied By Others)  |  | 1 EA  |

## Electrical

| Item   | Total |
|--|-------|
|  External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White) | 1 EA  |
|  Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit                   | 19 EA |
|  External LED Up/Down Round 2x 5W Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit                       | 5 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)  | 10 EA |
|  Tradesave Slim Light Switch 2-Gang (White)  | 5 EA  |
|  Excel Life White IP Rated Light Switch 1 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                                      | 1 EA  |
|  No TV Aerial, Prewire Only (cable left in ceiling space)  | 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 - Sabinar 400 Pendant with 8-watt LED Lamp (White) & Circuit | 2 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.



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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.

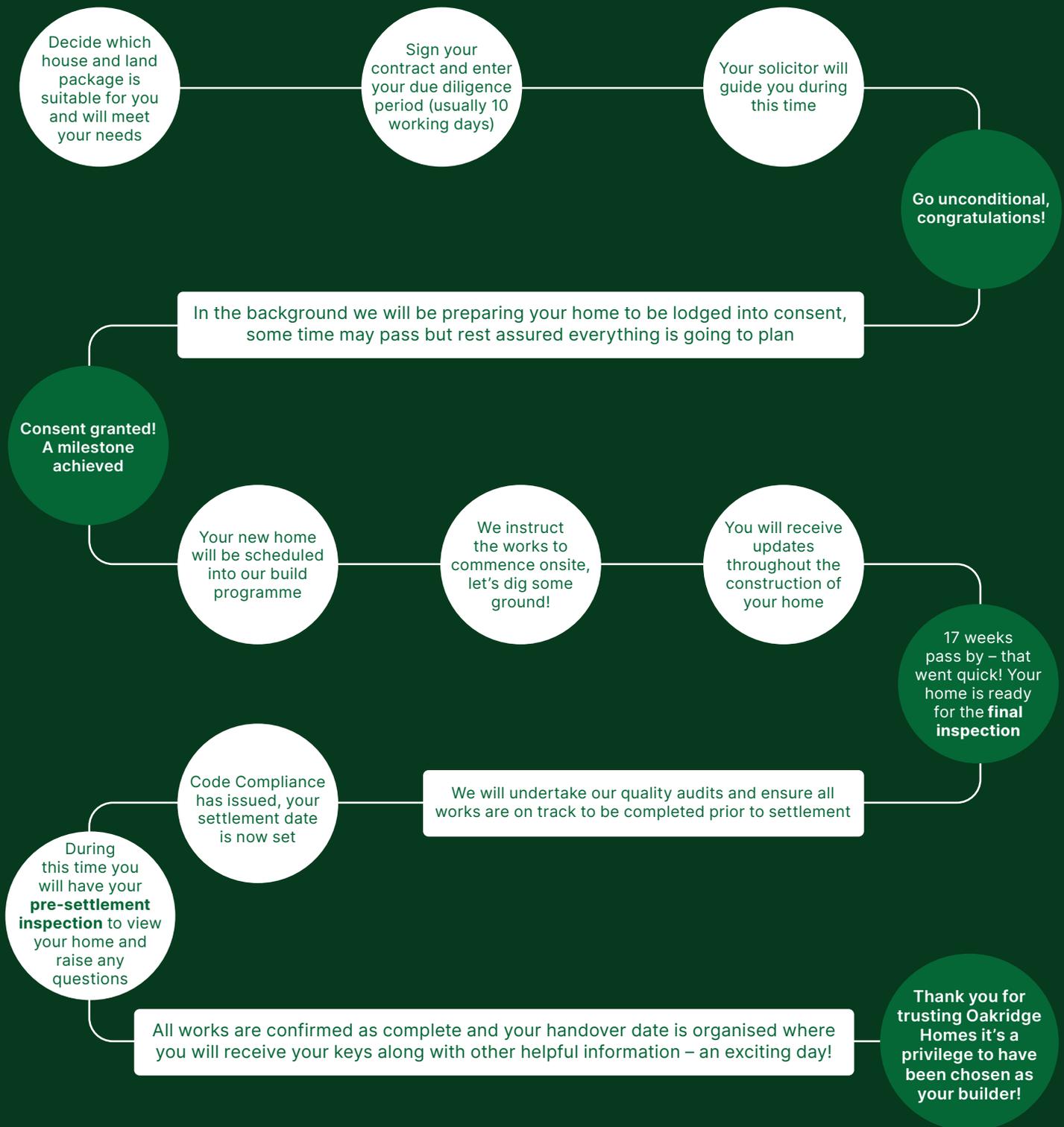
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive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