

Lot 49 Kennedys Green

Stage 2, Kennedys Green, Halswell, Christchurch



Artist impression only – refer to concept plan.

House & Land Package:

\$939,900

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

Home area: 177m²

Section area: 455m²

4 2 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

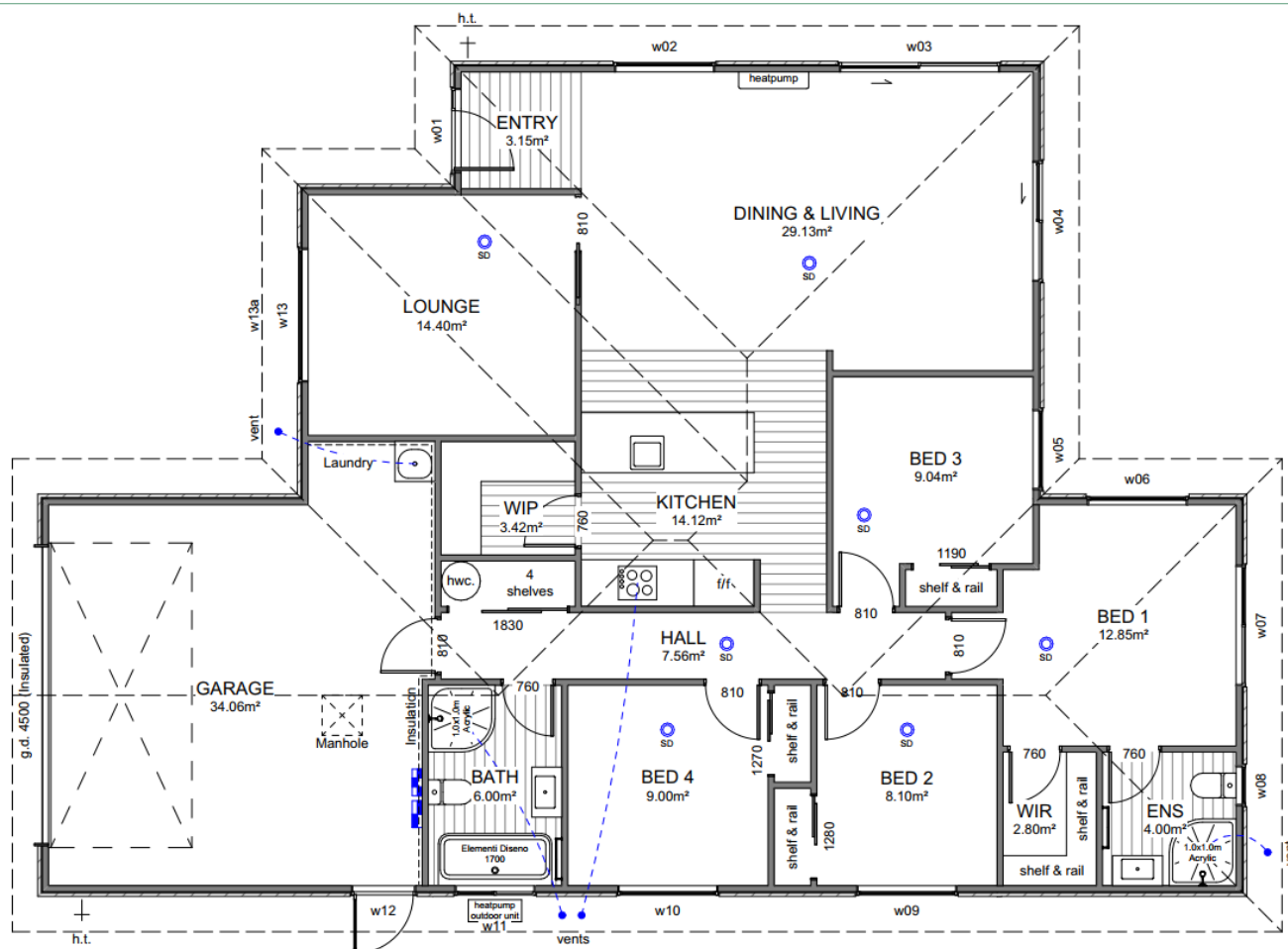
P: (03) 977 2832

E: info@oakridgehomes.co.nz

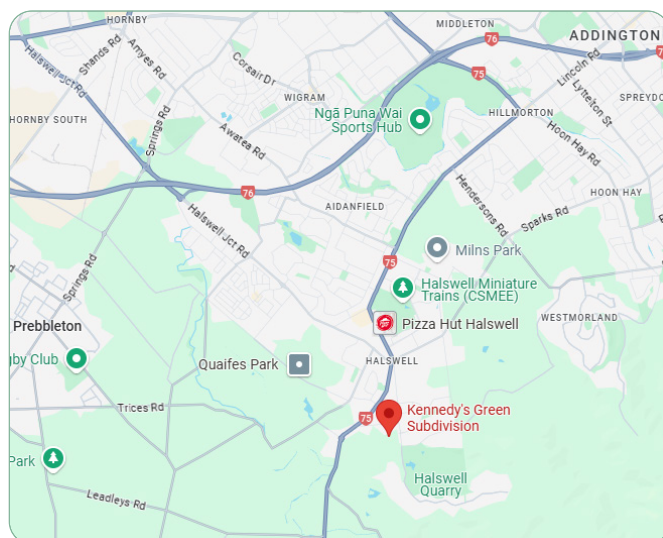
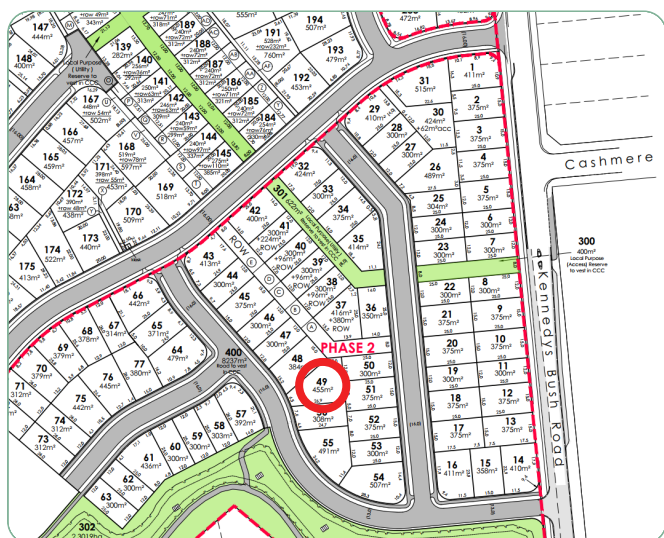
oakridgehomes.co.nz

OAKRIDGE
HOMES 

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:	James Hardie Axon	Entry door:	APL 860mm Latitude with urbo lever
Window joinery:	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan & extractor duct as per electrical plan	Hot water cylinder:	Rheem 250L
Carpet:	Urban Collection - Inner Urban	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back full length of back bench/wall.	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan

Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable



Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



Showers:

Arena curved with moulded wall



Toilets:

Elementi Uno back to wall



Bath:

Elementi Diseno back-to-wall 1700mm



Towel rails:

Newtech 5 bar square—heated



Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

Elementi Uno



Colour Schedule

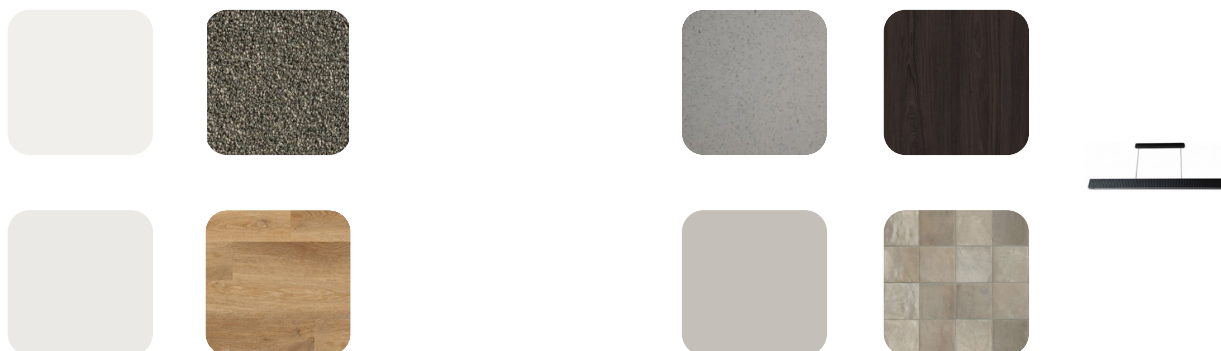
Exterior Colours

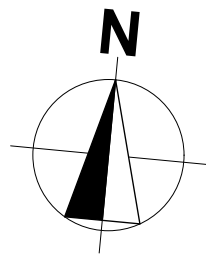
Colour Scheme			
EXTERIOR			
Roof:	Ebony	Garage door & frame:	Ebony
Fascia:	Ebony	Soffits:	Half black white
Gutter & downpipes:	Ebony	Exterior cladding (Main):	Mid grey
Window joinery:	Ebony	Exterior cladding (Feature):	All black
Front door & frame:	Ebony		



Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Demeter
Walls:	Black white	Kitchen joinery main colour:	Seal Grey Naturale
Interior doors:	Black white	Kitchen joinery feature colour:	Fiordland elm
Skirting:	Black white	Kitchen splashback:	Zellige Argilla Gloss 100×100
Carpet:	Shimmer	Feature pendant:	Minota 1.5 linear black
Vinyl plank:	Natural		





RIGHT OF WAY

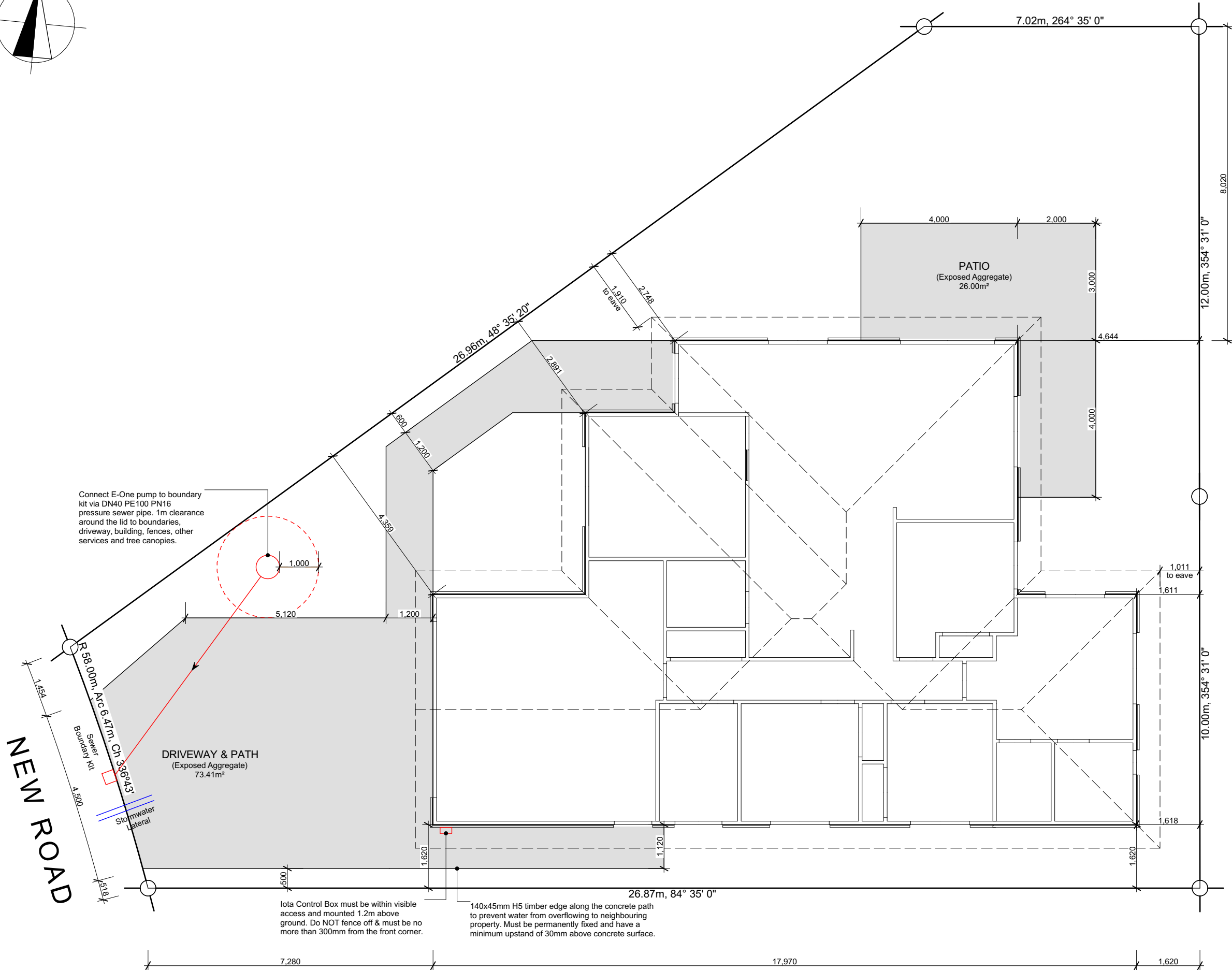
Site Info	
Site Address	Kennedys Green Halswell
Legal Description	Lot 49
Site Area	455m²
Building Area	177.25m²
Roof Area*	219.33m²
Site Coverage	38.95%

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.



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



W E N D E L B O R N
P R O P E R T Y L T D
LOT 49 KENNEDYS GREEN
HALSWELL

Issue
Concept Design

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

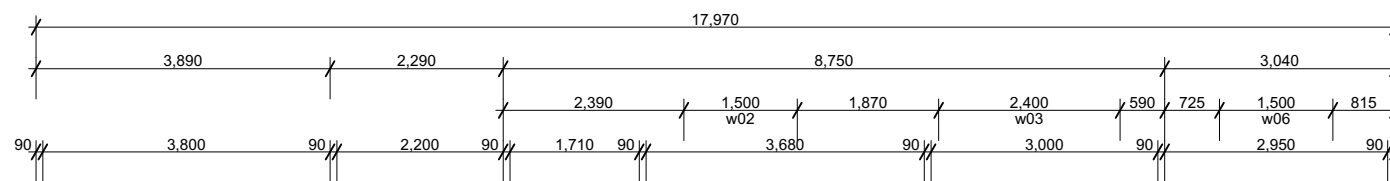
Site Plan

Scale 1:100 @ A3

Revision	4
Date	17/07/2026
File No.	26115

Sheet No.

1



Over Frame	172.99m ²
Perimeter	60.66m
Over Cladding	177.25m ²
Perimeter	61.22m
Roof Area*	219.33m ²
Perimeter	66.18m

*Roof area includes fascia & gutter.

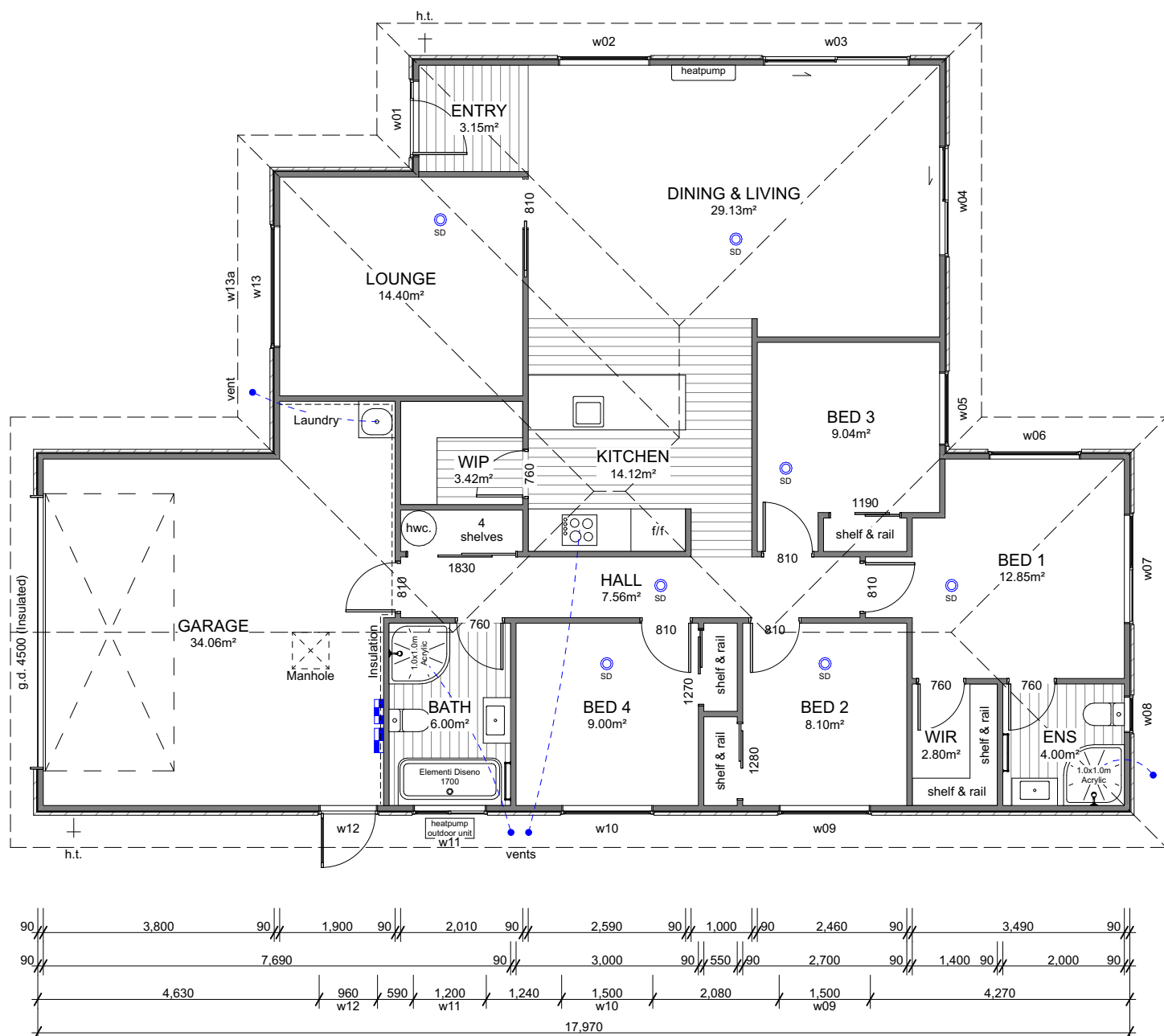
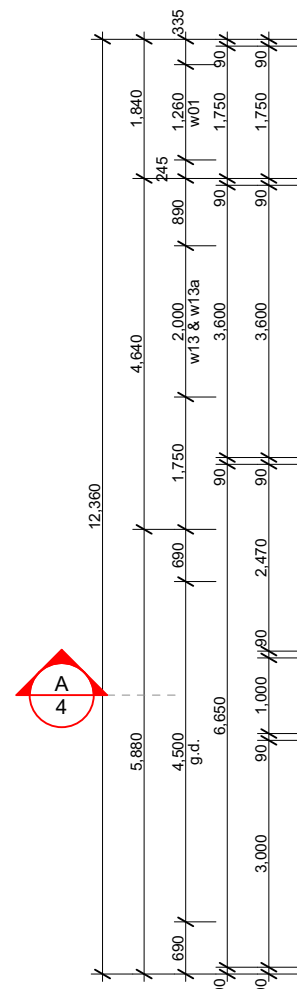
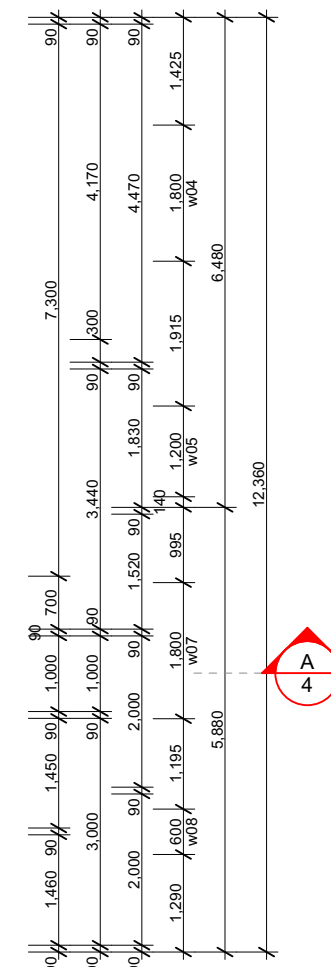
Main Cladding	RCS Graphex
Feature Cladding	JH Axon Panel
Roof Pitch	25°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

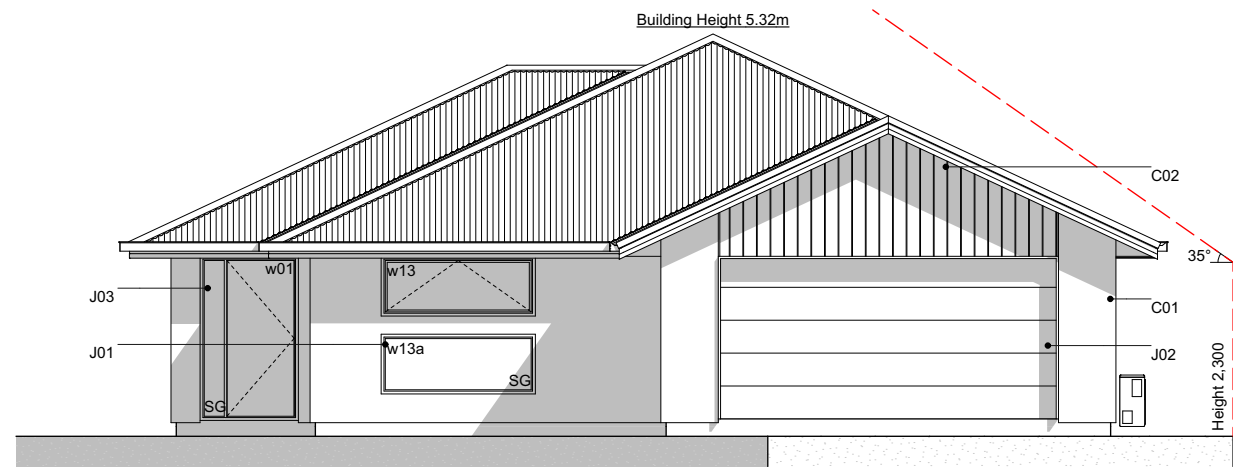
Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

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

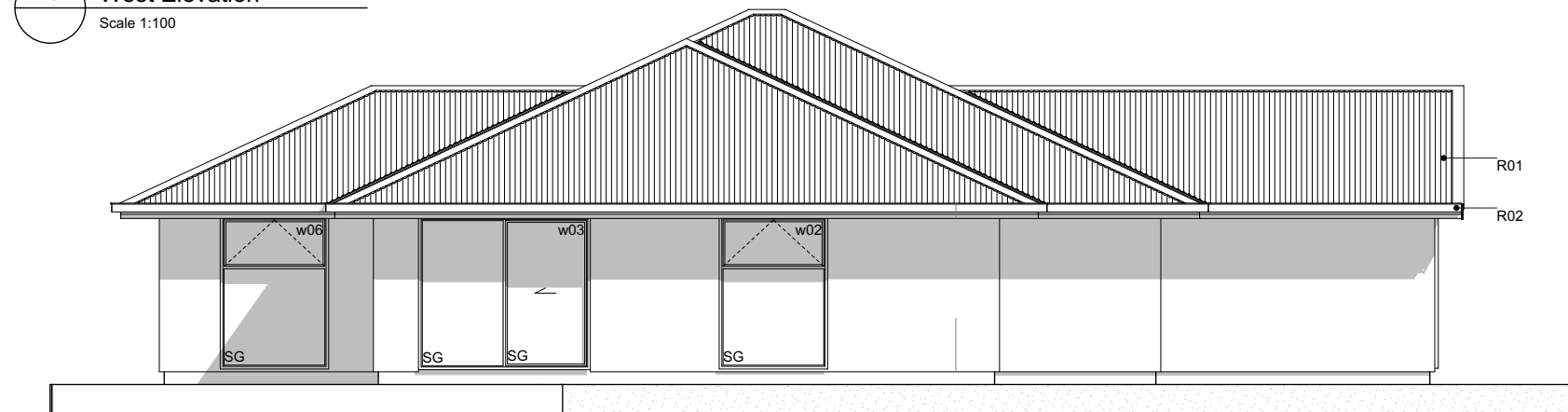
- ☐ Carpet (excl. Garage)
- ☐ Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	1,260
w02	2,130	1,500
w03	2,130	2,400
w04	2,130	1,800
w05	1,400	1,200
w06	2,130	1,500
w07	500	1,800
w08	1,100	600
w09	1,400	1,500
w10	1,400	1,500
w11	1,100	1,200
w12	2,130	960
w13	750	2,000
w13a	750	2,000

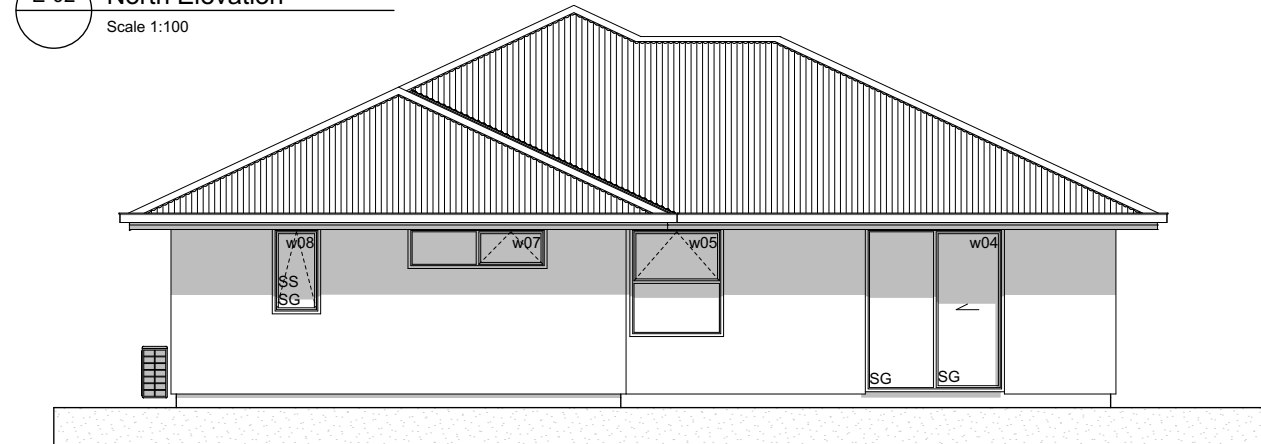




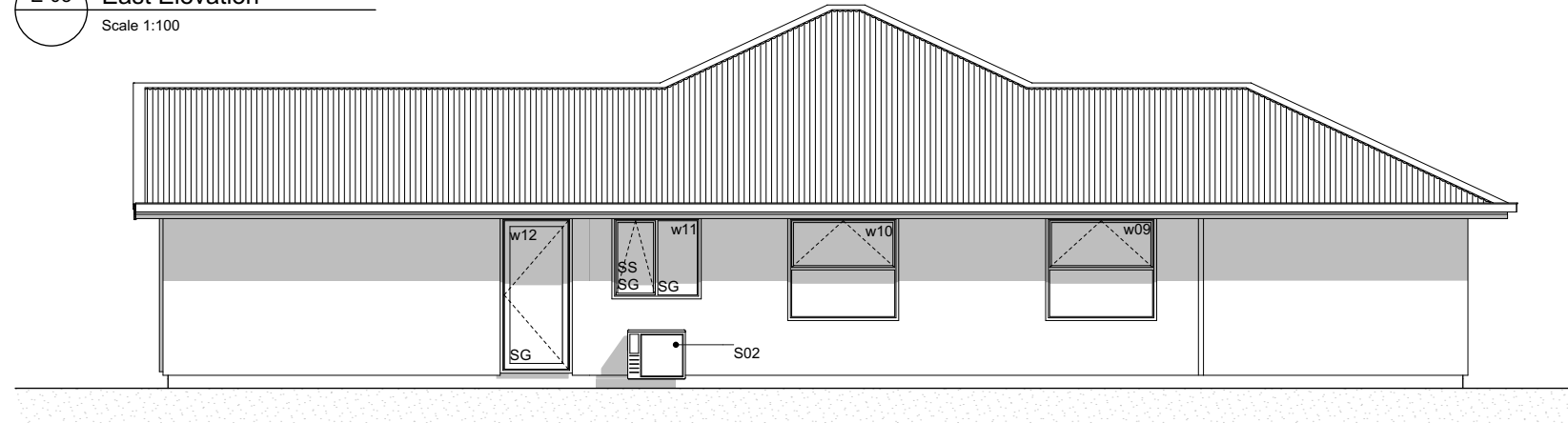
E-01 West Elevation
Scale 1:100



E-02 North Elevation
Scale 1:100



E-03 East Elevation
Scale 1:100



E-04 South Elevation
Scale 1:100

Elevation Keys

- | | |
|-----|--|
| C01 | RCS Graphex 50mm panel with plastered finish on 20mm cavity battens. |
| C02 | James Hardie Axon panel on 20mm 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

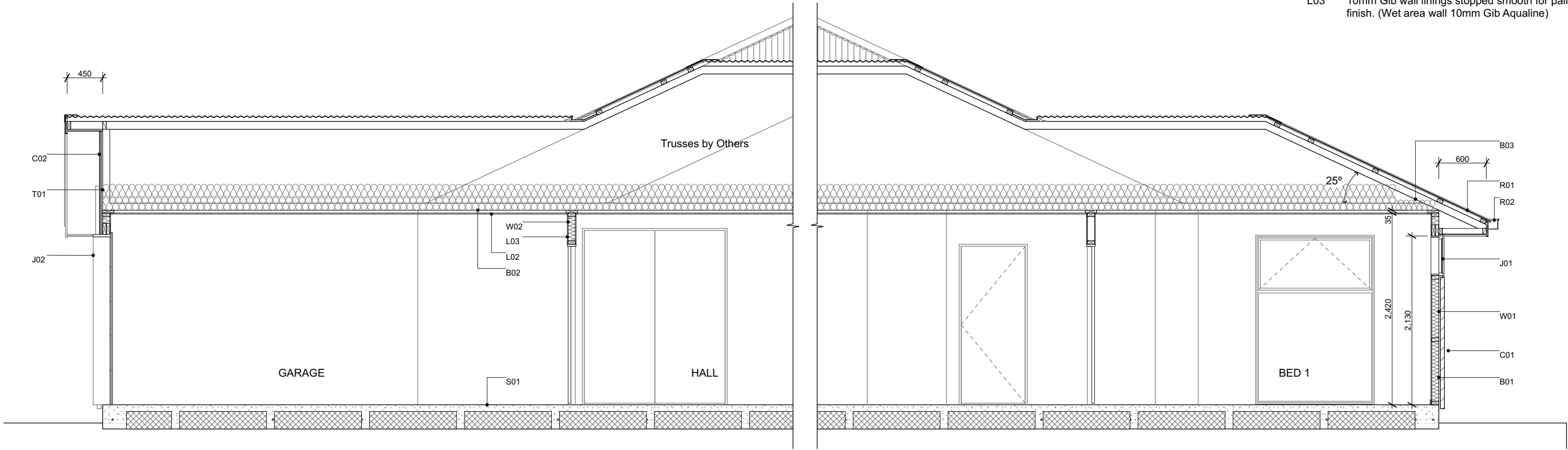
- | | |
|-----|---------------|
| w01 | Window ID |
| SS | Security Stay |
| SG | Safety Glass |

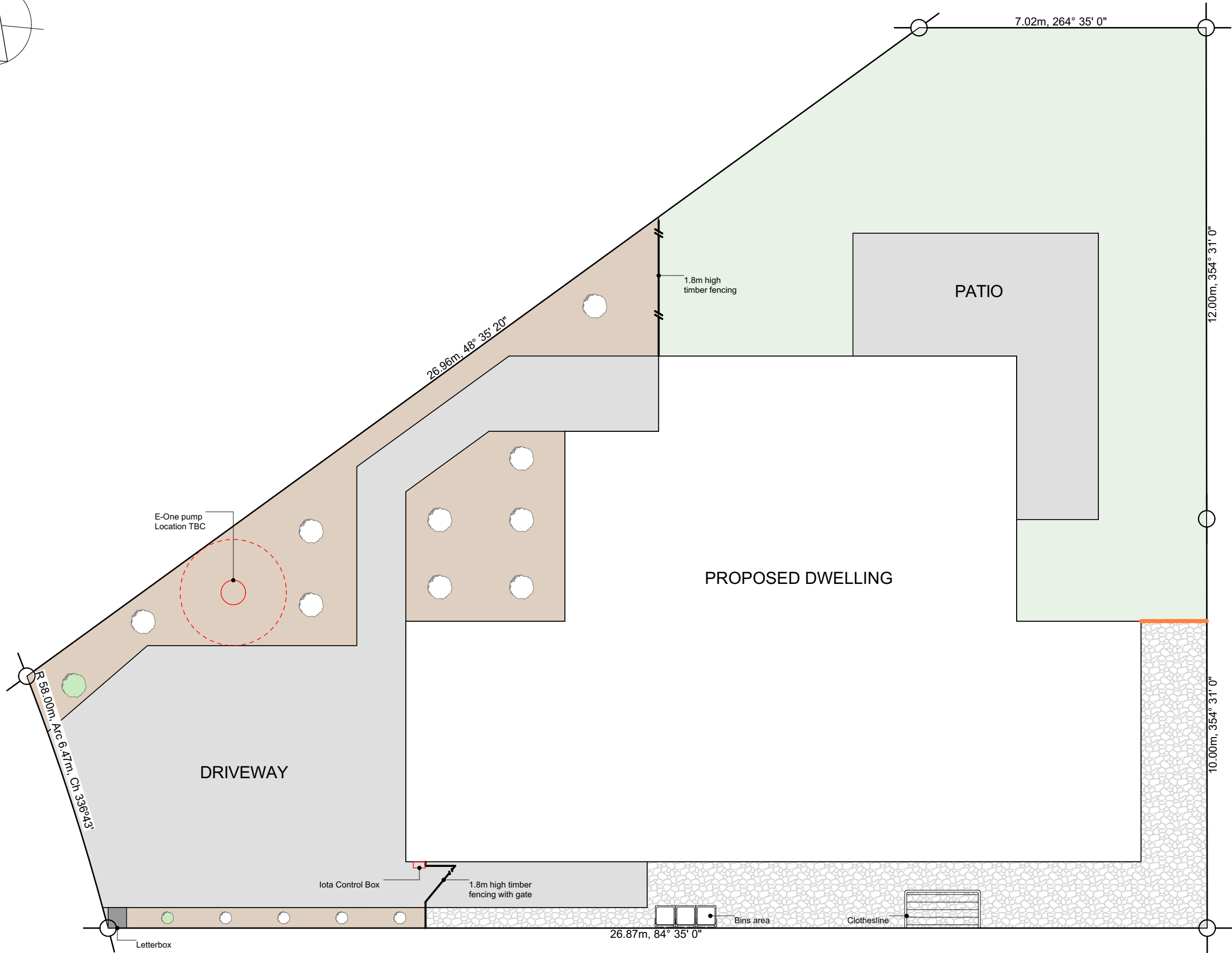
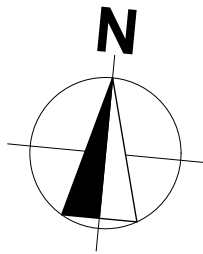
General Notes

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

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 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)





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
 - 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
 - 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/ stonechip



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



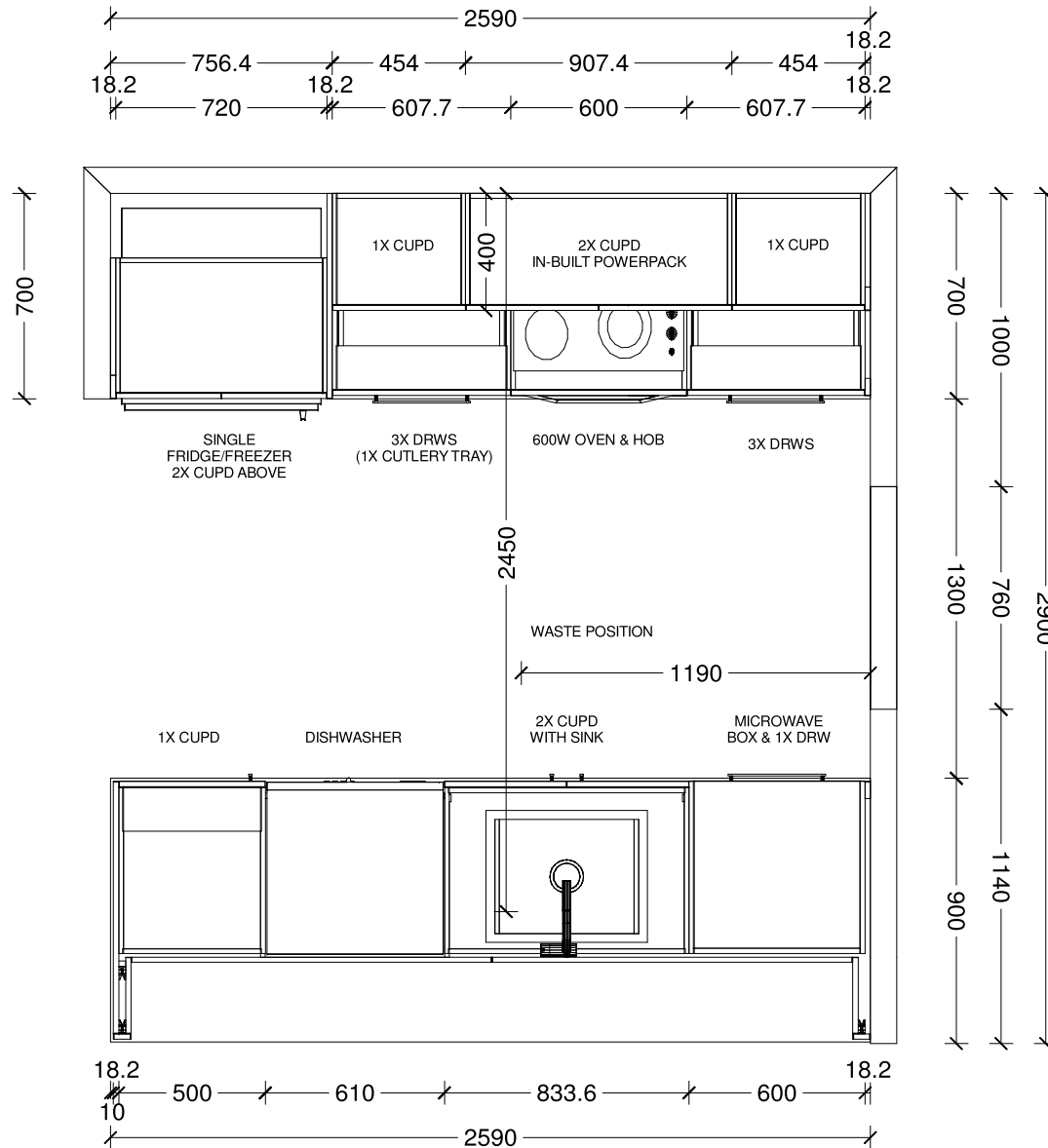
W E N D E L B O R N
P R O P E R T Y L T D
LOT 49 KENNEDYS GREEN
HALSWELL

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

Landscape Plan
Scale 1:100 @ A3

Revision 4
Date 17/07/2026
File No. 26115

Sheet No.
1



Benchtop Colour:

30mm square edge Tristone

Main Joinery Colour:

Back Wall & Island Back Panels

Feature Joinery Colour:

Island, Boxed Ends & Overheads

Handles:

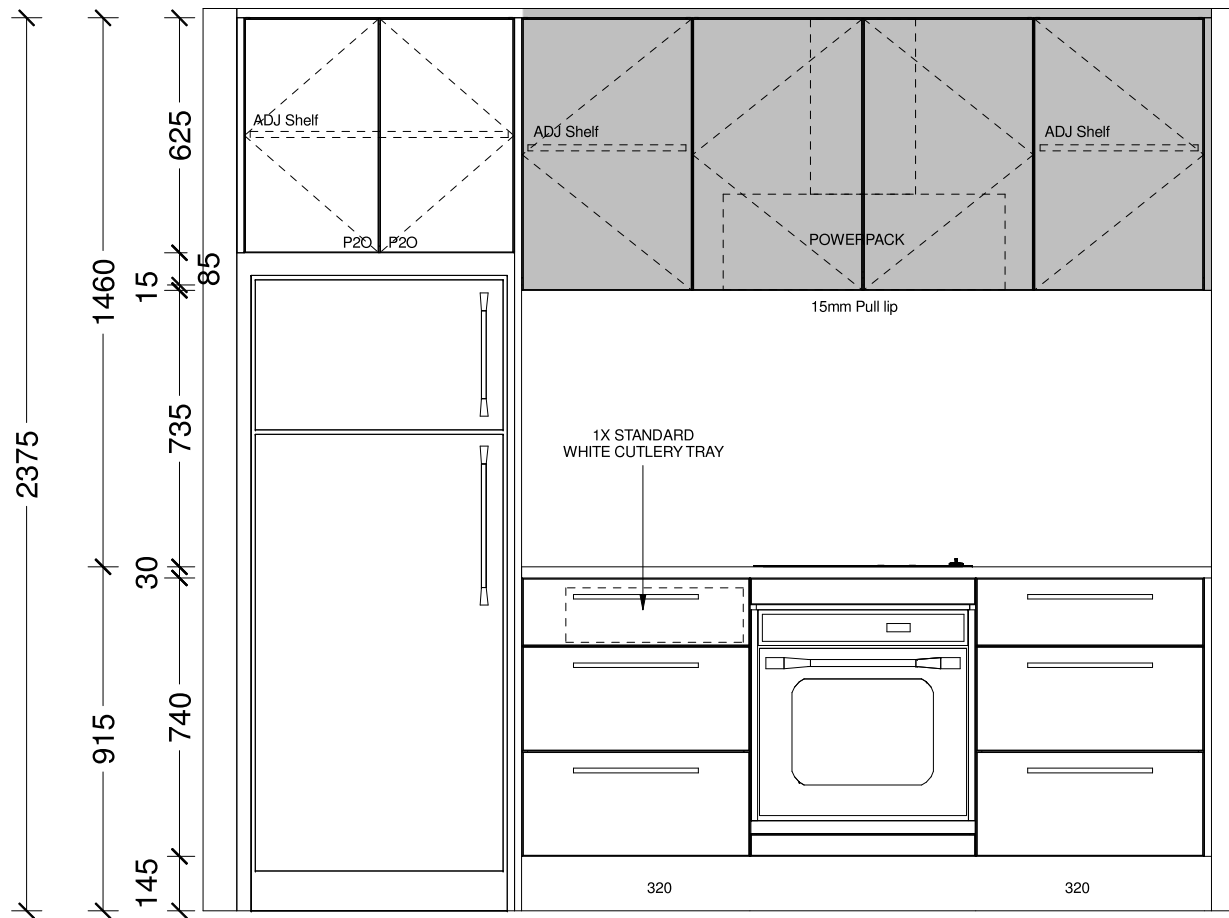
4062-192/320-Titanium Grey

Sink:

Lazio NZLSS-5545 Stainless Single Bowl

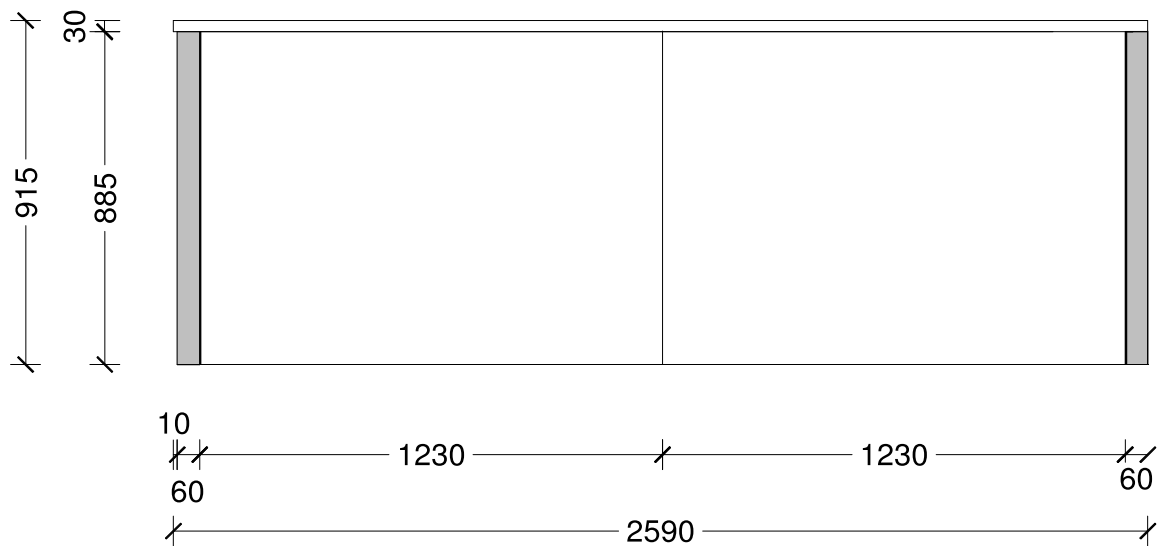
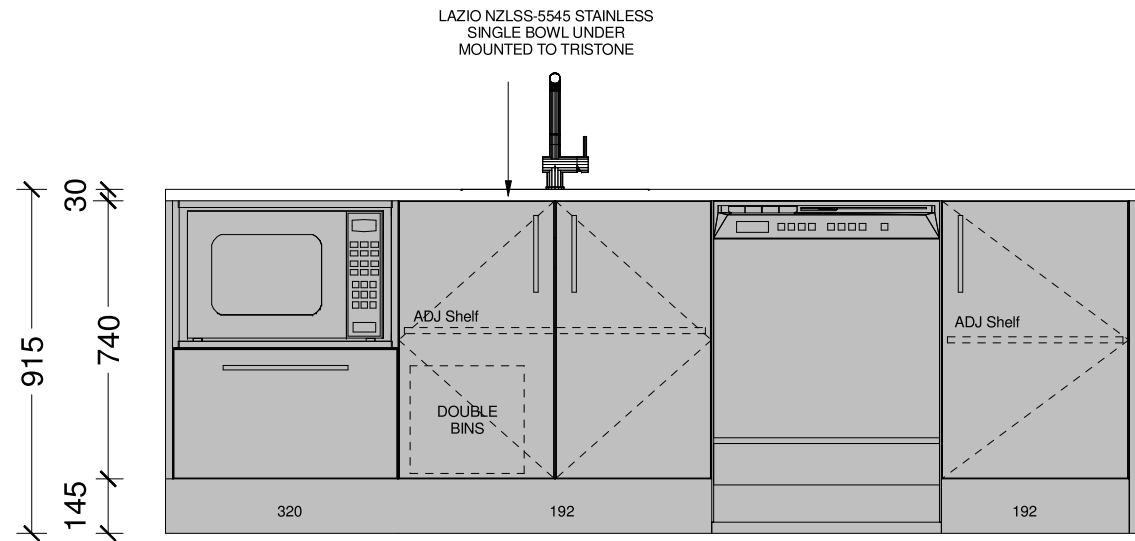
Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: Lot 49 Kennedys Green				

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



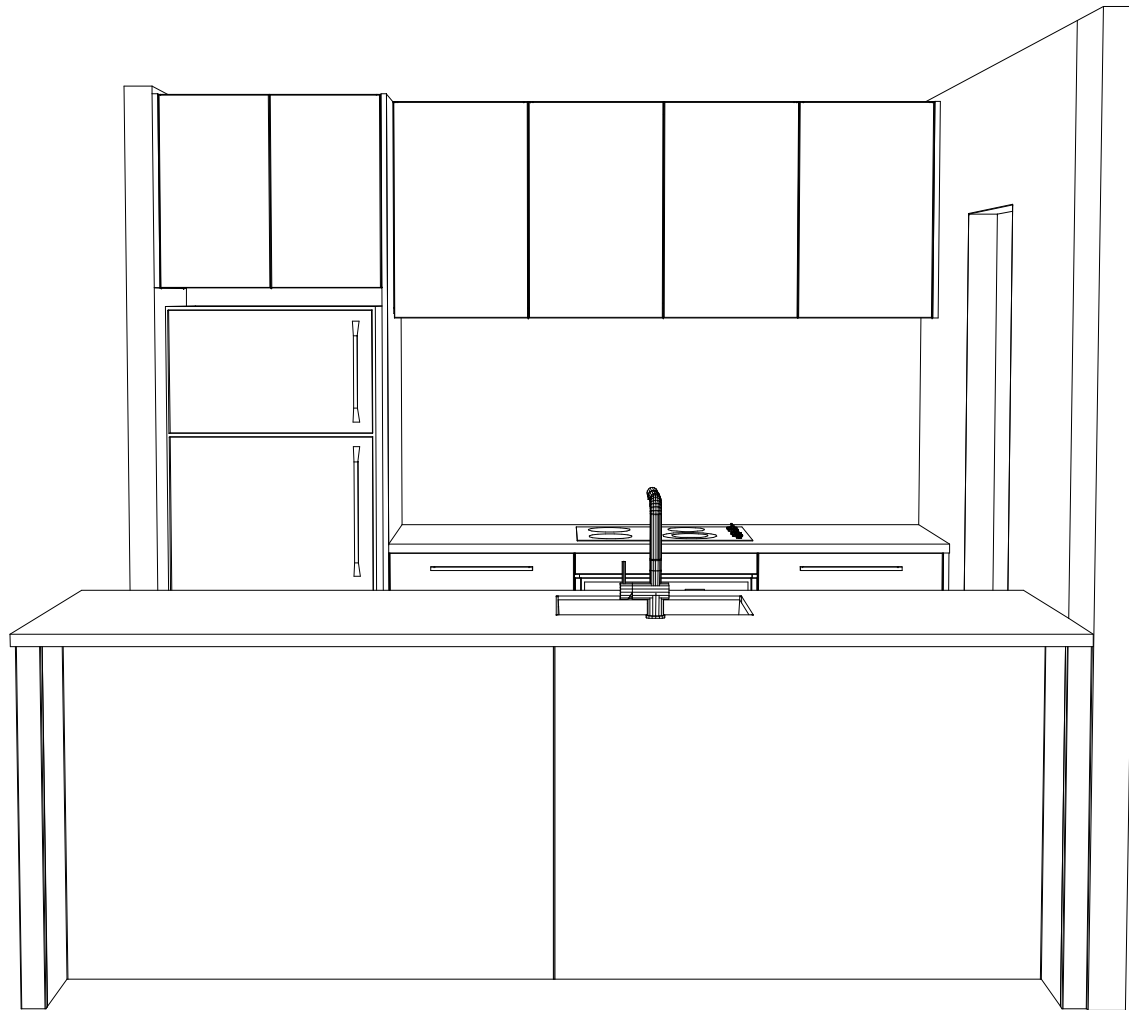
Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: Lot 49 Kennedys Green				

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



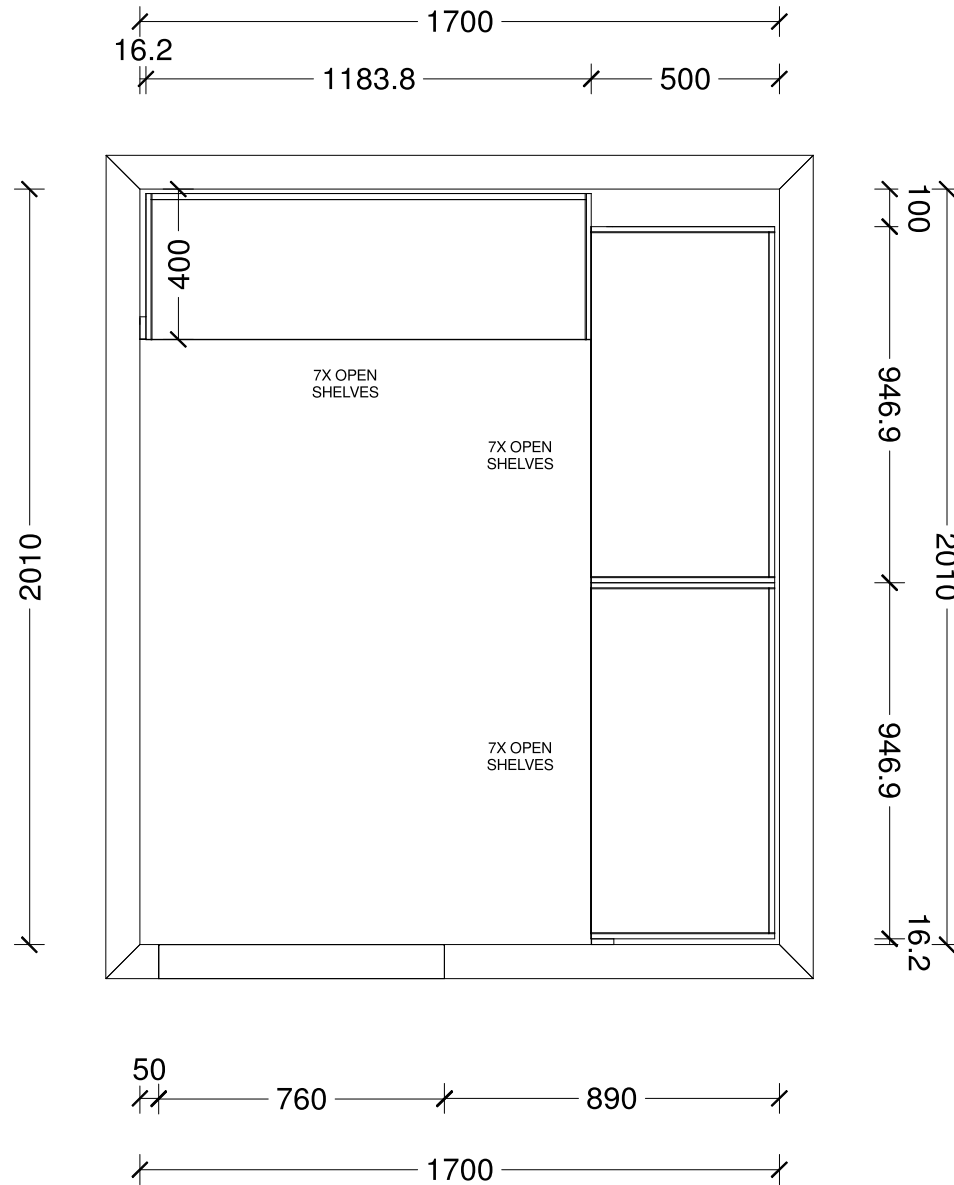
Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: Lot 49 Kennedys Green				

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



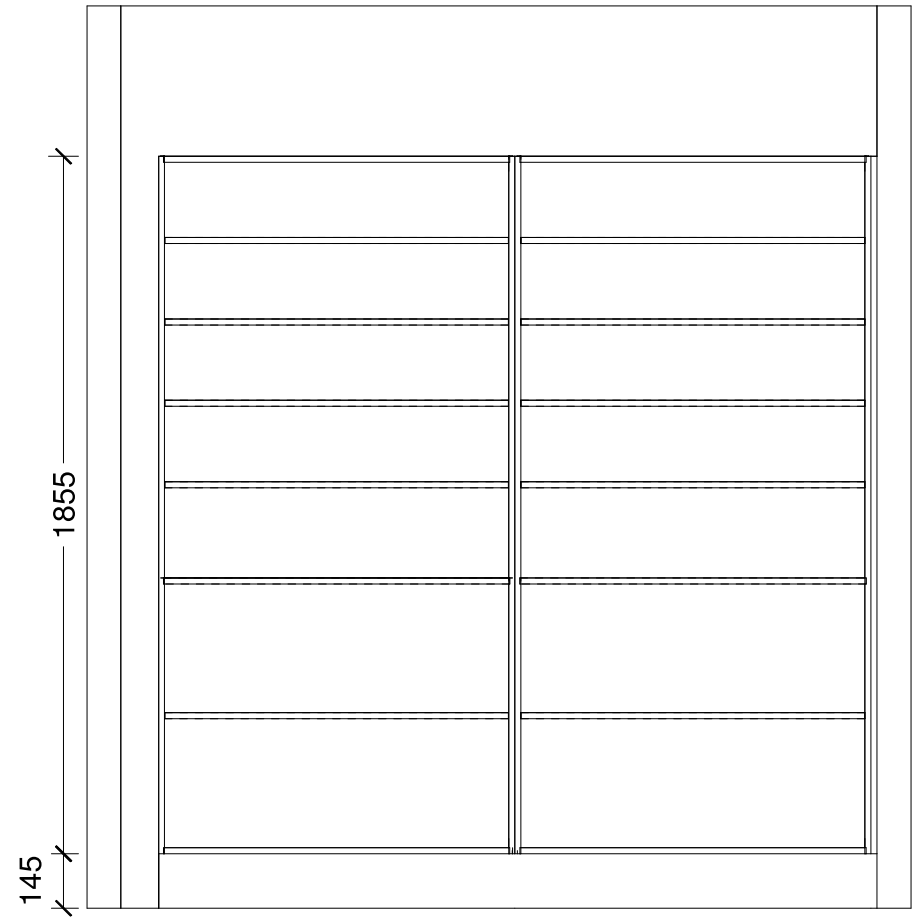
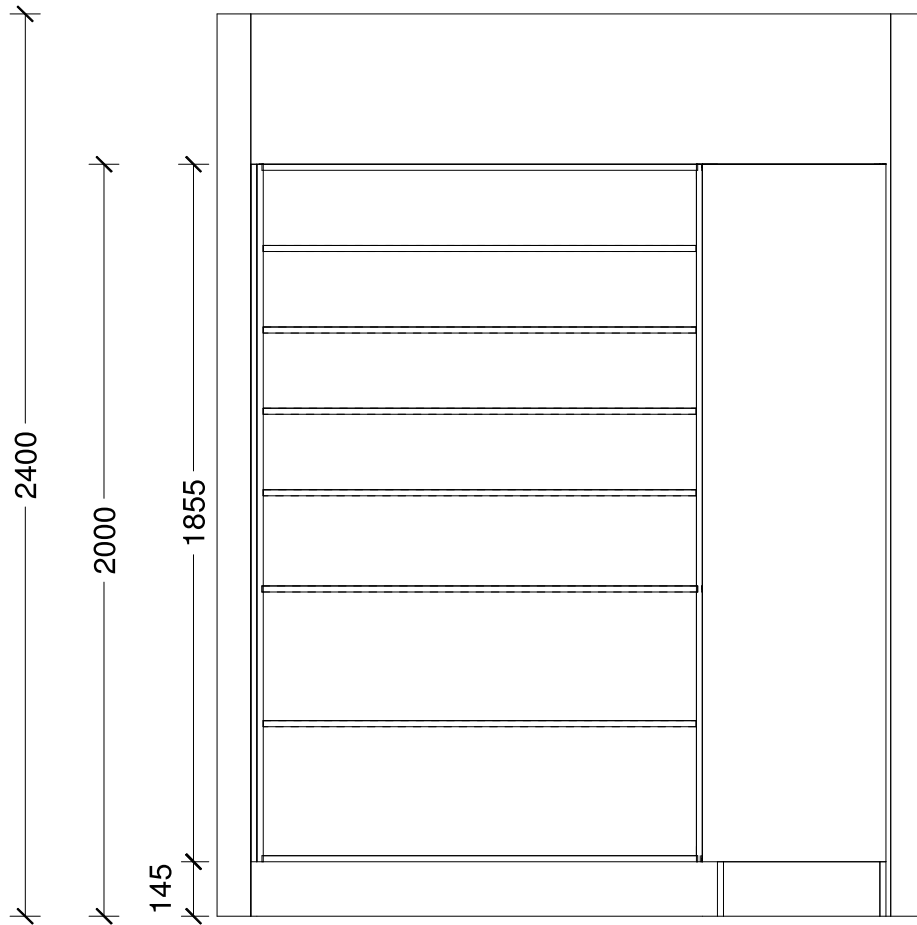
Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Kitchen 3D Perspective	Scale:	Customer: Lot 49 Kennedys Green				

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



Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Pantry Plan	Scale: 1 : 20	Customer: Lot 49 Kennedys Green				

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



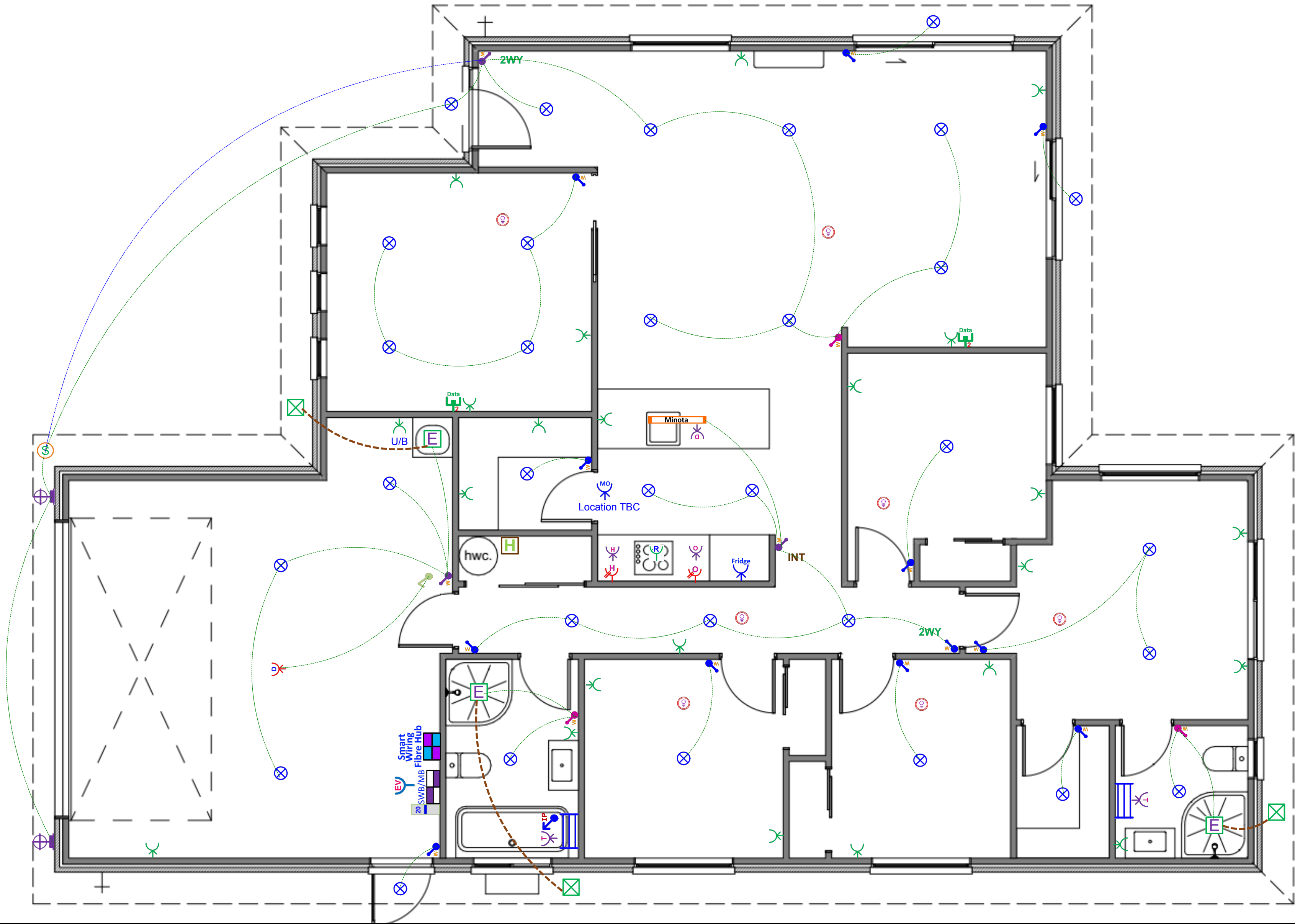
Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: Lot 49 Kennedys Green				

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



Designer: Sarah Molyneux	Date: 21 Jul 26	Client: Oakridge Homes	BC Ref:	Site Address: Halswell	Job#: 60871	
Dwg: Pantry 3D Perspective	Scale:	Customer: Lot 49 Kennedys Green				

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



Plan: Kennedys Green - Lot 49 - Electrical Design

Power & Lighting		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Rangehood Single 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 Slim Double Power Socket Horizontal (White) 10A		23 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
 Voltex Hot Water Cylinder Hard-Wired Connection & Isolator (Surface Mounted)		1 EA
 Tradesave Slim Garage Door Open/Close Press Switch (White)		1 EA
 Tradesave Slim Garage Door Power Socket (White)		1 EA
 Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		7 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation		2 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		2 EA
 Extractor Fan Inline 150mm & up to 6m of duct		3 EA
 Extractor Fan External Grille (White)		3 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)		1 EA
 Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit		32 EA

Power & Lighting

Item	Total
 Pendant Light "B" - Minota 1.5m Suspension 40-Watt LED, 1400lm down, 800lm up, CCT 3K, 4K, 5K via Wall Switch (Black) & Circuit	1 EA
 External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	2 EA
 Tradesave Slim Light Switch 1-Gang (White)	12 EA
 Tradesave Slim Light Switch 2-Gang (White)	3 EA
 Tradesave Slim Light Switch 3-Gang (White)	3 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 - Excludes TV cabling	1 EA
 Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	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.



P: (03) 977 2832

E: info@oakridgehomes.co.nz

oakridgehomes.co.nz

Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per

element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

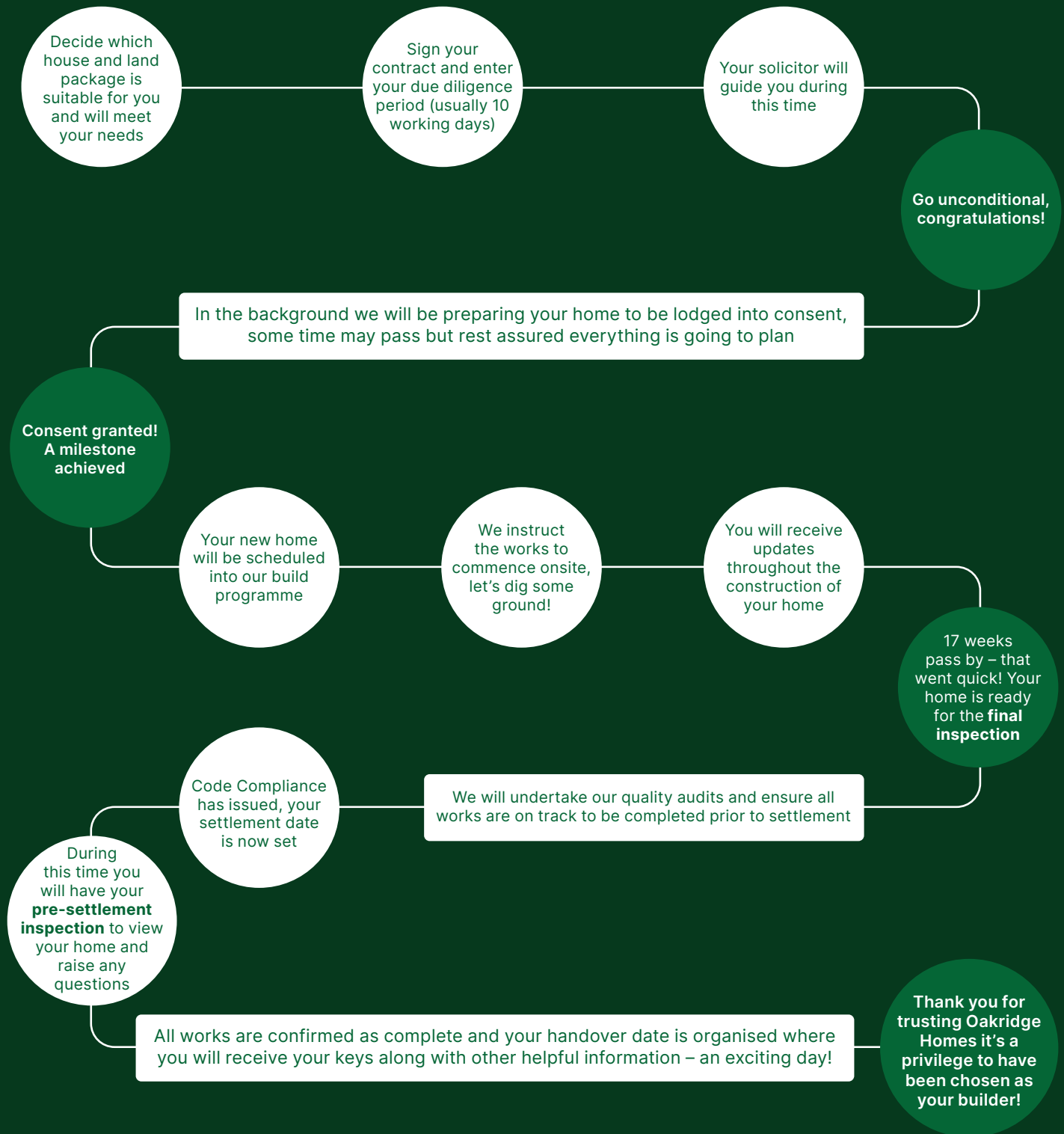
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- ✓ Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- ✓ Exceeds Healthy Homes Standards
- ✓ LVL framing (laminated veneer lumber) more durable and less likely to warp
- ✓ RibRaft foundation system
- ✓ Quality cladding options
- ✓ Thermally broken window joinery
- ✓ Increased carpet underlay thickness
- ✓ Tri-Stone benchtops for easy maintenance
- ✓ Full height kitchen joinery to avoid dust collection
- ✓ Full length tiled splashback to kitchen
- ✓ Bosch appliances
- ✓ Exposed aggregate driveways and patios
- ✓ Insulated garage and garage door



The Oakridge Journey



If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

P: (03) 977 2832

E: info@oakridgehomes.co.nz

oakridgehomes.co.nz