

## House and Land Package

Lot 6 Maddisons Quarter, Stage 1,  
Faringdon, Rolleston

Dwelling Size	Section Size
147m <sup>2</sup>	393m <sup>2</sup>

# \$745,900

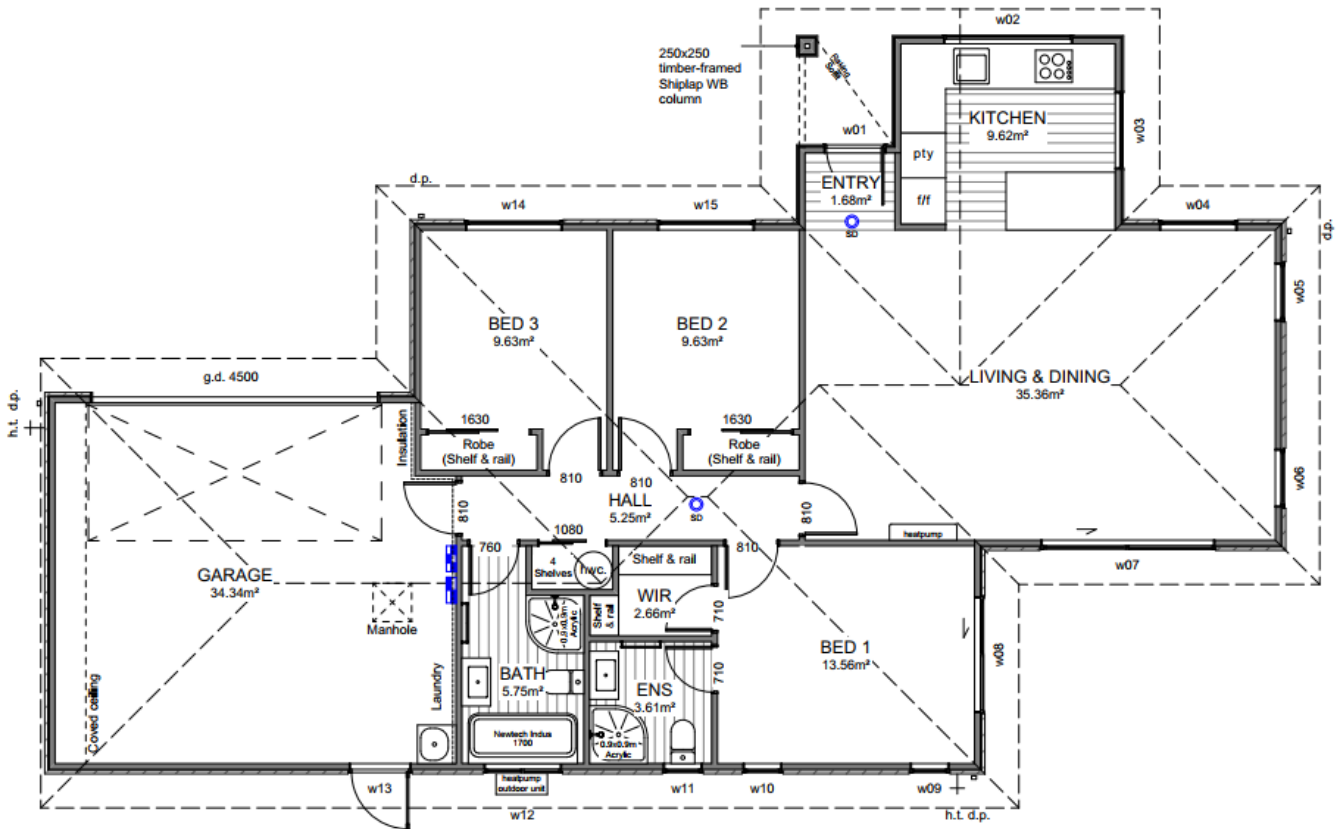


Family sized home featuring three bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

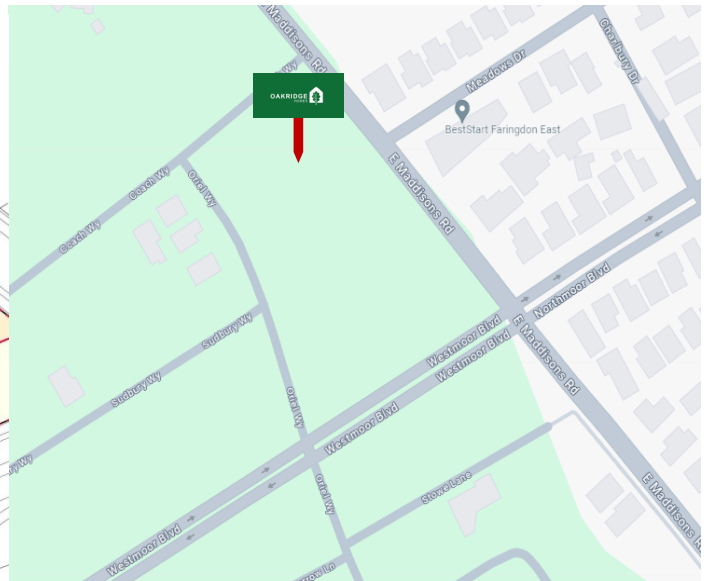
Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fastest growing community. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only a short drive to central Rolleston with a shopping complex to cater all requirements.



## 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





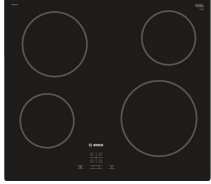




Lot 6 Maddisons Quarter, Stage 1, Faringdon, Rolleston

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior:			
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 (15yr manufacturers guarantee)
Feature cladding:	TMT Taiga	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
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 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
Landscaping:			
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 6 Maddisons Quarter, Stage 1, Faringdon, Rolleston

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.  *Refer to plans and colour scheme	Kitchen sink:	Lazio NZLSS-5545 single stainless steel sink  
Kitchen tapware:	Adesso Urban— Brushed nickel  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU05D05AU  
Laundry tub:	Raymor 560x560 laundry tub  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  



# Specification

*Lot 6 Maddisons Quarter, Stage 1, Faringdon, Rolleston*

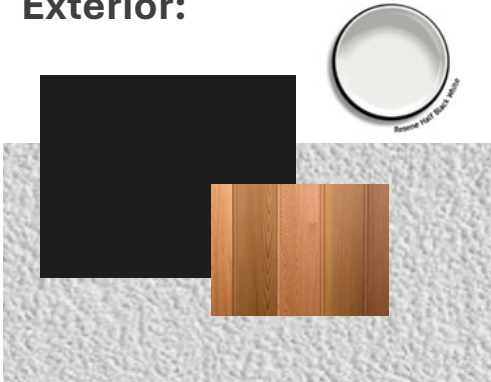
<b>Bathrooms:</b>			
Vanities:	Raymor Armada 750mm 	Mirrors:	Polished edge direct fix—1000x750mm 
Showers:	Arena curved with moulded wall 	Toilets:	Elementi Uno with soft close seat 
Bath:	Newtech Indus back-to-wall 1700mm 	Towel rails:	Newtech 5 bar square—heated 
Basin mixers:	Paffoni BLU071 	Shower / bath mixers:	Paffoni BLU010LUG CP 
Shower slides:	Paffoni Brio 3F ZSAL194CR 	Bath spout:	Paffoni Stick ZBOC041 

# Colour Scheme

Lot 6 Maddisons Quarter, Stage 1, Faringdon, 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 :	Wood-X Goldrush	Kitchen splashback:	White gloss with misty grey grout

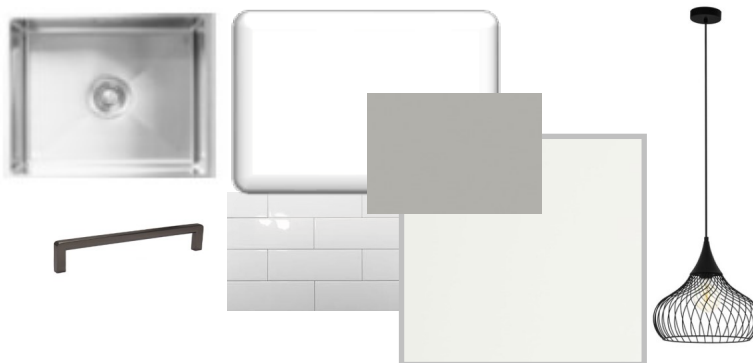
## Exterior:

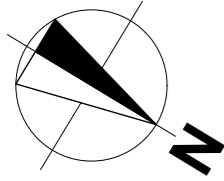


## Interior:

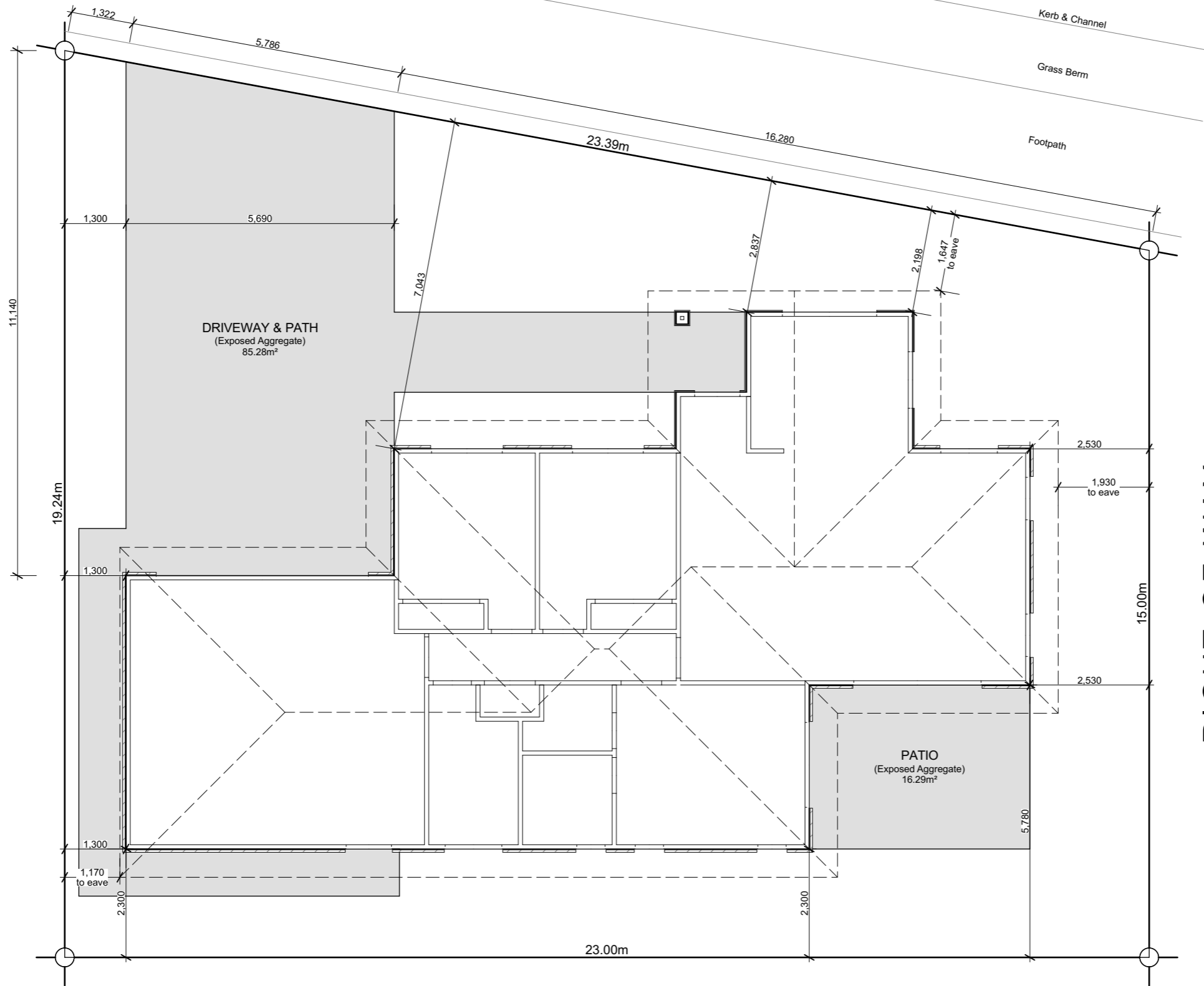


## Kitchen:





# ORIEL WAY



## Site Info

Site Address	Oriel Way Maddisons Quarter
Legal Description	Lot 6
Site Area	393m <sup>2</sup>
Building Area	147.08m <sup>2</sup>
Roof Area*	189.18m <sup>2</sup>
Site Coverage	48.14%

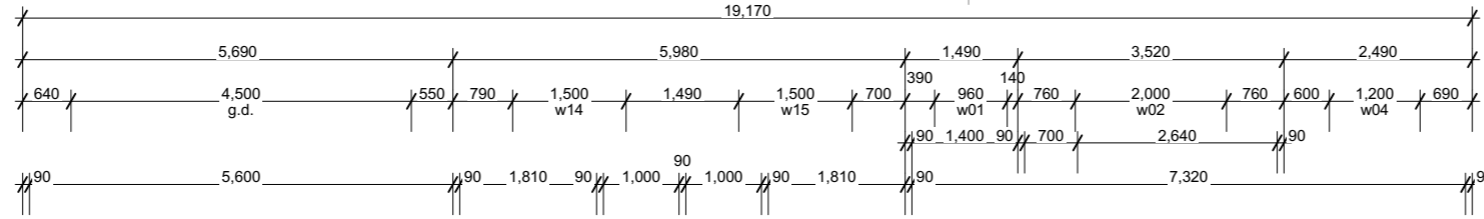
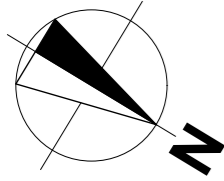
## Design Basis

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

## General Notes

- All dimensions shown are to face of foundation unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- All sealed driveway and patio areas to be min. 1:100 fall away from building.

RIGHT OF WAY



### Building Area

Over Frame	143.16m <sup>2</sup>
Perimeter	61.12m
Over Cladding	147.08m <sup>2</sup>
Perimeter	61.62m
Roof Area*	189.18m <sup>2</sup>
Perimeter	65.70m




\*Roof area includes fascia & gutter

### General

Main Cladding	RCS Graphex
Feature Cladding	TMT Taiga Shiplap WB
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.

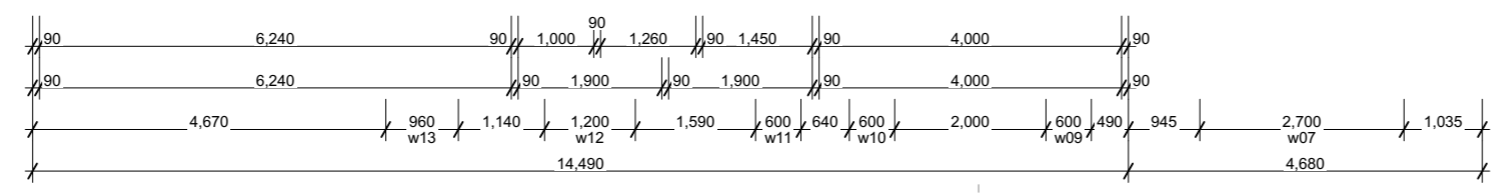
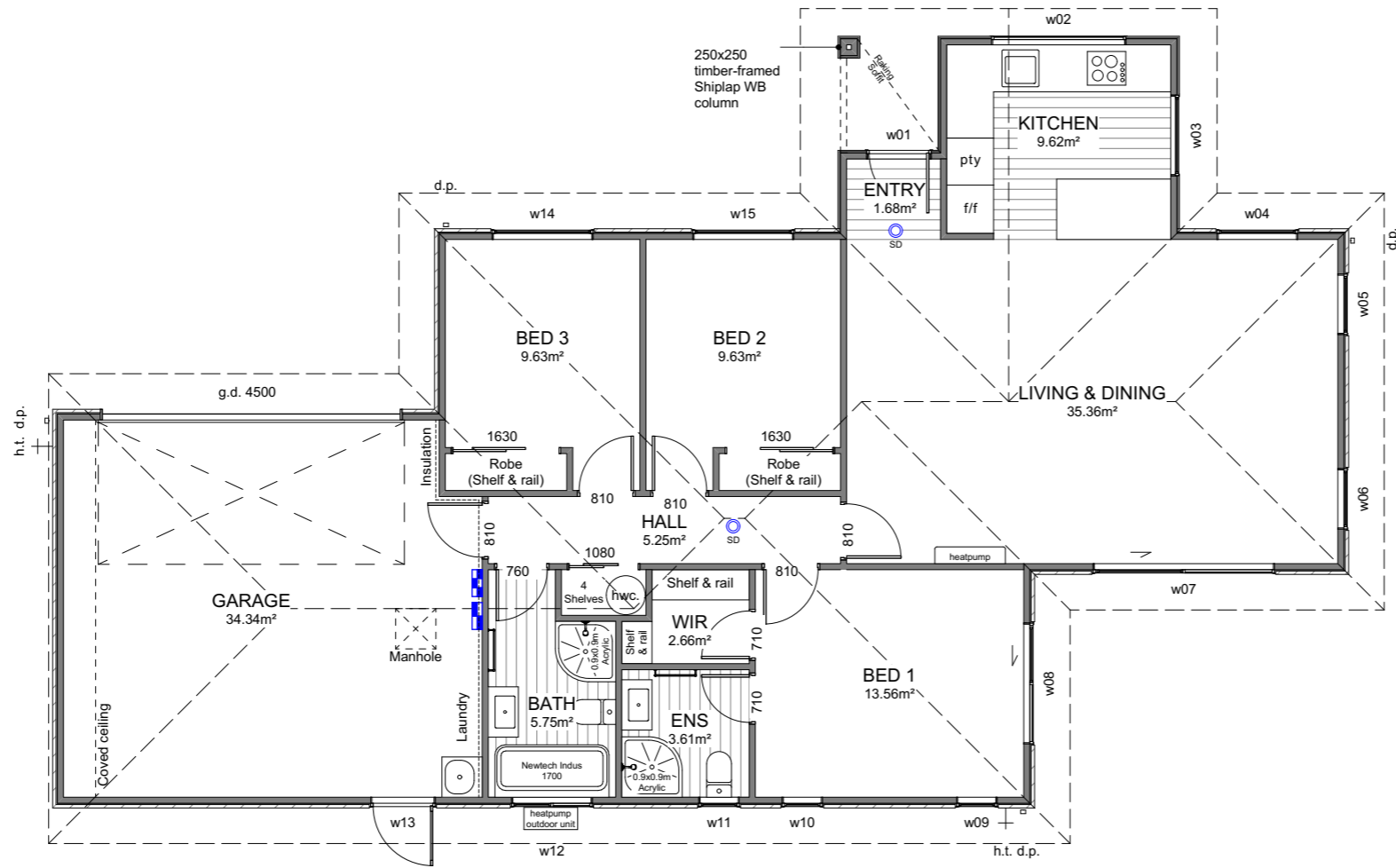
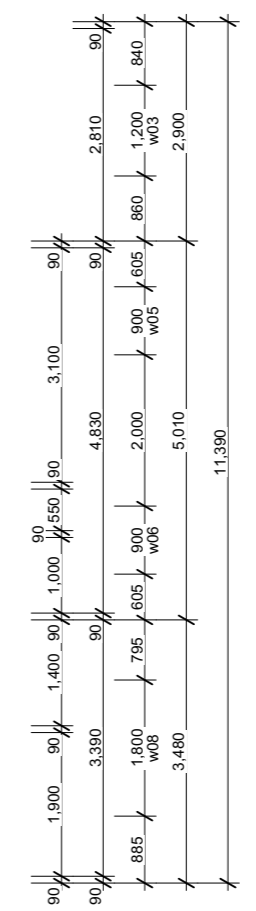
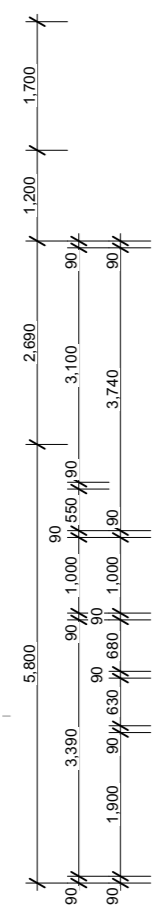
### Legend

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

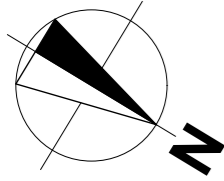
### Floor Covering

-  Carpet (excl. Garage)
-  Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	750	2,000
w03	2,130	1,200
w04	2,130	1,200
w05	2,130	900
w06	2,130	900
w07	2,130	2,700
w08	2,130	1,800
w09	1,400	600
w10	1,400	600
w11	1,100	600
w12	1,100	1,200
w13	2,130	960
w14	1,400	1,500
w15	1,400	1,500







### Roof Cladding

25° Pressed metal tiles 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

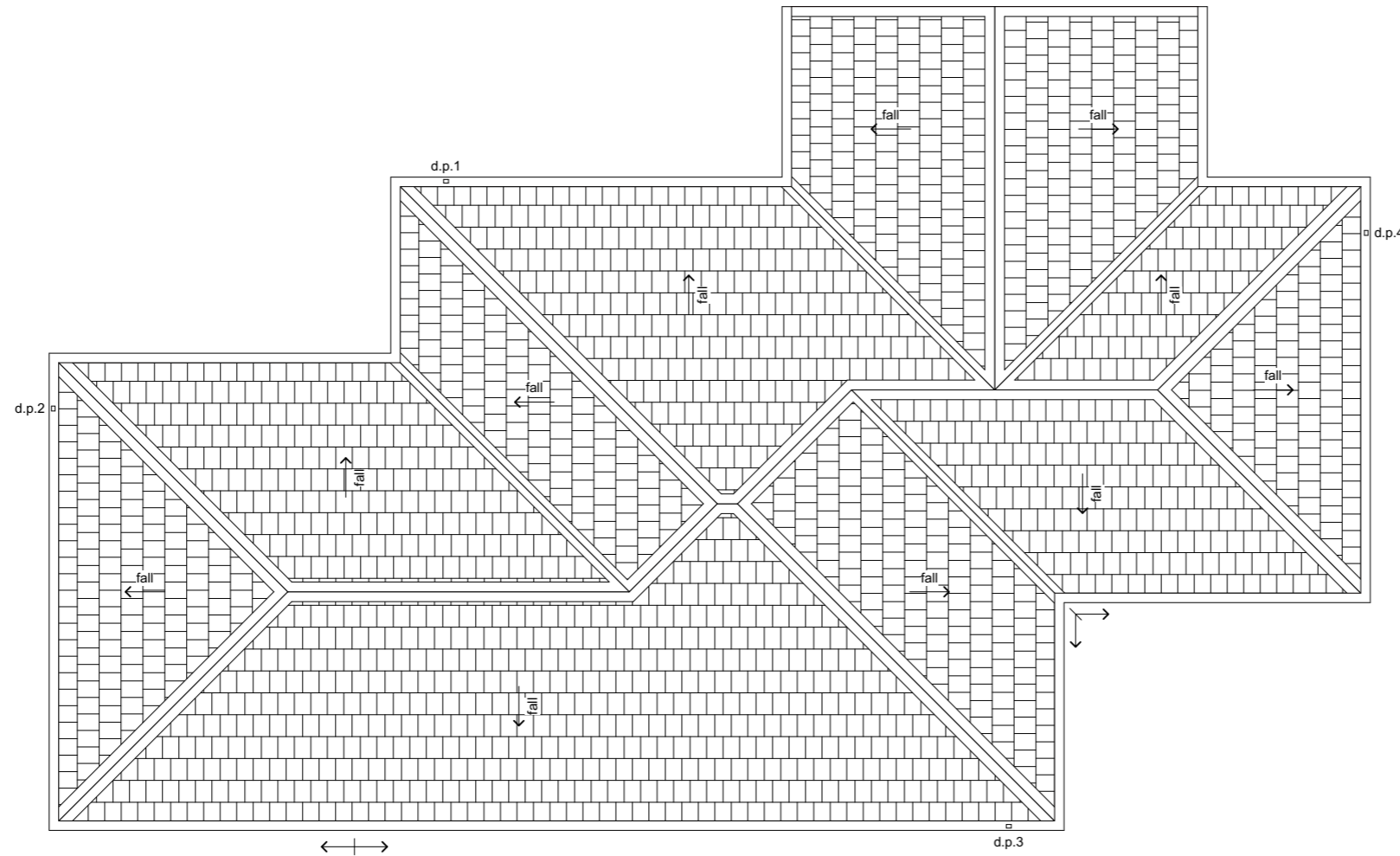
Seal all pipe penetrations with Deklite flashing kit as per specification.

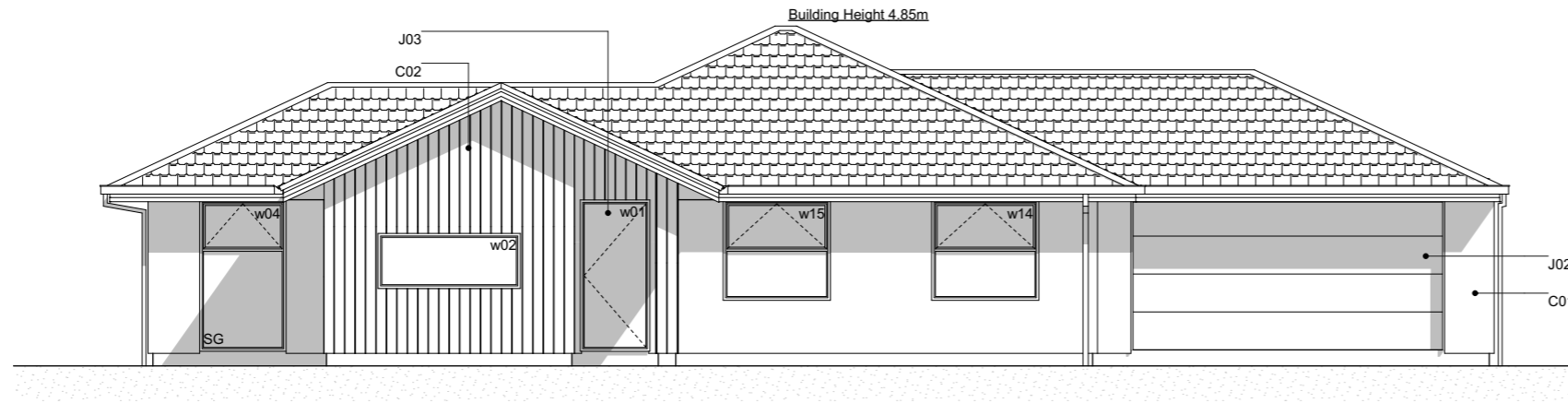
### Downpipe Catchment (Plan Area)

d.p.1	47m <sup>2</sup>
d.p.2	40m <sup>2</sup>
d.p.3	51m <sup>2</sup>
d.p.4	45m <sup>2</sup>

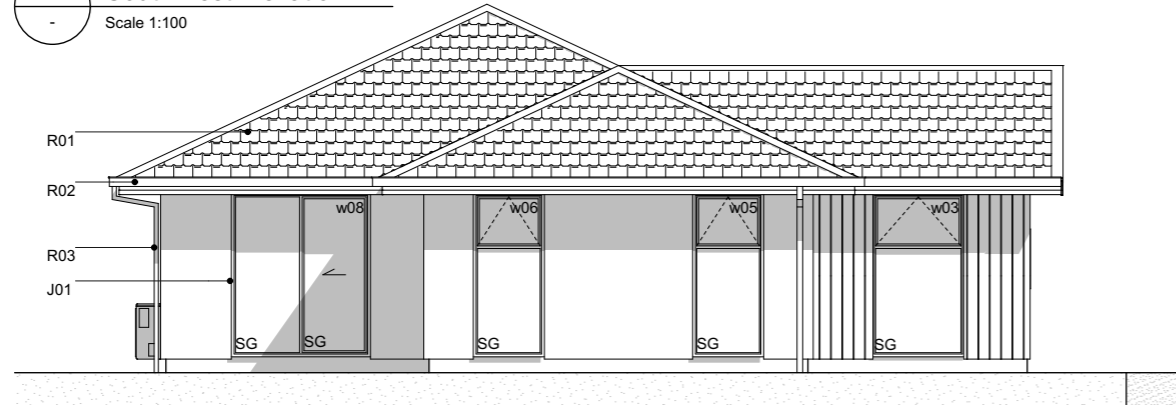
### Roof Bracings

Refer to truss design.

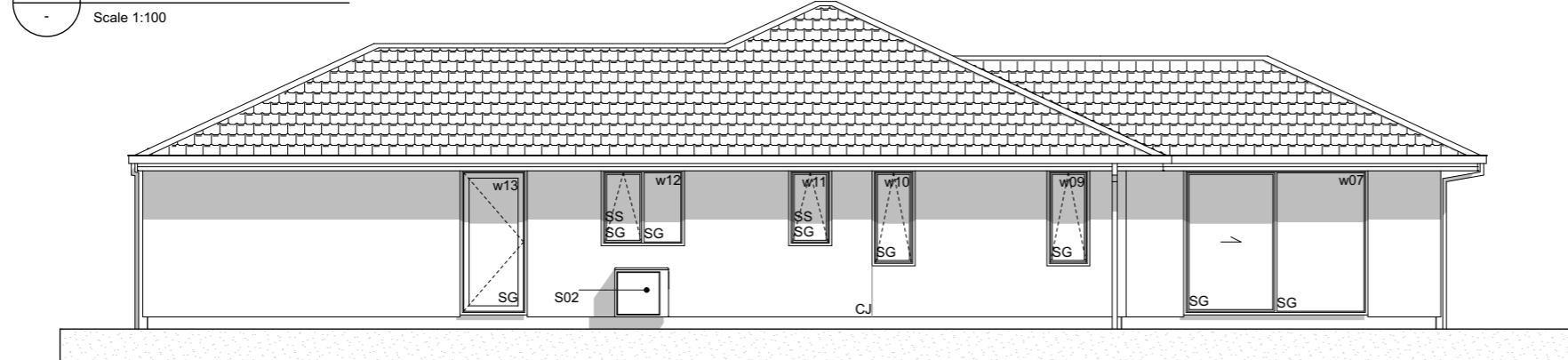




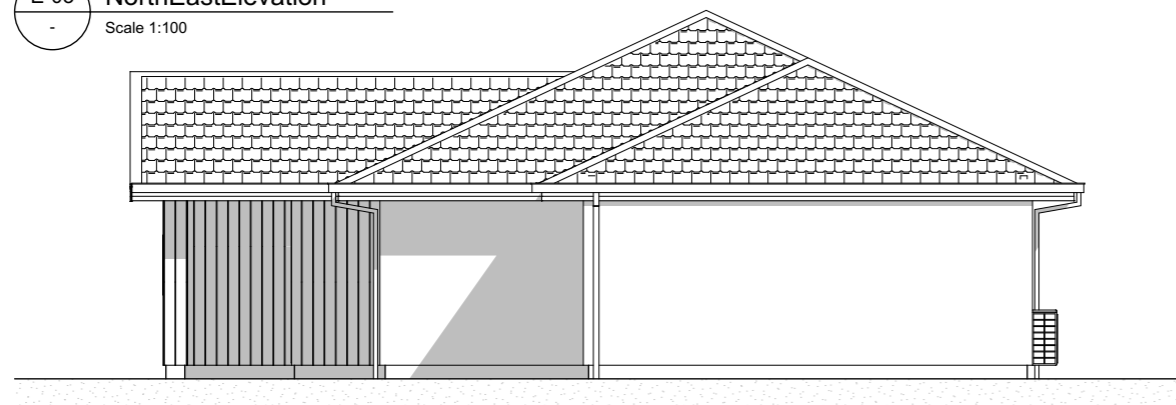
**E-01 SouthWest Elevation**  
Scale 1:100



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



**E-03 NorthEast 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 TMT Taiga shiplap weatherboard on 20mm horizontal castellated cavity battens.
- R01 Pressed metal tiles roofing.
- R02 Colorsteel steel 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**

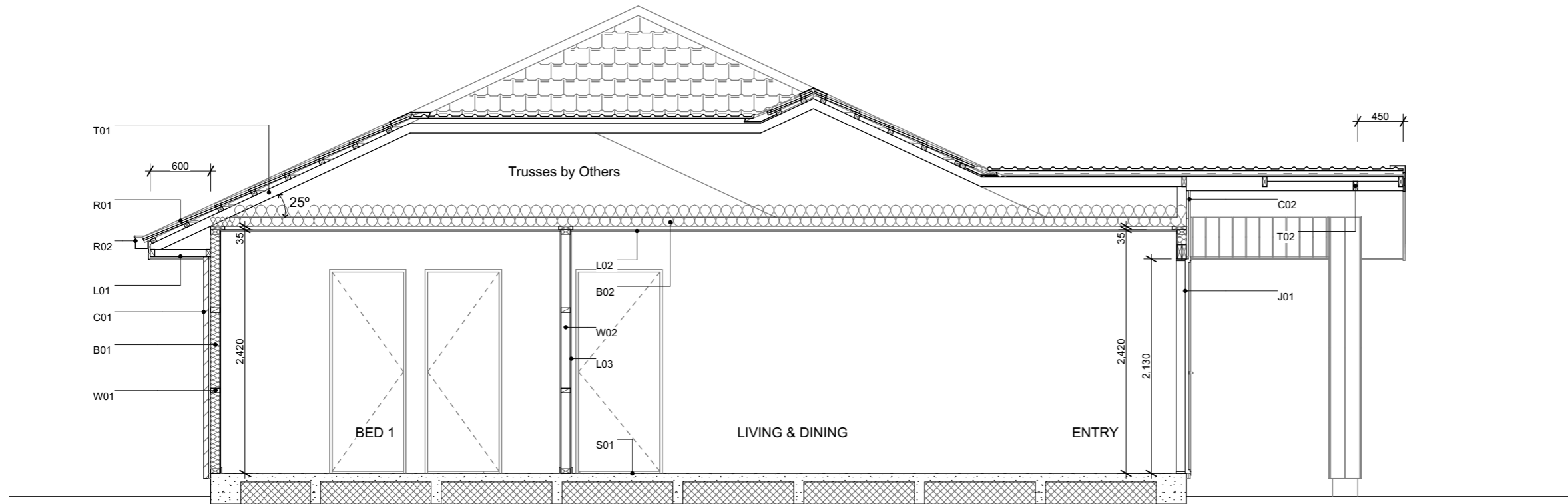
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

**General Notes**

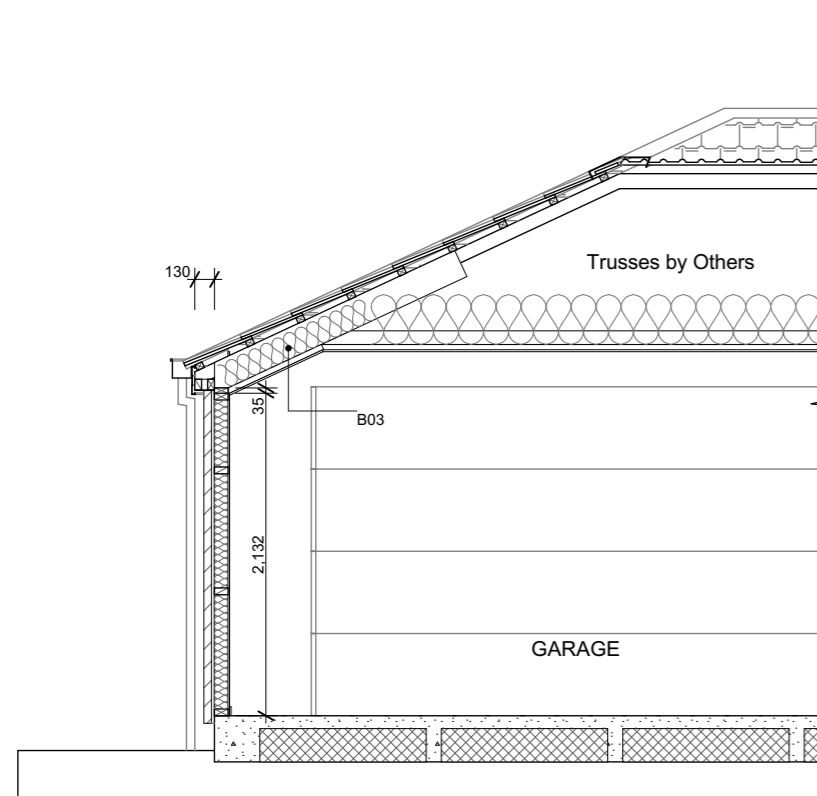
Driveway to fall from 20mm max. below garage rebate.

## Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity batten over building wrap on timber framing.
- C02 TMT Taiga shiplap weatherboard on 20mm horizontal castellated cavity battens @ 480mm crs 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.
- T02 Extended truss top chords/ outriggers to form raking soffit, refer to 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  
Scale 1:50



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 6 MADDISONS QUARTER  
ORIEL WAY ROLLESTON

**Issue**  
Concept Design

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

**Cross Sections**

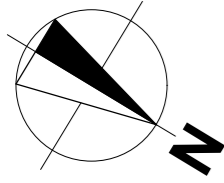
Scale 1:50 @ A3

Revision 1  
Date 8/03/2024  
File No. 24033

**Sheet No.**

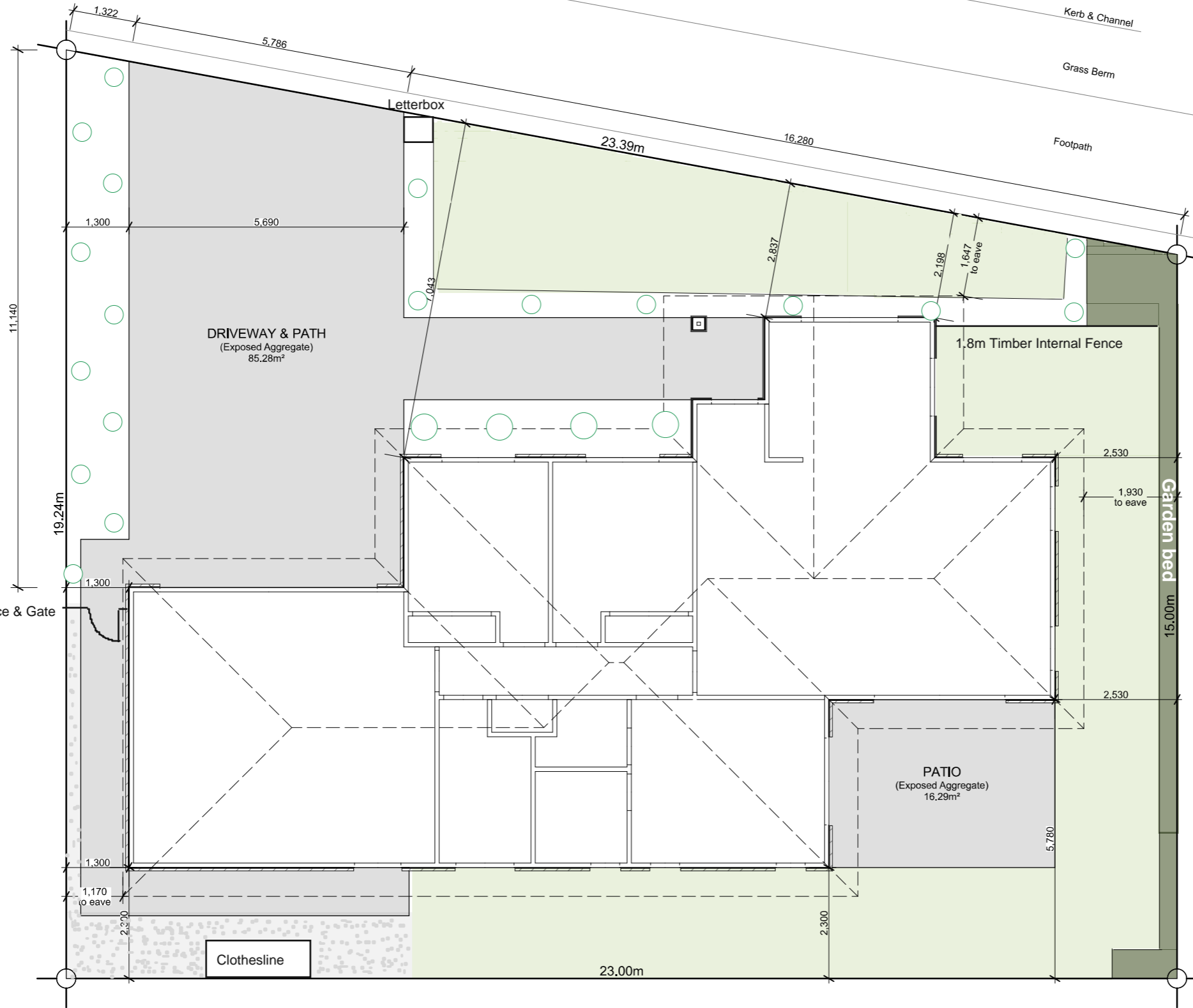
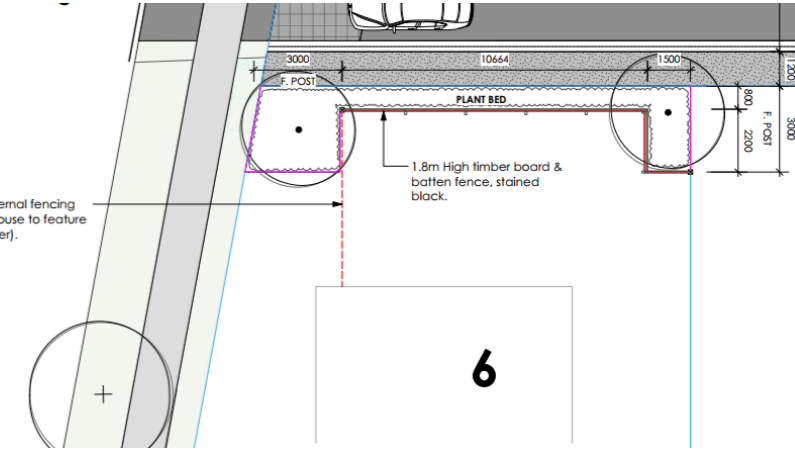
**5**

Note: Stain street facing fences



ORIEL WAY

Indicative internal fencing return from house to feature post (by owner).



The landscaper will use an assortment of plants from the list below:

- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Chosya 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 'Cinnamon Cindy'

Legend

- Grass
- Stonechip
- Garden bed with bark

RIGHT OF WAY



Letterbox



**WENDEL BORN**  
**PROPERTY LTD**  
 LOT 6 MADDISONS QUARTER  
 ORIEL WAY ROLLESTON

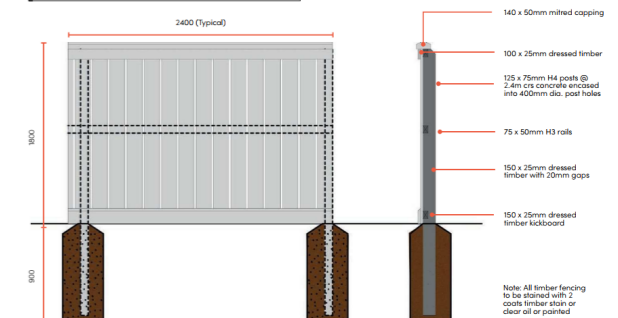
Issue  
 Concept Design

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

Landscape plan

Scale 1:100 @ A3

OPTION B - Permeable Vertical Paling Fence



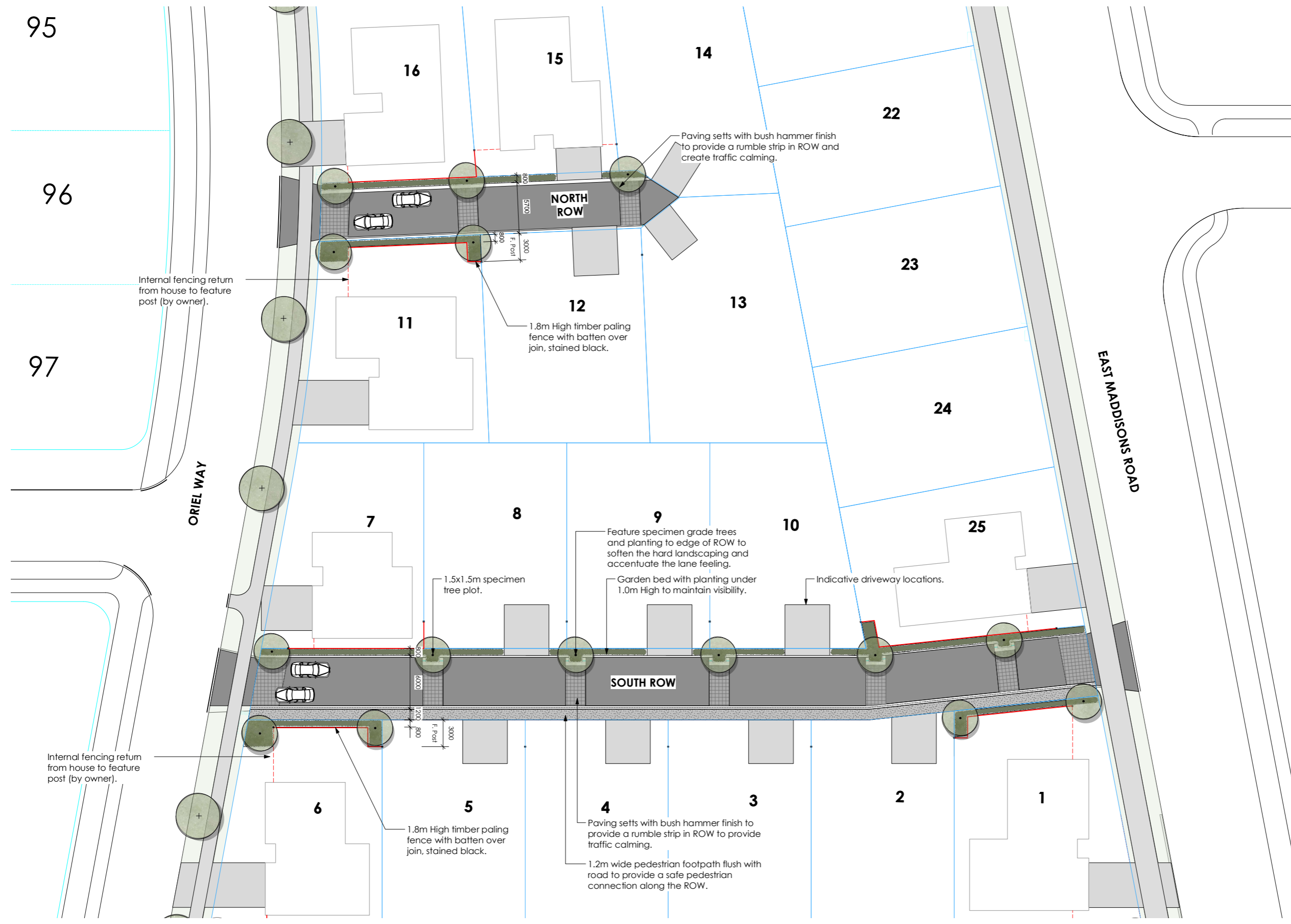
**Note:**  
All driveways and houses shown indicatively.



**MADDISON QUARTER  
FARINGDON**  
ADDRESS  
FARINGDON, ROLLESTON, 7615  
CLIENT  
**HUGHES  
DEVELOPMENTS**

**LANDSCAPE CONCEPT  
STAGE 3**  
TENDER

- LEGEND**
- PAVING SETTS
  - INSITU EXPOSED PLAIN CONCRETE
  - INSITU EXPOSED AGGREGATE CONCRETE
  - ASPHALT
  - GARDEN BED
  - PROPOSED SPECIMEN TREE
  - INDICATIVE RETURN FENCING TO HOUSE (BY OWNER)
  - 1.8M HIGH TIMBER PALING WITH BATTEN OVER JOINS.
  - BOUNDARY



Internal fencing return from house to feature post (by owner).

1.8m High timber paling fence with batten over join, stained black.

Paving setts with bush hammer finish to provide a rumble strip in ROW and create traffic calming.

Feature specimen grade trees and planting to edge of ROW to soften the hard landscaping and accentuate the lane feeling.  
Garden bed with planting under 1.0m High to maintain visibility.

1.5x1.5m specimen tree plot.

Indicative driveway locations.

Internal fencing return from house to feature post (by owner).

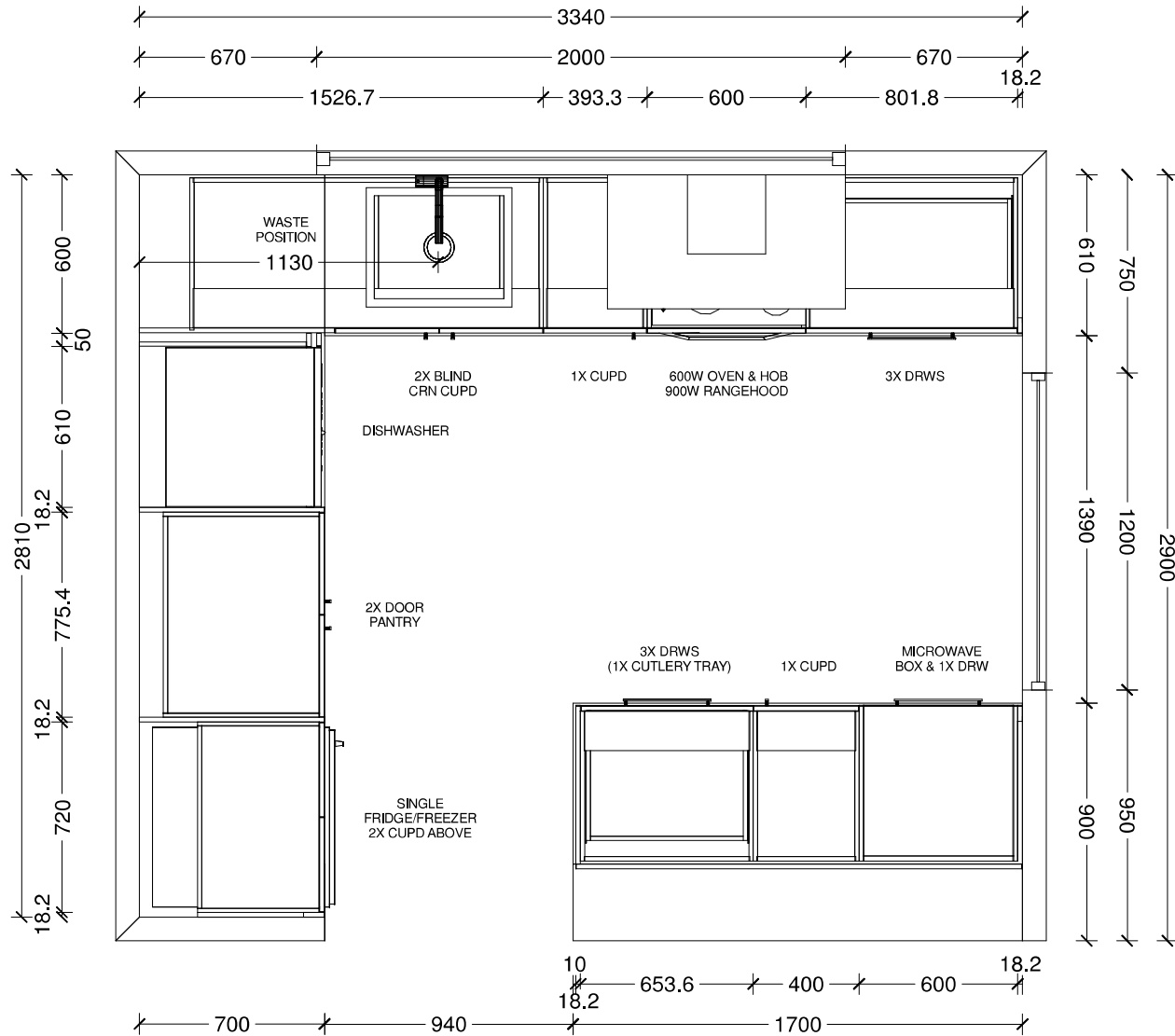
1.8m High timber paling fence with batten over join, stained black.

Paving setts with bush hammer finish to provide a rumble strip in ROW to provide traffic calming.  
1.2m wide pedestrian footpath flush with road to provide a safe pedestrian connection along the ROW.

REV	DATE	BY	ISSUE
B	07.03.24	TW	FOR TENDER
A	26.01.24	LL	CONCEPT

**Kamo Marsh**  
Te Uruli Building, 48 Hereford St, PO Box 2833, Christchurch 8140  
Mountaineer Building, 32 Rees St, Queenstown 9300  
T. 03 3668 181  
E. admin@kamomash.co.nz  
W. kamomash.co.nz

Design SC	Date 07.03.24
Drawn SC	Scale 1:200 @A1 or 1:400 @ A3
Check LL	
REF. NO. 5271	PAGE T_101
	REVISION B



**Benchtop Colour:**

40mm square edge Tristone in Pure White

**Main Joinery Colour:**

Bestwood Simply White Embossed

**Island Joinery Colour:**

Bestwood Subtle Grey Velvet

**Handles:**

4062-192/320-Titanium Grey

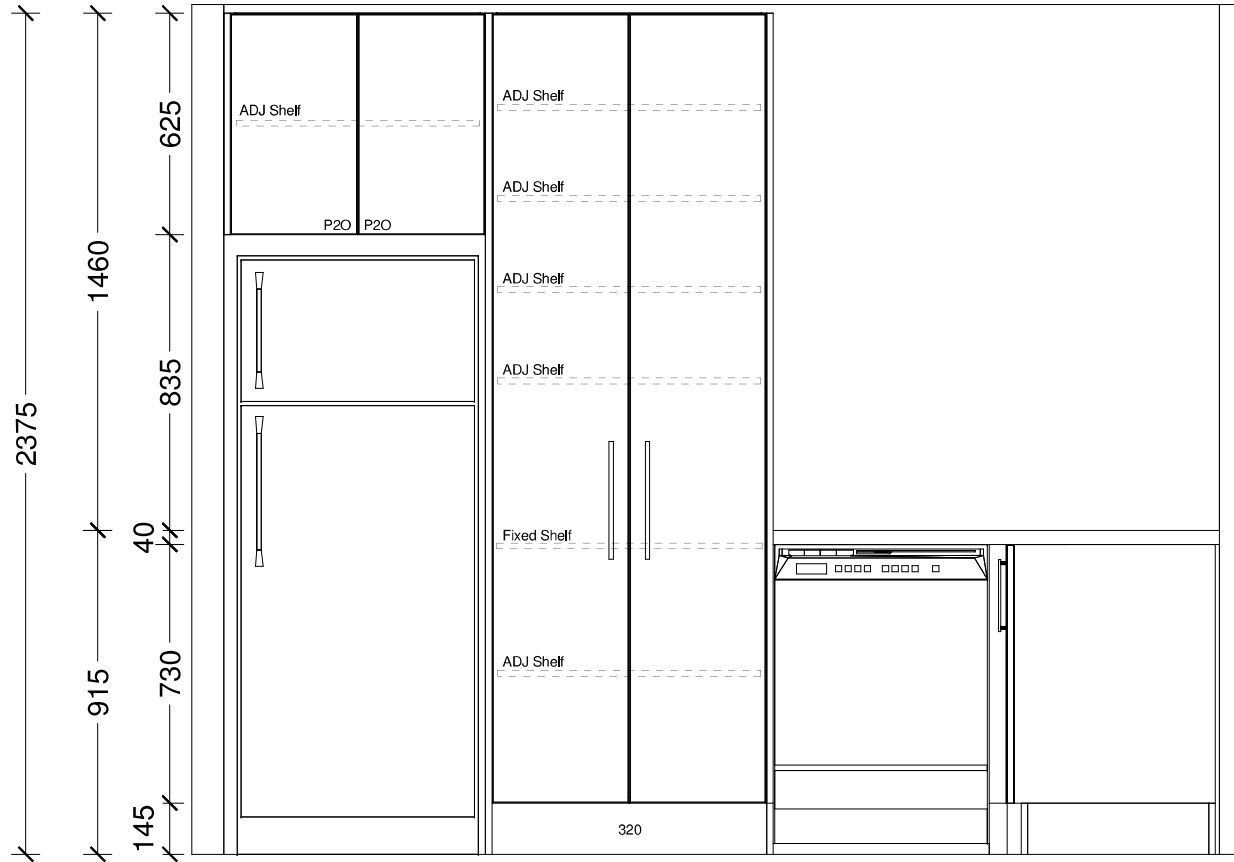
**Sink:**

Lazio NZLSS-5545 Stainless Single Bowl

Designer: Sarah Molyneux	Date: 15 Feb 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 6 Maddisons Quarter	Job#: 55095
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: WPL			

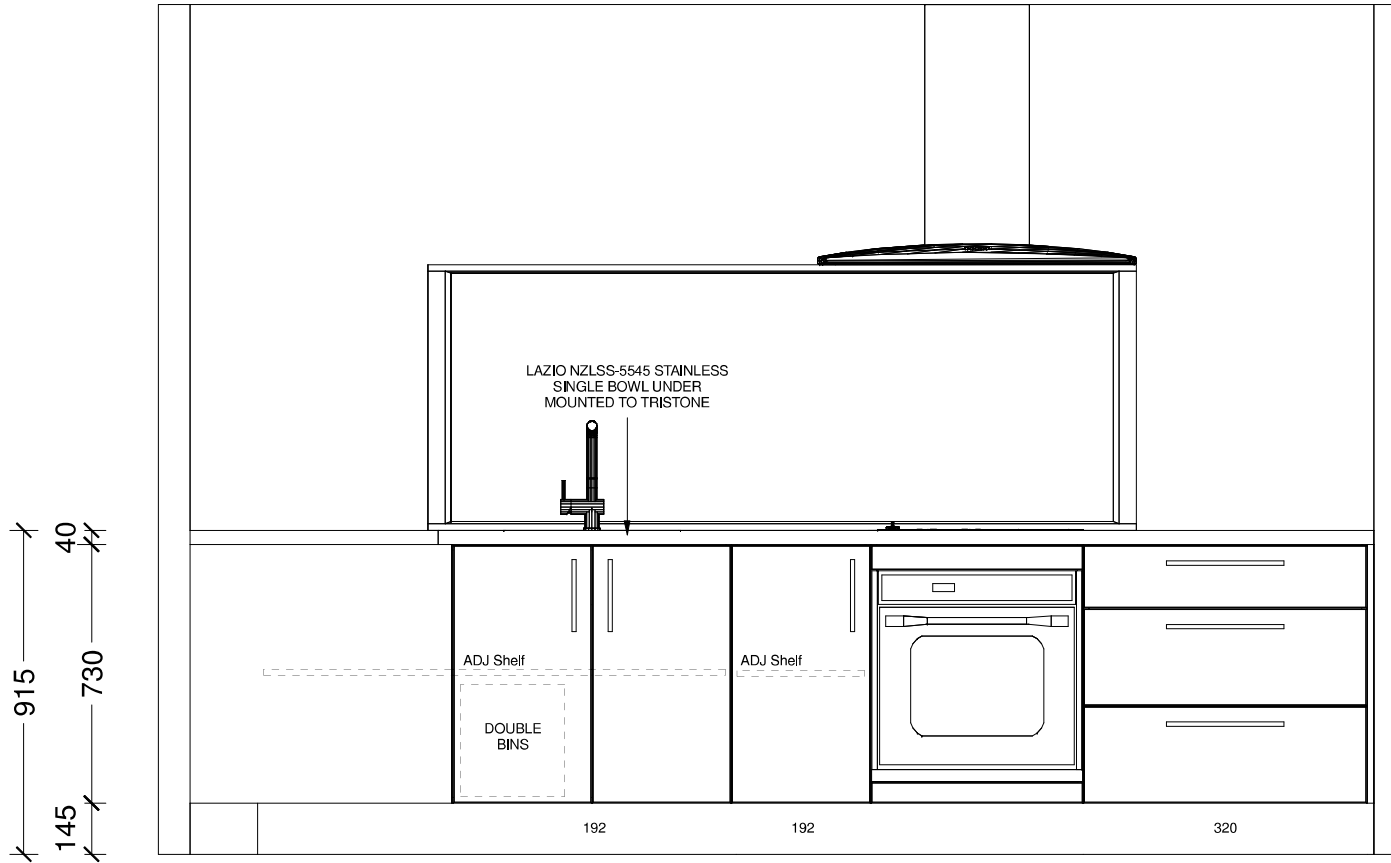


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Designer: Sarah Molyneux	Date: 15 Feb 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 6 Maddisons Quarter	Job#: 55095	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: WPL				

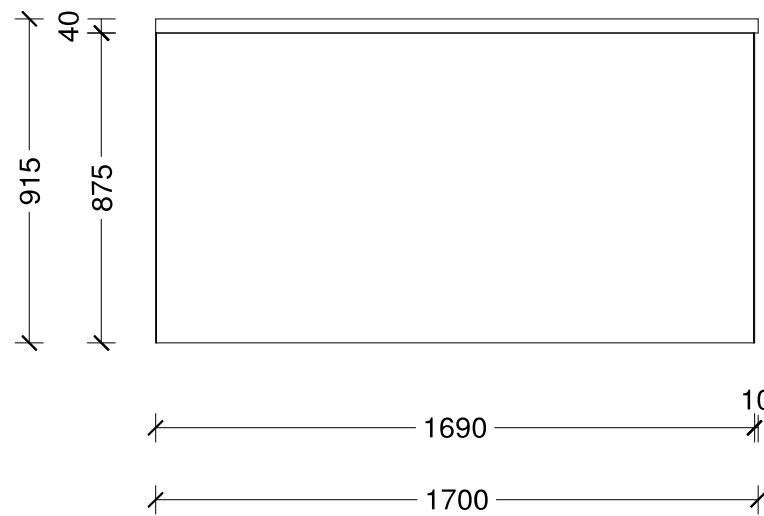
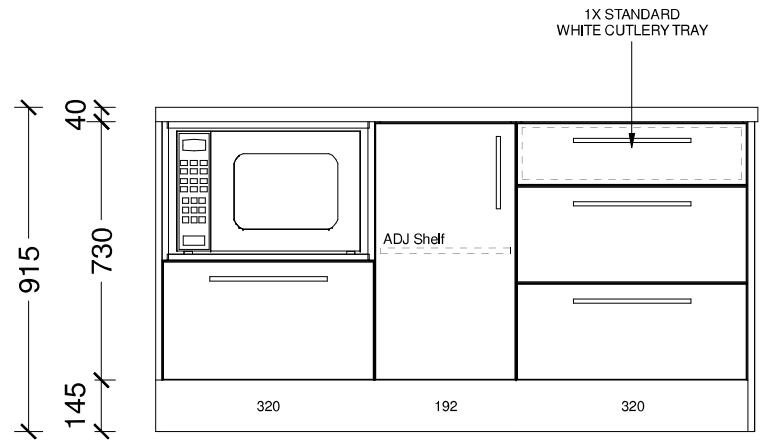
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: WPL				

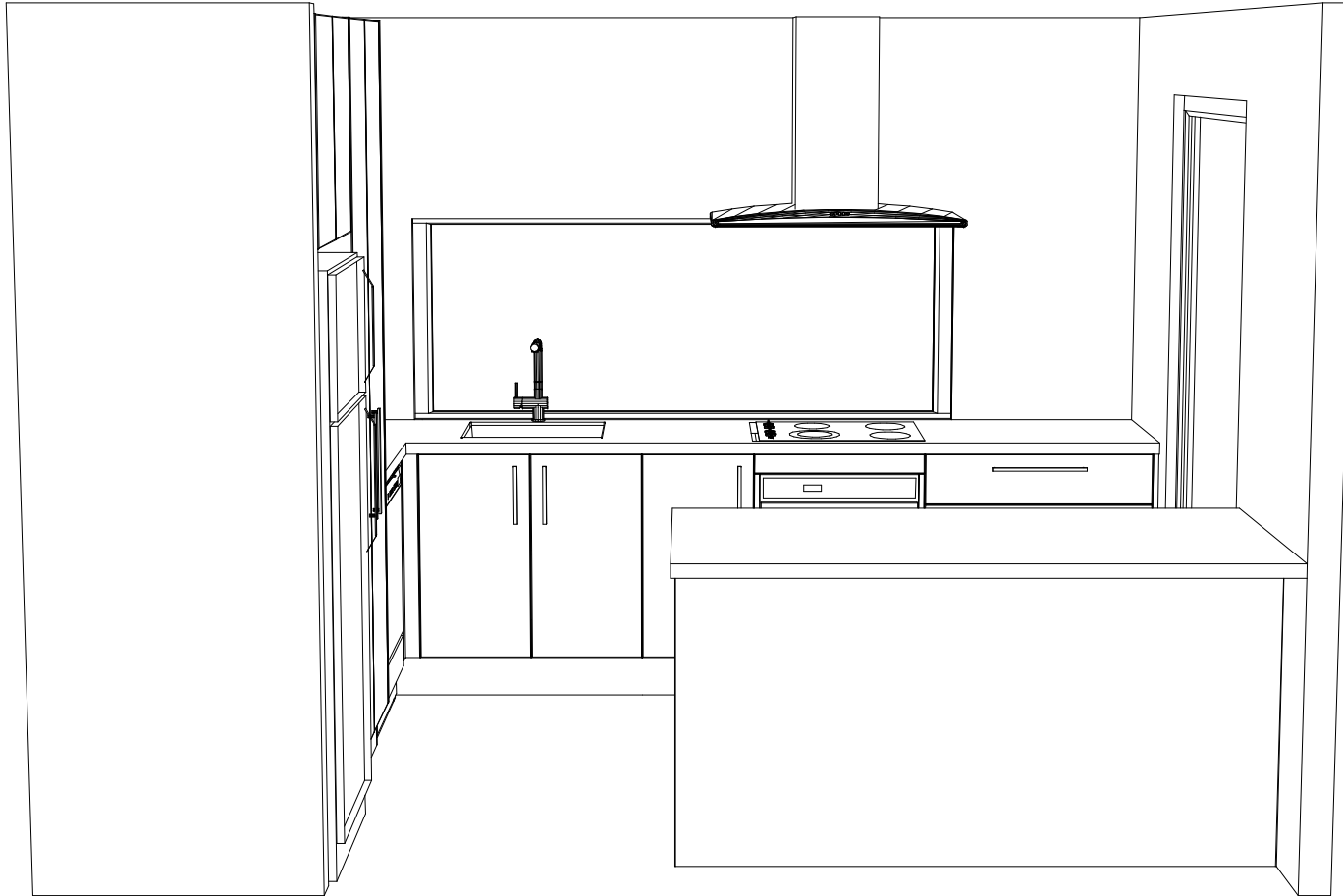
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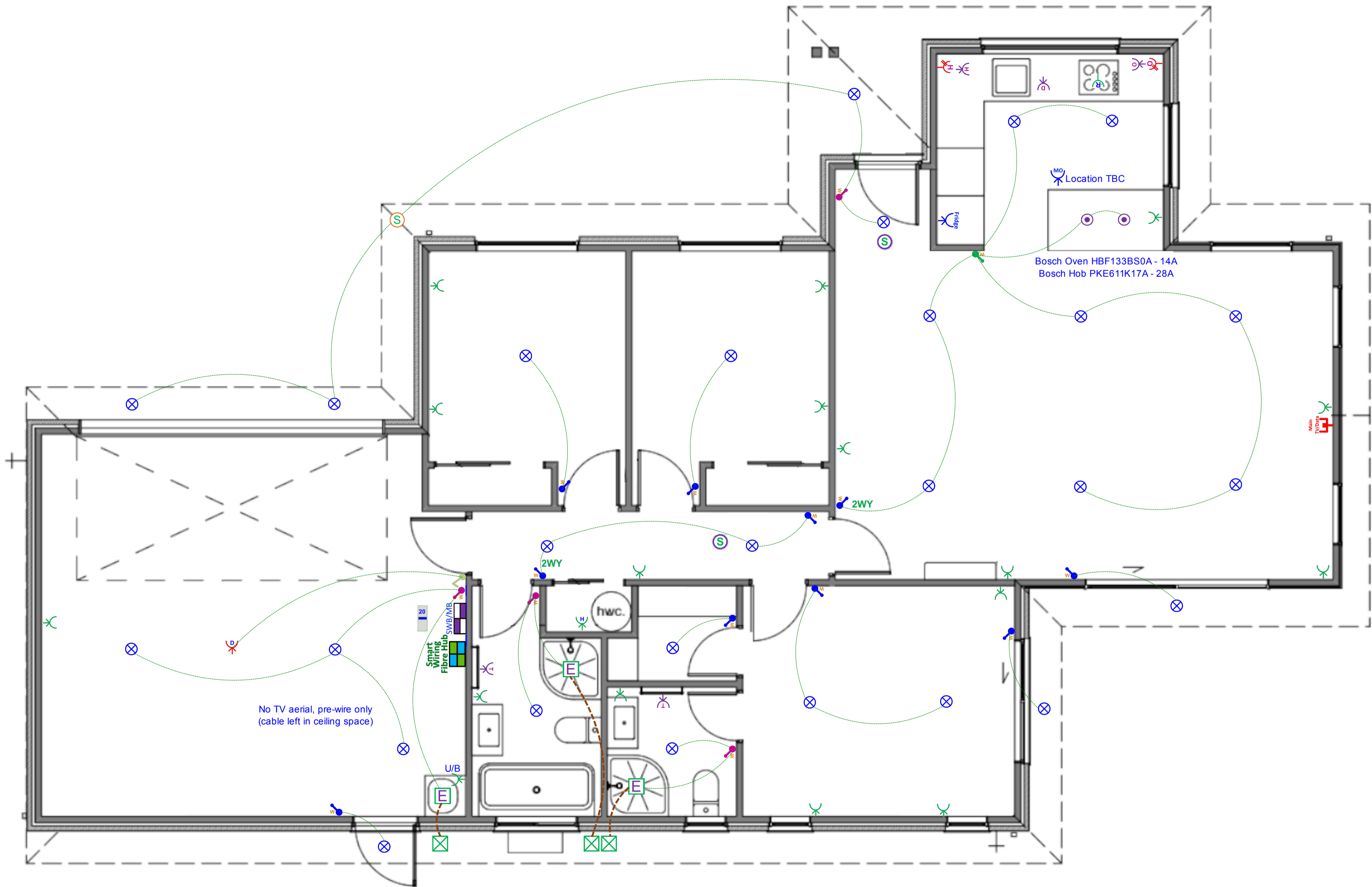
Designer: Sarah Molyneux	Date: 15 Feb 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 6 Maddisons Quarter	Job#: 55095	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: WPL				

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Designer: Sarah Molyneux	Date: 15 Feb 24	Client: Oakridge Homes	BC Ref:	Site Address: Lot 6 Maddisons Quarter	Job#: 55095	
Dwg: Kitchen 3D Perspective	Scale:	Customer: WPL				

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**Client Name:** Oakridge Homes  
**Site Address:** Lot 6 Maddisons Quarter  
**Acceptance Signature & Date:**





**Date:** 15-02-2024  
**Plan:** Electrical & Lighting

**Designed By:** Mike Lew  
**Phone:** 03 338 4238  
**Email & Web:** info@smartsystems.net.nz smartsystems.net.nz

# Plan: Lot 6 Maddisons Quarter - 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		17 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A		1 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A		1 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20 Amp max		1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32 Amp max		1 EA
 Tradesave Slim Dishwasher Power Socket		1 EA
 Tradesave Garage Door Opener Press Button (White)		1 EA
 Tradesave Slim Garage Door Power Socket		1 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Smoke Detector Alarm - 230v Mains powered with 9V battery backup		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 Grill (White)		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA
 Recessed LED Downlight Prolux DL54 with White Fascia & Circuit		27 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim White Light Switch 1 Gang		10 EA
 Tradesave Slim White Light Switch 2 Gang		4 EA

## Electrical

	Item	Total
	Tradesave Slim White Light Switch 4 Gang	1 EA
	2-Way Light Circuit	2 EA
	Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
	Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA