



# House and Land Package

Lot 64 Pinewood Grange, Stage 1,  
Rolleston

Dwelling Size	Section Size
165m <sup>2</sup>	431m <sup>2</sup>

# \$769,900



4



1



2



2



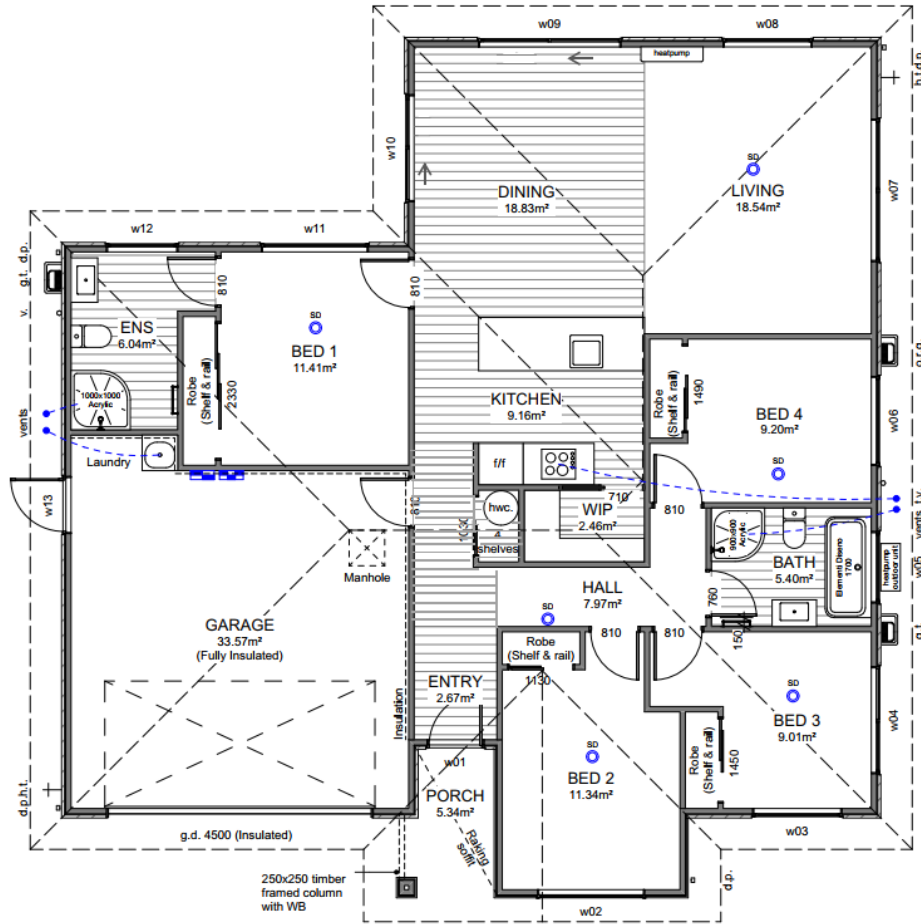
*Artist Impression Only—Refer to Concept Plans*

Family sized home featuring four 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.

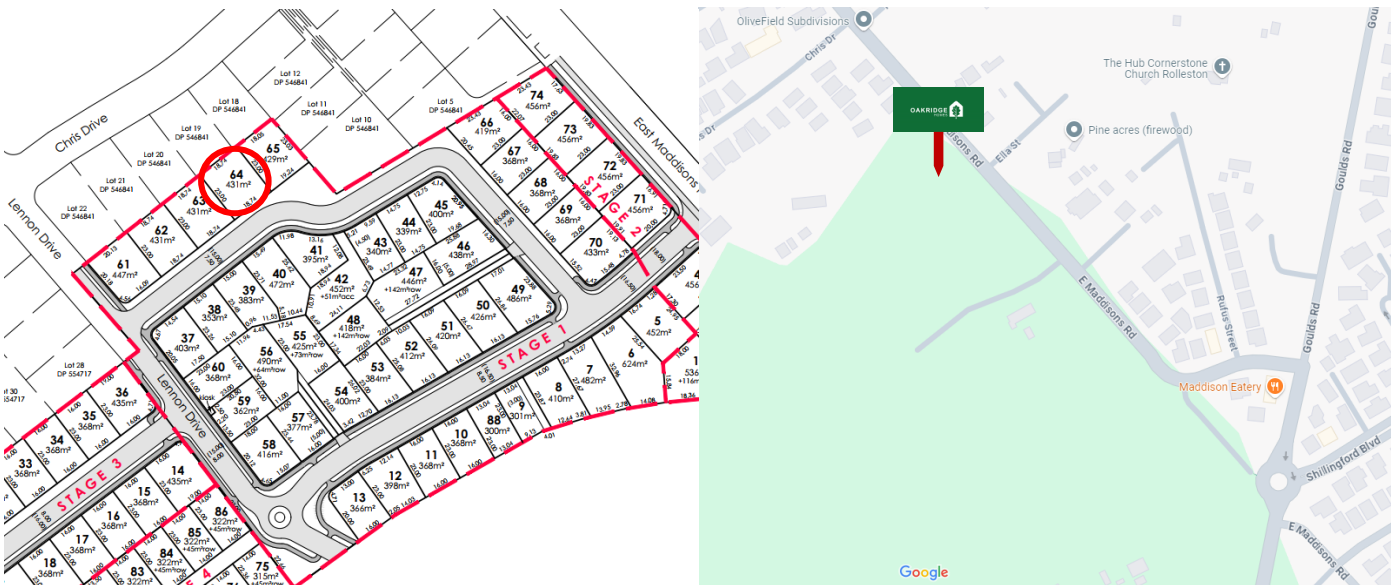
Just twenty minutes from Christchurch, Pinewood Grange is one of Rolleston's newest developments located on the fringe of the township, an easy six minute drive to the CBD offers eateries, retail shops, medical centre, cafes and restaurants. You are spoilt for choice with schooling options including 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





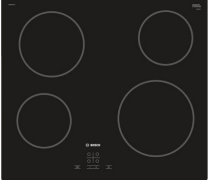




Lot 64 Pinewood Grange, Stage 1, Rolleston

<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— colortile - bond	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Rockcote Graphex (15yrs manufacturers guarantee )
Feature cladding:	James Hardie Linea	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery: Tinted windows to w02, w03 & w04	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel wood-grain 4.5m
<b>Dwelling Interior:</b>			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm Straten (horizontal V groove polycore—2 line)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan	Hot water cylinder:	Rheem 250L
Carpet	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank—Province
Splashback tiles:	100x300mm subway tile (Kitchen only)	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & 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






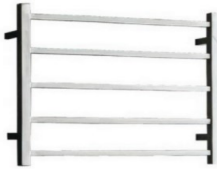




Lot 64 Pinewood Grange, Stage 1, Rolleston

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:	Elementi Uno Gooseneck  	Kitchen handles:	Stefano Orlati 4062— Titanium  
Oven:	Bosch HBF133BSOA  	Ceramic cooktop:	Bosch PKE611K17A  
Rangehood:	Bosch DWB97DM50A  	Dishwasher:	Bosch SMU2ITS01A  
Laundry tub:	Aquatica Laundra Studio  	Feature pendant:  *dependent on supply, similar fitting to be used if unavailable	Staverton 1L—black  



# Specification

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Bathrooms:			
Vanities:	Elementi Novara, 2 drawer 750mm French Oak 	Mirrors:	Polished edge direct fix—1000x750mm 
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 mix-ers:	Elementi Cura 
Shower slides:	Elementi Rayne 	Bath spout:	Elementi Uno 

# Colour Scheme

Lot 64 Pinewood Grange, Stage 1, Rolleston

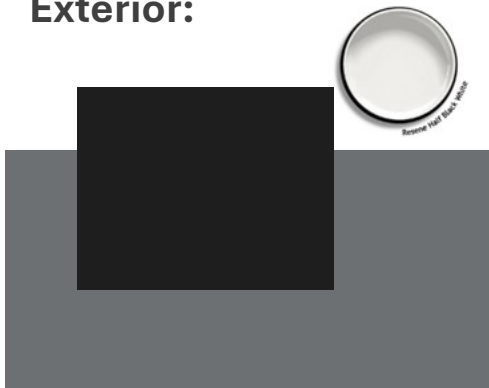
## Exterior:

Roof:	Ebony
Fascia/ Gutter / Downpipes:	Ebony
Window joinery:	Ebony
Front door:	Ebony
Front door frame:	Ebony
Garage door:	Ebony
Garage door frame:	Ebony
Soffits:	Half black white
Exterior cladding (Main):	Mid grey
Exterior cladding (Feature):	All black

## Interior:

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

## Exterior:

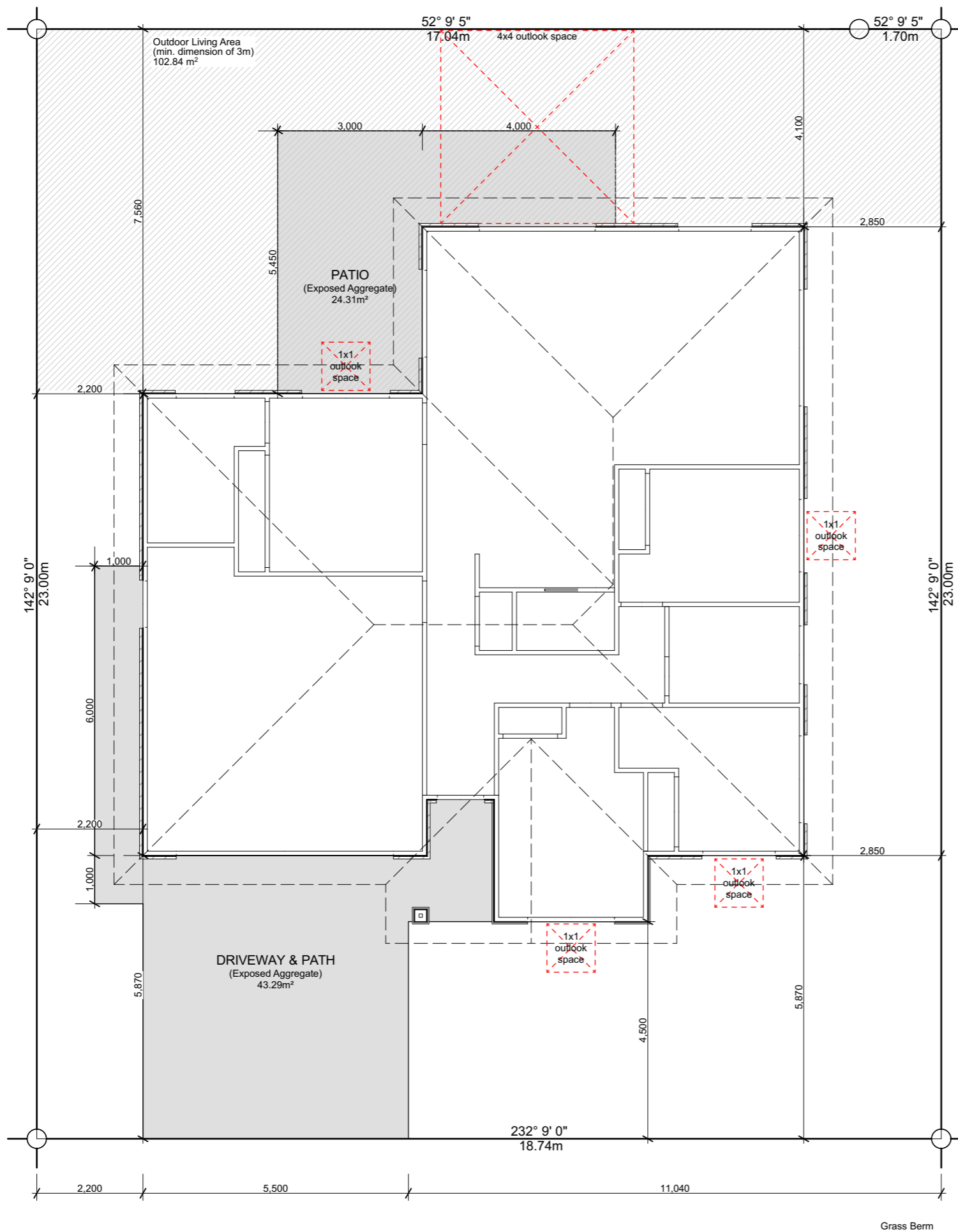
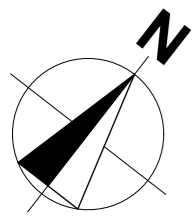


## Interior:



## Kitchen:





### Site Info

Site Address	Scots Drive Pinewood Grange
Legal Description	Lot 64 DP 611661
Site Area	431m <sup>2</sup>
Building Area	165.03m <sup>2</sup>
Roof Area*	208.19m <sup>2</sup>
Site Coverage	48.30%

### 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.

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



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**SCOTS DRIVE**  
**WENDEL BORN**  
**PROPERTY LTD**  
 LOT 64 PINWOOD GRANGE  
 SCOTS DRIVE ROLLESTON

**Issue**  
 Concept Design

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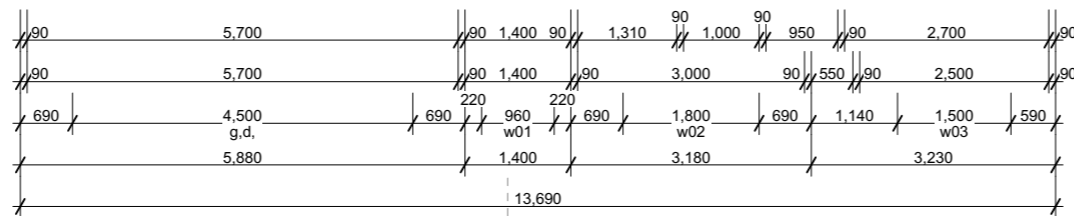
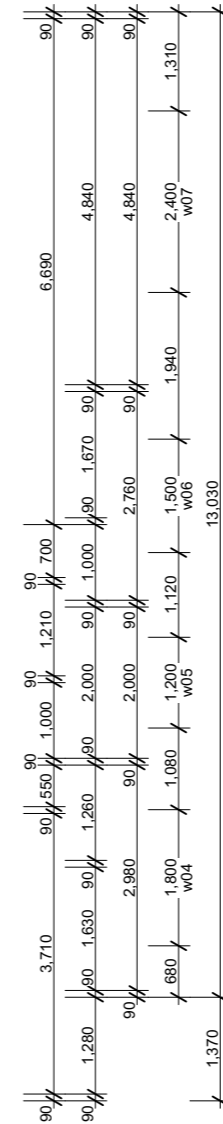
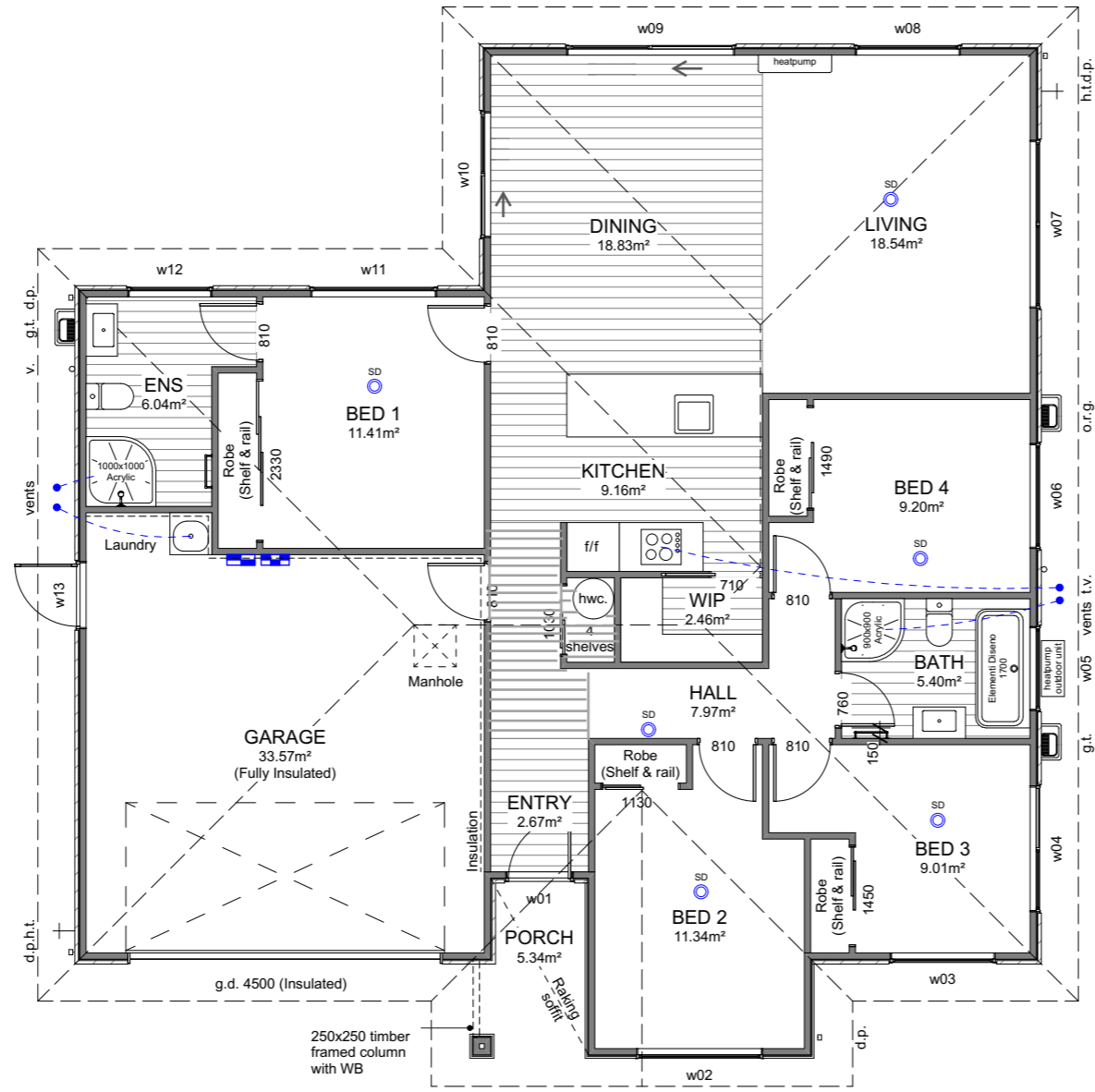
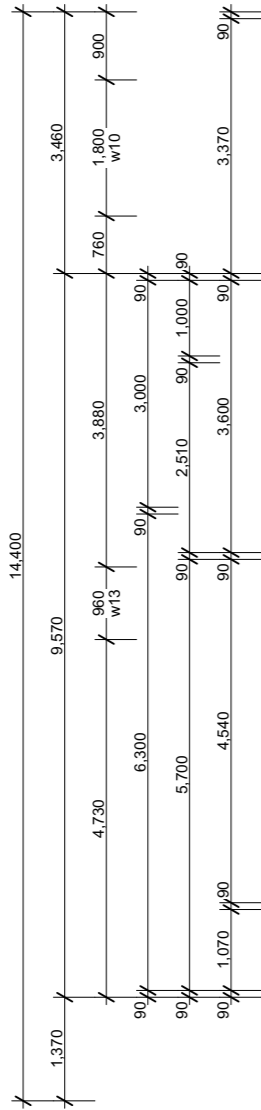
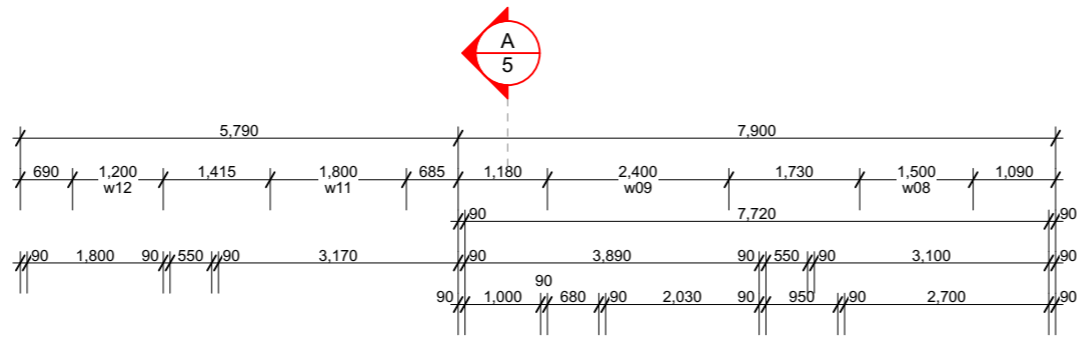
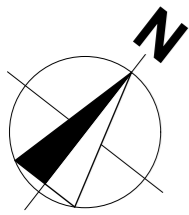
**Site Plan**

Scale 1:100 @ A3

Revision 1  
 Date 5/03/2025  
 File No. 25030

**Sheet No.**

**1**



### Building Area

Over Frame	161.08m <sup>2</sup>
Perimeter	58.50m
Over Cladding	165.03m <sup>2</sup>
Perimeter	59.01m
Roof Area*	208.19m <sup>2</sup>
Perimeter	61.70m

\*Roof area includes fascia & gutter.

### General

Main Cladding	RCS Graphex
Feature Cladding	JH Linea Weatherboard
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Bond)
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.2m high
Cooktop	Ceramic Cooktop

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

**Note 2:** Tinted windows to w02, w03 & w04.

### Legend

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

### Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

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



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**Floor Plan**

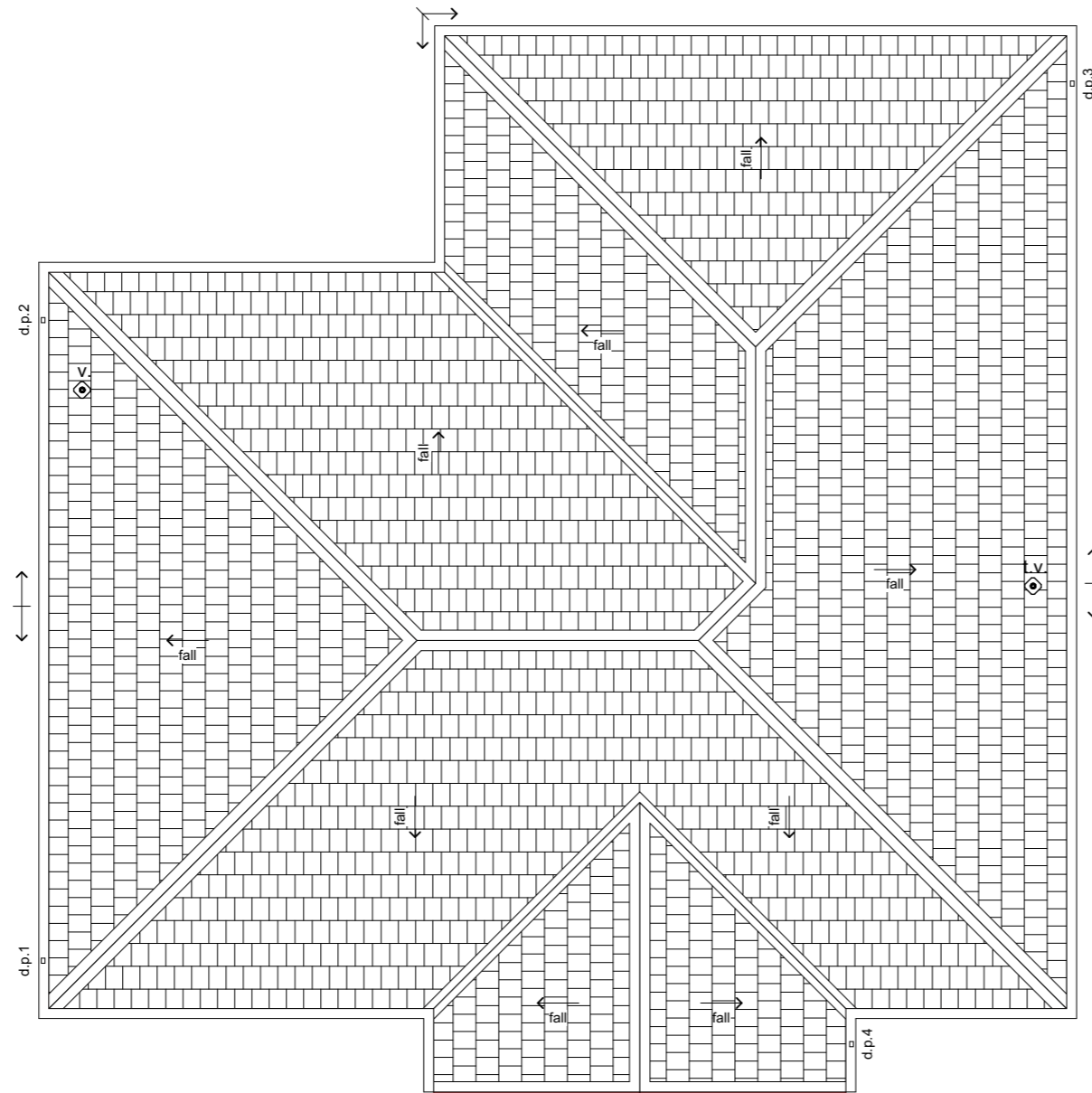
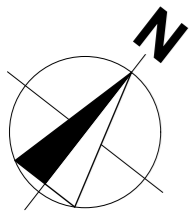
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### Roof Cladding

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

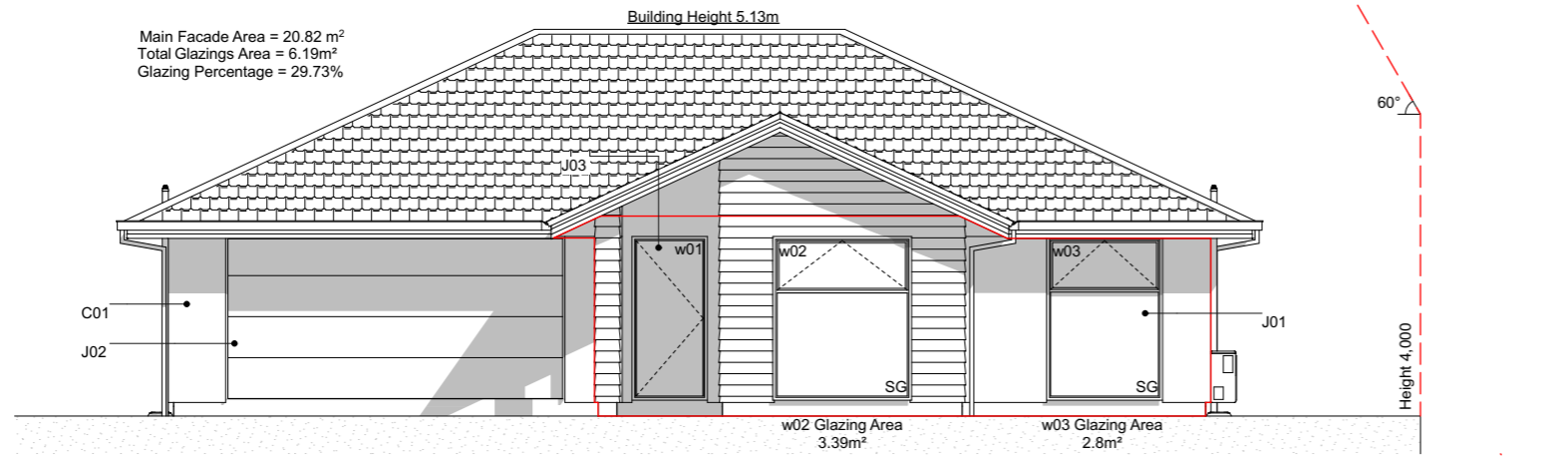
Seal all pipe penetrations with Deklite flashing kit as per specification.

### Downpipe Catchment (Plan Area)

d.p.1	52m <sup>2</sup>
d.p.2	58m <sup>2</sup>
d.p.3	47m <sup>2</sup>
d.p.4	42m <sup>2</sup>

### Roof Bracings

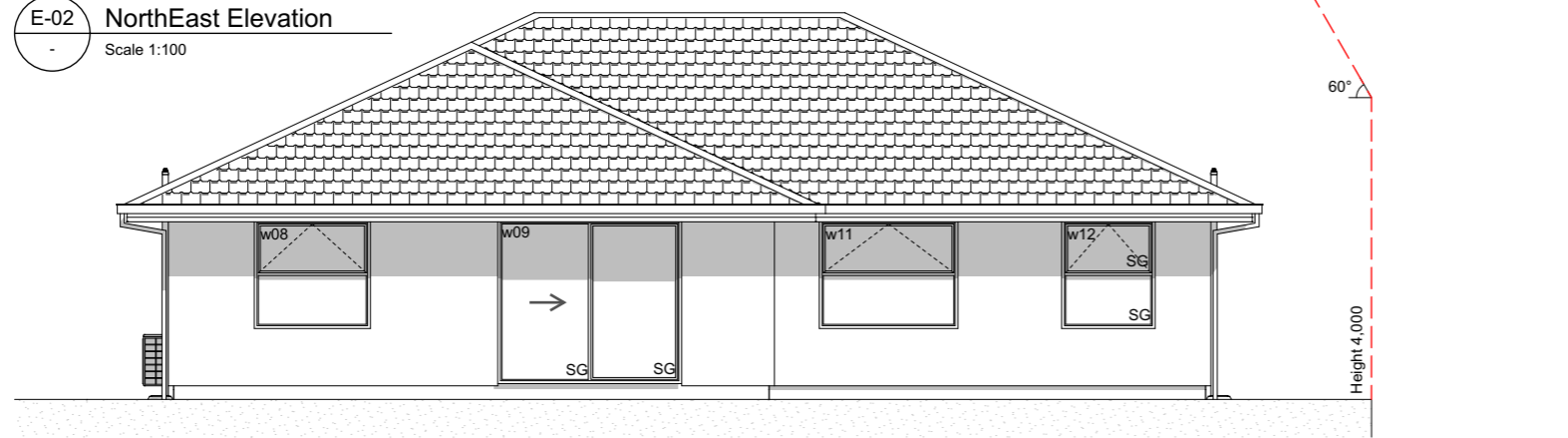
Refer to truss design.



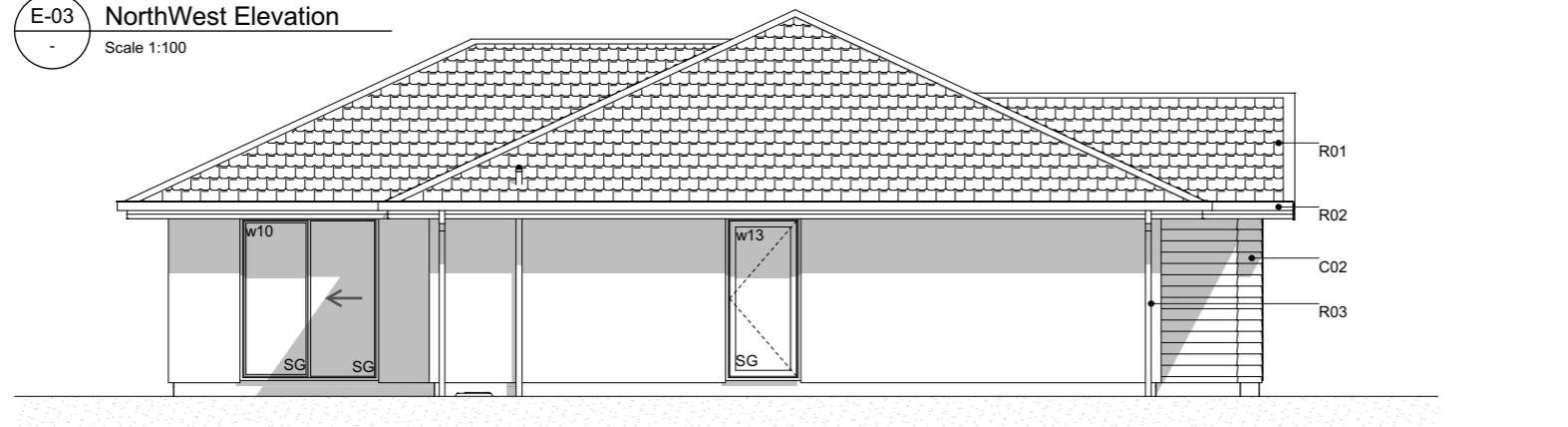
**E-01 SouthEast Elevation**  
Scale 1:100



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



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



**E-04 South West Elevation**  
Scale 1:100

**Elevation Keys**

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 James Hardies Linea weatherboard on 20mm cavity battens.
- R01 Pressed metal tiles 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**

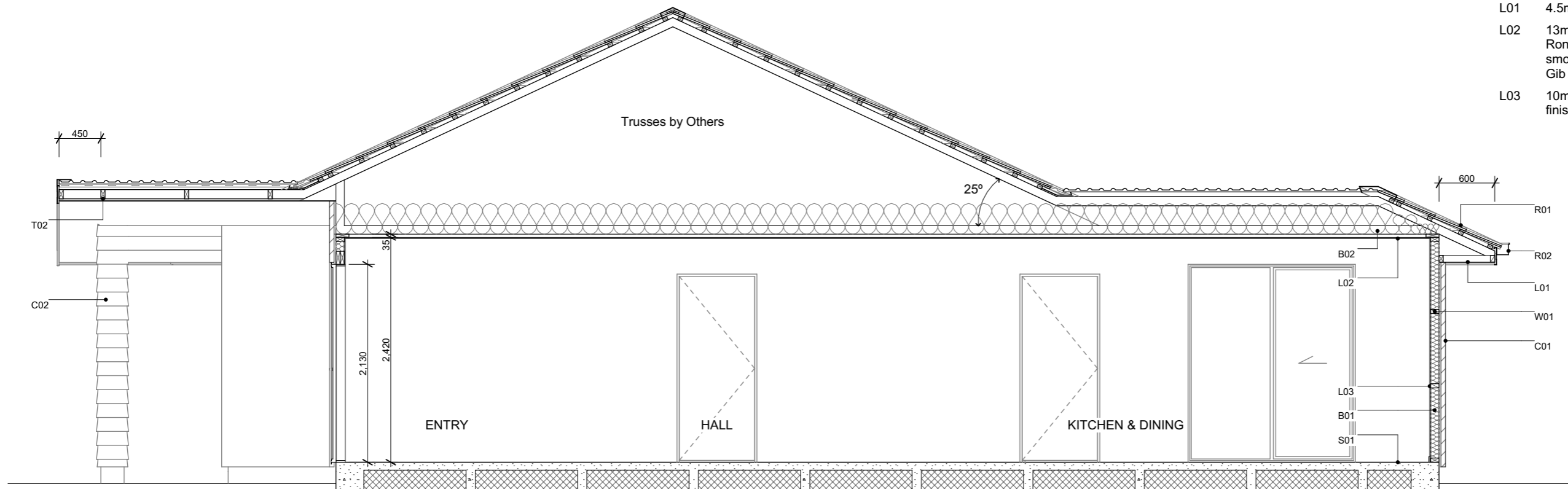
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

**General Notes**

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

## Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Linea weatherboard 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.
- 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.
- 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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 SCOTS DRIVE ROLLESTON

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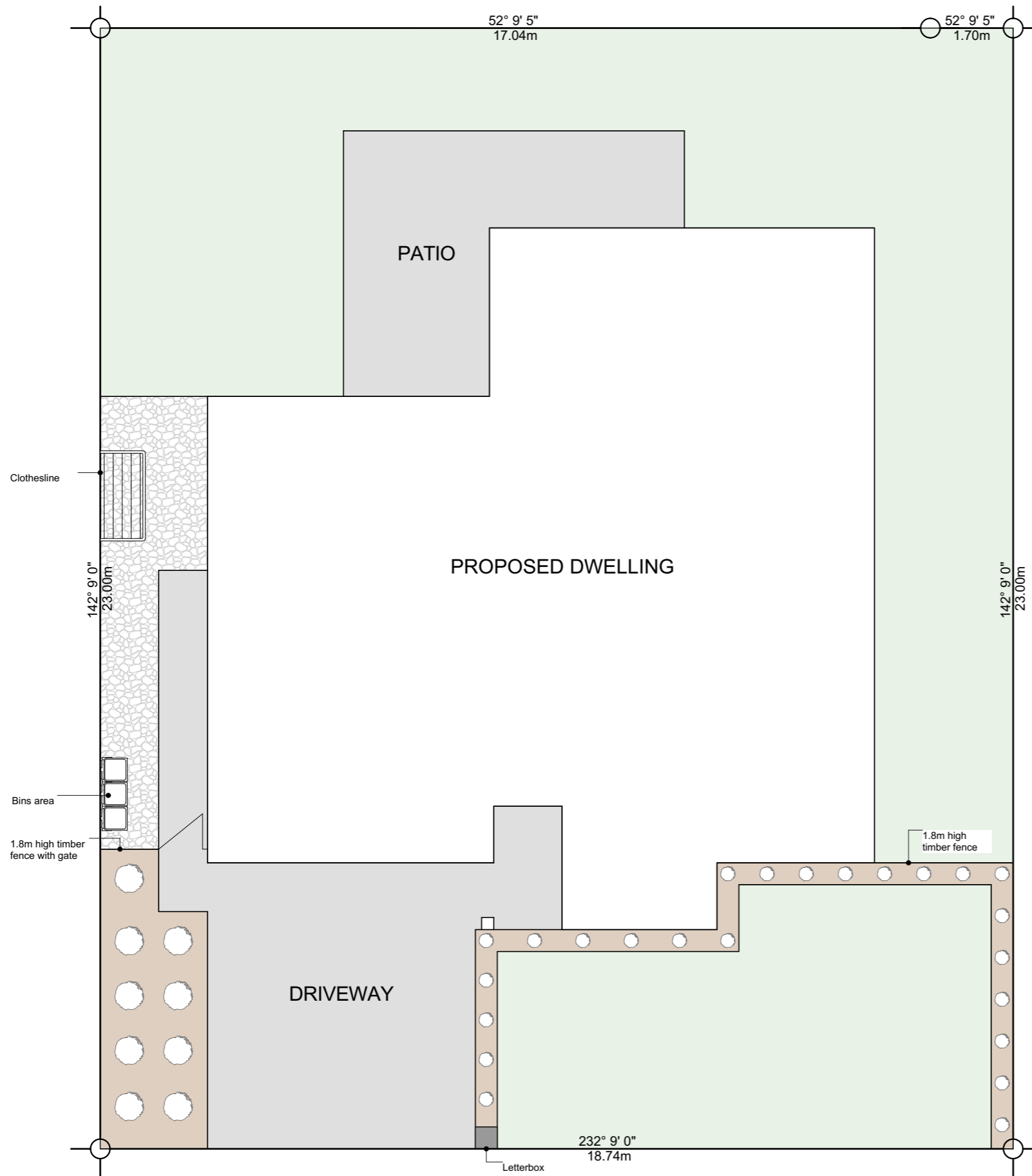
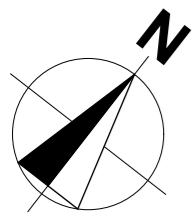
**Cross Section A-A**

Scale 1:50, 1:10 @ A3

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 File No. 25030

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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



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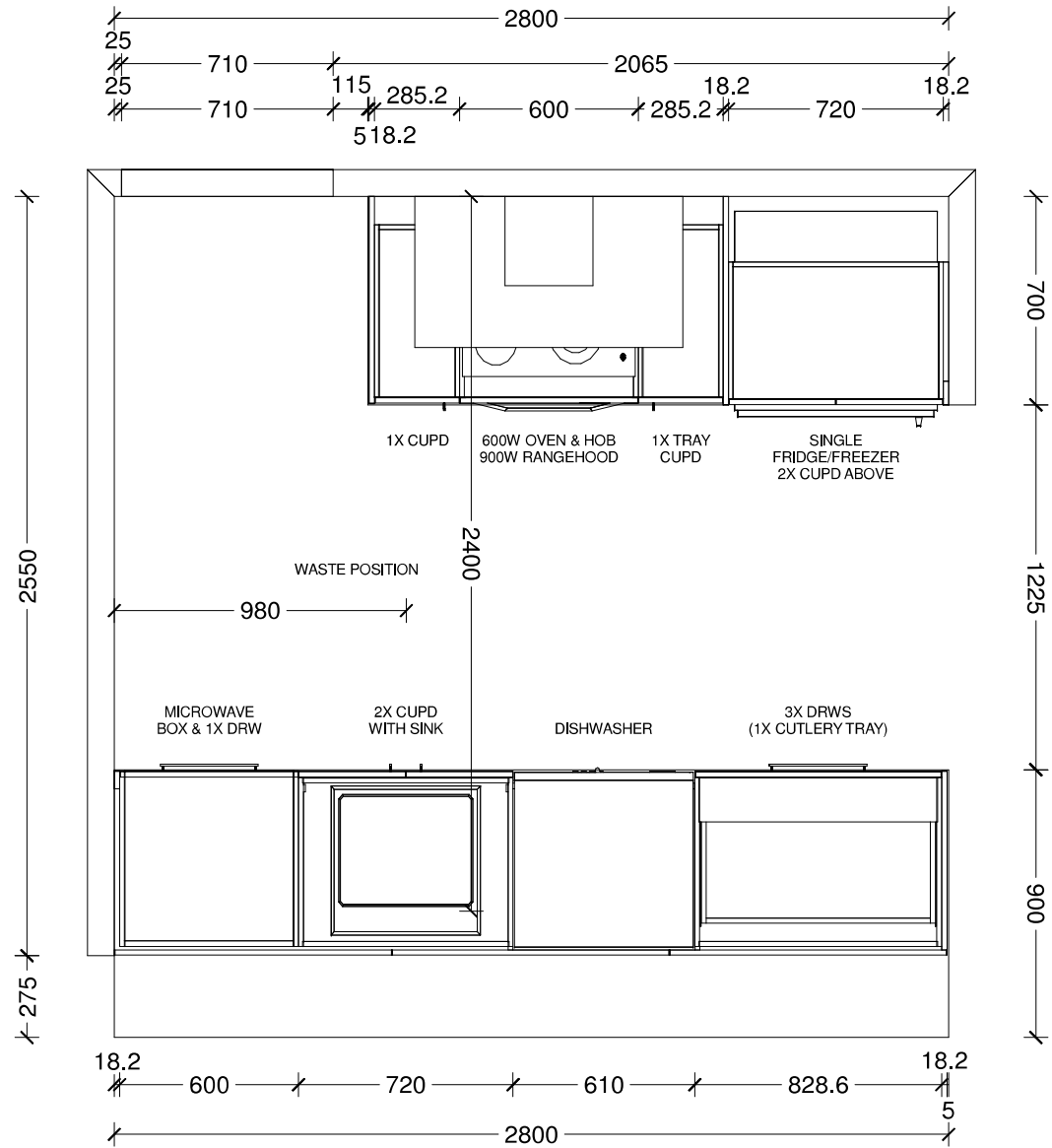
**Landscape Plan**

Scale 1:100 @ A3

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 Date 5/03/2025  
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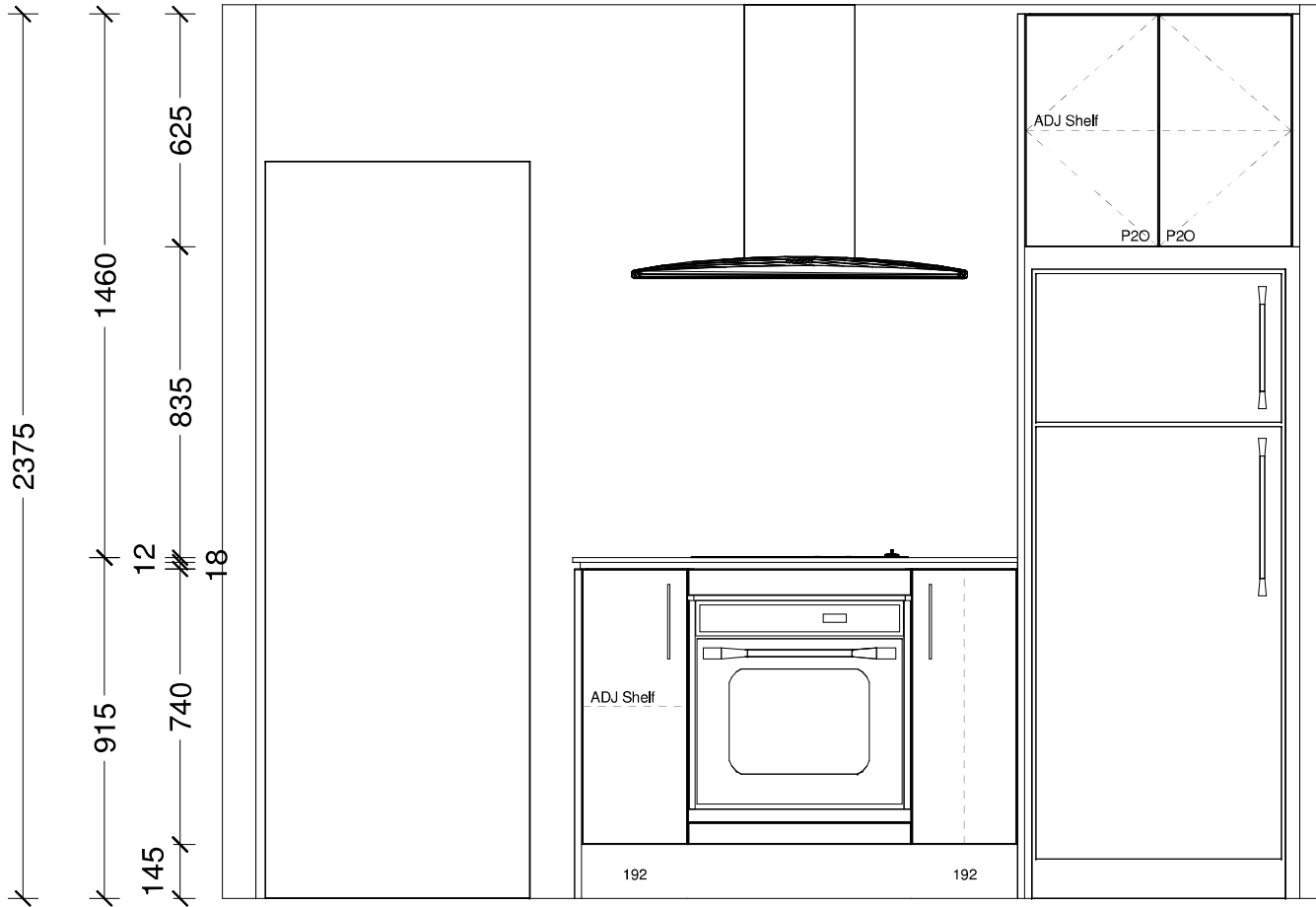


<b>Benchtop Colour:</b>
12mm square edge Tristone in Pure White
<b>Back Wall Joinery Colour:</b>
Bestwood Simply White Embossed
<b>Island Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Negative Detail Joinery Colour:</b>
Bestwood Subtle Grey Velvet
<b>Handles:</b>
4062-192/320-Titanium Grey
<b>Sink: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

Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Kowhai			

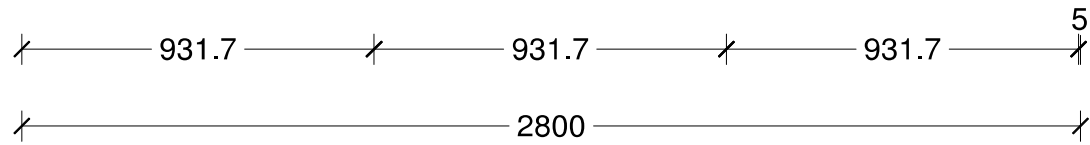
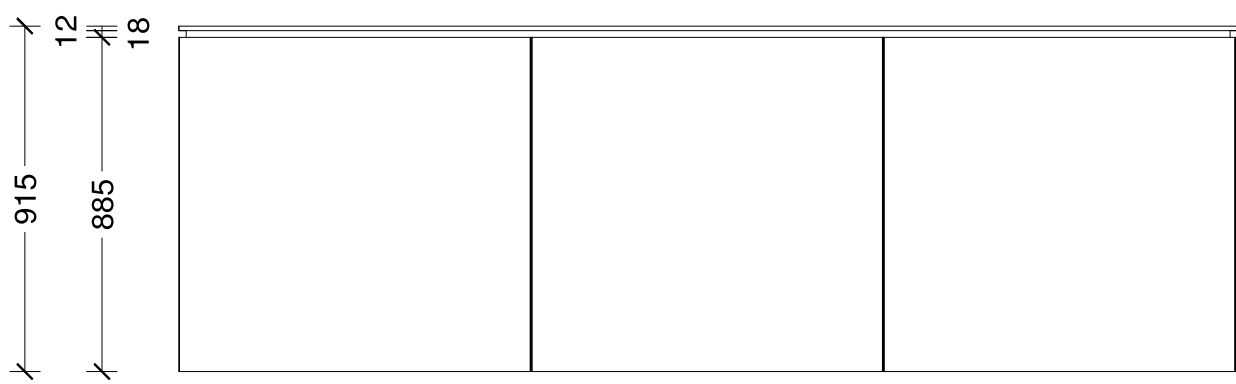
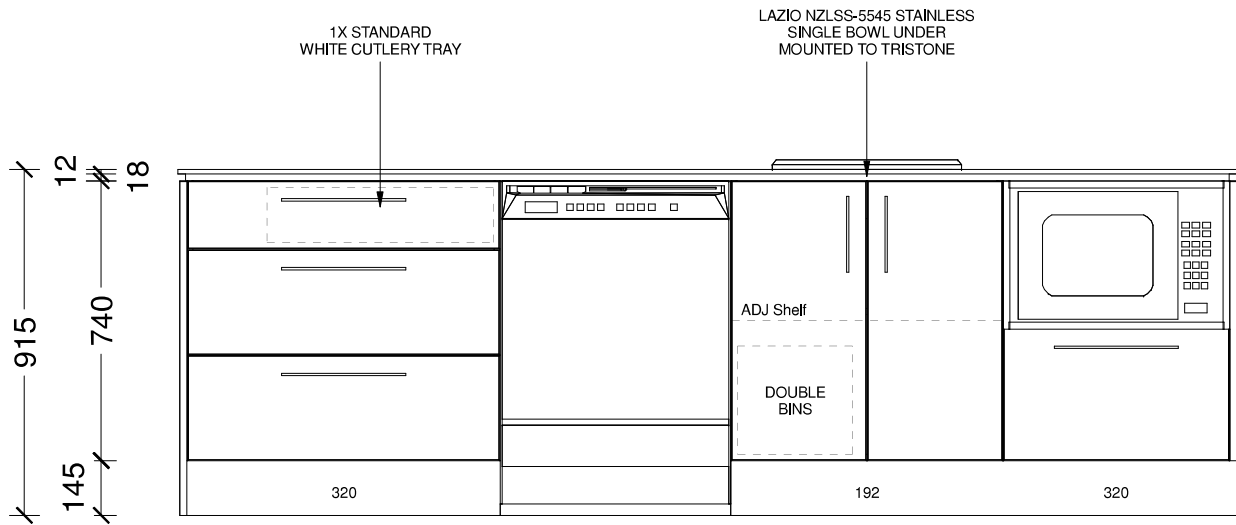


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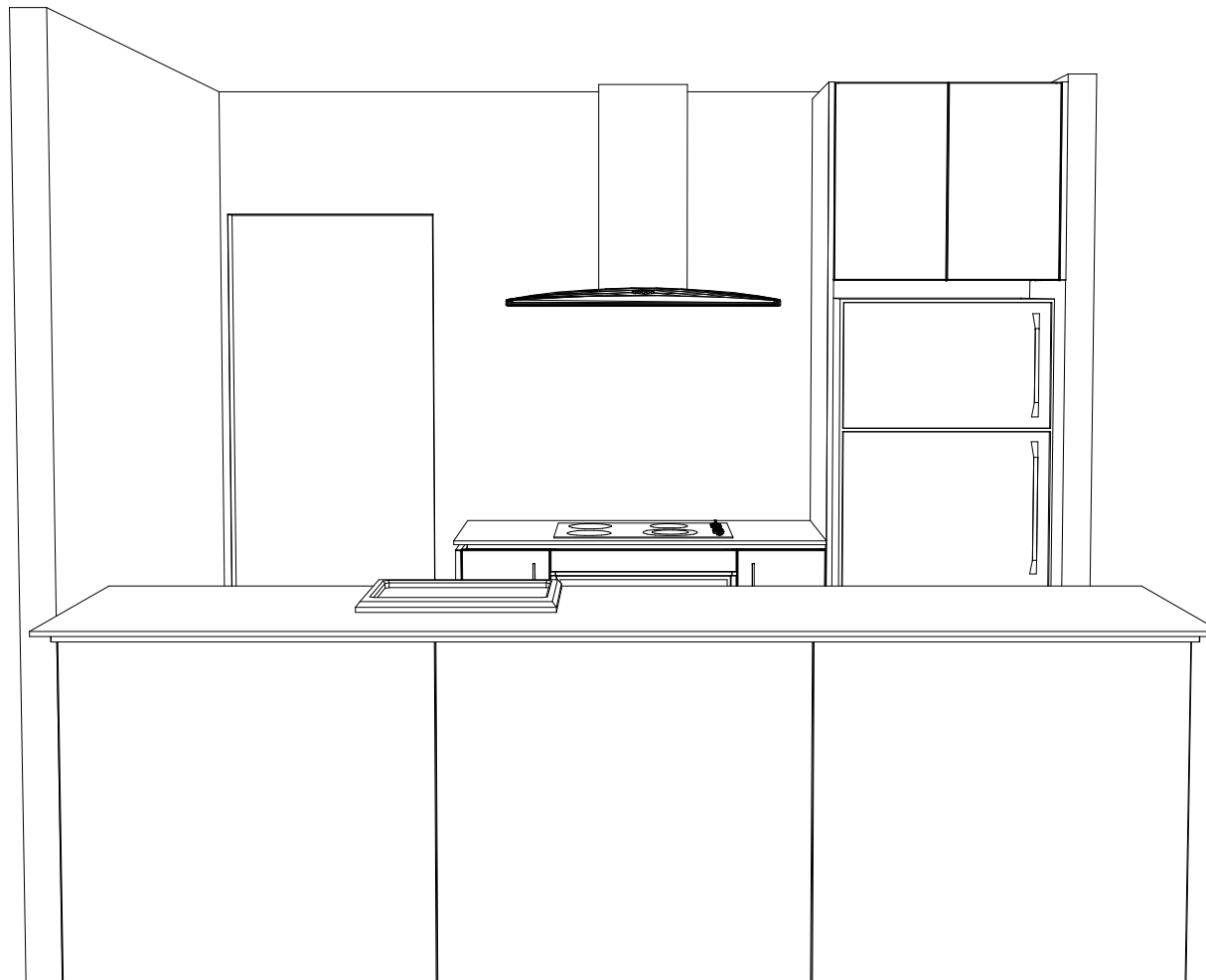
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Kowhai				

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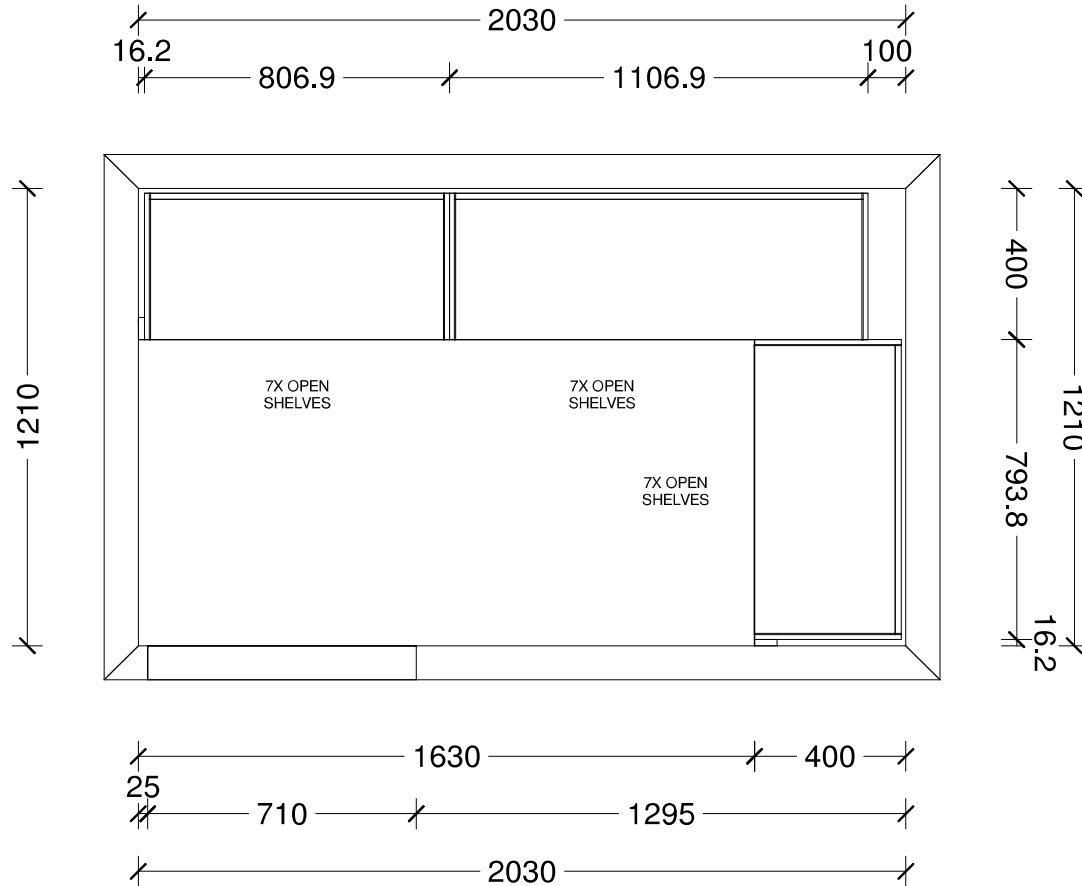
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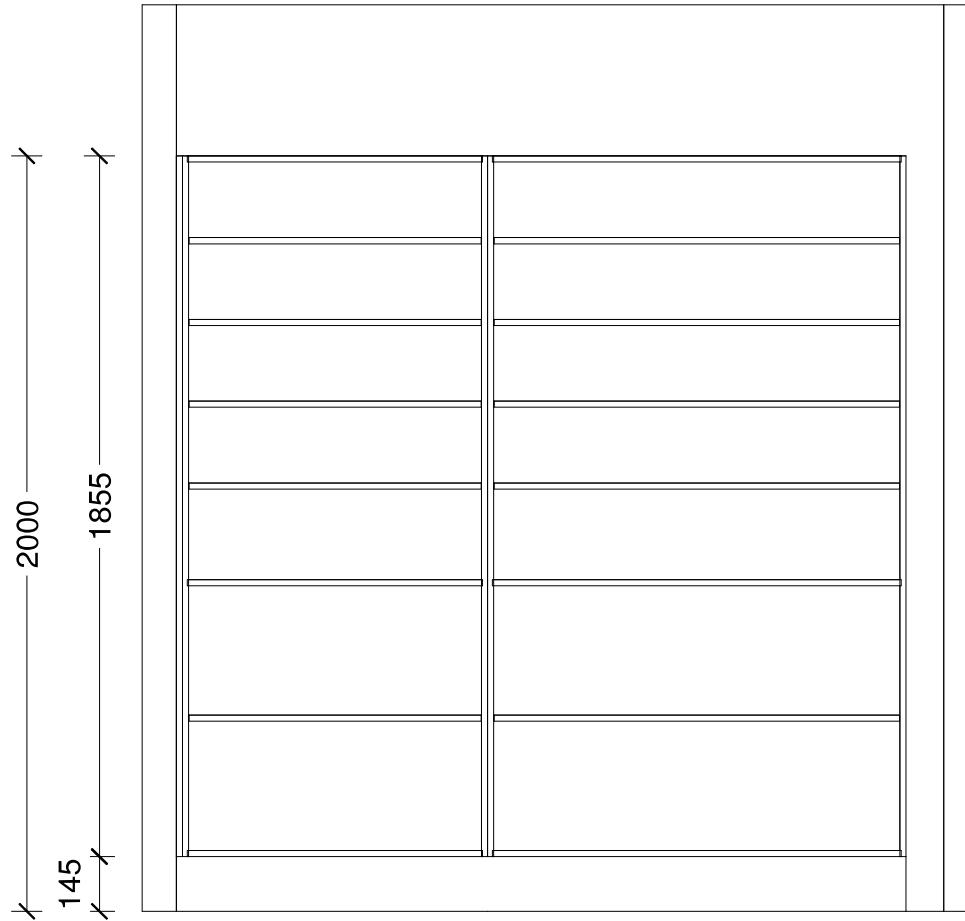
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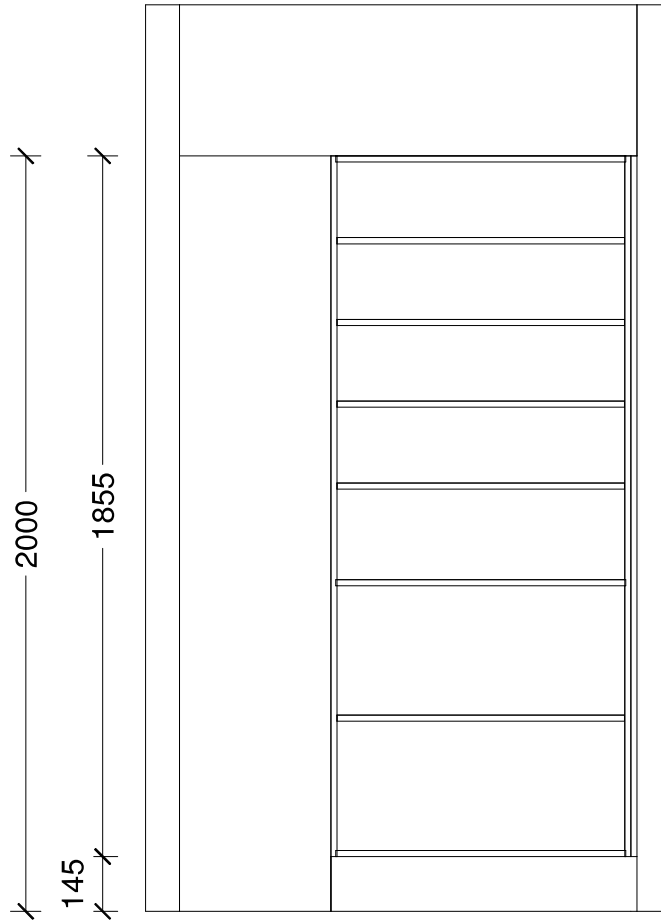
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Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Kowhai				

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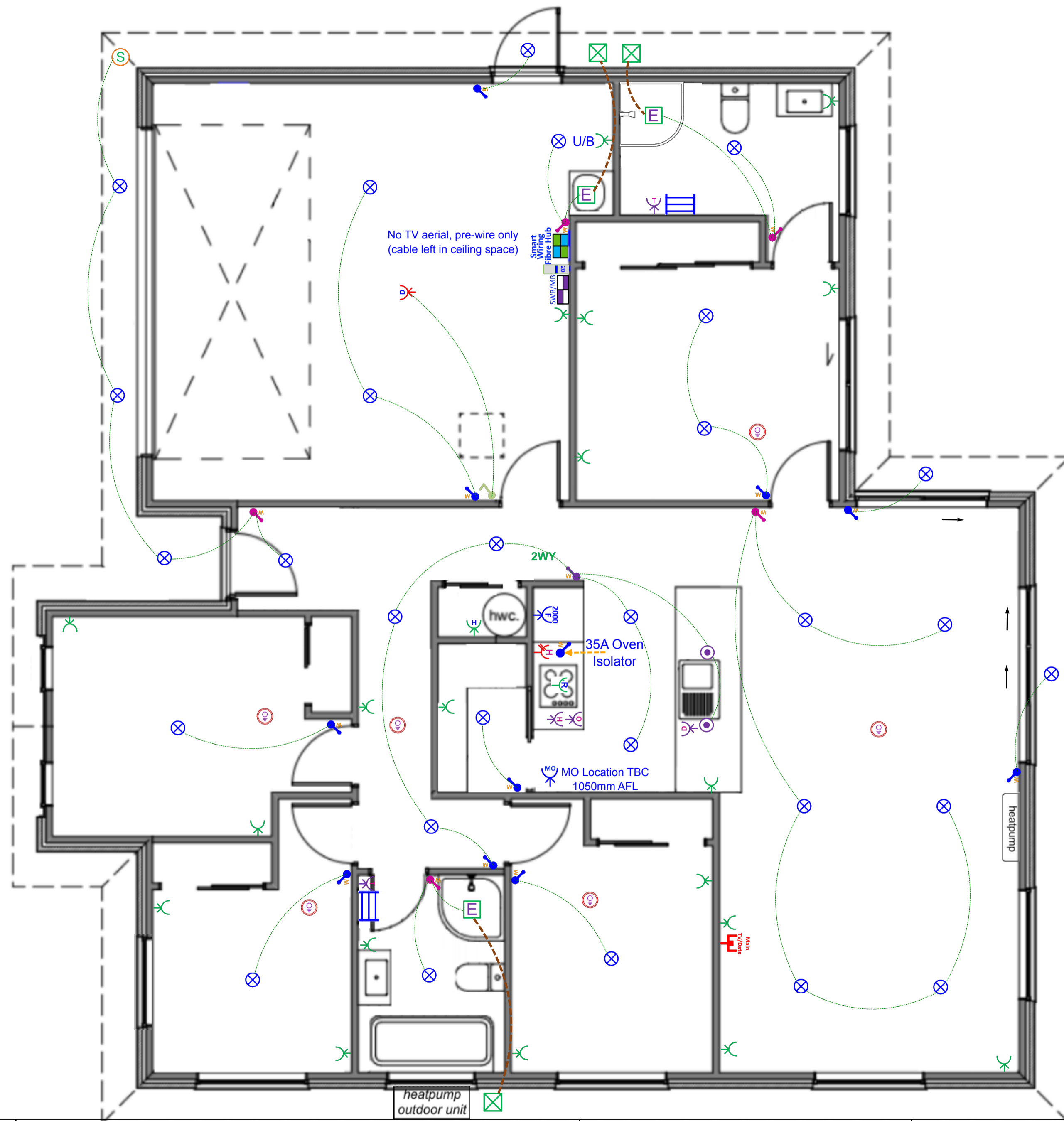
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# Plan: The Kowhai STD (Garage LHS) - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard		1 EA
 Tradesave Rangehood Plug		1 EA
 Tradesave Slim Single Power Socket - MO		1 EA
 Tradesave Slim Single Power Socket - Fridge		1 EA
 Tradesave Double Power Socket Horizontal (White) 10A		19 EA
 Tradesave Slim Double Power Socket With Hob Isolator Slot		1 EA
 Tradesave Slim White 35A Oven Isolator		1 EA
 Tradesave Slim Built In Oven Connection 20A		1 EA
 Tradesave Slim Electric Hob 32A		1 EA
 Tradesave Slim Dishwasher Plug		1 EA
 Garage Door Opener Switch (White)		1 EA
 Tradesave Slim Garage Door Socket & Switch		1 EA
 Tradesave Slim Hot Water Cylinder		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Orca 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 150mm		3 EA
 Extractor Fan External Grill		3 EA
 External 180 Degree Movement Sensor (White)		1 EA
 Recessed Downlight DL54 (White) and Circuit		29 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim White Light Switch 1 Gang		10 EA

## Electrical

	Item	Total
	Tradesave Slim White Light Switch 2 Gang	5 EA
	Tradesave Slim White Light Switch 3 Gang	1 EA
	2-Way Light Circuit	1 EA
	Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
	Tradesave Slim Main TV/Data Socket (Cat6)	1 EA