

# Lot 72 Pinewood Grange

Stage 2, Pinewood Grange, Rolleston



Artist impression only – refer to concept plan.





## House & Land Package:

# \$772,900

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.

|            |                   |
|------------|-------------------|
| Home area: | 156m <sup>2</sup> |
|------------|-------------------|

|               |                   |
|---------------|-------------------|
| Section area: | 456m <sup>2</sup> |
|---------------|-------------------|

|   |  |   |   |
|---|--|---|---|
|  4 |  1 |  2 |  2 |
|---|--|---|---|

## Features:

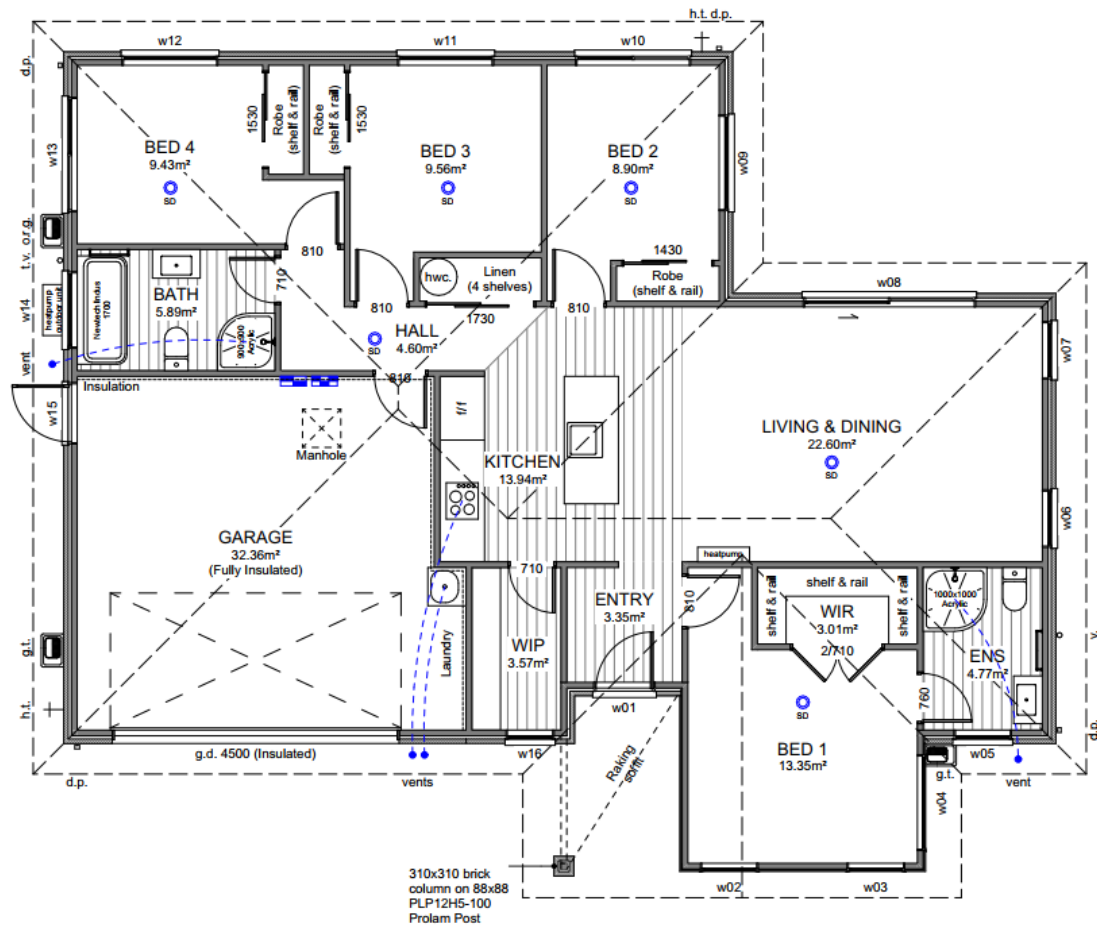
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

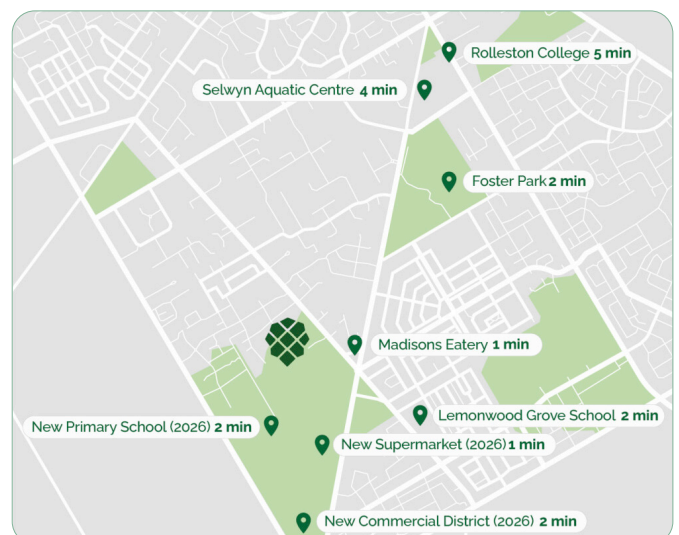
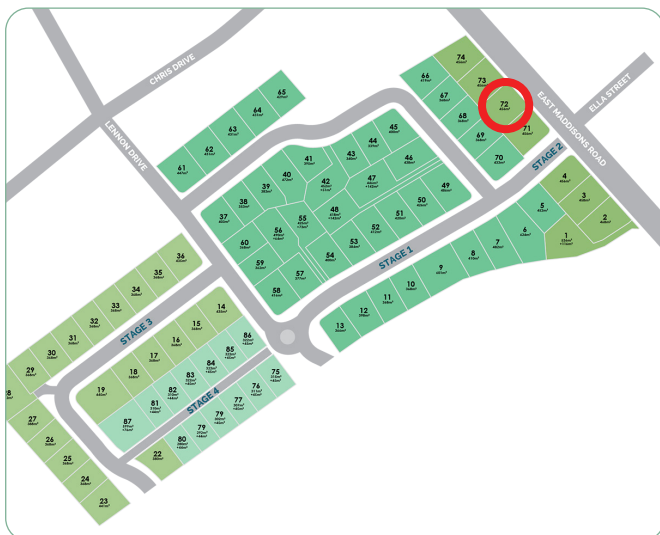
E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

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## Floor Layout



## Site Location



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**OAKRIDGE**  
HOMES



# 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/<br>w04/w05/w16 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames | Garage door:                         | Insulated Coloursteel flat panel woodgrain 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 (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  | Hot water cylinder:                  | Rheem 250L  |
| Carpet:  | Belgotex Urban Twist  | Vinyl plank:                         | Belgotex Luxury Plank – Province  |
| Splashback tiles:                                  | 100×300mm subway tile (Kitchen only)  | Window coverings:                    | Windowware 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   |
| Colour Scheme                                      |   |                                      |   |
| EXTERIOR   |   | INTERIOR                             |   |
| Roof:  | Titania   | Ceilings:                            | Half black white  |
| Fascia, gutter & downpipes:                        | Titania   | Walls:                               | Black white   |
| Window joinery:                                    | Titania   | Interior doors:                      | Black white   |
| Front door:  | Titania   | Skirting:                            | Black white   |
| Front door frame:                                  | Titania   | Carpet:                              | Iron  |
| Garage door:                                       | Titania   | Vinyl plank:                         | Natural   |
| Garage door frame:                                 | Titania   | Kitchen cabinetry:                   | Simply white  |
| Soffits:   | Half black white  | Feature kitchen/<br>negative detail: | Subtle grey velvet  |
| Exterior cladding (Main):                          | Whitehaven with white mortar  | Kitchen benchtop:                    | TriStone 12mm – Pure white  |
| Exterior cladding (Feature):                       | Vulcan straw  | Kitchen splashback:                  | White gloss with misty grey grout   |

# Specification

## 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

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



### Feature pendant:

Staverton 1L—black



## 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

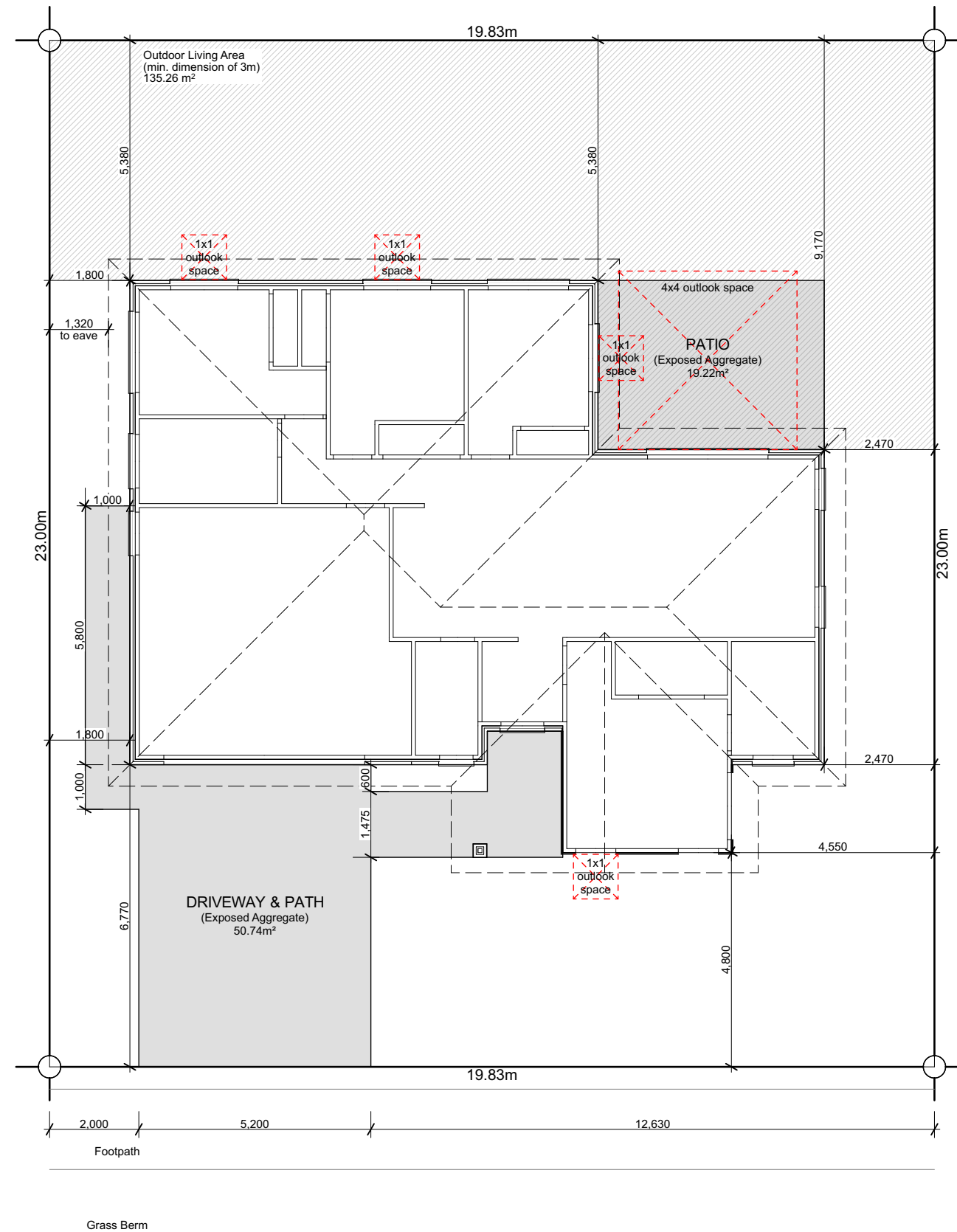
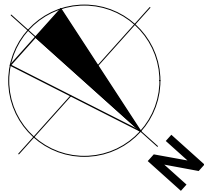


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## EAST MADDISONS ROAD

### Site Info

|                   |                                      |
|-------------------|--------------------------------------|
| Site Address      | East Maddisons Rd<br>Pinewood Grange |
| Legal Description | Lot 72                               |
| Site Area         | 456m²                                |
| Building Area     | 156.11m²                             |
| Roof Area*        | 198.09m²                             |
| Site Coverage     | 43.44%                               |

### 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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**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 72 PINWOOD GRANGE  
EAST MADDISONS ROAD ROLLESTON

**Issue**  
Concept Design

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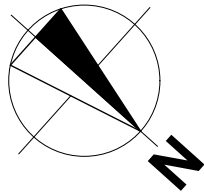
**Site Plan**

Scale 1:125 @ A3

Revision 1  
Date 17/04/2025  
File No. **25063**

**Sheet No.**

**1**



### Building Area

|               |                      |
|---------------|----------------------|
| Over Frame    | 149.87m <sup>2</sup> |
| Perimeter     | 57.54m               |
| Over Cladding | 156.11m <sup>2</sup> |
| Perimeter     | 58.34m               |
| Roof Area*    | 198.09m <sup>2</sup> |
| Perimeter     | 61.56m               |

\*Roof area includes fascia & gutter

### General

|                  |                                   |
|------------------|-----------------------------------|
| Main Cladding    | 70s Clay Brick                    |
| Feature Cladding | Abodo Vulcan Shiplap Weatherboard |
| 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:** Tinted windows to w02, w03, w04, w05 & w16

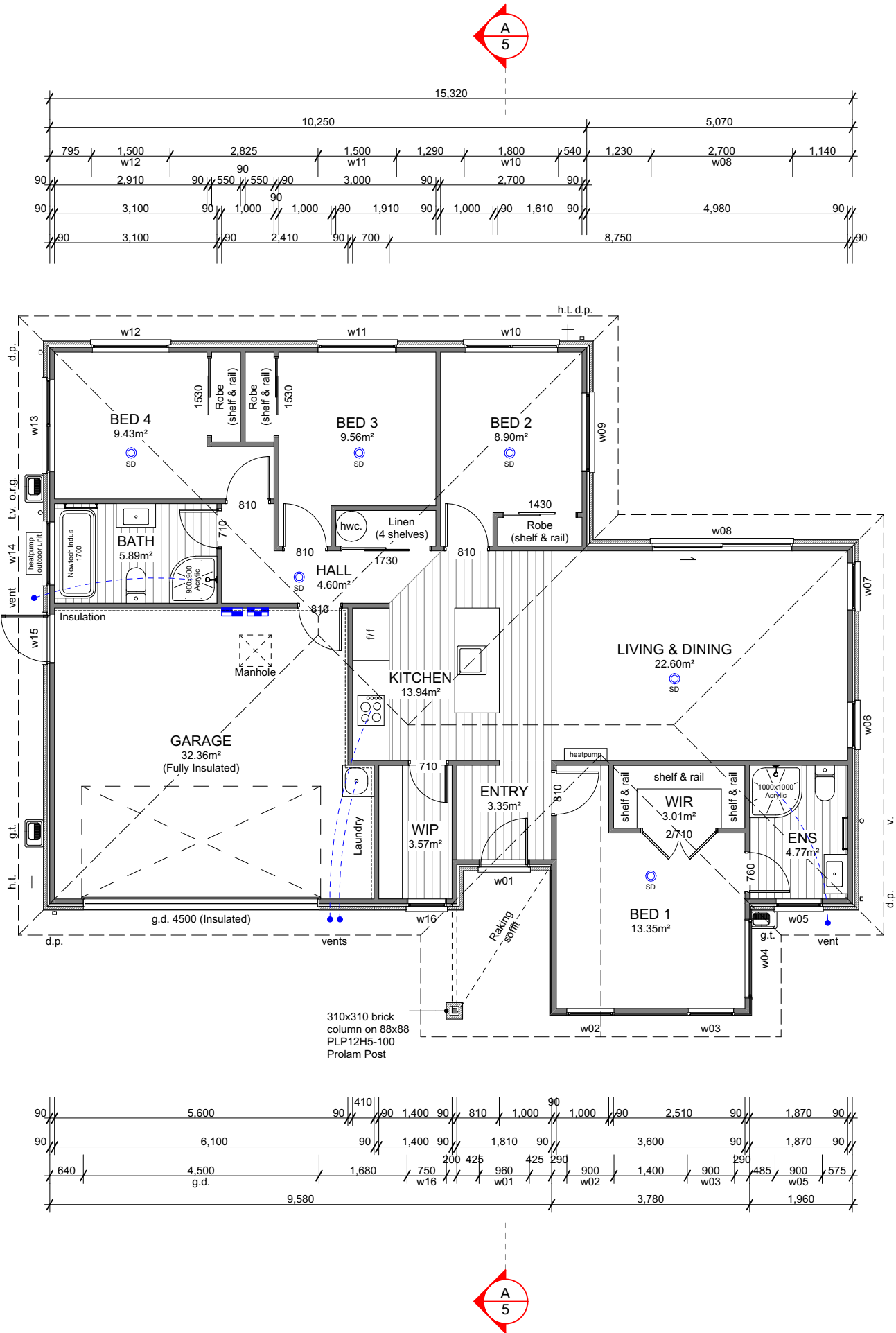
### Legend

|  |  |
|--|--|
|  | Smart Meter Box & Distribution Board                               |
|  | 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 | 900   |
| w03             | 2,130 | 900   |
| w04             | 1,400 | 1,500 |
| w05             | 1,400 | 900   |
| w06             | 2,130 | 900   |
| w07             | 2,130 | 900   |
| w08             | 2,130 | 2,700 |
| w09             | 1,400 | 1,500 |
| w10             | 500   | 1,800 |
| w11             | 1,400 | 1,500 |
| w12             | 1,400 | 1,500 |
| w13             | 500   | 1,800 |
| w14             | 1,100 | 1,200 |
| w15             | 2,130 | 960   |
| w16             | 2,130 | 750   |



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**WENDELBORN**  
**PROPERTY LTD**  
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EAST MADDISONS ROAD ROLLESTON

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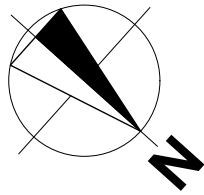
### Floor Plan

Scale 1:100 @ A3

Revision 1  
Date 17/04/2025  
File No. 25063

Sheet No.

2



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

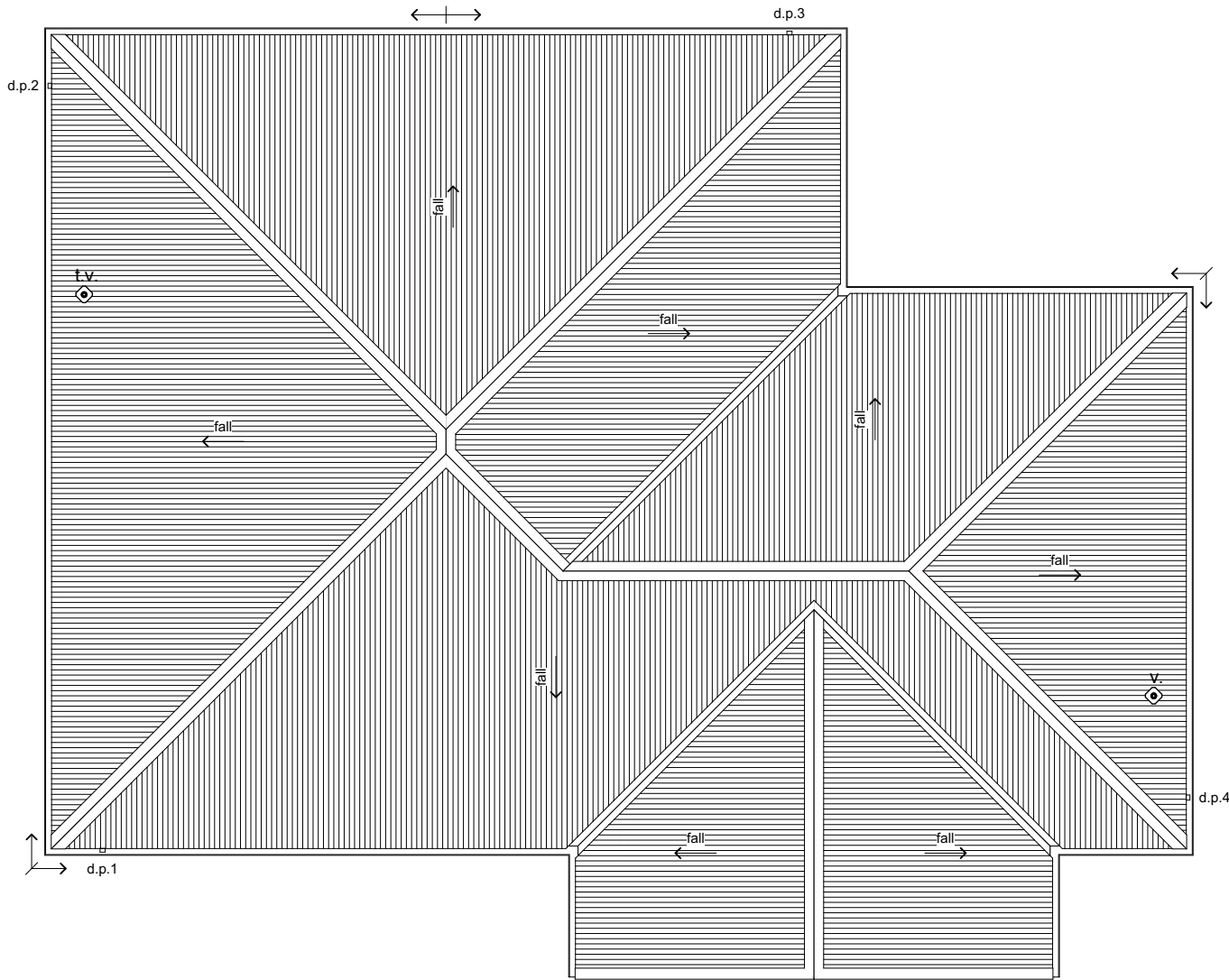
Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment  
(Plan Area)

|       |                  |
|-------|------------------|
| d.p.1 | 46m <sup>2</sup> |
| d.p.2 | 51m <sup>2</sup> |
| d.p.3 | 56m <sup>2</sup> |
| d.p.4 | 36m <sup>2</sup> |

Roof Bracings

Refer to Truss Design.



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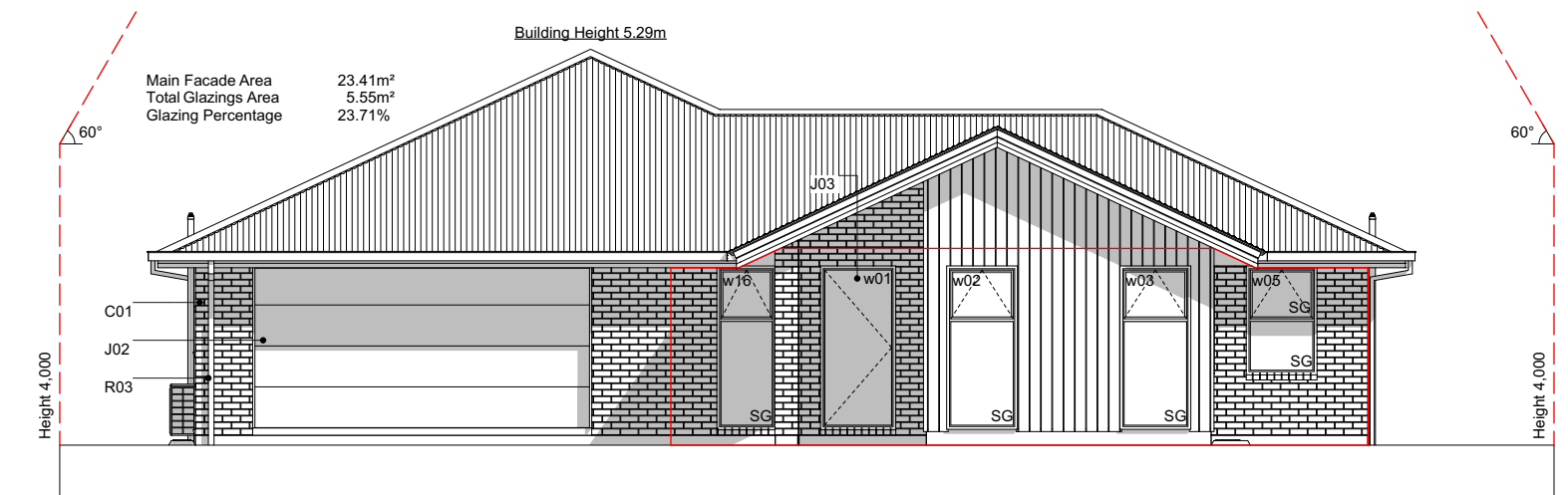
Roof Plan

Scale 1:100 @ A3

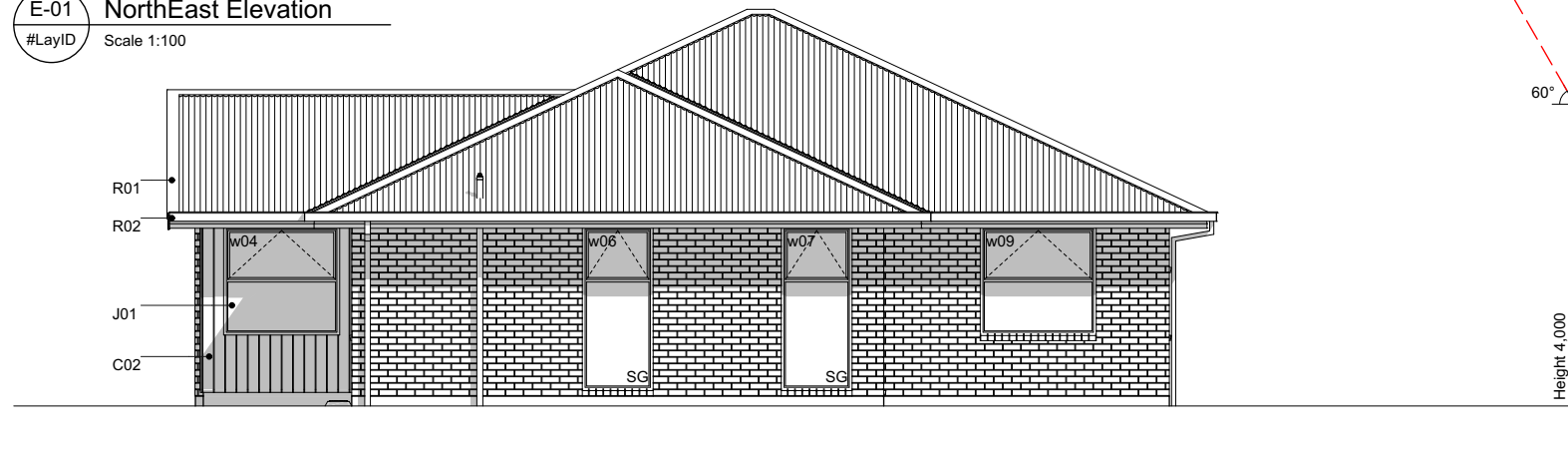
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| Date     | 17/04/2025   |
| File No. | <b>25063</b> |

Sheet No.

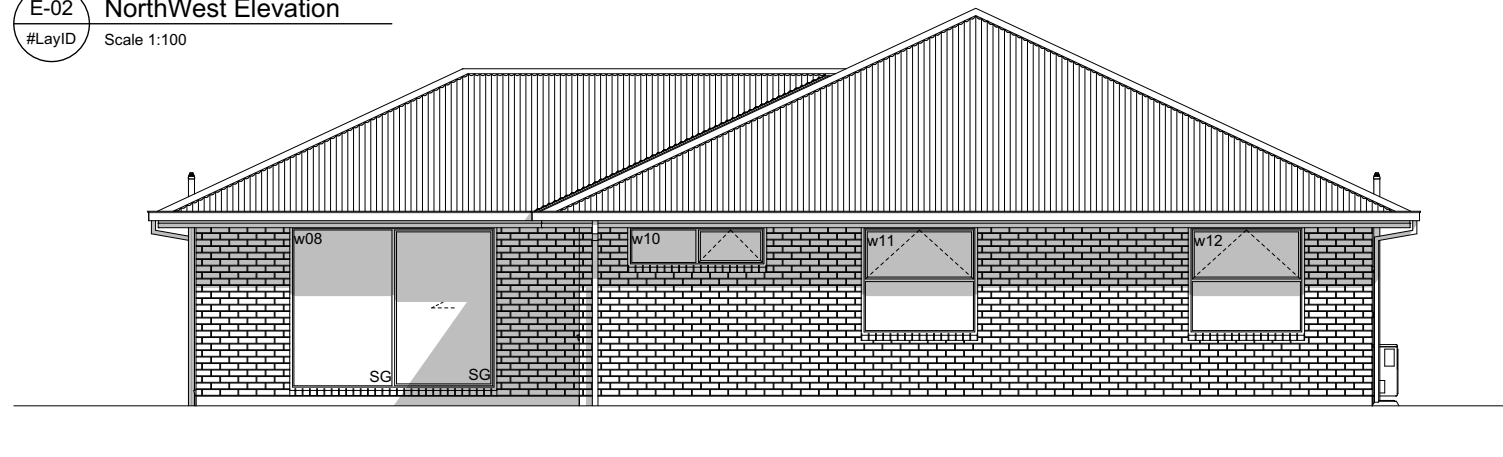
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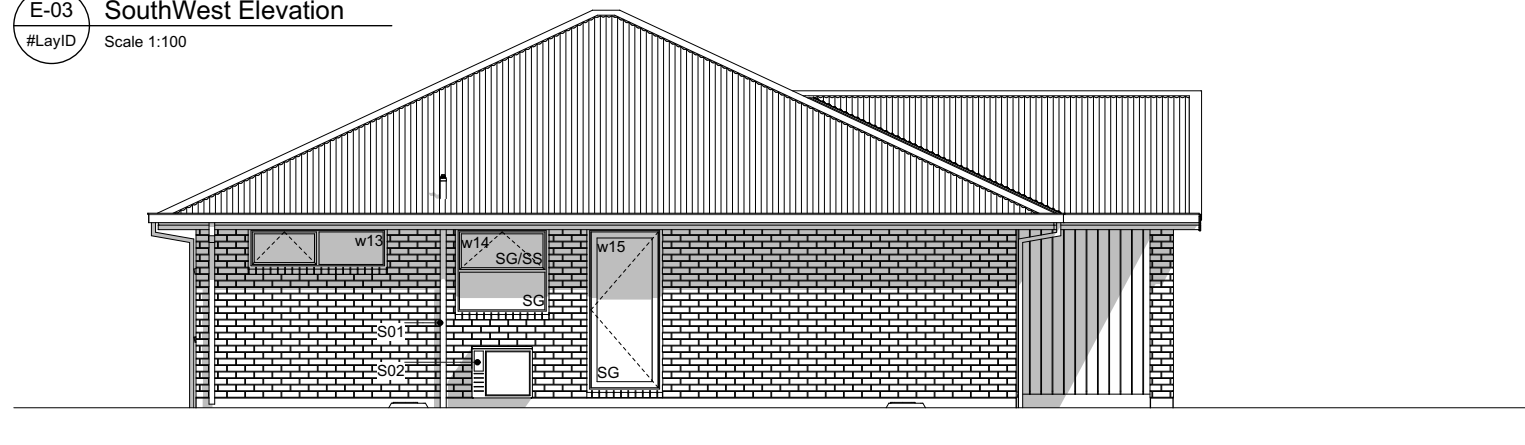
E-01 NorthEast Elevation  
#LayID Scale 1:100



E-02 NorthWest Elevation  
#LayID Scale 1:100



E-03 SouthWest Elevation  
#LayID Scale 1:100



E-04 SouthEast Elevation  
#LayID 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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| Date     | 17/04/2025 |
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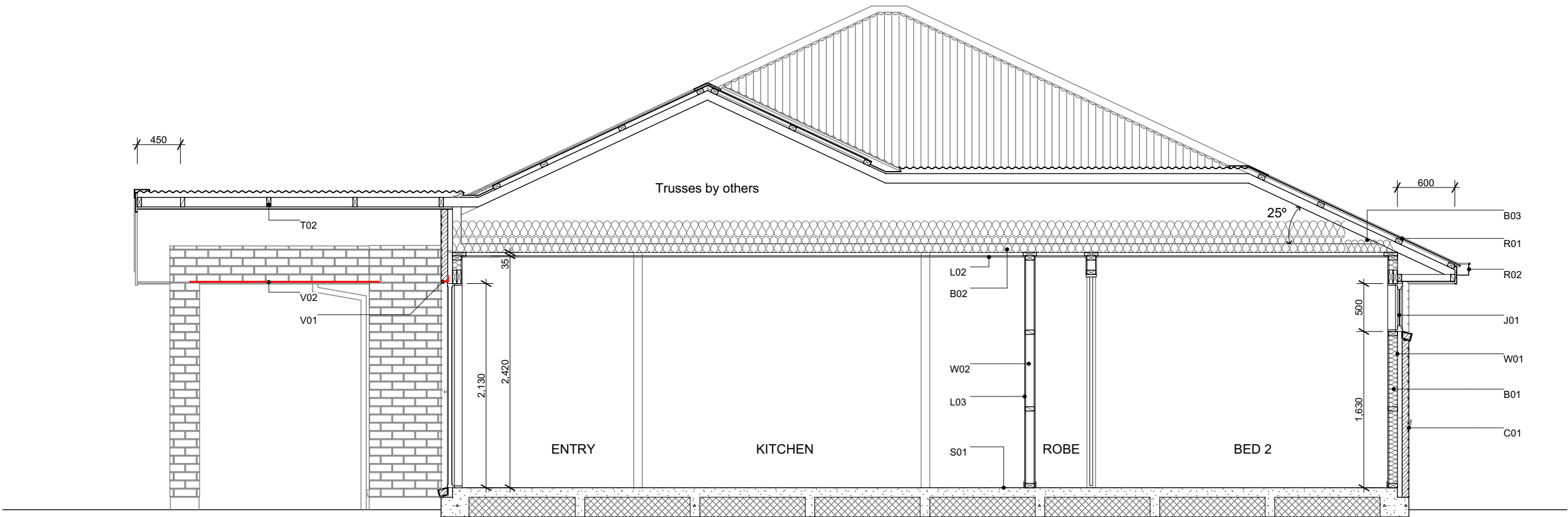
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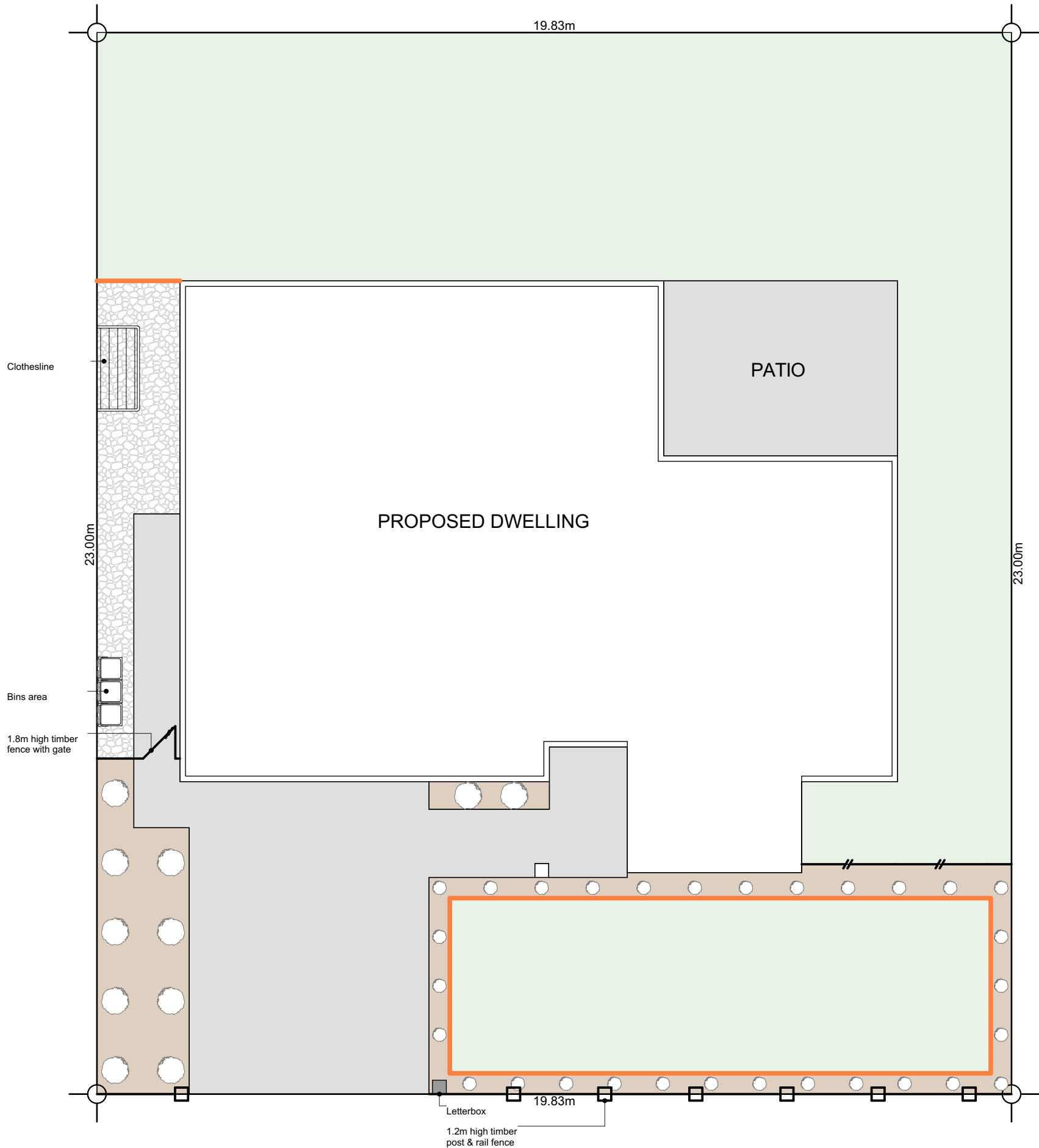
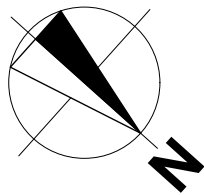
4



Section Keys

- C0170 series brick on 50mm cavity over building wrap on timber framing.
- C02Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
- V0160x60x6L veneer lintel with 100mm min. seating each side.
- V02100x100x6L veneer lintel with 100mm min. seating each side.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm for shiplap WB). Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft foundation.
- T01Roof trusses as per Truss Design.
- T02Extended truss top chords / outriggers to form raking soffit.
- R01Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.6 wall insulation batts.
- B022 x R3.6 (165mm) double layer ceiling insulation batts.
- B03R3.6 (130mm x 1200mm) Gutter Line 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.
- L014.5mm Hardie soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm 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  
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
- Timber Batten Edging between garden bed & lawn/ stonechip



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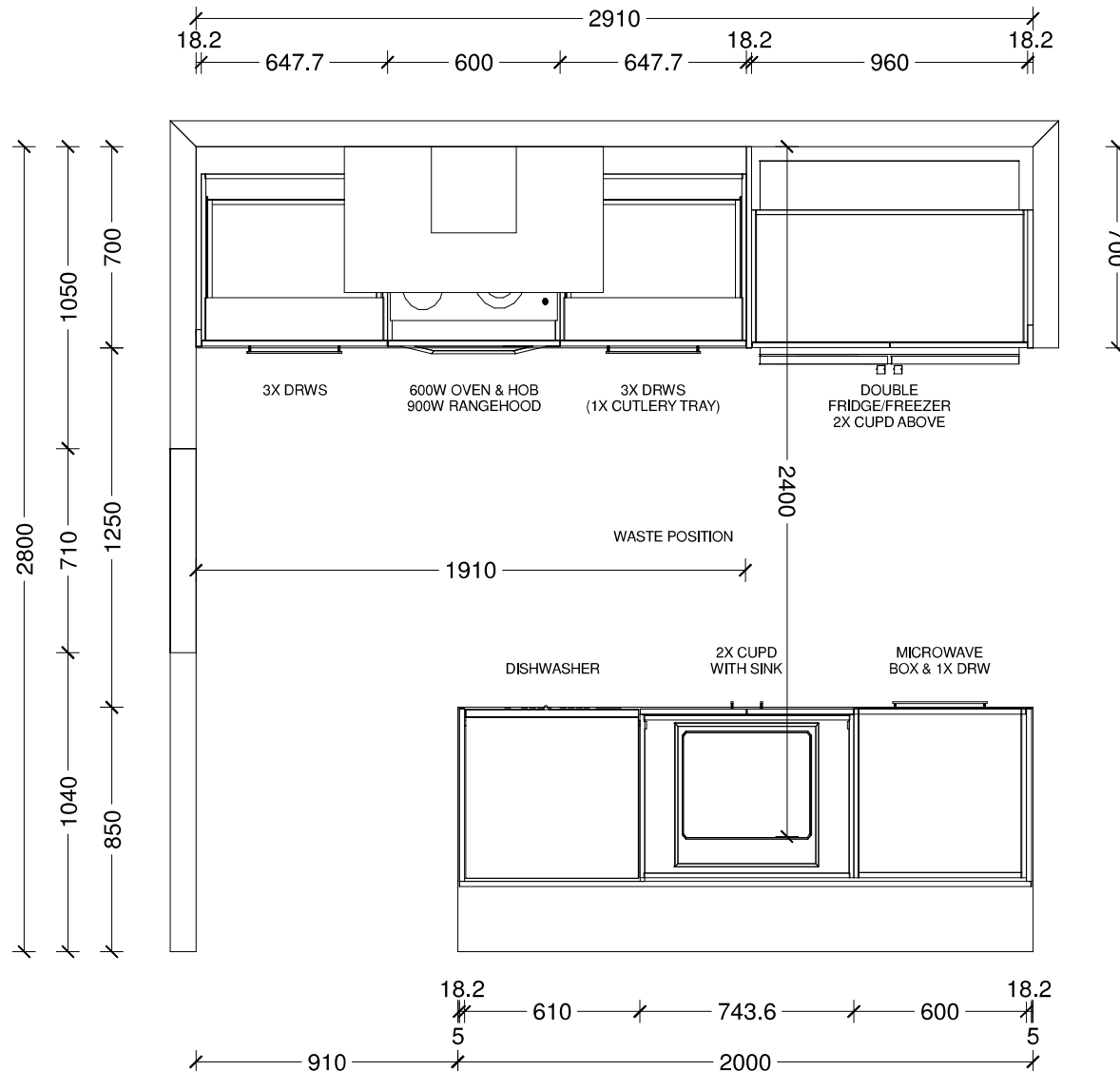
**W E N D E L B O R N**  
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**Landscape Plan**  
Scale 1:100 @ A3

Revision 1  
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**Sheet No.**  
**1**



**Benchtop Colour:**

12mm square edge Tristone in Pure White

**Back Wall Joinery Colour:**

Bestwood Simply White Embossed

**Island Joinery Colour:**

Bestwood Subtle Grey Velvet

**Negative Detail Joinery Colour:**

Bestwood Subtle Grey Velvet

**Handles:**

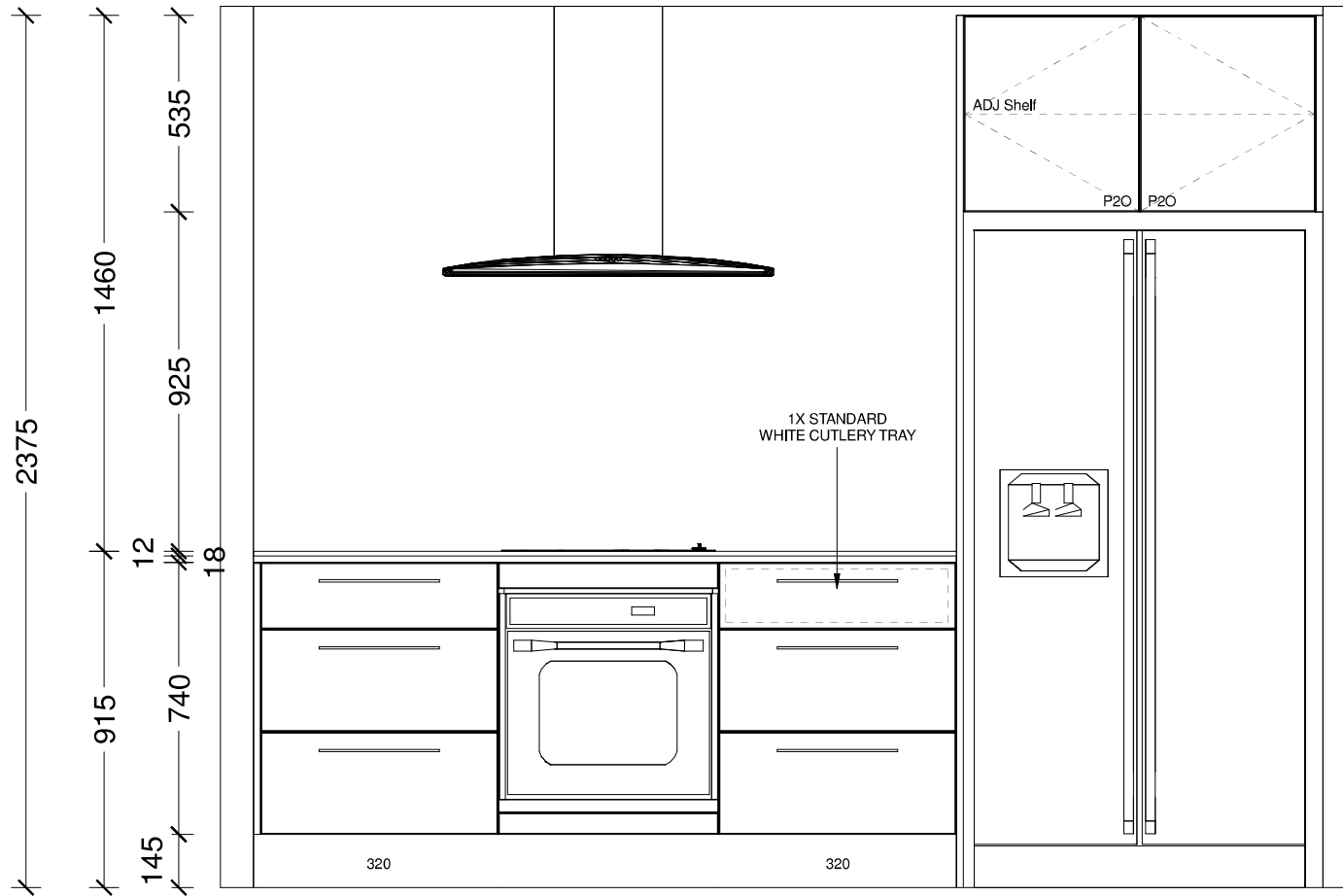
4062-192/320-Titanium Grey

**Sink:**

Lazio NZLSS-5545 Stainless Single Bowl

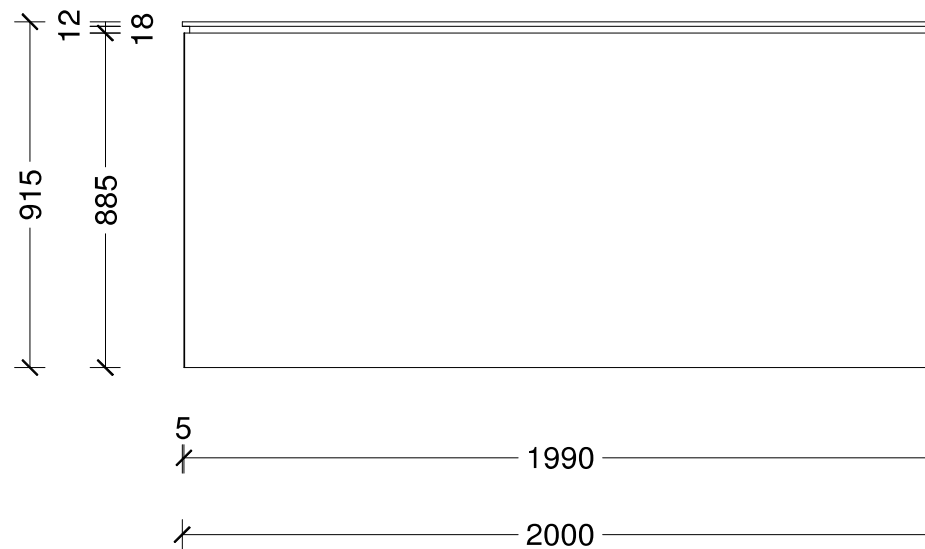
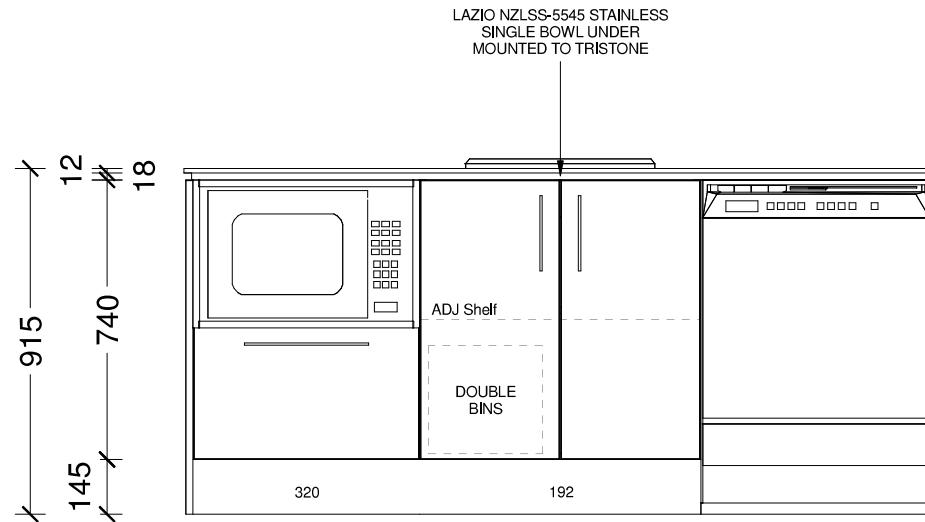
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| Dwg:<br>Kitchen Plan        | Scale:<br>1 : 25   | Customer:<br>The Manuka   |                |               |               |  |

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

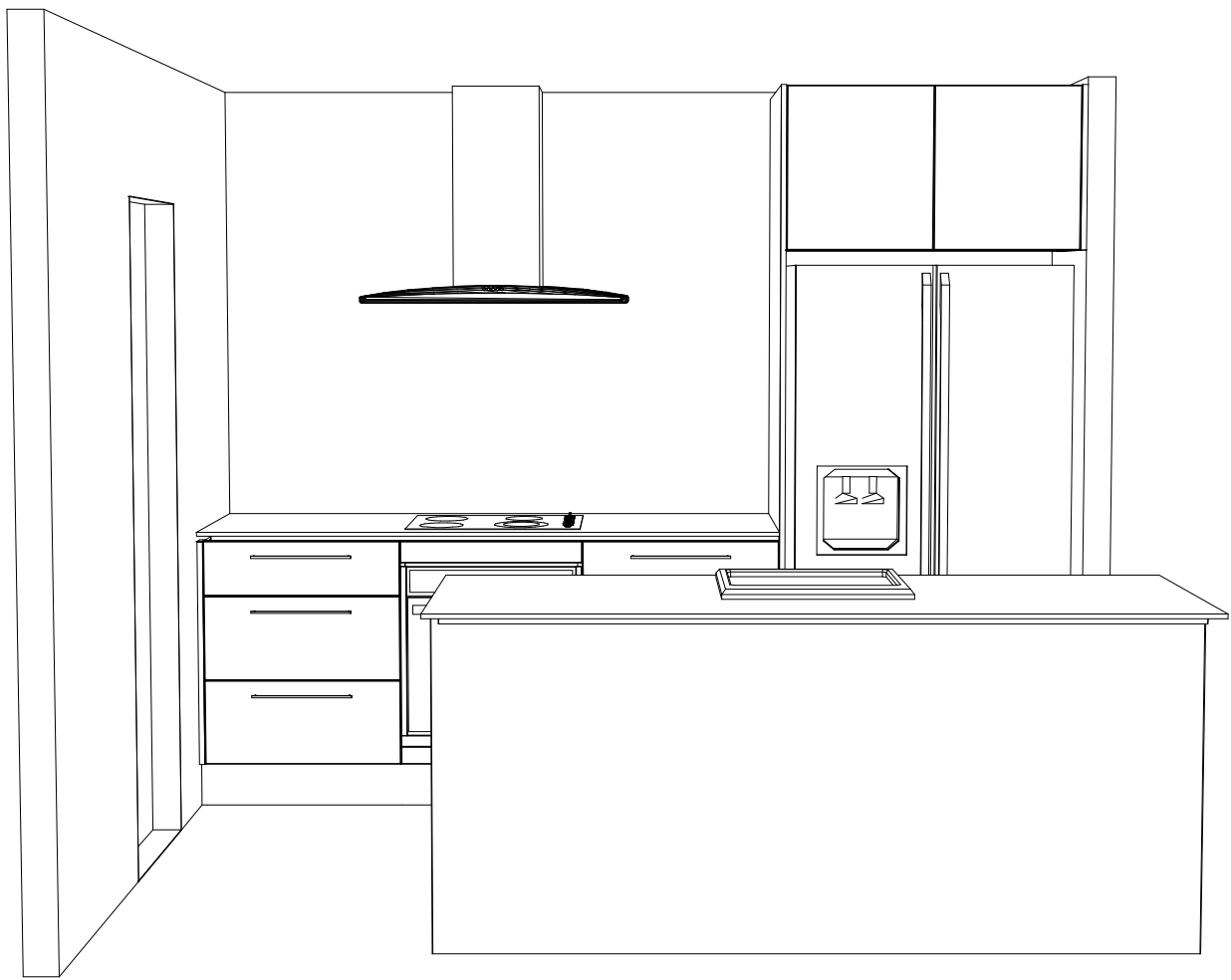
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|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|--|
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Kitchen Elevation   | Scale:<br>1 : 20   | Customer:<br>The Manuka   |                |               |               |  |

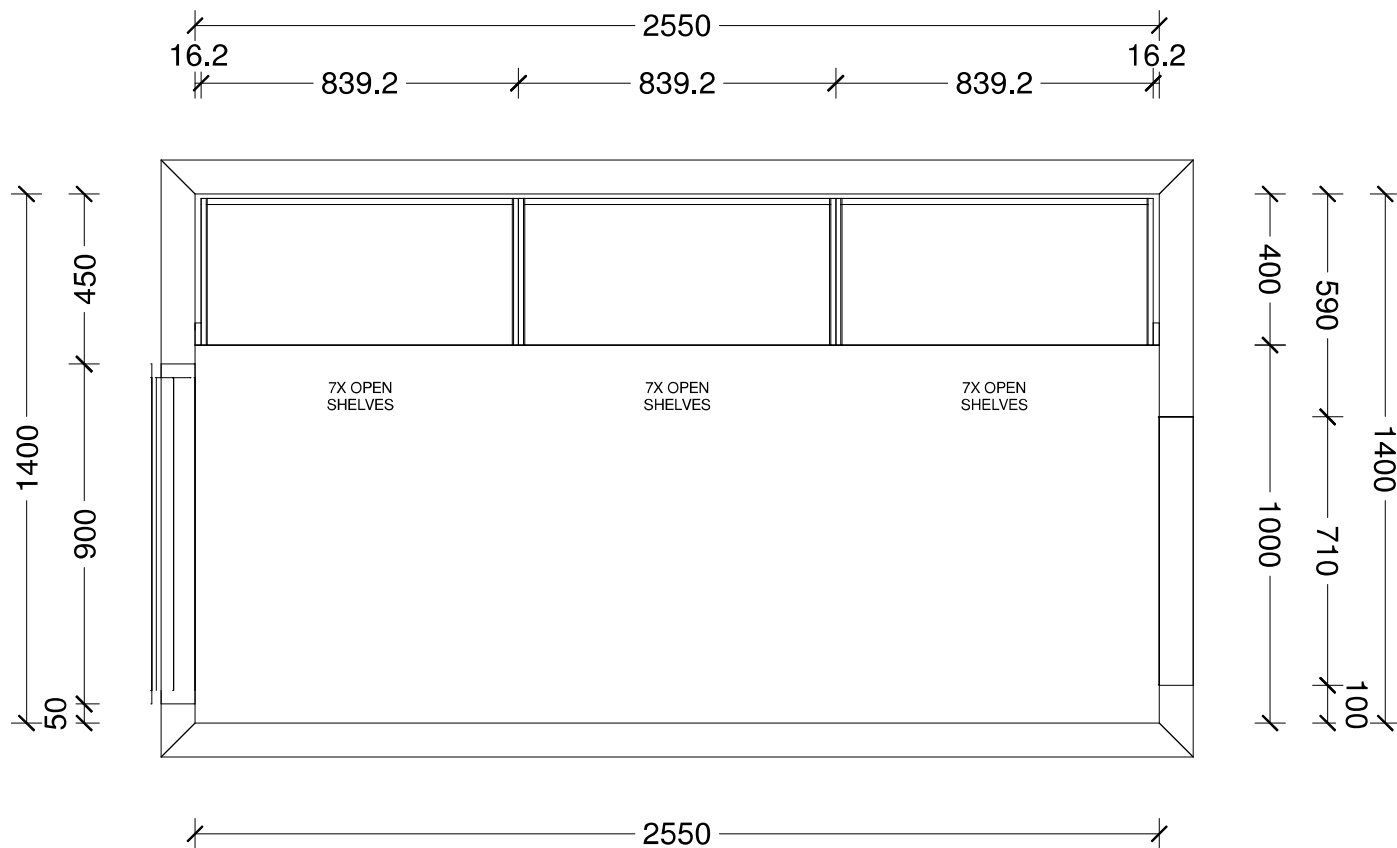
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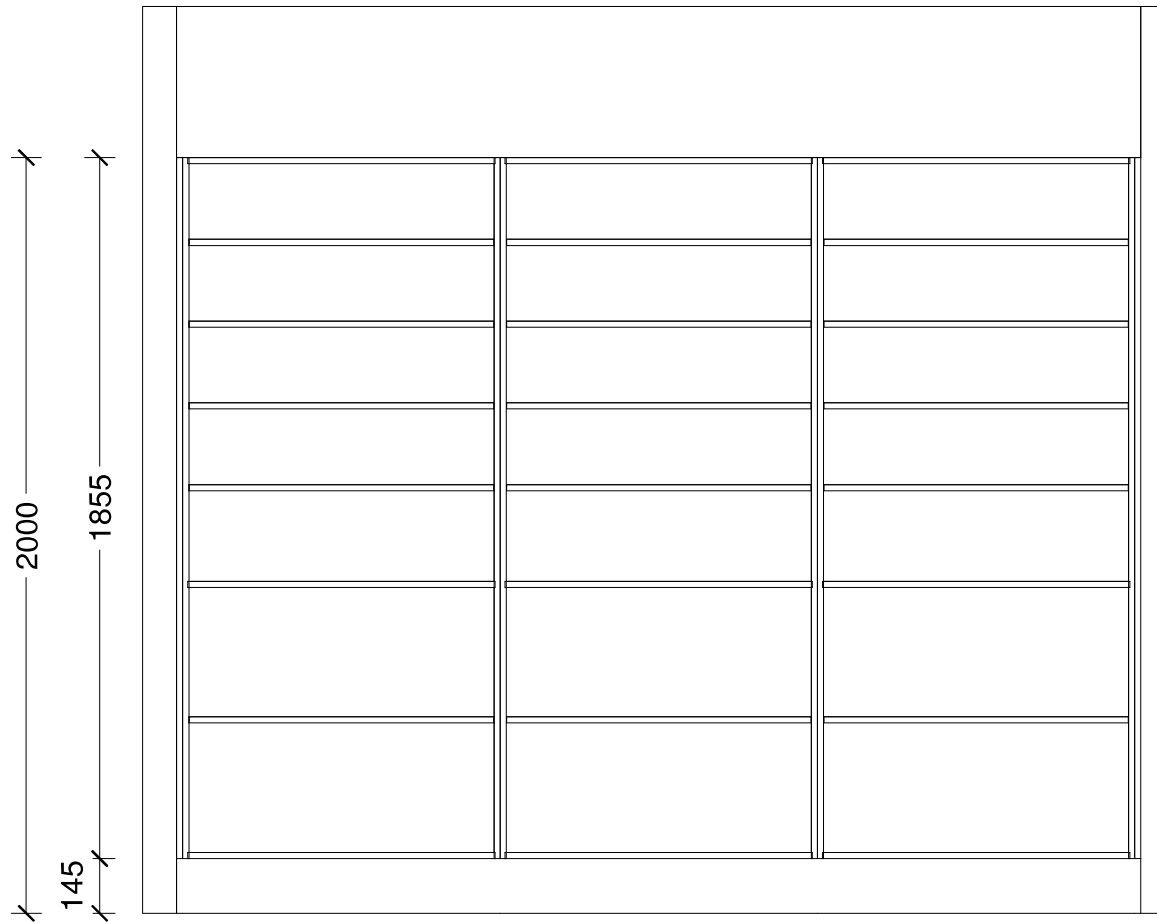
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| Dwg:<br>Kitchen 3D Perspective | Scale:             | Customer:<br>The Manuka   |                |               |               |   |

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|                             |                    |                           |                |               |               |   |
|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|---|
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry Plan         | Scale:<br>1 : 20   | Customer:<br>The Manuka   |                |               |               |   |

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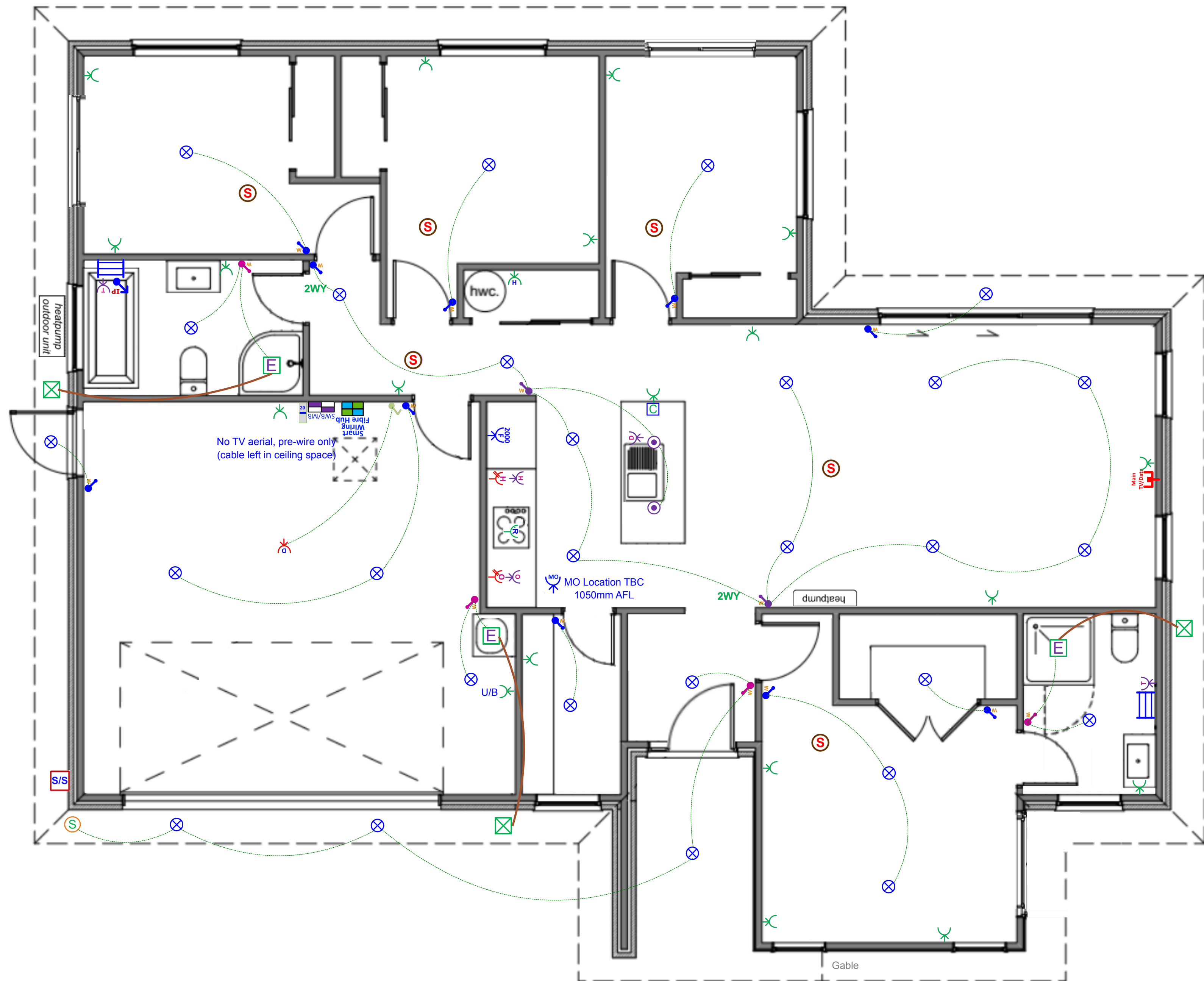
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|-----------------------------|--------------------|---------------------------|----------------|---------------|---------------|---|
| Designer:<br>Sarah Molyneux | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry Elevation    | Scale:<br>1 : 20   | Customer:<br>The Manuka   |                |               |               |   |

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:<br>Sarah Molyneux   | Date:<br>24 Feb 23 | Client:<br>Oakridge Homes | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry 3D Perspective | Scale:             | Customer:<br>The Manuka   |                |               |               |   |

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# Plan: The Manuka 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 - F   |  | 1 EA  |
|  Tradesave Double Power Socket Horizontal (White) 10A   |  | 19 EA |
|  Tradesave Slim Double Power Socket With Hob Isolator Slot  |  | 1 EA  |
|  Tradesave Slim Double Power Socket With Oven Isolator Slot   |  | 1 EA  |
|  Capping for sockets and/or switches in joinery   |  | 1 EA  |
|  Garage Door Opener Switch (White)   |  | 1 EA  |
|  Tradesave Slim Garage Door Socket & Switch   |  | 1 EA  |
|  Tradesave Slim Dishwasher Plug   |  | 1 EA  |
|  Tradesave Slim Electric Hob 32A  |  | 1 EA  |
|  Tradesave Built In Oven Connection 20A   |  | 1 EA  |
|  Tradesave Slim Hot Water Cylinder  |  | 1 EA  |
|  Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit                                |  | 1 EA  |
|  Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life                 |  | 6 EA  |
|  E-One Sewerage Grinder & Pump Power Connection   |  | 1 EA  |
|  Tradesave Slim Heated Towel Rail Circuit & Installation  |  | 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  |  | 28 EA |

## Electrical

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

# In the Area

## About Pinewood Grange

Pinewood Grange is a new subdivision located in the heart of Rolleston, Canterbury. This vibrant community offers a unique blend of modern living and natural beauty, providing residents with the perfect balance between convenience and tranquility.

With its close proximity to schools, parks, and shopping centres, Pinewood Grange is the ideal place to call home. Our vision for this community is to create a welcoming and inclusive environment where families can thrive and create lasting memories.



## Rolleston and Surrounding Areas

Living in Pinewood Grange 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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