



House and Land Package

Lot 77 Sabys Estate, Halswell, Christchurch

Dwelling Size	Section Size
156m ²	452m ²

\$859,900



4



1



2



2



Artist Impression Only—Refer to Concept Plans

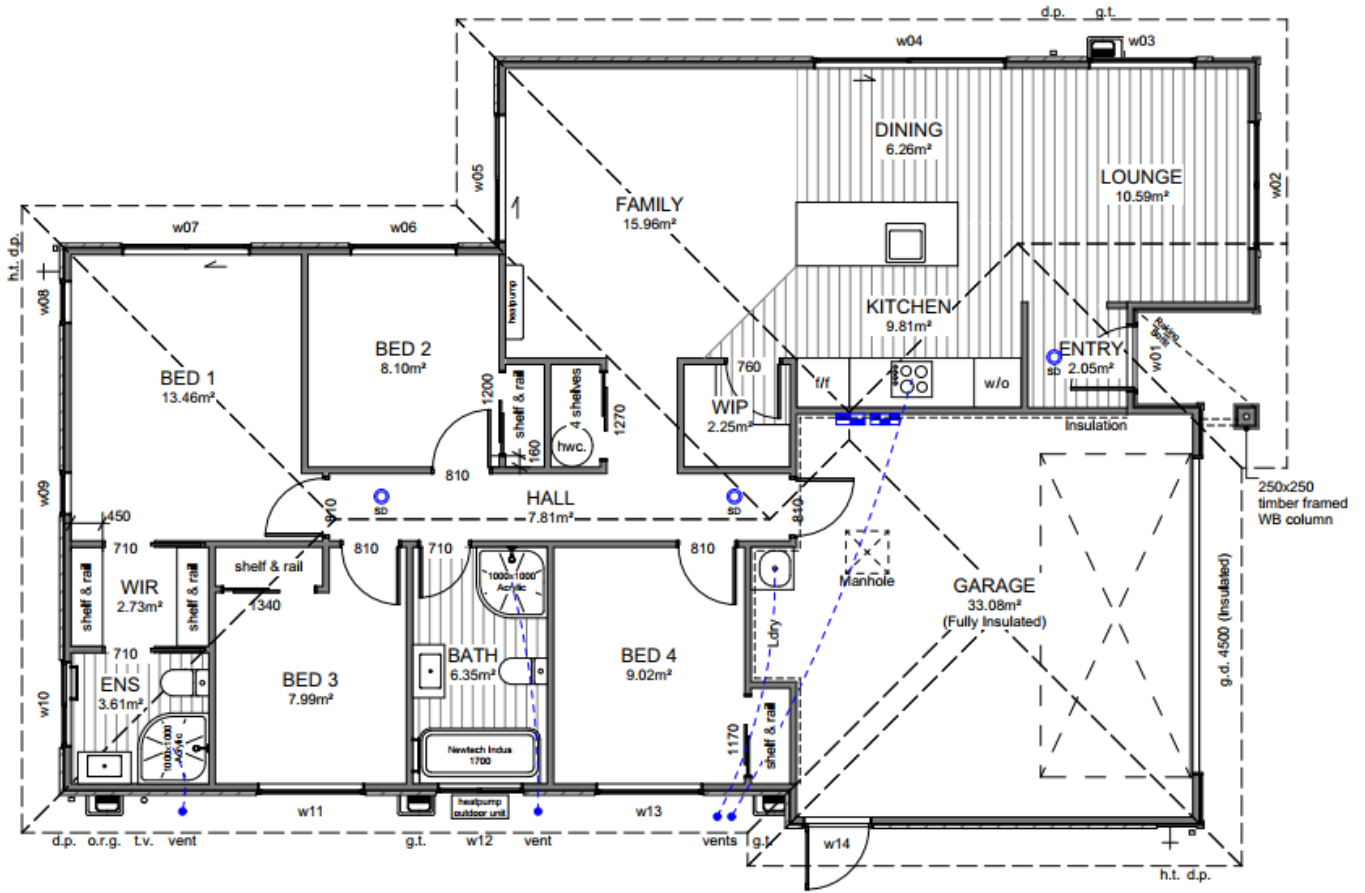
Turnkey house and land package featuring four bedrooms, master includes an ensuite, open plan kitchen, dining and living, internal access garaging. Custom designer kitchen, quality fittings and full landscaping package included.

Within ten minutes drive to Christchurch City Centre Sabys Estate is conveniently located within close proximity to the Halswell Shopping Centre, where you will find various retail outlets, cafes, restaurants, a pharmacy and supermarket. Zoned for sought-after Halswell School and close to the public swimming pool and library. Sabys Estate is a highly desirable location.





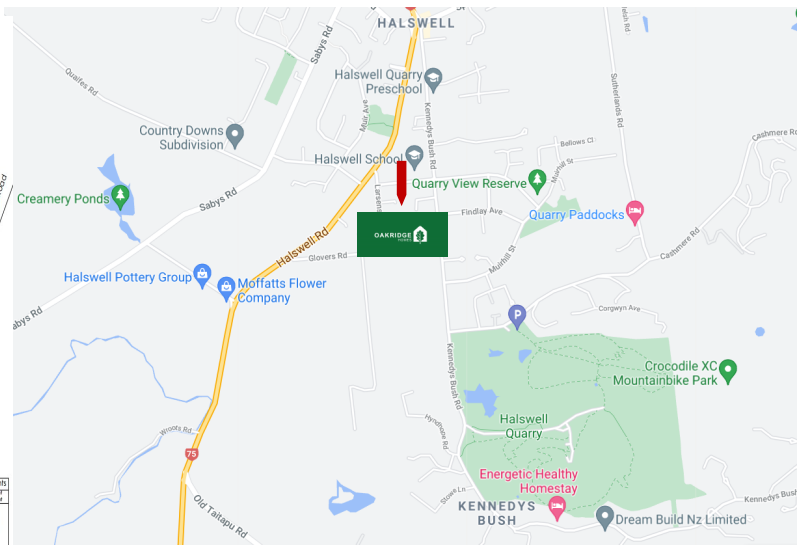
Floor Layout:



Site Location:



Proposed Memorandum of Easements			
Lot	Benefit	Beneficiary	Beneficial Interest
15	A	Lot 16	Lot 15
16	B	Lot 15	Lot 16
17	C	Lot 15	Lot 17



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





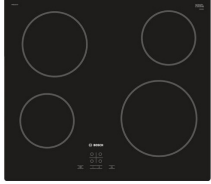




Lot 77 Sabys Estate, Stage 1, Halswell, Christchurch

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Sewer pump chamber & Fibre
Dwelling Exterior:			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	28° 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:	James Hardie Linea	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 77 Sabys Estate, Stage 1, Halswell, Christchurch

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 77 Sabys Estate, Stage 1, Halswell, Christchurch

Bathrooms:			
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 77 Sabys Estate, Stage 1, Halswell, Christchurch

Exterior:

Roof:	Cypress
Fascia / Gutter / Downpipes:	Flaxpod
Window joinery:	Flaxpod
Front door:	Flaxpod
Front door frame:	Flaxpod
Garage door:	Flaxpod
Garage door frame:	Flaxpod
Soffits:	Half Black White
Exterior cladding (main):	Black White
Exterior cladding :	Element
Boxed corners and front window surround:	Black White

Interior:

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

Exterior:

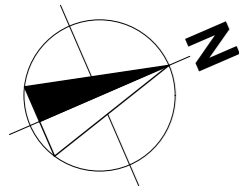


Interior:



Kitchen:





Vehicle Access Near Tree

The earthworks for driveway and crossing that will be undertaken within 5 metres of the base of the street tree will be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council - Treotech.

Site Info

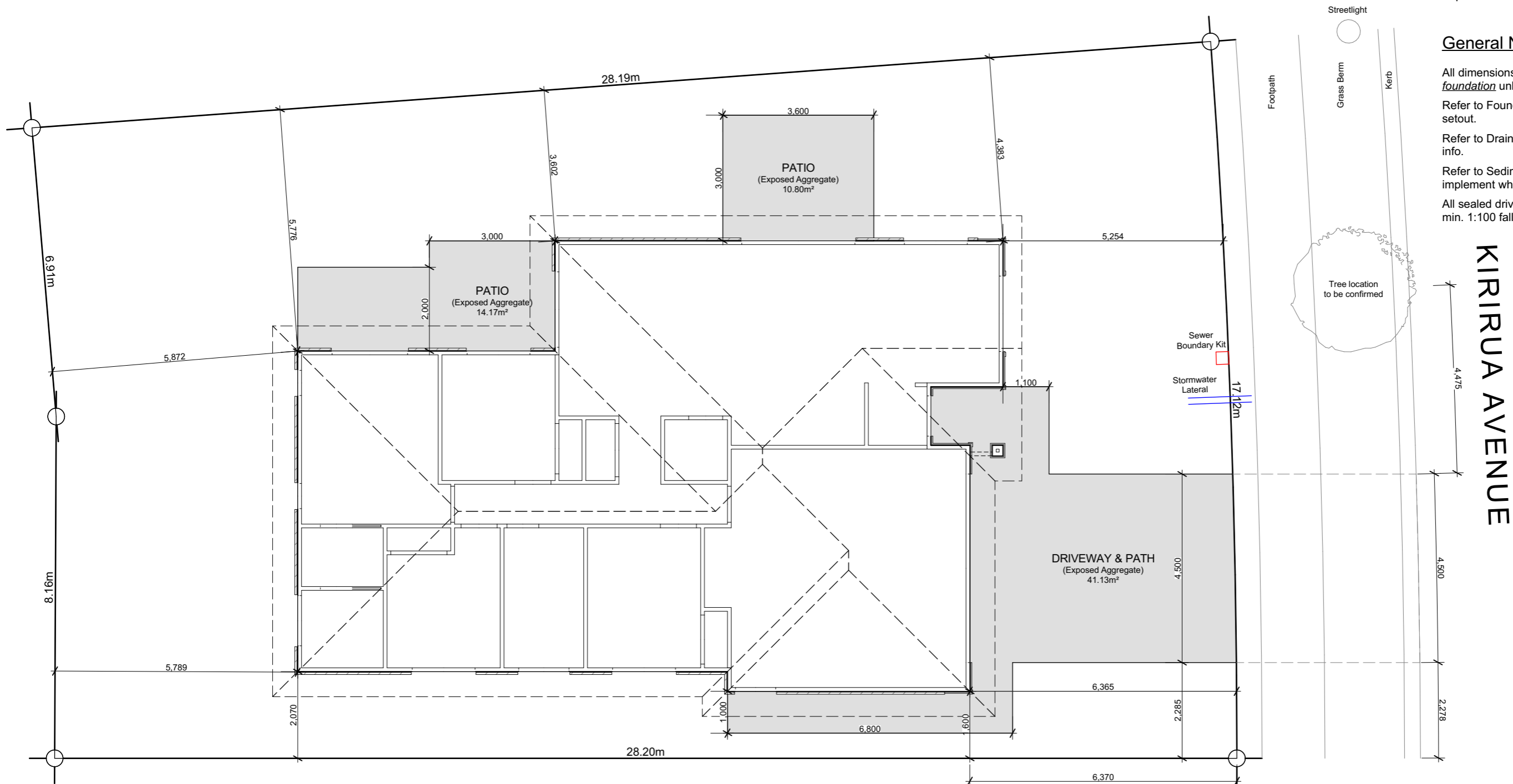
Site Address	20 Kirirua Avenue Sabys Estate
Legal Description	Lot 77 DP 576673
Site Area	452m ²
Building Area	156.59m ²
Site Coverage	34.64%

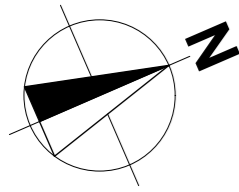
Design Basis

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.





Building Area

Over Frame	152.80m ²
Perimeter	57.00m
Over Cladding	156.47m ²
Perimeter	57.51m
Roof Area*	197.76m ²
Perimeter	60.66m

*Roof area includes fascia & gutter.

General

Main Cladding	RCS Graphex
Feature Cladding	JH Linea Weatherboard
Roof Pitch	28°
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.

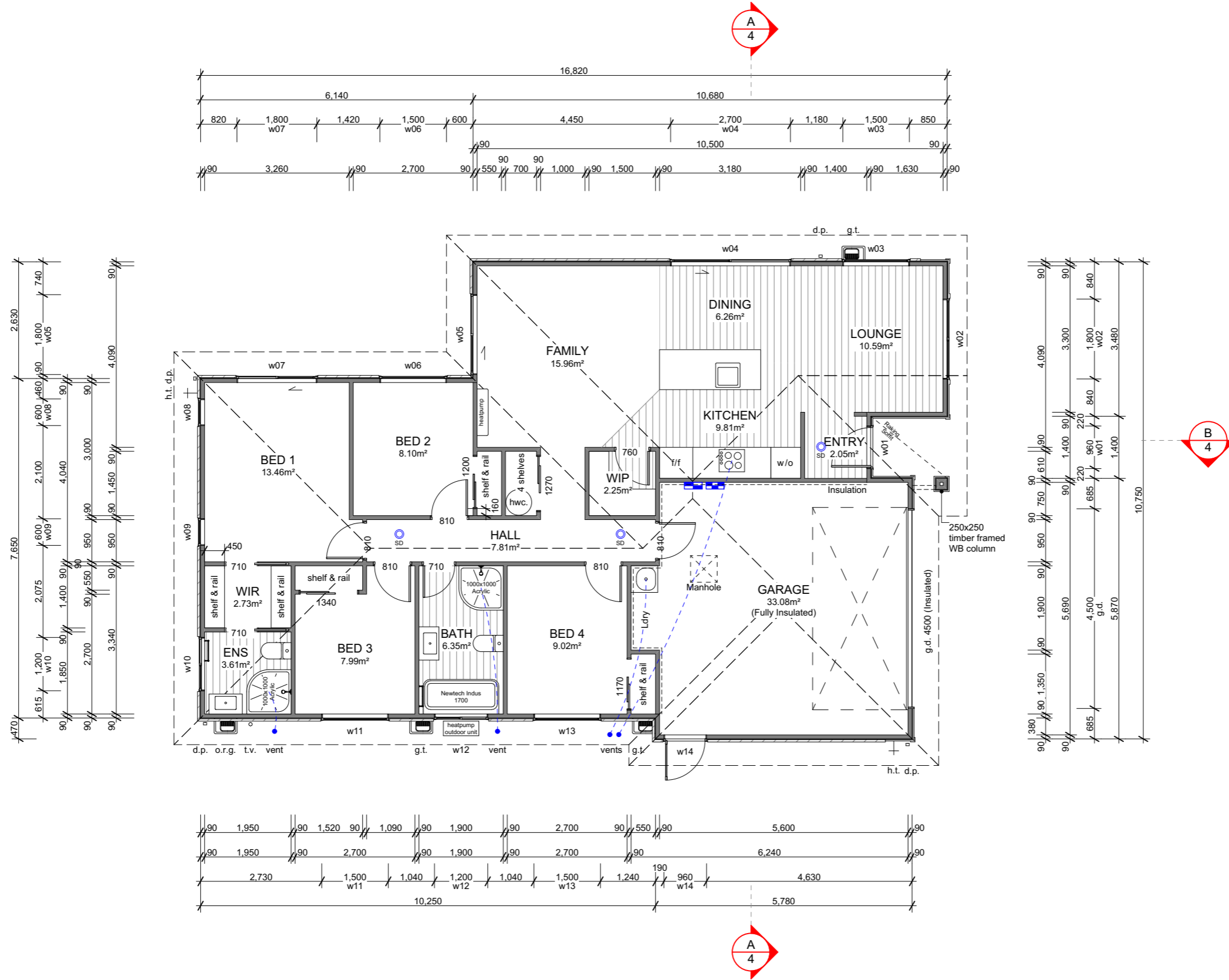
Legend

- Distribution Board & Smart Meterbox
- 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	2,130	1,800
w03	1,400	1,500
w04	2,130	2,700
w05	2,130	1,800
w06	1,400	1,500
w07	2,130	1,800
w08	1,400	600
w09	1,400	600
w10	1,100	1,200
w11	1,400	1,500
w12	1,100	1,200
w13	1,400	1,500
w14	2,130	960



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



**WENDEL BORN
 PROPERTY LTD**
 LOT 77 SABYS ESTATE
 20 KIRIRUA AVENUE CHCH

Issue
 Concept Design

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

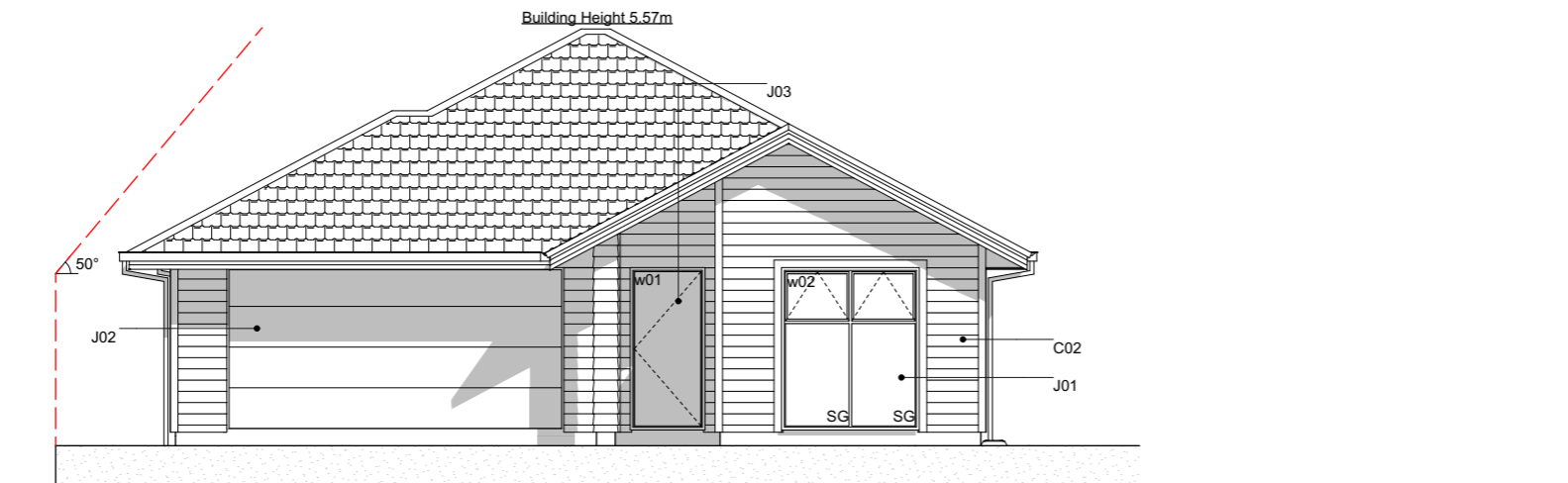
Floor Plan

Scale 1:100 @ A3

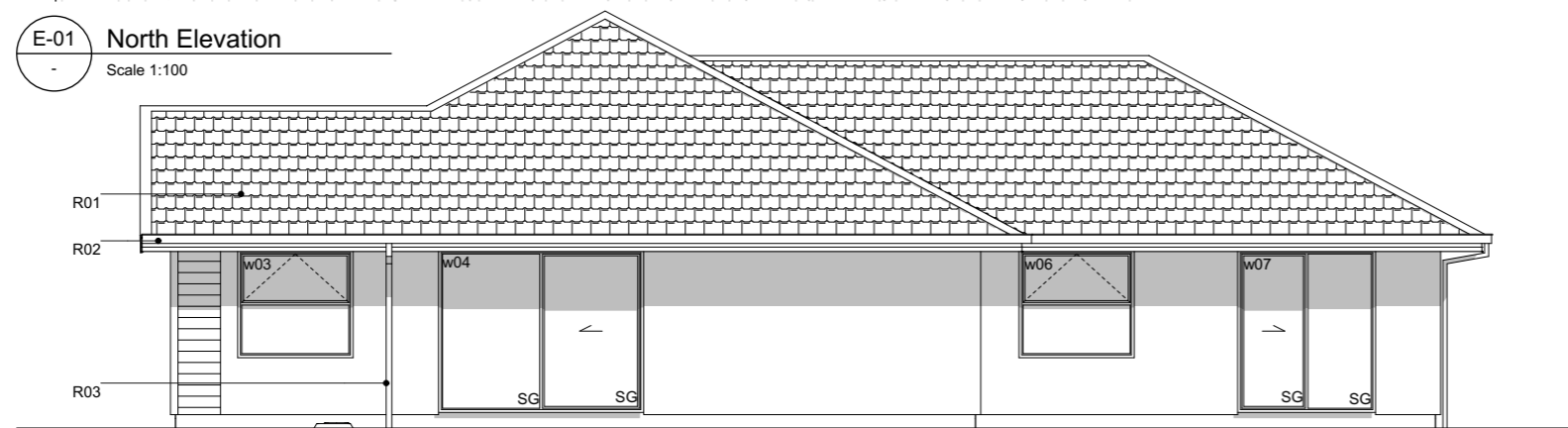
Revision 1
 Date 8/02/2024
 File No. 24026

Sheet No.

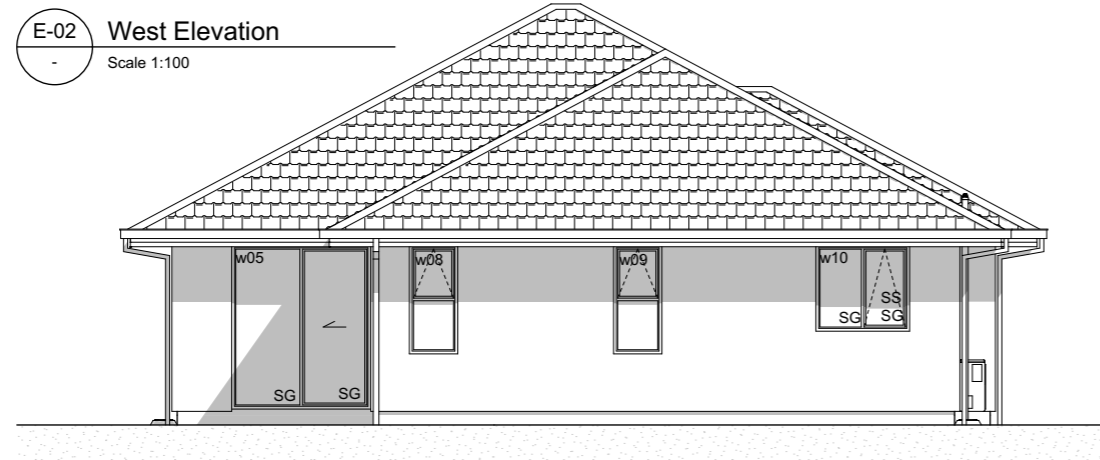
2



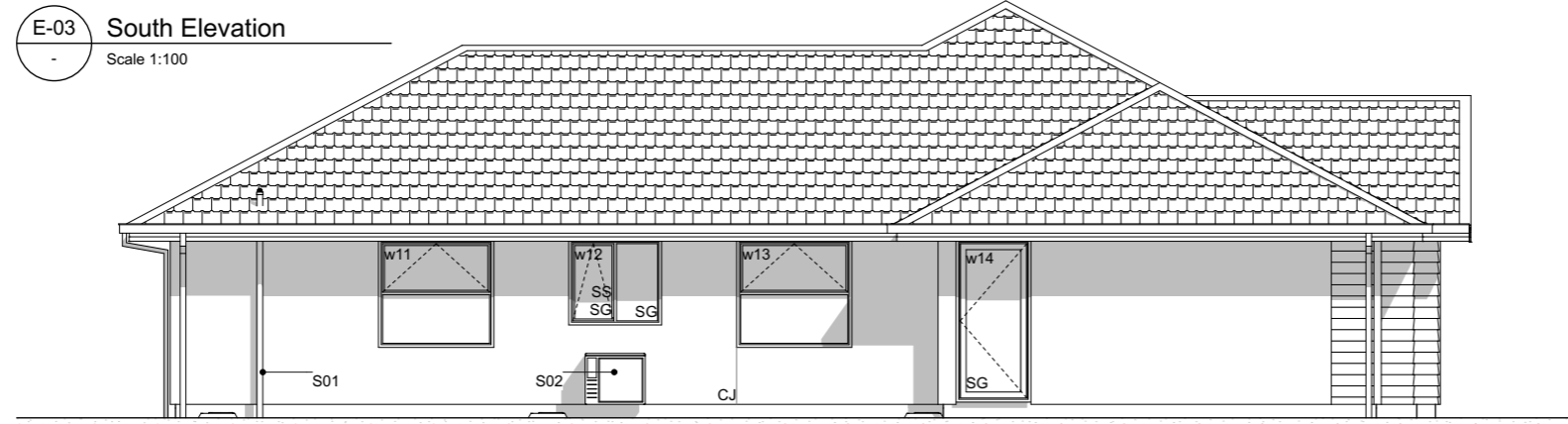
E-01 North Elevation
Scale 1:100



E-02 West Elevation
Scale 1:100



E-03 South Elevation
Scale 1:100



E-04 East Elevation
Scale 1:100

Elevation Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 James Hardie Linea weatherboard on 20mm cavity battens (Boxed corner and facings to w02).
- 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

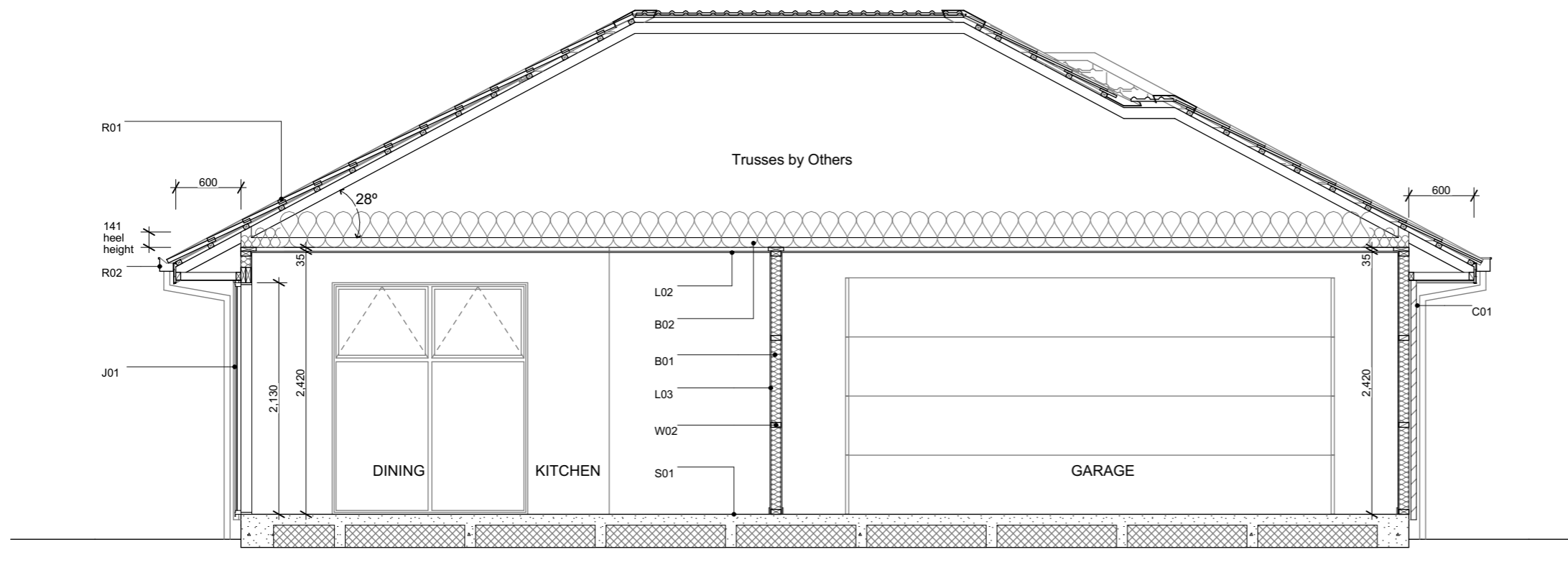
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

General Notes

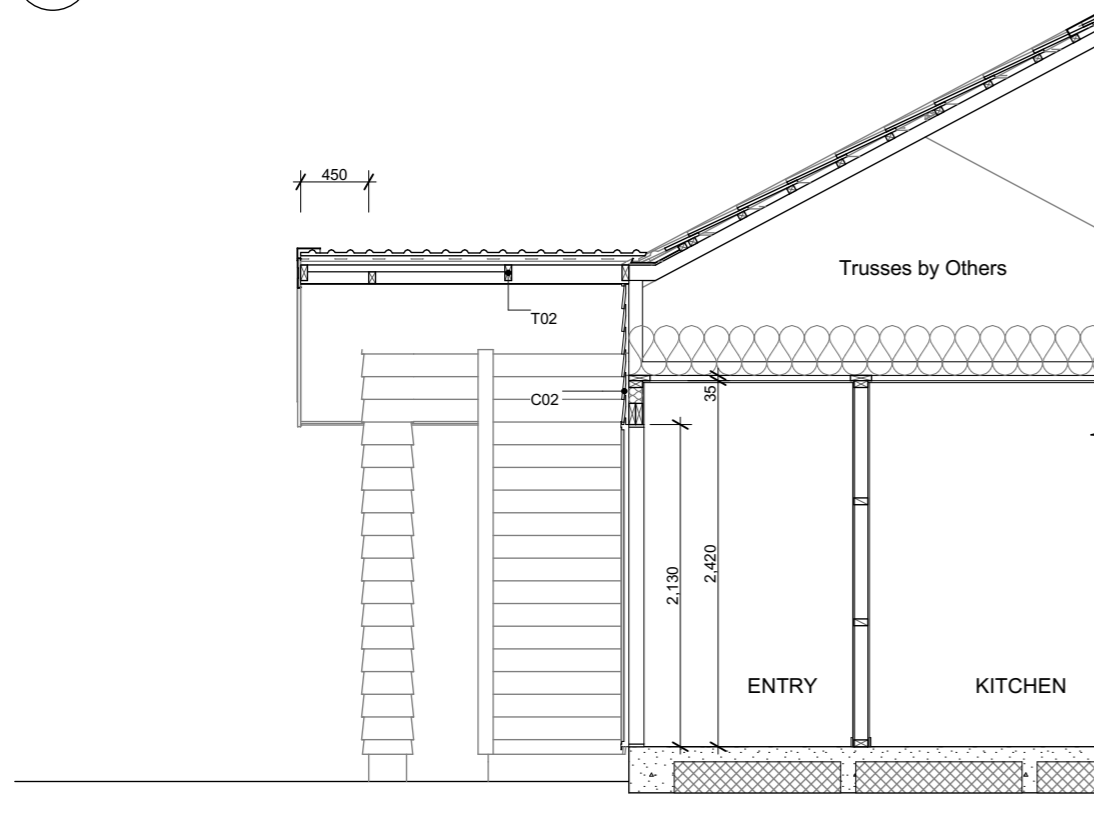
Driveway to fall from 20mm max. below garage rebate.

Section Keys

- C01 RCS Graphex 50mm panel with plastered finish over 20mm cavity battens over building underlay on timber framing.
- C02 James Hardie Linea weatherboard on 20mm cavity battens over building underlay on timber framing (Boxed corner and facings to w02).
- 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 tile roofing on 50x40mm battens over self-supported roof underlay on trusses.
- R02 Colorsteel Quad gutter on 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 soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 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 77 SABYS ESTATE
20 KIRIRUA AVENUE CHCH

Issue
Concept Design

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

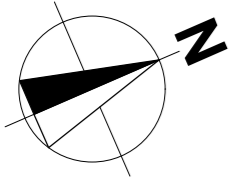
Cross Sections

Scale 1:50 @ A3

Revision 1
Date 8/02/2024
File No. 24026

Sheet No.

4



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

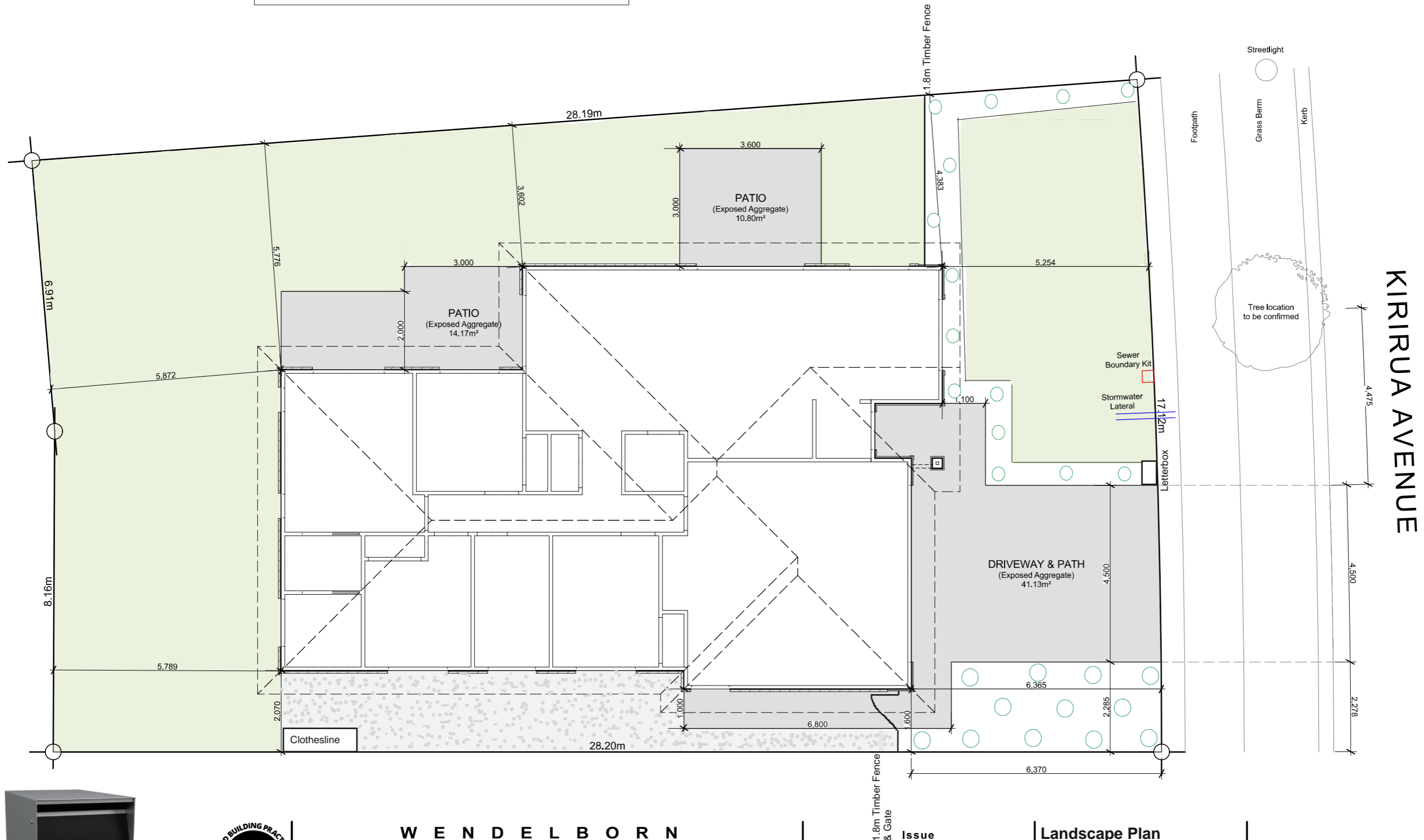
- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- Azalea
- Corokia geentys green
- Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
- Camellia 'Cinnamon Cindy'



Vehicle Access Near Tree

The earthworks for driveway and crossing that will be undertaken within 5 metres of the base of the street tree will be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council - Treotech.

Note: Stain street facing fences ebony



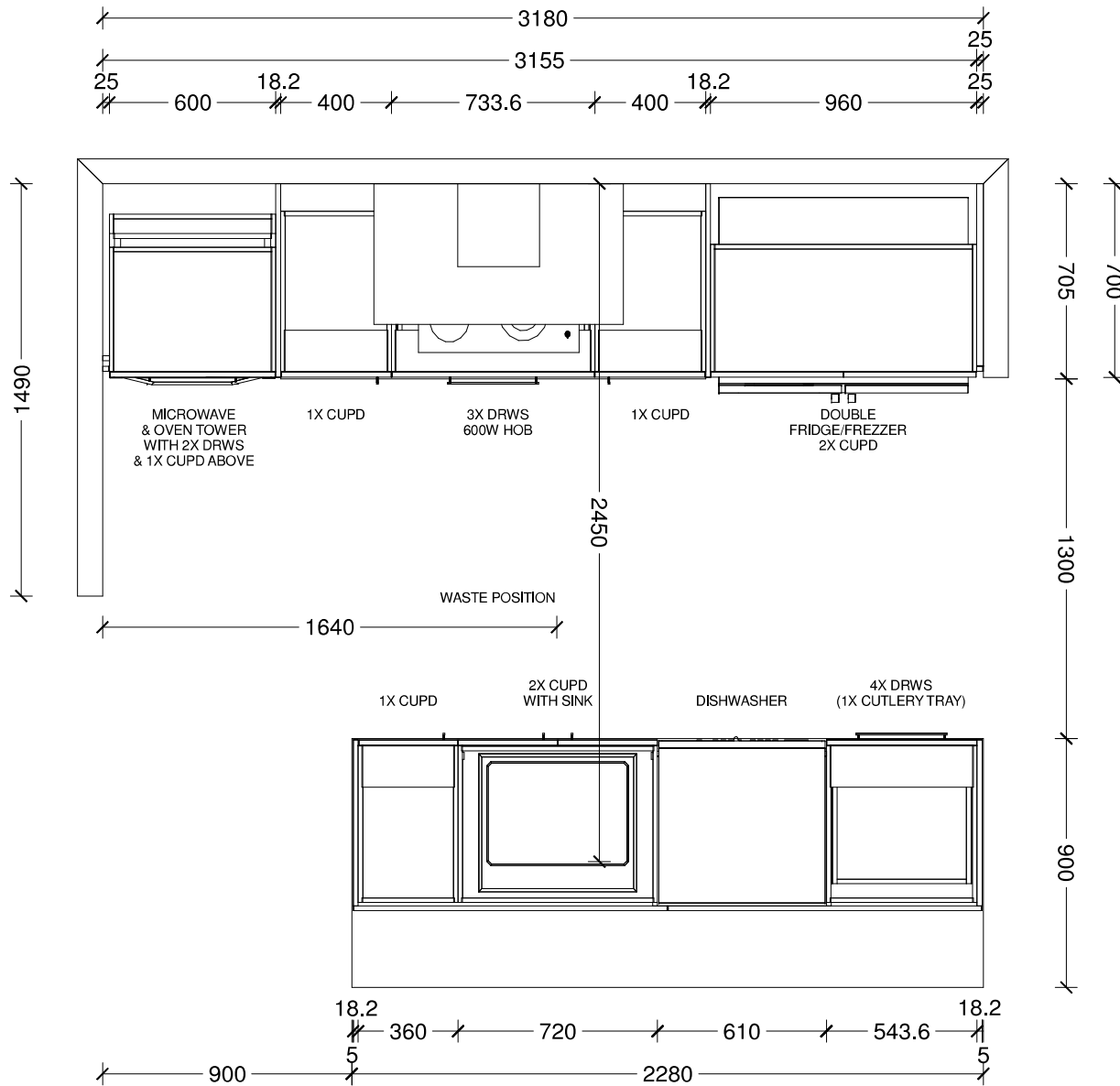
**WENDEL BORN
PROPERTY LTD**
LOT 77 SABYS ESTATE
20 KIRIRUA AVENUE CHCH

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

Landscape Plan
Scale 1:100 @ A3

Revision 1
Date 8/02/2024
File No. 24026

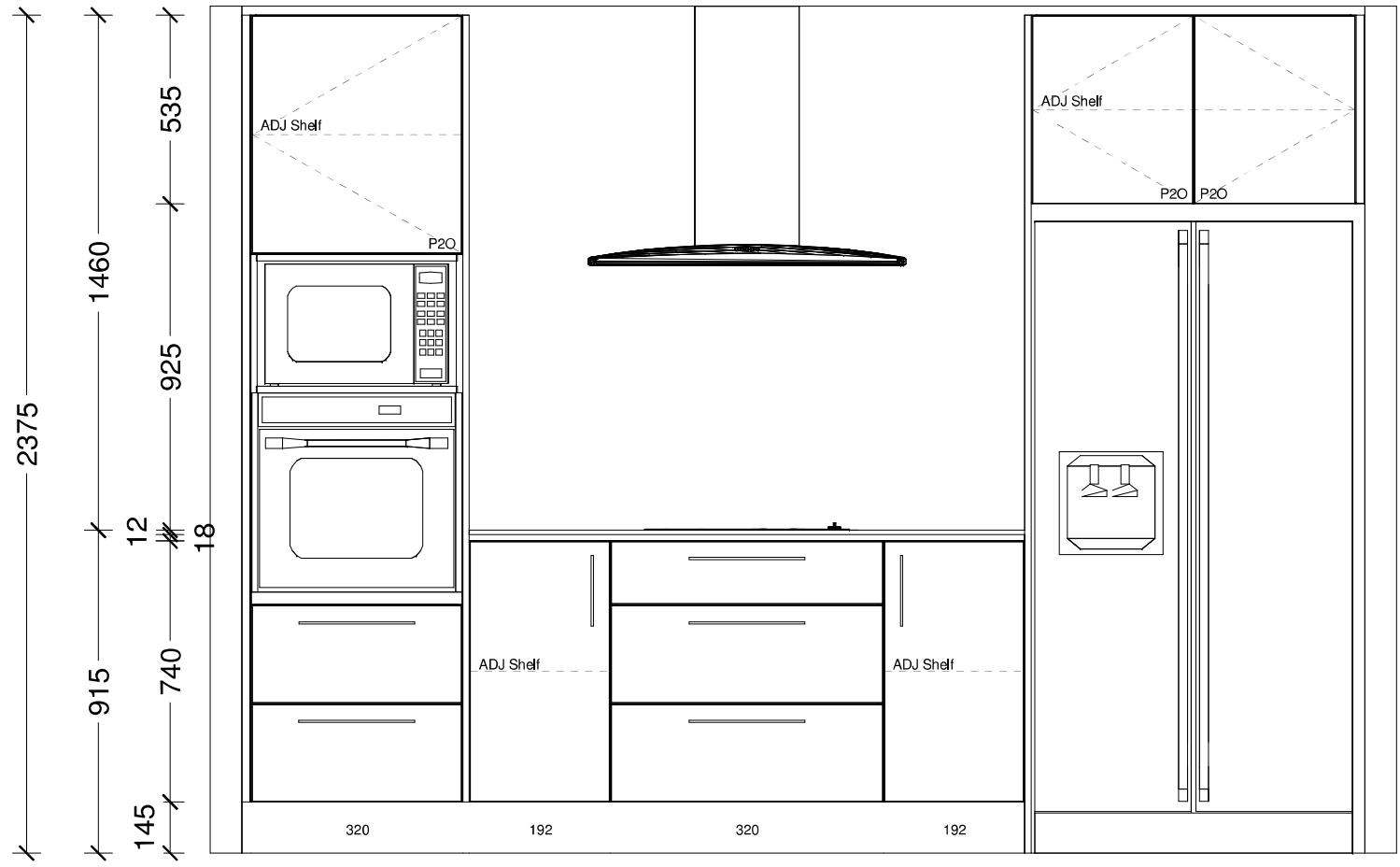
Sheet No.
1



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

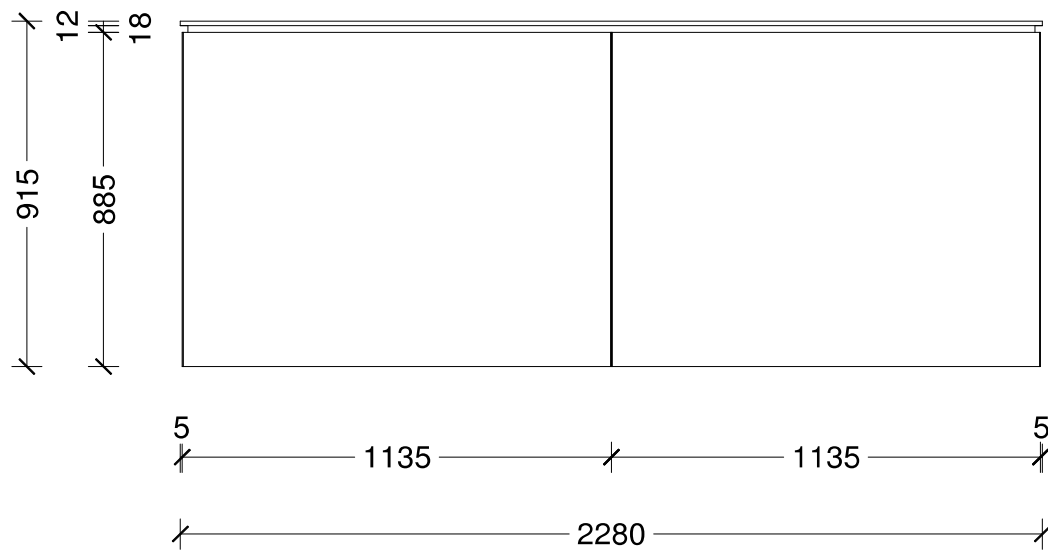
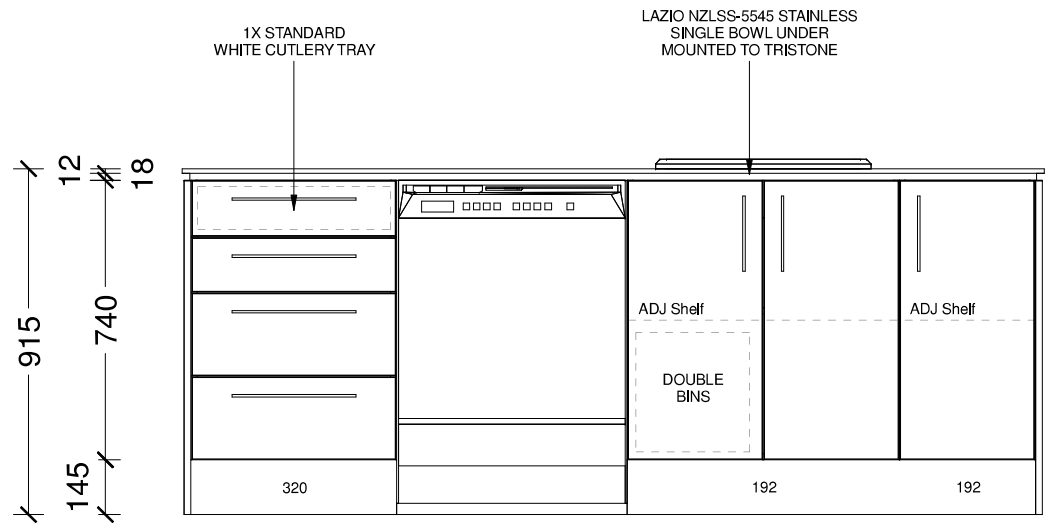
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple - Selwyn			





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 Maple - Selwyn				

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.



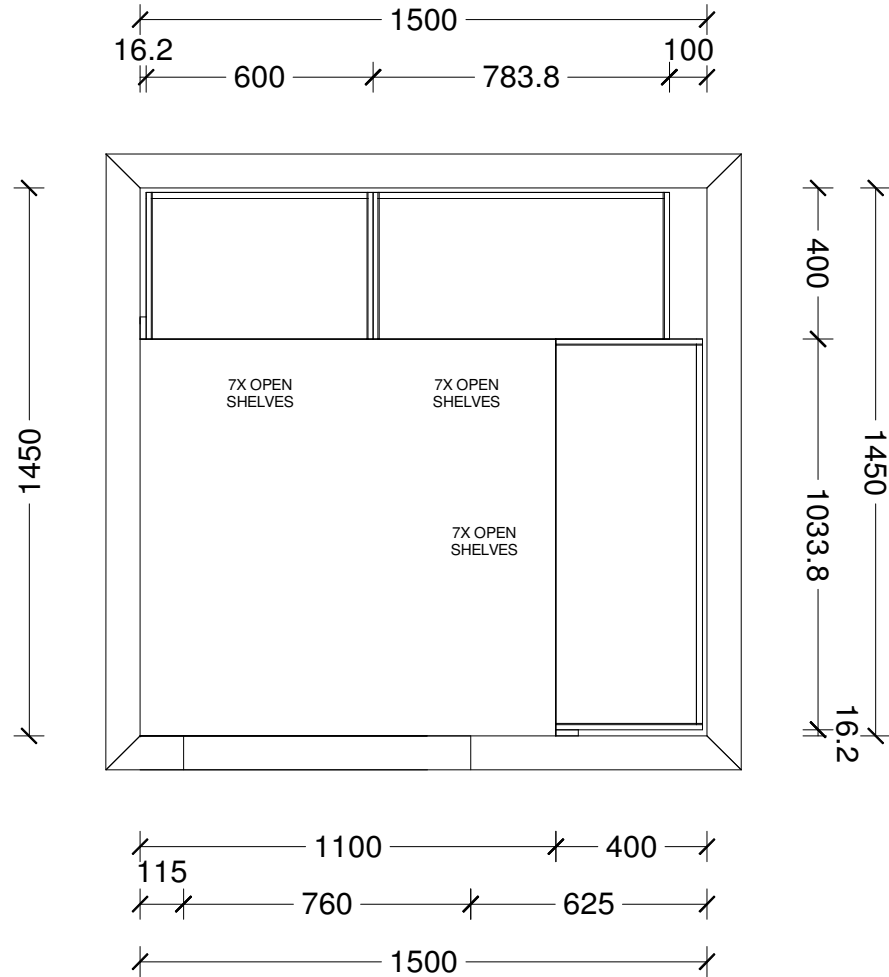
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Maple - Selwyn				

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.



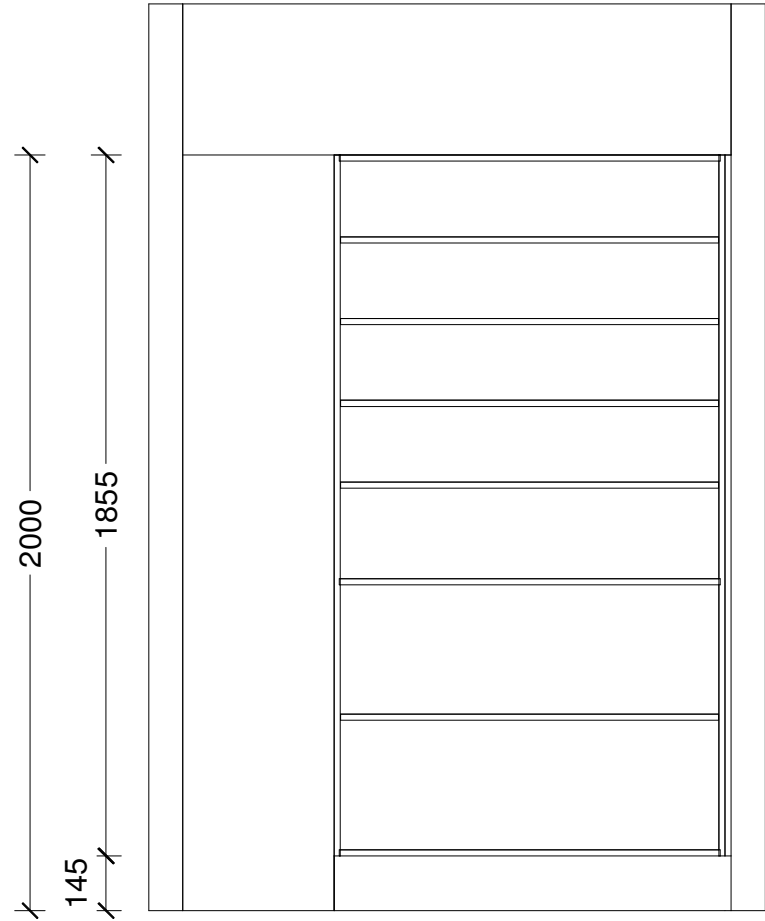
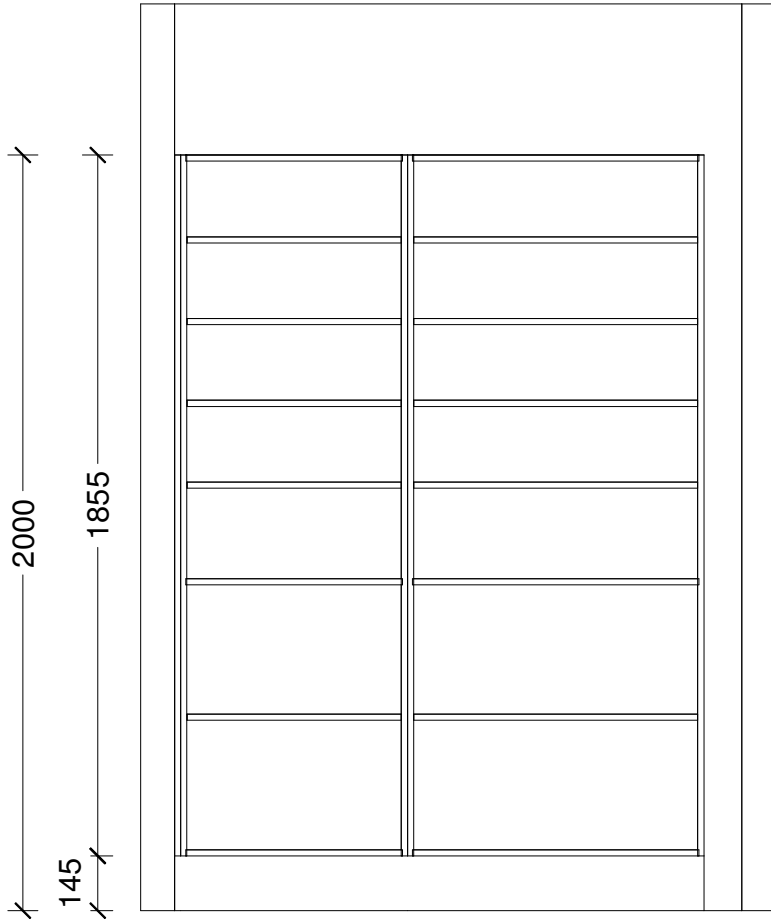
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple - Selwyn				

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: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple - Pantry V2				

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: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple - Pantry V2				

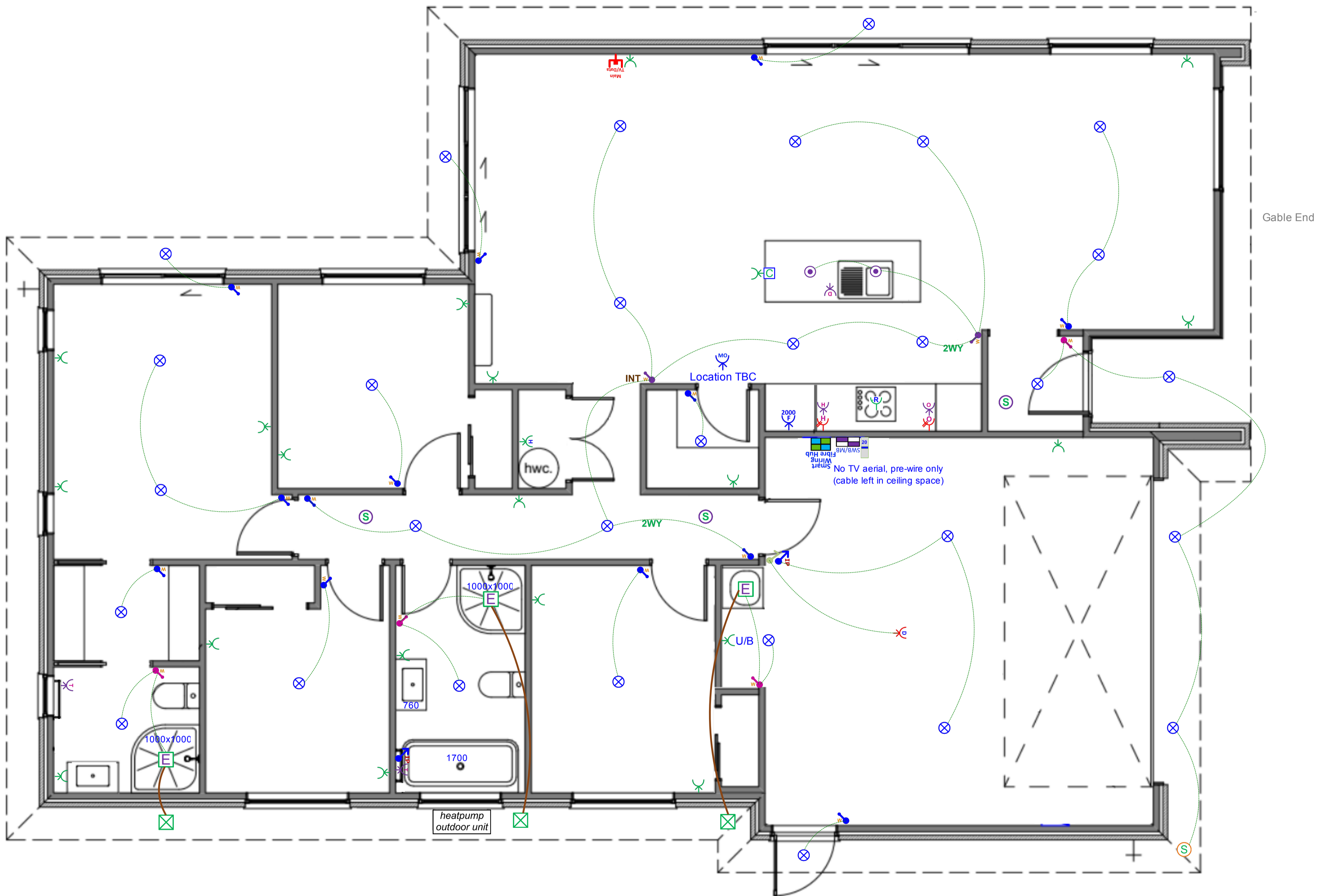


This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple - Pantry V2				








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: The Maple Ver 1. STD (Garage Left Laundry Flipped) - 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 - Fridge		1 EA
 Tradesave Slim Single Power Socket - Microwave		1 EA
 Tradesave Double Power Socket Horizontal (White) 10A		20 EA
 Capping for sockets and/or switches in joinery		1 EA
 Tradesave Slim Double Power Socket With Oven Isolator Slot		1 EA
 Tradesave Slim Double Power Socket With Hob Isolator Slot		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
 Smoke Detector Mains Powered with 9V Battery Backup		3 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		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		30 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA
 Tradesave Slim White Light Switch 1 Gang		13 EA

Electrical

	Item	Total
	Tradesave Slim White Light Switch 2 Gang	4 EA
	Tradesave Slim White Light Switch 3 Gang	2 EA
	Excel Life White IP Rated Light Switch 1 Gang	2 EA
	2-Way Light Circuit	2 EA
	Tradesave Slim 3-way Switching White	1 EA
	Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
	Tradesave Slim Main TV/Data Socket (Cat6)	1 EA