Lot 818 Arbor Green

Stage 27, Arbor Green, Springwood, Rolleston



House & Land Package:

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.

\$799,900

Home area: 172m²

Section area: 496m²

₹ 4

₽ 1

企2



Features:

- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- · RibRaft foundation

- · Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

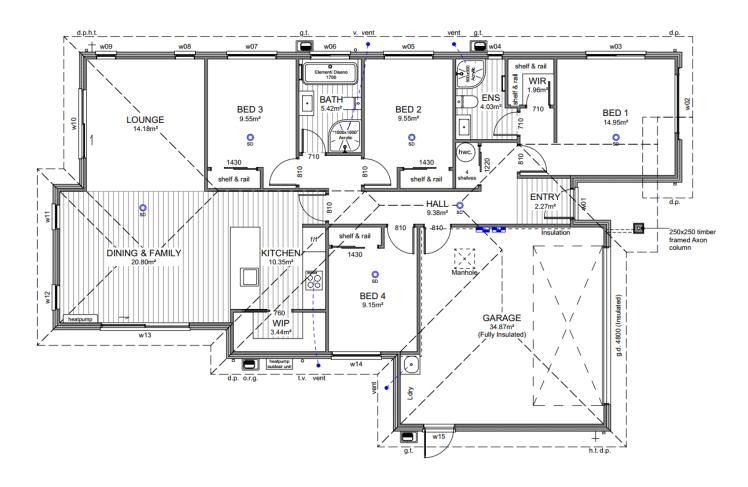
P: (03) 977 2832

E: info@oakridgehomes.co.nz

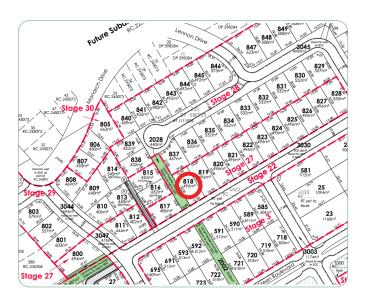
oakridgehomes.co.nz

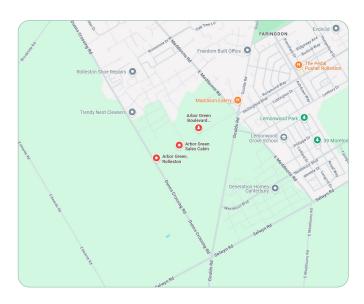


Floor Layout



Site Location





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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:	James Hardie Axon	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery: Tint to w02& w03	Low E Argon filled double glazed win- dows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 4.8m
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:	Windoware Everyday Vinyl Collection - Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan
Colour Scheme			
EXTERIOR		INTERIOR	
Roof:	Ebony	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):	Chiffon with charcoal mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout

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Specification

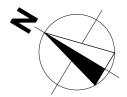
Kitchen and Laundry Kitchen, bench surface and splashback: Kitchen sink: Custom made Melteca or Bestwood finished cabinetry. TriStone Lazio NZLSS-5545 single stainless steel sink 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall. *Refer to plans and colour scheme Kitchen handles: Kitchen tapware: Elementi Uno Gooseneck Stefano Orlati 4062- Titanium Oven: Ceramic cooktop: Bosch HBF133BSOA Bosch PKE611K17A Rangehood: Dishwasher: Bosch DWB97DM50A Bosch SMU2ITS01A Laundry tub: Feature pendant: Aquatica Laundra Studio Staverton 1L—black *dependent on supply, similar fitting to be used if unavailable **Bathrooms** Vanities: Mirrors: Elementi Novara, 2 drawer 750mm, French Polished edge direct fix—1000×750mm Oak Toilets: Showers: Arena curved with moulded wall Elementi Uno back to wall Bath: Towel rails: Elementi Diseno back-to-wall 1700mm Newtech 5 bar square—heated **Basin mixers:** Shower / bath mixers: Elementi Cura Elementi Cura **Shower slides: Bath spout:** Elementi Uno Elementi Rayne



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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

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.

Site Info

Site Address 22 Harlequin Drive

Arbor Green

Legal Description Lot 818 DP 614255

496m² Site Area **Building Area** 172.55m²

Roof Area* 214.75m²

Site Coverage 43.3 *Roof area includes fascia & gutter. 43.30%

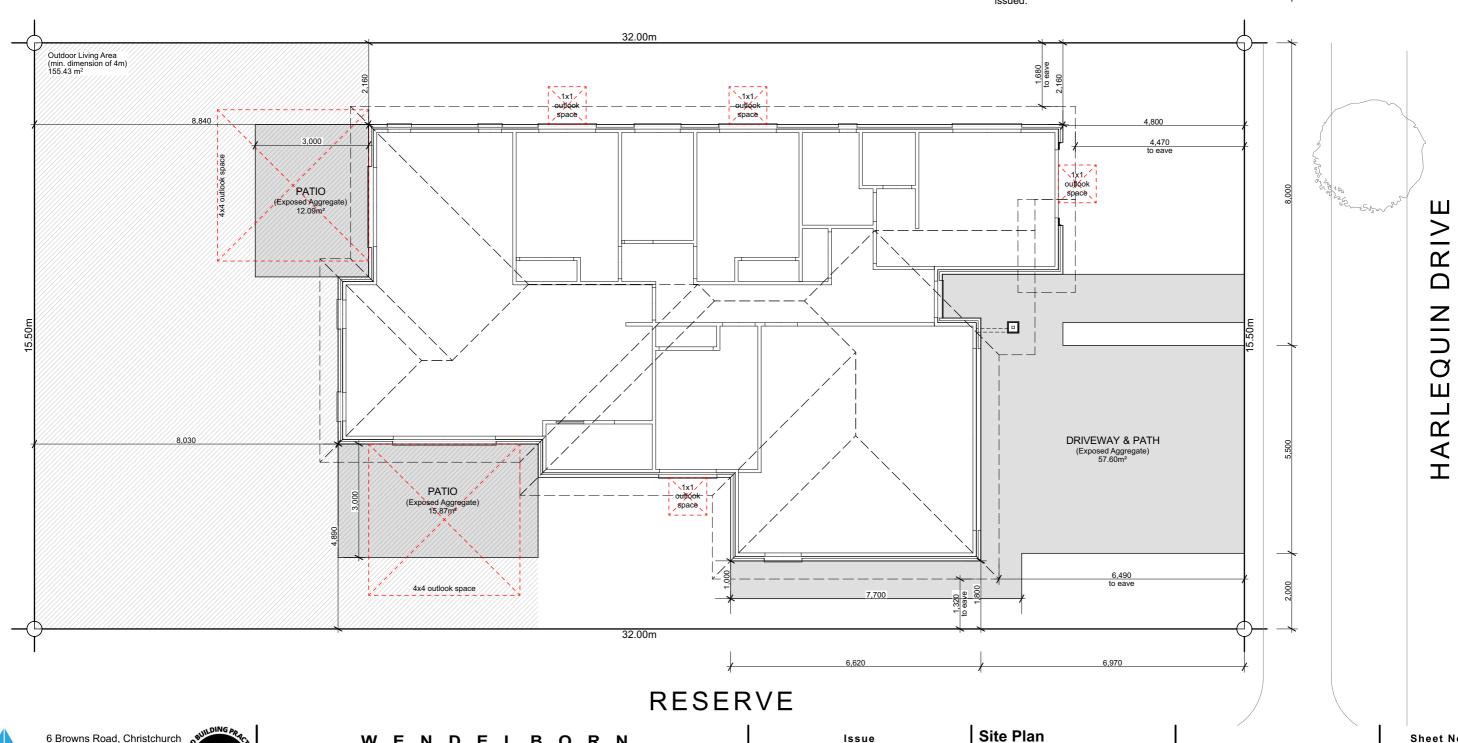
Design Basis

Wind Zone High

Earthquake Zone 2

N4 < 100m Snow Zone

С Exposure Zone



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

 $W \ E \ N \ D \ E \ L \ B \ O \ R \ N$ PROPERTY LTD 22 HARLEQUIN DRIVE ROLLESTON LOT 818 ARBOR GREEN

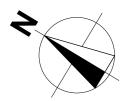
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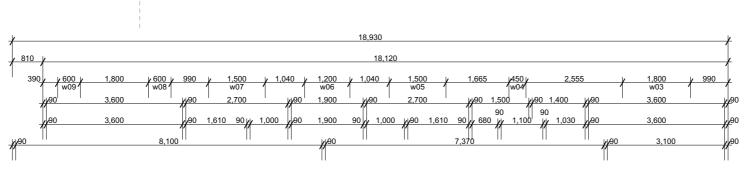
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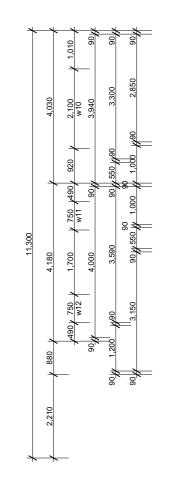
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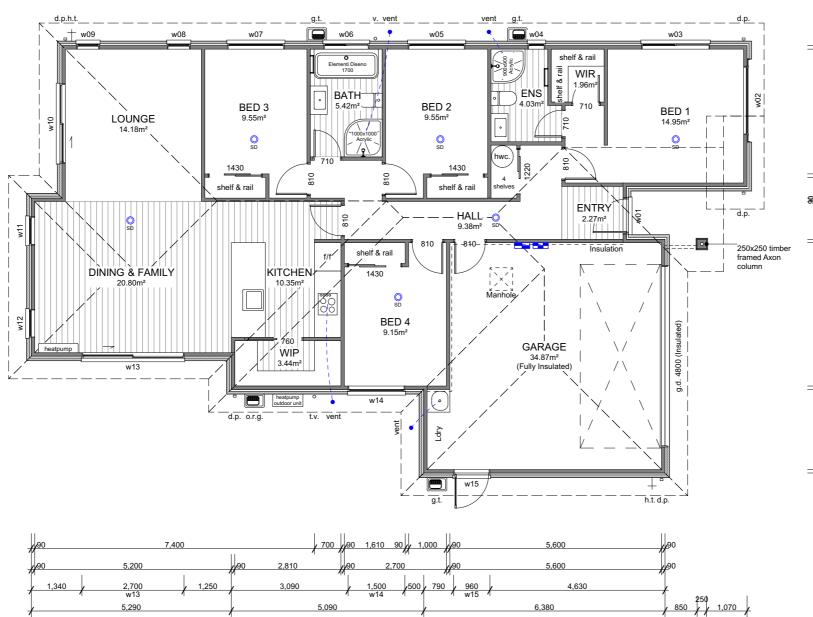
Revision 30/04/2025 Date File No. 25081

Sheet No.









18,930



62.50m Over Cladding 172.55m² Perimeter 63.62m 214.75m² Roof Area* 65.98m Perimeter *Roof area includes fascia & gutter.

General

Main Cladding 70s Clay Brick Feature Cladding JH Axon Panel

Roof Pitch

Roofing Longrun Corrugated

Stud Height 2.42m 1.98m high Interior Door 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.

<u>Legend</u>

Distribution Board & Smart Meter Box

Data Box

Smoke Detector 10 year long-life battery-operated

& interconnected

Floor Covering

Carpet (excl. Garage)

Vinyl Planks

WINDOW SCHEDULE							
ID	Н	W					
w01	2,130	960					
w02	2,130	1,800					
w03	600	1,800					
w04	2,130	450					
w05	1,400	1,500					
w06	1,100	1,200					
w07	1,400	1,500					
w08	2,130	600					
w09	2,130	600					
w10	2,130	2,100					
w11	2,130	750					
w12	2,130	750					
w13	2,130	2,700					
w14	1,400	1,500					
w15	2,130	960					

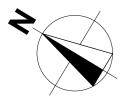


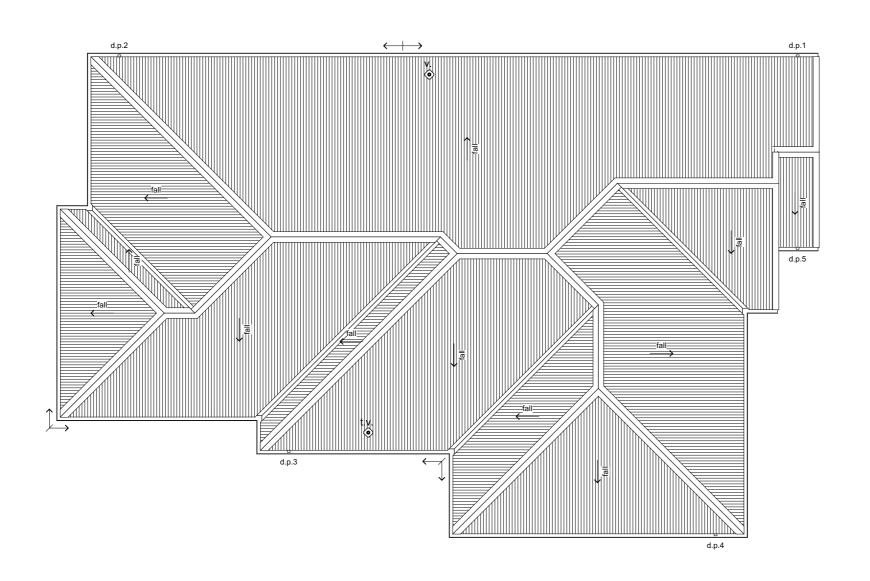


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Scale

1:100 @ A3





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	44r
d.p.2	52r
d.p.3	52r
d.p.4	55n
d.p.5	4r

Roof Bracings

Refer to truss design.



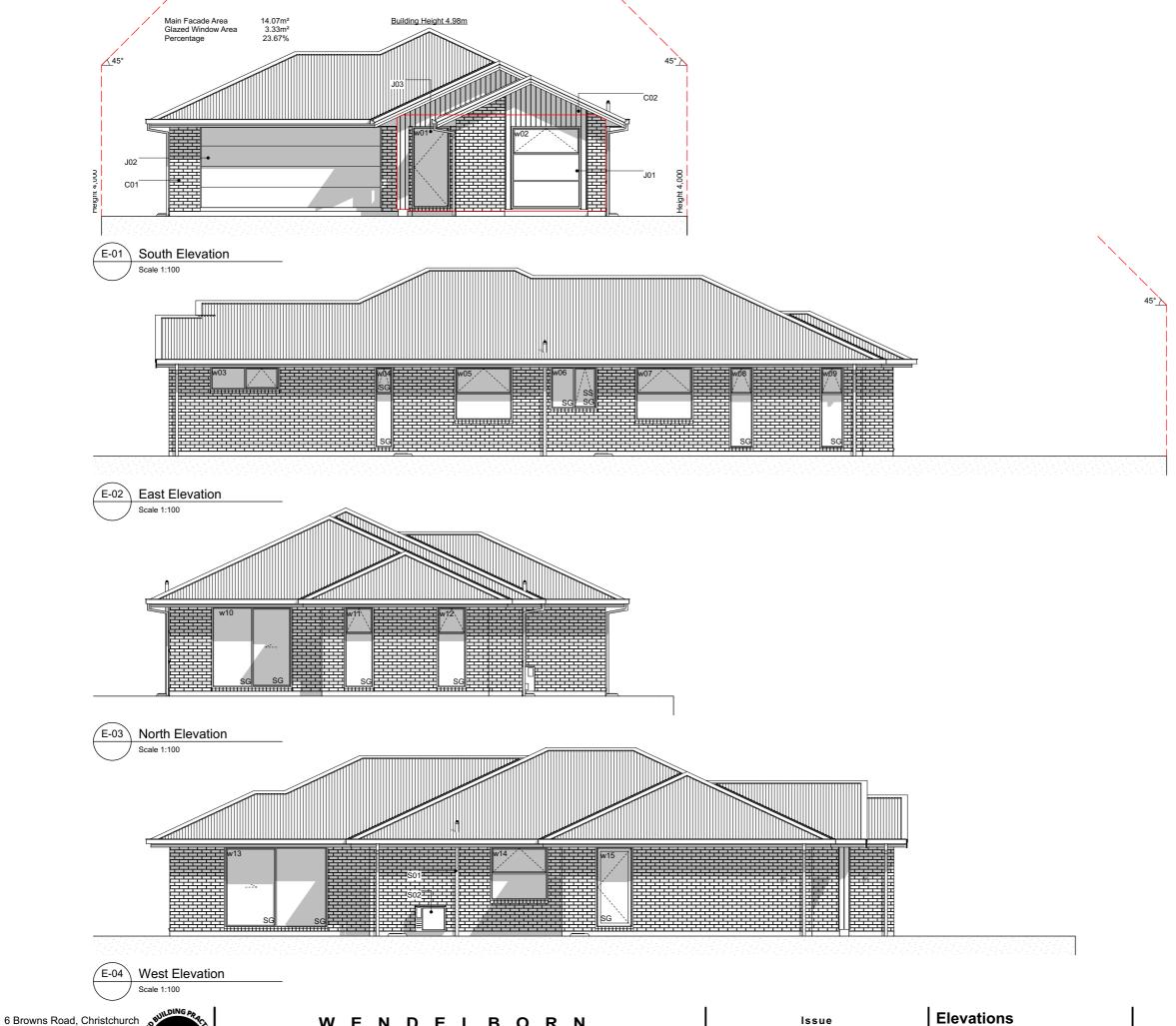
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Roof Plan

Date

File No.

25081







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Concept Design

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Scale

1:100 @ A3

Revision 30/04/2025

25081

Date

File No.

Elevation Keys

70 series brick veneer over 50mm

James Hardie Axon panel on 20mm cavity battens.

Colorsteel corrugate roofing. Colorsteel Quad gutter supported by Colorsteel 185mm fascia.

Colorsteel 75x55mm downpipes.

Low E Argon filled double glazed windows in thermally-broken

powder coated aluminium frames.

APL entry door in thermally-broken powder coated aluminium frames.

Heatpump outdoor unit on wall

Sectional garage door.

Drainage vent pipe.

bracket.

Window ID

Security Stay

Safety Glass

Driveway to fall from 20mm max. below

General Notes

garage rebate.

C01

C02

R01

R02

R03

J01

J02

J03

S01

S02

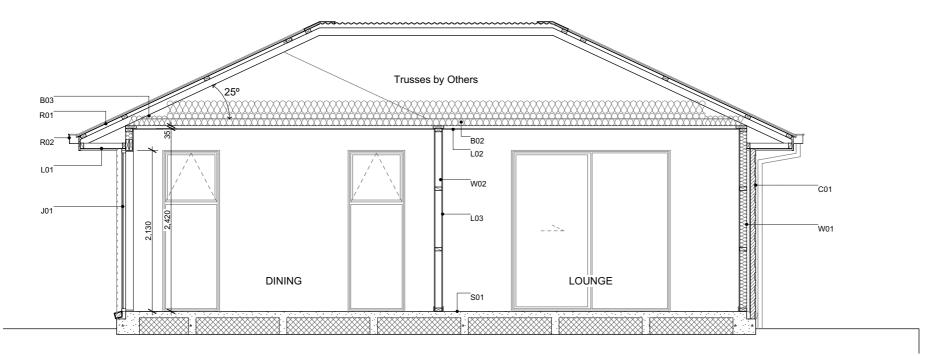
w01

SS

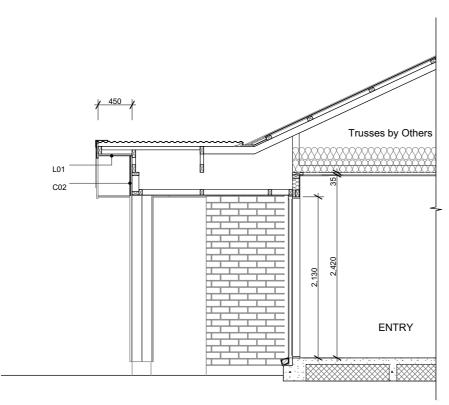
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<u>Legend</u>

Sheet No.













WENDELBORN PROPERTY LTD 22 HARLEQUIN DRIVE ROLLESTON LOT 818 ARBOR GREEN

Issue Concept Design	Cross Sections		
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oss	Sections	1		Sheet No.
		Revision	1	
		Date	30/04/2025	5
le	1:50, 1:10 @ A3	File No.	25081	

Section Keys

140x35mm.

painted finish.

R2.6 wall insulation batts.

and roofing underlay.

ceiling 13mm Gib Aqualine)

dwangs @ 800mm crs.

Ribraft floor slab and foundation.

Roof trusses as per Truss Design.

70 series brick veneer over 50mm cavity over building underlay on timber framing.

Internal walls 90x45mm studs @ 600mm crs,

Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses. Colorsteel Quad gutter on Colorsteel fascia.

75x55mm Colorsteel downpipes with wall brackets.

thermally-broken powder coated aluminium frames.

2 x R3.6 (165mm) double layer ceiling insulation

R3.6 (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

13mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 600mm crs.

Stopped smooth for painted finish. (Wet area

finish. (Wet area wall 10mm Gib Aqualine)

10mm Gib wall linings stopped smooth for painted

Low E Argon filled double glazed windows in

H3.1 timber reveals for painted finish. Sectional garage door. H3.1 timber reveals for

4.5mm soffit linings for painted finish.

James Hardie Axon panel on 20mm cavity battens over building underlay on timber framing. W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 +

C01

C02

W02

S01

T01

R01

R02

R03

J01

J02

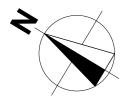
B01

B02

B03

L01

L03





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.

<u>Legends</u>

Lawn



Exposed Aggregate



Stonechip



Portuguese Laurel -Hedge to be a min. 800mm high at time of planting and a max of 600mm apart (stem to stem)

Garden Bed with Bark



Tree - within 2m of road frontage. 2.5m high (at time of planting)

Macrocarpa posts 200x200mm with capping, supplied by Arbor Green. To be installed by Oakridge Homes. Mulseal and concrete encase posts, setback 900mm from road boundary and set off the driveway edge by 200mm

Timber Batten Edging

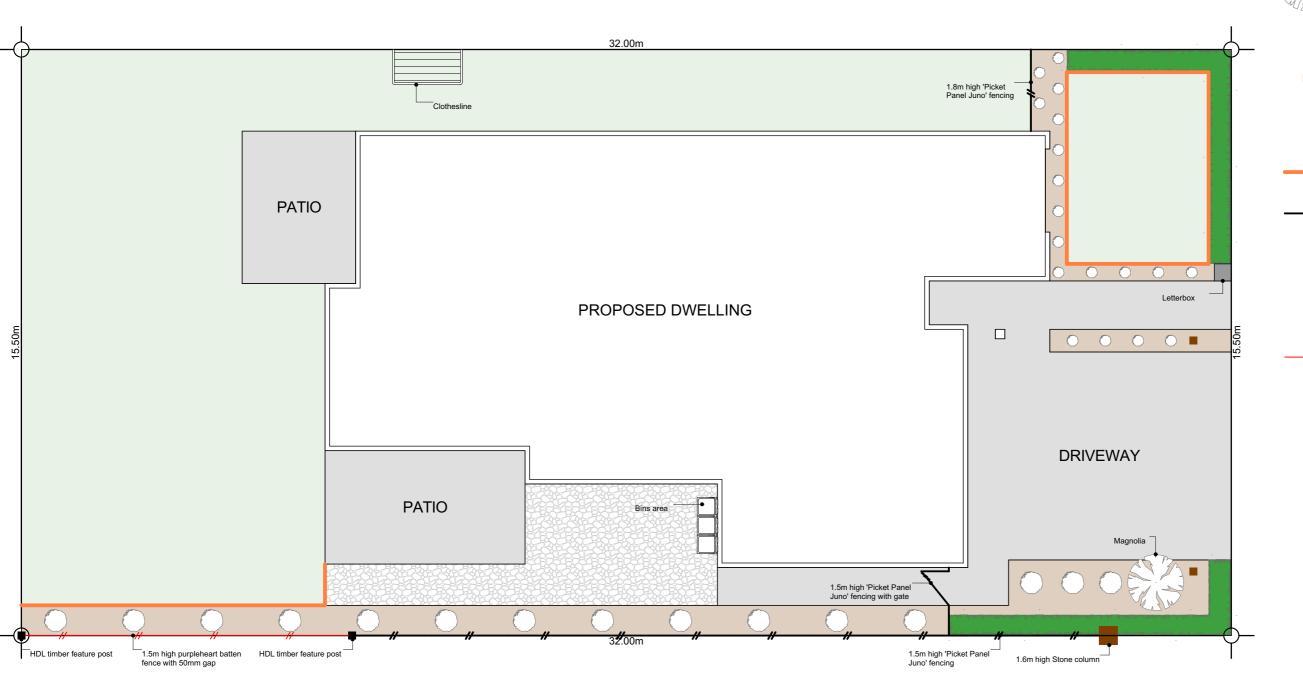
'Picket Panel Juno' fence in black



Fencing

Purpleheart batten fence with 50mm gap







WENDELBORN
PROPERTY LTD
22 HARLEQUIN DRIVE ROLLESTON
LOT 818 ARBOR GREEN

Issue
Concept Design
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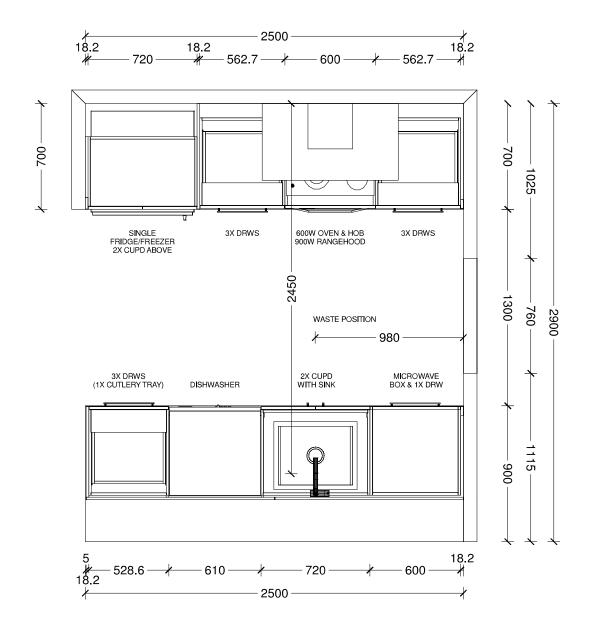
Landscape Plan

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Revision 1
Date 6/05/2025
File No. 25081

Sheet No.

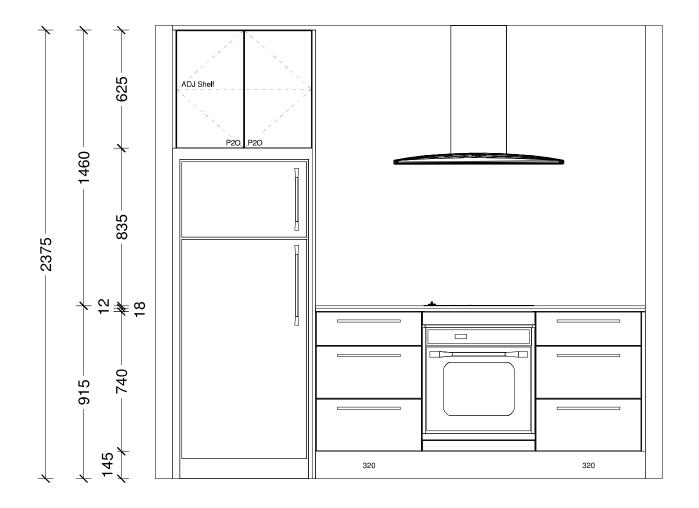
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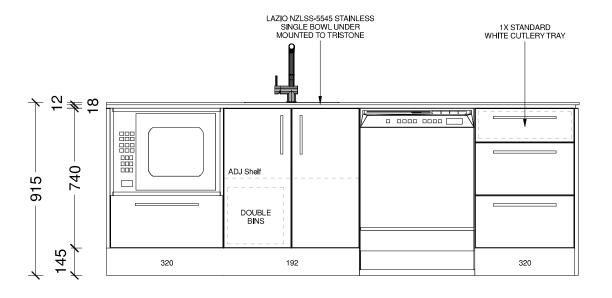
Benchtop Colour:
12mm square edge Tristone in Pure White
Back Wall Joinery Colour:
Bestwood Simply White Embossed
Island Joinery Colour:
Bestwood Subtle Grey Velvet
Negative Detail Joinery Colour:
Negative Detail Joinery Colour: Bestwood Subtle Grey Velvet
Bestwood Subtle Grey Velvet
Bestwood Subtle Grey Velvet Handles:

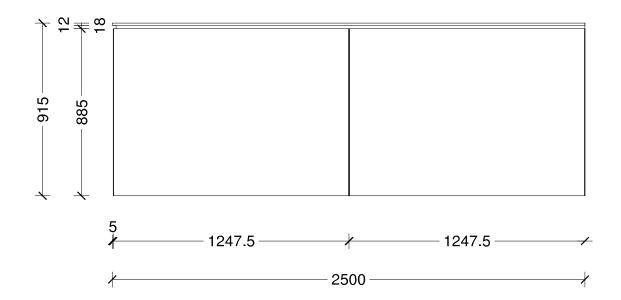
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Sarah Molyneux	07 Nov 23		Job	
Dwg:	Scale:	Customer:		1
Kitchen Plan	1:25			





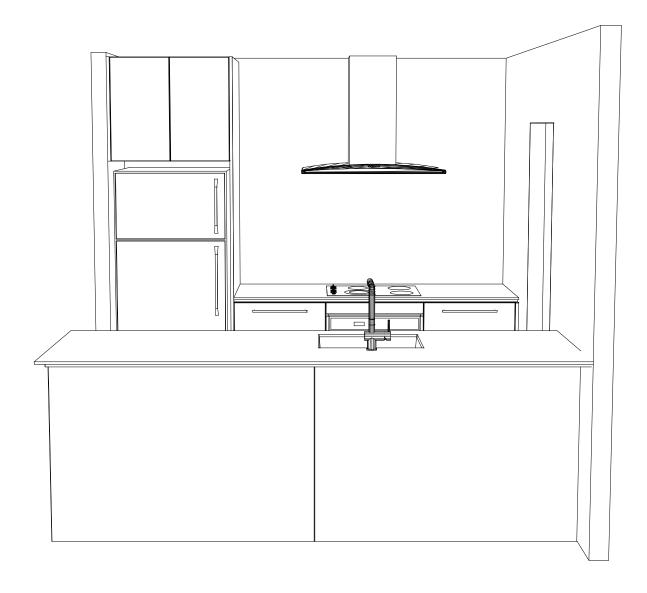
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Dwg: Kitchen Elevation	Scale: 1:20	Customer: The Clover			KITCHENS



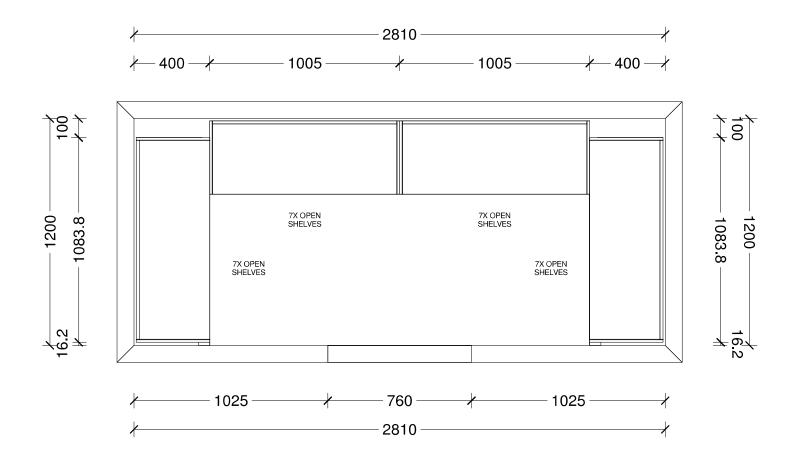


Designer:	Date:		BC Ref:	Site Address:	Job#: Default	
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Dwg:	Scale:	Customer:		1		
Kitchen Elevation	1:20	The Clover				KITCHE

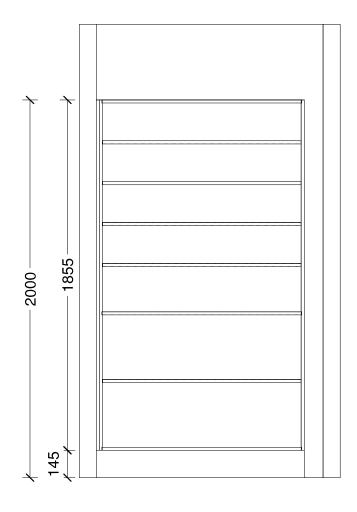




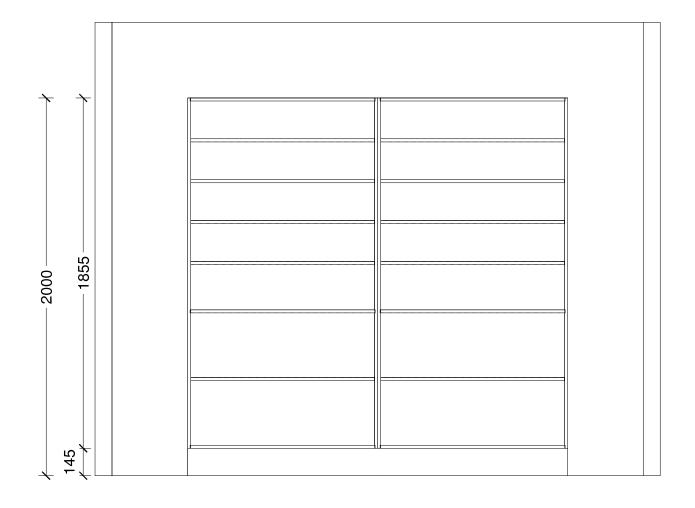
Designer: Sarah Molyneux	Date: 07 Nov 23	Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS
Kitchen 3D Perspective	Scale: C	Customer: The Clover				KITCHENS



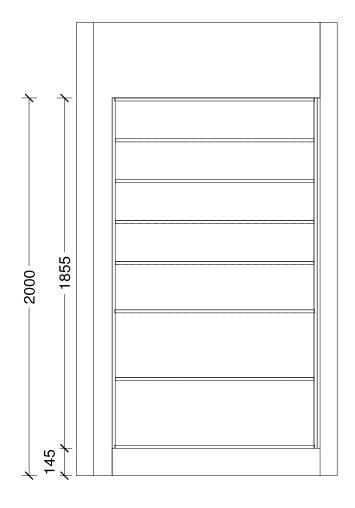
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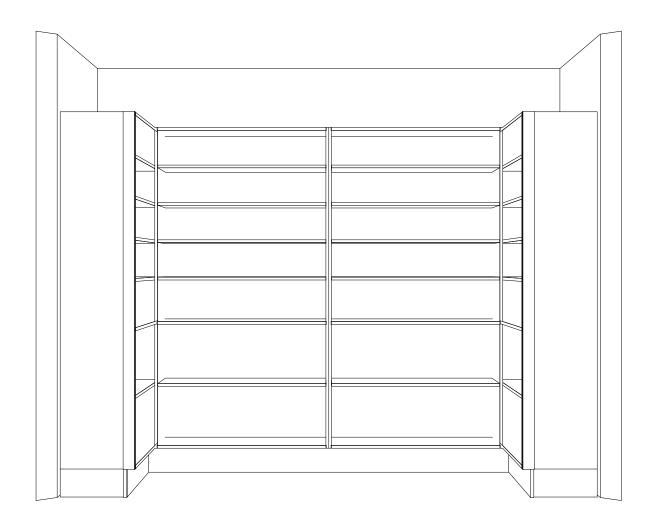
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Dwg: Pantry Elevation	Scale: Customer: The Clover			KITCHENS



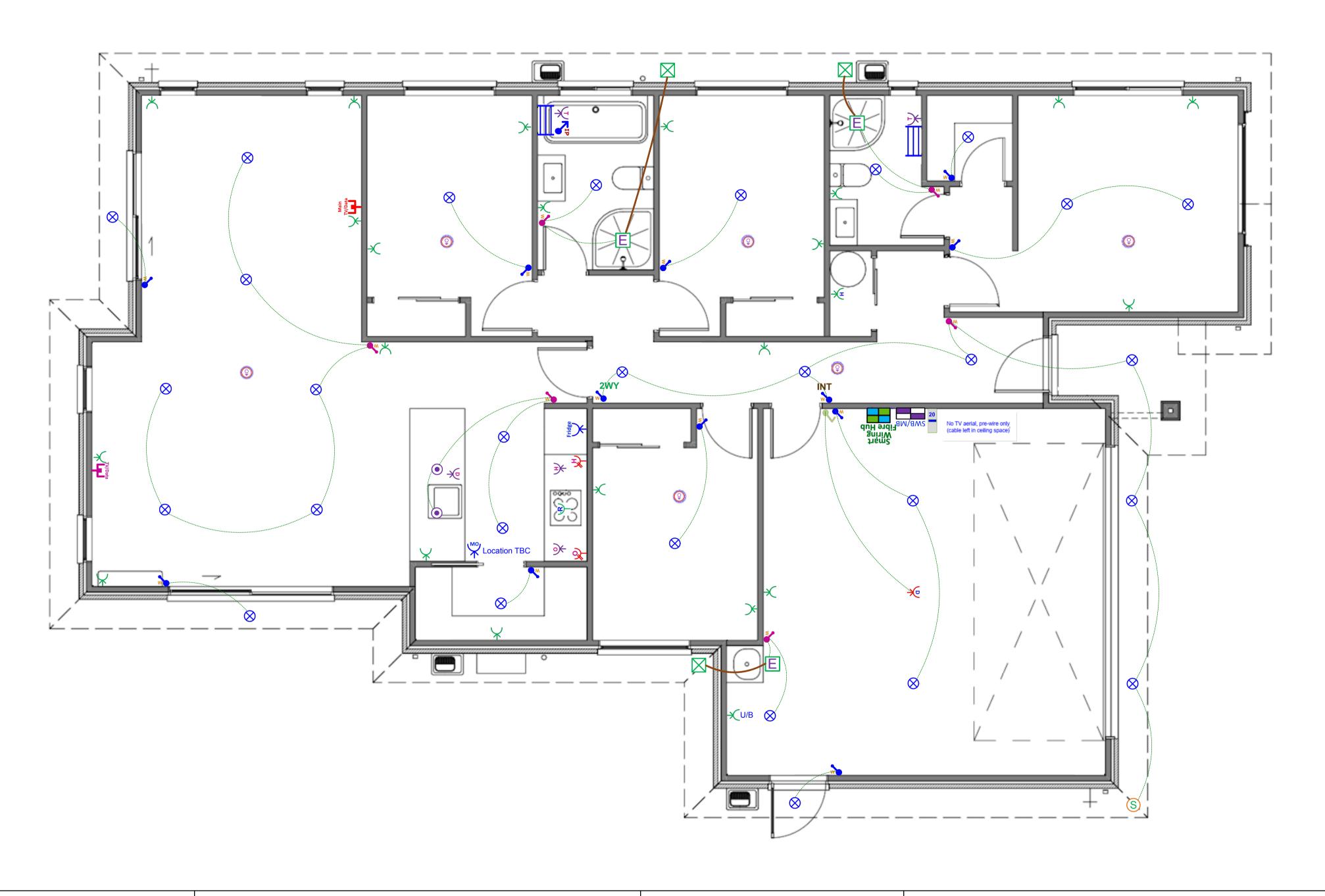
Designer: Sarah Molyneux	Date: O7 Nov 23 Client: Oakridge Homes	BC Ref: Site Address:	Job#: Default	TRENDS
Dwg: Pantry Elevation	Scale: 1:20 Customer: The Clover			KITCHENS



Designer:	Date: Client:	BC Ref: Site Address:	Job#: Default	THE STATE OF THE S
Sarah Molyneux	07 Nov 23 Oakridge Homes	Job	20/44/1	TRENDS
Dwg: Rev:	Scale: Customer:			VITCHENS
xxxxxxxxx xx	1:20 The Clover			KTICHENS



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Sarah Molyneux	07 Nov 23	Oakridge Homes	Job		Dordan	TRENDS
Dwg:	Scale:	Customer:	_	1		KITCHENS
Pantry 3D Perspective		The Clover				KITCHENS





Client Name: Oakridge Homes
Site Address: The Clover V3 Garage Left
Acceptance Signature & Date:

Date: 05-05-2025
Plan Electrical & Lighting

Designed By: Mike Lew **Phone:** 03 338 4238

Email & Web info@smartsystems.net.nz smartsystems.net.nz

Plan: The Clover V3 Garage Left - Electrical Design

Electrical					
	Item	Total			
SWB/MB	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA			
·RV	Rangehood Single Switched Power Socket	1 EA			
Fridge	Tradesave Slim Single Power Socket (White) 10A - Fridge	1 EA			
₩o.	Tradesave Slim Single Power Socket (White) 10A - Microwave	1 EA			
\forall	Tradesave Double Power Socket Horizontal (White) 10A	22 EA			
x	Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA			
料	Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA			
*	Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	1 EA			
*	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	1 EA			
*	Tradesave Slim Dishwasher Power Socket (White)	1 EA			
%	Tradesave Garage Door Open/Close Press Switch (White)	1 EA			
*	Tradesave Slim Garage Door Power Socket (White)	1 EA			
*	Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)	1 EA			
20	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA			
	Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	6 EA			
Ħ	Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA			
*	Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA			
E	Extractor Fan Inline 150mm with up to 6m of Duct	3 EA			
	Extractor Fan External Grille (White)	3 EA			
S	External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable10sec - 15min time delay (White)	1 EA			
\otimes	Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	29 EA			

Electrical

l	tem	Total
• s	Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA
W T	Tradesave Slim Light Switch 1-Gang (White)	12 EA
w T	Tradesave Slim Light Switch 2-Gang (White)	6 EA
KIP E	Excel Life White IP Rated Light Switch 1 Gang	1 EA
2WY 2	2-Way Light Circuit	1 EA
INT T	Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
Smart Wiring Fibre Hub	Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
TV/Data	Tradesave Slim UHF TV/Data Network Socket (Cat6) - White	1 EA
Main TV/Data	Fradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA

In the Area

About Arbor Green

Arbor Green has everything that makes up a flourishing neighbourhood. Streets, landscaping and amenities that have been purposefully designed to bring people together and enhance everyday wellbeing.

Once complete, Arbor Green will have 1200 new homes built, a primary school and a central neighbourhood precinct that create two main gathering points, while multiple parks, pathways and cycleways ensure every resident can get around with safety and ease.



Rolleston and Surrounding Areas

Living in Arbor Green 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.









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:

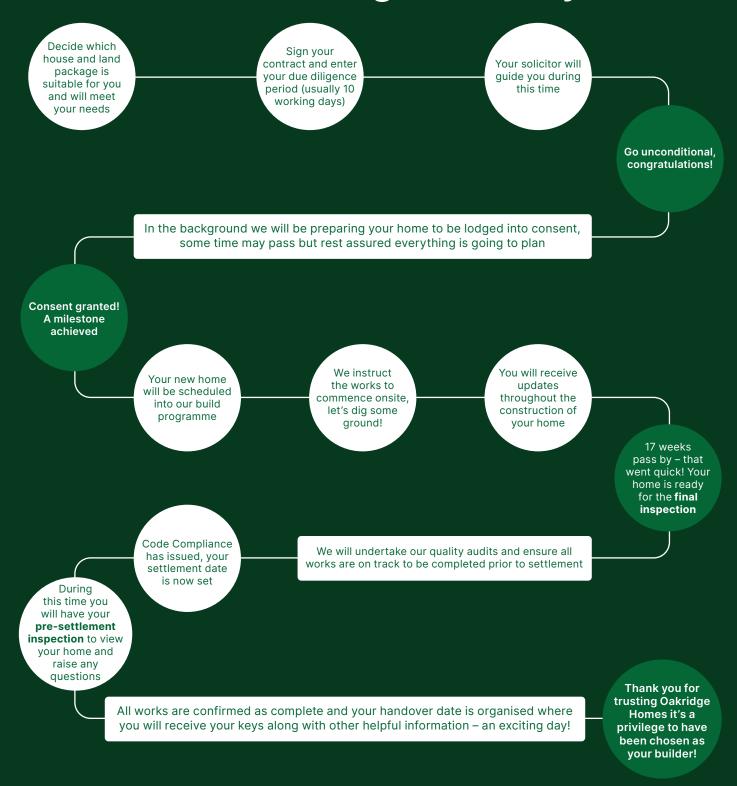
- Master Build 10-Year Guarantee
- 1 year warranty period
- Exceeds Healthy Homes Standards
- LVL framing (laminated veneer lumber) more durable and less likely to warp
- RibRaft foundation system
- Quality cladding options
- Thermally broken window joinery

- 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
- (1) 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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