

House and Land Package

Lot 84 Pinewood Grange, Stage 4,
Rolleston

Dwelling Size	Section Size
164m ²	322m ² + 45m ² ROW

\$724,900

			
4	1	2	2

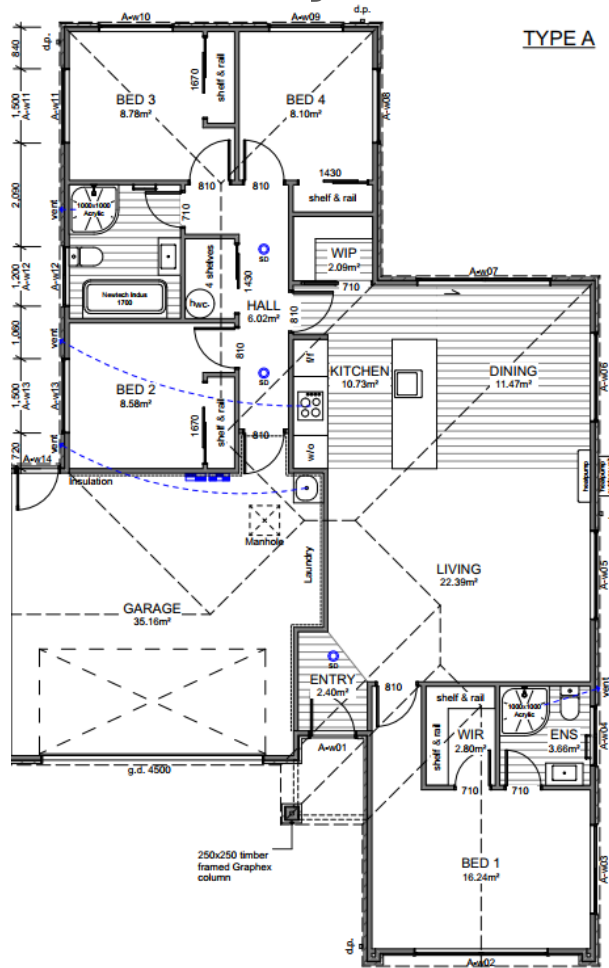


Family sized home featuring four bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

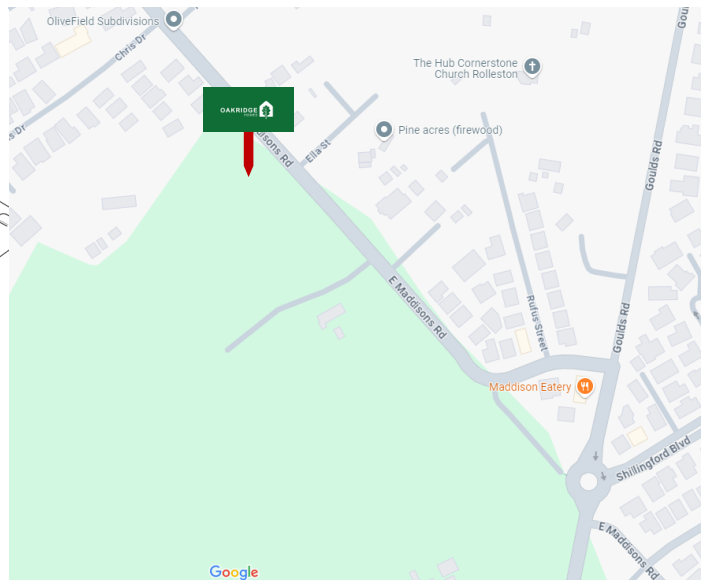
Just twenty minutes from Christchurch, Pinewood Grange is one of Rolleston’s newest developments located on the fringe of the township, an easy six minute drive to the CBD offers eateries, retail shops, medical centre, cafes and restaurants. You are spoilt for choice with schooling options including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





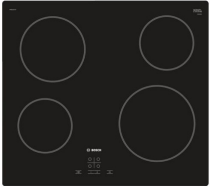




Lot 84 Pinewood Grange, Stage 4, Rolleston

General:			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior:			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	25° metal pressed tile— corona shake—shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Rockcote Graphex (15 year manufacturers guarantee)
Feature cladding:	Abodo AW55 135x18mm	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery: Tint to A-w02 & A-w03	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:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan & extractor duct through fascia grille	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 84 Pinewood Grange, Stage 4, 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

Lot 84 Pinewood Grange, Stage 4, Rolleston

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 84 Pinewood Grange, Stage 4, Rolleston

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):	Black white	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Wood-x gold rush	Kitchen splashback:	White gloss with misty grey grout

Exterior:

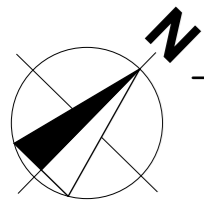


Interior:



Kitchen:





Site Info Lot 83	
Site Address	Pinewood Development
Legal Description	Lot 83
Site Area	322m ² + 45m ² ROW
Building Area	164.04m ²
Roof Area*	177.44m ²
Site Coverage	55.11%

Site Info Lot 84	
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Legal Description	Lot 84
Site Area	322m ² + 45m ² ROW
Building Area	164.04m ²
Roof Area*	177.44m ²
Site Coverage	55.11%

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.

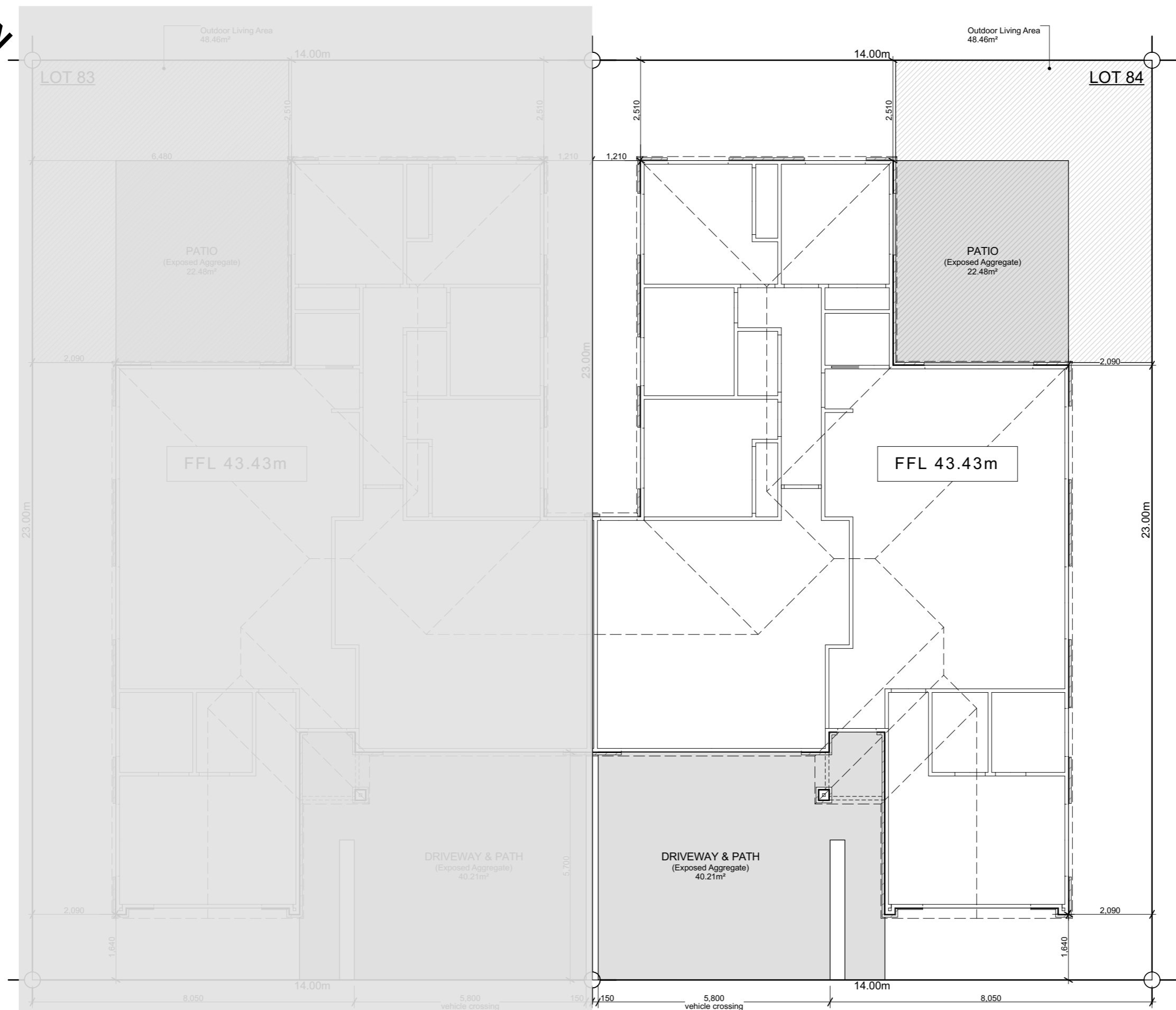
Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

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.

Earthworks for Lot 83	
Driveway & Patio Area*	26.59m ²
Excavation Depth	0.20m
Fill Height	0.20m
Total Volume	10.64m ³
*Outside the 2m of the proposed buildings	

Earthworks for Lot 84	
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*Outside the 2m of the proposed buildings	



RIGHT OF WAY


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 LICENCED BUILDING PRACTITIONER
 BUILDING CONFIDENCE

W E N D E L B O R N
P R O P E R T Y L T D
 LOT 83 & LOT 84
 PINWOOD DEVELOPMENT

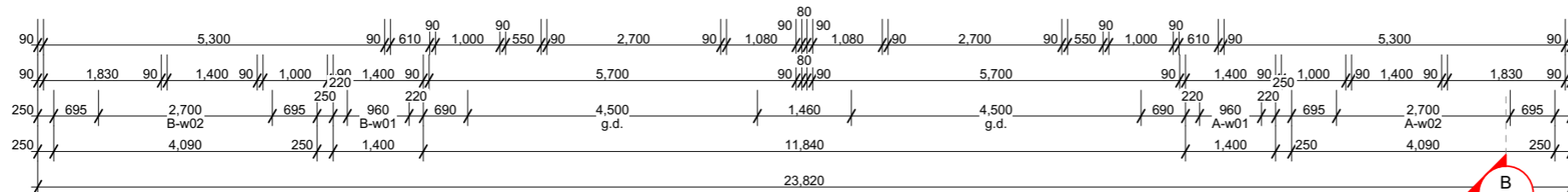
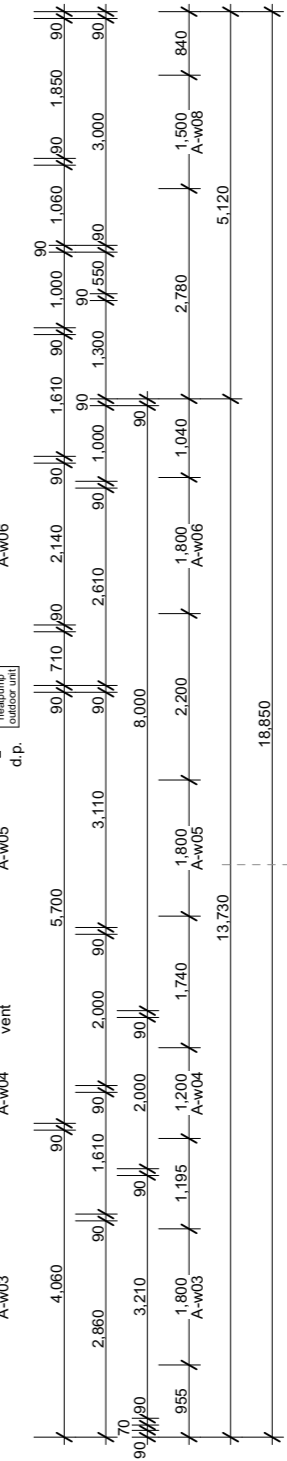
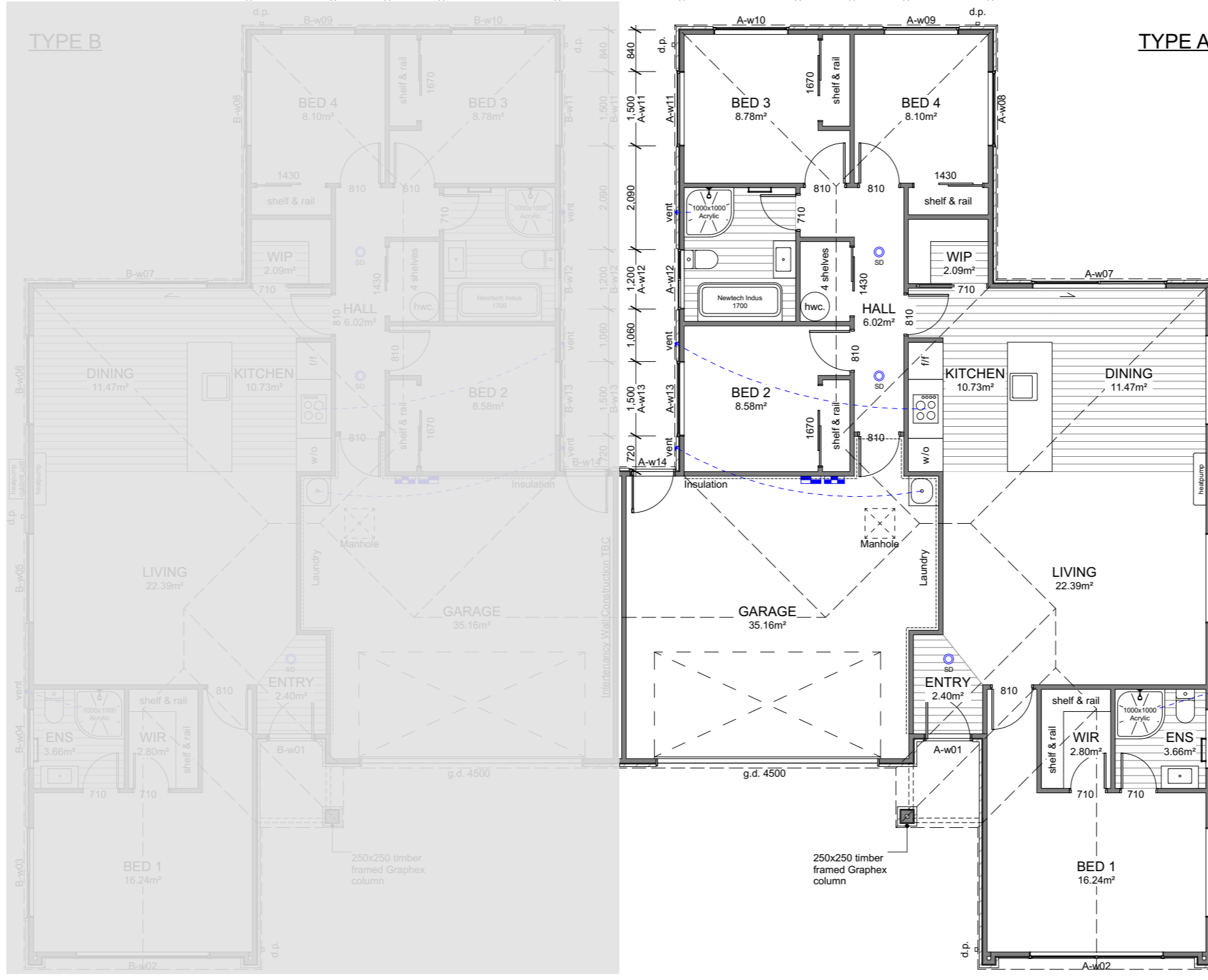
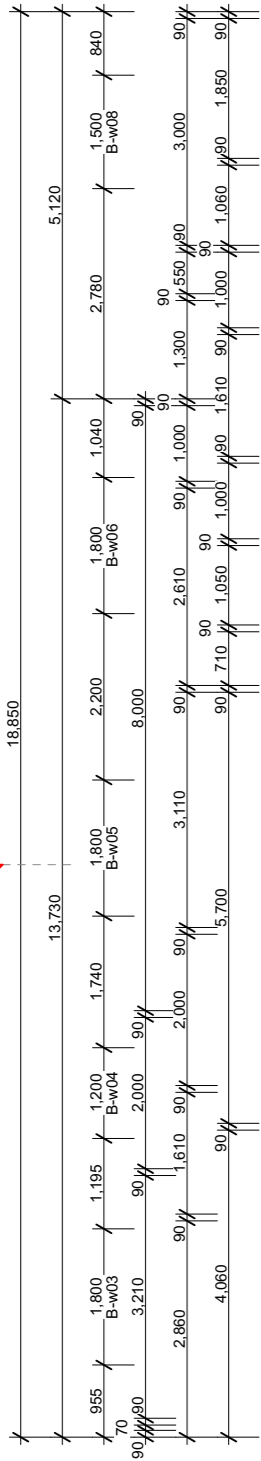
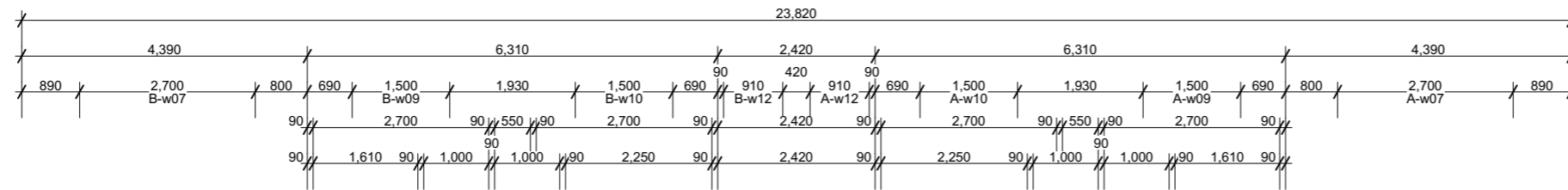
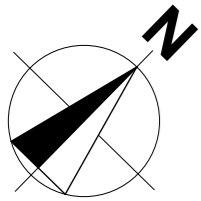
Issue
 Concept Design

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Site Plan
 Scale 1:100 @ A3

Revision 6
 Date 13/02/2025
 File No. 24068

Sheet No.
 1



Building Area Type A / B

Over Frame	160.09m ²
Perimeter	62.20m
Over Cladding	164.04m ²
Perimeter	63.32m
Roof Area*	177.44m ²
Perimeter	62.82m

*Roof area includes fascia & gutter.

General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap WB
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

Note: Kitchen layout indicative only, refer to Kitchen Design for details. All extract fans ducting through fascia grille.

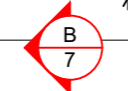
Legend

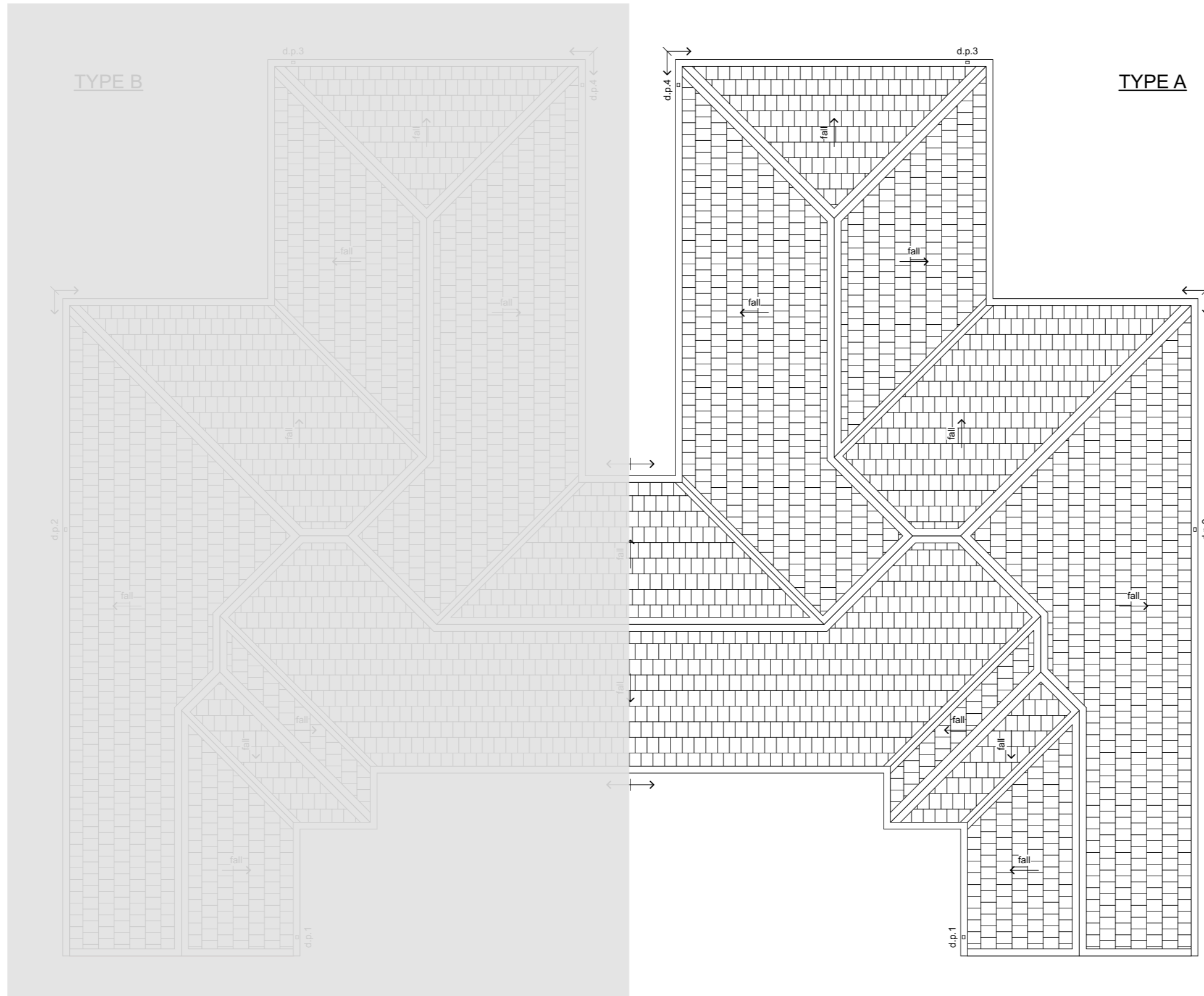
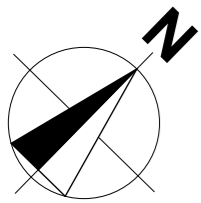
- Distribution Board & Smart Meterbox
- Data Box
- Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
A-w01	2,130	960
A-w02	2,130	2,700
A-w03	500	1,800
A-w04	1,100	1,200
A-w05	1,400	1,800
A-w06	1,400	1,800
A-w07	2,130	2,700
A-w08	1,400	1,500
A-w09	600	1,500
A-w10	1,400	1,500
A-w11	600	1,500
A-w12	1,100	1,200
A-w13	1,400	1,500
A-w14	2,130	910
B-w01	2,130	960
B-w02	2,130	2,700
B-w03	500	1,800
B-w04	1,100	1,200
B-w05	1,400	1,800
B-w06	1,400	1,800
-w07	2,130	2,700
-w08	1,400	1,500
-w09	600	1,500
-w10	1,400	1,500





Roof Cladding

25° Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

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

Downpipe Catchment (Plan Area TYPE A / B)

d.p.1	45m ²
d.p.2	38m ²
d.p.3	46m ²
d.p.4	40m ²

Roof Bracings

Refer to truss design.



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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 83 & LOT 84
 P I N E W O O D D E V E L O P M E N T

Issue
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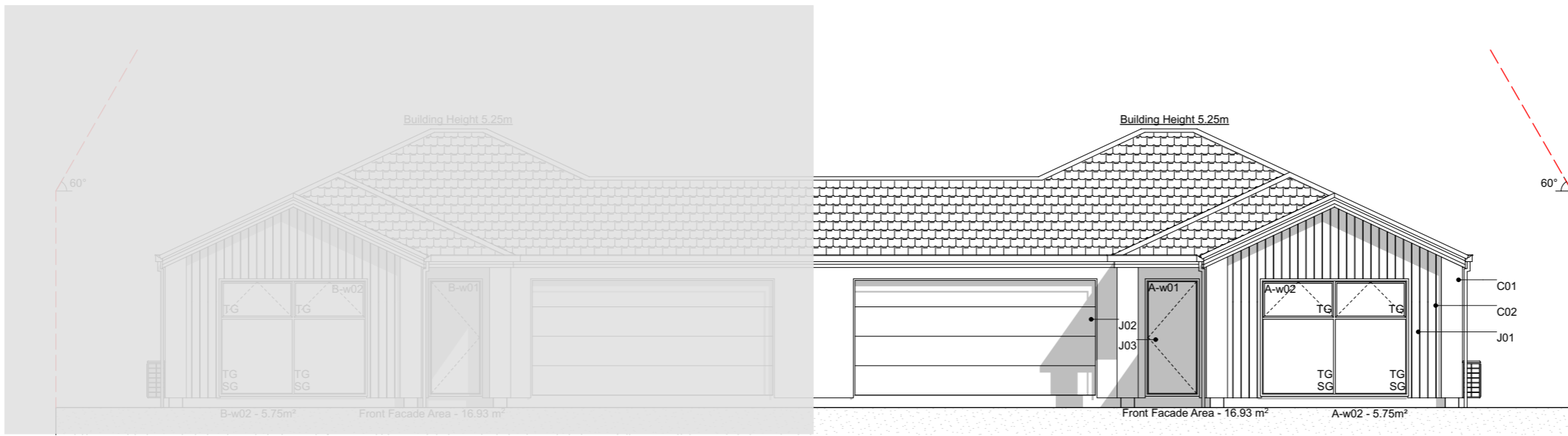
Roof Plan

Scale 1:100 @ A3

Revision 6
 Date 13/02/2025
 File No. 24068

Sheet No.

4



E-01 SouthEast Elevation
 - Scale 1:100

Elevation Keys

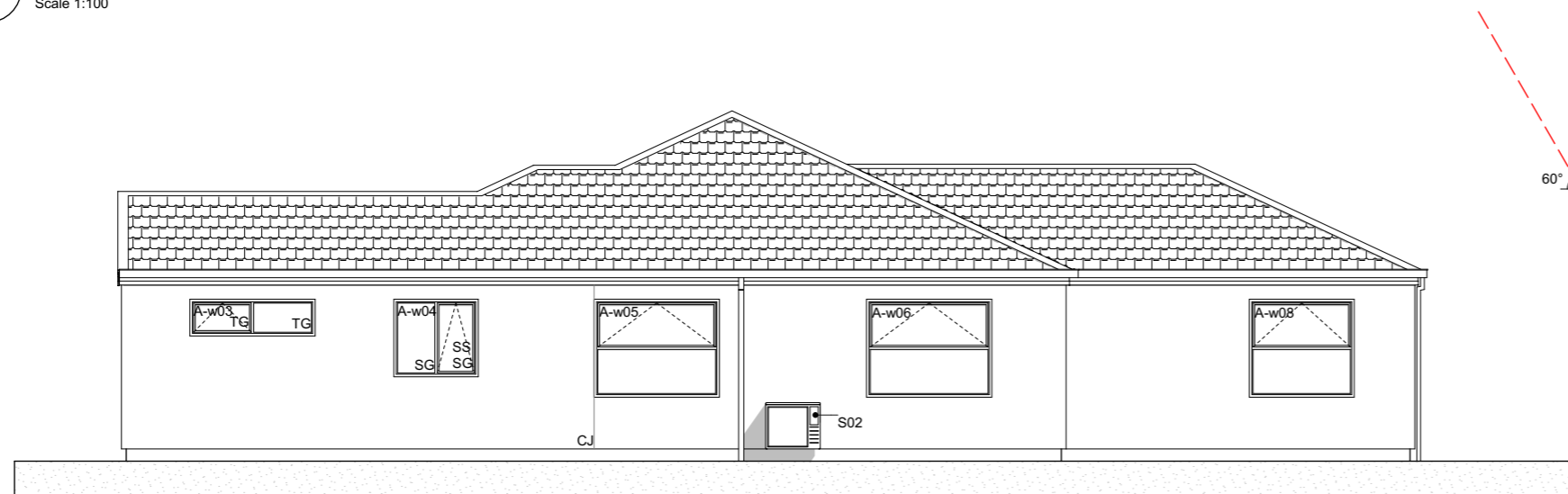
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
- R01 Pressed metal tiles roofing.
- R02 Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
- R03 Colorsteel 75x55mm downpipes.
- 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

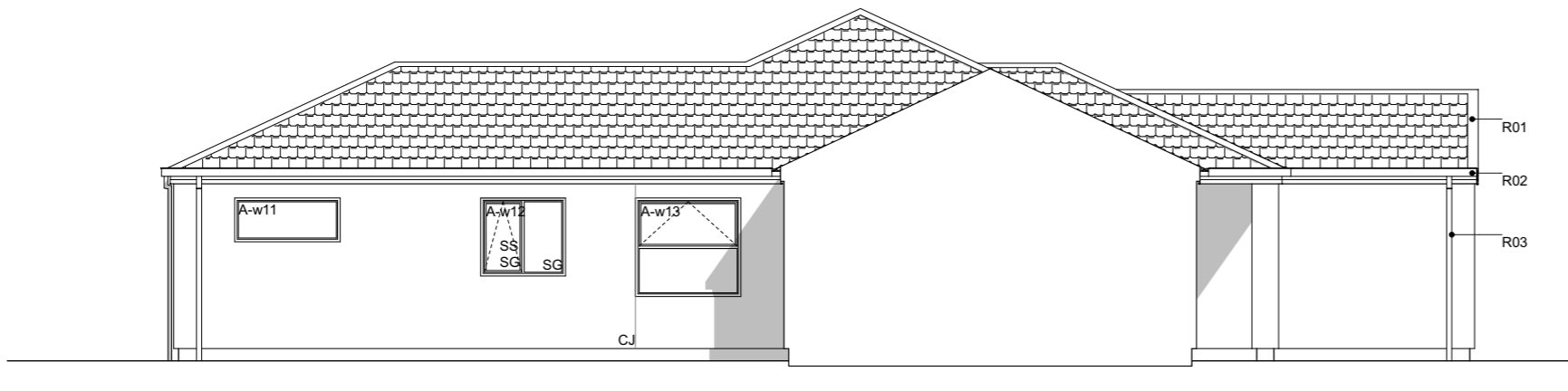
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- TG Tinted Glass
- CJ Control Joint

General Notes

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



E-02 NorthEast (Lot 84) Elevation
 - Scale 1:100



E-03 SouthWest (Lot 84) Elevation
 - Scale 1:100



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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 83 & LOT 84
 PINWOOD DEVELOPMENT

Issue
 Concept Design

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Elevations 1

Scale 1:100 @ A3

Revision 6
 Date 13/02/2025
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Sheet No.

5



E-04 NorthWest Elevation
Scale 1:100

Elevation Keys

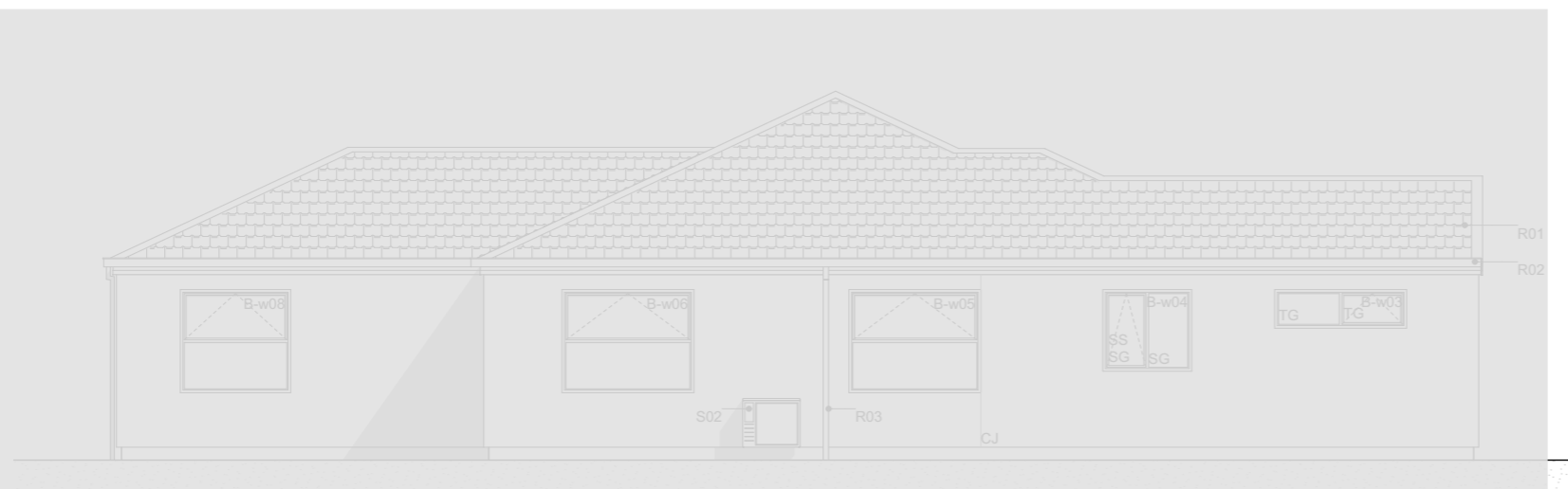
- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
- R01 Pressed metal tiles roofing.
- R02 Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
- R03 Colorsteel 75x55mm downpipes.
- 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

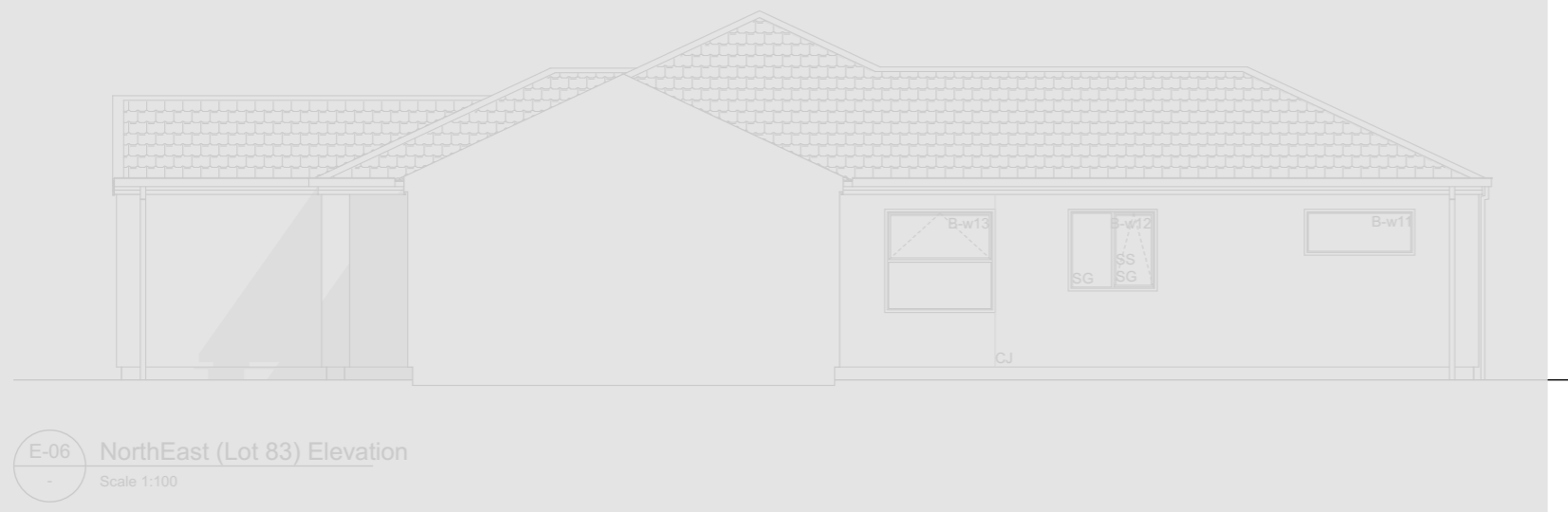
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- TG Tinted Glass
- CJ Control Joint

General Notes

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



E-05 SouthWest (Lot 83) Elevation
Scale 1:100



E-06 NorthEast (Lot 83) Elevation
Scale 1:100



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LOT 83 & LOT 84
PINWOOD DEVELOPMENT

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Elevations 2

Scale 1:100 @ A3

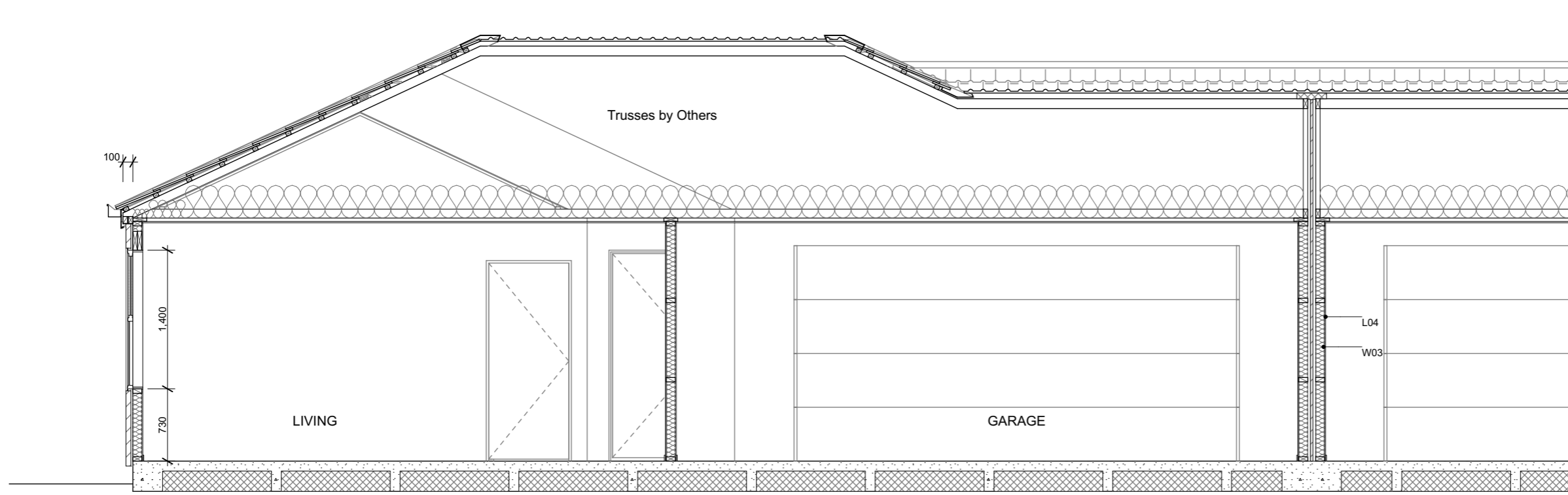
Revision 6
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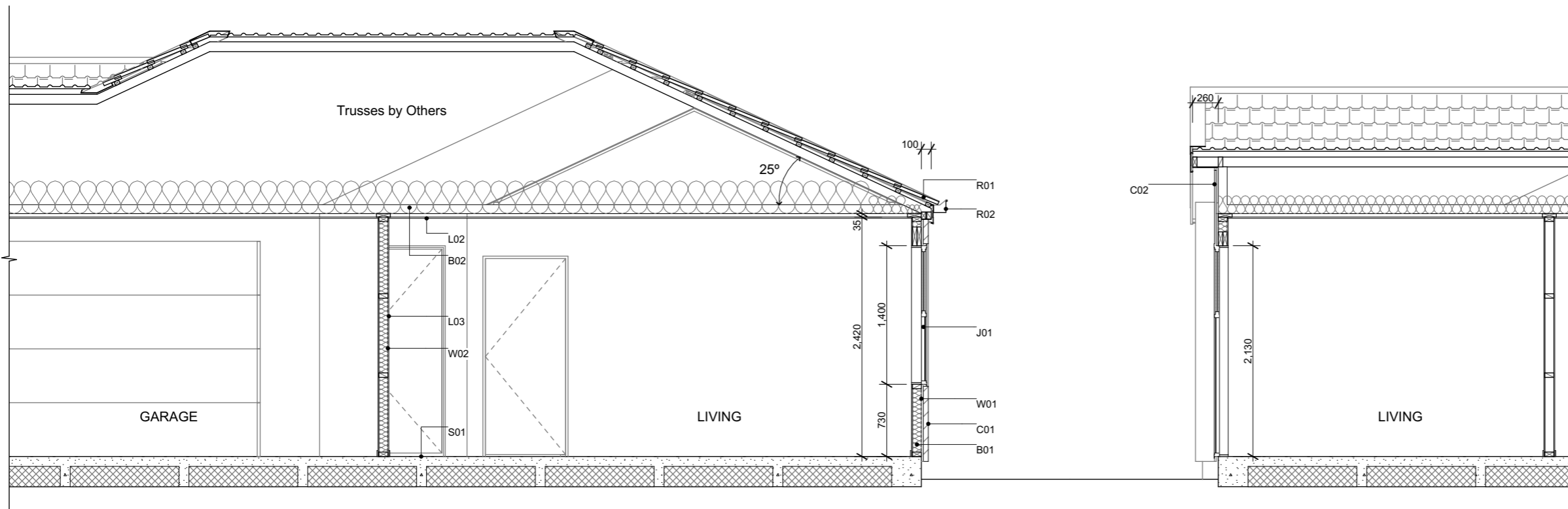
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Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal cavity battens @ 480mm crs over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (shiplap WB dwangs @ 480mm crs). Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- W03 Intertency wall construction to be confirmed.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- R01 Pressed metal tiles on 50x40mm battens over self-supported roof underly 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)
- L04 13mm Gib wall linings stopped smooth for painted finish. Refer to Gib Intertency Barrier System specification and details.

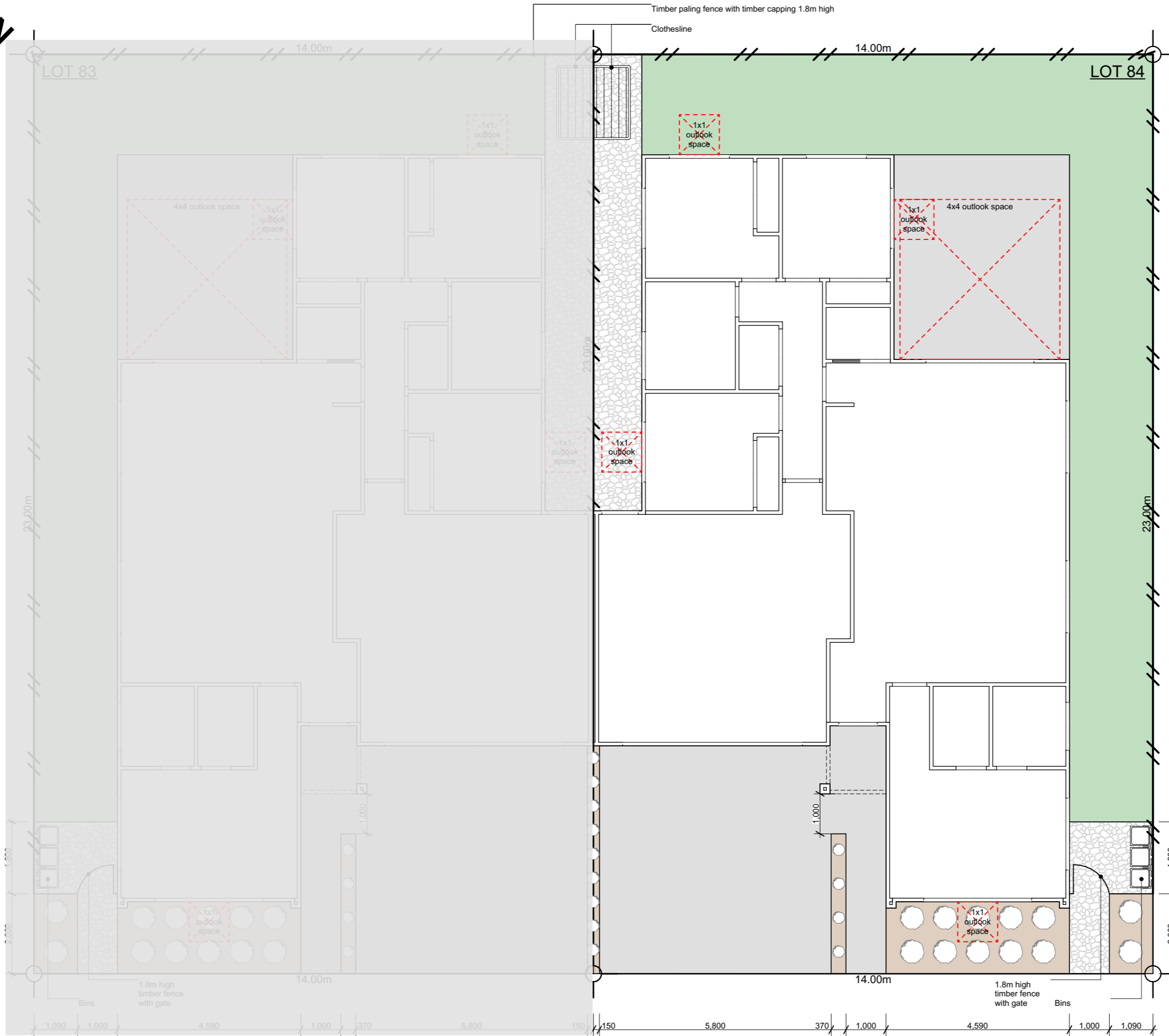
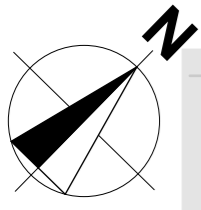


A Section A-A
Scale 1:50



A Section A-A cont.
Scale 1:50

B Section B
Scale 1:50



Legends

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark

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'
- Cercis Hearts of Gold - Golden redbud
- Acer Palmatum Bloodgood - Japanese Maple
- Liquidambar Styraciflua - Sweetgum
- Magnolia Grandiflora Blanchard
- Malus ioensis Plena
- Prunus Autumnalis Southern Gem - Flowering Cherry

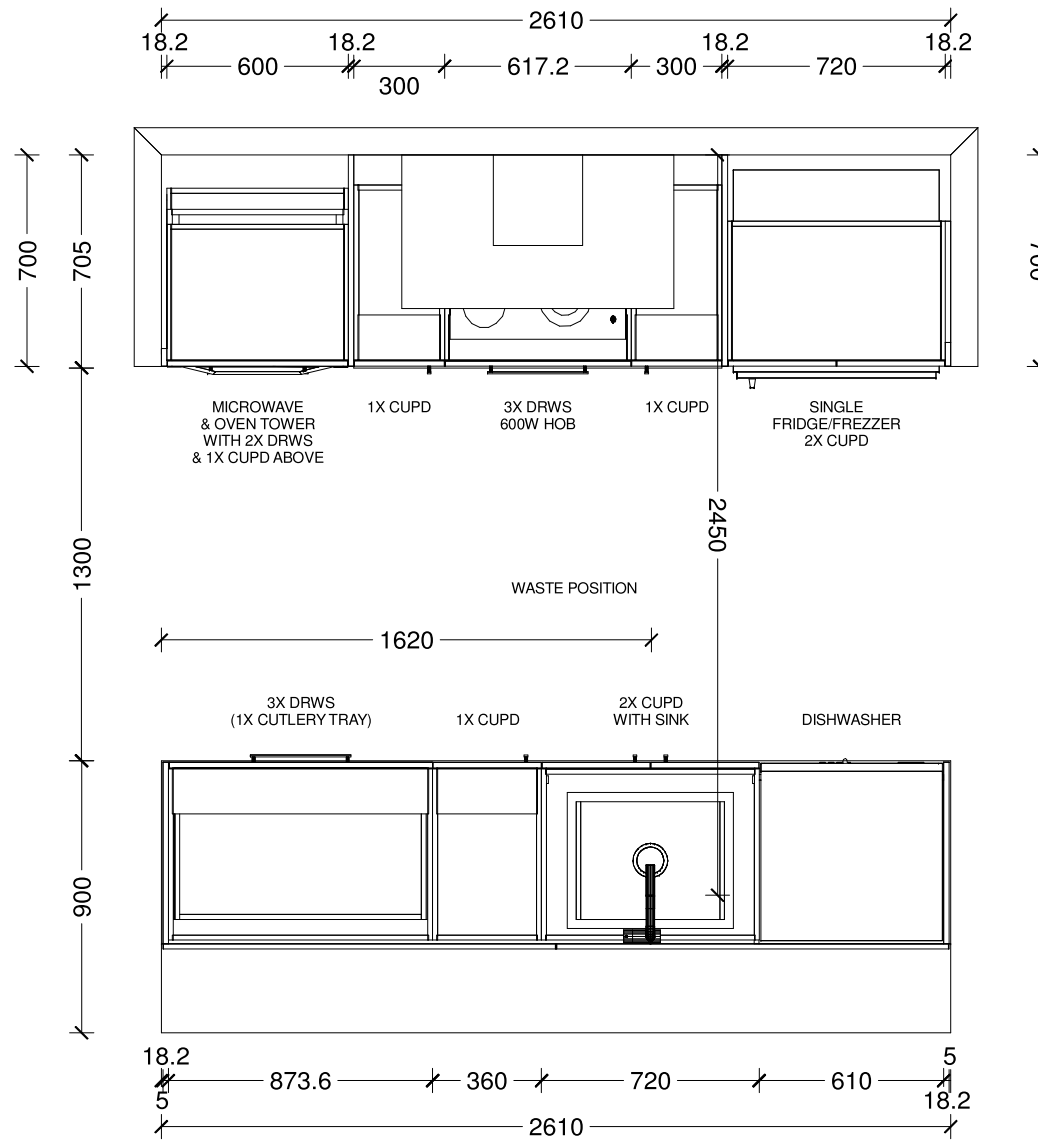
*Planting species for garden bed are indicative-not to be limited to.

Landscape Area Lot 83

Total Landscaping Area	78.63m ²
Site Area	322m ²
Landscaping Site Coverage	24.42%

Landscape Area Lot 84

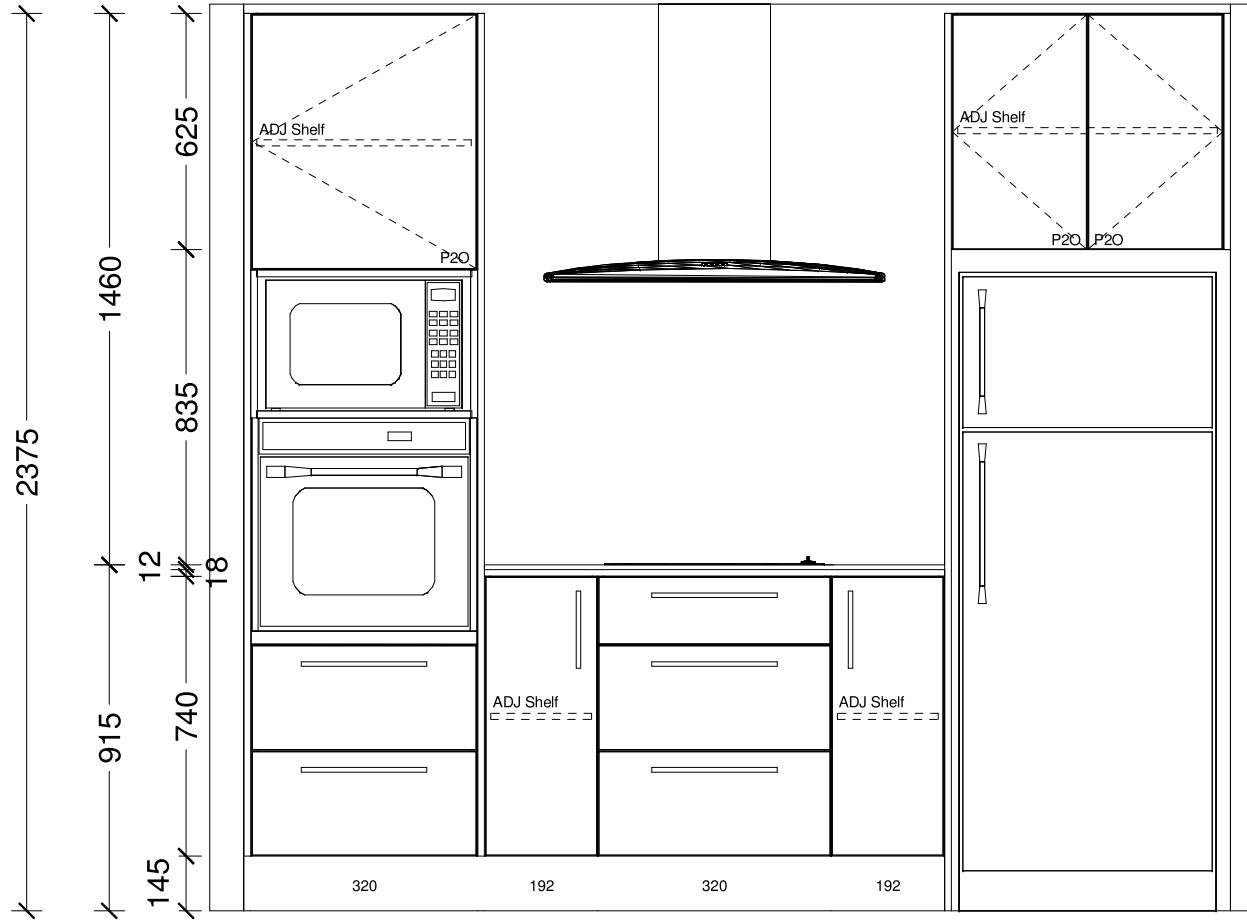
Total Landscaping Area	78.63m ²
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Benchtop Colour:
12mm square edge Tristone in Pure White
Back Wall Joinery Colour:
Bestwood Simply White Embossed
Island Joinery Colour:
Bestwood Subtle Grey Velvet
Negative Detail Joinery Colour:
Bestwood Subtle Grey Velvet
Handles:
4062-192/320-Titanium Grey
Sink:
Lazio NZLSS-5545 Stainless Single Bowl

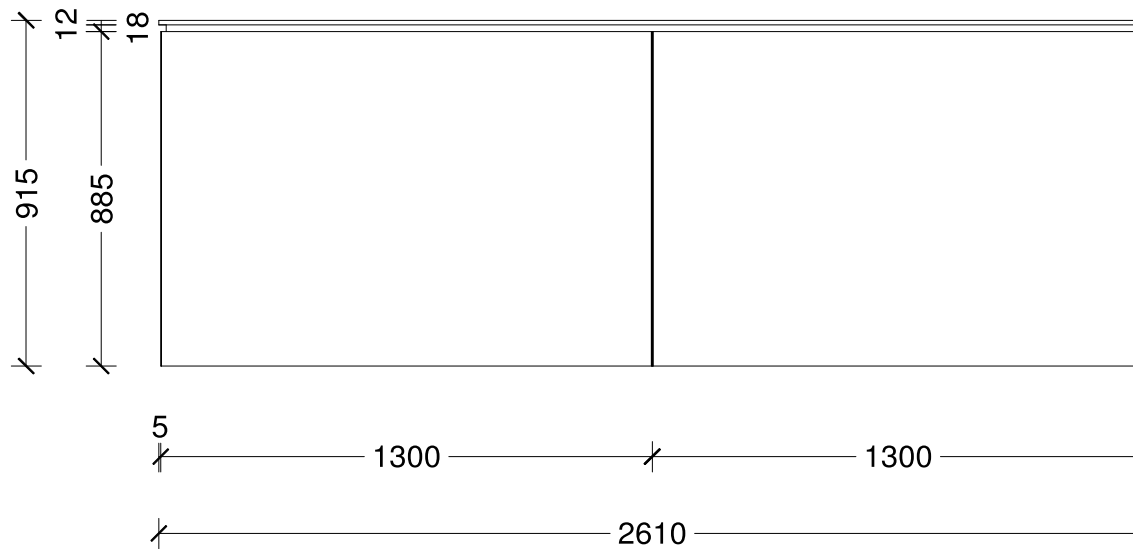
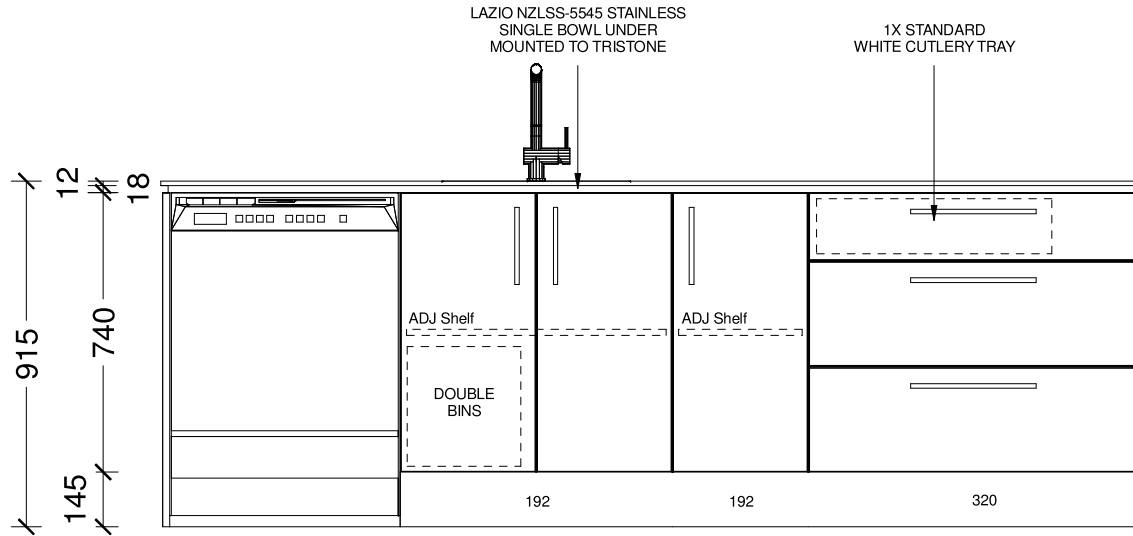
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Dwg: Kitchen Plan	Scale: 1 : 25	Customer: TYPE A			



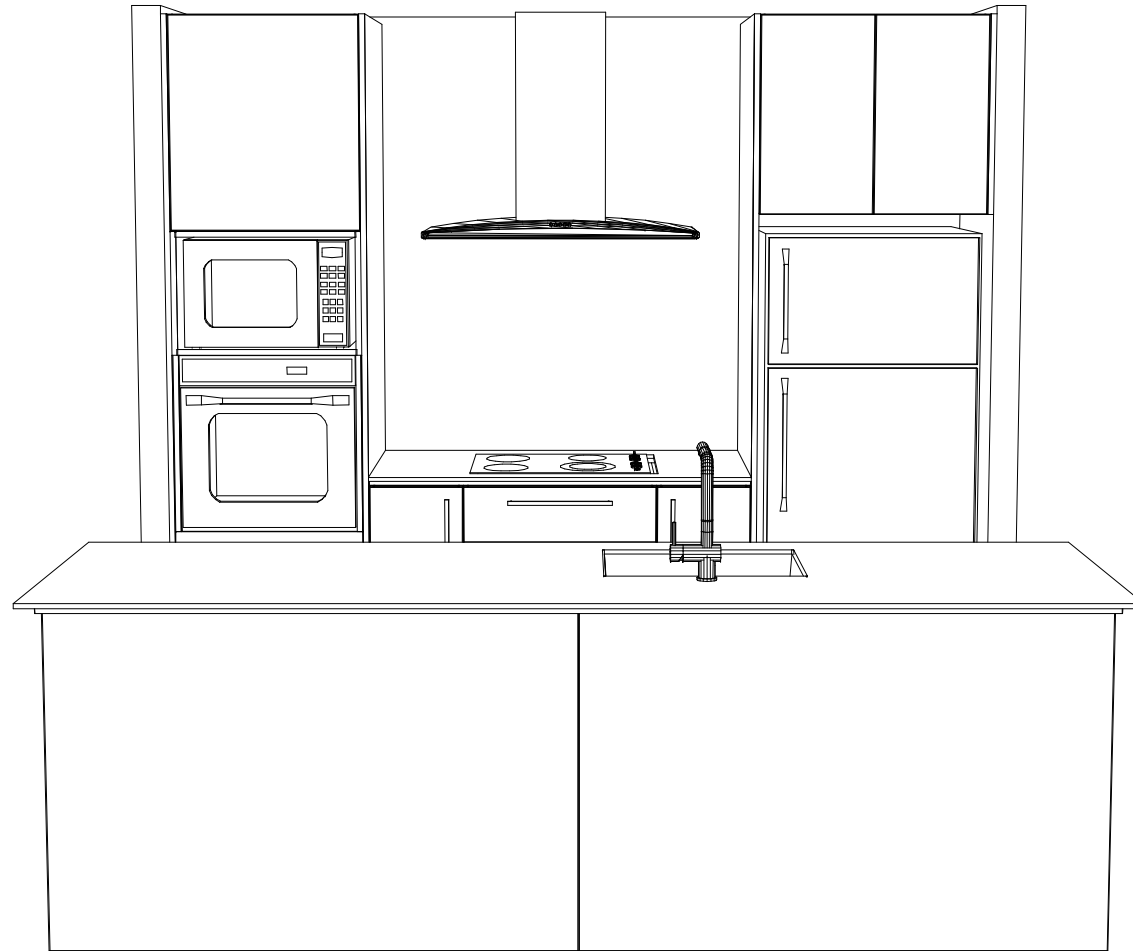



Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: TYPE A				

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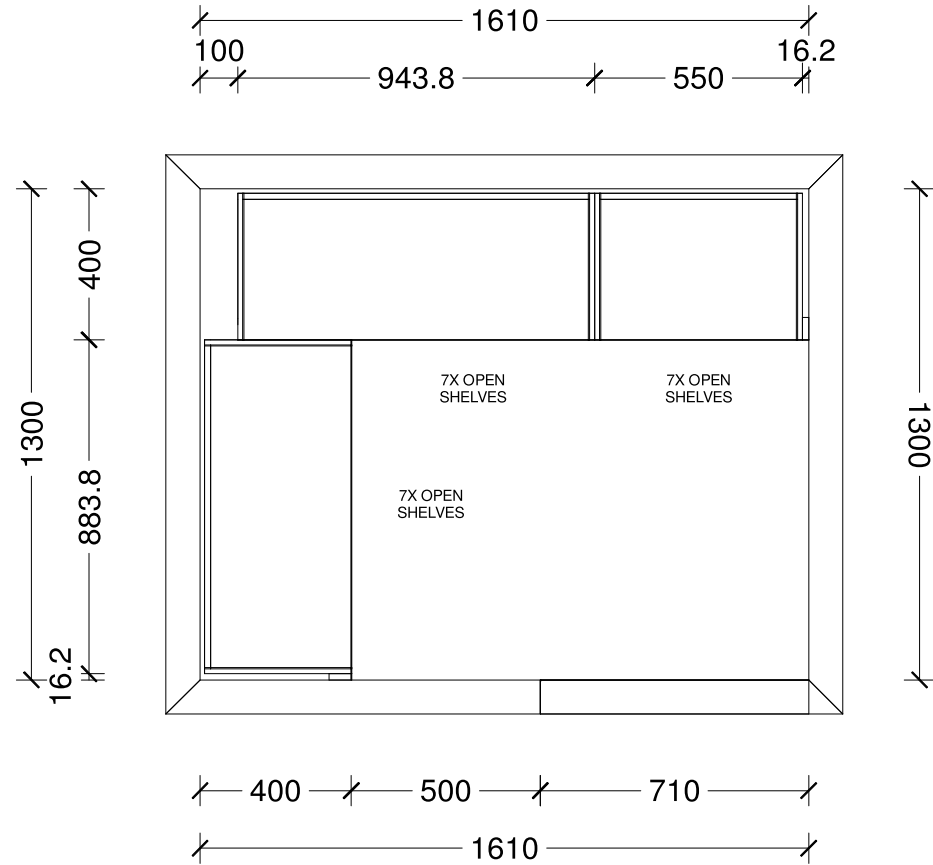



Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: TYPE A				



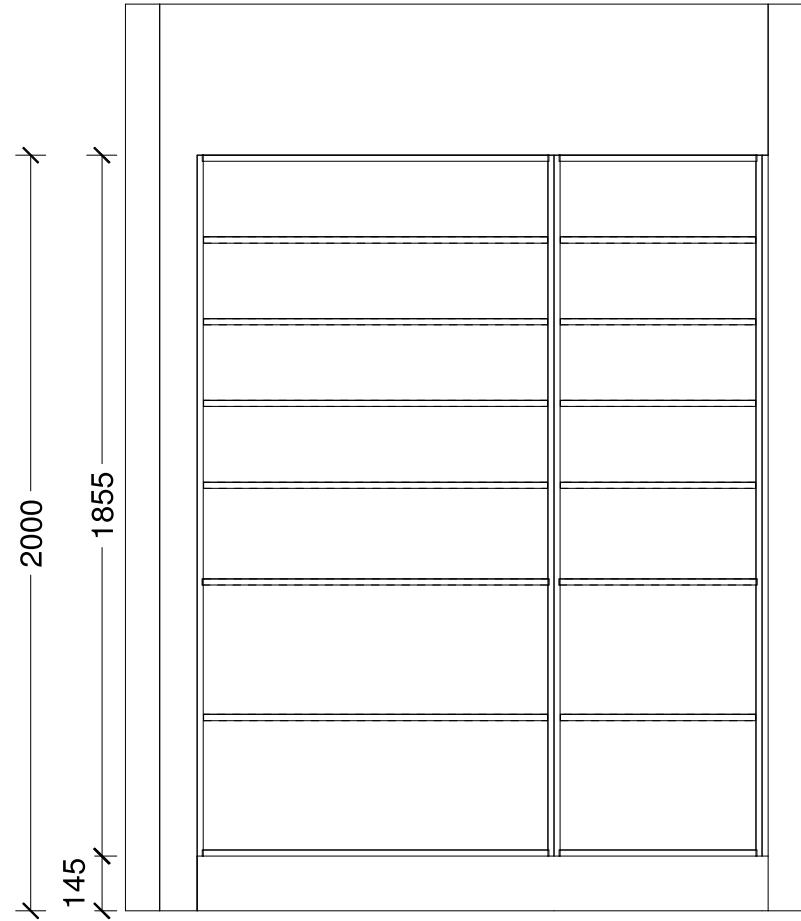
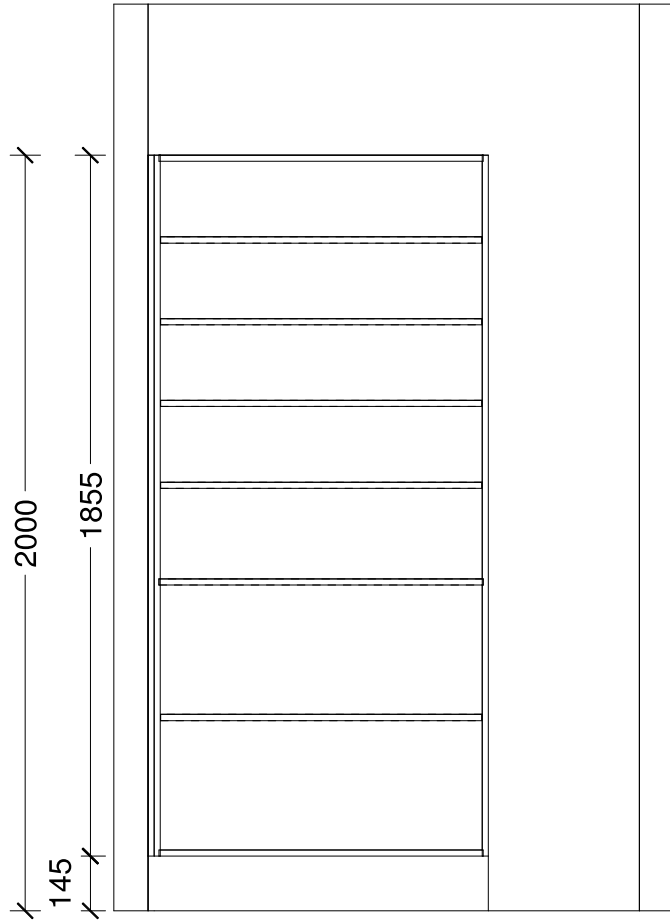
Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Kitchen 3D Perspective	Scale:	Customer: TYPE A				


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Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Pantry Plan	Scale: 1 : 20	Customer: TYPE A				


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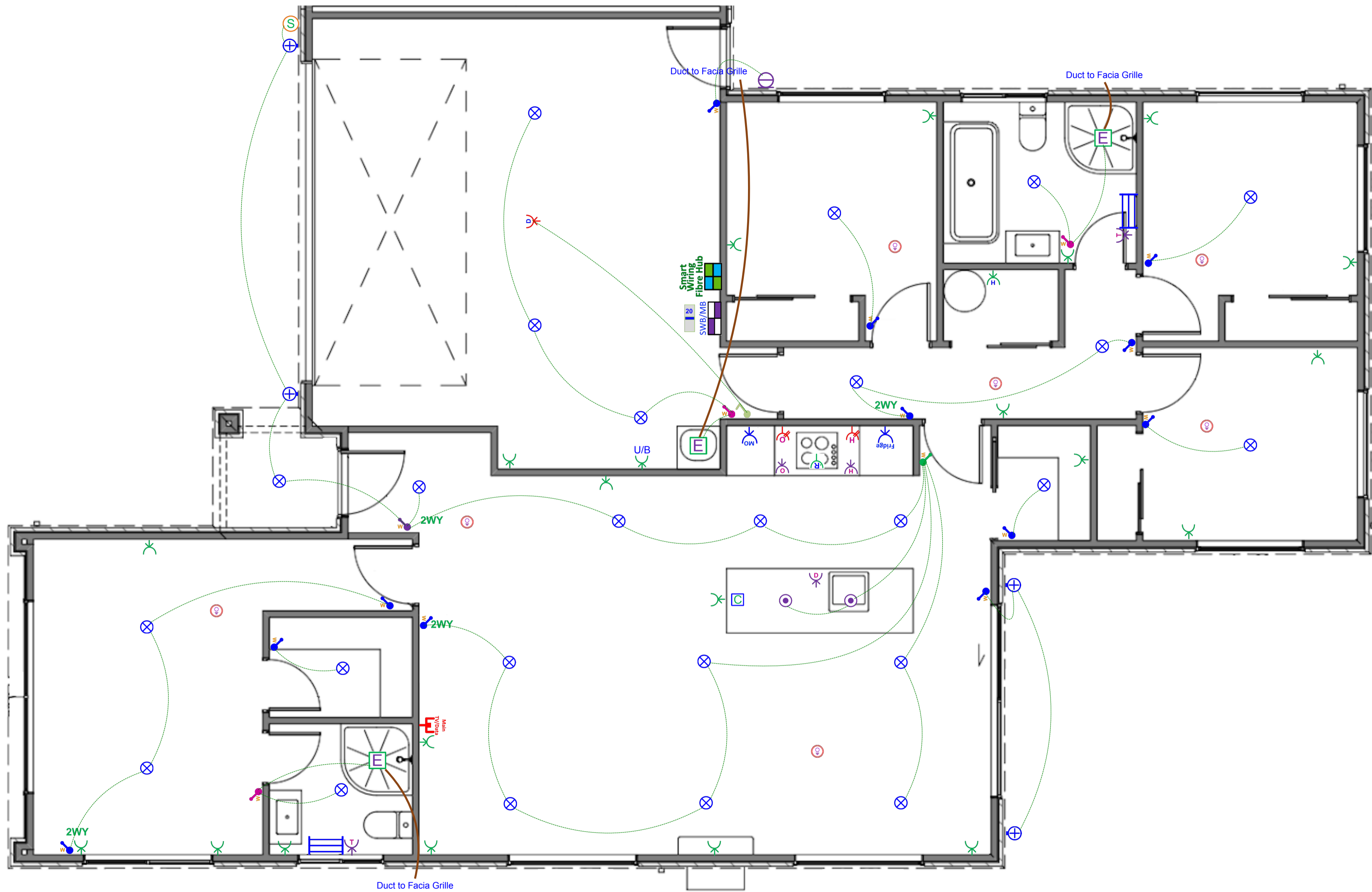
Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: TYPE A				

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Designer: Sarah Molyneux	Date: 30 Jan 25	Client: Oakridge Homes	BC Ref:	Site Address: Lot 82,84,86 Pinewood Grange	Job#: Default	
Dwg: Pantry 3D Perspective	Scale:	Customer: TYPE A				










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Plan: Pinewood Grange Type A Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Tradesave Rangehood Power Socket		1 EA
 Tradesave Slim Single Power Socket (White) 10A - Fridge		1 EA
 Tradesave Slim Single Power Socket (White) 10A - Microwave		1 EA
 Tradesave Double Power Socket Horizontal (White) 10A		21 EA
 Protective Capping for Socket Electrical in Joinery		1 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A		1 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A		1 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)		1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)		1 EA
 Tradesave Slim Dishwasher Power Socket		1 EA
 Tradesave Garage Door Opener Press Button (White)		1 EA
 Tradesave Slim Garage Door Power Socket		1 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		7 EA
 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
 Extractor Fan Inline 150mm & up to 6m of duct		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA
 Recessed LED Downlight Prolux DL54 (3k Warm White) with White Fascia & Circuit		25 EA
 Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit		2 EA

Electrical

Item	Total
 External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	4 EA
 Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	1 EA
 Tradesave Slim Light Switch 1-Gang (White)	12 EA
 Tradesave Slim Light Switch 2-Gang (White)	3 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 Tradesave Slim Light Switch 4-Gang (White)	1 EA
 2-Way Light Circuit	4 EA
 Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
 Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA