



House and Land Package

Lot 854 Arbor Green, Stage 28,
Springwood, Rolleston

Dwelling
Size

156m²

Section
Size

403m²

\$769,900



4



1



2



2



Artist Impression Only—Refer to Concept Plans

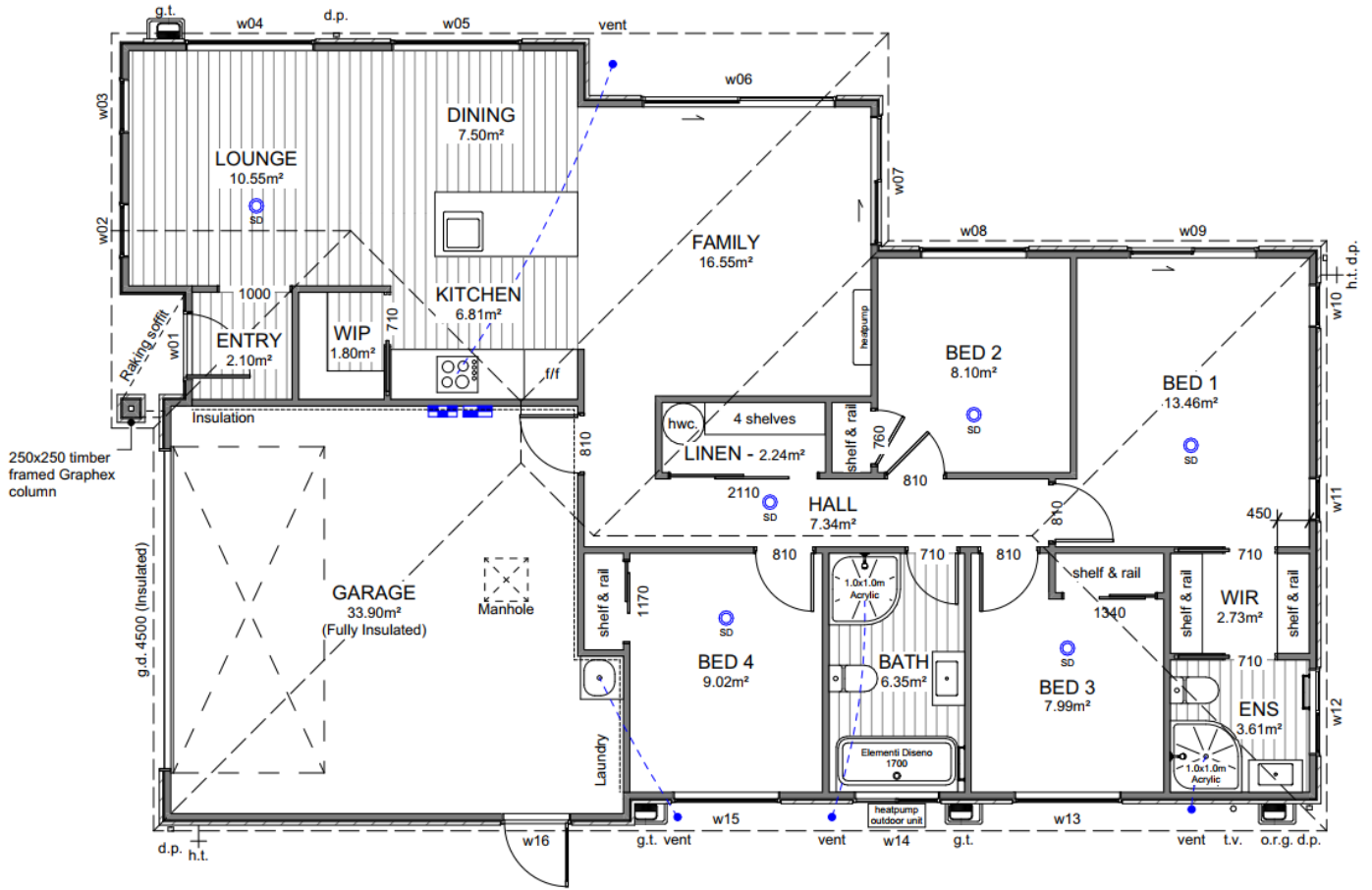
Family sized home featuring four bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fastest growing community. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only a short drive to central Rolleston with a shopping complex to cater all requirements.





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 854 Arbor Green, Stage 28, Springwood, 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° longrun corrugate | Fascia and gutter: | Dimond metal fascia and quad gutter |
| Downpipes: | Colorsteel 75x55 rectangular | Main cladding: | Rockcote Graphex (15yr manufacturers guarantee) |
| Feature cladding: | James Hardie Axon | 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: | Fujitsu SET-ASTH22KNTA 6.0/6.5kw |
| Extractor: | Inline extractor fan | Hot water cylinder: | Rheem 250L |
| Carpet | Belgotex Urban Twist | Vinyl plank: | Belgotex Luxury Plank—Province |
| Splashback tiles: | 100x300mm subway tile (Kitchen only) | Window coverings: | Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms |
| 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 854 Arbor Green, Stage 28, Springwood, 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 854 Arbor Green, Stage 28, Springwood, 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 mixers: | Elementi Cura  |
| Shower slides: | Elementi Rayne  | Bath spout: | Elementi Uno  |

Colour Scheme

Lot 854 Arbor Green, Stage 28, Springwood, Rolleston

| 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/ negative detail: | Subtle grey velvet |
| Exterior cladding (Rockcote): | Black white | Kitchen benchtop: | TriStone 12mm – Pure white |
| Exterior cladding (Axon): | Black white | Kitchen splashback: | White gloss with misty grey grout |

Exterior:

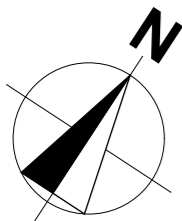


Interior:



Kitchen:





Site Info

| | |
|-------------------|--------------------------------|
| Site Address | 85 Lennon Drive Arbor Green |
| Legal Description | Lot 854 |
| Site Area | 403m ² |
| Building Area | 156.35m ² |
| Roof Area* | 177.00m ² |
| Site Coverage | 43.92% |

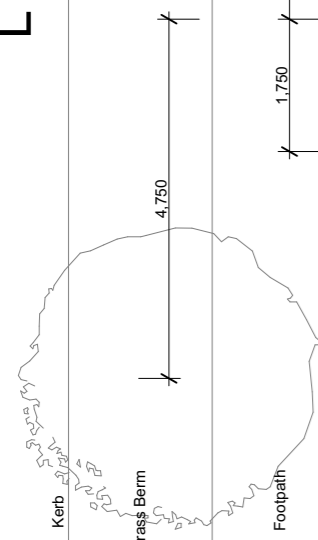
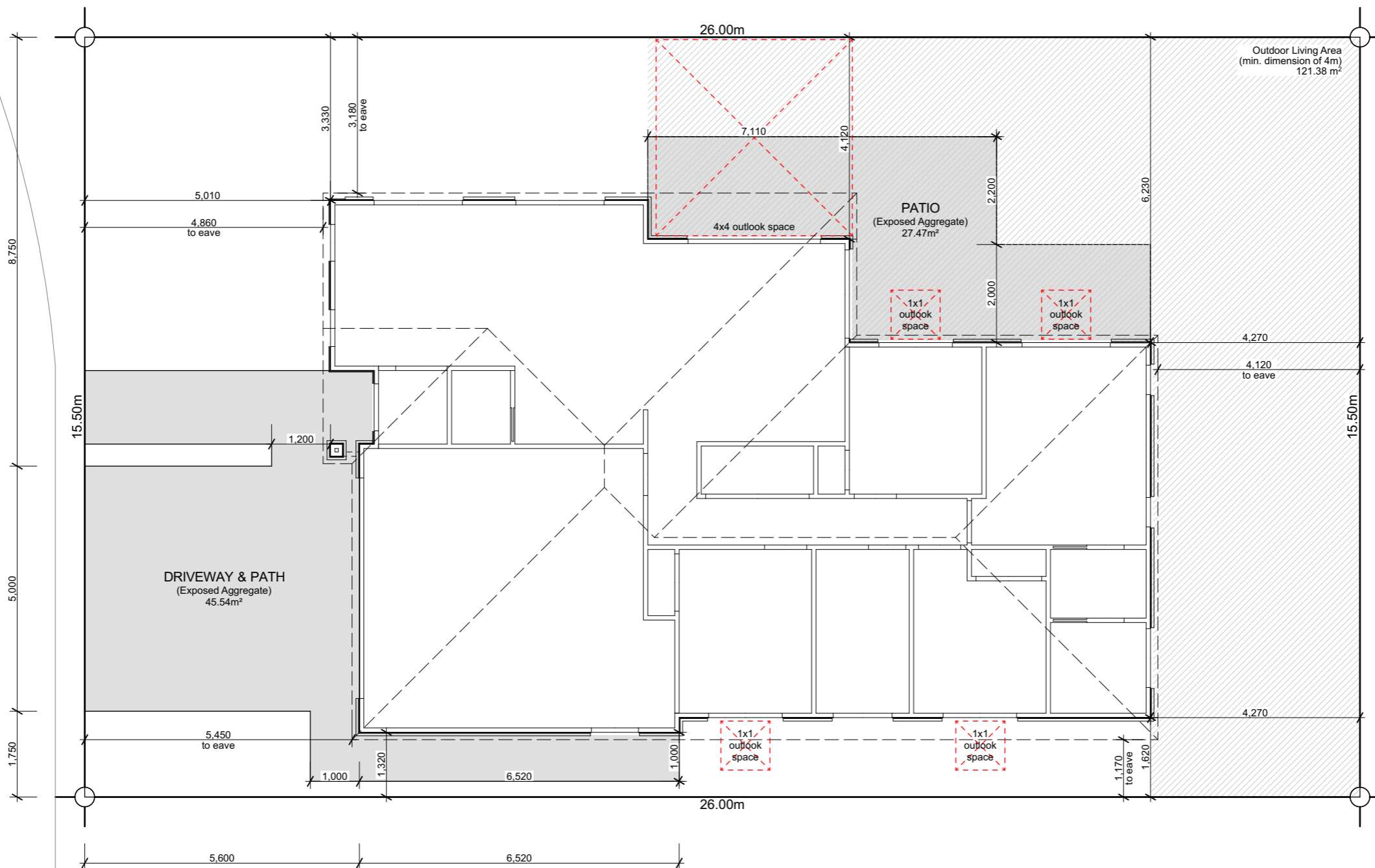
Design Basis

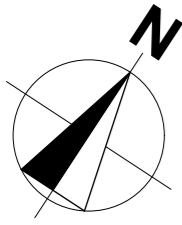
| | |
|-----------------|-----------|
| Wind Zone | High |
| Earthquake Zone | 2 |
| Snow Zone | N4 < 100m |
| Exposure Zone | C |

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.
- 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.

LENNON DRIVE





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

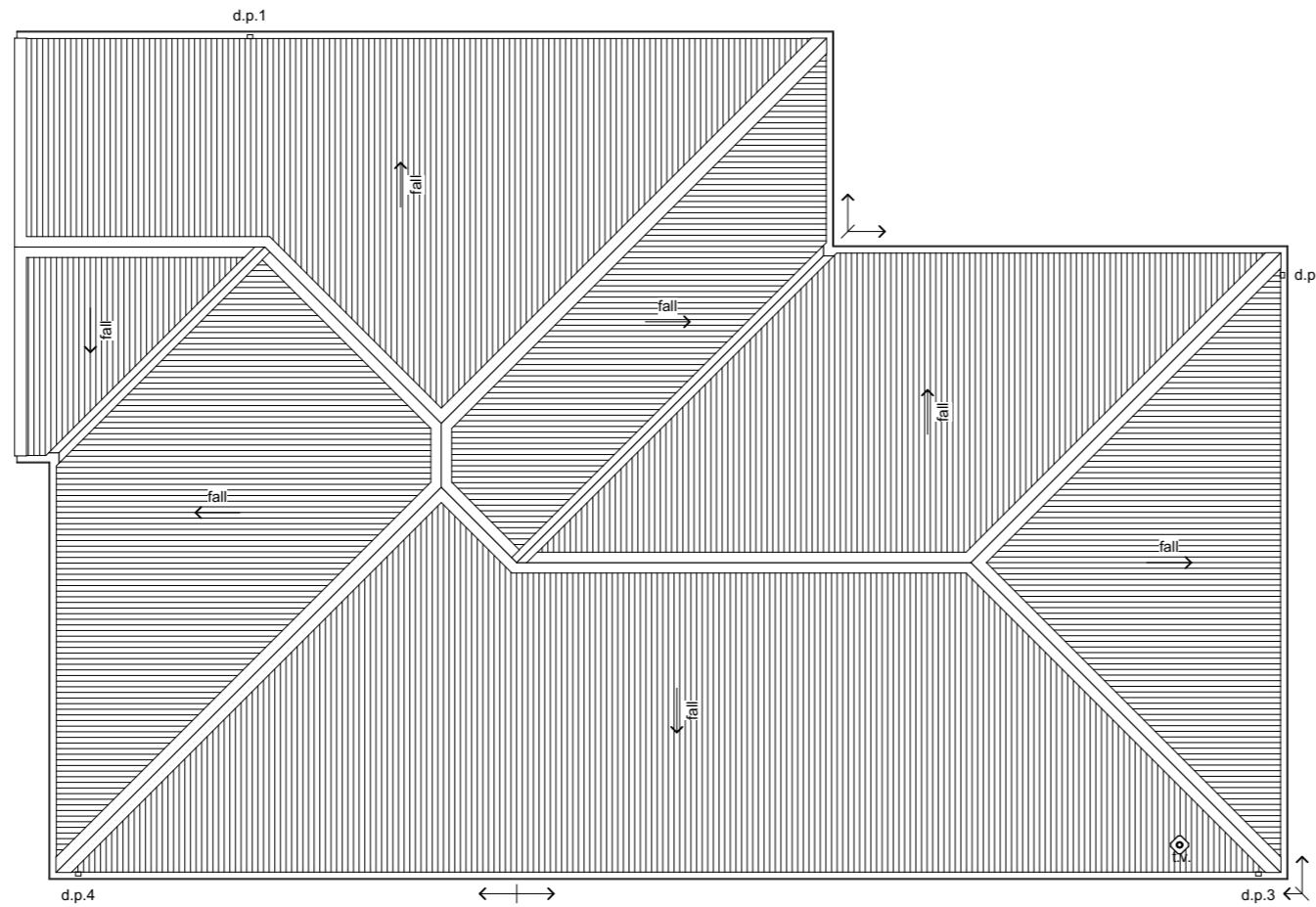
Seal all pipe penetrations with Deklite flashing kit as per specification.

Downpipe Catchment (Plan Area)

| | |
|-------|------------------|
| d.p.1 | 46m ² |
| d.p.2 | 42m ² |
| d.p.3 | 34m ² |
| d.p.4 | 47m ² |

Roof Bracings

Refer to truss design.



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 ey.archiplus@gmail.com
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 021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
 85 LENNON DRIVE ROLLESTON
 LOT 854 ARBOR GREEN

Issue
 Concept Plan

This plan is developed for the purchaser
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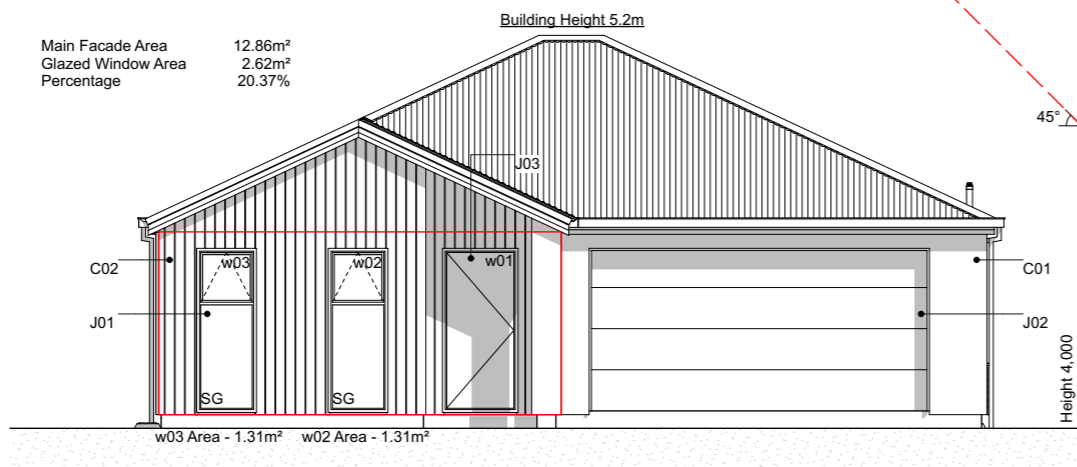
Roof Plan

Scale 1:100 @ A3

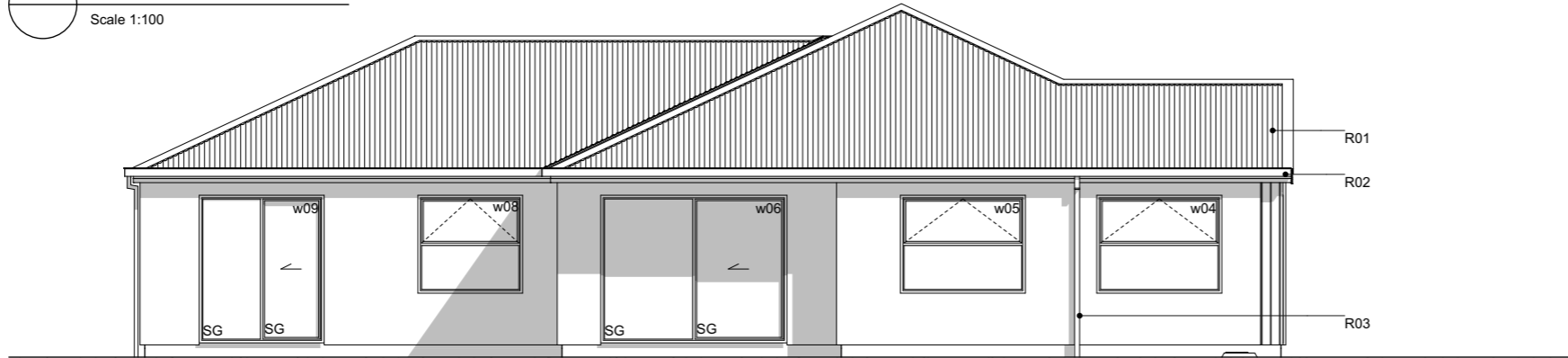
Revision 02
 Date 12/03/2025
 File No. 25032

Sheet No.

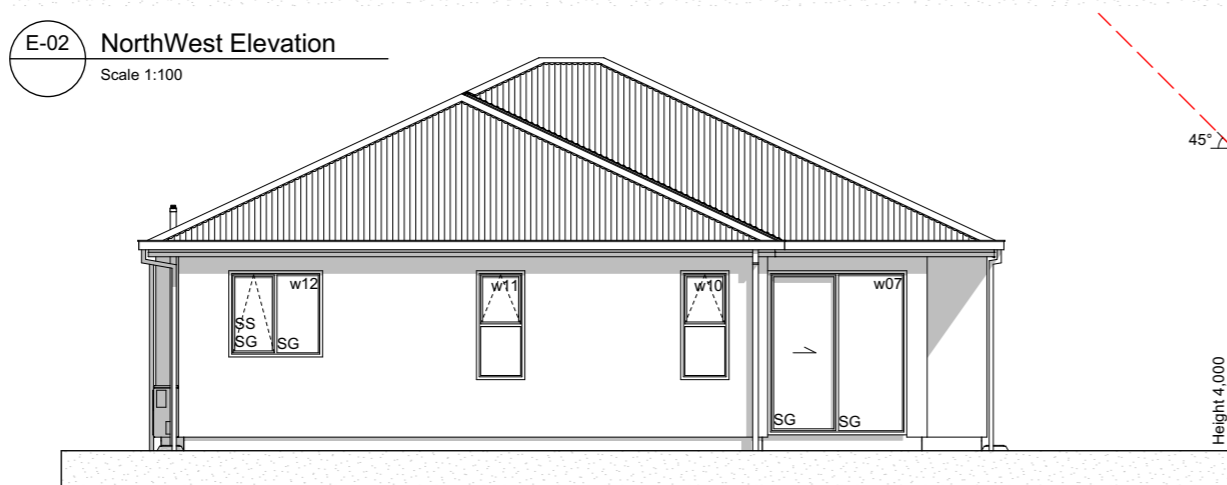
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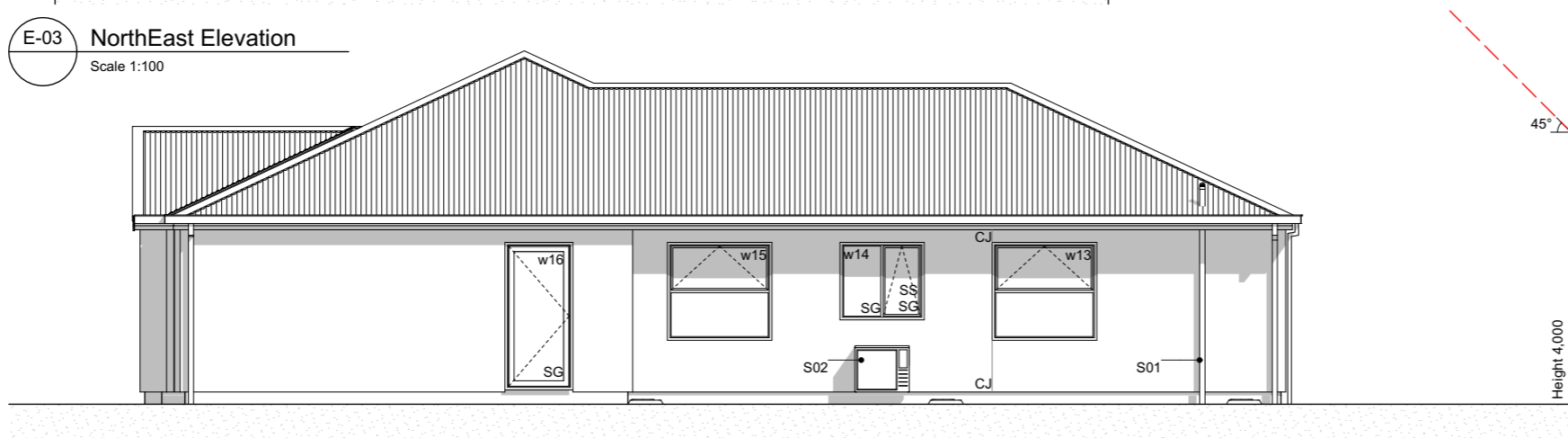
E-01 SouthWest Elevation
 Scale 1:100



E-02 NorthWest Elevation
 Scale 1:100



E-03 NorthEast Elevation
 Scale 1:100



E-04 SouthEast Elevation
 Scale 1:100

Elevation Keys

- C01 RCS Graphex panel with plaster finish on 20mm cavity battens.
- C02 James Hardie Axon panel on 20mm 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

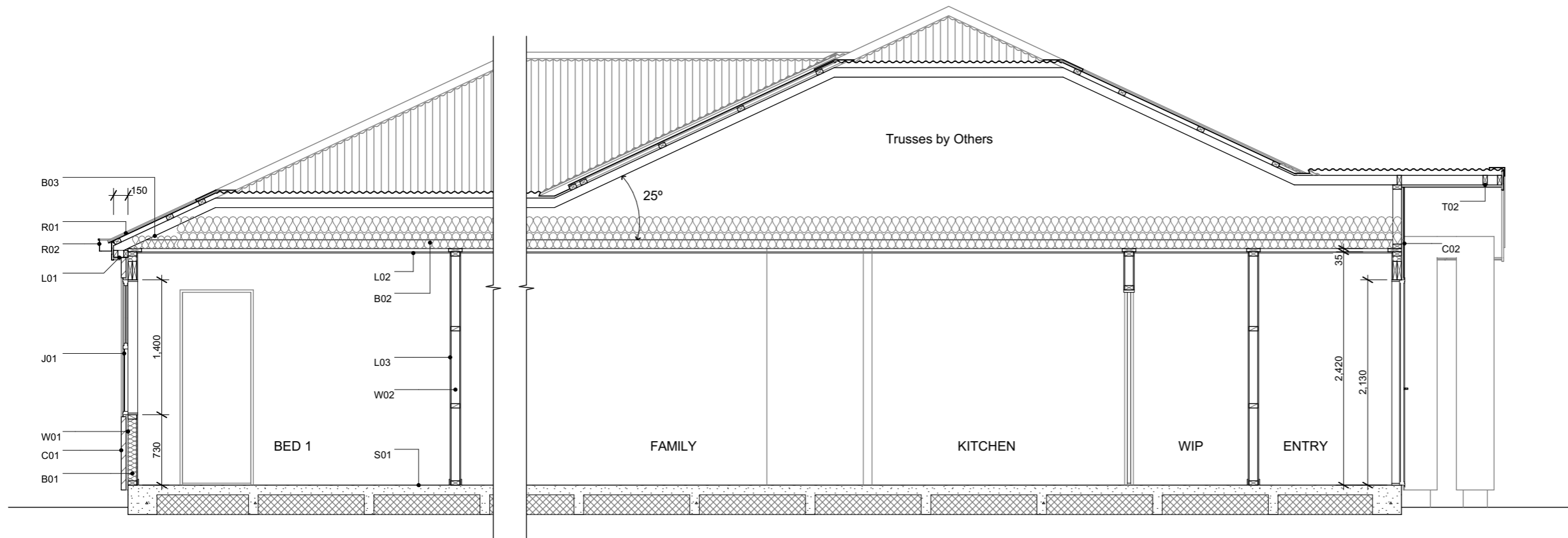
- w01 Window ID
- SS Security Stay
- SG Safety Glass
- CJ Control Joint

General Notes

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

Section Keys

- C01 RCS Graphex panel with plaster finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / outriggers to form raking soffit.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins 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 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 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 and roofing underlay.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



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P R O P E R T Y L T D
 85 LENNON DRIVE ROLLESTON
 LOT 854 ARBOR GREEN

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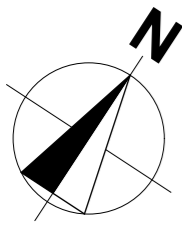
Cross Section A-A

Scale 1:50 @ A3

Revision 02
 Date 12/03/2025
 File No. 25032

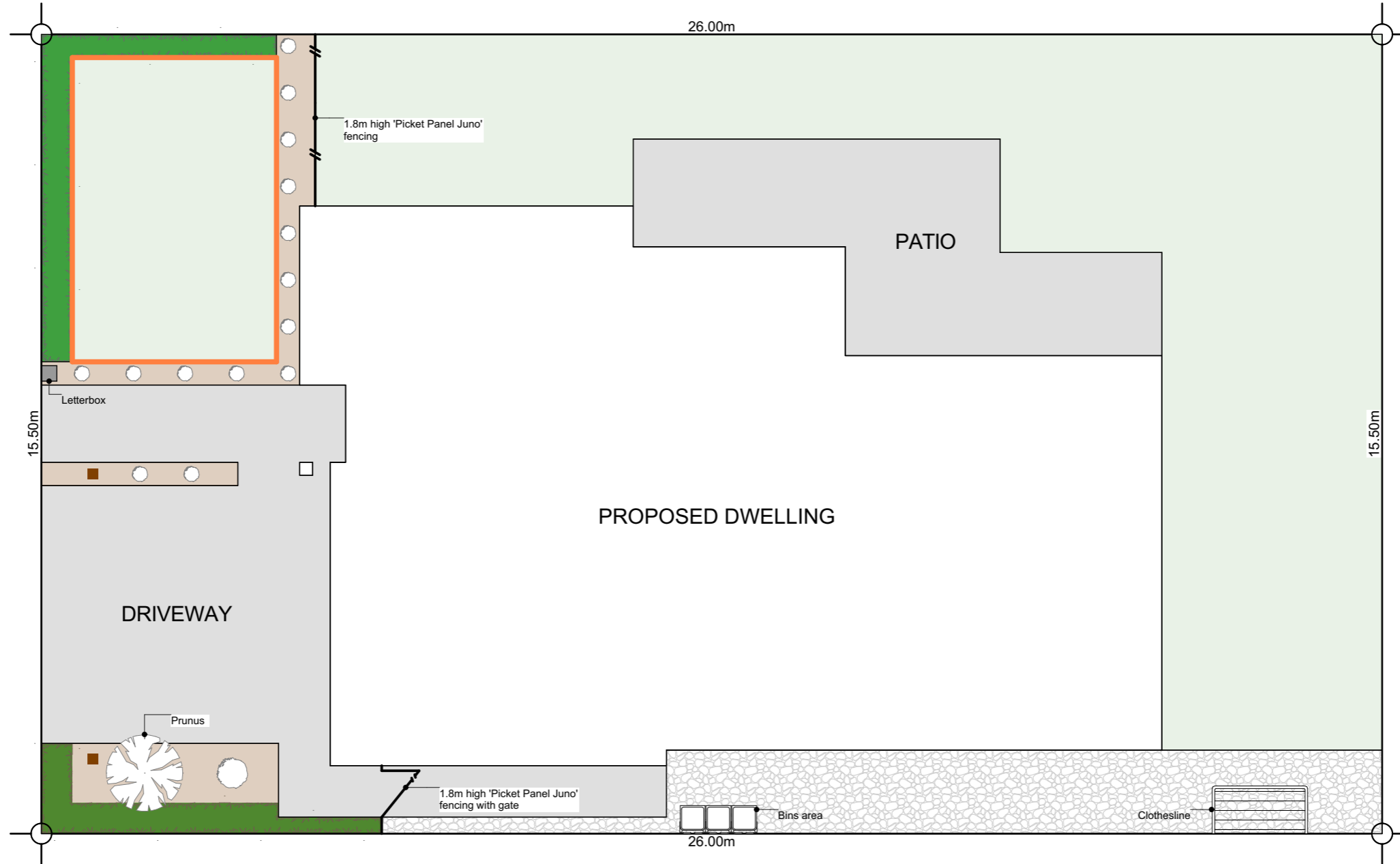
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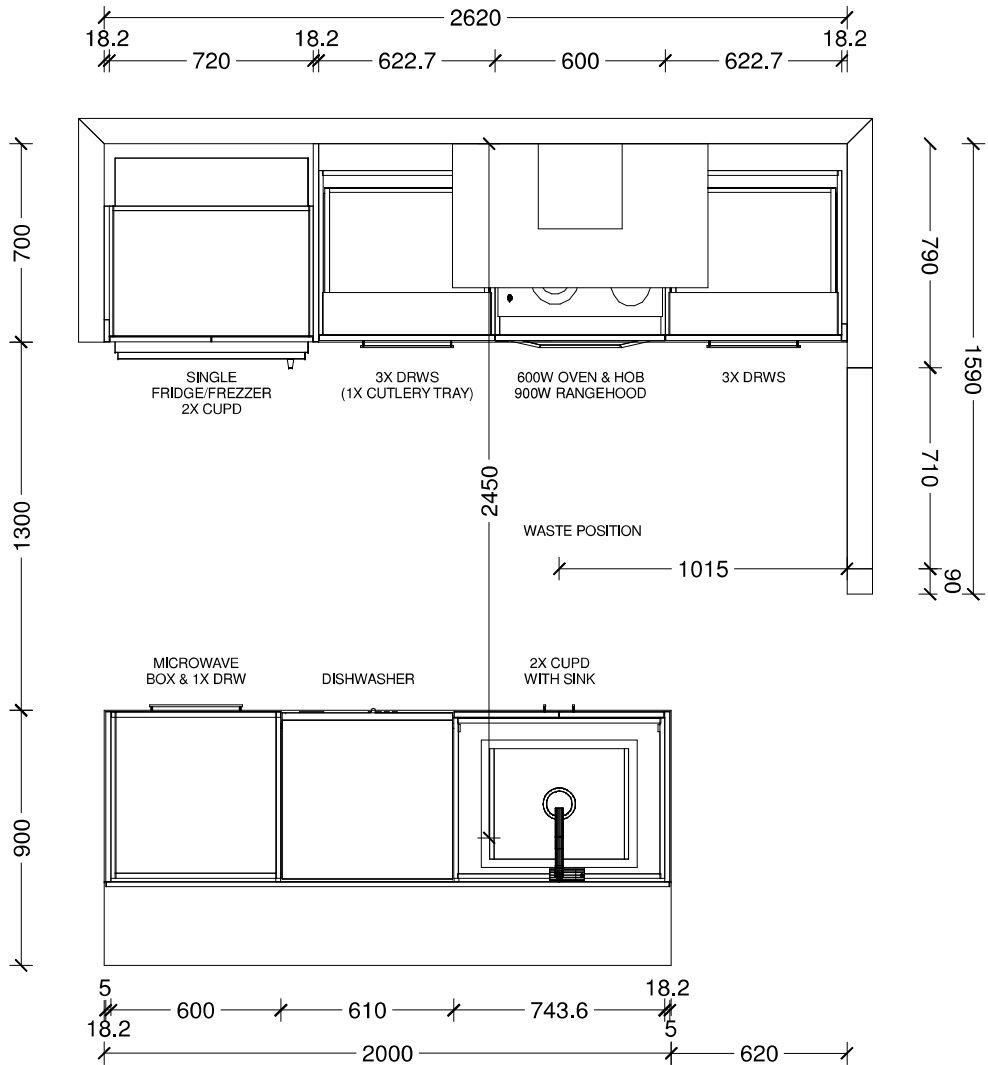
Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - Lavandula angustifolia 'Hidcote' - English Lavender
 - Pittosporum little gem
 - Thuja occidentalis Smaragd - Emerald Cedar
 - Viburnum tinus Eve Price
 - Azalea
 - Corokia geentys green
 - Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
 - Camellia 'Cinnmon Cindy'
- *Planting species for garden bed are indicative-not to be limited to.



Legends

- Lawn
 - Exposed Aggregate
 - Stonechip
 - Garden Bed with Bark
 - Portuguese Laurel - Hedge to be a min. 800mm high at time of planting and a max of 600mm apart (stem to stem)
 - 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
 - 1.8m 'Picket Panel Juno' fence in black
-
- Fencing



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

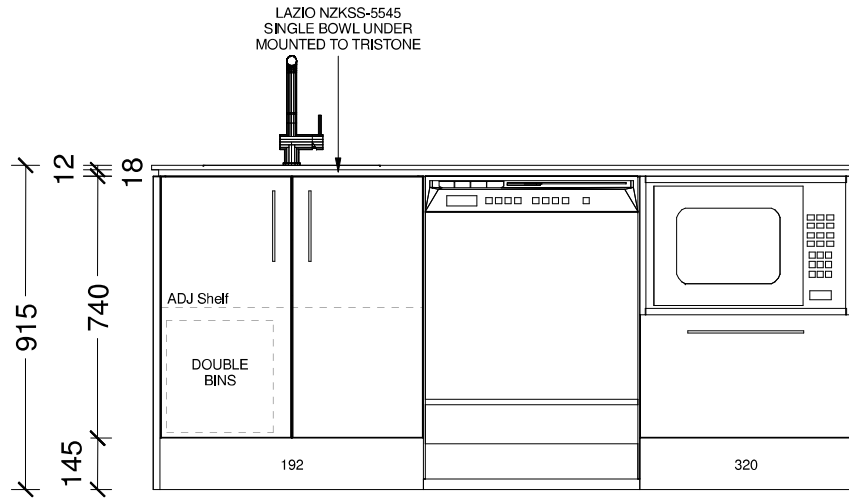
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|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |
| Dwg: Kitchen Plan | Scale: 1 : 25 | Customer: The Maple Modified | | | |





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

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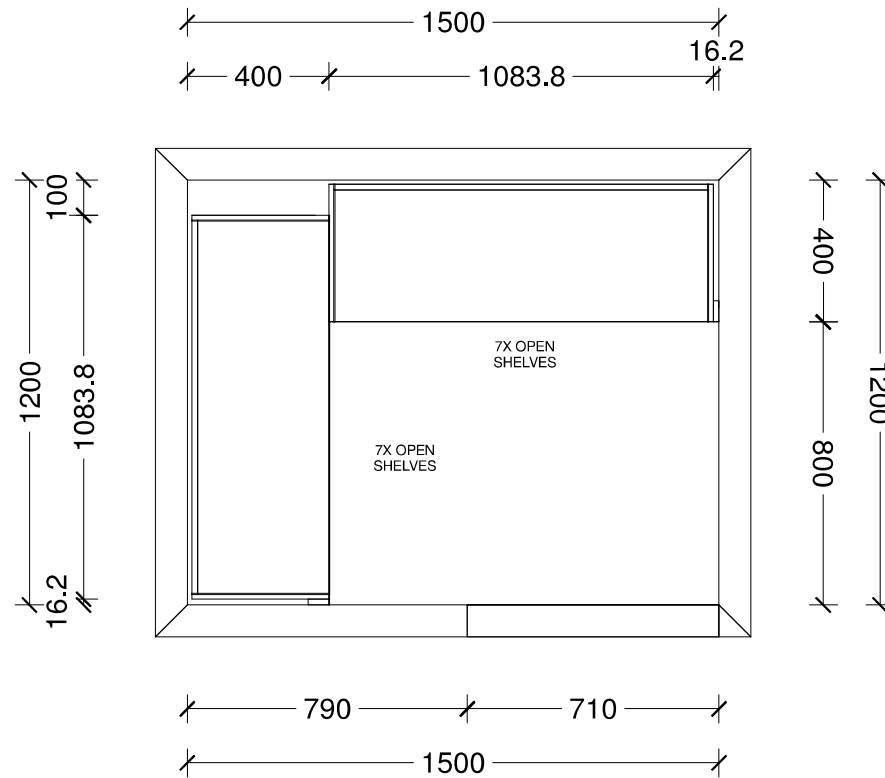
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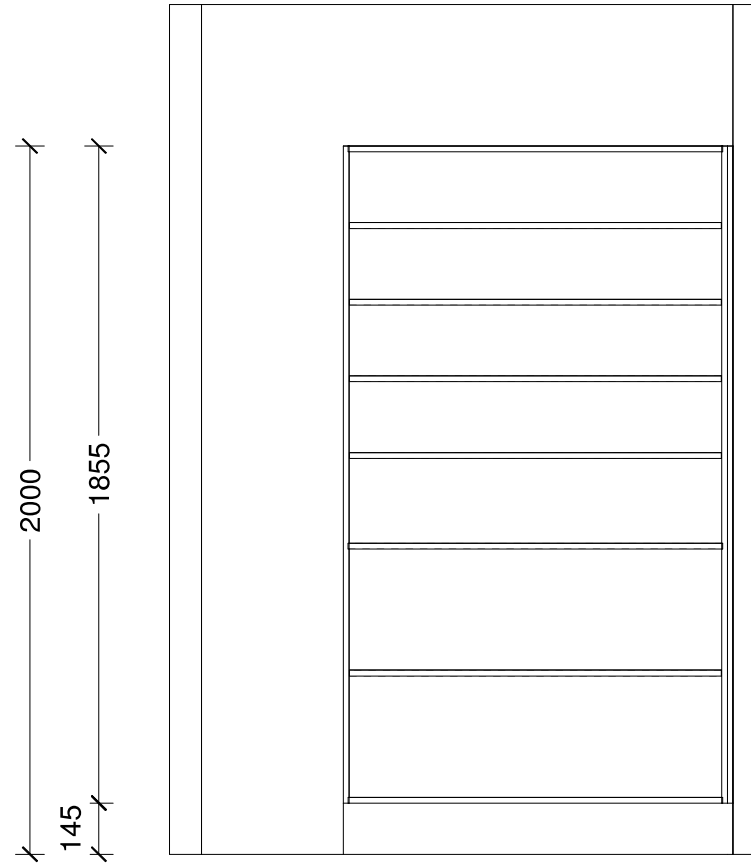
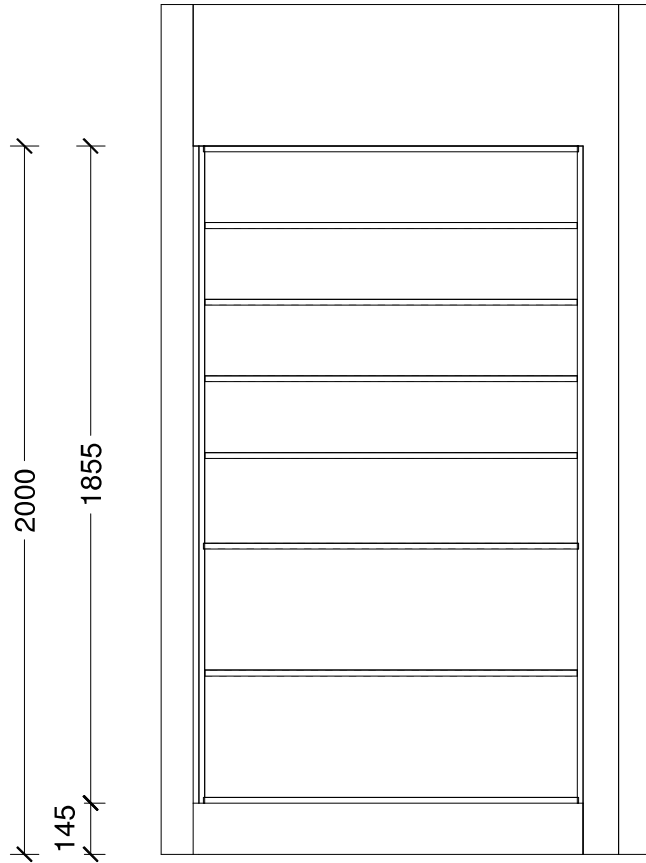
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| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Kitchen 3D Perspective | Scale: | Customer: The Maple Modified | | | | |

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| | | | | | | |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|--|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default | |
| Dwg: Pantry Plan | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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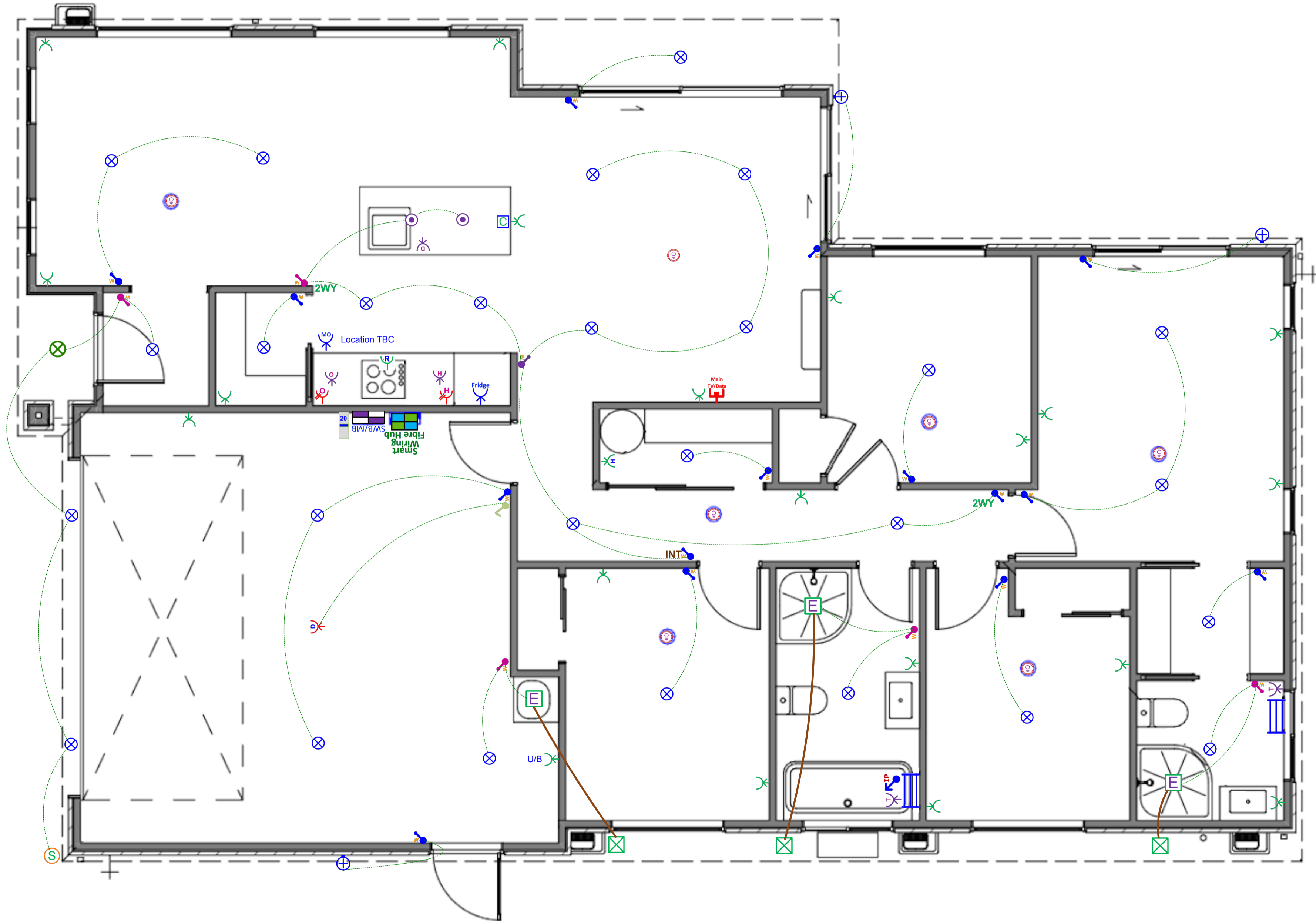
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|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---|
| Designer: Sarah Molyneux | Date: 20 Feb 24 | Client: Oakridge Homes | BC Ref: Job | Site Address: | Job#: Default |  |
| Dwg: Pantry Elevation | Scale: 1 : 20 | Customer: The Maple Modified | | | | |

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| | | | | | | |
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| Dwg: Pantry 3D Perspective | Scale: | Customer: The Maple Modified | | | | |

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Client Name: Oakridge Homes
Site Address: Arbor Green - Lot 854 (Garage Right)
Acceptance Signature & Date:












Date: 13-03-2025
Plan: Electrical & Lighting

Designed By: Mike Lew
Phone: 03 338 4238
Email & Web: info@smartsystems.net.nz smartsystems.net.nz

Plan: Arbor Green - Lot 854 (Garage Right) - 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 | | 20 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 |
|  Extractor Fan External Grill (White) | | 3 EA |
|  External 180-Degree Lighting Movement Sensor (White) | | 1 EA |
|  Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit | | 27 EA |

Electrical

| Item | Total |
|--|-------|
|  Recessed LED Downlight Prolux DL30 160° Beam 13-Watt 3K 30°Tilt (White) and Circuit | 1 EA |
|  Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit | 2 EA |
|  External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit | 3 EA |
|  Tradesave Slim Light Switch 1-Gang (White) | 15 EA |
|  Tradesave Slim Light Switch 2-Gang (White) | 5 EA |
|  Tradesave Slim Light Switch 3-Gang (White) | 1 EA |
|  Excel Life White IP Rated Light Switch 1 Gang | 1 EA |
|  2-Way Light Circuit | 2 EA |
|  Tradesave Slim 3-way Intermediate Switching Light Circuit | 1 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 |