

# House and Land Package

Lot 855 Arbor Green, Stage 28,  
Springwood, Rolleston

Dwelling Size	Section Size
158m <sup>2</sup>	403m <sup>2</sup>

# \$769,900

			
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, 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.





# Specification





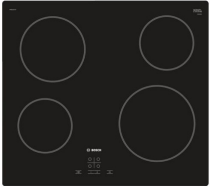




*Lot 855 Arbor Green, Stage 28, Springwood, Rolleston*

<b>General:</b>			
Guarantee:	10 year Masterbuild	Insurance:	Builders All Risk
Warranty:	365 day from settlement	Utilities:	Mains supply including fibre
<b>Dwelling Exterior:</b>			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m NZ5S 3602:2003 with building wrap / kiln dried pine
Roofing:	10° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75x55 rectangular	Main cladding:	Austral 70 Series Brick
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
<b>Dwelling Interior:</b>			
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
<b>Landscaping:</b>			
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 855 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

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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 855 Arbor Green, Stage 28, Springwood, Rolleston

Exterior:		Interior:	
Roof:	Flaxpod	Ceilings:	Half black white
Fascia/ Gutter / Downpipes:	Flaxpod	Walls:	Black white
Window joinery:	Flaxpod	Interior doors:	Black white
Front door:	Flaxpod	Skirting:	Black white
Front door frame:	Flaxpod	Carpet:	Iron
Garage door:	Flaxpod	Vinyl plank:	Natural
Garage door frame:	Flaxpod	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding (Main):	Karakare with charcoal mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Element	Kitchen splashback:	White gloss with misty grey grout

## Exterior:

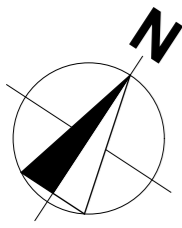


## Interior:

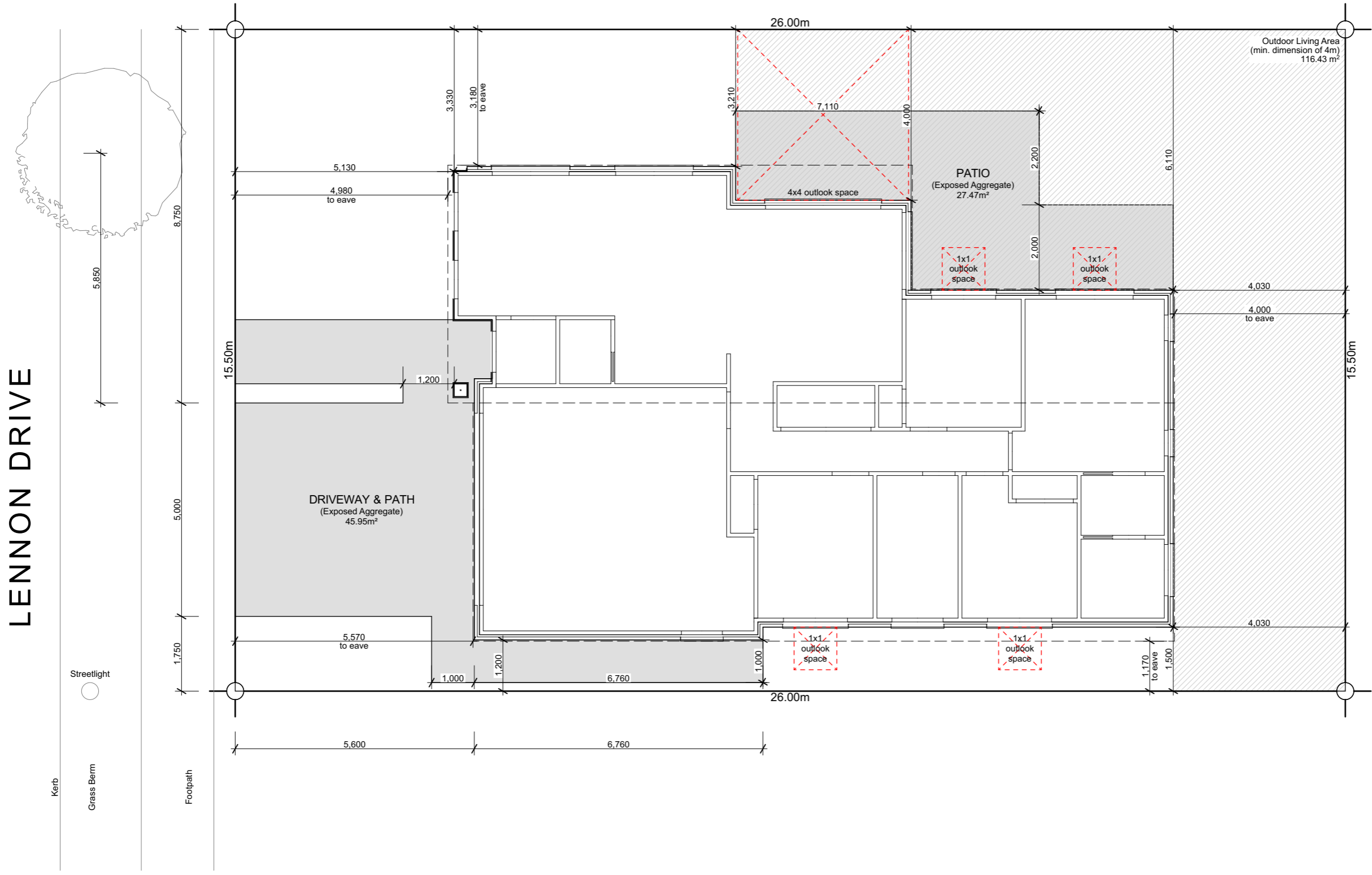


## Kitchen:





LENNON DRIVE



**Site Info**

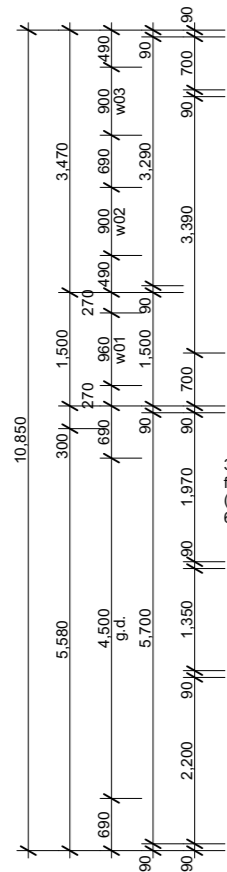
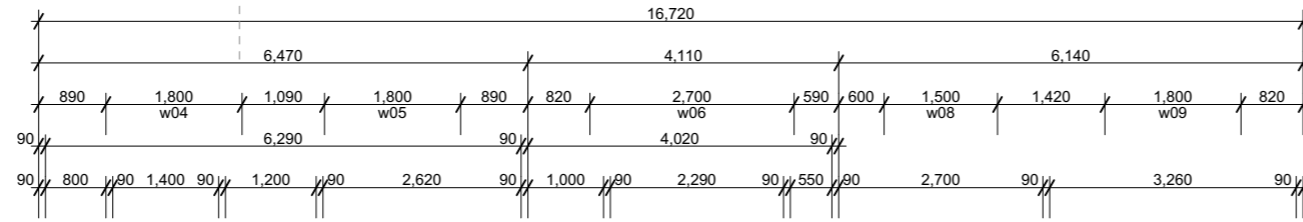
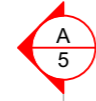
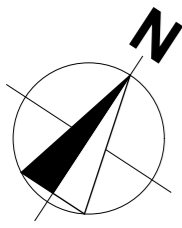
Site Address	87 Lennon Drive Arbor Green
Legal Description	Lot 855
Site Area	403m <sup>2</sup>
Building Area	158.86m <sup>2</sup>
Roof Area*	175.11m <sup>2</sup>
Site Coverage	43.45%

**Design Basis**

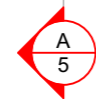
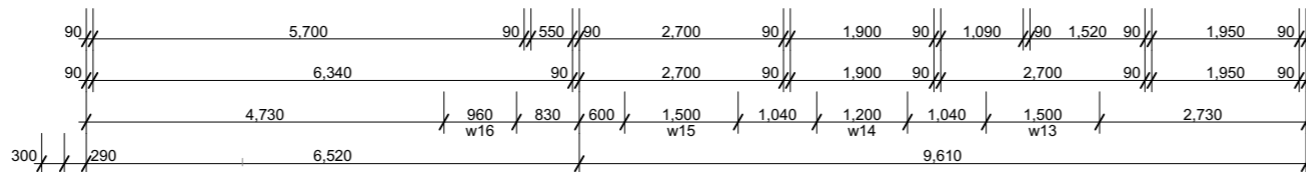
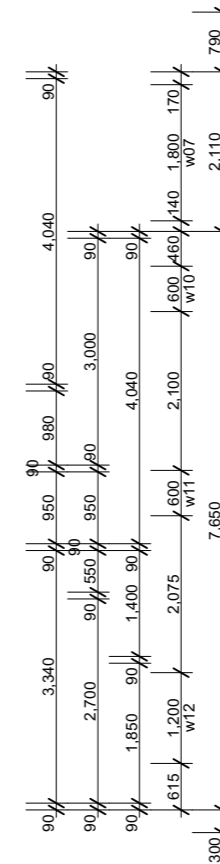
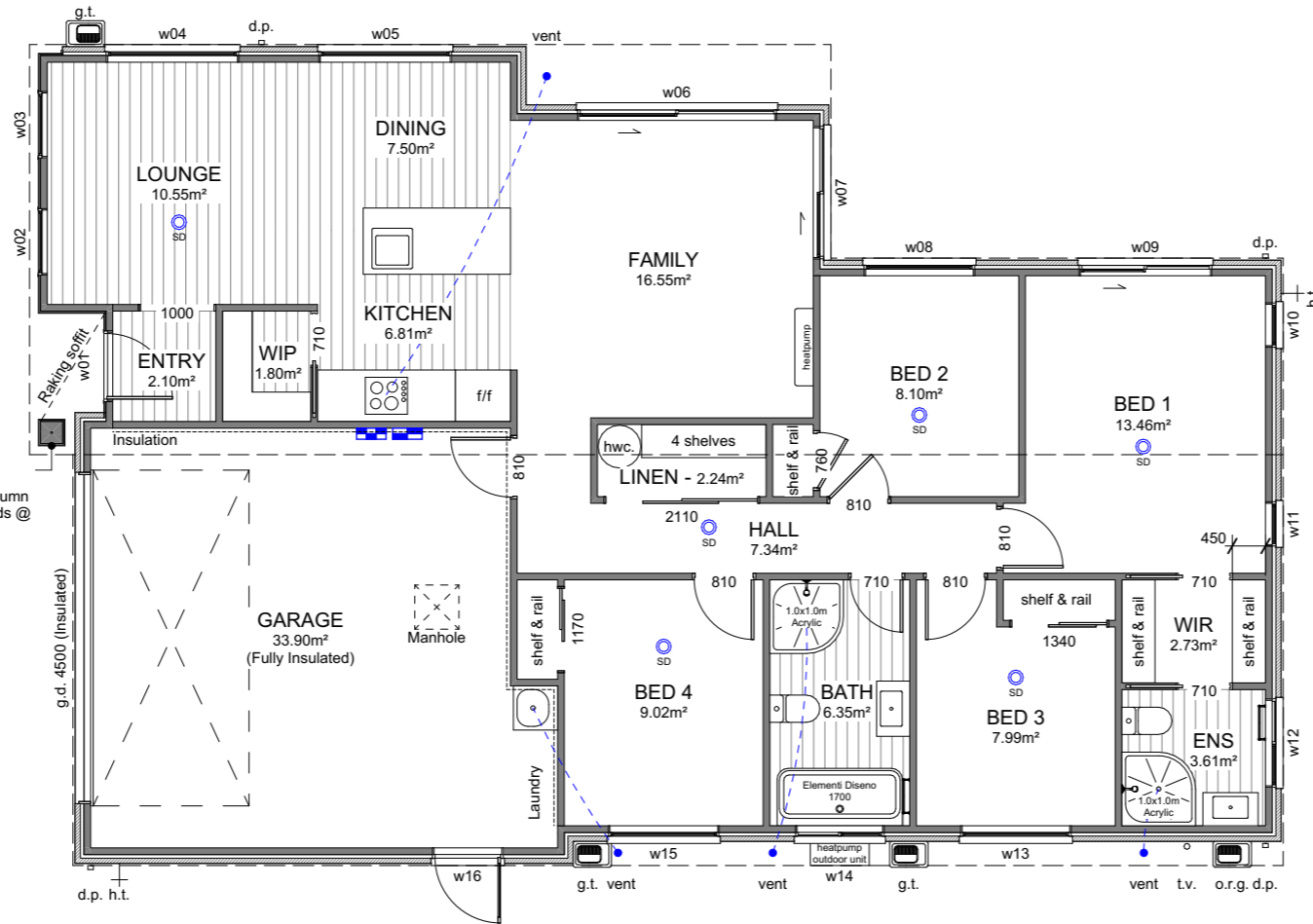
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

**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.



300x300 timber framed Axon column (140x45mm studs @ 600 crs)



### Building Area

Over Frame	152.67m <sup>2</sup>
Perimeter	55.74m
Over Cladding	158.86m <sup>2</sup>
Perimeter	56.70m
Roof Area*	175.11m <sup>2</sup>
Perimeter	57.10m

\*Roof area includes fascia & gutter

### General

Main Cladding	70s Clay Brick
Feature Cladding	JH Axon Panel
Roof Pitch	10°
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.

### Legend

- 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	H	W
w01	2,130	960
w02	2,130	900
w03	2,130	900
w04	1,400	1,800
w05	1,400	1,800
w06	2,130	2,700
w07	2,130	1,800
w08	1,400	1,500
w09	2,130	1,800
w10	1,400	600
w11	1,400	600
w12	1,100	1,200
w13	1,400	1,500
w14	1,100	1,200
w15	1,400	1,500
w16	2,130	960



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**WENDEL BORN**  
**PROPERTY LTD**  
 87 LENNON DRIVE ROLLESTON  
 LOT 855 ARBOR GREEN

**Issue**  
 Concept Plan

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**Floor Plan**

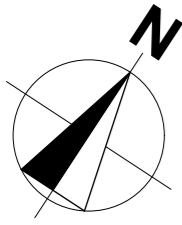
Scale 1:100 @ A3

Revision 01  
 Date 12/03/2025  
 File No. 25033

**Sheet No.**

**2**





### Roof Cladding

10° 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

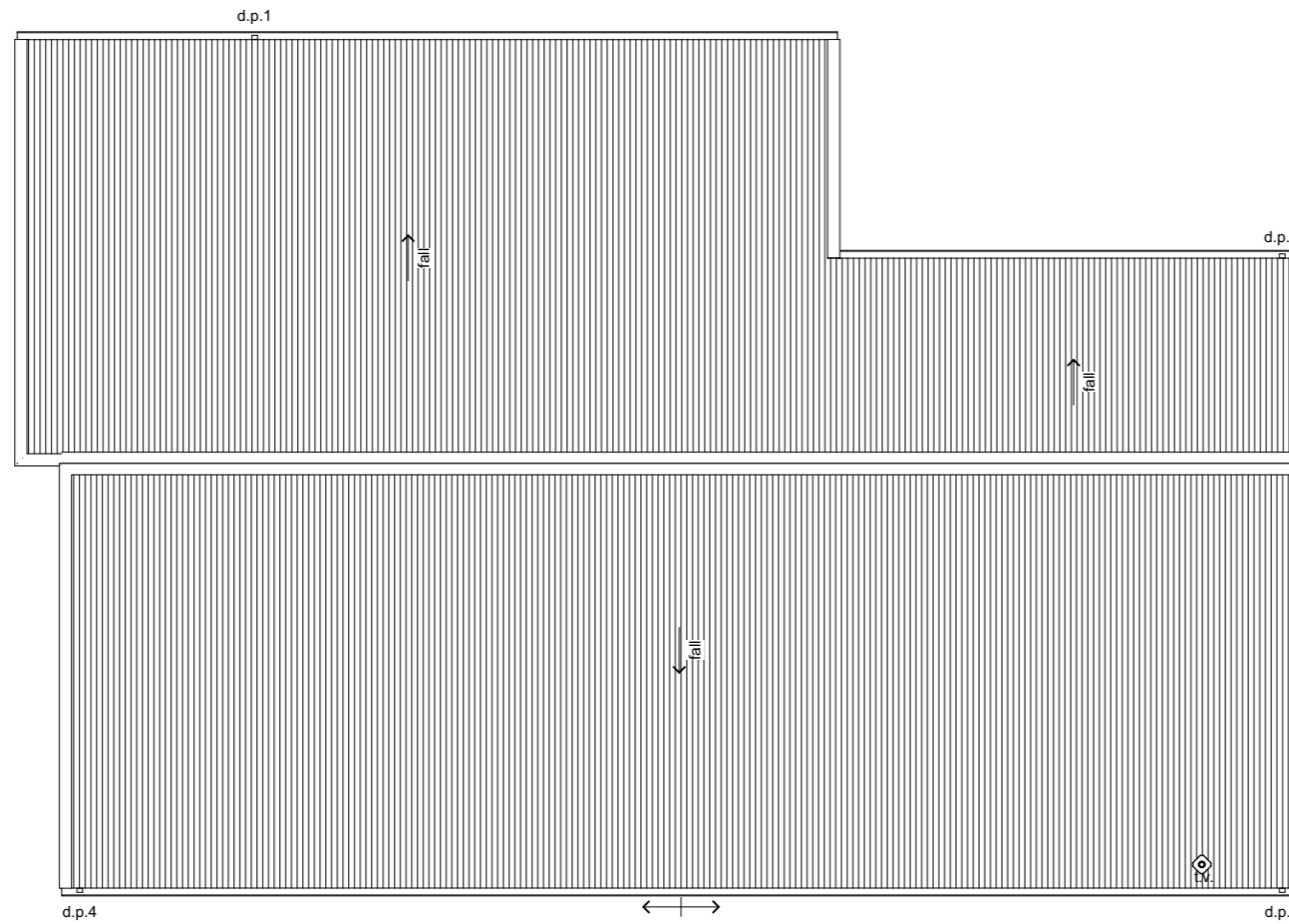
Seal all pipe penetrations with Deklite flashing kit as per specification.

### Downpipe Catchment (Plan Area)

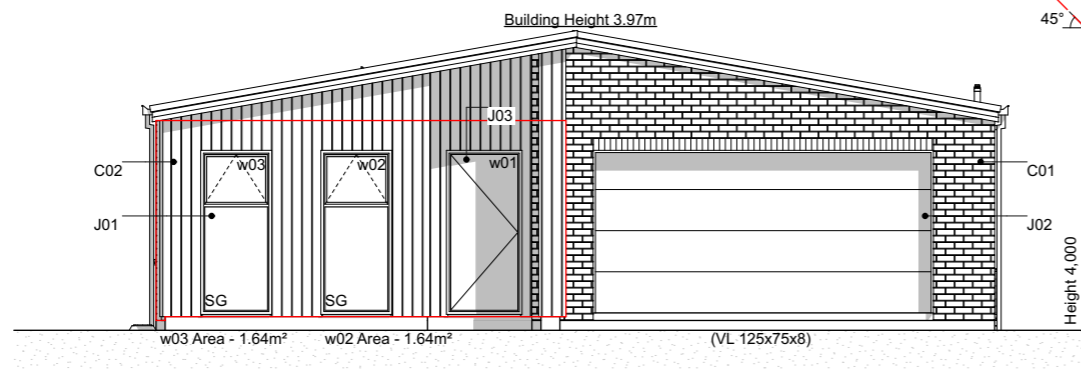
d.p.1	60m <sup>2</sup>
d.p.2	16m <sup>2</sup>
d.p.3	46m <sup>2</sup>
d.p.4	46m <sup>2</sup>

### Roof Bracings

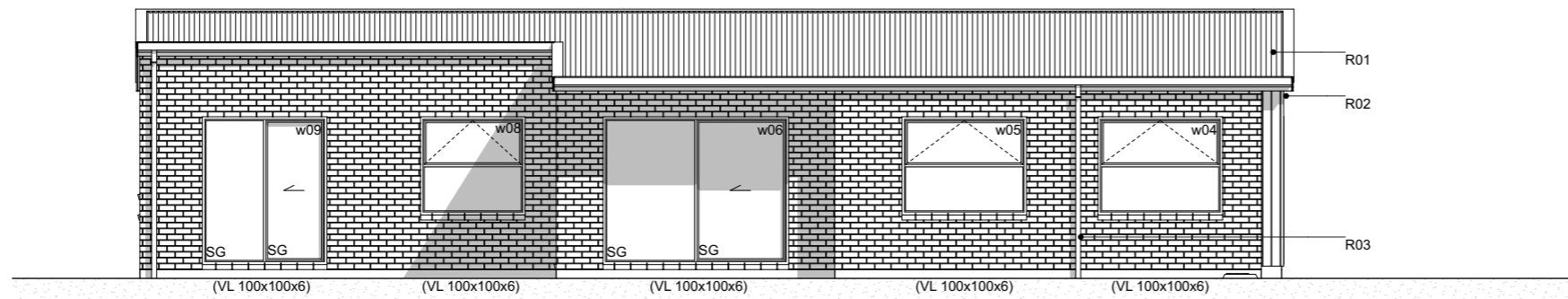
Refer to truss design.



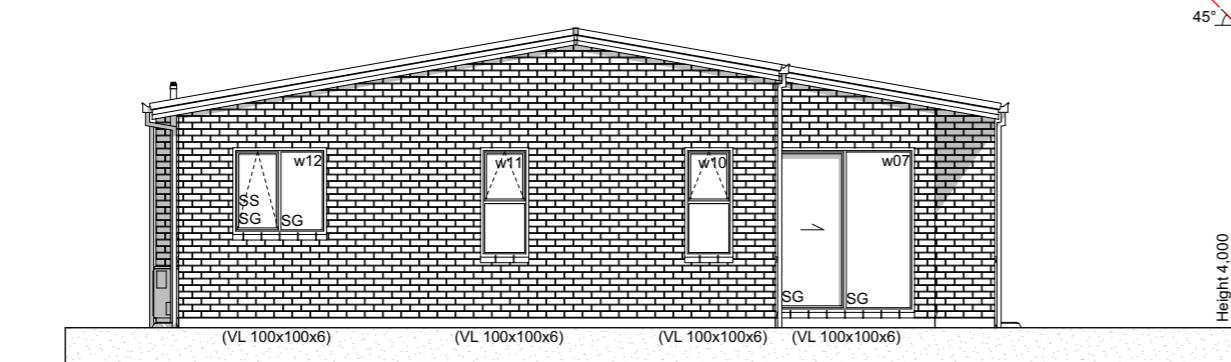
Main Facade Area 14.06m<sup>2</sup>  
 Glazed Window Area 3.28m<sup>2</sup>  
 Percentage 23.33%



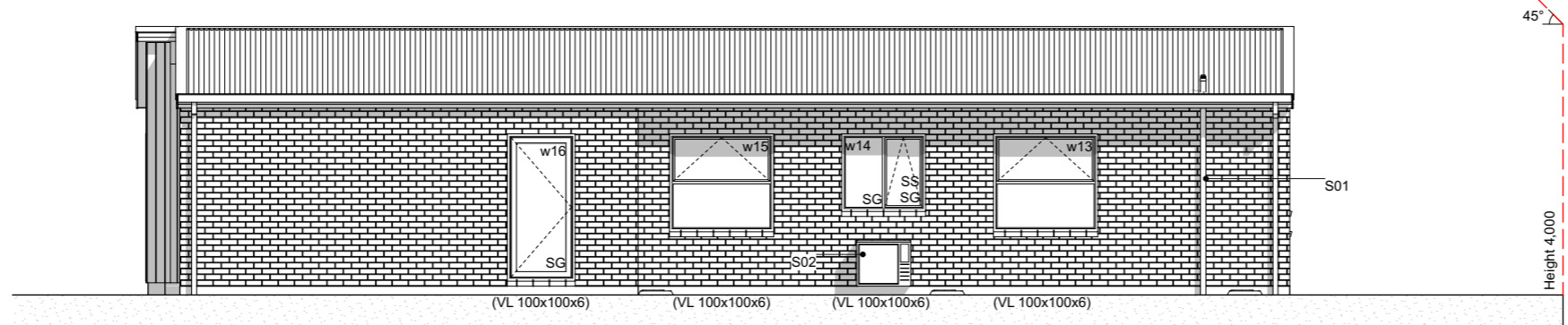
**E-01 SouthWest Elevation**  
 Scale 1:100



**E-02 NorthWest Elevation**  
 Scale 1:100



**E-03 NorthEast Elevation**  
 Scale 1:100



**E-04 SouthEast Elevation**  
 Scale 1:100

**Elevation Keys**

- C01 70 series brick on 50mm cavity. Soldier brick course above garage door head only.
- 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
- VL Veneer Lintel

**General Notes**

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

Veneer lintels fixing  
 Minimum seating into adjacent veneer. On openings up to and including 2.0 m, a seating of 100 mm each side is required. On openings over 2.0 m, a seating of 200 mm is required.

Veneer lintels sizing as per Branz Appraised Two Storey Clay Brick Veneer Construction - Made Easy, Table 5.0.

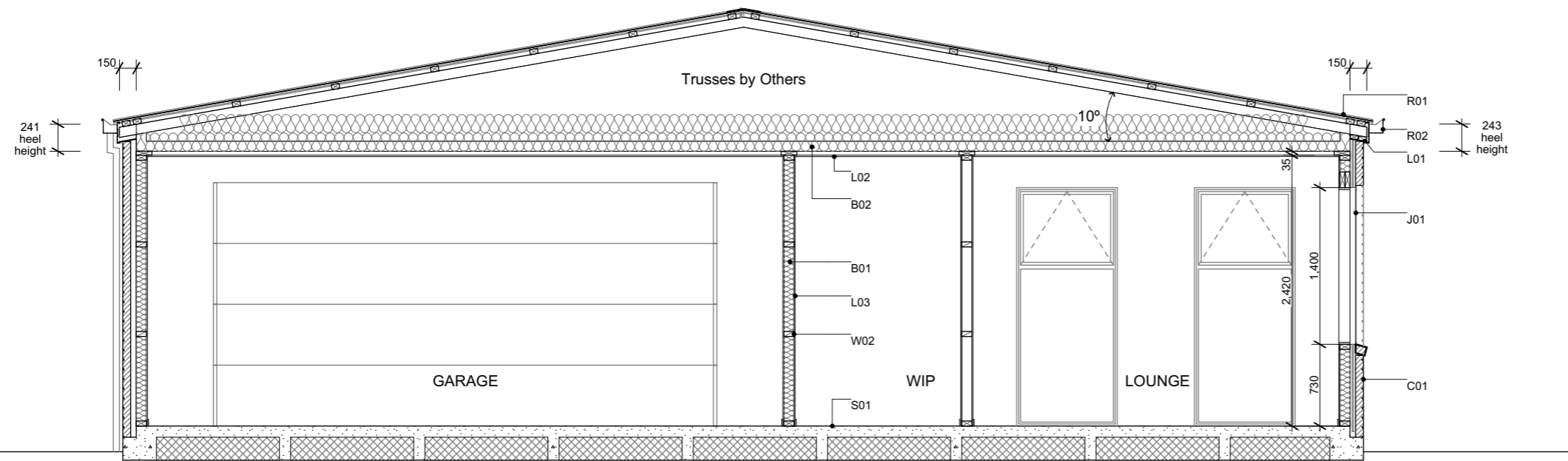
**TABLE 5.0 - LINTEL BARS SUPPORTING VENEER OVER OPENINGS**

Max.Span (mm)	Size of Angle
3000 mm	80 x 80 x 6
3500 mm	100 x 100 x 6 or 125 x 75 x 6
4500 mm	125 x 75 x 8
4800 mm	125 x 75 x 10

Note: As Table 5.0 has been S.E.D, it can be used on all clay veneers, associated with these companies, including single storey.

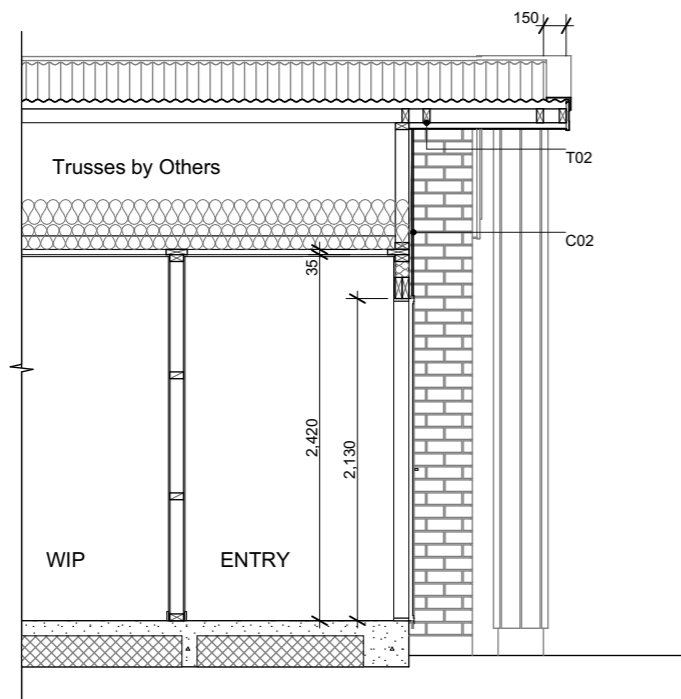
## Section Keys

- C01 70 series brick on 50mm cavity 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 2 x R3.6 (165mm) double layer ceiling insulation batts. Single layer along the perimeter edge 300mm from the outer edge of top plate. Maintain minimum 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)



**A** Section A-A

Scale 1:50



**B** Section B

Scale 1:50



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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**  
 87 LENNON DRIVE ROLLESTON  
 LOT 855 ARBOR GREEN

**Issue**  
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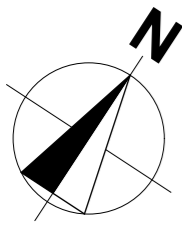
**Cross Sections**

Scale 1:50 @ A3

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 Date 12/03/2025  
 File No. 25033

**Sheet No.**

**5**



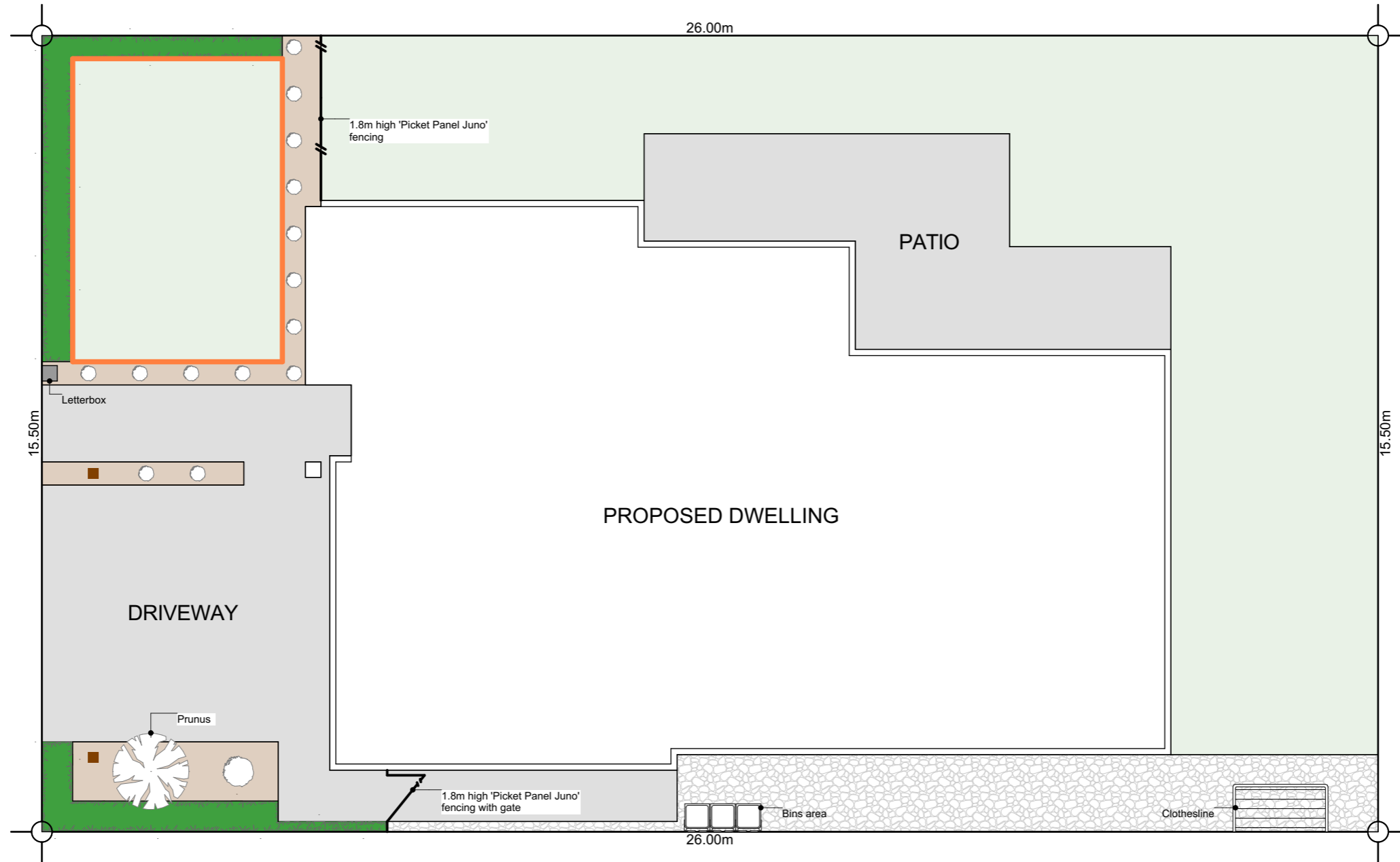
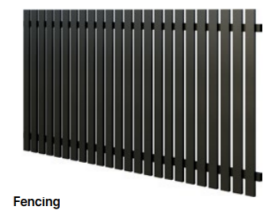
**Plants List for Garden Bed**

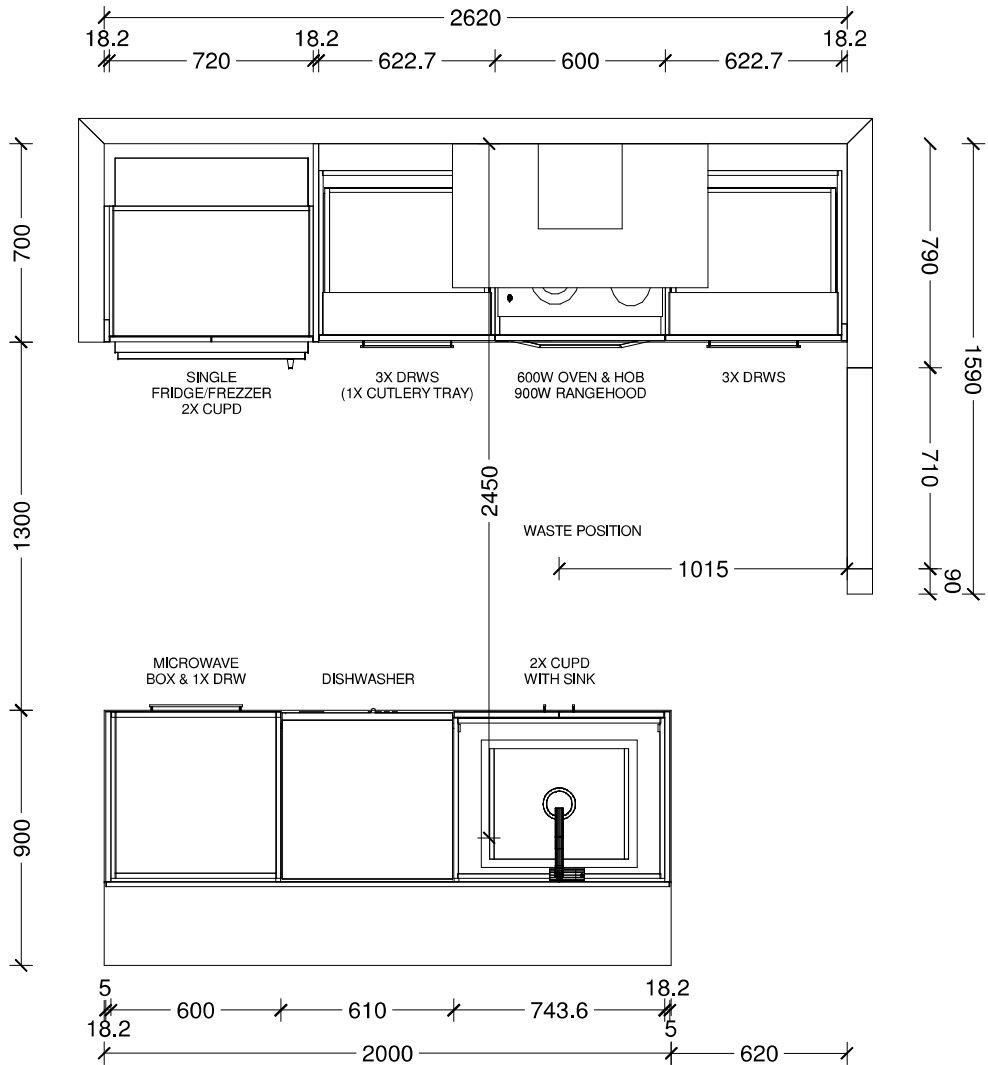
- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- 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





**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:**

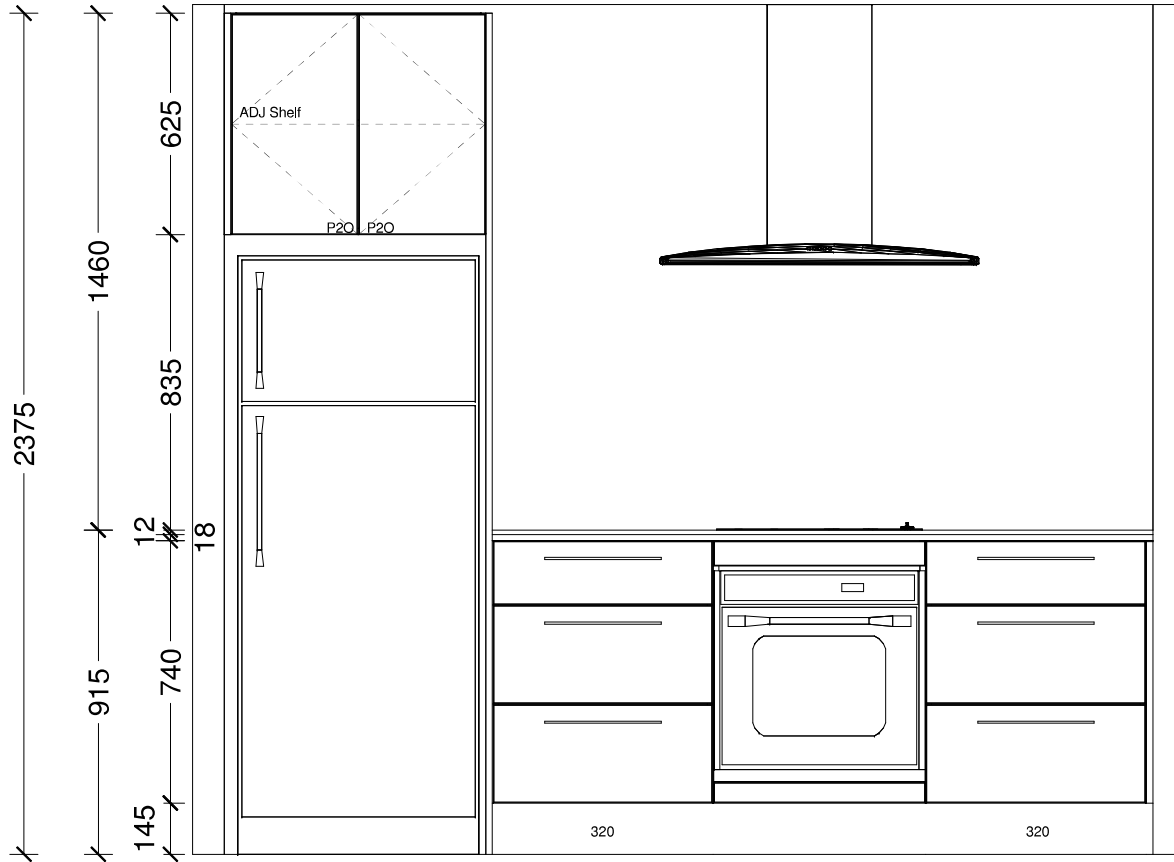
4062-192/320-Titanium Grey

**Sink:**

Lazio NZLSS-5545 Stainless Single Bowl

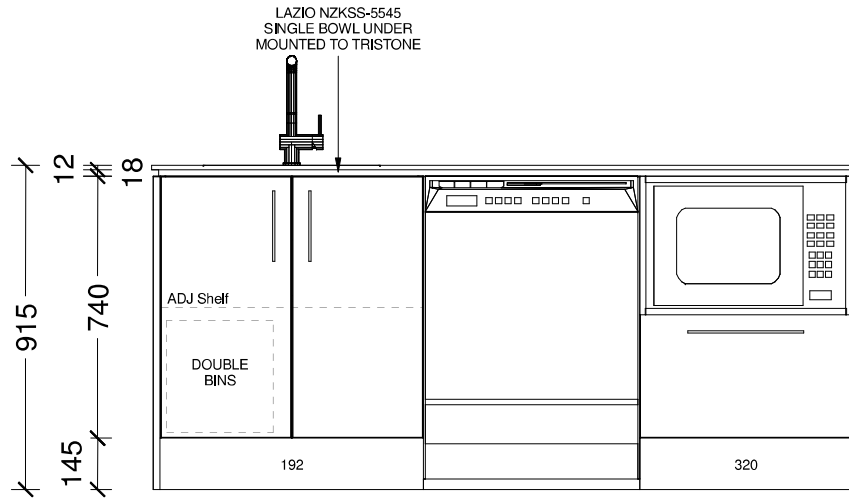
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified				

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: 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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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				

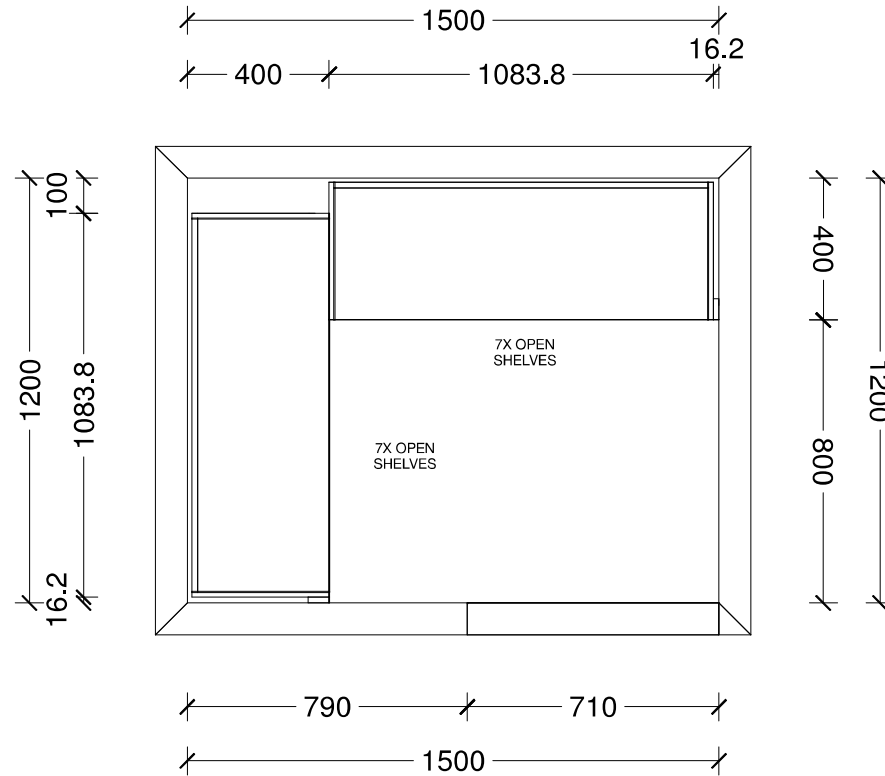
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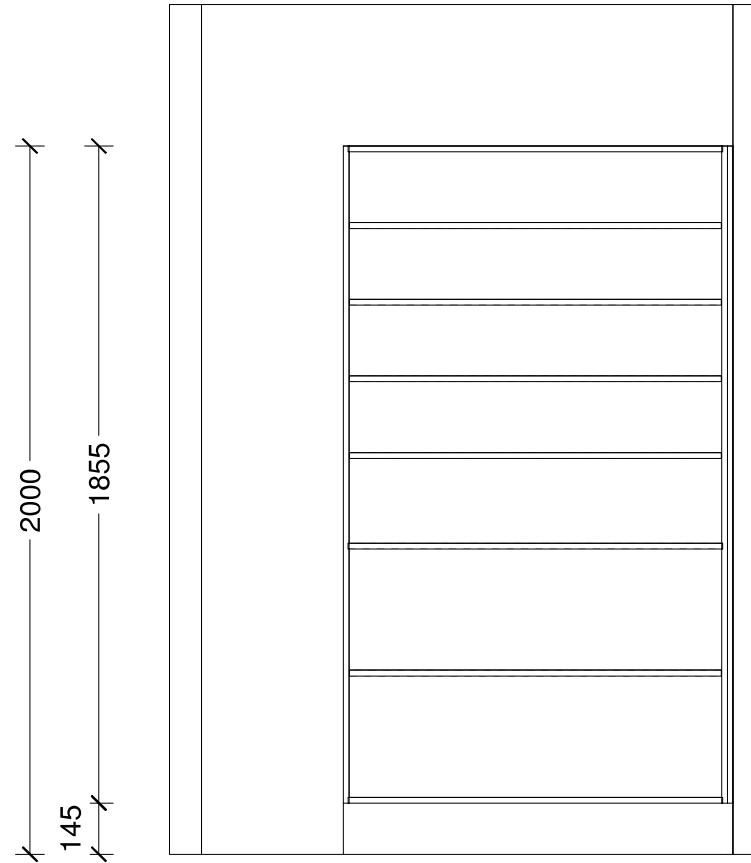
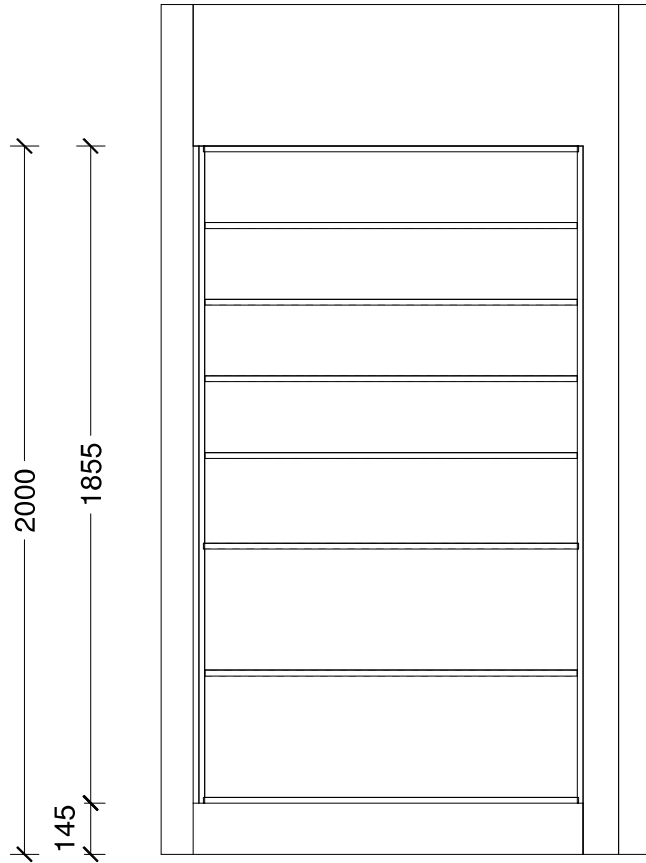
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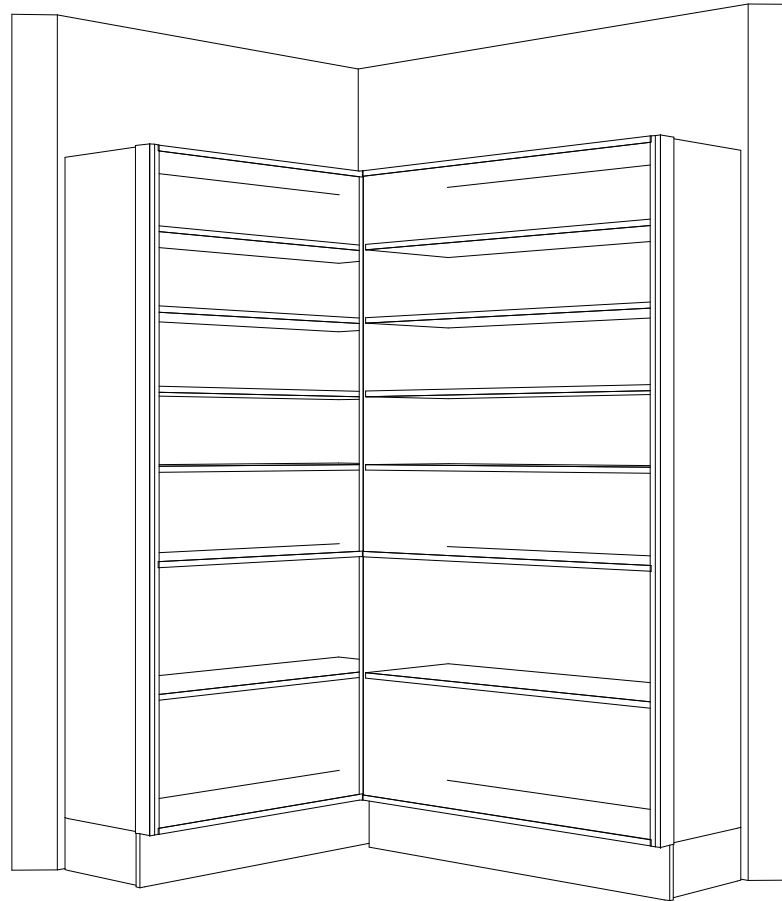
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Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple Modified				

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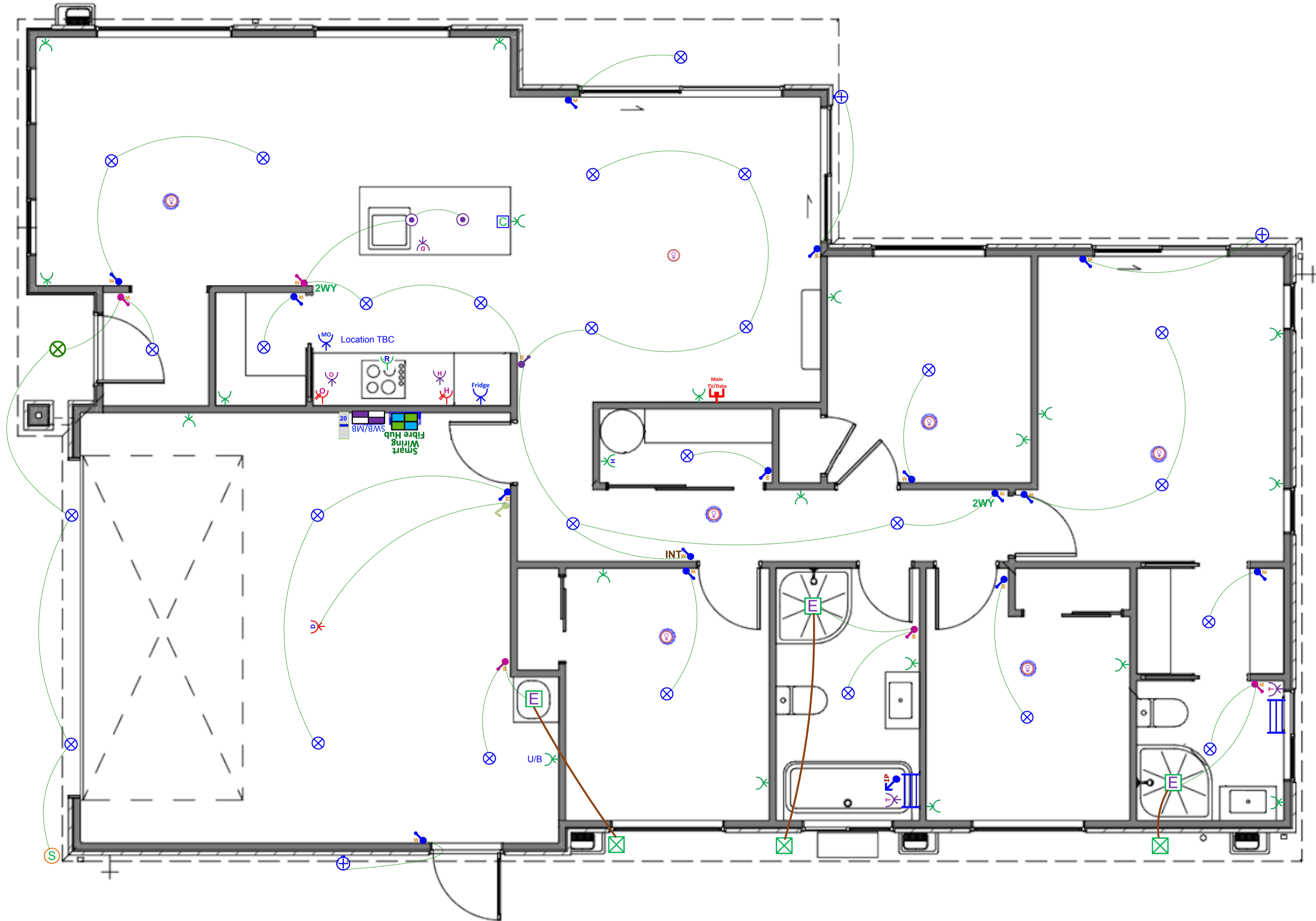
Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

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












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# 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