

Lot 9 Cambridge Estate

Stage 1, Cambridge Estate, Rangiora, North Canterbury







House & Land Package:

\$799,900

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.

Home area: 159m²

Section area: 401m²

 4  1  2  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

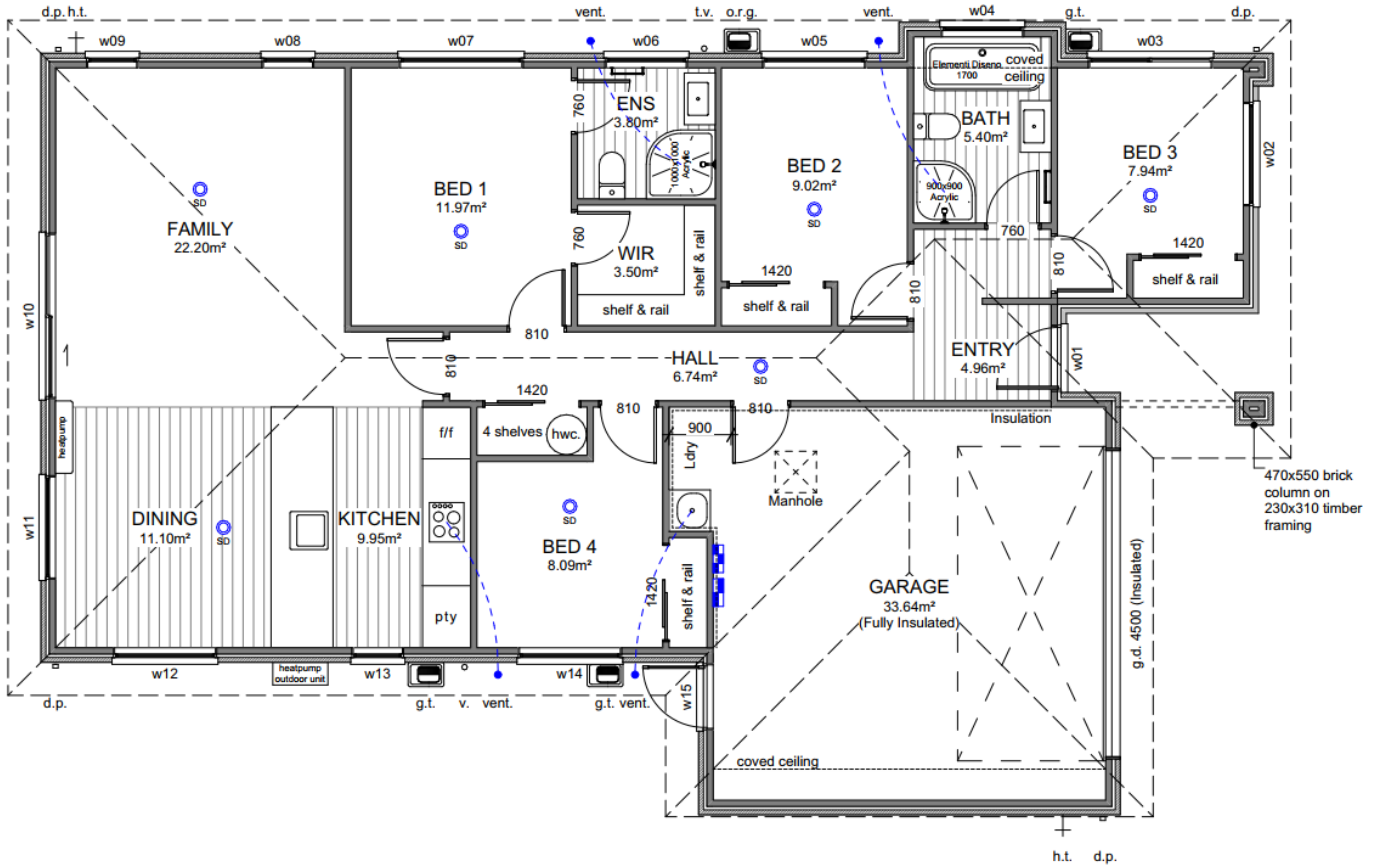
P: (03) 977 2832

E: info@oakridgehomes.co.nz

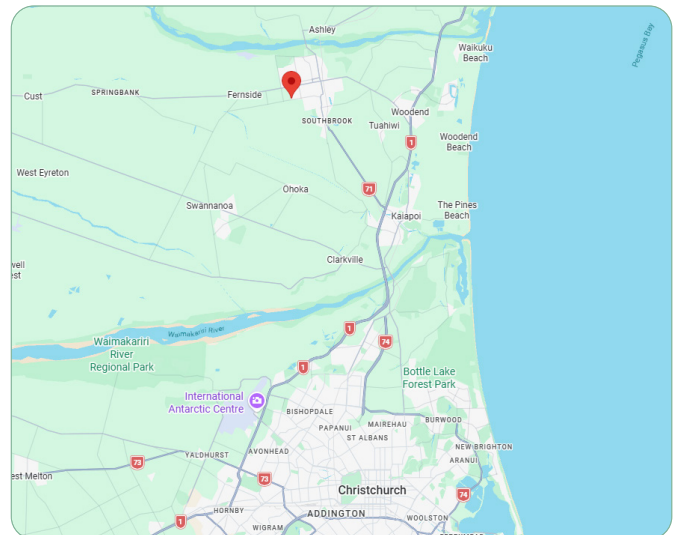
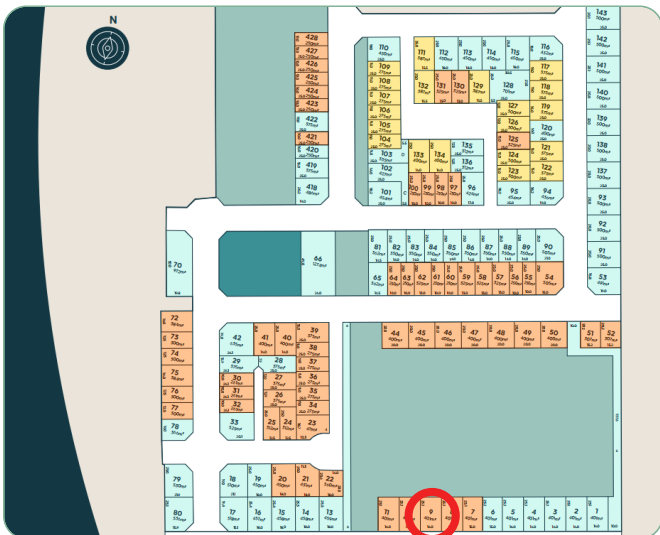
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OAKRIDGE
HOMES 

Floor Layout



Site Location



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:	Monier 70 Series Brick
Feature cladding:	Designa Schist	Entry door:	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 woodgrain
Tint to w02 & w03			
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 & extractor duct as per electrical plan	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back full length of back bench/wall.	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

Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable



Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



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



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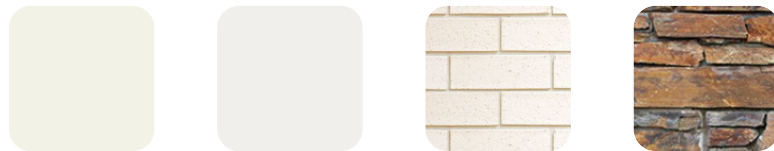
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Colour Schedule

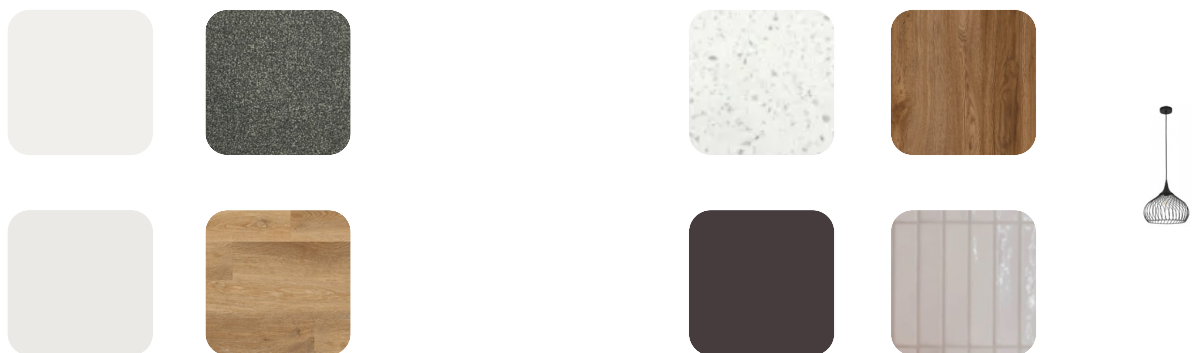
Exterior Colours

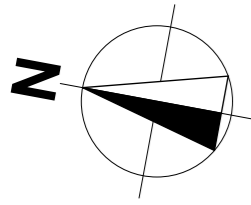
Colour Scheme			
EXTERIOR			
Roof:	Titania	Garage door & frame:	Titania
Fascia:	Titania	Soffits:	Half black white
Gutter & downpipes:	Titania	Exterior cladding (Main):	Crevole with white mortar
Window joinery:	Titania	Exterior cladding (Feature):	Autumn hue
Front door & frame:	Titania		



Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Antarctic Snow
Walls:	Black white	Kitchen joinery main colour:	Carbon
Interior doors:	Black white	Kitchen joinery feature colour:	Southern oak
Skirting:	Black white	Kitchen splashback:	Mallorca White Gloss 50×250—vertical stack with misty grey grout
Carpet:	Iron	Feature pendant:	Elba 365 black
Vinyl plank:	Natural		





Site Info

Site Address	Johns Road Cambridge Estate
Legal Description	Lot 9
Site Area	401m ²
Building Area	159.76m ²
Roof Area*	197.73m ²
Site Coverage	49.31%

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.

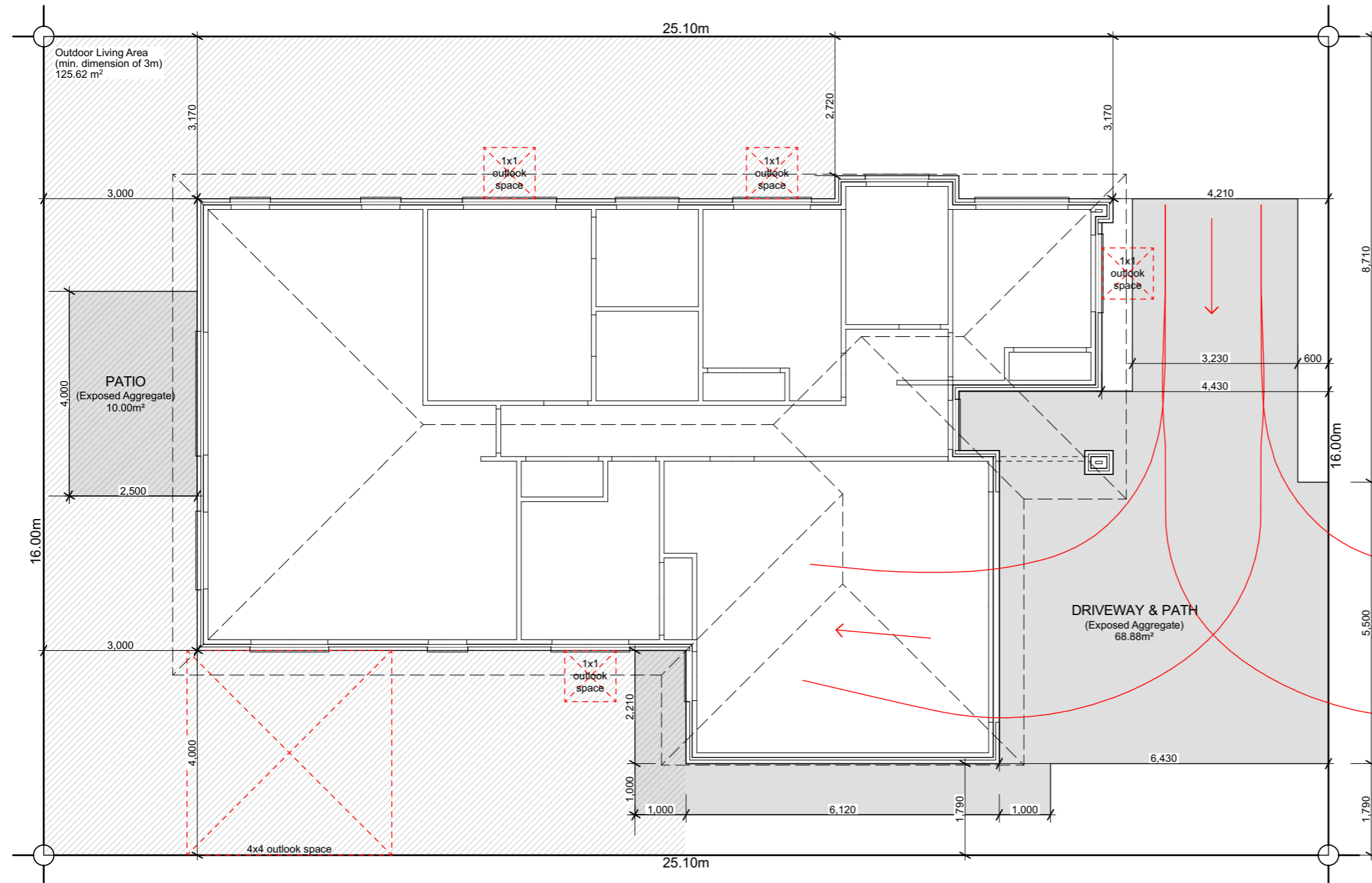
Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

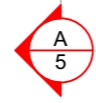
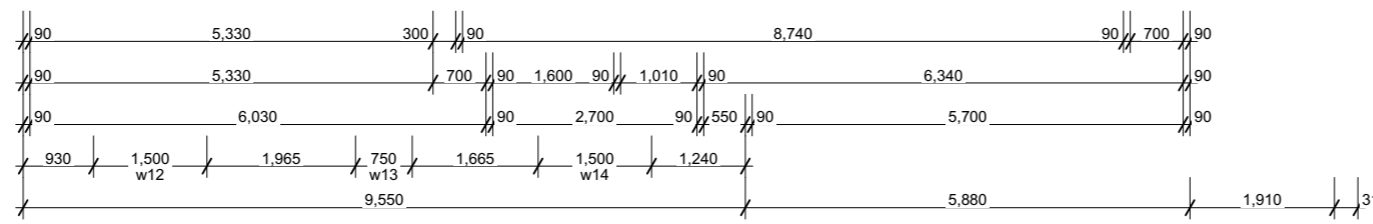
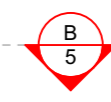
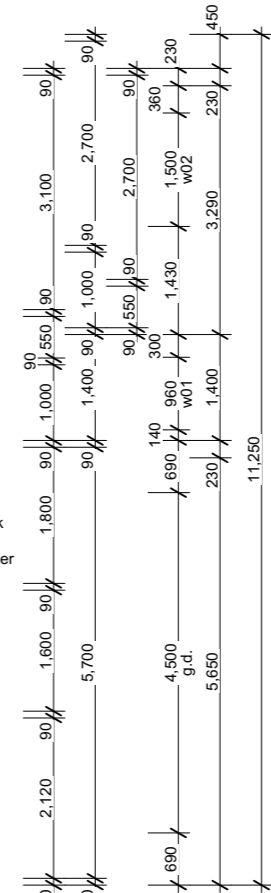
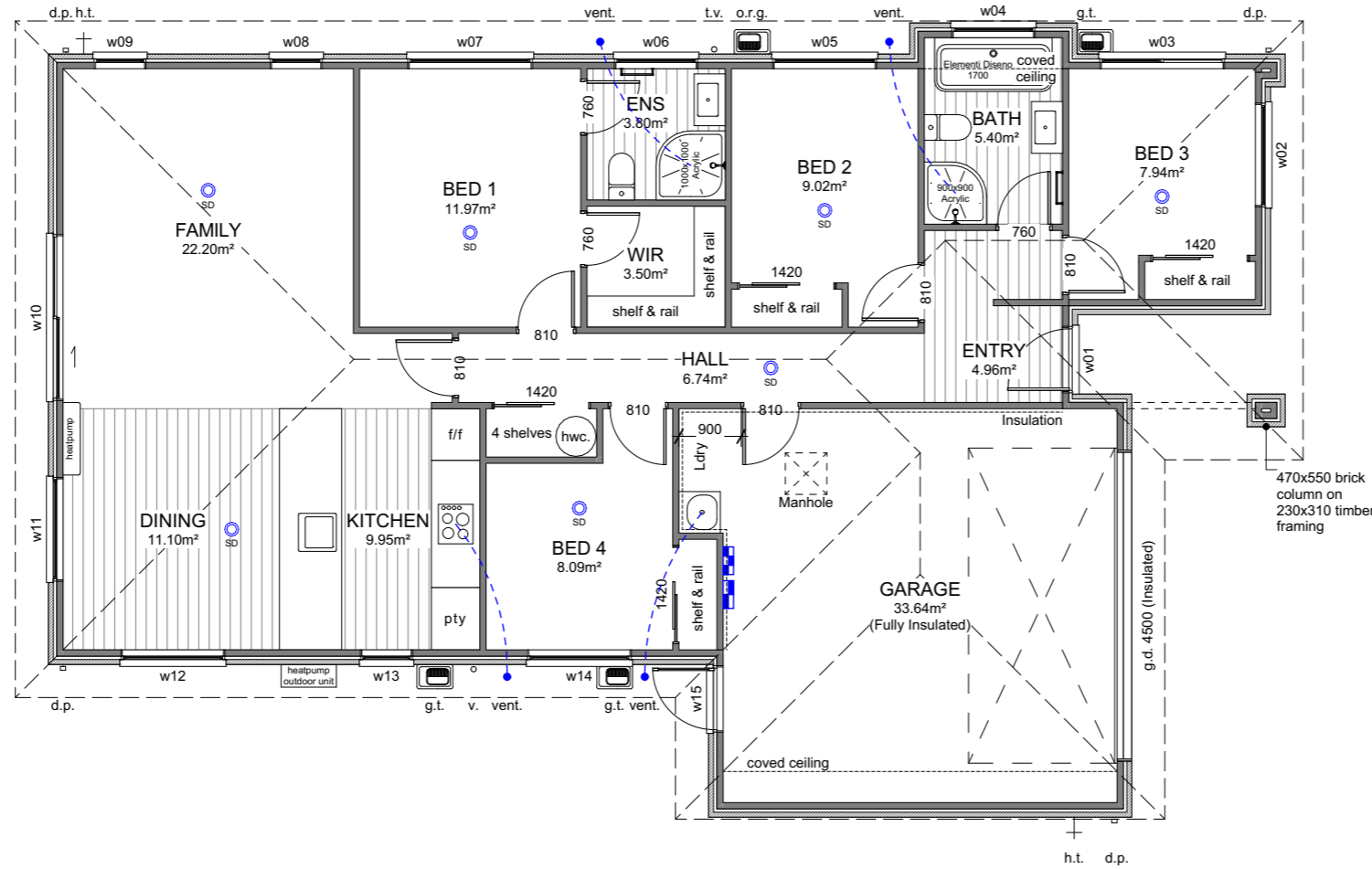
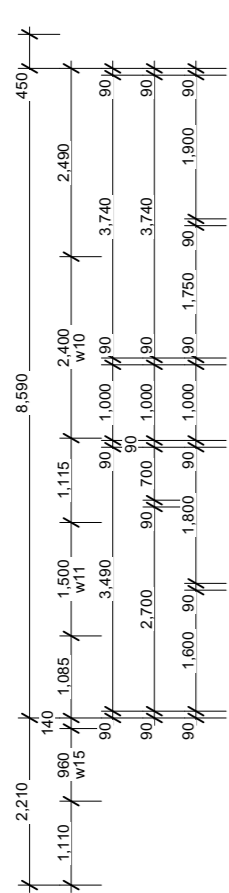
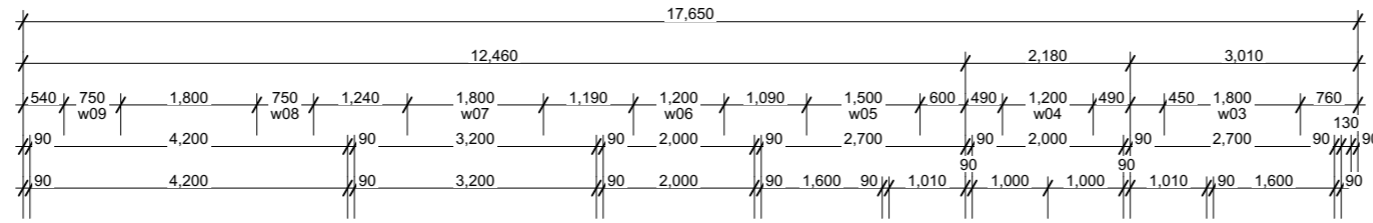
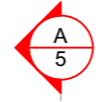
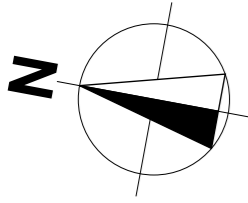
Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

RESERVE



JOHNS ROAD



Building Area

Over Frame	152.50m ²
Perimeter	59.38m
Over Cladding	159.76m ²
Perimeter	60.32m
Roof Area*	197.73m ²
Perimeter	61.64m

*Roof area includes fascia & gutter.

General

Main Cladding	70s Clay Brick
Feature Cladding	Designa Schist
Roof Pitch	25°
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.
Note 2: Tints to w02 & w03.

Legend

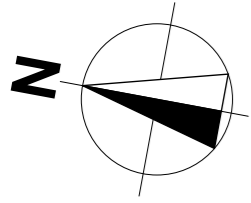
- Distribution Board & Smart Meterbox
- Data Box
- Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

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





Roof Cladding

25° Colorsteel corrugate roofing over Covertex 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

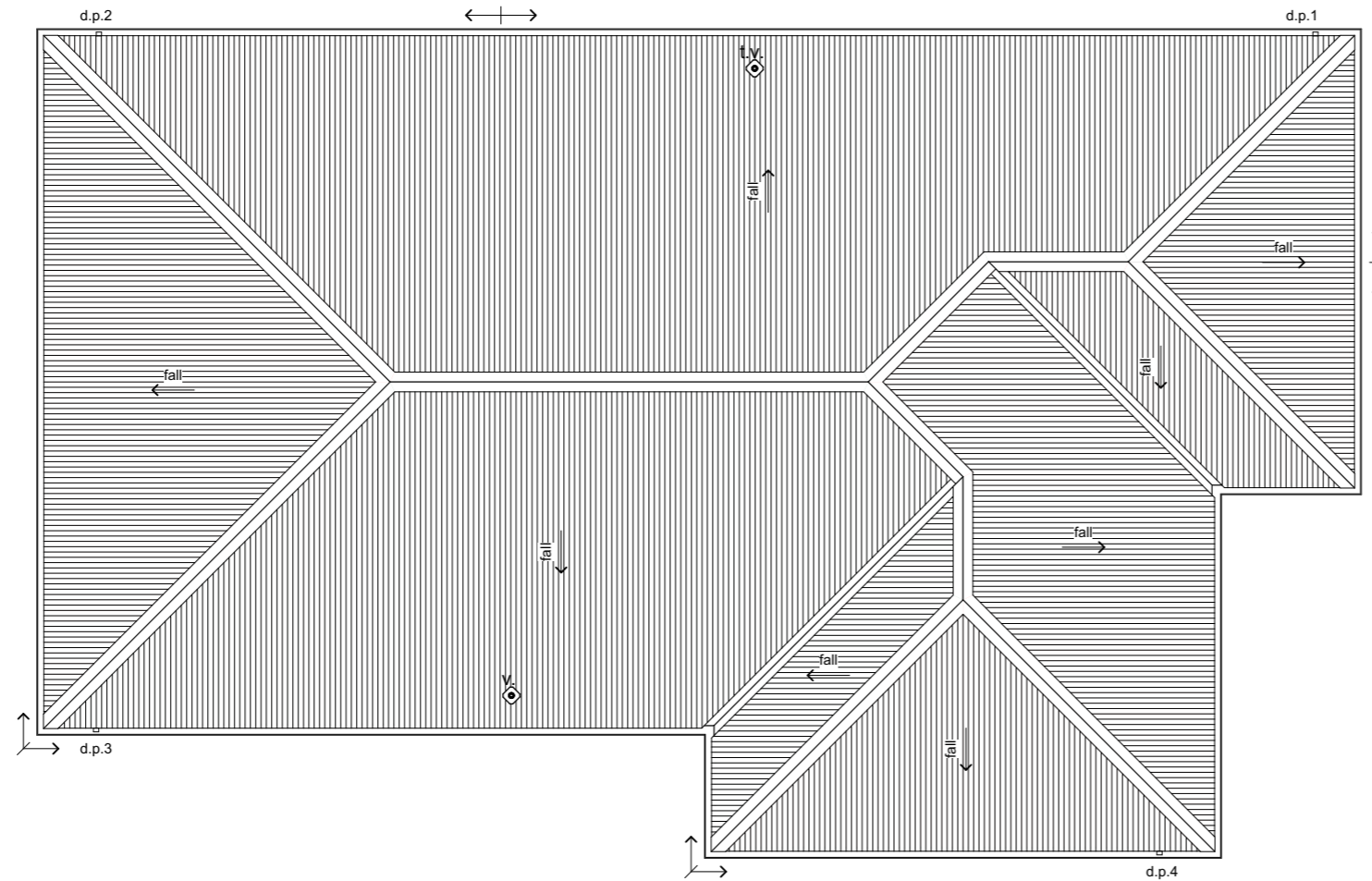
Seal all pipe penetrations with Deklite flashing kit as per specification.

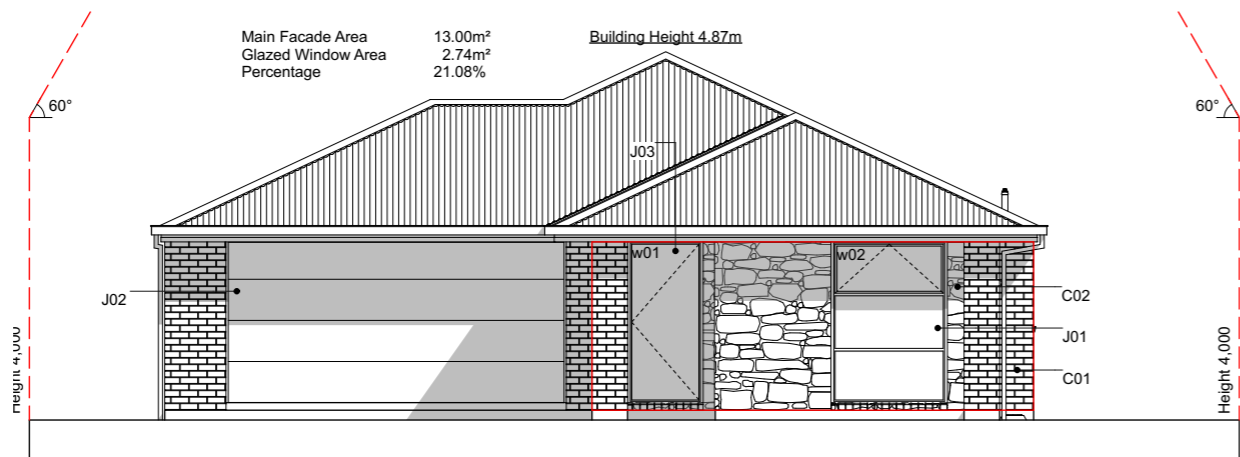
Downpipe Catchment (Plan Area)

d.p.1	49m ²
d.p.2	44m ²
d.p.3	51m ²
d.p.4	44m ²

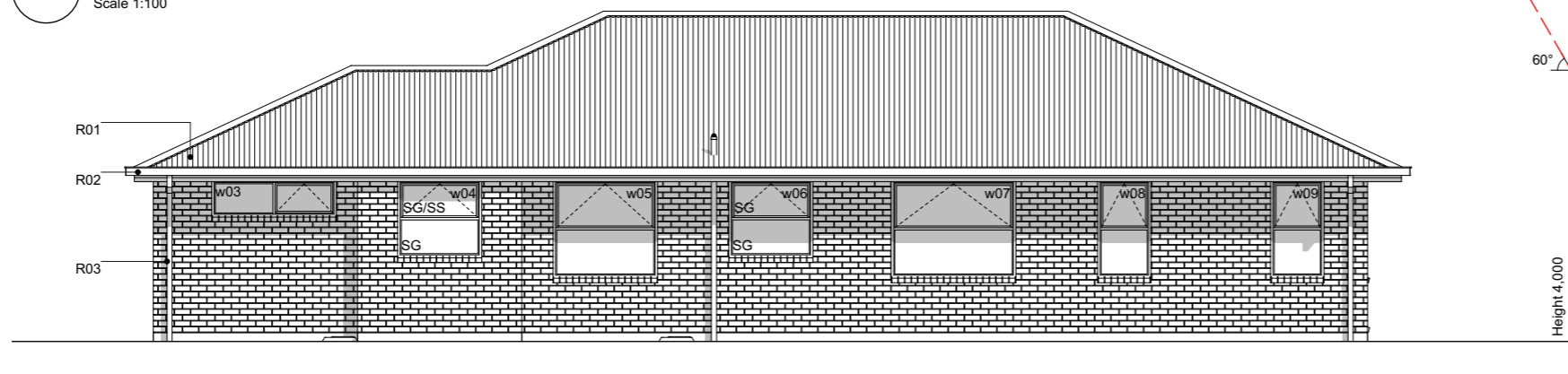
Roof Bracings

Refer to Truss Design.





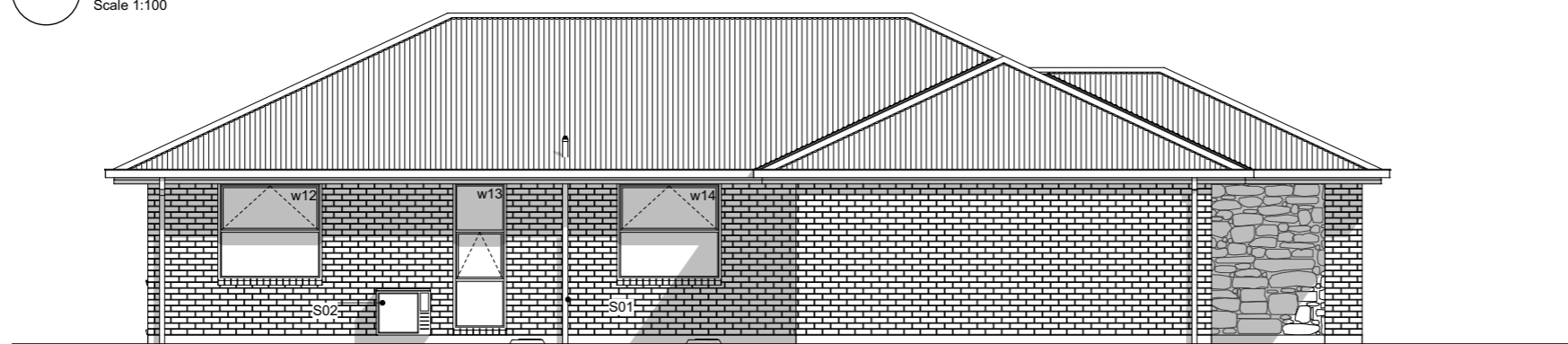
E-01 South Elevation
Scale 1:100



E-02 East Elevation
Scale 1:100



E-03 North Elevation
Scale 1:100



E-04 West Elevation
Scale 1:100

Elevation Keys

- C01 70 series brick on 50mm cavity.
- C02 Designa schist on 50mm cavity.
- 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

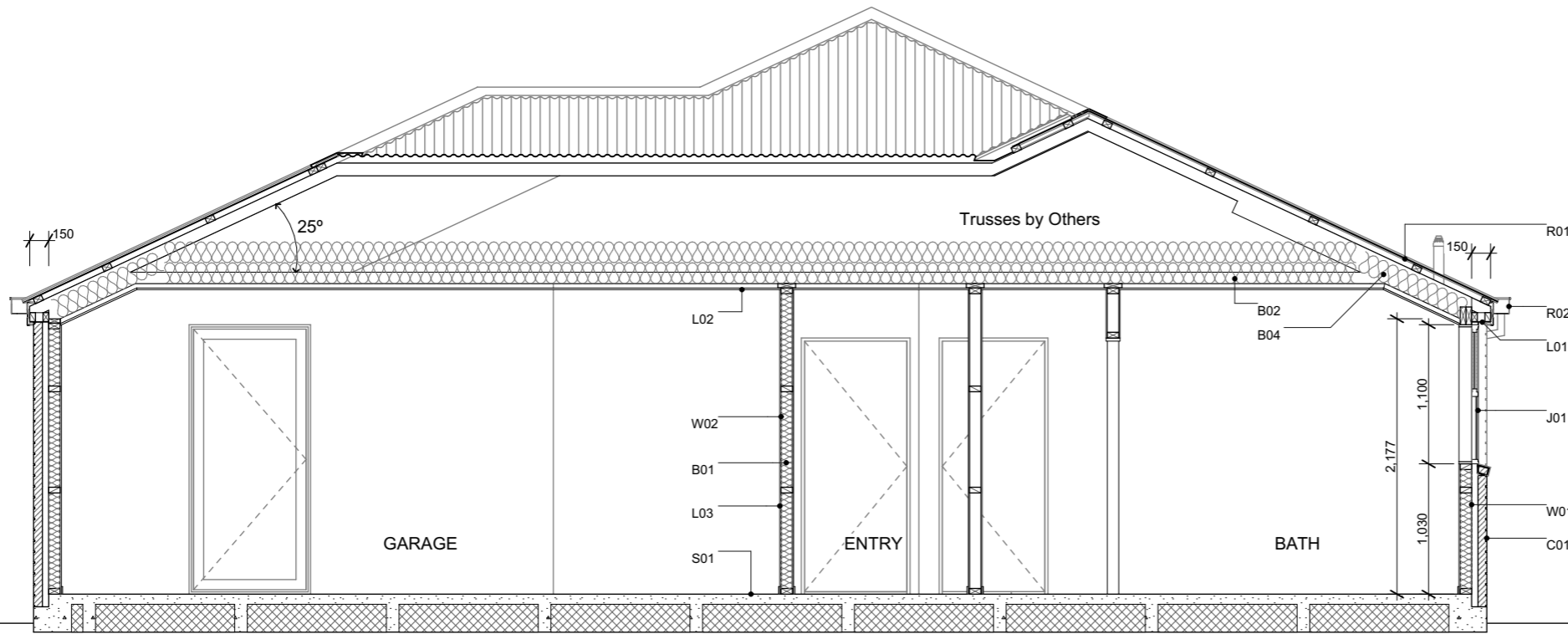
- w01 Window ID
- SS Security Stay
- SG Safety Glass

General Notes

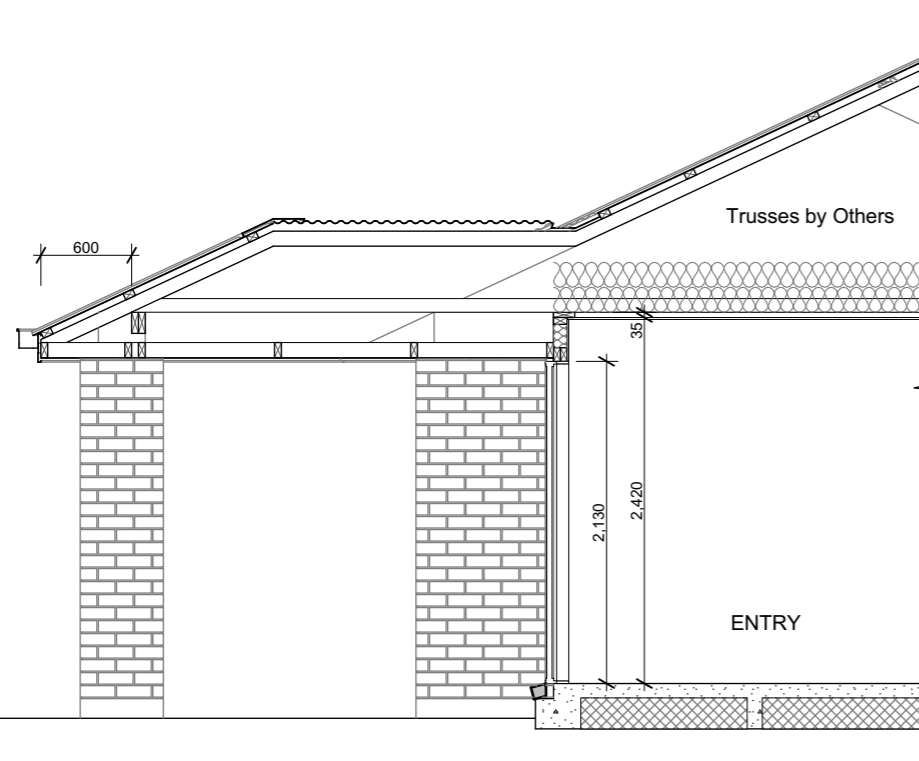
Driveway to fall from 20mm max. below garage rebate.

Section Keys

- C01 70 series brick on 50mm cavity over building underlay on timber framing.
- C02 Designa schist on 50mm cavity over building underlay 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 floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- R01 Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins 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 R2.6 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts.
- B03 R3.6 (140mm) 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.
- B04 R3.6 (165mm) ceiling insulation batts.
- 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-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
LOT 9 CAMBRIDGE ESTATE
JOHNS ROAD RANGIORA

Issue
Concept Design

This plan is developed for the purchaser
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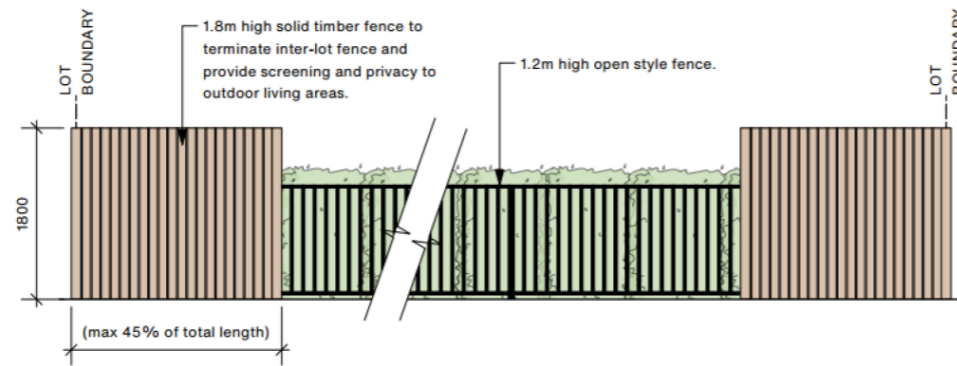
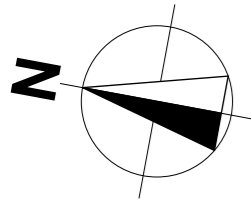
Cross Sections

Scale 1:50 @ A3

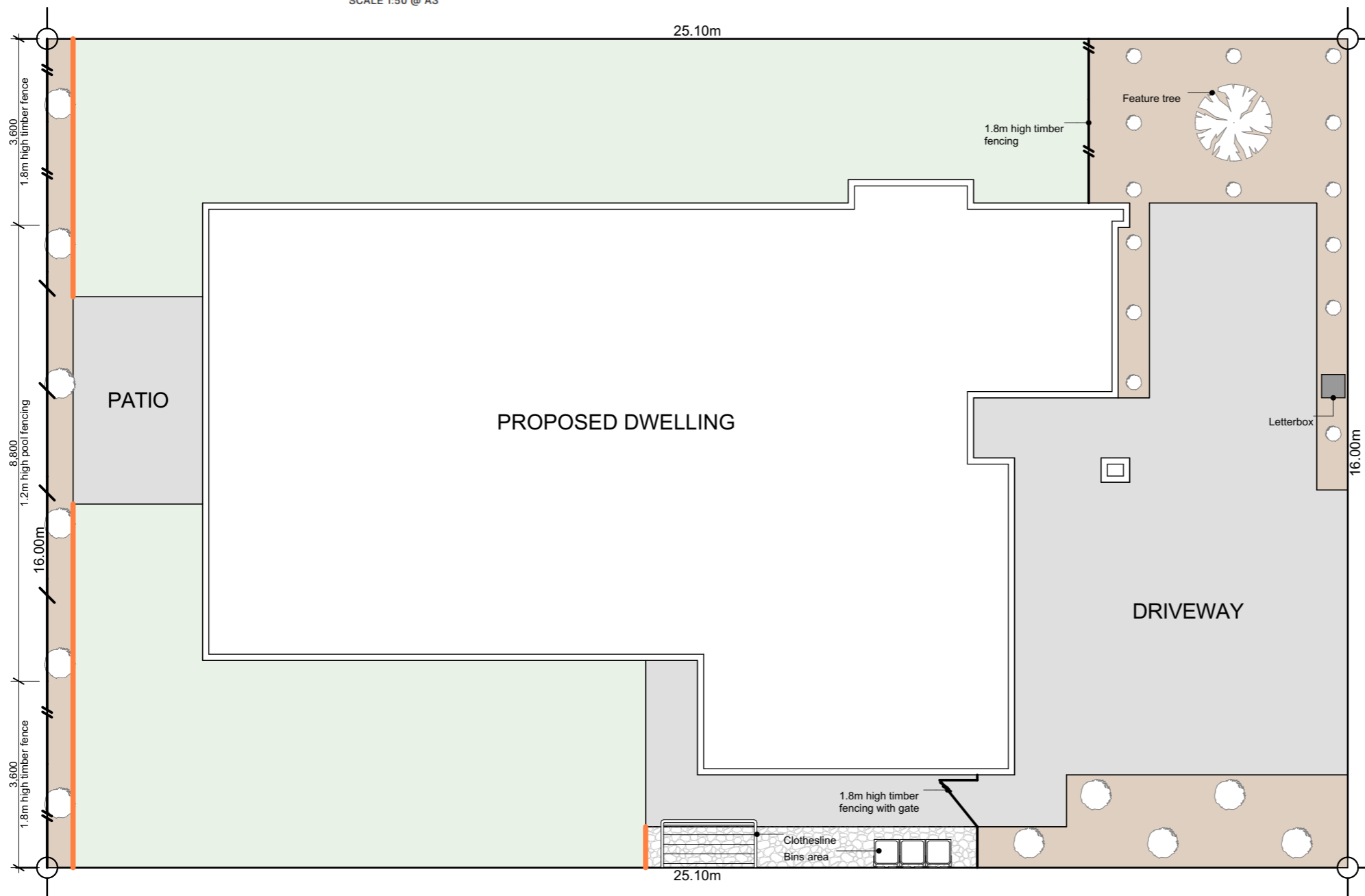
Revision 2
Date 9/06/2026
File No. 26110

Sheet No.

5








TYPICAL FENCE TYPE A - 1.8M HIGH SOLD FENCE & 1.2M HIGH FENCE
SCALE 1:50 @ A3



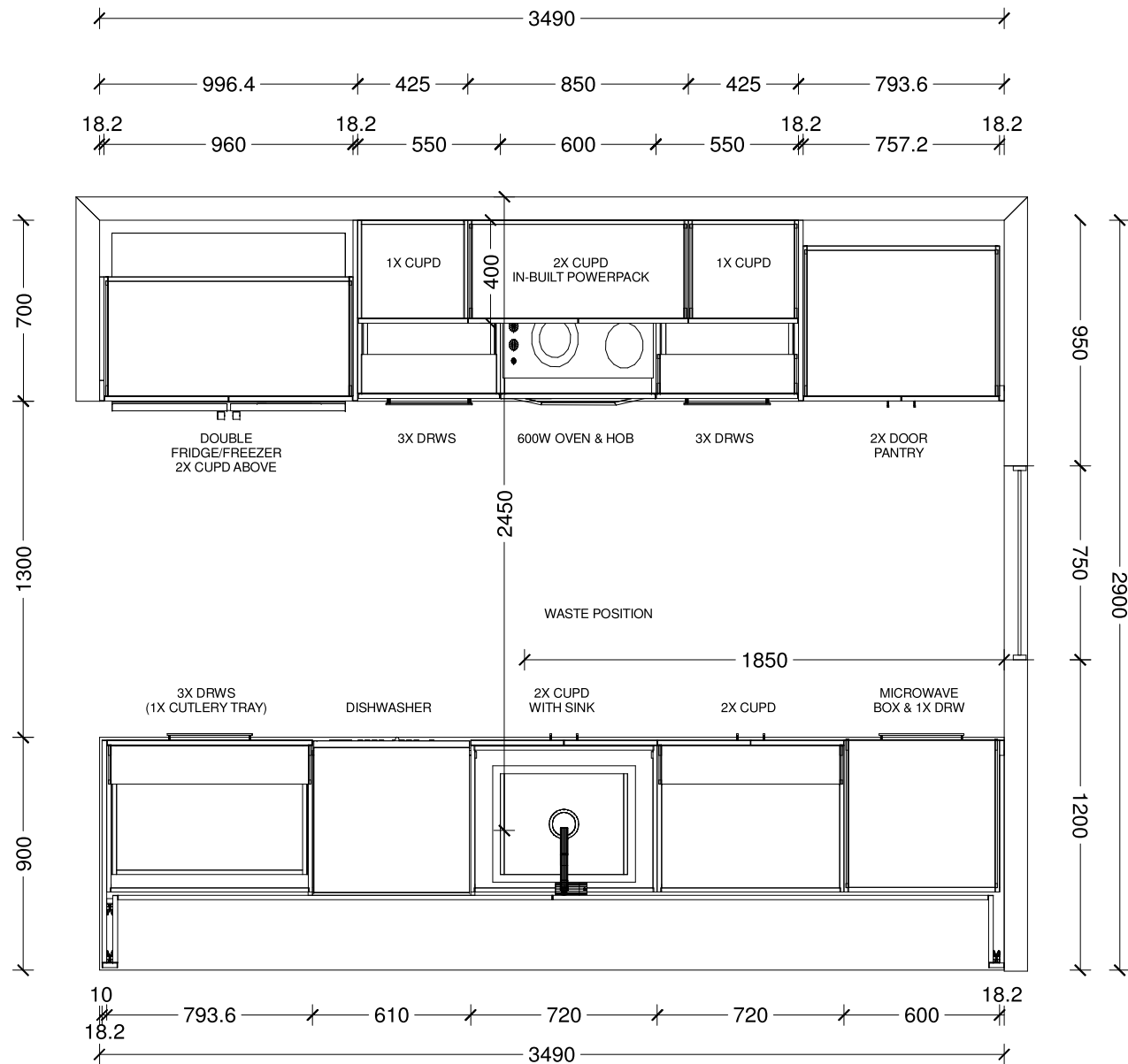
Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - 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 Glod - Golden Redbud
 - Acer Palmatum Bloodgood - Japanese Maple
 - Magnolia Grandiflora Blanchard
 - Malus loensis Plena
 - Prunus Autumnalis Southern Gem - Flowering Cherry
- *Planting species for garden bed are indicative-not to be limited to.

Legends

-  Lawn
 -  Exposed Aggregate
 -  Stonechip
 -  Garden Bed with Bark
 -  Timber Batten Edging between garden bed & lawn/ stonechip
- Note: Fences are not stained





Benchtop Colour:

30mm square edge Tristone

Main Joinery Colour:

Back Wall & Island Back Panels

Feature Joinery Colour:

Island, Boxed Ends & Overheads

Handles:

4062-192/320-Titanium Grey

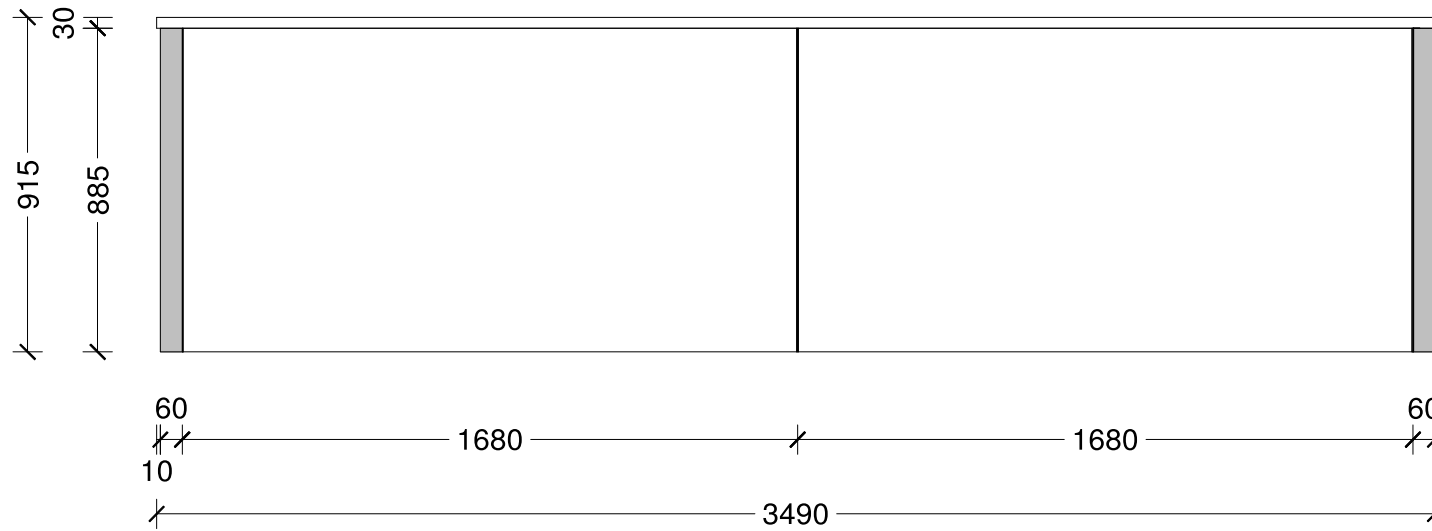
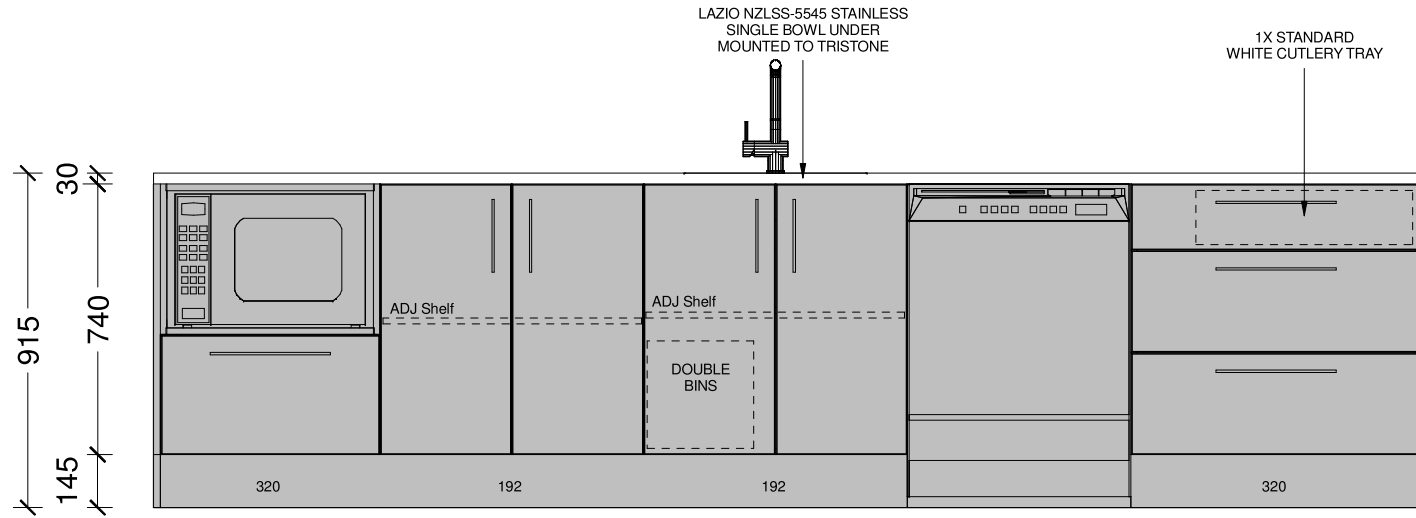
Sink:

Lazio NZLSS-5545 Stainless Single Bowl

signer: Sarah Molyneux	Date: 14 May 26	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default
g: Kitchen Plan	Scale: 1 : 25	Customer: The Oak			

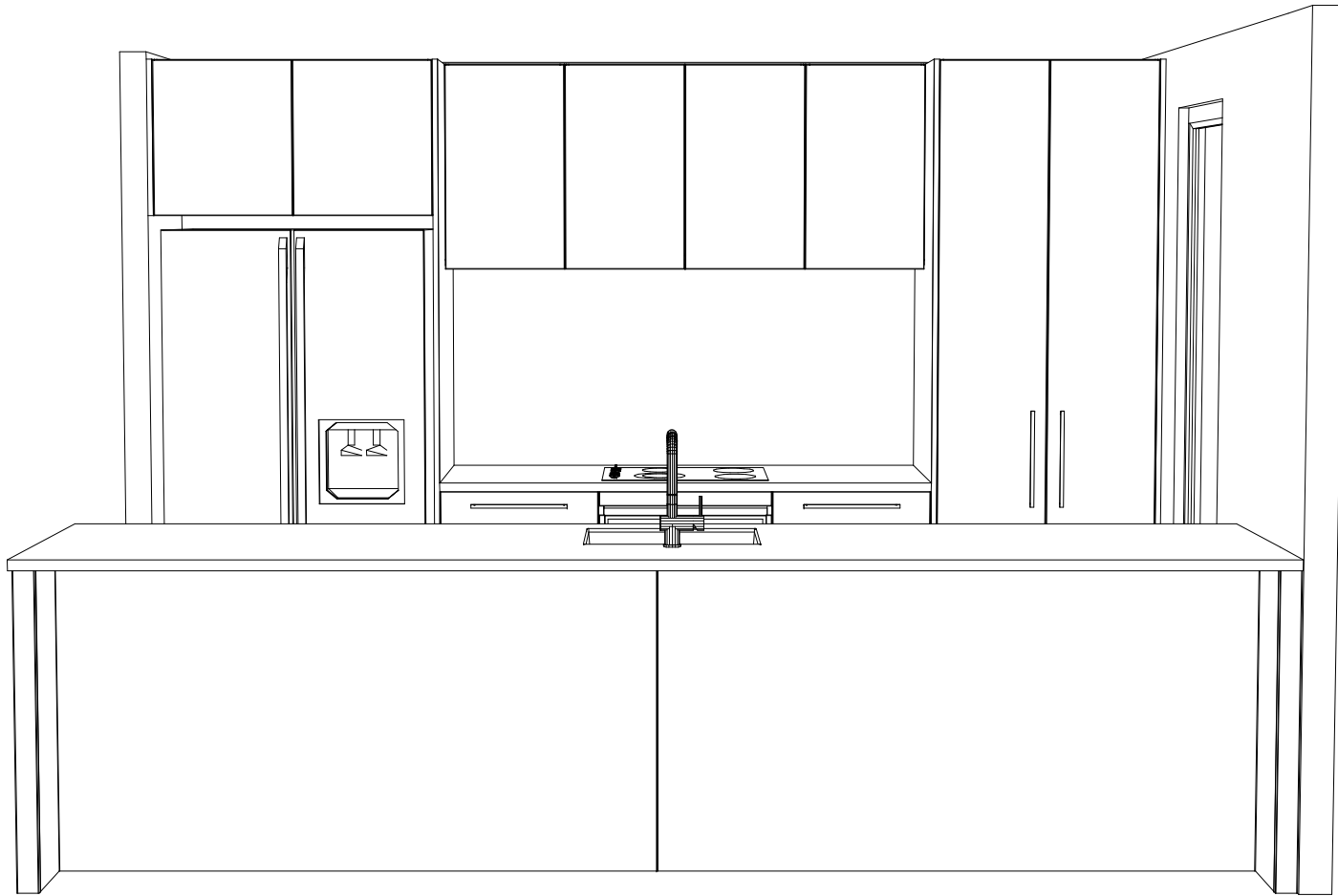


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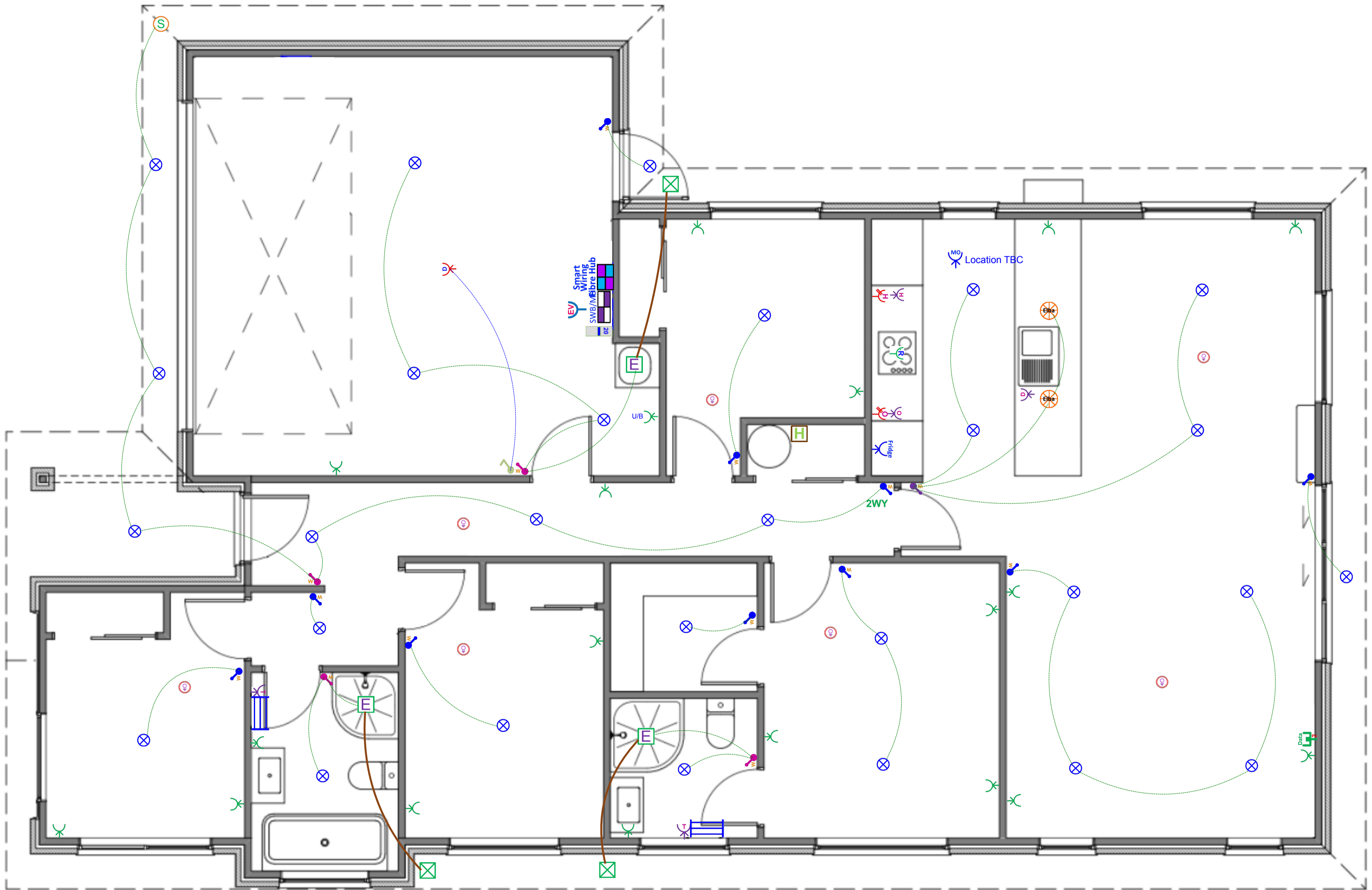
signer: Sarah Molyneux	Date: 14 May 26	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
g: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak				

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signer: Sarah Molyneux	Date: 14 May 26	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	
g: Kitchen 3D Perspective	Scale:	Customer: The Oak				

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Client Name: Oakridge Homes
Site Address: The Oak STD (Garage LHS)
Acceptance Signature & Date:


Date: Revised 22-04-2026
Plan: Electrical & Lighting with Elba Pendants

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

Plan: Option C - The Elba -The Oak STD (Garage Left) - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Rangehood Single 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 Slim Double Power Socket Horizontal (White) 10A		19 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 (White)		1 EA
 Hot Water Cylinder Isolator with Lock-Out Capability & Circuit		1 EA
 Tradesave Slim Garage Door Open/Close Press Switch (White)		1 EA
 Tradesave Slim Garage Door Power Socket (White)		1 EA
 Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate		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 Grille (White)		3 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)		1 EA
 Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit		28 EA

Electrical

Item	Total
 Pendant Light "C" - Elba 365mm with 8-watt LED Lamp (Black) & Circuit	2 EA
 Tradesave Slim Light Switch 1-Gang (White)	10 EA
 Tradesave Slim Light Switch 2-Gang (White)	4 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 2-Way Light Circuit	1 EA
 Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling	1 EA
 Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	1 EA

In the Area

About Cambridge Estate

Cambridge Estate is thoughtfully located in a semi-rural setting in Rangiora, offering a relaxed lifestyle with nature close by. With nearby parks and green spaces, along with convenient access in and out of the city and the braided rivers of the Canterbury Region, Cambridge Estate is a welcoming community suited to a wide range of buyers.

Residents enjoy mountain views and excellent everyday convenience, with Te Matauru Primary School and OneSchool Global Rangiora close at hand, as well as multiple supermarkets and a variety of local shops within easy reach.



Rangiora and Surrounding Areas

Rangiora is ideally positioned just minutes from Kaiapoi and Silverstream, with Pegasus, Woodend, and Ravenswood all easily accessible. Christchurch CBD is approximately a 30-minute drive away, making this location well suited to both families and professionals. With future reserves planned and a new commercial precinct on the horizon, this growing subdivision offers an attractive opportunity for those seeking to build and thrive.

The close proximity to schools, shopping, and recreational facilities allows residents to enjoy the peace of a quiet neighbourhood while still having everyday amenities nearby.

For leisure and outdoor recreation, the North Canterbury community offers dedicated playgrounds, with Waikuku Beach, Pegasus Golf and Sports Club, and Bottle Lake Forest all just a short drive away.



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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
- ✓ Insulated garage and garage door

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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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