

# Lot 341 Arbor Green

Stage 4, Arbor Green, Springwood, Rolleston



Artist impression only – refer to concept plan.

## House & Land Package:

Family sized home featuring three 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.

**\$669,900**

**Home area:** 130m<sup>2</sup>

**Section area:** 292m<sup>2</sup>



3



1



2



1

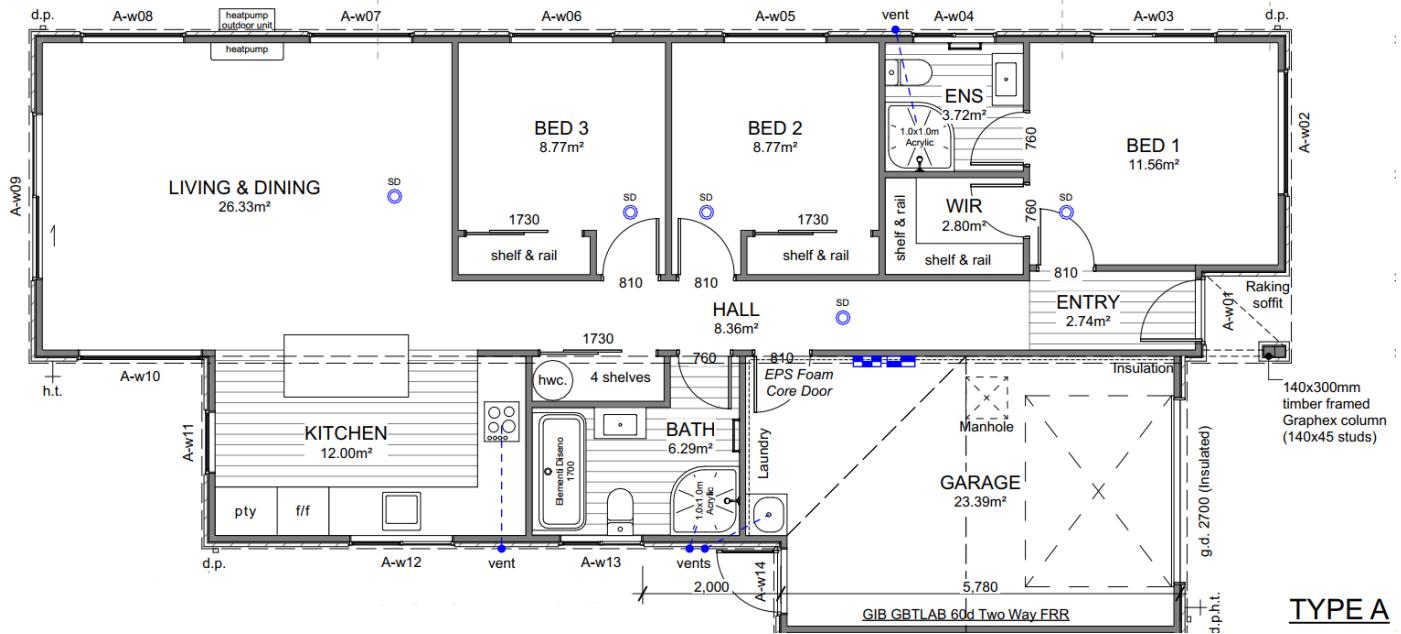
## Features:

- 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

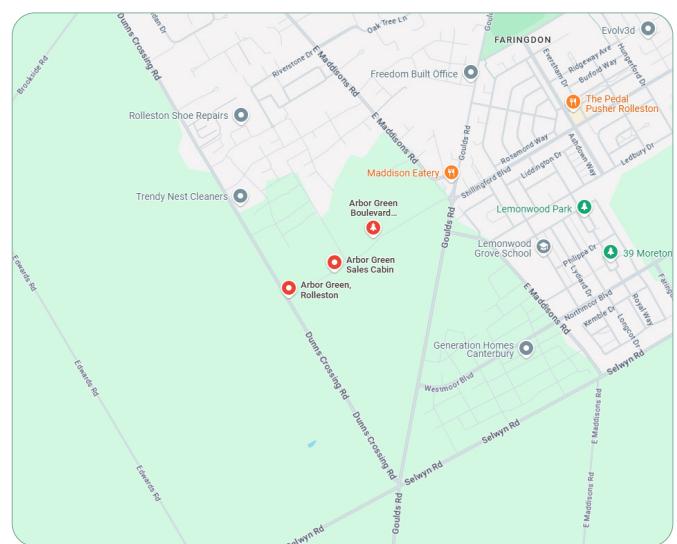
P: (03) 977 2832

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# 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:	10/12° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	Abodo AW55 135×18mm	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery: Tint to Bed 1 windows	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 2.7m
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 through fascia grille	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Splashback tiles:	Full back wall (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:	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 benchtop:	TriStone 30mm – Pure White
Soffits:	Half black white	Kitchen back wall & island back panel:	Simply White
Exterior cladding (Main):	Black white	Kitchen front island panel & boxed ends:	Vintage ash
Exterior cladding (Feature):	Wood-x mainsail	Kitchen splashback:	Zellige Salvia Gloss 100×100

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# Specification

## Kitchen and Laundry

### Kitchen, bench surface and splashback:

Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splashback full length of back bench/wall.

\*Refer to plans and colour scheme

### Kitchen tapware:

Elementi Uno Gooseneck



### Oven:

Bosch HBF133BSOA



### Powerpack:

Bosch DHL755BAU



### Laundry tub:

Aquatica Laundra Studio



## 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:

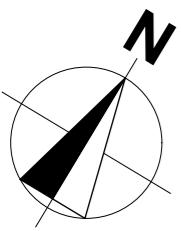
Elementi Rayne



### Bath spout:

Elementi Uno





### Site Info Lot 341

Site Address	Arbor Green
Legal Description	Lot 341
Site Area	292m <sup>2</sup>
Building Area	130.84m <sup>2</sup>
Roof Area*	139.11m <sup>2</sup>
Site Coverage	47.64%

\*Roof area includes fascia & gutter.

## 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.

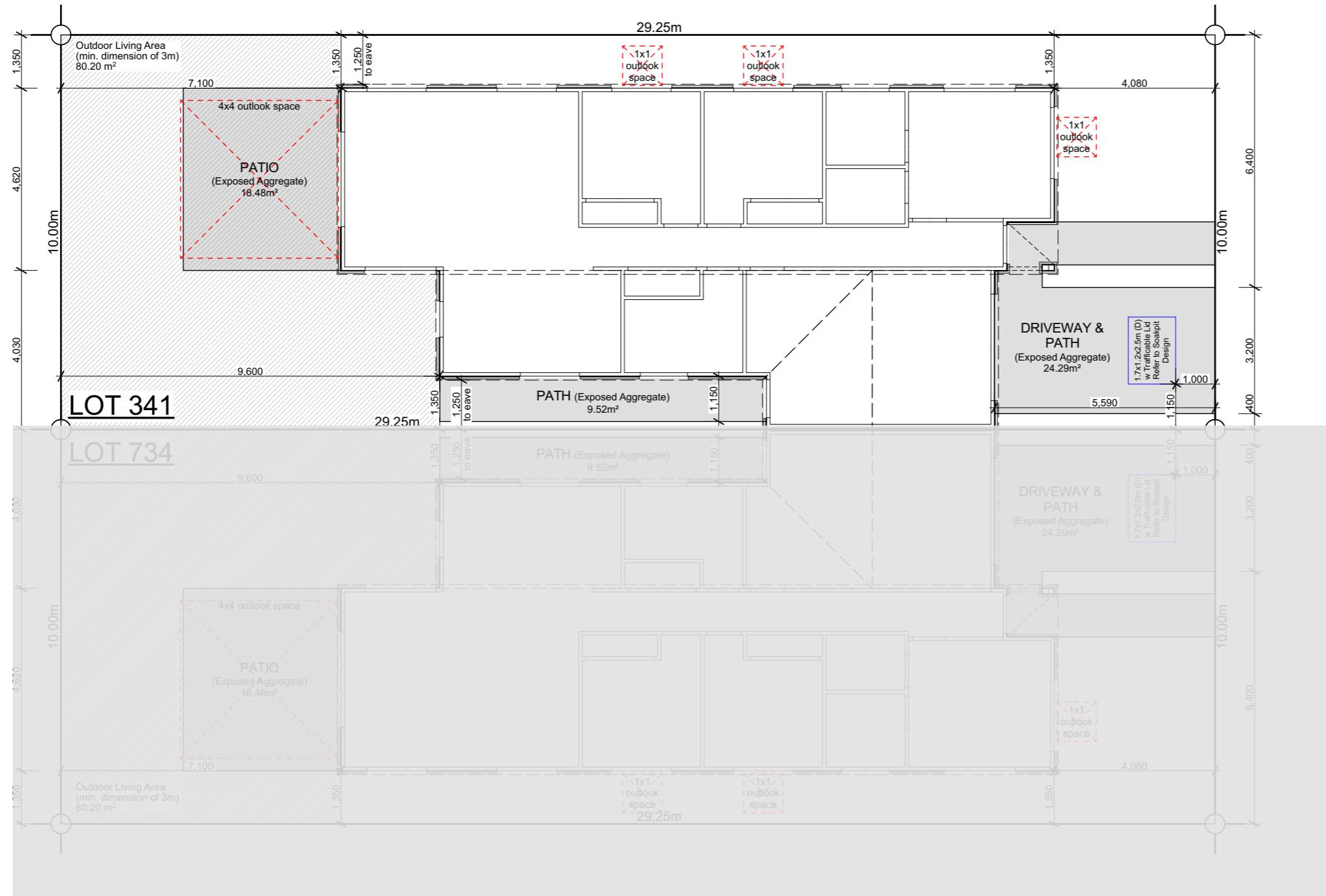
Refer to Foundation Plan for foundation setout.

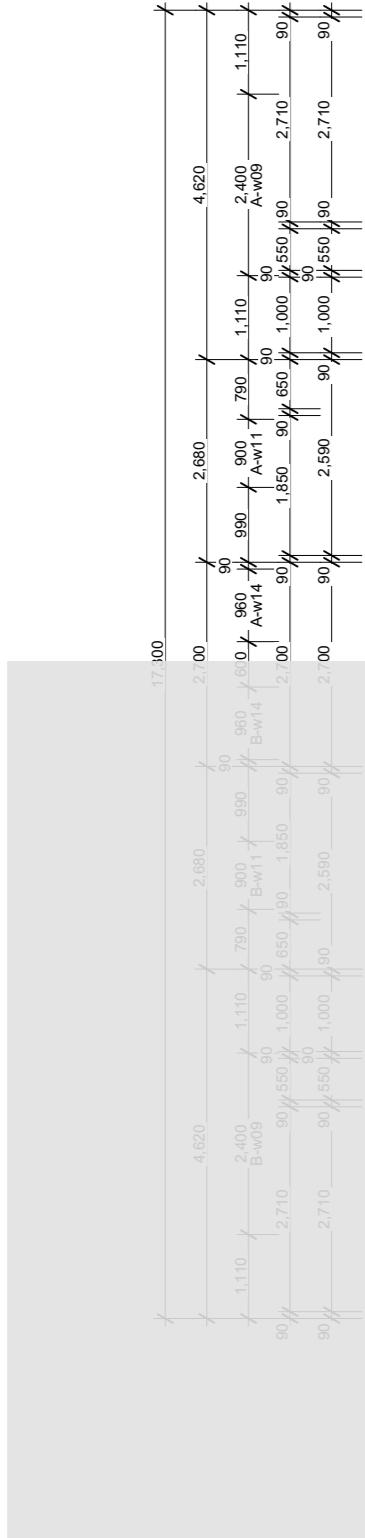
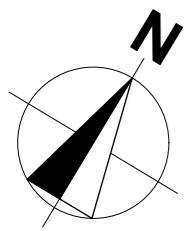
Refer to Drainage Plan for specific drainage info.

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.





## Floor Covering

Carpet (excl. Garage)

Vinyl Planks

## Building Area for Type A / B

Over Frame Perimeter	127.49m <sup>2</sup>
Perimeter	53.44m
Over Cladding Perimeter	130.84m <sup>2</sup>
Perimeter	53.86m
Roof Area*	139.11m <sup>2</sup>
Perimeter	54.46m

\*Roof area includes fascia & gutter.

## General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap
Roof Pitch	12° & 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.

**Note 2:** All mechanical ventilation ducting to go through via fascia grille.

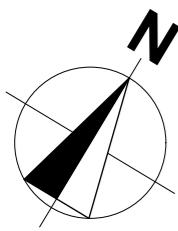
## Legend

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

## WINDOW SCHEDULE

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

Sheet No. 2



### Roof Cladding

12° & 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

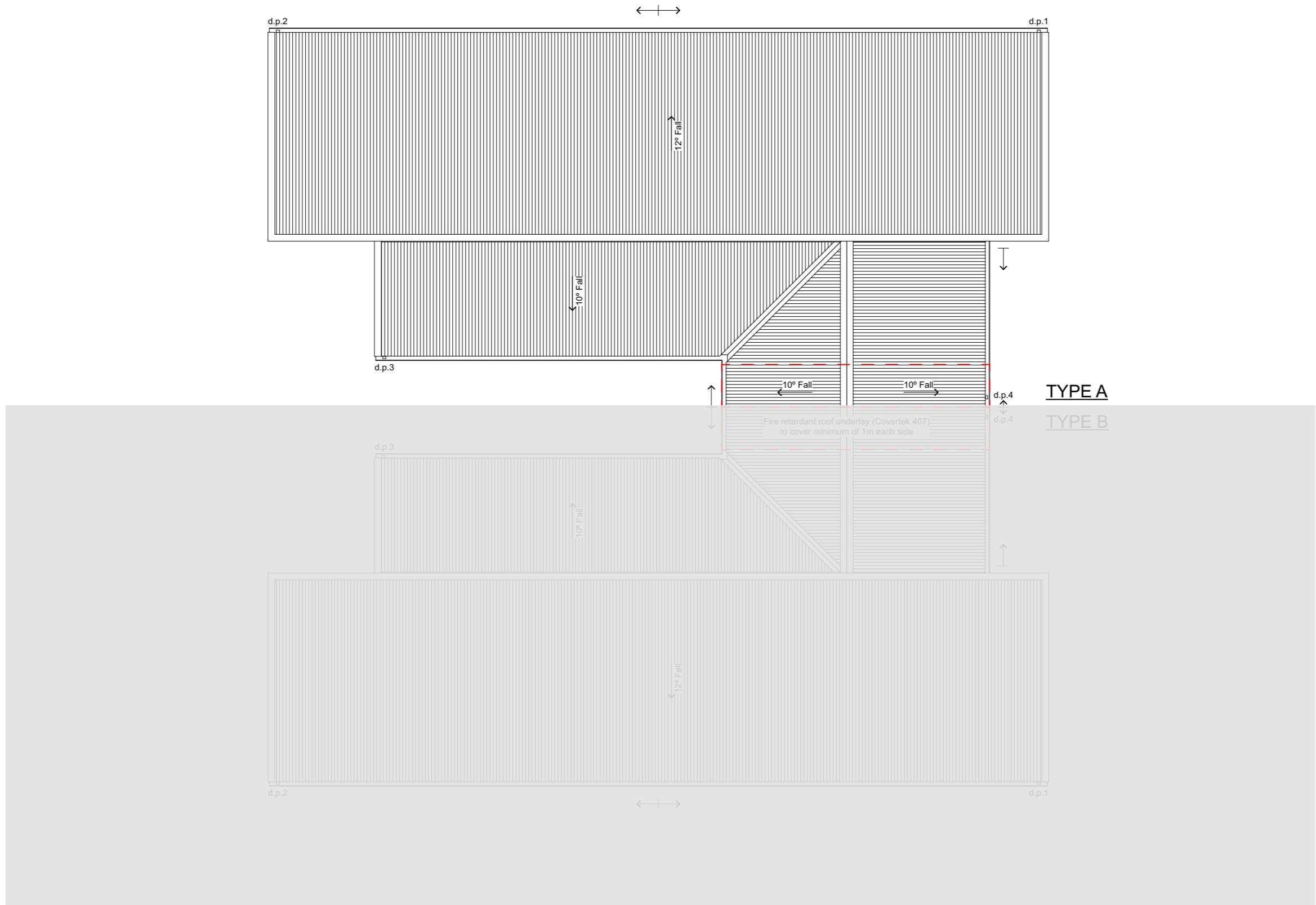
Seal all pipe penetrations with Dektite flashing kit as per specification.

### Downpipe Catchment (Plan Area TYPE A & B)

d.p.1	44m <sup>2</sup>
d.p.2	44m <sup>2</sup>
d.p.3	34m <sup>2</sup>
d.p.4	13m <sup>2</sup>

### Roof Bracings

Refer to Truss Design.



## 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	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

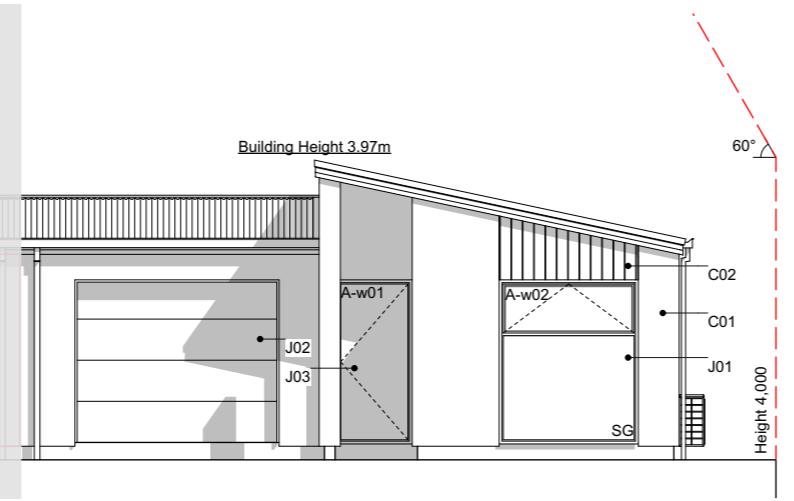
w01	Window ID
SS	Security Stay
SG	Safety Glass

## General Notes

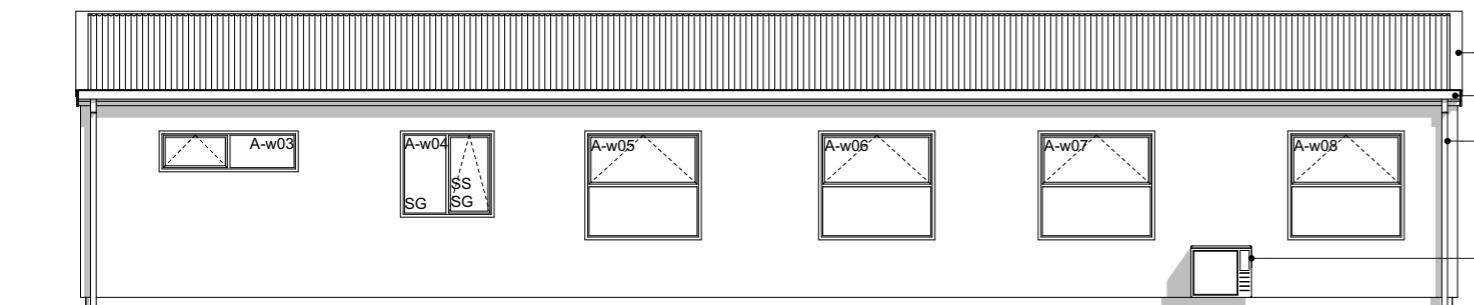
Driveway to fall from 20mm max. below garage rebate.



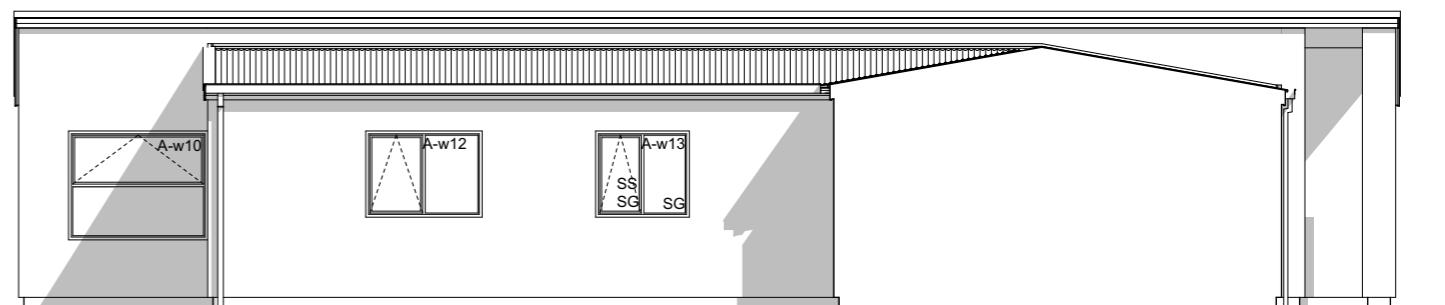
E-01 NorthEast Elevation  
Scale 1:100



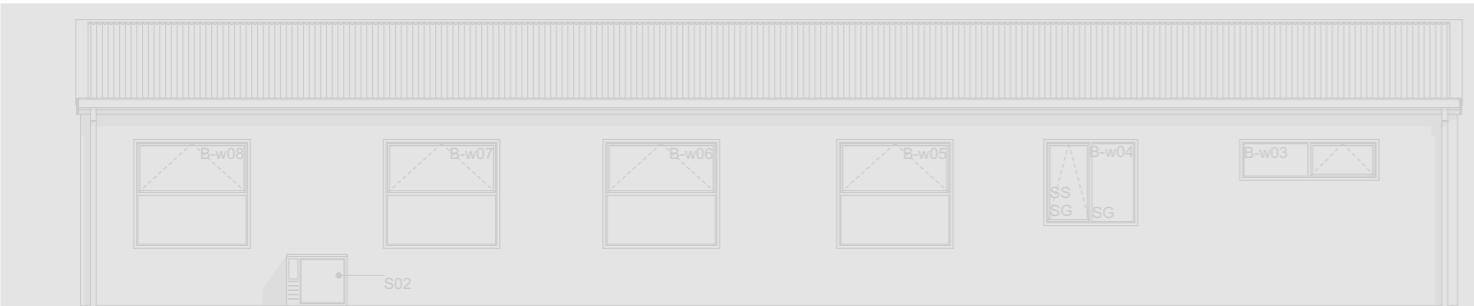
E-02 SouthWest Elevation  
Scale 1:100



E-03 NorthWest Elevation (Lot 341)  
Scale 1:100



E-04 SouthEast Elevation (Lot 341)  
Scale 1:100



E-06 SouthEast Elevation (Lot 734)  
Scale 1:100



E-05 NorthWest Elevation (Lot 734)  
Scale 1:100

### Section Keys

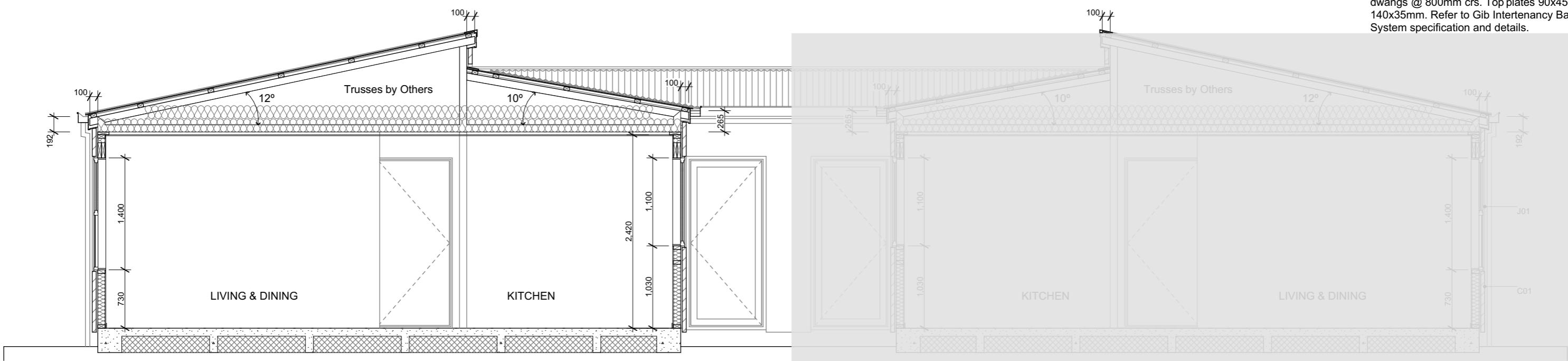
B01 R2.8 wall insulation batts.  
 B02 2 x R3.6 (165mm) double layer ceiling insulation batts. Single layer at the perimeter edge. 25mm ventilation clearance between top of insulation and roofing underlay must be maintained.  
 L01 4.5mm Hardie soffit linings for painted finish.  
 L02 13mm Gib ceiling 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 Intertenancy Barrier System specification and details.

### Section Keys

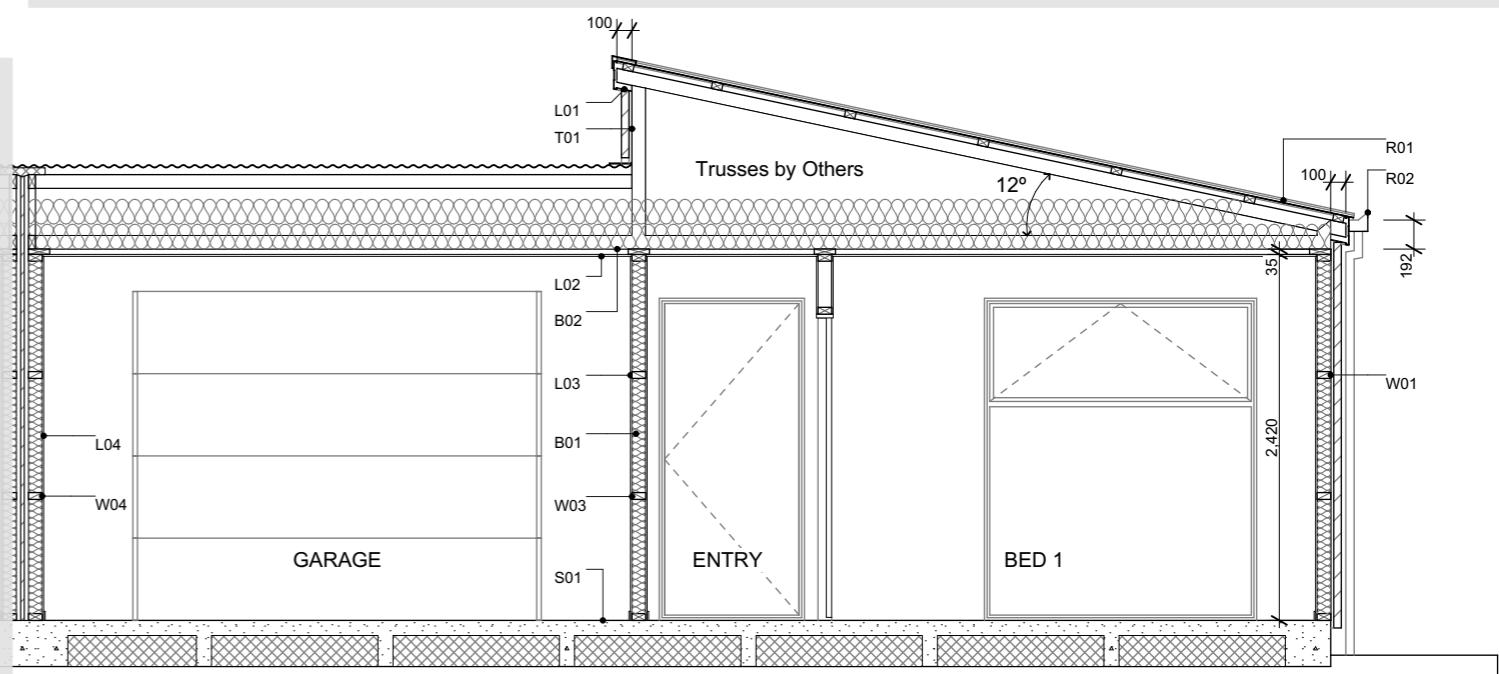
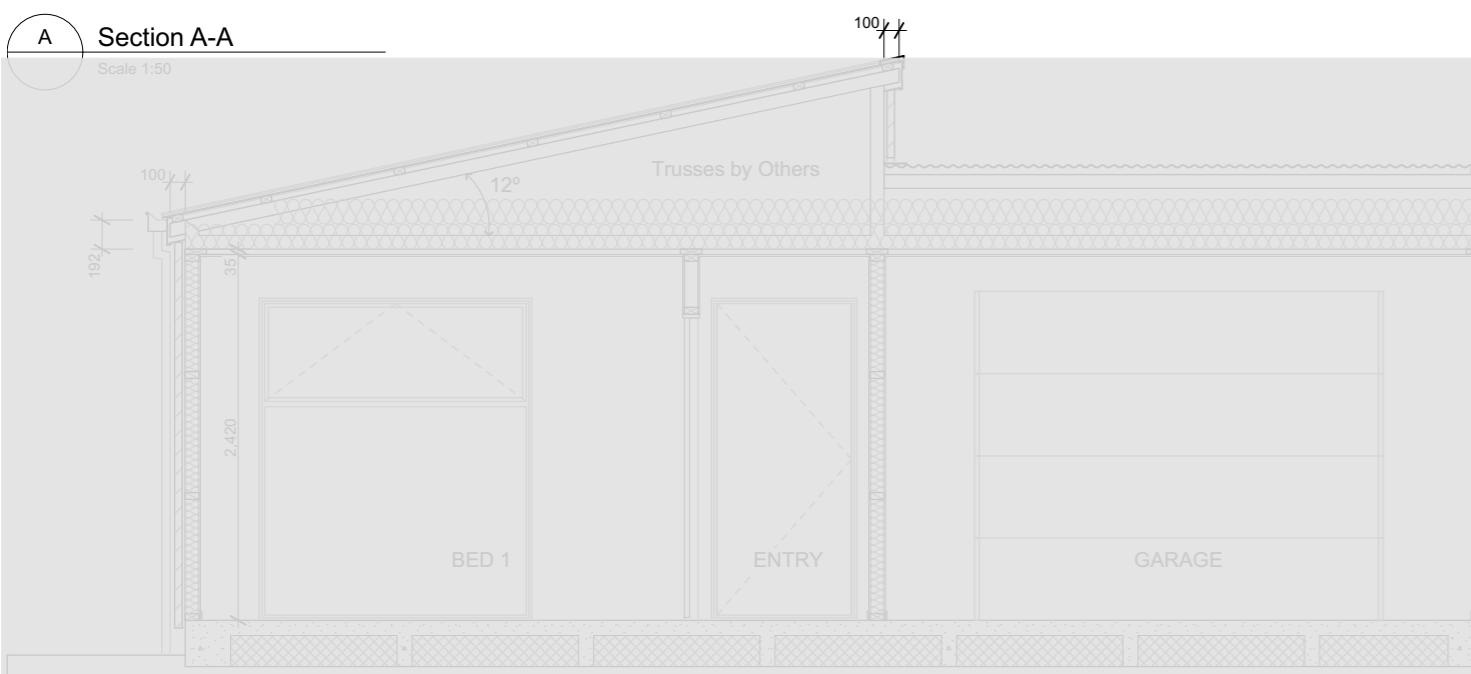
S01 Ribraft foundation.  
 T01 Roof trusses as per Truss Design.  
 T02 Extended truss top chords / purlins to form raking soffit. Refer to Truss Design.  
 R01 Colorsteel corrugate roofing on self-supported roof underlay over 70x45mm purlines on trusses.  
 R02 Colorsteel Quad gutter on 185mm Colorsteel 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.

### 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 castellated cavity battens over building wrap on timber framing.  
 W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.  
 W02 External walls 140x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 140x45 + 140x35mm.  
 W03 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.  
 W04 Intertenancy wall (GBT LAB 60d) double frame with central barrier: 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm. Refer to Gib Intertenancy Barrier System specification and details.



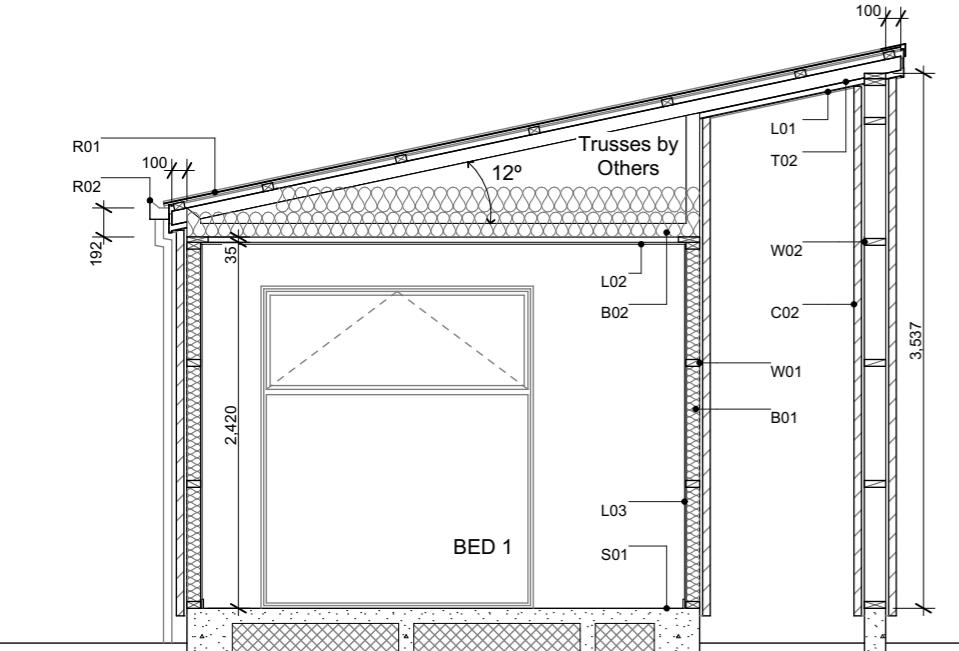
**Section A-A**  
Scale 1:50



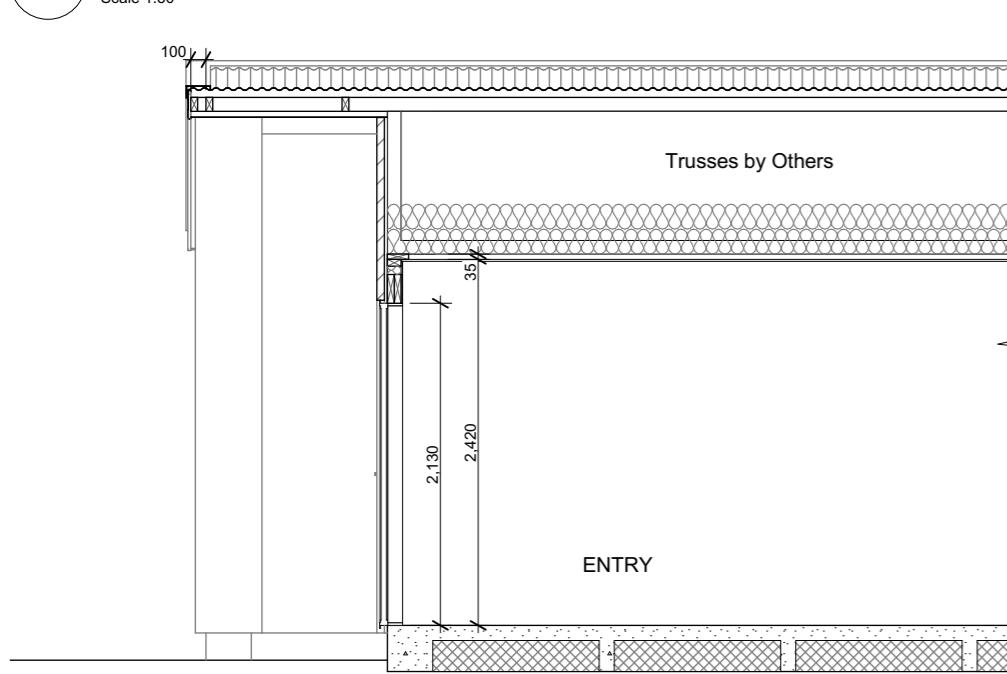
**Section B-B**  
Scale 1:50

### Section Keys

- B01 R2.8 wall insulation batts.
- B02 2 x R3.6 (165mm) double layer ceiling insulation batts. Single layer at the perimeter edge. 25mm ventilation clearance between top of insulation and roofing underlay must be maintained.
- 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 Intertenancy Barrier System specification and details.



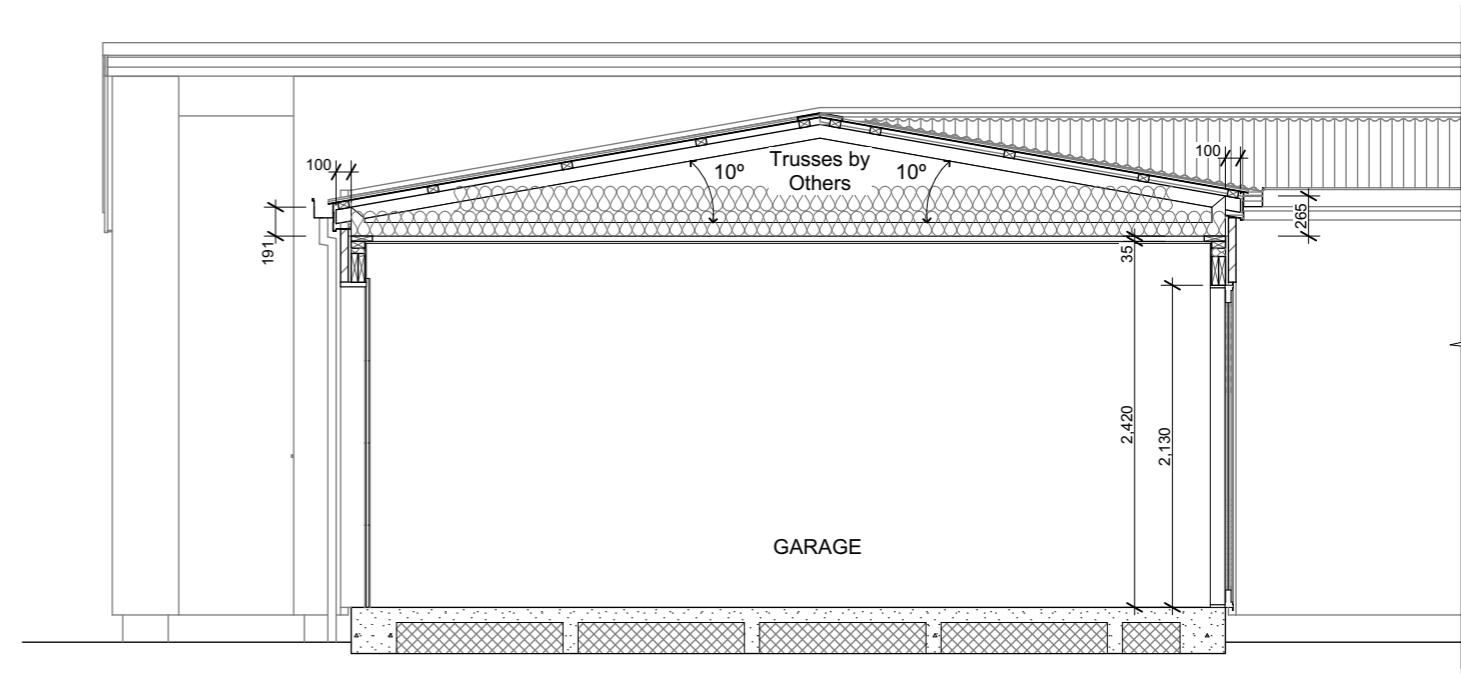
**C** Section C  
Scale 1:50



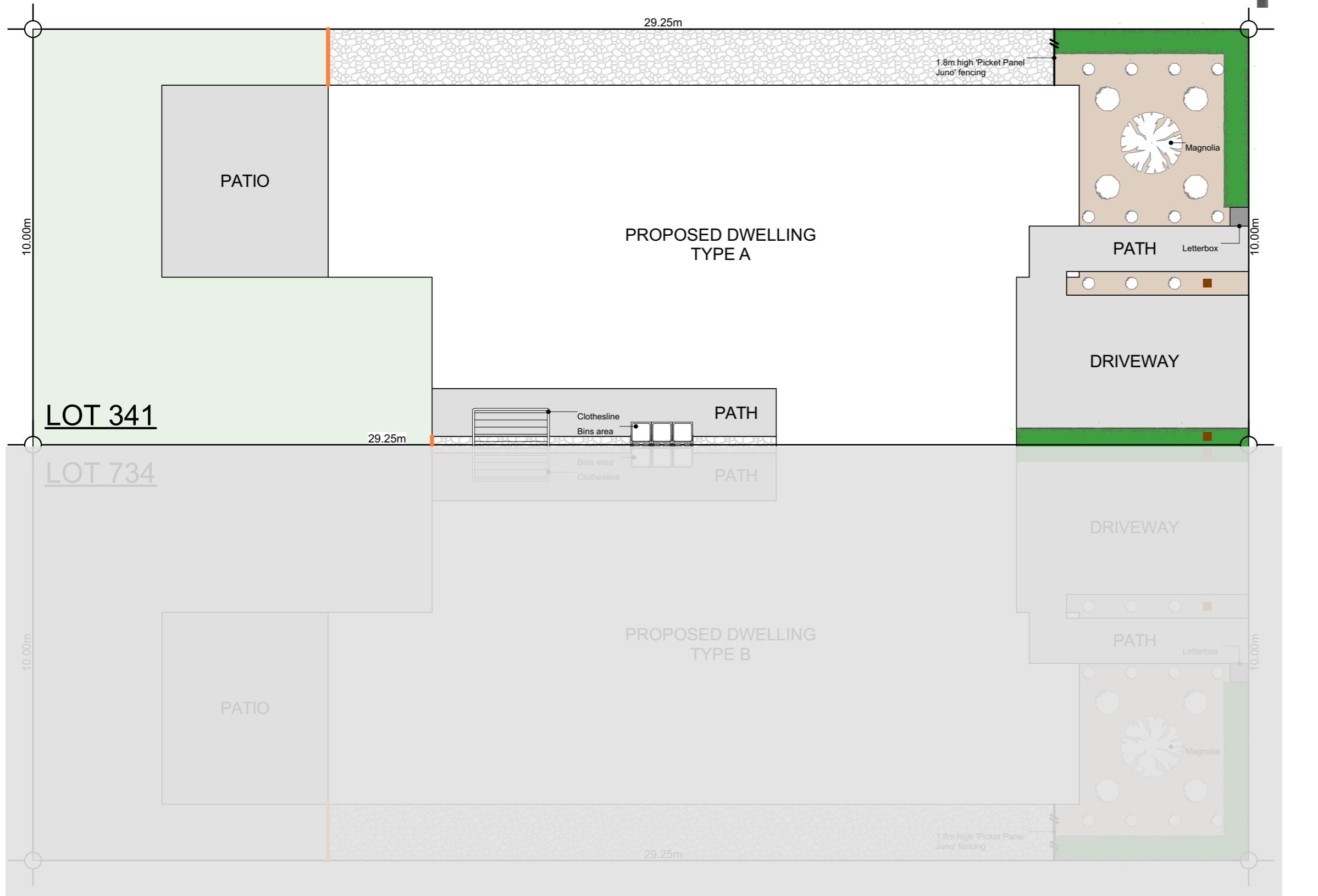
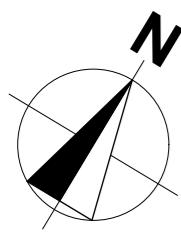
**D** Section D  
Scale 1:50

### Section Keys

- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / purlins to form raking soffit. Refer to Truss Design.
- R01 Colorsteel corrugate roofing on self-supported roof underlay over 70x45mm purlines 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.



**E** Section E  
Scale 1:50



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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  
L O T 341 & 734 A R B O R G R E E N  
R O L L E S T O N

## Issue Concept Design

This plan is developed for the purchaser  
and is copyright to Archiplus Ltd.

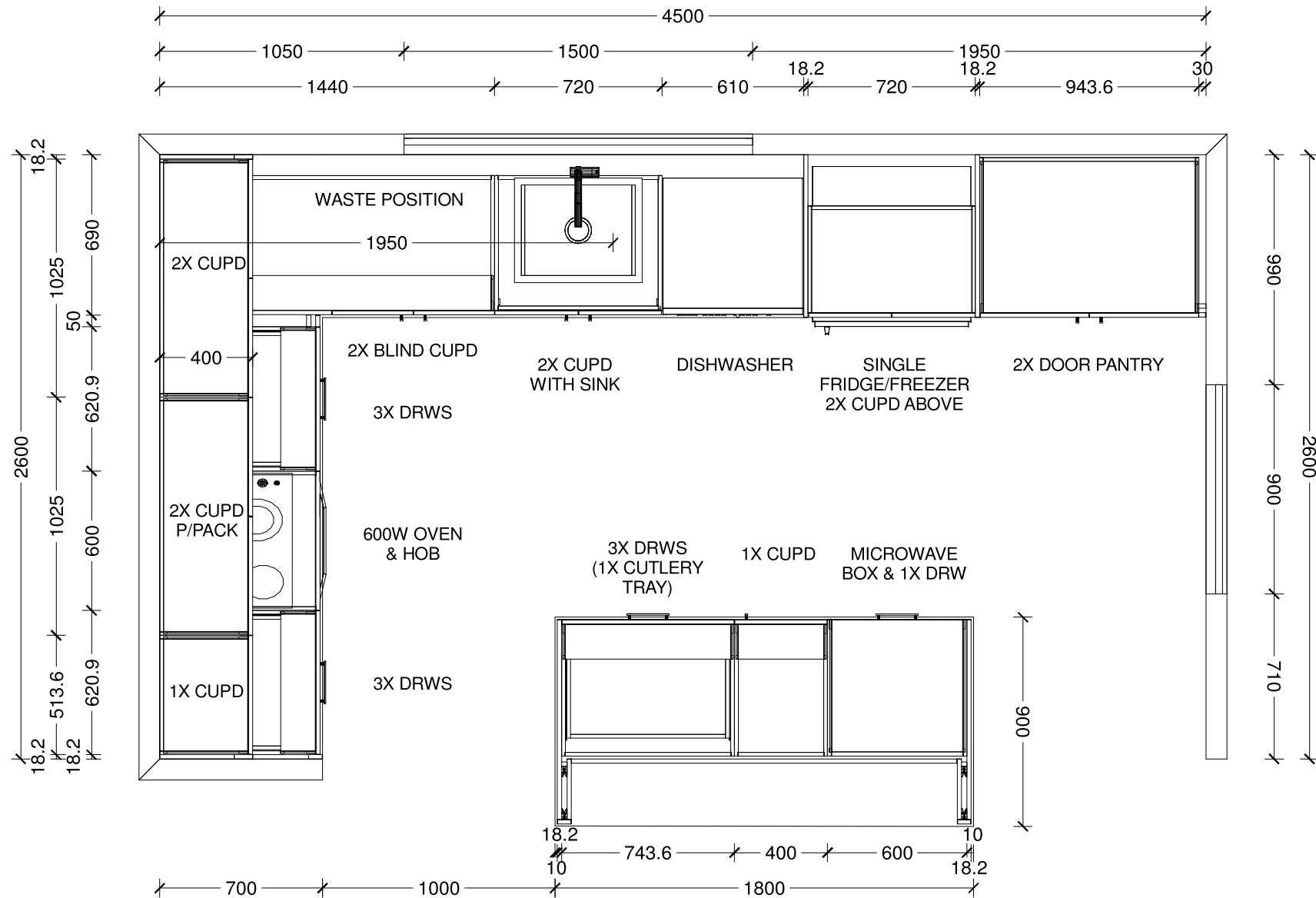
## Plants List for Garden Bed

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

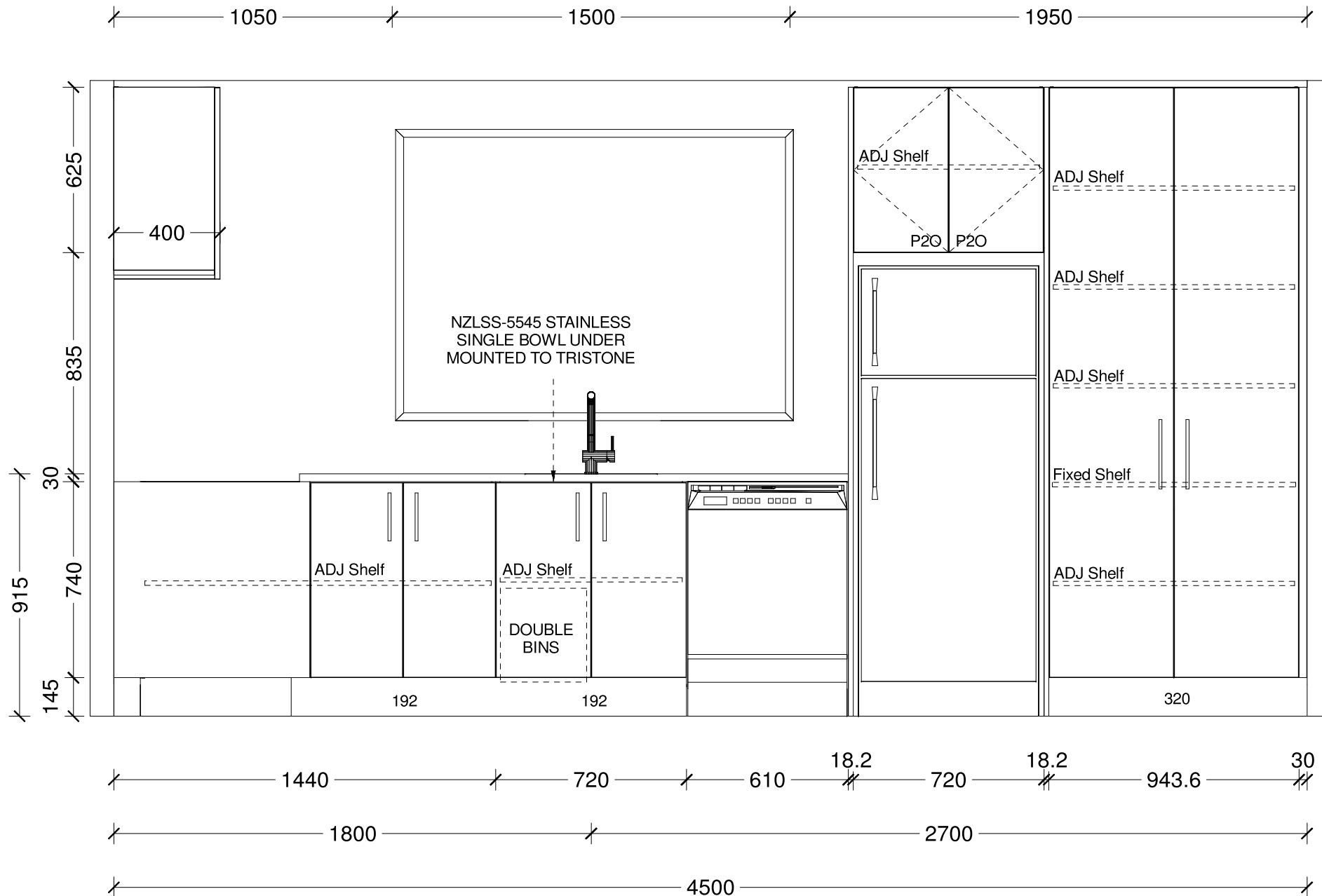
	Lawn
	Exposed Aggregate
	Stonechip
	Garden Bed with Bark
	Portuguese Laurel - Hedge to be a min. 800mm high at time of planting and a max of 600mm apart (stem to stem)
	Tree - within 2m of road frontage. 2.5m high (at time of planting)
	Macrocarpa posts 200x200mm with capping, supplied by Arbor Green. 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
	'Picket Panel Juno' fence in black
	Fencing

Sheet No. 1



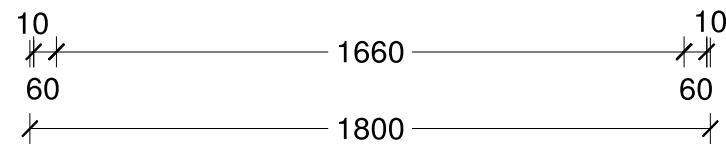
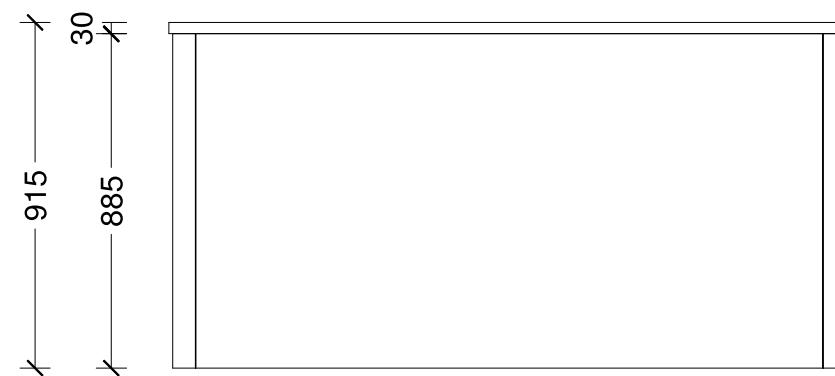
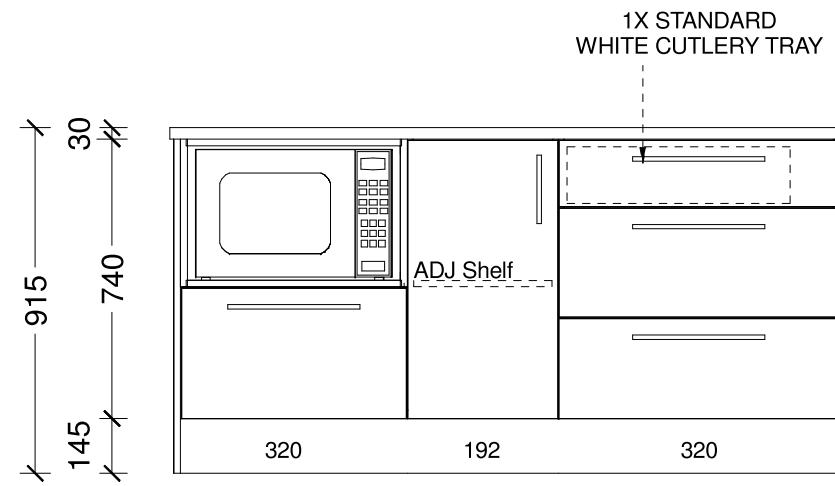
Designer:	Date: 30 Oct 25	Client:	BC Ref: Job	Site Address:	Job#: 59131	TRENDS™ KITCHENS
Dwg: Kitchen Plan	Scale: 1 : 25	Customer:	Lot 341 Arbor Green			

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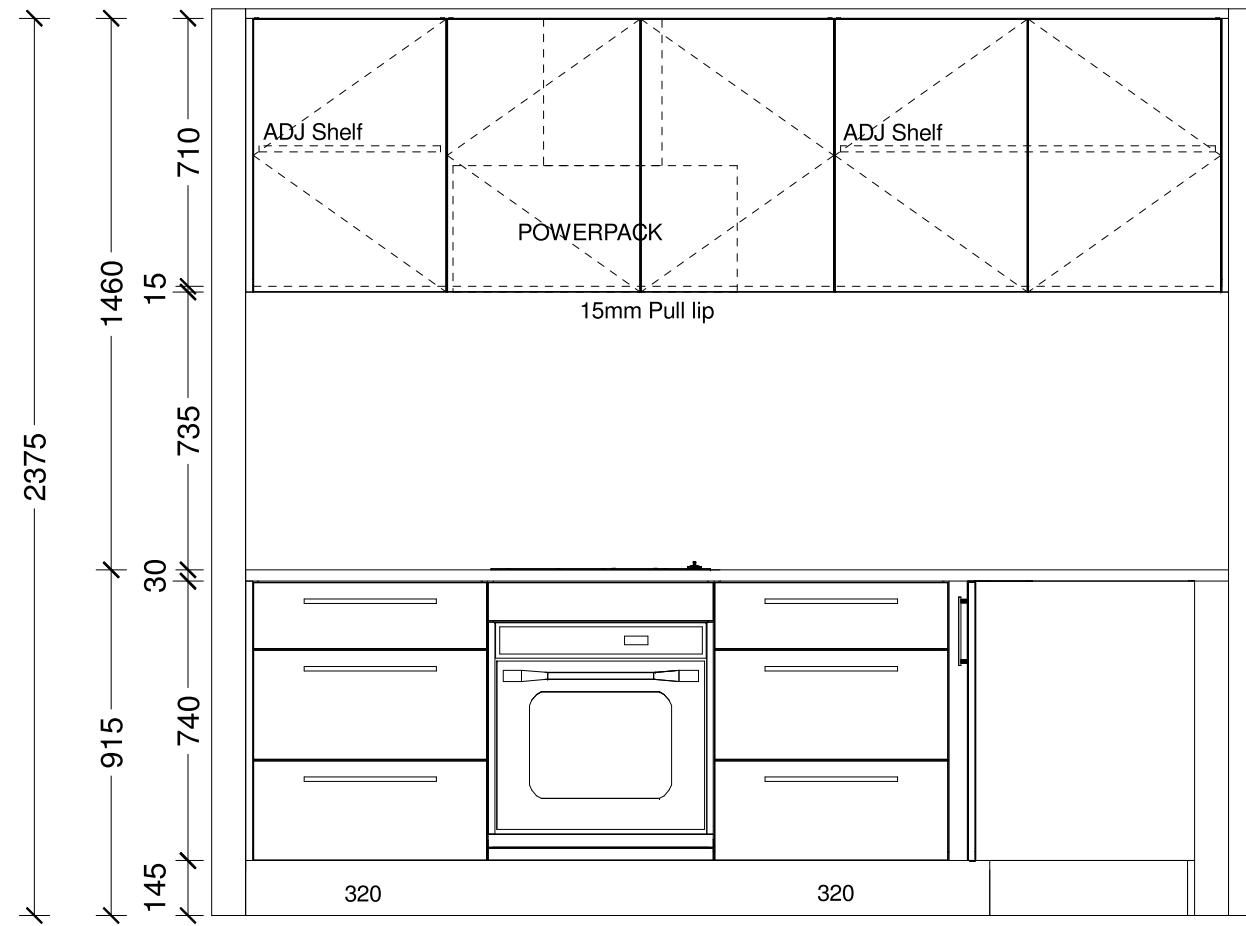
Designer:	Date: 30 Oct 25	Client:	BC Ref: Job	Site Address:	Job#: 59131	TRENDS™ KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:	Lot 341 Arbor Green			

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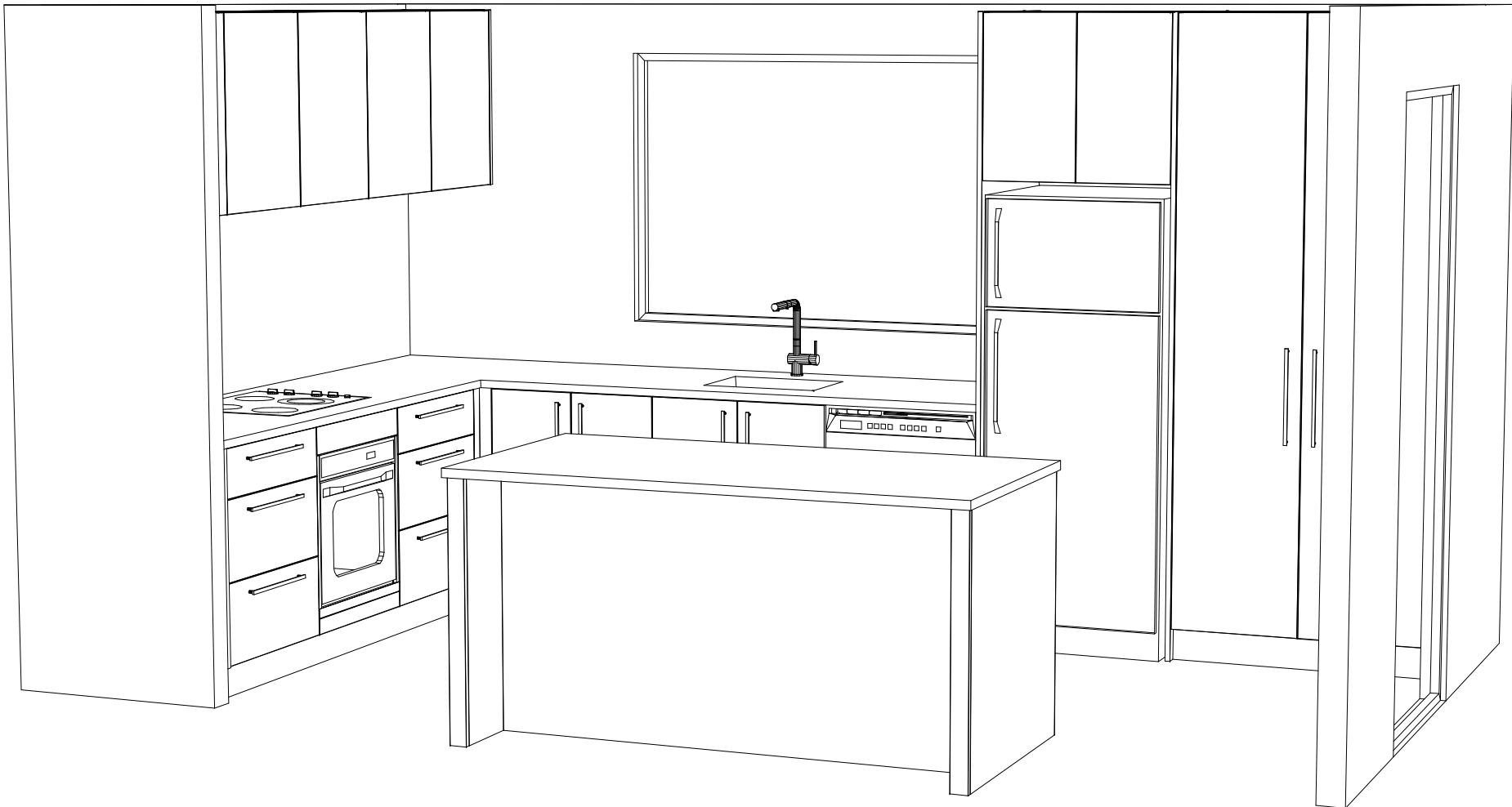
Designer:	Date: 30 Oct 25	Client:	BC Ref: Job	Site Address:	Job#: 59131	
Dwg: Kitchen Elevation - Island	Scale: 1 : 20	Customer: Lot 341 Arbor Green				

**TRENDS™**  
KITCHENS



Designer:	Date: 30 Oct 25	Client:	BC Ref: Job	Site Address:	Job#: 59131	TRENDS™ KITCHENS
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer:	Lot 341 Arbor Green			

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Designer:

Date: 30 Oct 25

Client:

BC Ref: Job

Site Address:

Job#: 59131

Dwg: Kitchen 3D

Scale:

Customer: Lot 341 Arbor Green

**TRENDS™**  
KITCHENS

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# Plan: Arbor Green - Lot 341 & 734 Rolleston

## Oakridge Power & Lighting

Item	Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	2 EA
 Rangehood Single Power Socket	2 EA
 Tradesave Slim Single Power Socket (White) 10A - Fridge	2 EA
 Tradesave Slim Single Power Socket (White) 10A - Microwave	2 EA
 Tradesave Slim Double Power Socket Horizontal (White) 10A	36 EA
 Protective Capping for Electrical Cabling Power Socket/Switch Mounted on Joinery	2 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	2 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	2 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	2 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	2 EA
 Tradesave Slim Dishwasher Power Socket (White)	2 EA
 Tradesave Slim Garage Door Open/Close Press Switch (White)	2 EA
 Tradesave Slim Garage Door Power Socket (White)	2 EA
 Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)	2 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	2 EA
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	10 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	4 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	4 EA
 Extractor Fan Inline 150mm & up to 6m of duct	6 EA
 Extractor Fan External Fascia Grille (Supplied by Others)	6 EA
 External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)	2 EA
 Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	46 EA

## Oakridge Power & Lighting

Item	Total
 Pendant Light - Sabinar 400mm Pendant with 8-watt LED Lamp (White/Ash Wood) & Circuit	2 EA
 Pendant Light - Elba 365mm with 8-watt LED Lamp (Black) & Circuit	2 EA
 External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	8 EA
 Tradesave Slim Light Switch 1-Gang (White)	10 EA
 Tradesave Slim Light Switch 2-Gang (White)	8 EA
 Tradesave Slim Light Switch 3-Gang (White)	4 EA
 2-Way Light Circuit	2 EA
 Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit	2 EA
 Tradesave Slim Main UHF TV/Dual Network Data Sockets Cat-6 (White)	2 EA
 No TV Aerial, pre-wire only (cable left in ceiling space)	2 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.



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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.

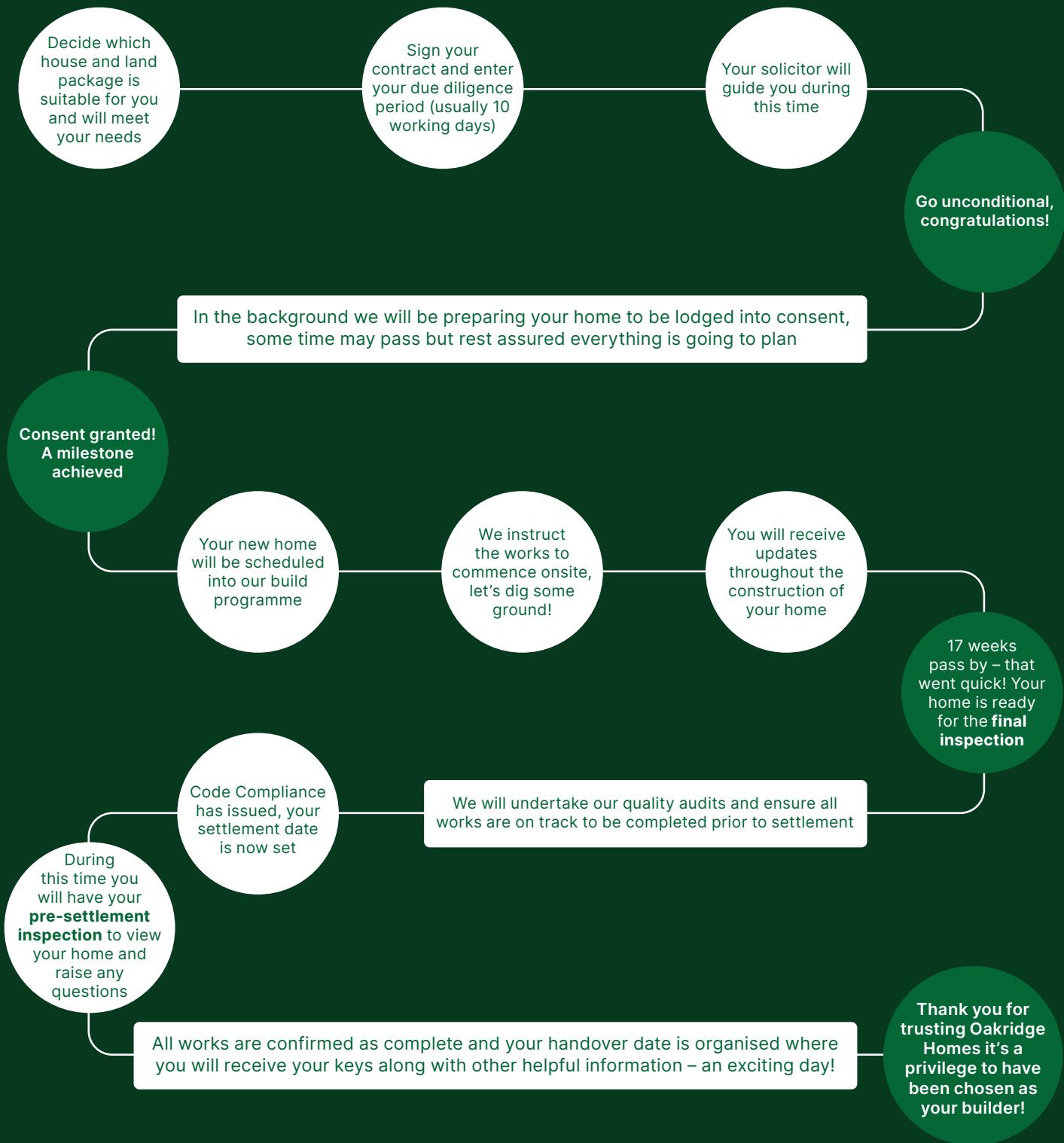
Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for 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

# 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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