

# Lot 65 Kennedys Green

Stage 2.1, Kennedys Green, Halswell, Christchurch



Artist impression only – refer to concept plan.

## House & Land Package:

# \$854,900

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:	157m <sup>2</sup>
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Section area:	371m <sup>2</sup>
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## 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

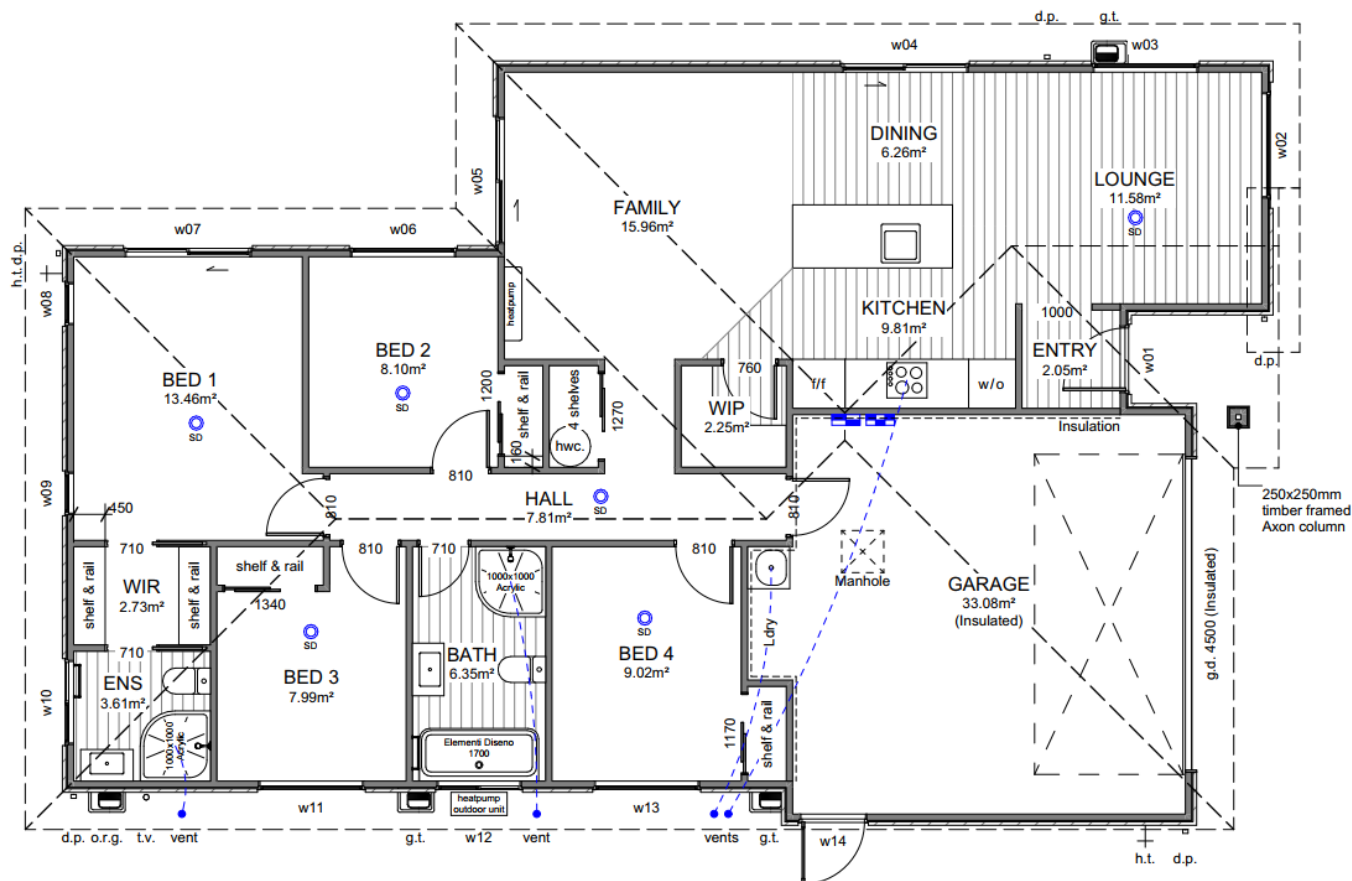
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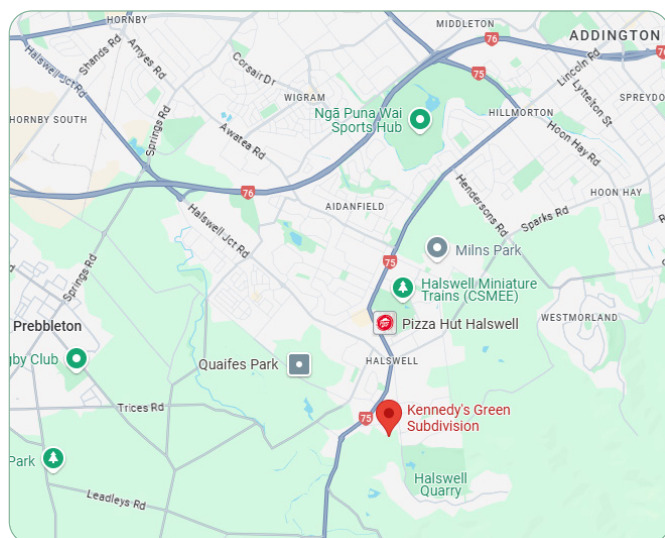
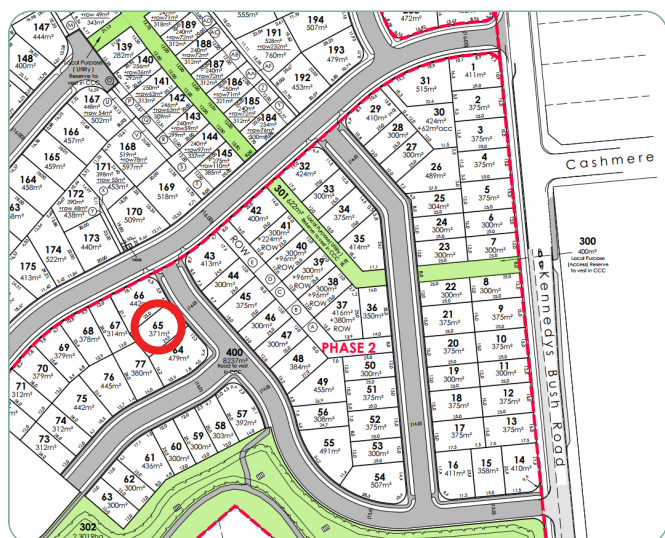
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**OAKRIDGE**  
HOMES 

## 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:	Sewer pump chamber & Fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° metal pressed tile— shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	James Hardie Axon	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 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 (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	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:	Windowware 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



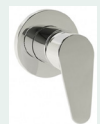
### Basin mixers:

Elementi Cura



### Shower / bath mixers:

Elementi Cura



### Shower slides:

Elementi Rayne



### Bath spout:

Elementi Uno





# Colour Schedule

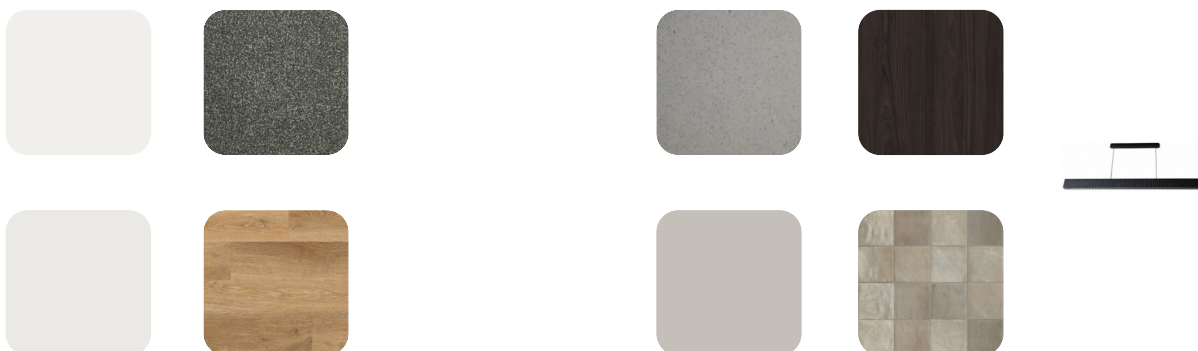
## Exterior Colours

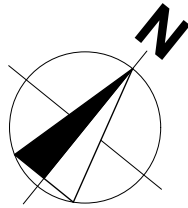
Colour Scheme			
EXTERIOR			
Roof:	Ebony	Garage door:	Ebony
Fascia, gutter & downpipes:	Ebony	Garage door frame:	Ebony
Window joinery:	Ebony	Soffits:	Half black white
Front door:	Ebony	Exterior cladding (Main):	Triple concrete
Front door frame:	Ebony	Exterior cladding (Feature):	All black



## Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Demeter/
Walls:	Black white	Kitchen back wall & island back panel:	Cirrus
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Fiordland elm
Skirting:	Black white	Kitchen splashback:	Zellige Argilla Gloss 100×100
Carpet:	Iron	Feature pendant:	Minota 1.5 linear black
Vinyl plank:	Natural		





Site Info

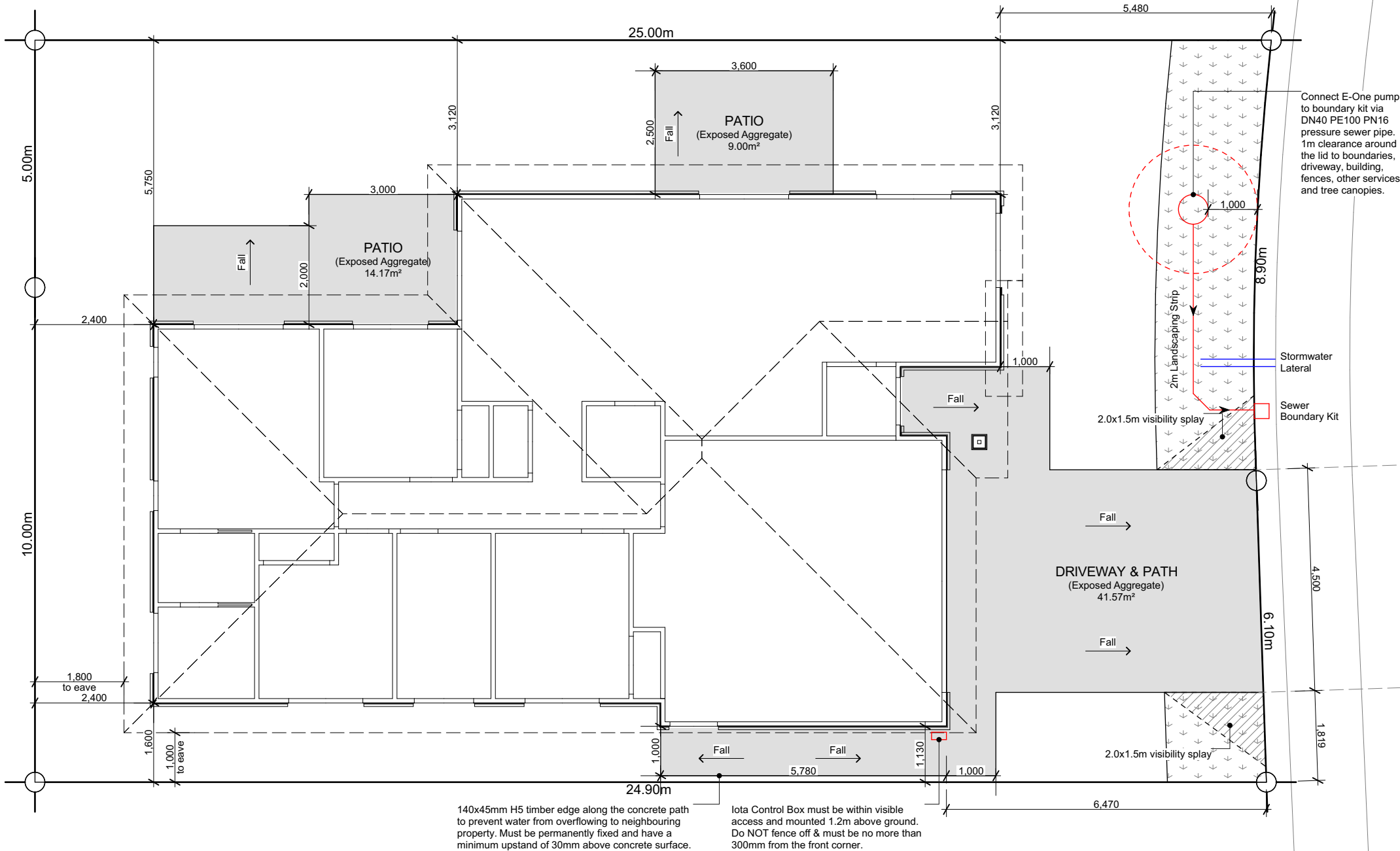
Site Address	Kennedys Green Haswell
Legal Description	Lot 65
Site Area	371m²
Building Area	157.90m²
Roof Area*	195.97m²
Site Coverage	42.56%

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.



NEW ROAD



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LOT 65 KENNEDYS GREEN  
HALSWELL

Issue  
Concept Design

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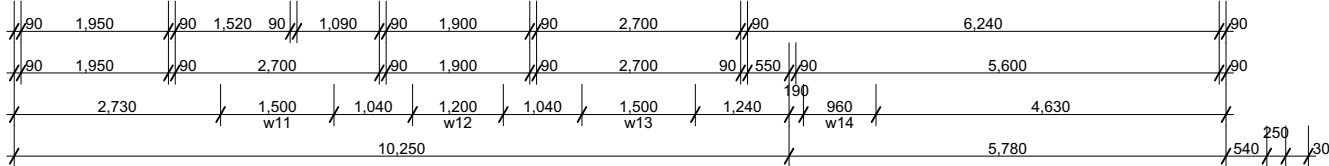
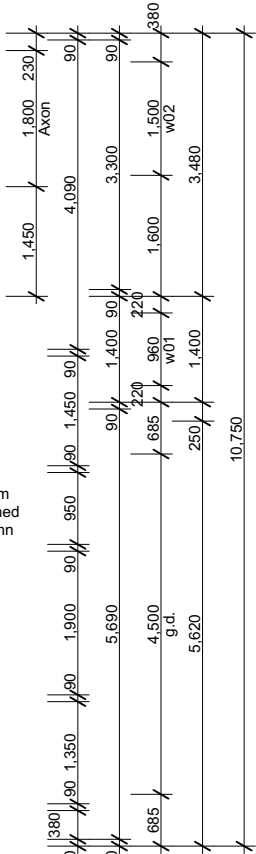
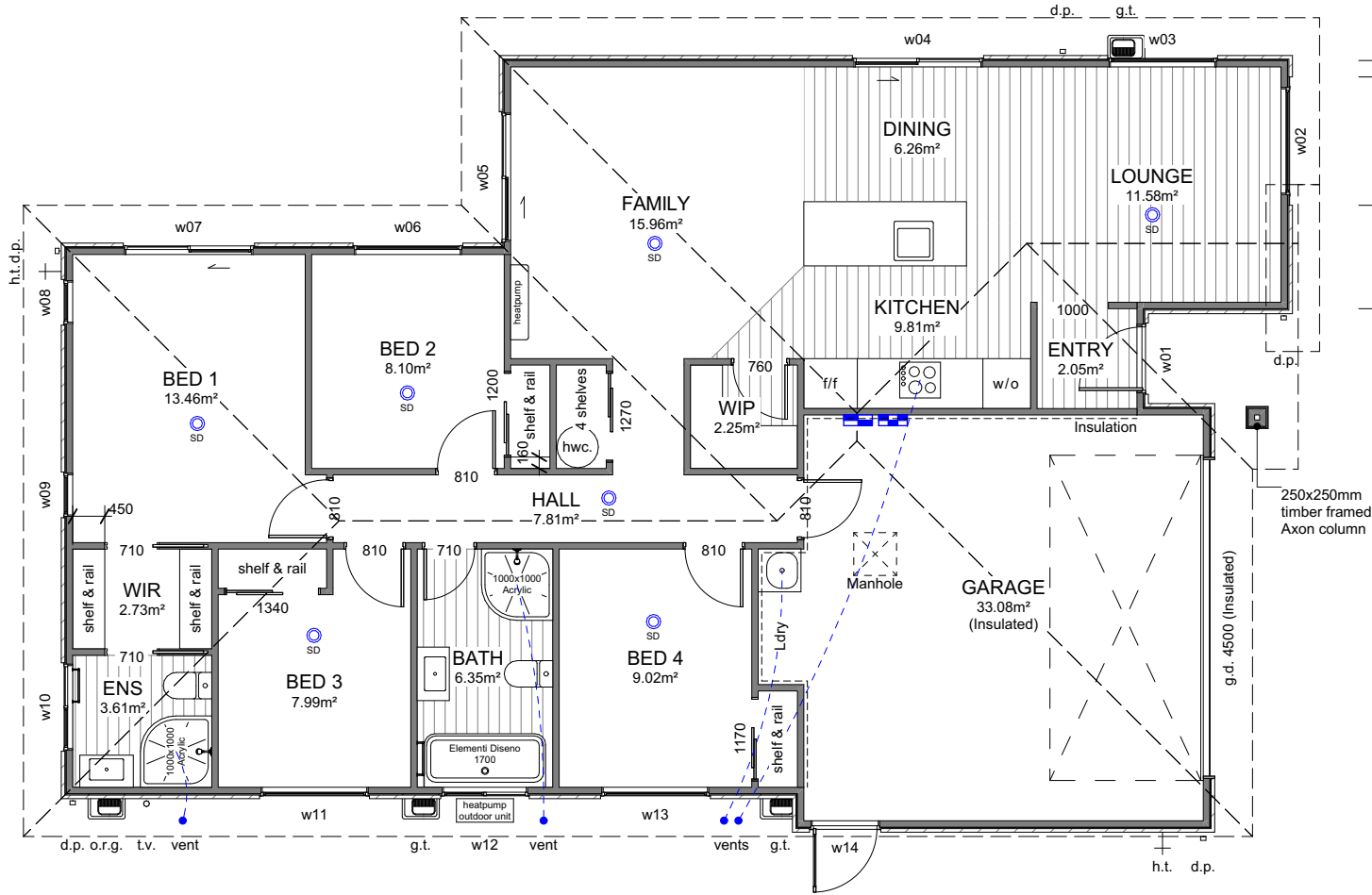
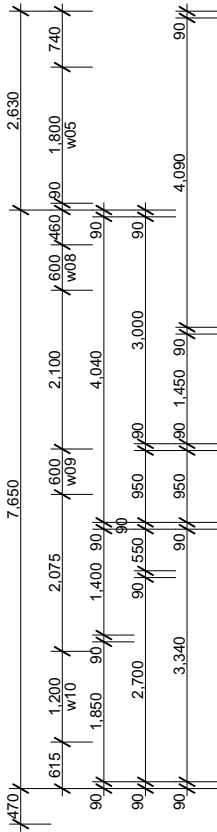
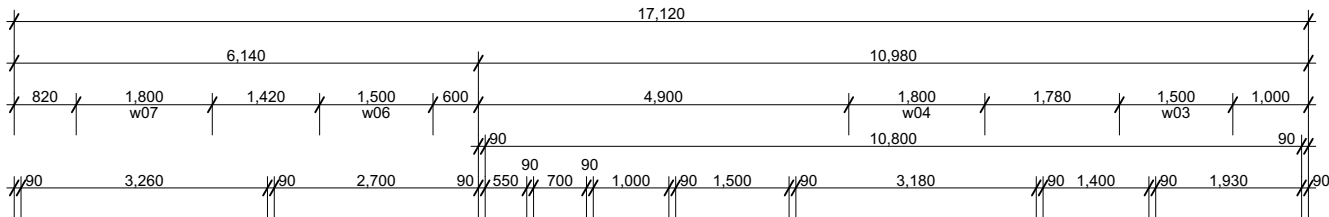
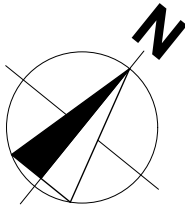
Site Plan

Scale 1:100 @ A3

Revision	1
Date	27/11/2025
File No.	25260

Sheet No.

1



Building Area

Over Frame	153.85m²
Perimeter	57.60m
Over Cladding	157.83m²
Perimeter	58.24m
Roof Area*	195.97m²
Perimeter	60.36m

\*Roof area includes fascia & gutter.

General

Main Cladding	RCS Graphex
Feature Cladding	JH Axon Panel
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Shake)
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 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	1,400	1,500
w04	2,130	1,800
w05	2,130	1,800
w06	1,400	1,500
w07	2,130	1,800
w08	1,400	600
w09	1,400	600
w10	1,100	1,200
w11	1,400	1,500
w12	1,100	1,200
w13	1,400	1,500
w14	2,130	960



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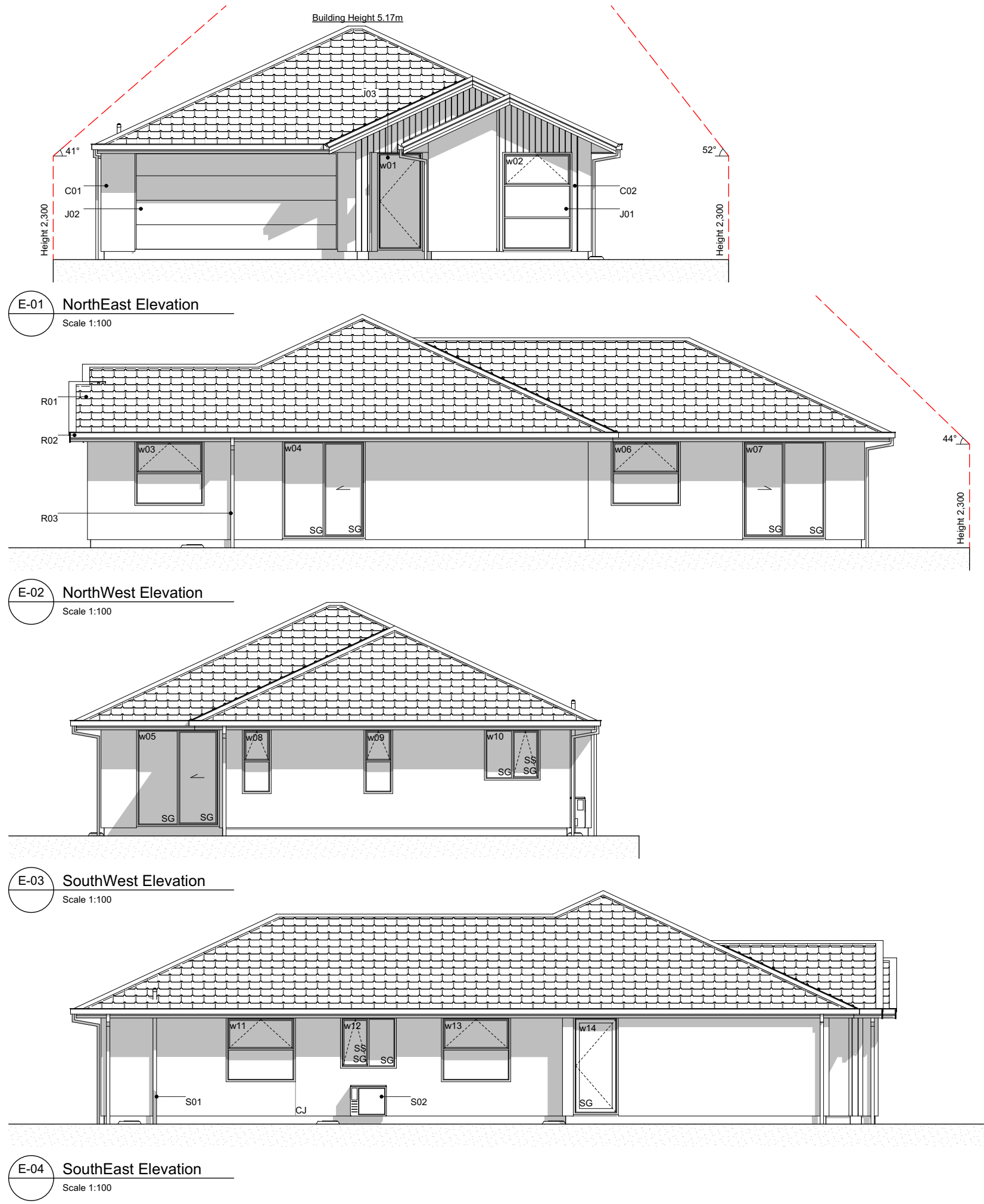
Floor Plan

Scale 1:100 @ A3

Revision 1  
Date 27/11/2025  
File No. 25260

Sheet No.

2



### Elevation Keys

- |     |  |
|-----|--|
| C01 | RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.                         |
| C02 | James Hardie Axon panel on 20mm cavity battens.  |
| R01 | Pressed metal tiles roofing.   |
| R02 | Colorsteel Quad gutter supported by Colorsteel 185mm fascia.                                 |
| R03 | Colorsteel 75x55mm downpipes.  |
| J01 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. |
| J02 | Sectional garage door.   |
| J03 | APL entry door in thermally-broken powder coated aluminium frames.                           |
| S01 | Drainage vent pipe.  |
| S02 | Heatpump outdoor unit on wall bracket.   |

### Legend

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

### General Notes

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



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### Elevations

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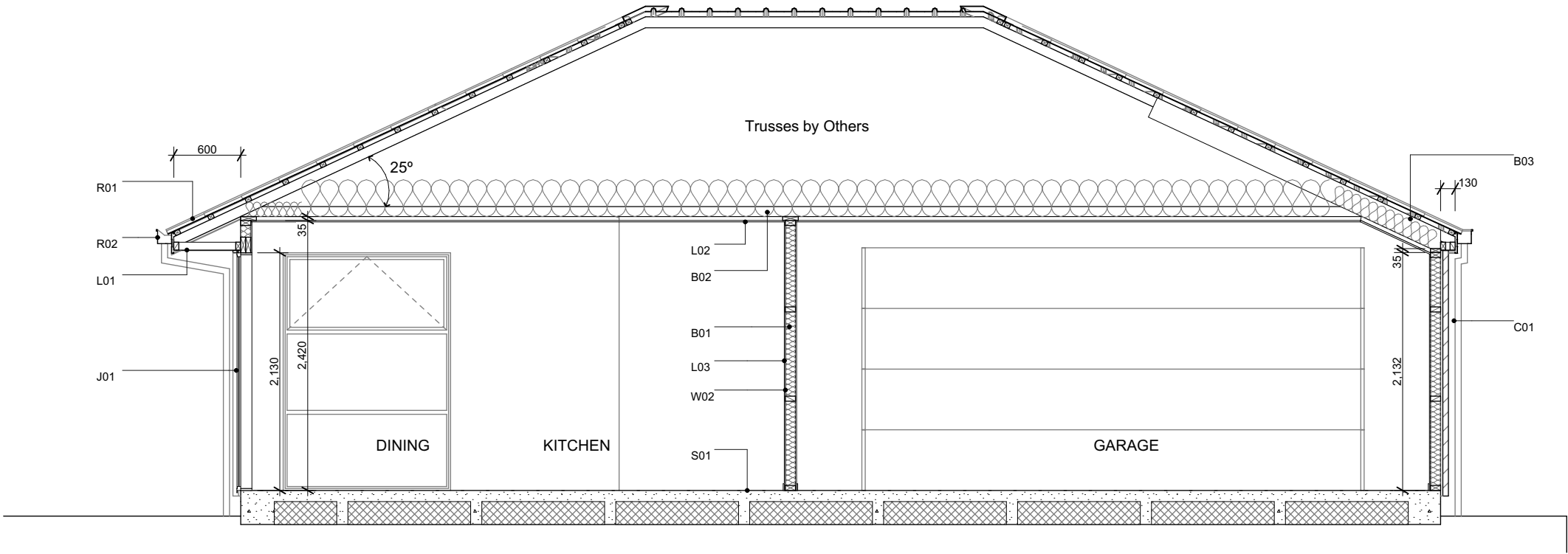
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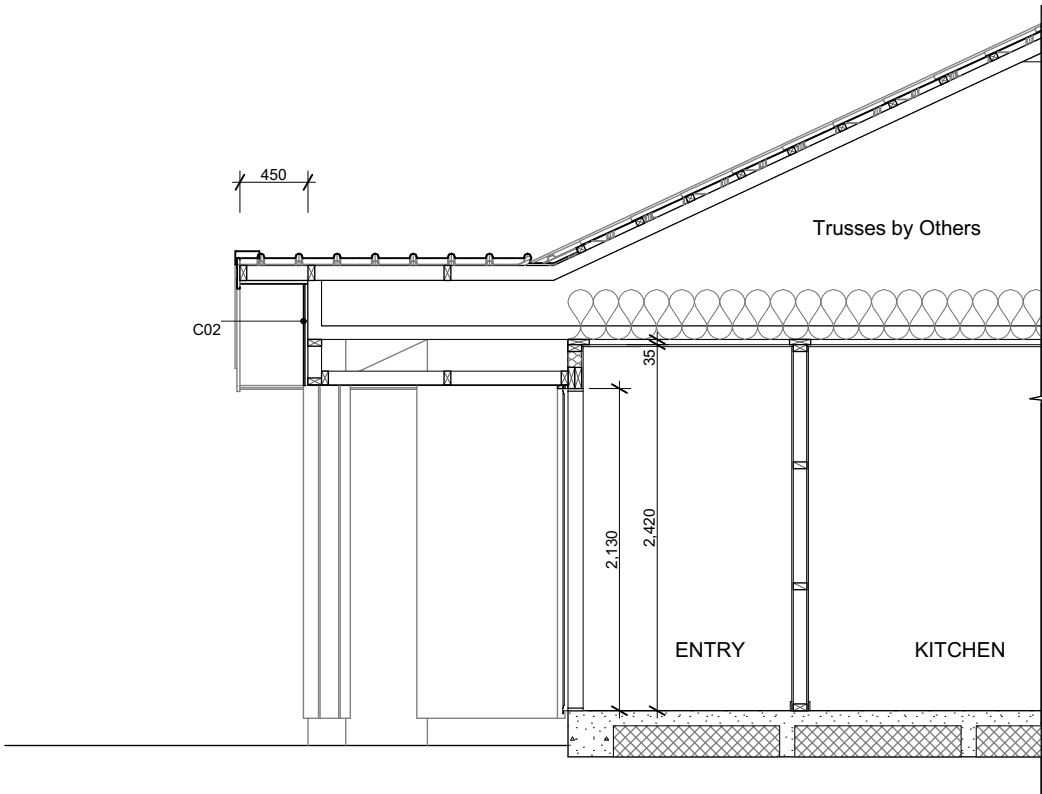


Section Keys

- C01
- RCS Graphex 50mm panel with plastered finish over 20mm cavity battens over building wrap on timber framing.
- C02
- James Hardie Axon panel over 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.
- R01
- Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.
- R02
- Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03
- 75x55mm Colorsteel downpipes with wall brackets.
- J01
- Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02
- Sectional garage door. H3.1 timber reveals for painted finish.
- B01
- R2.8 wall insulation batts.
- B02
- R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- B03
- R5.0 skillion insulation batts.
- 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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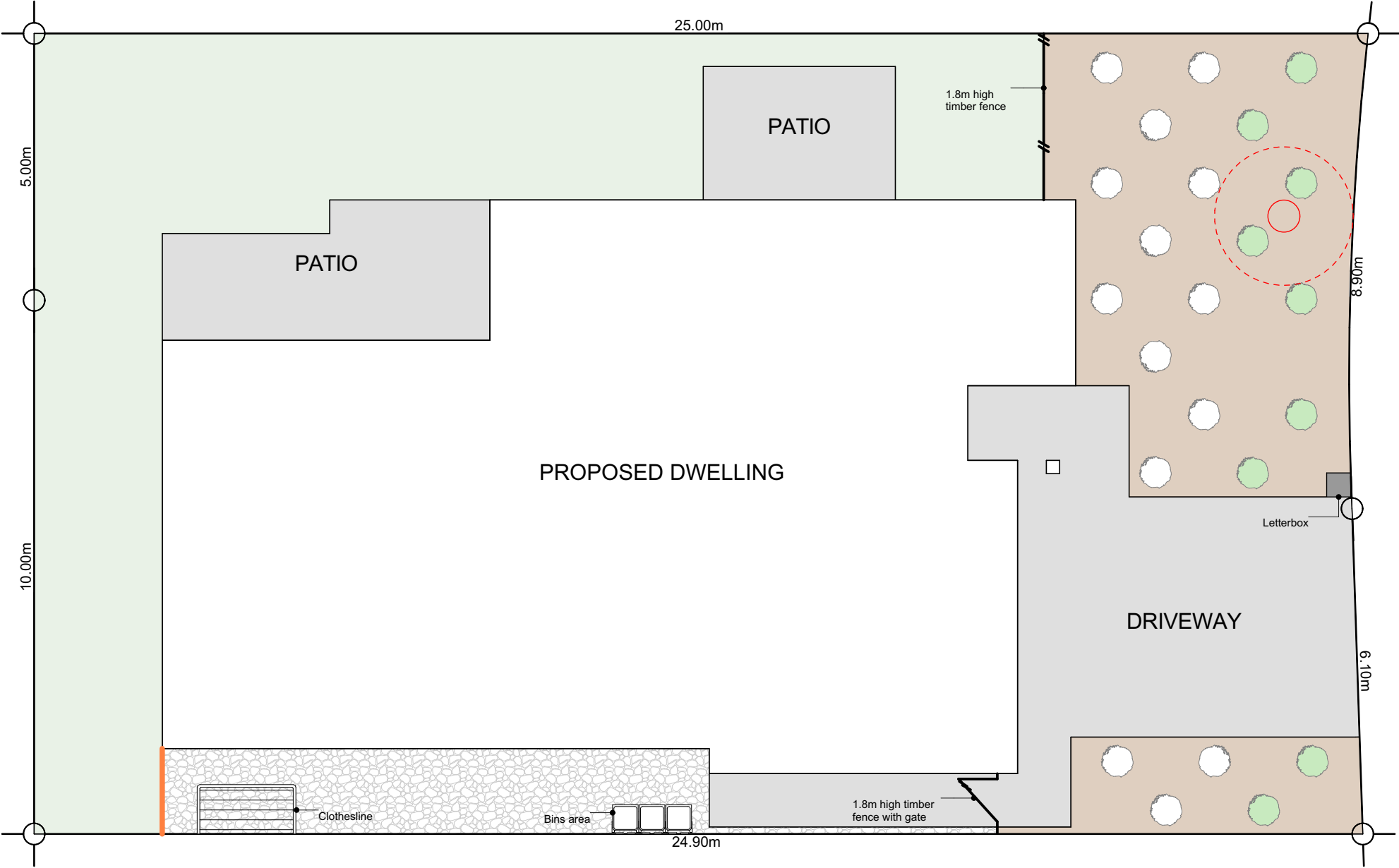
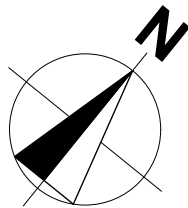
Cross Sections

Scale 1:50 @ A3

Revision 1  
Date 27/11/2025  
File No. 25260

Sheet No.

4



**Plants List for Garden Bed**

- Agapanthus Peter Pan - Dwarf blue Nile lily
- Acacia Limelight - Dwarf wattle
- Choisya Ternata - Mexican orange blossom
- Carex Secta - Makura sedge
- Lavandula angustifolia 'Hidcote' - English Lavender
- Pittosporum little gem
- Thuja occidentalis Smaragd - Emerald Cedar
- Viburnum tinus Eve Price
- Azalea
- Corokia geentys green
- Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
- Camellia 'Cinnmon Cindy'
- Cercis Hearts of Glod - Golden Redbud
- Acer Palmatum Bloodgood - Japanese Maple
- Liquidambar Styraciflua - Sweetgum
- Magnolia Grandiflora Blanchard
- Malus Ioensis Plena
- Prunus Autumnalis Southern Gem - Flowering Cherry

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

**Legends**

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/ stone chip



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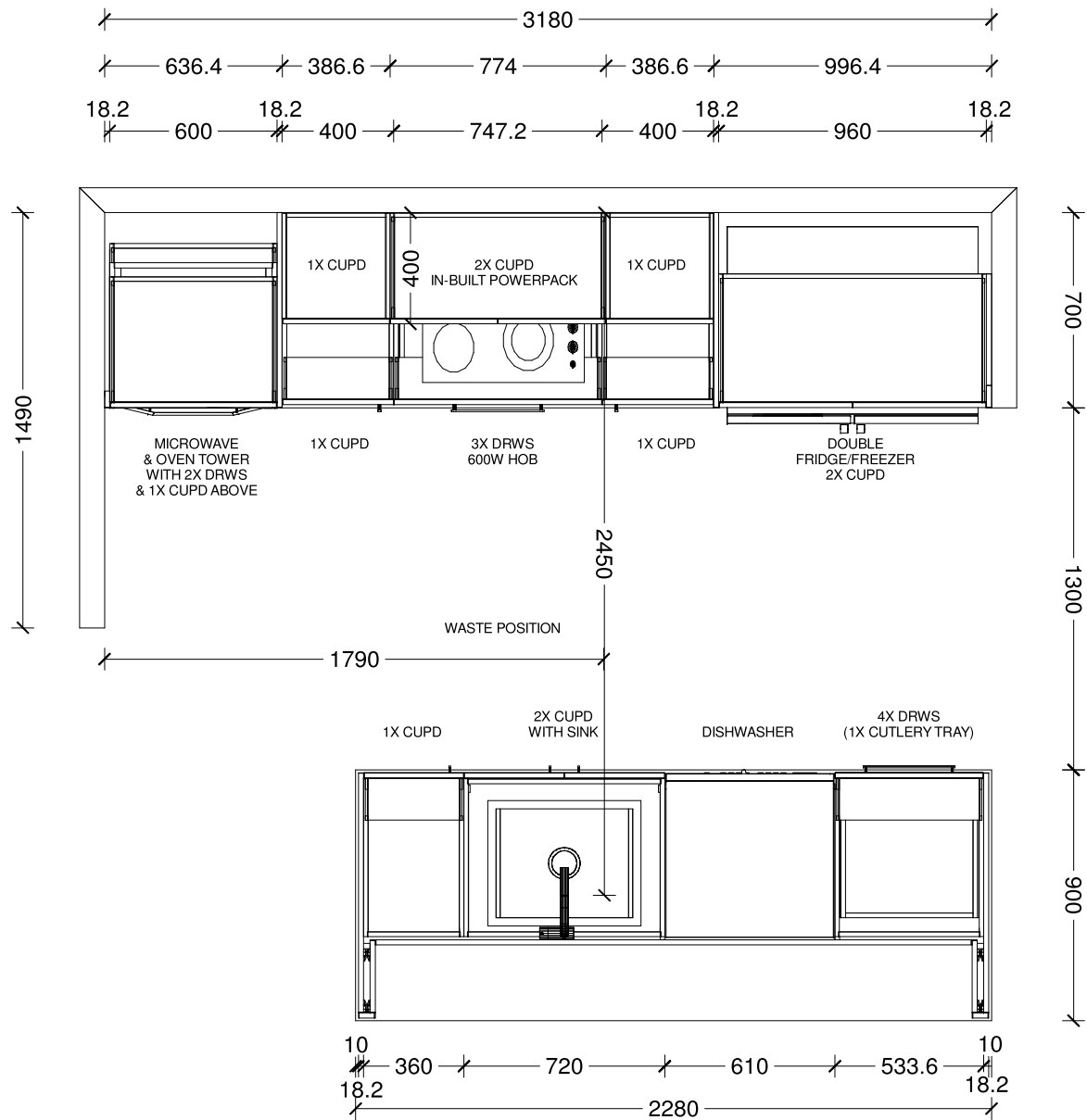
**Landscape Plan**

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Date 26/11/2025  
File No. 25260

**Sheet No.**

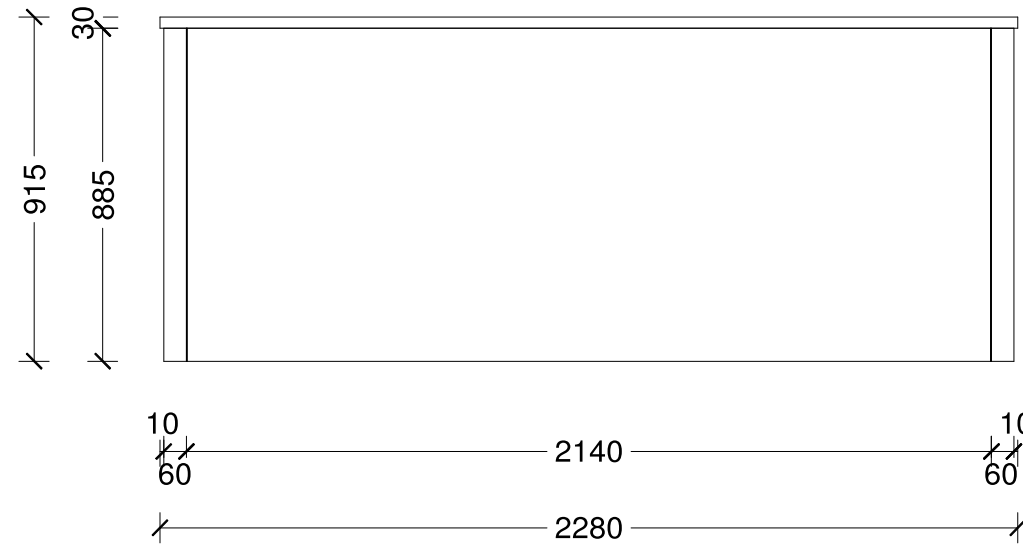
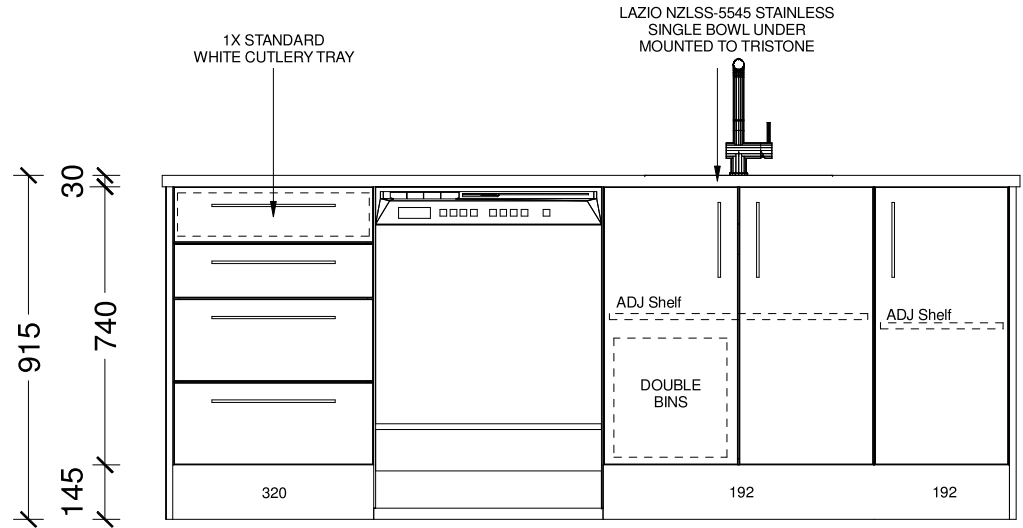
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Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple - Selwyn				

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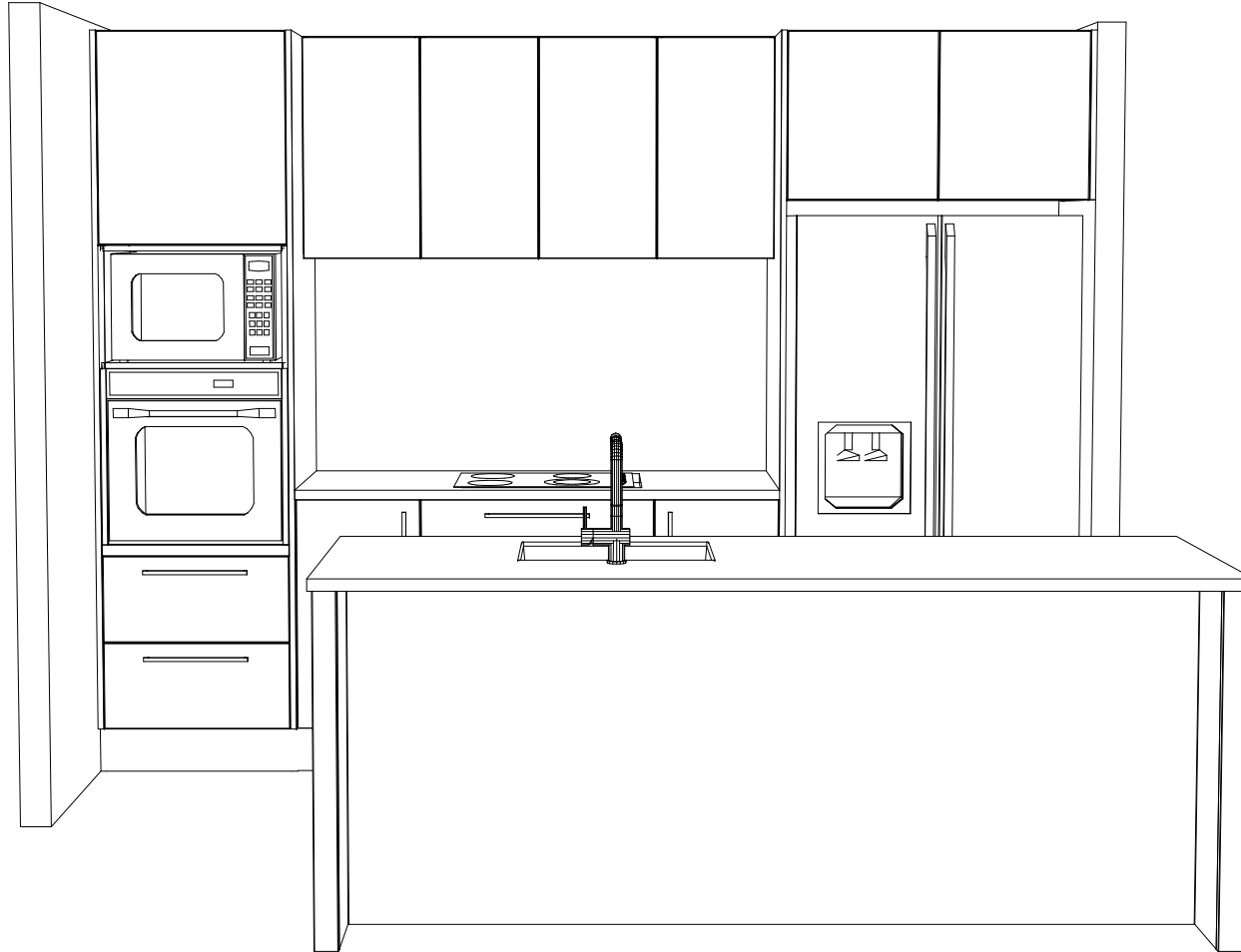




Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
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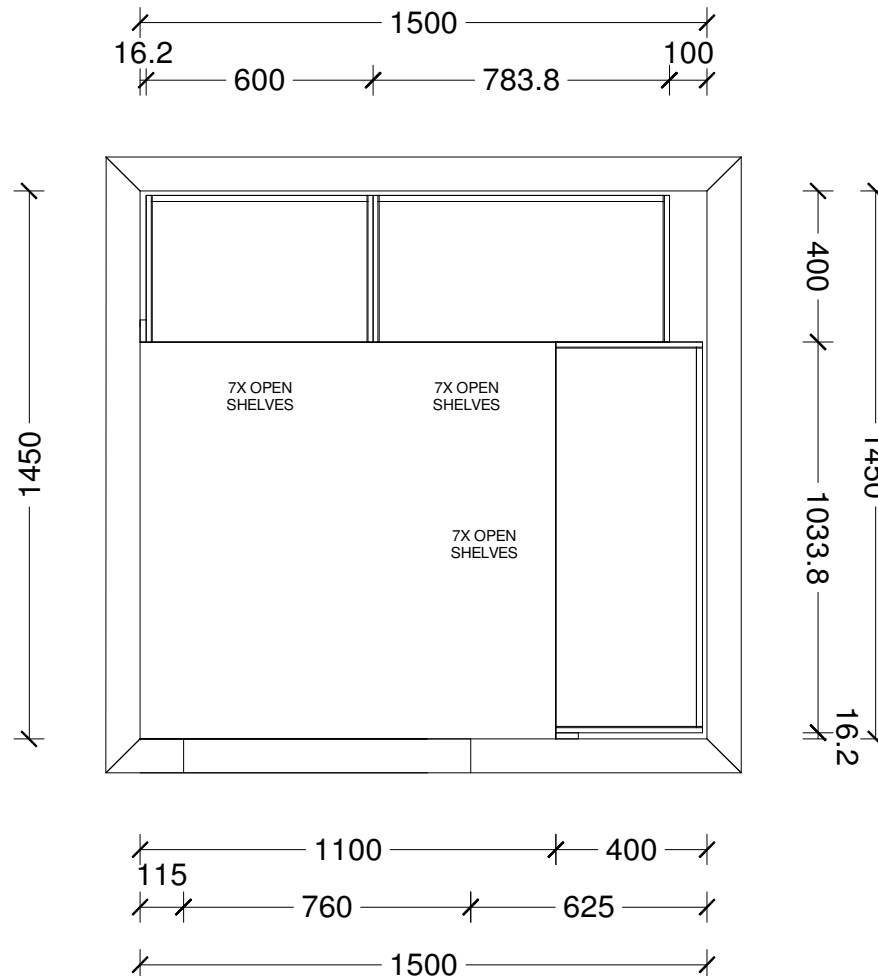
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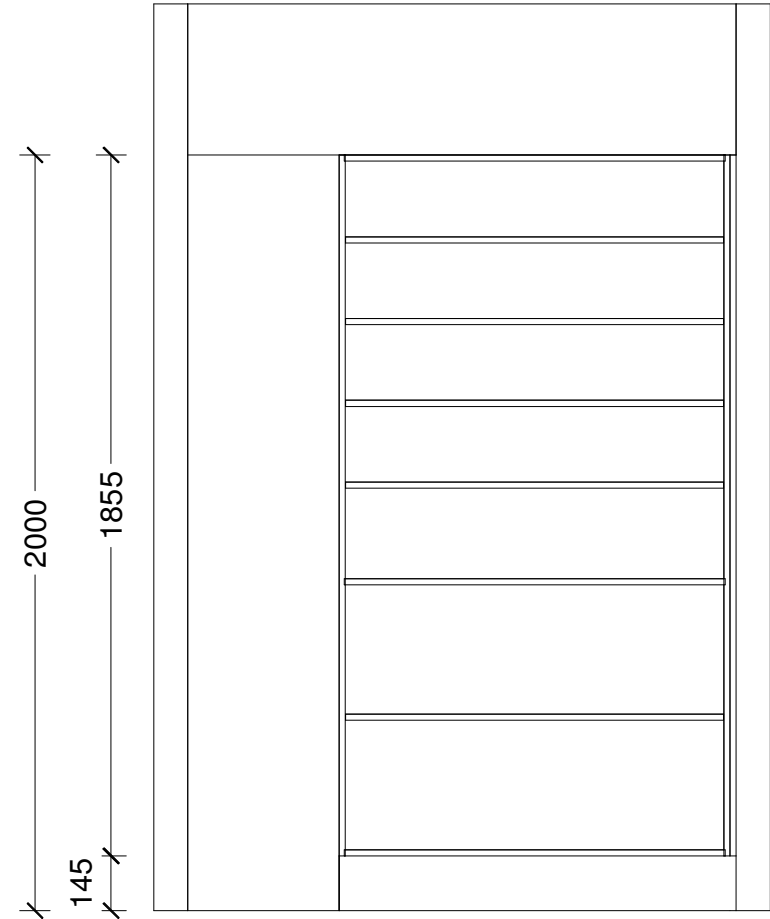
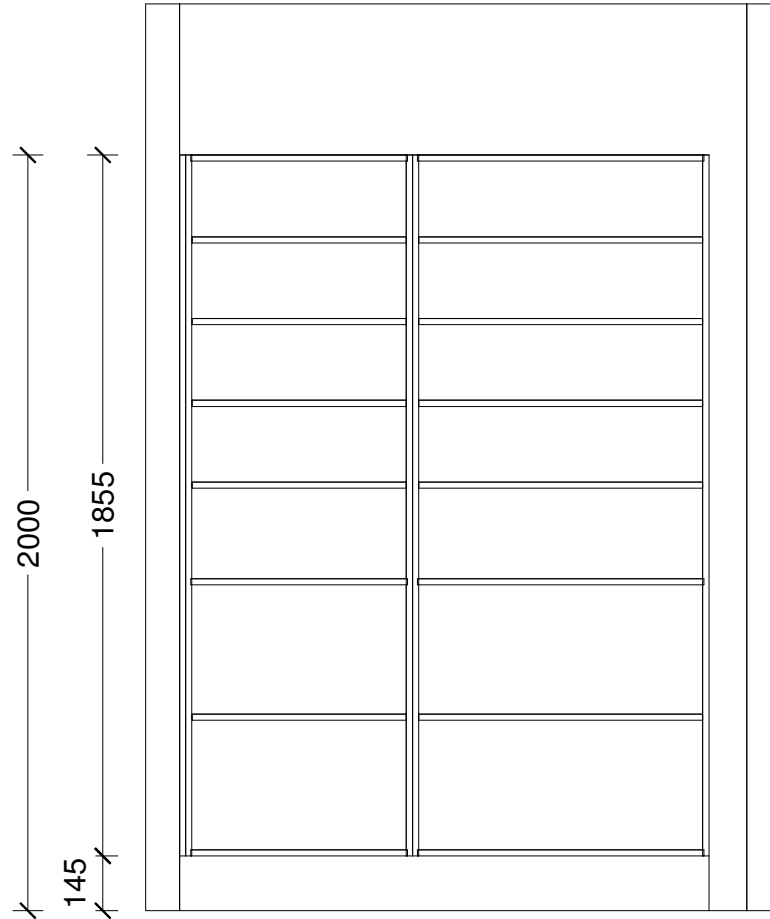
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Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple - Selwyn				

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Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple - Pantry V2				

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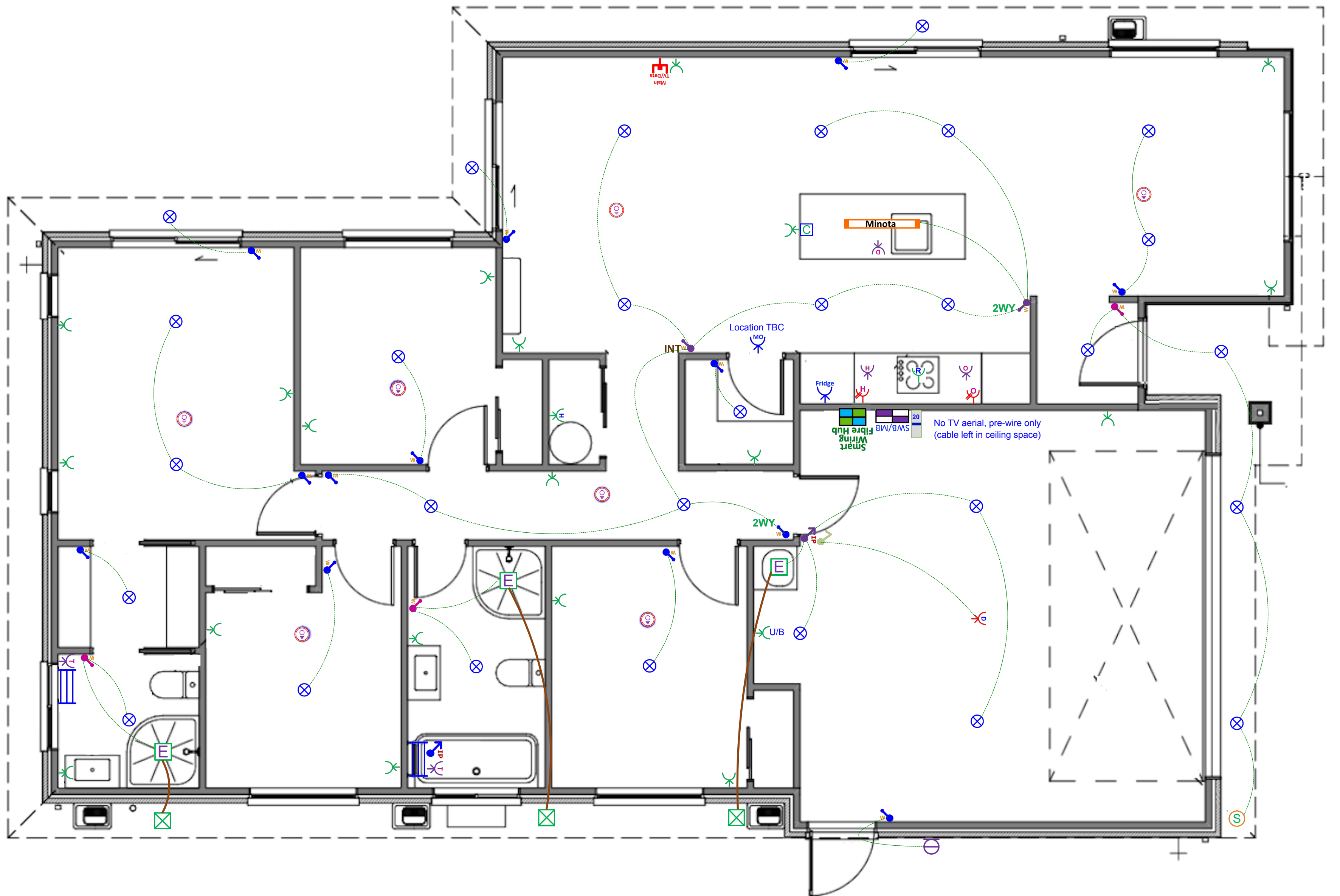
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple - Pantry V2				

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Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple - Pantry V2				

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# Plan: Option B - Minota - The Maple V7 (Garage Left) - Electrical Design

Electrical		
	Item	Total
	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
	Rangehood Single Switched 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 (White)	1 EA
	Tradesave Garage Door Open/Close Press Switch (White)	1 EA
	Tradesave Slim Garage Door Power Socket (White)	1 EA
	Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)	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 with 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

Electrical

Item	Total
 Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	29 EA
 Bulkhead Wall Light Robus Ohio LED 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	1 EA
 Tradesave Slim Light Switch 1-Gang (White)	13 EA
 Tradesave Slim Light Switch 2-Gang (White)	3 EA
 Tradesave Slim Light Switch 3-Gang (White)	2 EA
 Excel Life White IP Rated Light Switch 1 Gang	1 EA
 Excel Life White IP Rated Light Switch 3 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

Pendant Light Options

Item	Total
 Pendant Light - Minota 1.5m Pendant LED (Black) & Circuit	1 EA

## In the Area

### About Kennedys Green

Within ten minutes drive to Christchurch City Centre Kennedys Green is surrounded by natural reserves and vast views of the Port Hills.

Conveniently located within close proximity to the Halswell Shopping Centre where you will find various retail outlets, cafes, restaurants, a pharmacy and supermarket.

Only steps from the recreational Quarry Park, sought-after Halswell School, public swimming pool and library Kennedys Green is a highly desirable location.



### Halswell and Surrounding Areas

Halswell is a vibrant township within Christchurch City, known for its expanse of reserves, playgrounds and dog walking areas.

The Halswell Domain features a miniature train track offering rides making this a family friendly area featuring restaurants, cafes and the Christchurch famous Halswell Butchery.

Multiple shops and amenities including retail, grocers, public swimming pool, recently built public library and within close proximity to the Christchurch Adventure Park makes Halswell a thriving community to be a part of.

A monthly market hosted by long standing community members features food, craft stalls and live music.

With easy access to SH75 to go explore the Banks Peninsula and a tight-knit community feel, Halswell is a highly desired area.



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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.

P: (03) 977 2832

E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

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