



77 Kawarau Heights Boulevard



4



2



2.5



2

Land Area: 542m²

Floor Area: 266m²

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Part 1
Renders

Part 2
Plans & Elevations

Part 3
Construction Specification

Part 4
Materials & Finishes

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Fixtures & Fittings Selection

Part 1

Renders

The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.

77 Kawarau Heights Boulevard — Part 1 Renders

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77 Kawarau Heights Boulevard — Part 1 Renders

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Part 2

Plans & Elevations

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77 Kawarau Heights Boulevard — Part 2

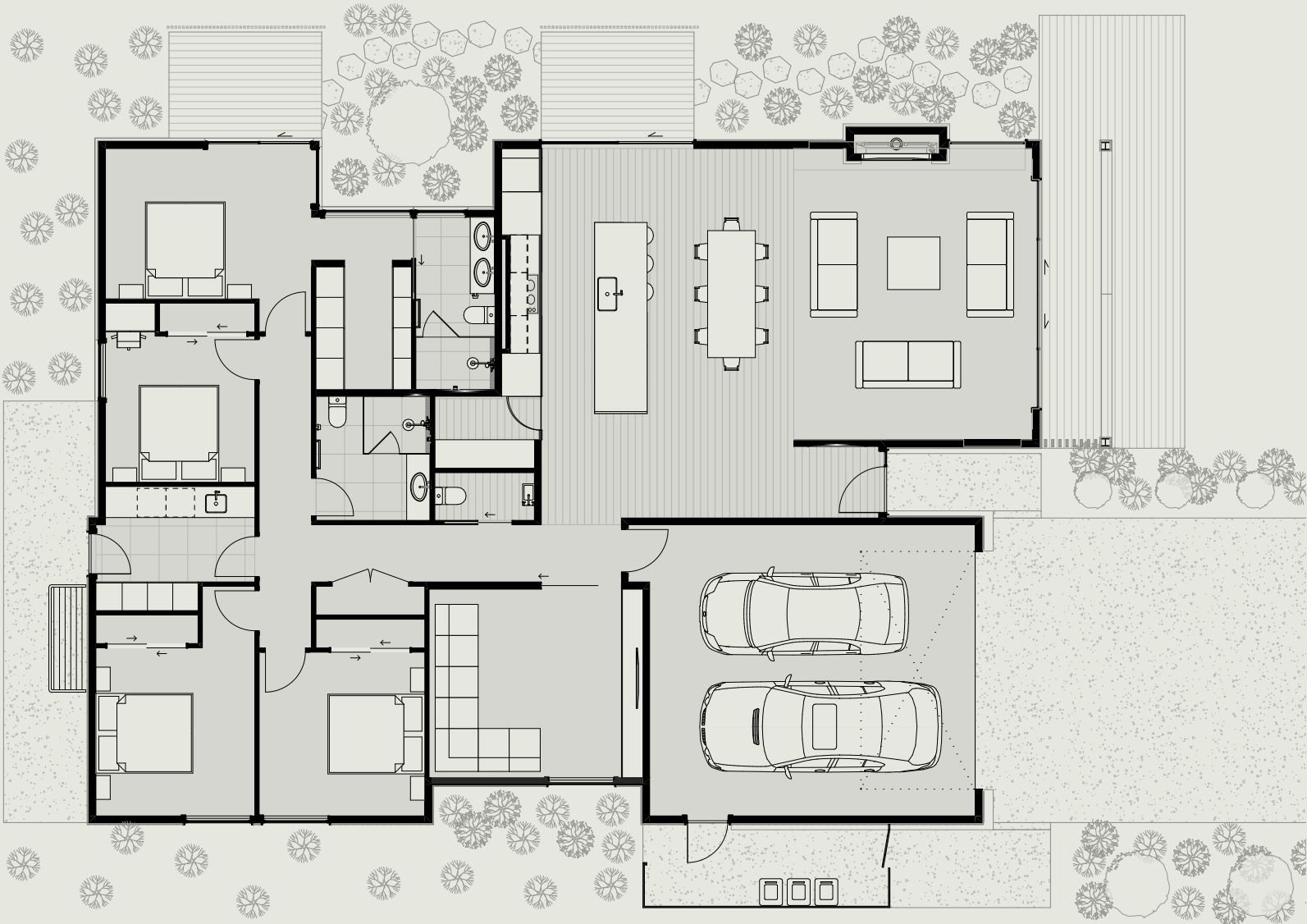
Floor Plan



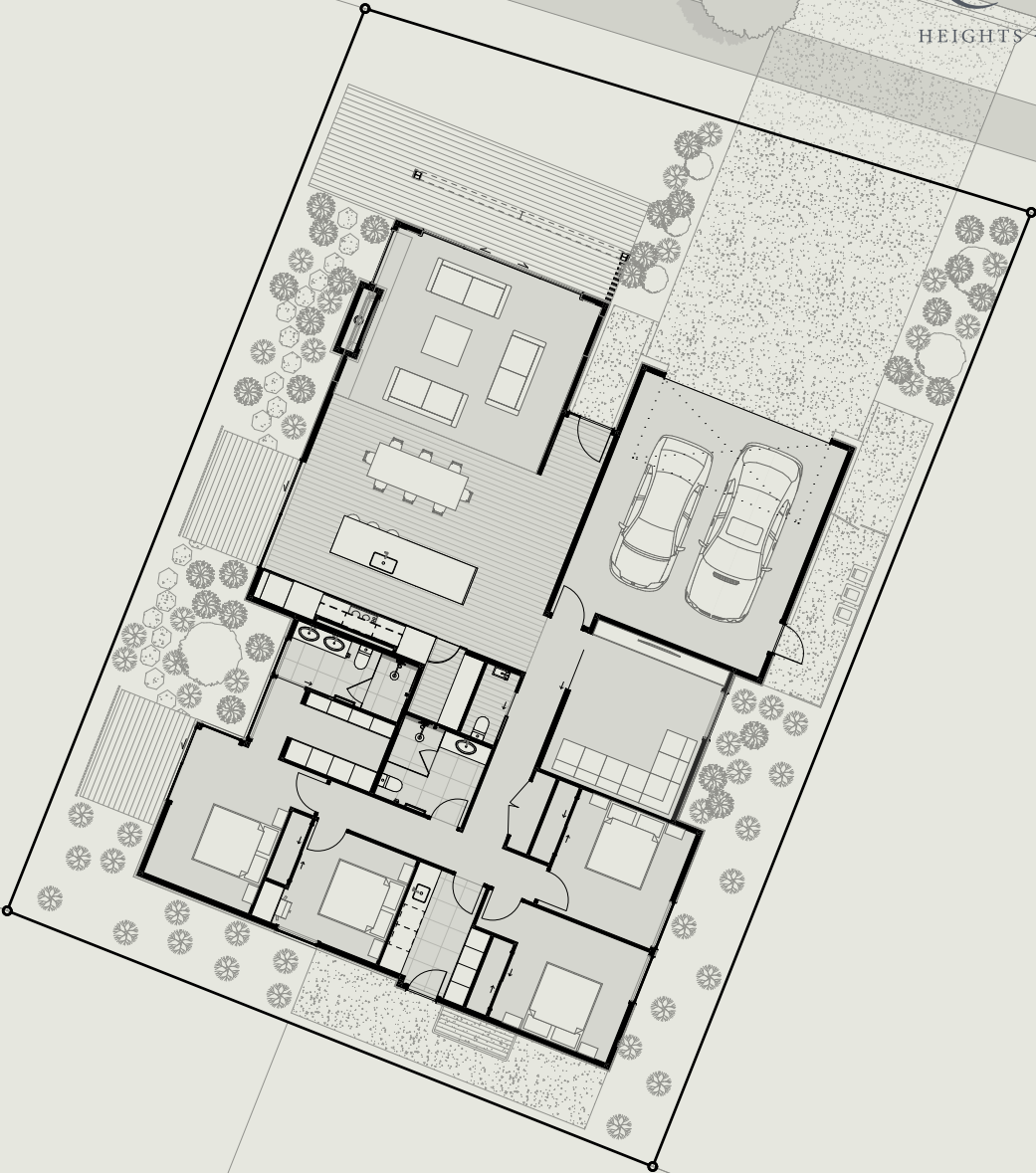
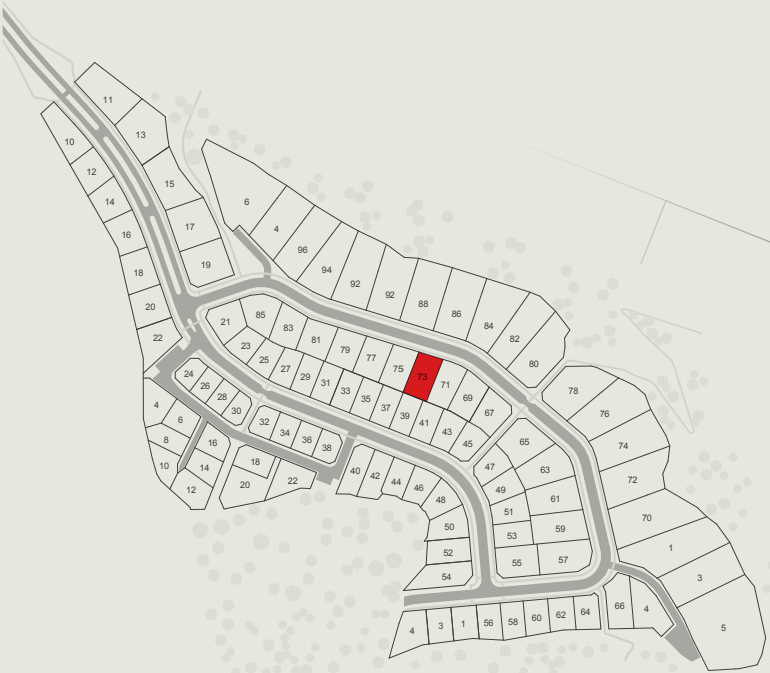
Site Area: 542m²
Floor Area: 266m²
Roof Area: 275m²

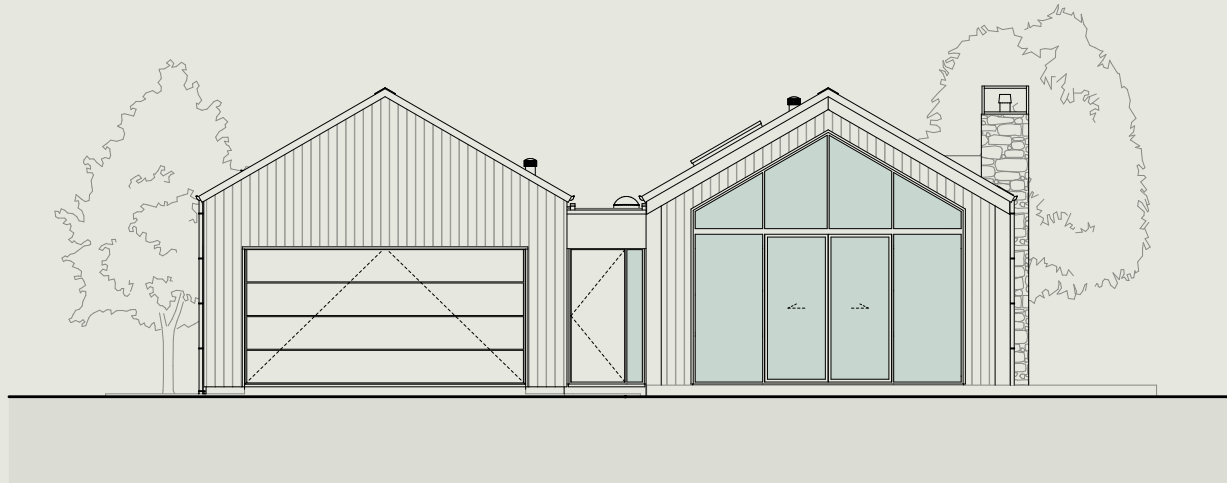
Floor area noted is over cladding.

Finishes, fixtures and cabinetry are shown to provide context and may not accurately represent the final product. Landscaping design, decking and patio areas may be subject to change dependent on site conditions.



77 Kawarau Heights Boulevard — Part 2 Site Plan





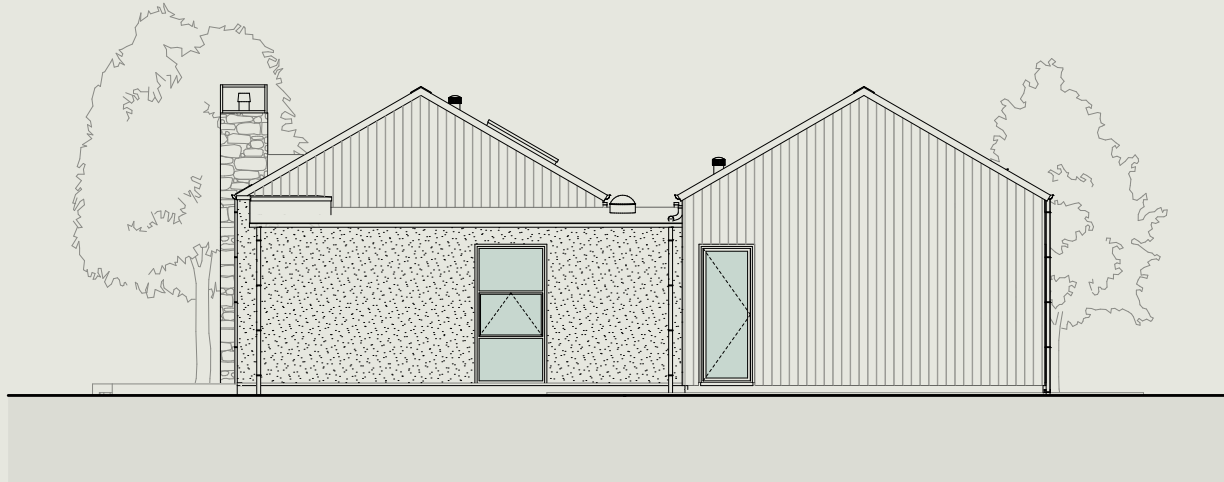
North Elevation

Scale 1:100



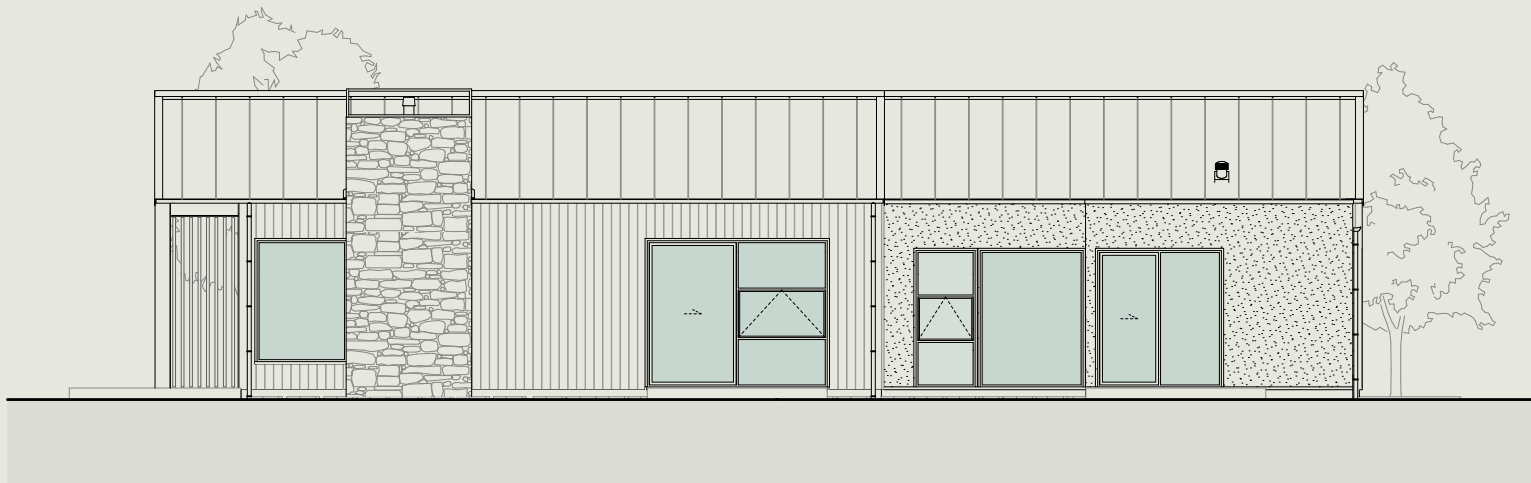
East Elevation

Scale 1:100



South Elevation

Scale 1:100



West Elevation

Scale 1:100

Part 3

Construction Specification

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77 Kawarau Heights Boulevard — Part 3

Construction Specification

Item	Description	Brand
Floor structure	Fully insulated concrete raft slab with underfloor heating (specified below)	n/a
Underfloor heating	Approved in-slab hydronic heating pipe system	As sourced by builder
Internal heating and cooling	Ducted system to living and bedrooms	As sourced by builder
External walls	140mm thick FSC H1.2 timber framing (FSC Forestry Stewardship Council which confirms product is sustainable)	As sourced by builder
Exterior lining	8mm IBS RigidRAP	IBS
Exterior cladding 1	Western Red Cedar HP55 Vertical Shiplap	Herman Pacific
Exterior cladding 2	Sto AAC Panel	Sto
Soffits (incl. covered patio)	9mm fibre cement board, stopped	Villaboard
Roofing - Metal	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing - Flat	TPO Membrane Roof	Viking
Gutter	150mm half round gutter	
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel
Exterior Joinery	APL Metro Thermal Heart suite powder coated aluminum	APL – Altherm Window Systems
Window glass	Double glazed, low E with argon filled Glass (Frosted are Etch lite glass)	As sourced by builder
Joinery Hardware	APL Urbo range	APL
Exterior Window/Door Jambs	Gib receivers	n/a
External front door	Plasma – solid panel aluminum powder coated door	Altherm

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77 Kawarau Heights Boulevard — Part 3

Construction Specification

Item	Description	Brand
Internal wall lining	10mm GIB Standard. Level 4 finish	GIB
Bathroom wall lining	10mm GIB Aqualine	GIB
Ceiling lining	13mm GIB Standard. Level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped	As sourced by builder
Skirting	135x18 Square - Pine	As sourced by builder
Architrave (Int Doors)	85x18 Single bevel - Pine	As sourced by builder
Insulation	Walls R4.0 140mm Ceiling R7.0 260mm	As sourced by builder
Internal doors	Polycore Doors	As sourced by builder
Internal door jambs	Pine	As sourced by builder
Hot water heating	Rinnai Infinity Indoor (Infinity A28i)	Rinnai
Garage door	Colorsteel powdercoated sectional insulated garage door. Automatic with 2 remotes. Colour to match joinery	As sourced by builder
Driveway	12mm river pebble, exposed aggregate concrete. Laid to falls with sump and strip drains as required	
Patios	12mm river pebble, exposed aggregate concrete	
Decking	Kwila	
Mailbox	Proprietary mailbox as per Design Guidelines	
Landscaping	Assorted native plants and bark (as per Design Guidelines) in any house side gardens. Hedging on side boundary lines (between lots only). Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas	



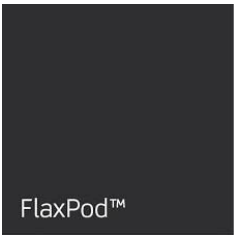

Part 4







Materials & Finishes



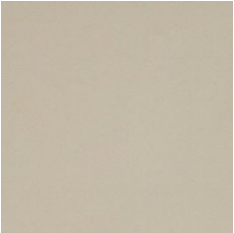


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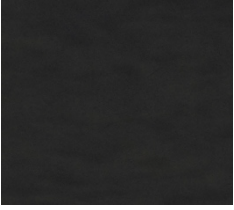






Exterior


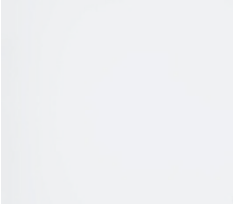


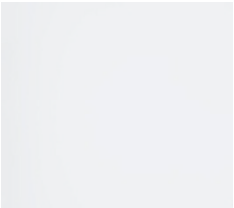

Lot 45- Materials & Finishes




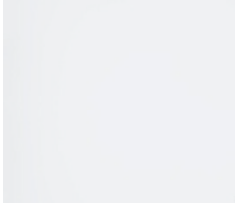

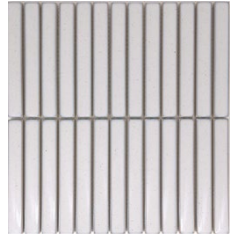

	Description	Notes	Supplier	Finish
Cladding	Cedar Vertical Shiplap		Wood X Mainsail	
Cladding	Schist		Wakitipu Stone	
Cladding	Sto	N00 4000		
Roofing	Flaxpod			
Joinery	Flaxpod			
Cedar Soffit	Hermipac CP3352 Cedar Soffit		Wood X Mainsail	
Slab Edge	StoArmat plaster and paint system to slab edge.			
Garage Door	Cedar Garage Door		Wood X Mainsail	

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls, Skirtings, Architraves	Sandfly Point		Dulux	Low Sheen	
Ceiling	Southern Alps		Dulux	Flat	
Sarking Ceiling	Southern Alps		Dulux	Flat	
Doors	Half Sandfly Point		Dulux	Low Sheen	
Flooring					
Carpet	Heathland Patina	3660mm	Feltex	Wool	
Timber Flooring	VidaPlank Lite Mist	190x14mm	Vidaspace	UV Lacquer Ultra Matt	

	Description	Size	Supplier	Finish	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	
Carpet Trim	Black Anodised Flat Bar	13mm			
Curtains					
Curtain Blackout (Behind)	James Dunlop Shell			Flat, no pleat. Skim floor	
Sheer Curtains	James Dunlop Homespun Oyster			Inverted pleat 150mm. Skim floor	
Lounge					
Fireplace					
Kitchen					
Island Benchtop	Grigio	20mm	Dekton	matte	

	Description	Size	Supplier	Finish	
Rear Benchtop/Backsplash	Sirius	20	Dekton	Matt	
Joinery Fronts	Alor Panel in Tusk	Matching Edge Tape	Forte	Prefinished Oak	
Vertical Cabinetry Pulls	Camino Handle	320mm	Elite Hardware	Cobalt Black	
Island Pendants	Berlin Pendant x 3 Evenly spaced	390mm	Mr Ralph	Black	
Push through door handle	Flexa Black Leather tab handles		Interior effects	Matt black/black	
Media					
Media Cabinet	Melteca Whitewashed Oak	Matching Edge Tape	Laminex	Organic	
Master Wardrobe					
Cabinetry	Melteca Whitewashed Oak	Matching Edge Tape	Laminex	Organic	








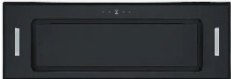
	Description	Size	Supplier	Finish	
Ensuite					
Floor & Wall Tiles	Nuage Beige	600x600	European Ceramics		
Vanity Top	Golden Bay	20mm Thick	Prime	Honed	
Vanity Front	Melteca Whitewashed Oak	Matching Edge Tape	Laminex	Organic	
Fixtures					
Bathroom					
Floor & Wall Tiles	Nuage Beige	600x600mm	European Ceramics		
Vanity Top	Golden Bay	20mm Thick	Prime	Honed	
Vanity Front	Melteca Whitewashed Oak	Matching Edge Tape	Laminex	Organic	
Powder Room					




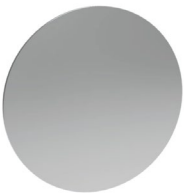


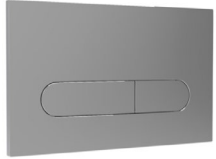
	Description	Size	Supplier	Finish	
Flooring	VidaPlank Lite Mist	190x14mm	Vidaspace	UV Lacquer Ultra Matt	
Walls	Half Sandfly Point		Dulux	Low Sheen	
Laundry					
Joinery Fronts	Melteca Whitewashed Oak	Matching Edge Tape	Laminex	Organic	
Bench Top	Golden Bay	20mm Thick	Prime	Honed	
Cabinet Pulls	Kasia Overlay Handle	128mm	Elite Hardware	Satin Black	
Splashback	Kyoto Concave Snow Finger Mosaic , Installed Vertical	15x145mm	Tile Space	Gloss	
Flooring	Nuage Beige	600x600mm	European Ceramics		

Part 5

Fixtures & Fittings Selections





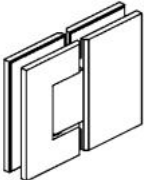
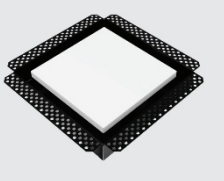
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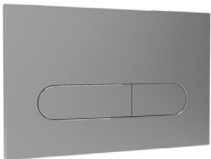

	Description	Notes	Supplier	Finish	
Sink	Mercer DV106 Chester Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66				
Mixer	Tube Kitchen Mixer with Pull Out Spray		Plumblinc	Brushed Gunmetal	
Fridge Freezer	Fisher and Paykel Integrated French Door Refrigerator Freezer 90cm. Ice & Water dispenser	RS90AU1	Fisher and Paykel		
Dishwasher	Integrated Dishwasher	DW60U4I2	Fisher and Paykel		
Oven	Fisher and Paykel 76cm	OB76SDPTD B1	Fisher and Paykel		
Cook Top	Fisher and Paykel 760mm Induction 4 zones	CI764DTB4	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor	RPG3CL90BK	Robinhood	Black Glass	




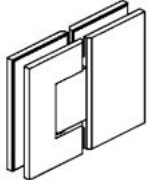
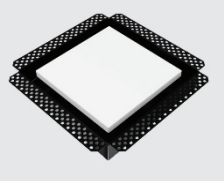
	Description	Notes	Supplier	Finish	
Basin	Niagara Belle Vessel Basin	NIA0944	Plumblinc	Matt	 <small>www.plumblinc.co.nz</small>
Basin Waste	Plumblinc Pop Up Basin Waste 32mm No Overflow	900068.SS	Plumblinc	Matt	 <small>www.plumblinc.co.nz</small>
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblinc	Brushed Gunmetal	
Mirror	Galaxy 800 round backlit mirror	GA80R	Plumblinc	n/a	
Towel Rail (Heated)	Tube 9 Bar Heated Towel Ladder 90x65cm	THTL90.65	Plumblinc	Gunmetal	
Toilet	Evo Rimless Floor Mount Toilet Slim Seat	EVF56SL	Plumblinc	White	
Toilet Button	Como Flush Panel	SPF30.GM	Plumblinc	Brushed Gunmetal	

Bathroom

KH Lot 45- Fixtures & Fittings Selections






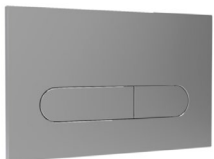
	Description	Notes	Supplier	Finish	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Gunmetal	
Shower Head	Tube Slide Shower	376704RD	Plumblinc	Gunmetal	
Shower Mixer	Tube Shower Mixer	TU7200	Plumblinc	Brushed Gunmetal	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain				
Shower Glass Hardware			Opus Glass Hardware	Gunmetal	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	

	Description	Notes	Supplier	Finish	
Vanity Bowl	2 x Niagara round Vessel Basin	NIA3978	Plumblinc	Matt	
Basin Waste	Plumblinc Pop Up Basin Waste 32mm No Overflow	900068.SS	Plumblinc	Matt	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblinc	Brushed Gunmetal	
Mirror	2 x Galaxy 450 pill backlit mirror	GA45P	Plumblinc		
Towel Rail (Heated)	Tube 9 Bar Heated Towel Ladder 90x65cm	THTL90.65	Plumblinc	Gunmetal	
Toilet	Evo Rimless Floor Mount Toilet Slim Seat	EVF56SL	Plumblinc	White	
Toilet Button	Como Flush Panel	SPF30.GM	Plumblinc	Brushed Gunmetal	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Gunmetal	

	Description	Notes	Supplier	Finish	
Shower Head	Tube Shower Column	372550	Plumblinc	Brushed Gunmetal	
Shower Mixer	Tube Shower Mixer	TU7200	Plumblinc	Brushed Gunmetal	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain				
Shower Glass Hardware			Opus Glass Hardware	Gunmetal	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	






Powder Room






KH Lot 05- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Basin	Kube X 50x25 Basin White. Taphole	KU5025.WH	Plumblinc	White	
	Catalano Ceramic Waste 32mm	POSC.WH	Plumblinc	White	
Vanity	Custom made wall hung vanity unit. 900 wide, Shallow Depth				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblinc	Brushed Gunmetal	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Gunmetal	
Mirror	TBC				
Toilet	Evo Rimless Floor Mount Toilet Slim Seat	EVF56SL	Plumblinc	White	
Toilet Button	Como Flush Panel	SPF30.GM	Plumblinc	Brushed Gunmetal	

Laundry

	Description	Notes	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	Stainless Steel	
Sink Waste	Waste Kit		Mercer	Stainless Steel	
Mixer	Tube Kitchen mixer	TU0600	Plumblinc	Brushed Gunmetal	

	Description	Notes	Supplier	Finish	
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl		Windsor	Graphite Nickel	
Interior Door Handles	Galaxy Phoenix Lever Set		Windsor	Graphite Nickel	
Door Hinges	Hinge SS Loosepin Radius 89x60x2mm		Windsor	Graphite Nickel	
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Graphite Nickel	
Gas Fire	Escea DS1400 Single sided fireplace . Logs Fuel bed kit & Linear trim kit		Escea		

	Description	Notes	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand	White	
Recessed Downlights	Dlek 3220		Hugo	White	
Exterior Recessed Downlights	Dlek 3220		Hugo	Black	
Exterior Wall Lights	SWL402		Hugo	Matt Black	
Island Pendants	Berlin Pendant x 3 Evenly spaced	390mm	Mr Ralph	Black	

Thank you

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Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

Disclaimer: Whilst every care has been taken to establish the accuracy of the material presented here, the material is not warranted by the operator and does not form part of any contract. The material is subject to change without notice. Prospective purchasers are advised to make their own enquiries to satisfy themselves on all aspects.

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JUNE 2026

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