



CONCEPT PACKAGE

65 Kawarau Heights Boulevard



3



2



3.5



2

Land Area: 775m²

Floor Area: 292m²

KAWARAU

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65 Kawarau Heights Boulevard

Part 1 Renders

Part 2 Plans & Elevations

Part 3 Construction Specification

Part 4 Materials & Finishes

CONCEPT PACKAGE

Plans, drawings, renders, dimensions, and materials are pre-consented concepts and are subject to change due to availability, build circumstances, and the like, without notice, at the operator's sole discretion.

Part 1

Renders

65 Kawarau Heights Boulevard — Part 1

Renders

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65 Kawarau Heights Boulevard — Part 1
Renders



65 Kawarau Heights Boulevard — Part 1

Interior Renders



Part 2

Plans & Elevations

65 Kawarau Heights Boulevard — Part 2

Floor Plan



Site Area: 775m²
Floor Area: 292m²
Roof Area: 293m²

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.



65 Kawarau Heights Boulevard – Part 2

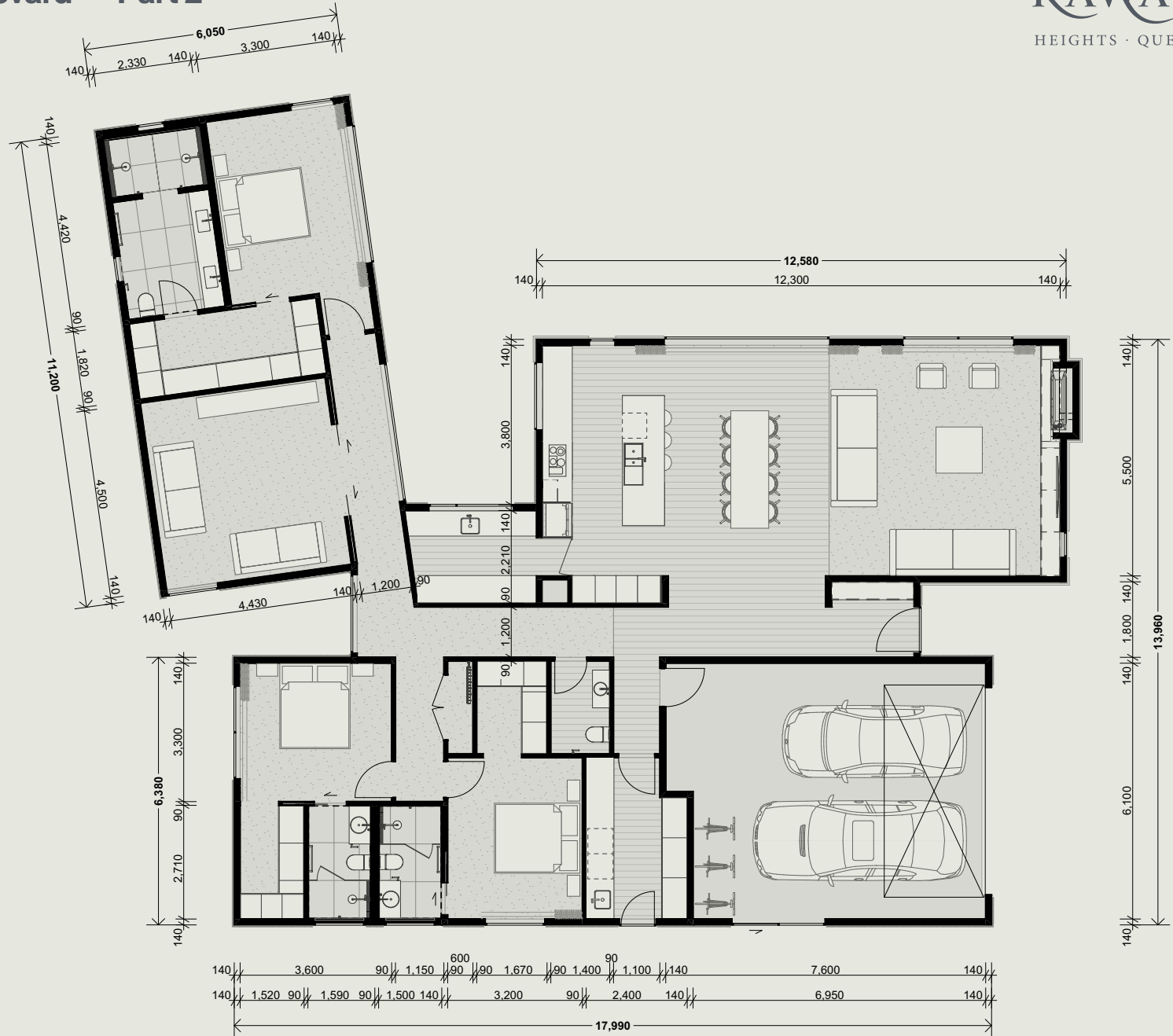
Dimension Plan



Site Area: 775m²
Floor Area: 292m²
Roof Area: 293m²

Floor area noted is over cladding.

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65 Kawarau Heights Boulevard — Part 2

Site Plan

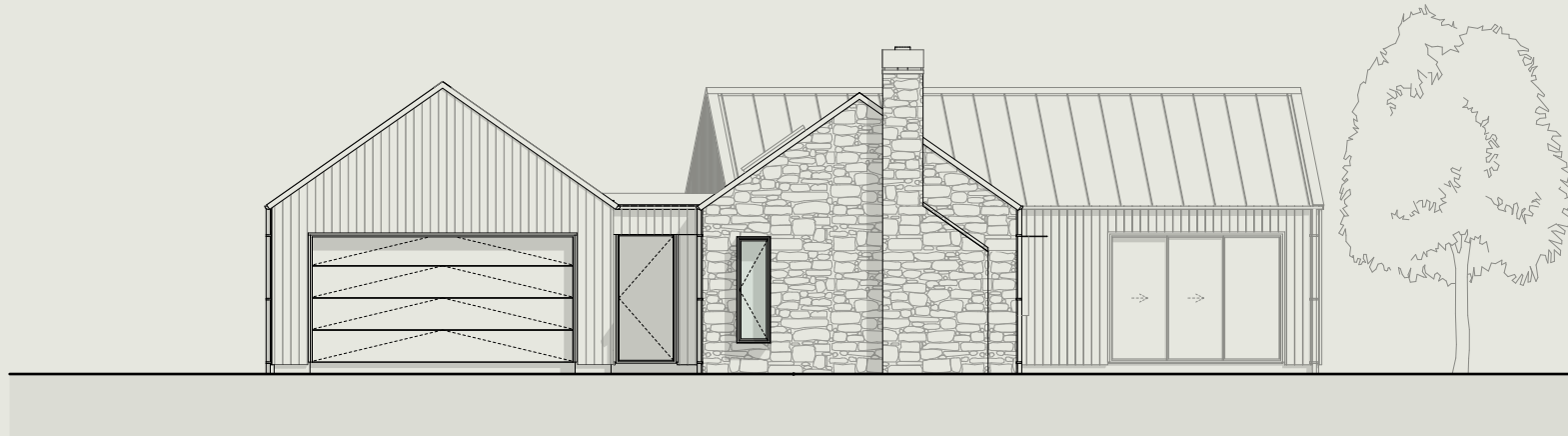


65 Kawarau Heights Boulevard — Part 2

Elevations



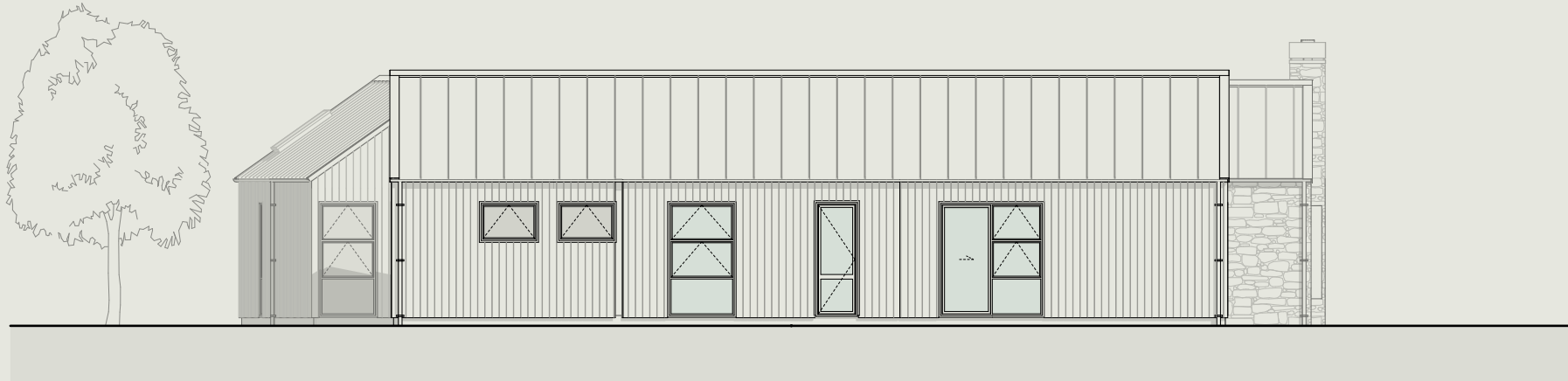
North Elevation
Scale 1:100



East Elevation
Scale 1:100

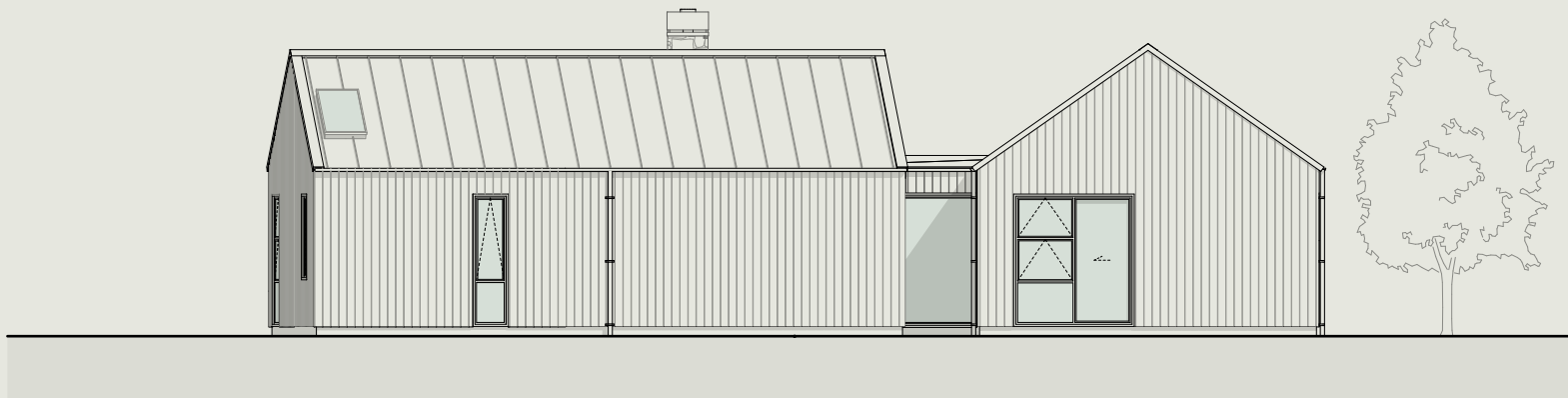
65 Kawarau Heights Boulevard — Part 2

Elevations



South Elevation

Scale 1:100



West Elevation

Scale 1:100

Part 3

Construction Specification

65 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 – Cedar	Western Red Cedar HP55 Vertical Shiplap	Herman Pacific
Exterior cladding – Schist	Schist veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity	n/a
Soffits (incl. covered patio)	9mm fibre cement board, stopped	Villaboard
Roofing - Metal	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing - Flat	Viking Enviroclad TPO over 17mm H3.2 Plywood substrate	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

65 Kawarau Heights Boulevard – Part 3

Construction Specification




Item	Description	Brand
Exterior Window/Door Jambs	Gib receivers	n/a
External front door	Plasma – solid panel aluminum powder coated door	Altherm
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	85x18 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

Exterior Finish


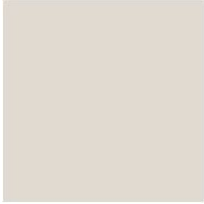
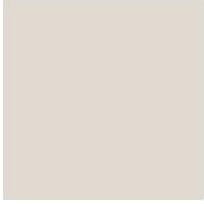



Lot 39- Materials & Finishes

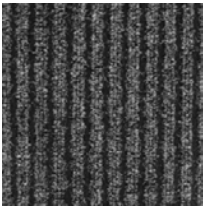






Location	Description	Specification	Supplier	Finish
Cladding, Soffit	Exterior Cladding	Hermpac Western Red Cedar Stain: Dryden Wood Oil Platinum	Hermpac	
Cladding, Fireplace	Shist	Shist	N/A	
Parapet Capping, Joinery	Pre-painted steel roofing and cladding	Colour: Flaxpod	Colour Steel	
Glass	Double Glaze	Metro LowE Extreme Double Glazed	N/A	
Slab Edge	Slab Edge Finish	StoArmat	N/A	
Garage Door	Garage Door	Gararadoor	N/A	

Interior Finish

Lot 39- Materials & Finishes


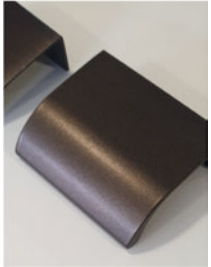


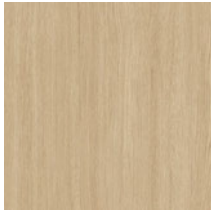
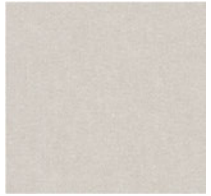

Location	Description	Specification	Supplier	Finish
WALL FINISH				
Powder Room, Master Ensuite	Sauve Polished Plaster	Suave Polished Plaster Colour: Blanc Code: 2.11	Ambitec	
General Walls,	Paint Finish	Dulux Wash and Wear Finish: Low Sheen Colour: Oponi Quarter	Dulux	
All Ensuites Wall Tiles 1,	Porcelain Tiles	Tile Format: Horizontal Stacked Bond Range: Marazzi Tile Artcraft MGTA Colour: Pomice	European Ceramic	
All Ensuites, Laundry Wall Tiles 2	Porcelain Tiles	Tile Format: Vertical Stacked Bond Range: Marazzi Tile Artcraft MGTA Colour: Pomice	European Ceramic	
General Skirting/Architrave, General Doors (To match walls)	Paint Finish	Dulux Aquanamel Colour: Oponi Quarter Finish: Low Sheen	Dulux	
All Ensuites Skirting/Architrave, Door Panel (Facing inside ensuites ONLY)	Door Paint Finish	Resene Lustacryl Low Sheen Finish: Satin Colour: Quarter Tea Y85-010-084	Resene	

Location	Description	Specification	Supplier	Finish
Fireplace plinth	Tiles	Charcoal Ochre Blend Veneer Dims: 230x50x20mm	Design Source	
CEILING FINISH				
All Painted Ceiling	Paint Finish	Dulux Ceiling White Finish: Flat Colour: Oponi Quarter	Dulux	
Ensuite, Bathrooms Ceiling	Paint Finish	Resene SpaceCote Low Sheen Kitchen & Bathroom Finish: Flat Colour: Quarter Tea Y85-010-084	Resene	
FLOOR FINISH				
All Bedrooms, Living Room Carpet Insert, Media Room, Wardrobes	Wool Carpet	Levante Wool Carpet Colour: Shamal Style: Level Loop Pile	Bremworth	
Kitchen, Dining, Hallway, Laundry	European Oak Plank	Haven Berlin Feature Plank Dims: 2200mmLx 190mmWx15mmTHK Format: Plank UV Lacquer Ultra Matt	Forte	
All Ensuites	Floor Tiles	Range: Cerdomus Otsuni Colour: Avorio Size: 600x600x9mmTHK	Tile Space	

Location	Description	Specification	Supplier	Finish
Garage	Carpet	Ribbed Neddlepunch Carpet Crusader UV Colour: Anthracite 2035	Belgotex	
General Floor Finish Transition Trim	Transition Flat Bar	Transition Flat Bar Colour: Light Bronze Anodised Code: TFB-LBA12	Forte	
CURTAINS				
All Bedrooms, Curtain Blackout (Behind Sheer)	Blackout Curtain Lining	Fabric: Broadline FR Colour: Shell 111396 Heading: Inverted Pleat Heading	James Dunlop	
Living, Kitchen/Dining, Bedrooms, Hallway	Sheer Curtain	Fabric: Mokum Natura Recycled 13110 Colour: Sand 821 Heading: Wave (S-fold) heading	James Dunlop	
JOINERY AND CABINETRY				
Entrance, Master Bedroom	Unfinished European Oak Veneer Panel	Querkus Allegro Smooth Stain: Haven Berlin Feature Plank Base: TX Strong Custom Routed Slats: 90mmW Groove: 10mmW x 2mmD, square grooved	Vidaspace	
Media Room, Kitchen, Entrance, Powder Room, Master Bedroom	Unfinished European Oak Veneer Panel	Querkus Allegro Smooth Stain: Haven Berlin Feature Plank Base: TX Strong	Vidaspace	
Kitchen, Pantry	Mineral Stone	Caesarstone Delux Colour: 6131 Bianco Drift Finish: Polished	Laminex	

Interior Finish

Lot 39- Materials & Finishes

Location	Description	Specification	Supplier	Finish
Laundry	Mineral Stone	Caesarstone Standard Colour: 5130 Cosmopolitan White Finish: Polished	Laminex	
Laundry, Pantry	Top Mount Pull Handles	Ona Edge Mount Handles Finish: Metallic Brown	Katalog	
All Wardrobe	Cabinetry Knobs	Rubble Knob Size: Small 40mm Finish: Oil Rubbed Bronze	Lo and Co Interiors	
All Ensuites, Powder Room, Media Room	Mineral Stone	Prime Porcelain Colour: Nordic Beige Finish: Silk	NZ Panels	
All Ensuites, Bedrooms Wardrobe, Laundry	Prime Melamine	Prime Melamine Colour: Northern Oak Finish: Timberland	NZ Panels	
All Cabinetry Inner	Decorative Board	Polytec Laminat Colour: Natural Cotton Finish: Matt	Polytec	
Pantry	Prime Melamine	Prime Melamine Colour: Tusk Finish: Velvet	NZ Panels	

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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