



KAWARAU
HEIGHTS · QUEENSTOWN

20 Kawarau Heights Boulevard



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Land: 600m²

Floor: 292m²

Part 1

Renders

Part 2

Plans & Elevations

Part 3

Construction Specification

Part 4

Materials & Finishes

Part 5

Fixtures & Fittings Selections

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





20 Kawarau Heights Boulevard — Part 1 Renders

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Part 2

Plans & Elevations

20 Kawarau Heights Boulevard — Part 2

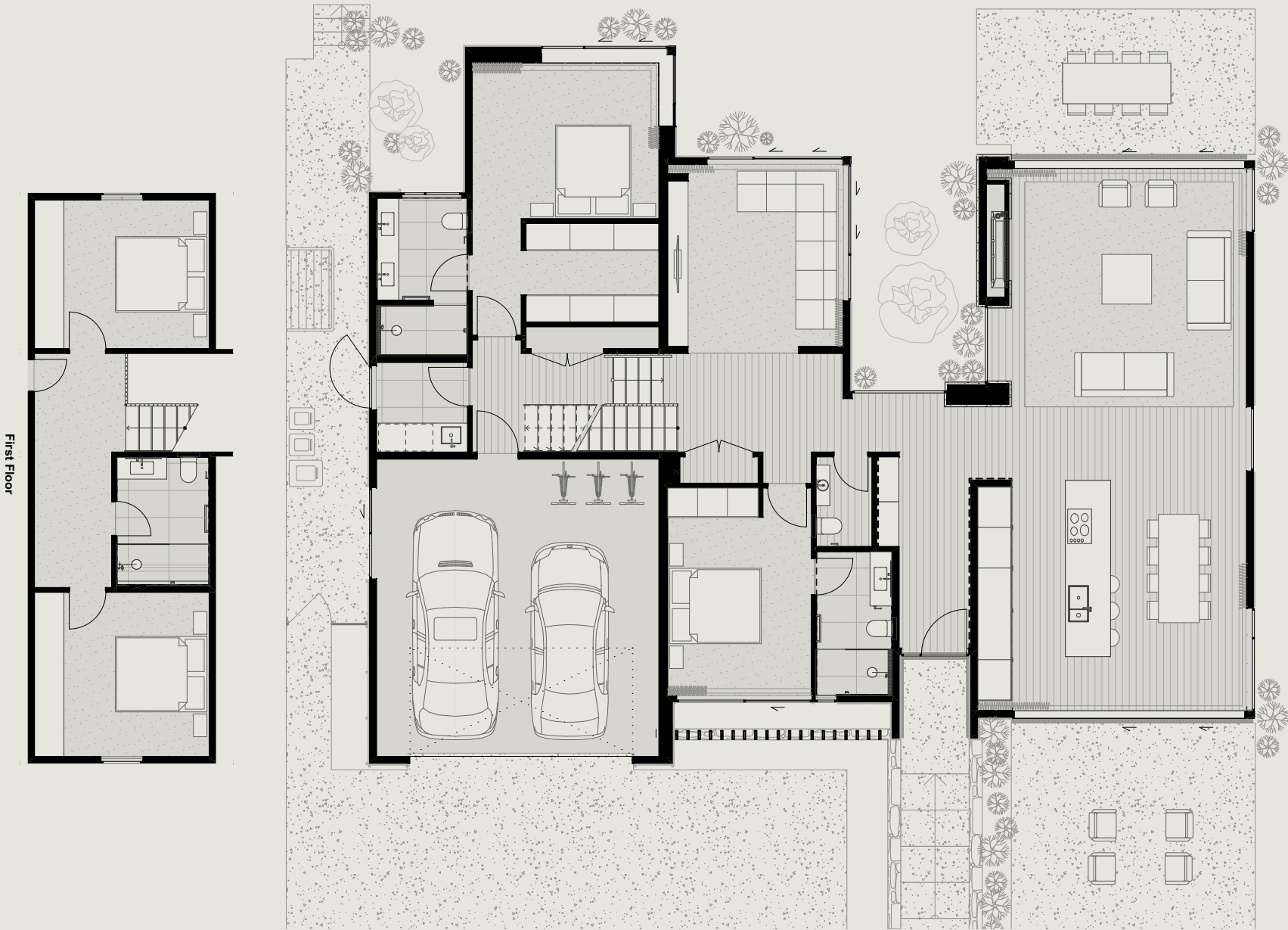
Floor Plan



Site Area: 600m²
Ground Floor: 244m²
First Floor: 48m²
Combined Floor: 292m²
Roof Area: 263m²

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.



20 Kawarau Heights Boulevard — Part 2

Dimension Plan



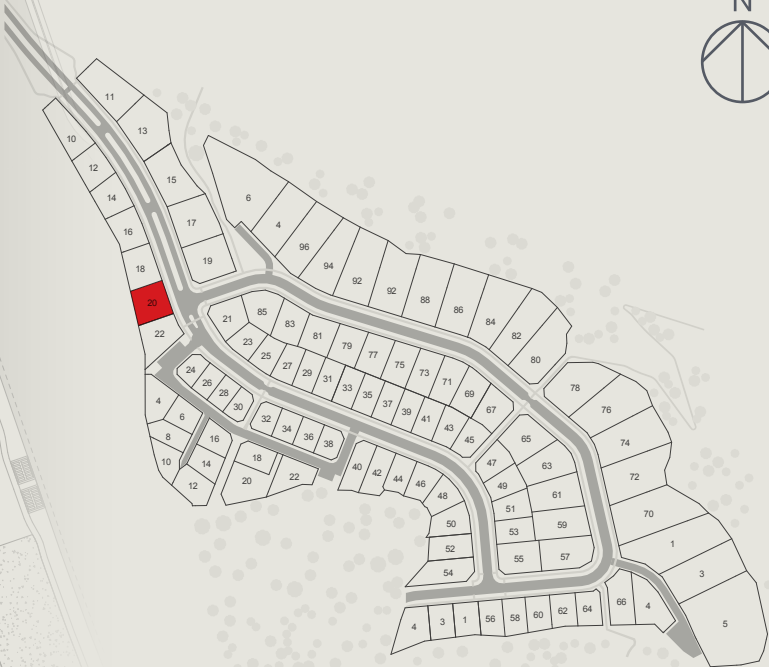
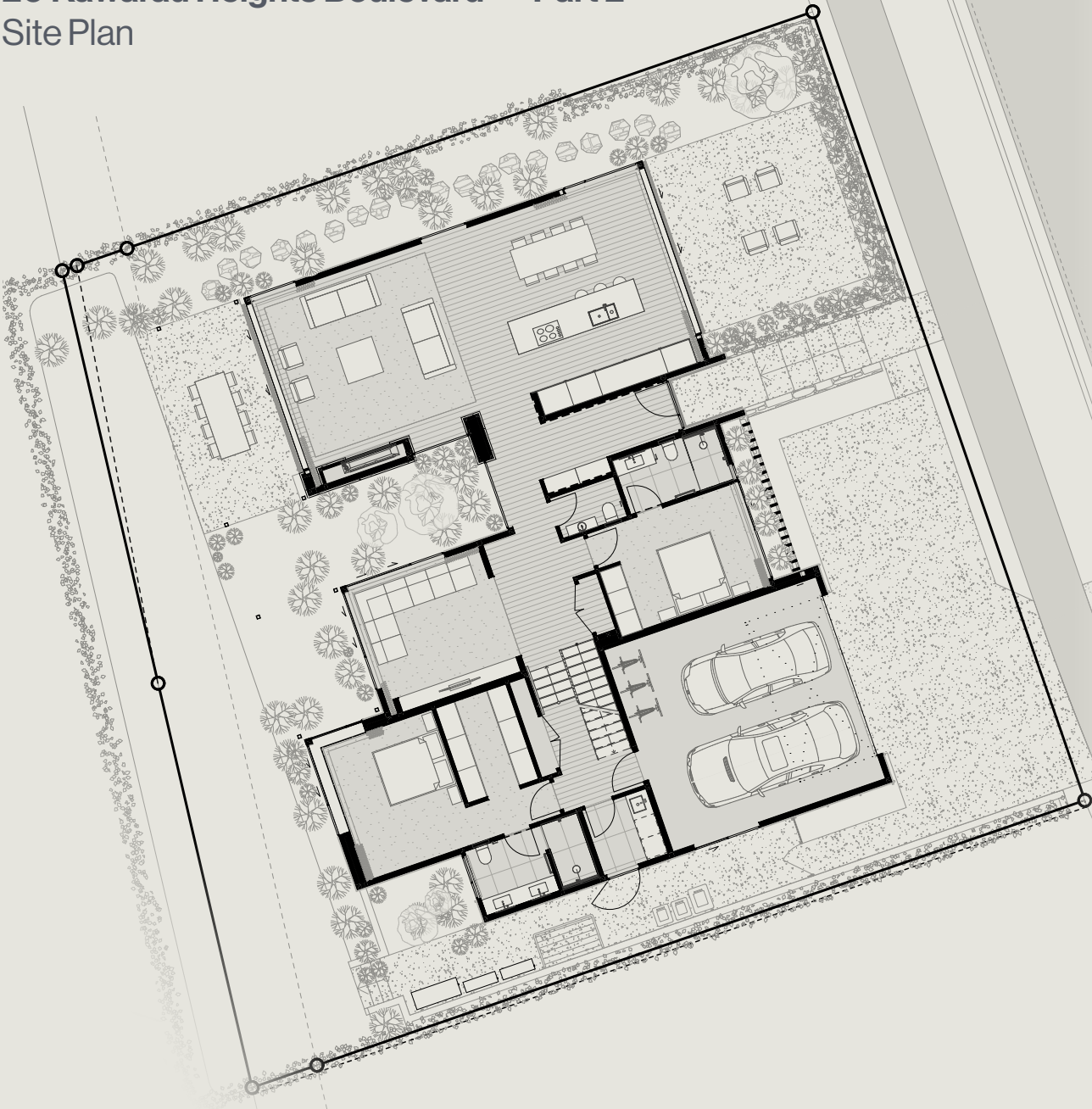
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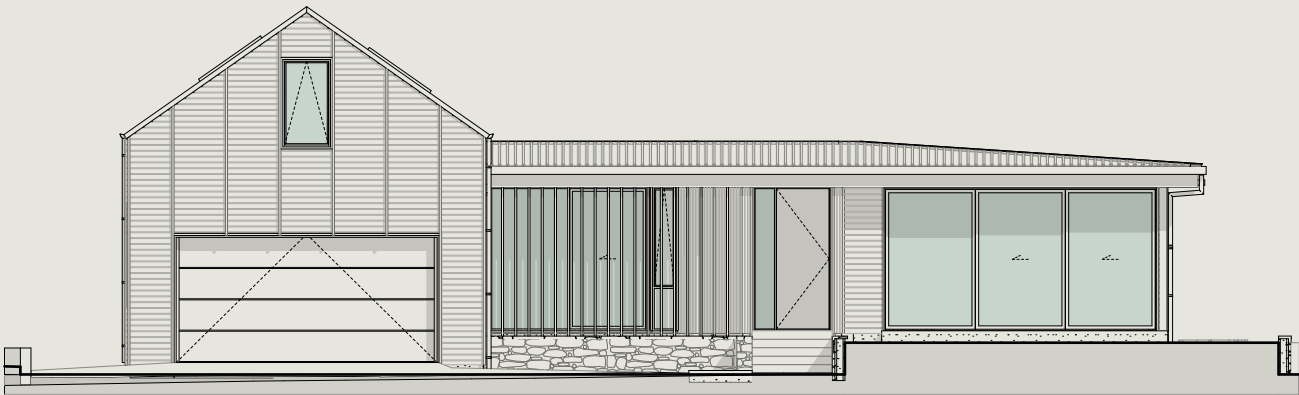
20 Kawarau Heights Boulevard — Part 2
Site Plan



20 Kawarau Heights Boulevard — Part 2
Elevations



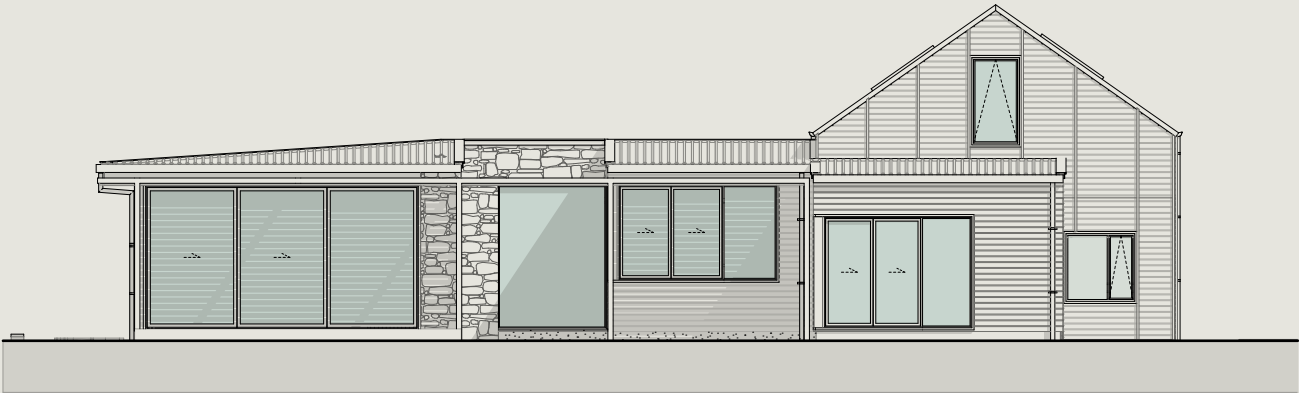
North Elevation
Scale 1:100



East Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

Part 3

Construction Specification

20 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 1	Western Red Cedar CP835 horizontal rusticated weatherboard	Herman Pacific
Exterior cladding – Cedar 2	Western Red Cedar HP58 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 1	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing 2	BMT 0.55 Dimond BB900 longrun roofing	Dimond
Gutter 1	125x125 custom box gutter with hidden brackets	
Gutter 2	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

20 Kawarau Heights Boulevard — Part 3

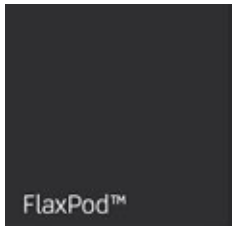
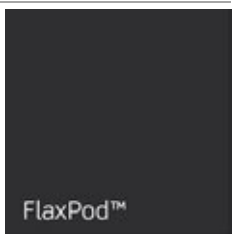
Construction Specification

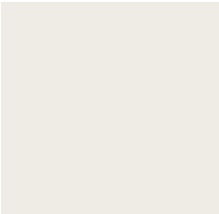
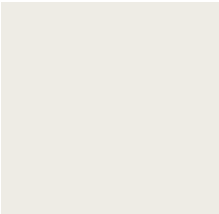
Item	Description	Brand
Window glass	Double glazed, low E with argon filled Glass (Frosted are Etch lite glass)	As sourced by builder
Joinery Hardware	APL Urbo range	APL
Exterior Window/Door Jamb	Gib receivers	n/a
External front door	Plasma – solid panel aluminum powder coated door	Altherm
Internal wall 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 jamb	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	
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

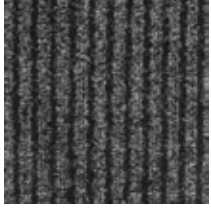
Materials & Finishes

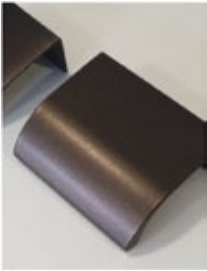
The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.

Location	Description	Specification	Finish
Cladding	Exterior Cladding	Stain: Dryden Wood Oil Platinum Midnight	
Cladding	Shist		
Parapet Capping	Pre-painted steel roofing and cladding	Colour: Flaxpod	
Joinery	Pre-painted steel roofing and cladding	Colour: Flaxpod	
Glass	Double Glaze	Metro LowE Extreme Double Glazed	
Soffit	Villaboard Soffit	Primer: Resene Concrete Primer Finish: Low Sheen Colour: Resene colour to match <u>Coloursteel FlaxPod</u>	
Slab Edge	Slab Edge Finish	StoArmat	
Garage Door	Garage Door	Gararadoor	

Location	Description	Specification	Finish
WALL FINISH			
Powder Room, Master Ensuite	Sauve Polished Plaster	Suave Polished Plaster Texture: Traditional Colour: Blanc Code: 2.11	
General Walls,	Paint Finish	Resene SpaceCote Finish: Low Sheen Colour: Quarter Tea Y85-010-084	
Ensuite Bathroom Walls	Paint Finish	Resene SpaceCote Kitchen & Bathroom Finish: Low Sheen Colour: Quarter Tea Y85-010-084	
All Ensuities Wall Tiles 1	Porcelain Tiles	Tile Format: Horizontal Stacked Bond Range: Marazzi Tile Artcraft MGTA Colour: Pomice	
All Ensuities, Laundry Wall Tiles 2	Porcelain Tiles	Tile Format: Vertical Stacked Bond Range: Marazzi Tile Artcraft MGTA Colour: Pomice	
All Skirting/Architrave	Paint Finish	Resene Lustacryl Waterborne Enamel Colour: Quarter Tea Y85-010-084 Finish: Satin	

Location	Description	Specification	Finish
Entrance, Kitchen	Unfinished European Oak Veneer Slats	Querkus Allegro Brushed Prime Grade Stain: To Match Haven Berlin Feature Plank	
CEILING FINISH			
General Ceiling	Paint Finish	Resene SpaceCote Low Sheen Finish: Flat Colour: Quarter Tea Y85-010-084	
Ensuite, Bathrooms Ceiling	Paint Finish	Resene SpaceCote Low Sheen Kitchen & Bathroom Finish: Flat Colour: Quarter Tea Y85-010-084	
FLOOR FINISH			
All Bedrooms, Living Room Carpet Insert	Wool Carpet	Levante Wool Carpet Colour: Shamal	
Kitchen, Dining, Hallway, Laundry/ Dry Room, Library	European Oak Plank	Haven Berlin Feature Plank Code: MOD-VFP220	
All Ensuites	Floor Tiles	Range: Cerdomus Otsuni Colour: Avorio	

Location	Description	Specification	Finish
Garage	Carpet	Ribbed Neddlepunch Carpet Crusader UV Colour: Anthracite 2035	
General Floor Finish Transition Trim	Transition Flat Bar	Colour: Light Bronze Anodised Code: TFB-LBA1	
CURTAIN			
All Bedrooms, Media Curtain Blackout (Behind Sheer)	Blackout Curtain Lining	Fabric: Broadline FR Colour: Shell 111396	
Living, Kitchen/Dining, Bedrooms, Media Room	Sheer Curtain	Fabric: Mokum Natura Recycled 13110 Colour: Sand 821	
JOINERY			
Media Room, Kitchen, Entrance, Powder Room	Unfinished European Oak Veneer Panel	Querkus Allegro Brushed Stain: Haven Berlin Feature Plank	
Kitchen	Mineral Stone	Caesarstone Delux Colour: 6131 Bianco Drift	
Laundry	Mineral Stone	Caesarstone Standard Colour: 5130 Cosmopolitan White	

Location	Description	Specification	Finish
Kitchen (Bar Nook)	Metallic Laminate	Laminex Metallic Laminate Colour: Brushed Bronze 2126	
Wardrobe	Top Mount Pull Handles	Ona Edge Mount Handles Finish: Metallic Brown	
All Ensuities, Powder Room, Media Room	Mineral Stone	Prime Porcelain Colour: Nordic Beige Finish: Silk	
All Ensuities, Bedrooms Wardrobe, Laundry	Prime Melamine	Prime Melamine Colour: Northern Oak	
All Cabinetry Inner	Decorative Board	Polytec Laminate Colour: Natural Cotton	
Entrance Nook <i>(Bolster Cushion)</i>	Upholstery	Mokum Ostuni Colour: Thyme 109638	
Entrance Nook <i>(Seat Pad)</i>	Upholstery	At Work Marlo Commercial Vinyl Colour: Pulp	

Part 5

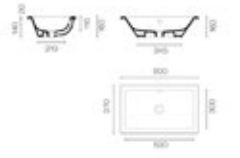
Fixtures & Fittings Selections

Location	Description	Specification	Supplier	Image
Kitchen	Undermount Sink	Mercer Derby DV Single Bowl Kitchen Sink Code: DV107 Overall Dims: 600mmL x 450mmD	Acero Email: info@mercermade.co.nz	
Kitchen	Waste Disposer	Insinkerator Range: ID66 0.75HP Note: Mounting airswitch inside the unit.	By Joiner	
Kitchen	Mixer	Buddy Kitchen Mixer Round Spout Finish: Aged Brass Organic Code: CB040.AB	Plumblinc Contact: Darcy Beetham Email: darcy.beetham@plumblinc.co.nz	
Kitchen	Integrated French Door Refrigerator Freezer #06	Series 7 Integrated French Door Refrigerator Freezer Code: RS90A1	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Integrated Dishwasher	Series 7 Integrated Dishwasher Code: DW60U4I2 Dims: 820-880mmH x 598mmW x 554mmD	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Oven #08	60cm Series 9 Minimal Pyrolytic Oven 16 Function Code: OB60SMPTDB1 Dims: 598mmH x 596mmW x 565mmD	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	

Location	Description	Specification	Supplier	Image
Kitchen	Combination Microwave Oven #09	60cm Series 9 Minimal Compact Combi-Microwave Oven Code: OM60NMTDB1 Dims: 458mmH x 596mmW x 565mmD	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Warming Drawer #09	60cm Series 9 Minimal Warming Drawer Code: WB60SMB1-SET Dims: 140mmH x 596mmW x 567mmD	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Cooktop with Integrated Ventilation #13	83cm Series 9 4 Zone Induction Cooktop with Integrated Ventilation Code: CID834DTB4 Dims: 218mmH x 830mmW x 515mmD	Fisher and Paykel Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Bin	Hideaway Compact 2x 35L Bucket, Door Pull Colour: Cinder Code: HC235D-C (Suit 400mmW Cabinet)	Hideaway Bins Email: info@hideawaybins.co.nz	
Kitchen	Inner Pull Out Drawer #12	LegraBox Front Piece with Gallery LegraBox Inner Pull Out Drawer with Ambia Line Cutlery Inserts Colour: Orion Grey Matt Specification TBC	Blum Contact: Tania Bailey Email: tania.bailey@blum.com	

Ensuites, Bath and Powder Room

KH Lot 95- Fixtures & Fittings Selections

Location	Description	Specification	Supplier	Image
Ground Floor: Bed 1, Bed 2 Ensuite First Floor: Bath	Undermount Basin	Kube X 600 Inset Basin Finish: Matt White Code: 6037ZE.BM Cutout: 300mmD x 530mmW Overall Dims: 370mmD x 600mmW x 160mmH	Plumbline Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	 
Ground Floor: Powder Room	Benchmount Basin	Zero 320 Round Vessel Basin Matt White Code: 32ZE.BM Colour: Matt White Finish: Matt Dims: 320mmDIA x 120mmH	Plumbline Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder First Floor: Bath	Basin Waste	Plumbline Pop Up Basin Waste 32mm No Overflow Solid Surface Colour: White Code: 900068.SS	Plumbline Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Wall Hung Vanity	Custom made wall hung vanity unit with Blum soft close drawers Refer to joinery shop drawings and finishes schedules for details	By Joiner	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Wall Mount	Buddy 2 Hole Wall Mount Mixer Colour: Aged Brass Organic Code: CB005.AB	Plumbline Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	

Ensuites, Bath and Powder Room

KH Lot 95- Fixtures & Fittings Selections

Location	Description	Specification	Supplier	Image
Ground Floor: Bed 1 Ensuite, Powder Room	Wall Mount Mirror	Frame XL 1000 Soft Rectangle Mirror Colour: Aged Brass Stable Code: FXL100S.AB	Plumblin Contact: Darcy Beetham Email: darcy.beetham@plumblin.co.nz	
Ground Floor: Bed 2 Ensuite First Floor: Bath	Wall Mount Mirror	Frame XL 750 Round Mirror Aged Brass Colour: Aged Brass Stable Code: FXL75R.AB Dims: 750mmDIA x 40mmTHK	Plumblin Contact: Darcy Beetham Email: darcy.beetham@plumblin.co.nz	
Towel Rail (Heated)	Heated Towel Rail	Buddy 4 Bar Low Voltage Heated Towel Ladder Colour: Aged Brass (Stable) Code: BTLH2LV.55.60.AB	Plumblin Contact: Darcy Beetham Email: darcy.beetham@plumblin.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Floor Mount Toilet	Evo Rimless Floor Mount Toilet Slim Seat Code: EVF56SL	Plumblin Contact: Darcy Beetham Email: darcy.beetham@plumblin.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Flush Panel	Metal Flush Panel Colour: Aged Brass Code: CB100M.AB	Plumblin Contact: Darcy Beetham Email: darcy.beetham@plumblin.co.nz	

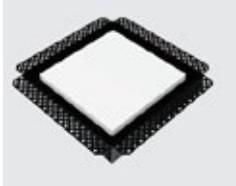
Ensuites, Bath and Powder Room

KH Lot 95- Fixtures & Fittings Selections

Location	Description	Specification	Supplier	Image
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Inwall Cistern	Progetto S10 Inwall Cistern Code: SPS100	Plumblines Contact: Darcy Beetham Email: darcy.beetham@plumblines.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, Powder Room First Floor: Bath	Toilet Roll Holder	Buddy Toilet Roll Holder Code: CBA04 Colour: Aged Brass Organic	Plumblines Contact: Darcy Beetham Email: darcy.beetham@plumblines.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, First Floor: Bath	Slide Shower	Buddy Slide Shower with matching metal shower hose Code: M308.AB Colour: Aged Brass Organic	Plumblines Contact: Darcy Beetham Email: darcy.beetham@plumblines.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, First Floor: Bath	Shower Mixer	Buddy Round Shower Mixer Colour: Aged Brass Organic Code: CB031.AB	Plumblines Contact: Darcy Beetham Email: darcy.beetham@plumblines.co.nz	
Ground Floor: Bed 1, Bed 2 Ensuite, First Floor: Bath	Tiled Insert Channel Shower Drain	Plumblines 900mm Tile Insert Shower Drain Colour: Brushed Stainless Steel Code: TID90.BS	Plumblines Contact: Darcy Beetham Email: darcy.beetham@plumblines.co.nz	

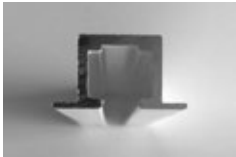
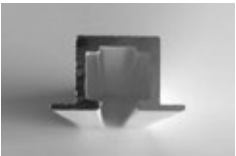
Ensuites, Bath and Powder Room

KH Lot 95- Fixtures & Fittings Selections

Location	Description	Specification	Supplier	Image
Ground Floor: Bed 1, Bed 2 Ensuite, First Floor: Bath	Bathroom Fan	Ventech Frameless Square Magnetic Vent Code: VSQ250M Dims: 250x250mm	Ventech Email: 0800 836 832	
Ground Floor: Bed 1, Bed 2 Ensuite, First Floor: Bath	Shower Glass Screen	AL Frame w/ Toughen Glass Shower Screen with Metro Ezy Clean Technology Dims; Refer to Bathroom Elevations for dimensions Frame: Anodise 15x25mm aluminium frame in Black	By Joiner	

Location	Description	Specification	Supplier	Image
Laundry	Undermount Sink	Mercer DV108 Loxley	Acero	
		Code: DV108	Email: info@mercermade.c	
		Overall Dims:	o.nz	
Laundry	Mixer	Buddy Kitchen Mixer Round Spout	Plumbl ine	
		Finish: Aged Brass Organic	Contact: Darcy Beetham	
		Code: CB040.AB	Email: darcy.beetham@plu mbl ine.co.nz	

Location	Description	Specification	Supplier	Image
Entry Door Handle	Entrance	Nido Lumina Longplate Entrance Set Linear Kurl Code: 8496-BN Colour: Brushed Nickel	Windsor Architectural Hardware Email: chris.dutton@windso rhardware.co.nz	
Bedrooms, Laundry, Hall Cupboard, Door	Door Handle	Futura Apex Passage Set Colour: Brushed Nickel Door Hinge to match Brushed Nickel Finish	Windsor Architectural Hardware Email: chris.dutton@windso rhardware.co.nz	
All Ensuities, Powder Room	Door Handle	Futura Apex Integrated Privacy Set Colour: Brushed Nickel Door Hinge to match Brushed Nickel Finish	Windsor Architectural Hardware Email: chris.dutton@windso rhardware.co.nz	
Laundry (Door to outdoor)	Door Handle	Futura Apex Privacy Set Colour: Brushed Nickel Door Hinge to match Brushed Nickel Finish	Windsor Architectural Hardware Email: chris.dutton@windso rhardware.co.nz	
General Doorstop	Doorstop	85mm Skirting Doorstop Slimline Code: 5280-BN Colour: Brass Skirting Mounted Dims: 85mmx30mm	Windsor Architectural Hardware Email: chris.dutton@windso rhardware.co.nz	

Location	Description	Specification	Supplier	Image
Living Room, Kitchen, Media	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track - Single system Colour: White Installation: Recessed into painted GIB ceiling to achieve flush finish. Set 50mm from finished wall face NOTE: Provide all required fixings and allow for structural support within ceiling. Coordinate recess depth, ceiling build-up, and timber lining setout for a clean flush installation	Vanda Email: Amanda@vanda.co.n z	
All Bedrooms	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track – Double System Colour: White Installation: Recessed into painted GIB ceiling Set 50mm from finished wall face and 95mm centers between tracks NOTE: Provide all required fixings and allow for structural support within ceiling. Coordinate recess depth, ceiling build-up, and timber lining setout for a clean flush installation	Vanda Email: Amanda@vanda.co.n z	
Living Room	Gas Fire	Framless Linear InBuilt Fireplace Single Sided Code: Escea DS1400 Gas Type: Natural Gas or LPG Approx Appliance Size: 1693x794x379mmD Fuel bed: Logs Fascia: Linear Trim Kit	Escea Email: aa@escea.com	

Location	Description	Specification	Supplier	Image
General Light Switches	Light Switches	PDL Iconic 2 Gang Code: 382-VW Colour: Vivid White	PDL PH: 0800 741 303	
General Power Sockets	Power Sockets	PDL Iconic Double Switched Socket Code: 392-VW Colour: Vivid White	PDL PH: 0800 741 303	
General	Recessed Downlights	Cone Round 64 Adjustable Mounting: Recessed adjustable downlight Dimensions: Ø64mm Finish: White Beam Angle: 50° Colour Temperature: 3000K Dimming: Non-dimmable IP Rating: IP20 CRI >90	Targetti Email: andrew@targetti.co.nz	
Exterior General	Recessed Downlights	Cone Tilt 65 Mounting: Recessed adjustable downlight Dimensions: Ø65mm Finish: Black Beam Angle: 50° Colour Temperature: 3000K Dimming: Non-dimmable IP Rating: IP65 CRI >90	Targetti Email: andrew@targetti.co.nz	
Exterior	Wall Lights (WL01)	Up/Down Adjustable Wall Light Code: SWL440 Colour: Matt Black IP 65 Colour Temp: 3000K	Hugo Lighting info@hugolighting.com	
Front Entrance	Wall Lights (WL02)	Nocturnal Lighting Twiggy Pillar Colour: PB Black Beam Angle: 33 CCT: 3000K Wall Mounting IP65 Cable Length: 500MM STANDARD LENGTH Rated Power: 1W-3W	Targetti Email: andrew@targetti.co.nz	

Location	Description	Specification	Supplier	Image
Exterior (On Retaining Walls)	Wall Lights (WL03)	Up/Down Adjustable Wall Light Code: SWL442 Colour: Matt Black IP 65 Colour Temp: 3000K	Hugo Lighting info@hugolighting.com	
Deck Lights	Deck Lights	Tilt Ground Light 316 Colour: Stainless Steel Code: GDL817WW IP67	Hugo Lighting info@hugolighting.com	
Kitchen (Above Kitchen Island)	Surface Can Light	Surface-mounted LED downlight Can 100 Mounting: Surface mounted, installed in paired (double can) configuration above island. 120mm Center between two can lights IP Rating: IP20 (internal use) Colour Temperature: 3000K CRI: ≥90 Glare Control: Honeycomb louvre Driver: Integral constant current LED driver Dimmable	Targetti Email: andrew@targetti.co.nz	
Ground Floor: Bedroom Ensuite, Powder Room Level 1: Bath	Wall Sconce	Wall-mounted 3W LED Ceramic SKU: RG010WL-1 Colour: Saltbush Shade Dia: 160mm Wall Plater Dia: 105mm Protrusion: 96mm Light source: 1 x 3W G9 Globe Non-Dimmable Colour Temp: 3000K IP Rating: IP44 Lead time: Made to order 4-8 weeks	Lighting Collective Email: info@lightingcollective.com.au	
Ground Floor: Staircase	Pendant Light	AB Pendant Light Colour: Frosted Smoke Grey/ Green Size: Large Estimated Stock: 12/06/2026	Citta Contact: Shannon Fox Email: sales@citta.com	
Media Room	TV	65 Inch TV		

Thank you

KAWARAU
HEIGHTS

Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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JULY 2026

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