

NOVEMBER 2026

# 14 Carrick Lane, Kawarau Heights

4 1 2 2 Land Area: 195m² Floor Area: 400m²

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

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# Part 1

Images

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# Part 2

## Plans & Elevations

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# 14 Carrick Lane — Part 2
## Floor Plan

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| | |
|---|---|
| **Site Area:** | **400m²** |
| **Floor Area:** | **195m²** |
| **Roof Area:** | **197m²** |

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.





This plan is conceptual only to provide an indicative layout to prospective clients.

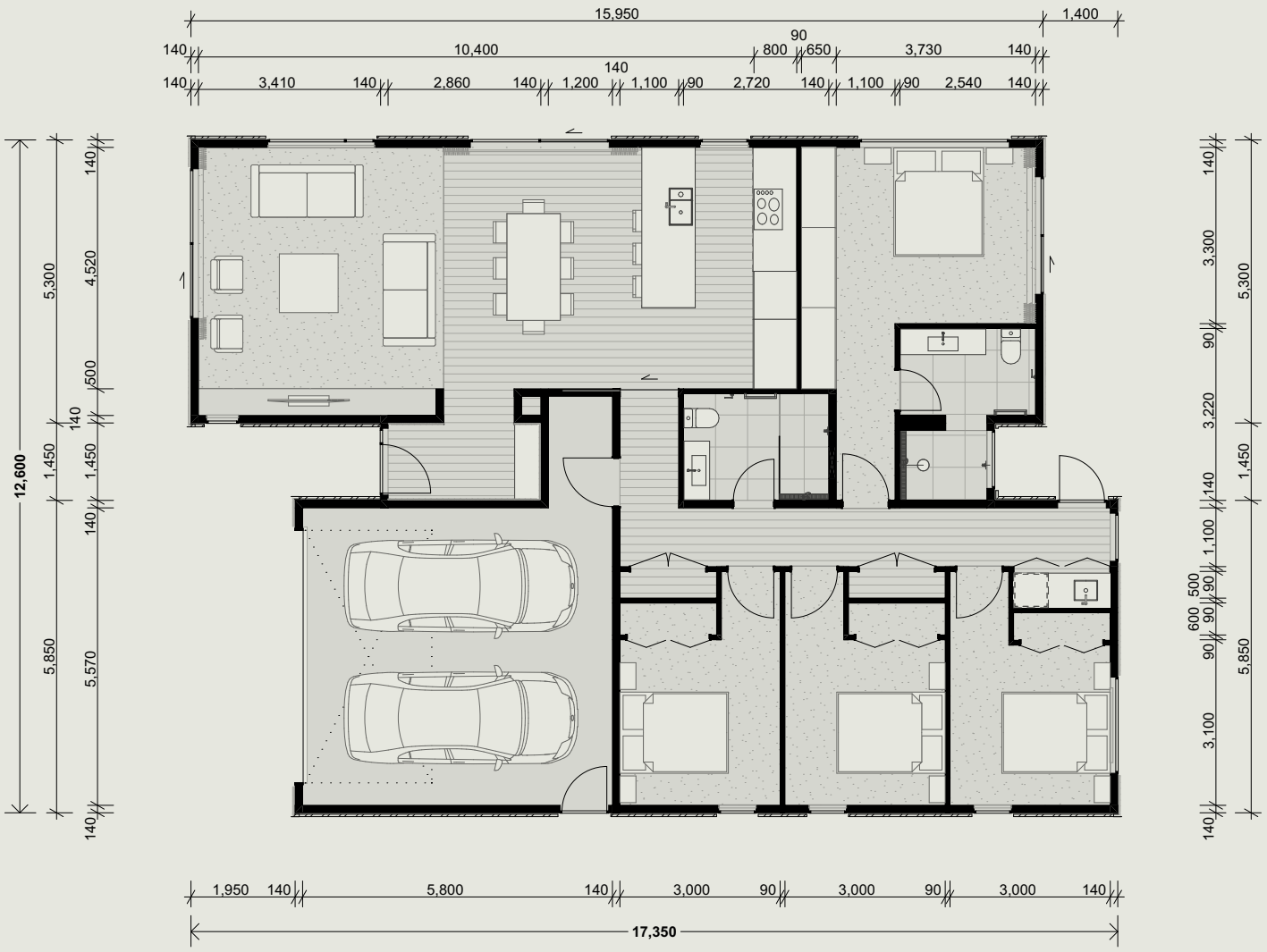
# 14 Carrick Lane — Part 2
## Dimension Plan

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| | |
|---|---|
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# 14 Carrick Lane — Part 2

## Site Plan

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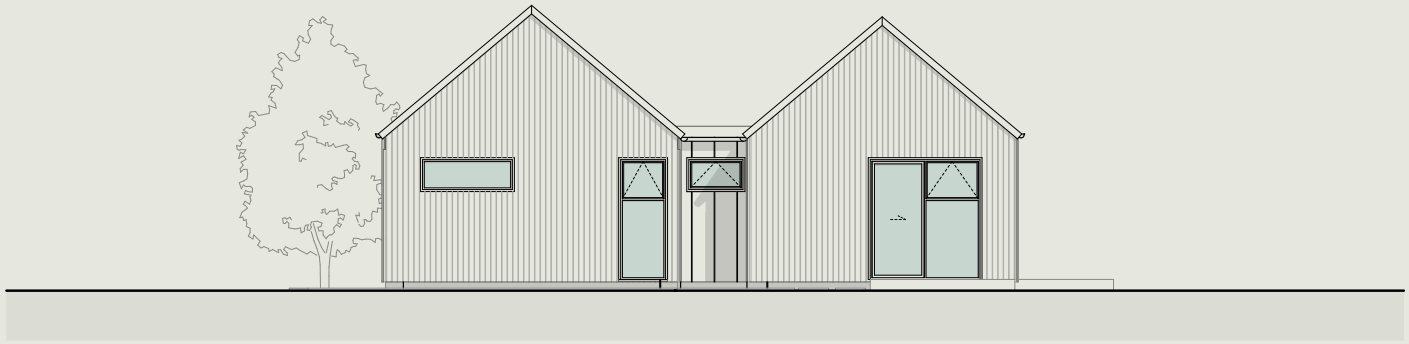

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# 14 Carrick Lane — Part 2
## Elevations

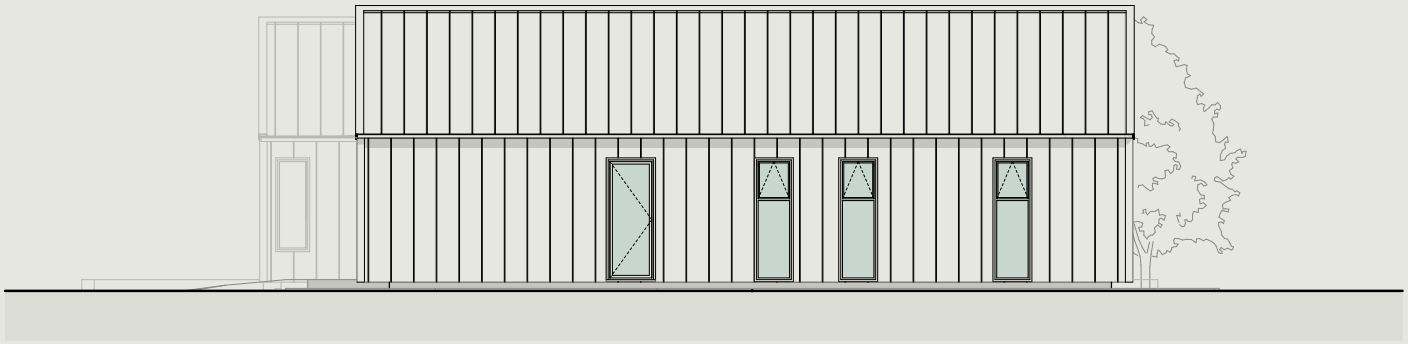
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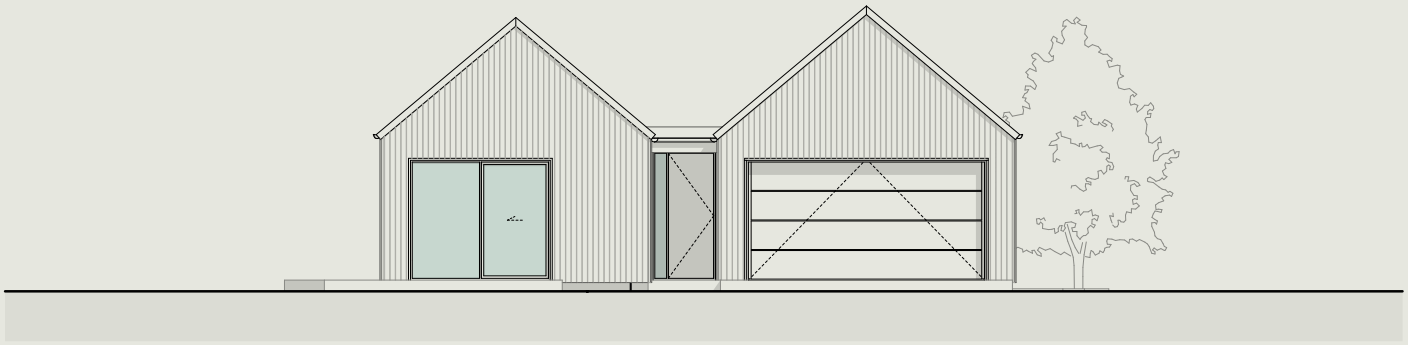
North Elevation
Scale 1:100



East Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

# 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 | Alpine Tray | Freeman Group |
| Soffits 1 | 9mm fibre cement board, stopped | Villaboard |
| Soffits 2 | Western Red Cedar CP3352 Installed to soffit | Hermpac |
| 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<br>(Frosted are Etch lite glass) | As sourced by builder |
| Joinery Hardware | APL Urbo range | APL |
| Exterior Window/Door Jambs | Gib receivers | n/a |

| Item | Description | Brand |
|---|---|---|
| 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<br>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.<br>Hedging on side boundary lines (between lots only).<br>Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas | |

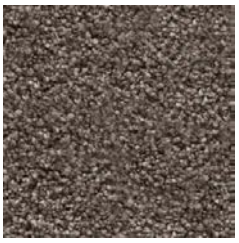
# Part 4

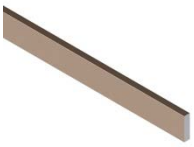
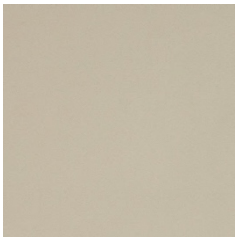
Materials & Finishes

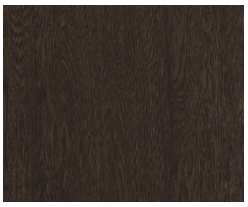
# Exterior



| | Description | Notes | Supplier | Finish |
|---|---|---|---|---|
| Cedar Cladding | Dryden Platinum | | Dyden |  |
| Metal Cladding | Flaxpod | | |  |
| Roofing | Flaxpod | | |  |
| Joinery | Flaxpod | | |  |
| Soffit | Cedar | | | |
| Slab Edge | StoArmat plaster and paint system to slab edge. | | | |
| Garage Door | Flaxpod | | |  |

| | Description | Size | Supplier | Finish | |
|---|---|---|---|---|---|
| **Wall Finishes** | | | | | |
| Living, Bathrooms etc - Walls, Skirting/Architrave | Opononi Half | | Dulux | Low Sheen |  |
| Bedroom Walls, Skirting/Architrave | Opononi | | Dulux | Low Sheen |  |
| Ceiling | Opononi Quarter | | Dulux | Flat |  |
| Living T&G Celling | Opononi | | Dulux | Low Sheen |  |
| Doors | Opononi Half | | Dulux | Low Sheen |  |
| **Flooring** | | | | | |
| Carpet | Okiwi Bay Red Cedar | 3660mm | Feltex | Solution Dyed Nylon |  |
| Timber Flooring | Haven Valenica | 190x14mm | Forte | UV Lacquer Ultra Matt |  |

| | Description | Size | Supplier | Finish | |
|---|---|---|---|---|---|
| Garage Flooring | Crazy XL | 4000mm | Belgotex | Anthracite 2236 |  |
| Carpet Trim | Dark Bronze Anodised Flat Bar | 12mm | Vidaspace | |  |
| **Curtains** | | | | | |
| Curtains | Zip Seasame | 3000mm | James Dunlop | Sheer |  |
| Curtain Lining Bedrooms Only | James Dunlop Shell | 3000mm | Quality Curtains | Blackout |  |
| **Bedroom** | | | | | |
| Joinery | Whitewashed Oak | Matching Edge Tape | Melteca | Organic |  |
| **Kitchen** | | | | | |
| Island Benchtop | Nordic Beige | | Primes Porcelain | Silk Tech |  |

| | Description | Size | Supplier | Finish | |
|---|---|---|---|---|---|
| Splashback | Nordic Beige | | Primes Porcelain | Silk Tech |  |
| Rear Benchtop | Sirius | | Dekton | Matte |  |
| Island Joinery | Tusk | Matching Edge Tape | Prime | Embossed |  |
| Rear Joinery | Boarders Oak | Matching Edge Tape | Melteca | Organic |  |
| Kitchen Hardware | Toledo Bronze Pulls | 320mm | Mardeco | |  |
| **Kitchen Lighting** | | | | | |
| Island Pendants | Santos Dimmable Pendant<br><br>SKU 23467 | | Lighting Direct | Brass |  |
| Dining Pendant | Dune<br><br>SKU23042 | 650mm | Lighting Direct | Aged Brass |  |
| **Bathroom** | | | | | |

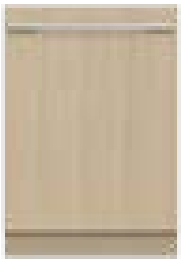
# Interior



| | Description | Size | Supplier | Finish | |
|---|---|---|---|---|---|
| Bathroom Tiles | Portland Beige | 600x600mm | European Ceramics | |  |
| Vanity | Parisian Oak | Matching Edge Tape | Melteca | Organic |  |
| Bench Top | Snow | | Caesarstone | Polished |  |
| **Laundry** | | | | | |
| Joinery Fronts | Tusk | Matching Edge Tape | Prime | Embossed |  |
| Bench Top | Snow | | Caesarstone | Polished |  |
| Splashback | Sticks White Mosaic | 296x300mm<br><br>Tile size 22x145mm | European Ceramics | Matt<br><br>Vertical Stack |  |
| Hardware | Sharknose | | | | |

# Part 5

Fixtures & Fittings Selections

| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Sink | Mercer DV107 Derby Kitchen Sink | | Mercer | SS |  |
| | | | | | |
| Insinkerator | Insinkerator 66 : ID66 | | | n/a |  |
| Mixer | Tube Kitchen Mixer w/ Pull out spray | | Plumbline | Brushed Brass |  |
| Fridge | Not supplied | | | | |
| Oven | Oven, 60cm, 7 function, | OB60SC7CEB1 | Fisher and Paykel | |  |
| Cook Top | Induction Cooktop, 60cm, 4 Zones | CI604CTB1 | Fisher and Paykel | |  |
| Rangehood | Built in integrated powerpack extractor | HP60IDCHX4 | F&P | Black |  |
| Dishwasher | Series 7 Integrated Dishwasher | DW60U4I2 | Fisher and Paykel | |  |
| | | | | | |

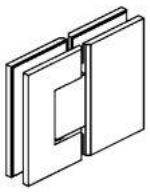
# Bathroom



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Basin | Moon Kordura Counter Top Basin | | Harrison Bloy | White |  |
| Basin Waste | | | | | |
| Vanity | Custom made wall hung vanity | | | | |
| Mixer | Pin Wall Mixer & Spout | | Harrison Bloy | Chrome |  |
| Mirror | 1 x Galaxy 450 pill backlit mirror | GA45P | Plumbline | |  |
| Towel Rail | Heirloom | THTL60.50 | Plumbline | Chrome |  |
| Toilet | Enya BTW Toilet Suite | | Harrison Bloy | White |  |
| Toilet Roll Holder | Heirloom Centro Toilet Roll Holder | | Plumbline | Chrome |  |

# Bathroom



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Shower Head | Watersino Pin Slide Rail | | Harrison Bloy | Chrome |  |
| Shower Mixer | Pin Shower Mixer (small faceplate) | | Harrison Bloy | Chrome |  |
| Shower Drain | Tiled Insert Channel Shower Drain | | As supplied by builder | Chrome | |
| Shower Glass Hardware | | | As supplied by builder | Chrome |  |
| Bathroom Fan | | | As supplied by builder | | |

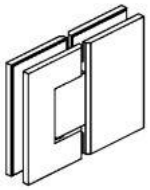
# Ensuite



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Basin | 2 X Moon Kordura Counter Top Basin | | Harrison Bloy | White |  |
| Basin Waste | | | | | |
| Vanity | Custom made wall hung vanity unit with Blum soft close drawers | | | | |
| Mixer | Pin Wall Mixer & Spout | | Harrison Bloy | Chrome |  |
| Mirror | 2 X Galaxy 450 pill backlit mirror | GA45P | Plumbline | |  |
| Towel Rail | Heirloom | THTL60.50 | Plumbline | Chrome |  |
| Toilet | Evo Back to Wall Toilet Suite Slim Seat | | Plumbline | White |  |
| Toilet Roll Holder | Heirloom Centro Toilet Roll Holder | | Plumbline | Chrome |  |
| Shower Head | Watersino Pin Shower Column Set | | Harrison Bloy | Matt Black |  |

# Ensuite



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Shower Mixer | Pin Shower Mixer (small faceplate) | | Harrison Bloy | Chrome |  |
| Shower Drain | Tiled Insert Channel Shower Drain | | As supplied by builder | Chrome | |
| Shower Glass Hardware | | | Opus Glass Hardware | Chrome |  |
| Bathroom Fan | | | As supplied by builder | | |

# Laundry



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Tub | Mercer DV108 Loxley | | Mercer | S/Steel |  |
| Mixer | Watersino Pin Gooseneck Kitchen Mixer | | Harrison Bloy | Chrome |  |

# General

| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Entry Door Handle | Nido – Verge Longplate<br>Entrance Set – Diamond Knurl | | Windsor | Brushed Nickel |  |
| Interior Door Handles | Futura Apex Lever Set | | Windsor | Brushed Nickel |  |
| Door Hinges | Hinge SS Loosepin Radius 89x60x2mm | | Windsor | Brushed Nickel |  |
| Door Stop | Doorstop Skirting Concealed Fix | | Windsor | Brushed Nickel |  |
| Curtain Tracks Wall Mounted in living | Vanda verve Curtain Track | | Vanda | White |  |
| Curtain Tracks Ceiling Mounted | TBC | | | | |
| Blinds | TBC | | | | |
| Shutters | TBC | | | | |
| | | | | | |

# Lighting



| | Description | Notes | Supplier | Finish | |
|---|---|---|---|---|---|
| Light Switches and Power Sockets | Legrand Excel Life white | | Legrand | |  |
| Recessed Downlights | Dlek 3220 | | Hugo | |  |
| Exterior Recessed Downlights | Dlek 3220 | | Hugo | |  |
| Exterior Wall Lights | SWL440 | | Hugo | |  |
| Kitchen Island/Dining Pendants | Refer to material selections | | | | |

Thank you

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# Kawarau Heights

**80 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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