

CONCEPT PACKAGE

84 Kawarau Heights Boulevard

3 2 3.5 2 Land Area: 1166m² Floor Area: 309m²

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Part 1
Renders

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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.

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Part 1

Renders

84 Kawarau Heights Boulevard — Part 1
Renders

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Renders are an artist's impression only and subject to change.

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Renders

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Renders

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Part 2

Plans & Elevations

84 Kawarau Heights Boulevard — Part 2
Floor Plan

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Site Area:	**1,166m²**
Floor Area:	**309m²**
Roof Area:	**321m²**

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.

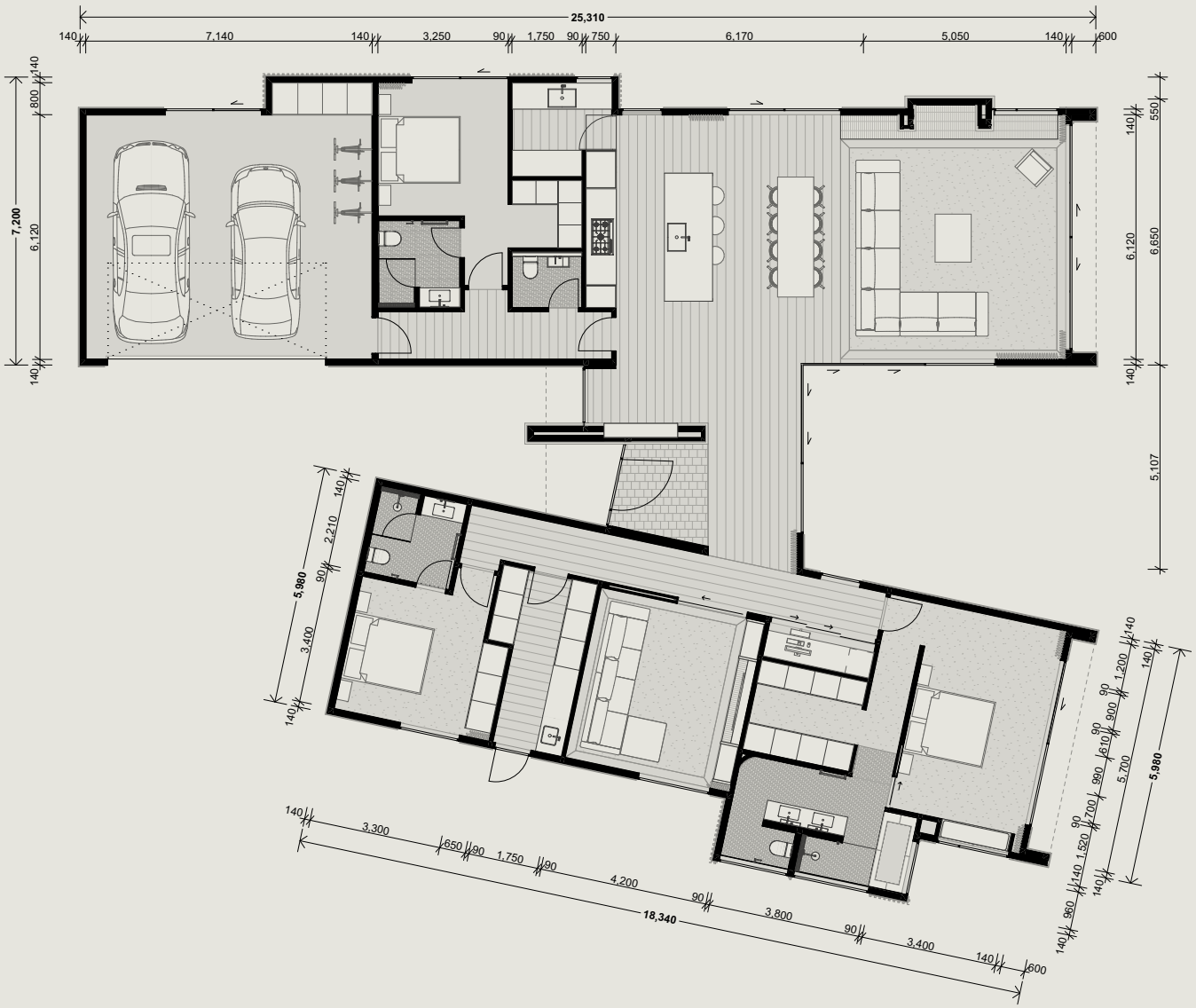
84 Kawarau Heights Boulevard — Part 2
Dimension Plan

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Site Area: 1,166m²
Floor Area: 309m²
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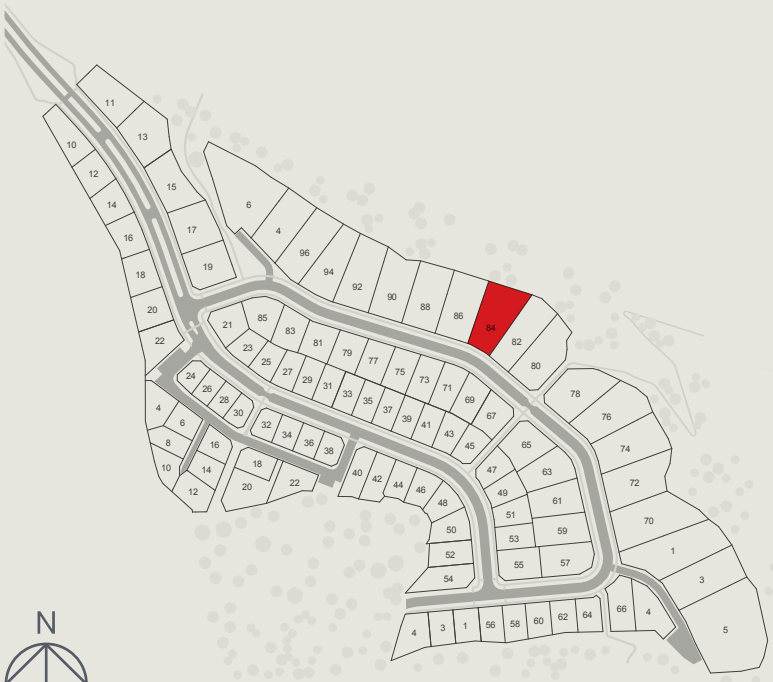


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84 Kawarau Heights Boulevard — Part 2

Site Plan

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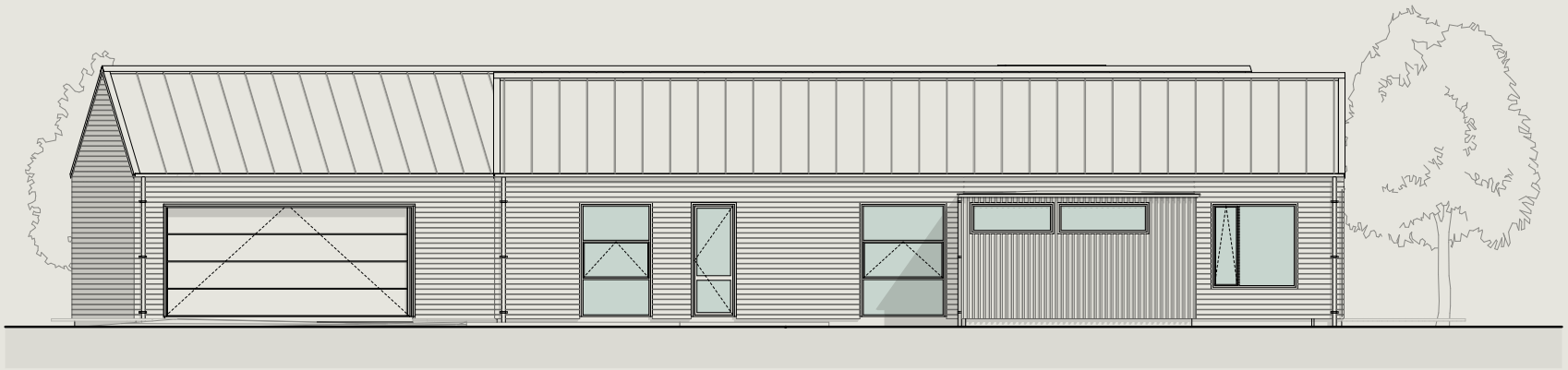
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84 Kawarau Heights Boulevard — Part 2
Elevations

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North Elevation
Scale 1:100

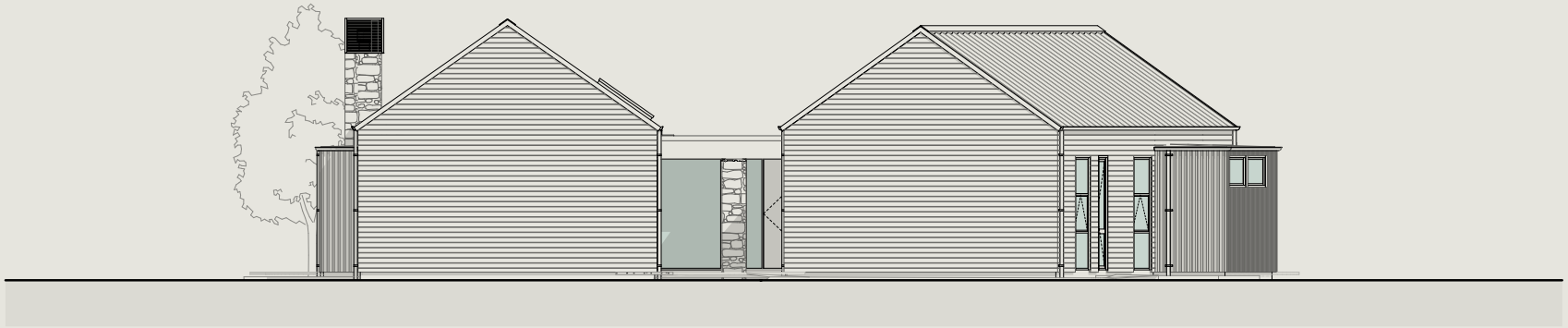


South East Elevation
Scale 1:100

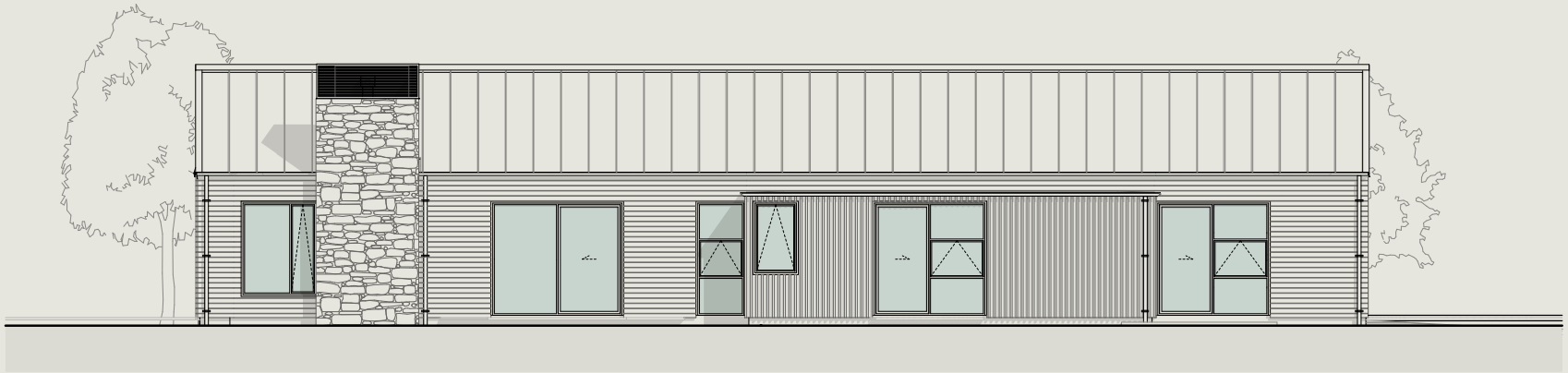
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84 Kawarau Heights Boulevard — Part 2
Elevations

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South Elevation
Scale 1:100



West Elevation
Scale 1:100

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Part 3

Landscaping Plan

84 Kawarau Heights Boulevard — Part 3
Landscaping Plan

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1 Aggregate concrete driveway and stone paved pathways create a welcoming arrival and establish a strong material language throughout the landscape.
2 A restrained palette of horoeka and ribbonwood complements the architecture, creating a distinctive character.
3 Sculptural horoeka frame the home, providing bold vertical form and reinforcing the contemporary architectural expression.
4 Private outdoor spaces extend directly from the bedrooms, creating quiet retreats connected to the landscape.
5 Stone walls provide privacy for bedroom outlooks.
6 A generous paved terrace extends the dining and living spaces outdoors, supporting everyday use and entertaining.
7 An expansive lawn creates a flexible recreational space while drawing the eye towards the surrounding landscape and mountain views.
8 Layered planting softens the edges of the house while carefully preserving key view corridors.
9 Natural boulders are integrated throughout the landscape to anchor the planting composition and create a sense of permanence.
10 A hot tub is positioned to maximise privacy while enjoying the surrounding outlook.
11 A generous central courtyard provides a versatile outdoor gathering space for entertaining and family occasions.
12 A discreetly integrated service area accommodates bins, clothesline and other functional elements, screened from the primary outdoor living spaces.

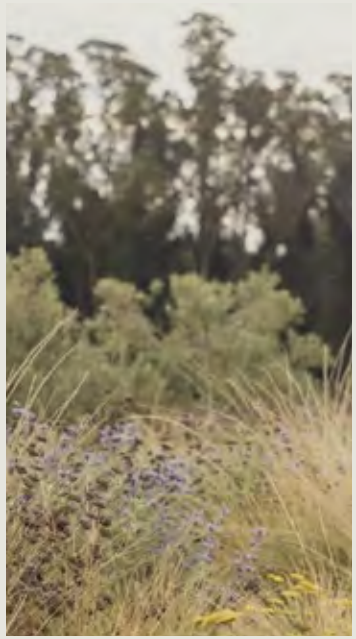


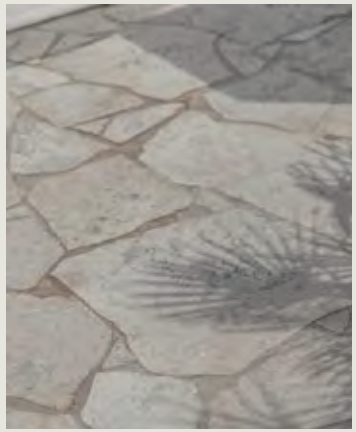




























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Part 4

Construction Specification

Lot 14 Kawarau Heights

October 2026

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 CP838 horizontal rusticated weatherboard	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	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

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	
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	

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Part 5

Materials & Finishes

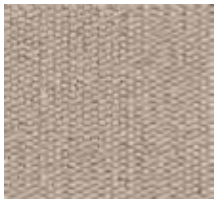
Exterior Finish

Location	Description	Specification	Supplier	Finish
Cladding, Soffit	Exterior Cladding	Stain: Dryden Wood Oil Platinum Finish: Colour finish matching for selected cedar	One Stop Deck Shop	
Cladding, Fireplace, Entrance	Shist	Refer to Architectural Drawings Specification for details	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 Finish: Sto exterior paint system. Refer to architectural drawings.	N/A	
Garage Door	Garage Door	Gararadoor	N/A	

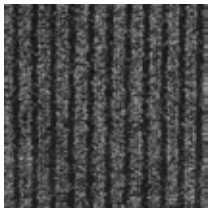
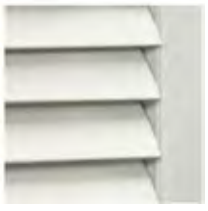
Interior Finish

Location	Description	Specification	Supplier	Finish
		WALL FINISH		
Media Room	European Oak Plank	Moda Feature Plank Colour: Capri	Forte	
Powder Room	Sauve Polished Plaster	Suave Polished Plaster Texture: Traditional Colour: Stone 3.15	Ambitec	
All Ensuites, Entrance, Living Room, Master Bedroom	Sauve Polished Plaster	Suave Polished Plaster Texture: Traditional Colour: Whitford White	Ambitec	
General Walls	Paint Finish	Dulux Wash and Wear Finish: Low Sheen Colour: Opponi Quarter	Dulux	
All Ensuites	Porcelain Tiles	Tile Format: Vertically Stacked Bond Range: Classic Veincut Colour: White Size: 600x1200mmx10mmTHK	Tile Space Commercial	
Laundry, Pantry	Porcelain Tiles	Tile Format: Vertical Stacked Bond Kreuz Matt Finger Mosaic Colour: Grey ACA034	Tile Space Commercial	
Fireplace plinth, Fireplace backsplash	Tiles	Charcoal Ochre Blend Veneer Dims: 230x50x20mm	Design Source	

Interior Finish

Location	Description	Specification	Supplier	Finish
Bar, Kitchen	European Oak Veneer Panel	Querkus Allegro Brushed Prime Grade	Vidaspace	
		CEILING FINISH		
All Painted Ceiling	Paint Finish	Dulux Ceiling White Finish: Flat Colour: Opponi Quarter	Dulux	
Ensuite, Bathrooms Ceiling	Paint Finish	Wash&Wear® +PLUS Kitchen&Bathroom Finish: Flat Colour: Opponi Quarter	Dulux	
Media Room	Sauve Polished Plaster	Sauve Polished Plaster Texture: Traditional Colour: Stone 3.15	Ambitec	
		FLOOR FINISH		
All Bedrooms,	Wool Carpet	Samurai Wool Carpet Colour: Pyua	Bremworth	
Living Room, Media Room	Wool Carpet	Samurai Wool Carpet Colour: Bokuto	Bremworth	
Entry Hallway, Kitchen, Dining, Living Room, Hallway, Laundry, Store, Media Room, Powder Room	European Oak Plank	Moda Feature Plank Colour: Capri	Forte	

Interior Finish

Location	Description	Specification	Supplier	Finish
Garage	Carpet	Ribbed Neddlepunch Carpet Crusader UV Colour: Anthracite 2035	Belgotex	
All Ensuites, Powder Room	Floor Tiles	Tile Format: Herringbone Range: Kiel Gecko Herringbone Mosaic Colour: Beige MT1976	Tile Space	
Entrance, Outside Entrance	Black Limestone	Dims: 100x100mmx20mmTHK Round/Rough Edges Finish: Tumbled	Designer Source	
		CURTAIN		
All Bedrooms, Media Room	Blackout Curtain	Fabric: Statement Sand 195788 Lining: Solarline Blackout Dune 108045	James Dunlop	
Living Room, Media, Dining Room, All Bedrooms	Sheer Curtain	Fabric: Miesian Hemp 199275 Width:3050mm	James Dunlop	
Kitchen, All Ensuites	Shutters	Specification: Woodlore Plus Waterproof Louvre Size: 89mm Invisible Tilt Frame: 50mm Serrate Z Frame Colour: Warm White	Santa Fe	
		JOINERY		
Pantry, Kitchen, Wardrobe, Bar, Media Room, Vanity	European Oak Veneer Panel	Querkus Allegro Brushed Prime Grade	Vidaspace	

Interior Finish

Location	Description	Specification	Supplier	Finish
Laundry	Prime Melamine	Prime Melamine Colour: Tusk Finish: Timberland	NZ Panels	
Laundry, Pantry	Mineral Stone	Caesarstone Standard Colour: 5130 Cosmopolitan White	Laminex	
Kitchen, Bar,	Natural Stone	Quartzite Taj Mahal	CDK	
All Ensuites Benchtop, Master Bedroom	Travertine	Silver Travertine	Material Space	
		HARDWARE AND FITTINGS		
Kitchen, Pantry	Cabinetry Pull Handles	Tubby Pull Finish: Tumbled Nickel	Lo and Co Interiors	
Bar, Kitchen, Pantry	Cabinetry Pull Handles	Tubby T-Pull Finish: Tumbled Nickel	Lo and Co Interiors	
All Ensuites Vanity, Wardrobes, Store	Cabinetry Pull Handles	Almond Knob Finish: Tumbled Nickel	Lo and Co Interiors	
General Floor Finish Transition Trim	Transition Flat Bar	Transition Flat Bar Colour: Light Bronze Anodised	Forte	

Interior Finish

Location	Description	Specification	Supplier	Finish
		DOOR FINISH		
General Skirting/Architrave, General Doors	Paint Finish	Dulux Aquanamel Colour: Opponi Quarter Finish: Low Sheen	Dulux	
Media Room	Door Paint Finish	Resene Lustacryl Low Sheen Finish: Satin Colour: DoubleTea	Resene	
Powder Room Door	Paint Finish	Dulux Aquanamel Finish: Low Sheen Colour: Omarama Double	Dulux	

Part 6

Fixtures & Fittings Selections

Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Kitchen	Undermount Sink	Mercer Aurora Range Single Bowl Finish: Gunmetal (PVD) Includes 90mm basket waste + grid	**Plumbline**	
Pantry	Undermount Sink	Derby Single Bowl Finish: Stainless Steel	**Mercer**	
Kitchen	Waste Disposer	Insinkerator Range: ID66	**By Joiner**	
Kitchen and Pantry	Mixer	Buddy X Kitchen Mixer Round Spout with Pull Out Spray Finish: Gunmetal	**Plumbline**	
Pantry	Integrated Refrigerator	60cm Series 9 Integrated Triple Zone Refrigerator	**Fisher and Paykel**	
Pantry	Integrated Freezer	60cm Series 9 Integrated Triple Zone Freezer	**Fisher and Paykel**	
Pantry	Integrated Dishwasher	Series 9 Integrated Single DishDrawer™ Dishwasher	**Fisher and Paykel**	

Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Kitchen	Combination Microwave Oven	60cm Series 9 Minimal Compact Combi-Microwave Oven	Fisher and Paykel	
Kitchen	Warming Drawer	60cm Series 9 Minimal Warming Drawer	Fisher and Paykel	
Kitchen	Cooktop	92cm Series 11 Full Surface Induction Cooktop	Fisher and Paykel	
Kitchen	Oven	60cm Series 11 Minimal Combi-Steam Oven	Fisher and Paykel	
Kitchen	Integrated Dishwasher	Series 9 Integrated Dishwasher (Heat Pump) Model Code: DW60U4I2	Fisher and Paykel	
Kitchen	Bin	Hideaway Compact 2x 16L Bucket, 16L Bucket, Door Pull Colour: White	Hideaway Bins	
Pantry	Bin	Hideaway Compact 2x 15L Bucket, 15L Bucket, Door Pull Colour: White	Hideaway Bins	

Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Pantry	Beverage Fridge	60cm Series 9 Integrated Beverage Centre	Fisher and Paykel	
Kitchen	Cool Drawer	90cm Series 9 Integrated Cool Drawer Multi Temperature Drawer	Fisher and Paykel	
Kitchen	Integrated Rangehood	90cm Series 9 Integrated Insert Wall Rangehood	Fisher and Paykel	
Laundry	Laundry Sink	Mercer DV Series Loxley Single Bowl Code: DV108	Acero	
Laundry	Hamper	Hideaway 2x 35L Hampers Door Pull, Colour: White	Hideaway Bins	
Laundry	Laundry Mixer	Buddy Kitchen Mixer Round Spout Colour: Gunmetal	Plumbline	

Ensuites and Powder Room KH Lot 14- FF&E Schedules

Location	Description	Specification	Supplier	Image
Bed 1, 2 & 3 Ensuite	Undermount Basin	Oasis 500 Rectangle Undermount Basin Colour: Chalk White	Plumbline	
Powder Room	Wall Hung Basin	Marmo 550 Rectangle Left Wall Basin Colour: Travertine	Plumbline	
Powder Room	Bottle Trap	Buddy 32mm Bottle Trap Colour: Gunmetal	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite	Basin Waste	Oasis Pop Up Basin Waste Colour: Chalk White	Plumbline	
Powder Room	Basin Waste	Buddy 32mm Pop Up Basin Waste Colour: Aged Iron / Gunmetal	Plumbline	
Bed 1, 2 & 3 Ensuite	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	
Bed 1, 2 & 3, Powder Room	Wall Mount Mixer	Buddy 2 Hole Wall Mount Mixer Colour: Gunmetal	Plumbline	

Ensuites and Powder Room KH Lot 14- FF&E Schedules

Location	Description	Specification	Supplier	Image
Bed 1, 2 & 3	Custom Mirror	Custom mirror with Nuklear, 50watt mirror demister Shell: Powder coated Black Dims: Refer to joinery drawings	By Joiner	
Powder Room	Custom Mirror	Straight Edging Vinyl Backing Dims: 1730mmW x 850mmH	Metro Glass	
Bed 1, Bed 2, Bed 3 Ensuite	Heated Towel Rail	X3 Rail Buddy 650 Heated Towel Rail Colour: Gunmetal	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite, Powder Room	Floor Mount Toilet	Evo Rimless Floor Mount Toilet Slim Seat	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite, Powder Room	Flush Panel	Como Flush Panel Colour: Gunmetal	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite, Powder Room	Inwall Cistern	Plumbline S20 Slim Inwall Cistern Code: SPS200	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite, Powder Room	Toilet Roll Holder	Buddy Toilet Roll Holder Colour: Gunmetal	Plumbline	

Ensuites and Powder Room KH Lot 14- FF&E Schedules

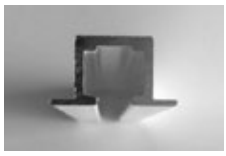
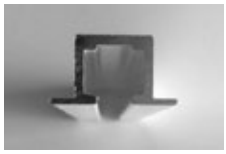
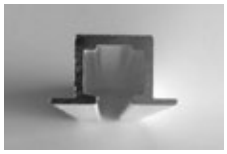
Location	Description	Specification	Supplier	Image
Bed 1, Bed 2, Bed 3 Ensuite	Shower Head	Buddy Shower Column with matching metal shower hose Colour: Gunmetal	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite	Shower Mixer	Buddy Round Shower Mixer Colour: Gunmetal	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite	Tiled Insert Channel Shower Drain	Plumbline 900mm Tile Insert Shower Drain Colour: Black	Plumbline	
Bed 1, Bed 2, Bed 3 Ensuite	Bathroom Fan	Shadowline slot diffuser Aluminium profile designed for optimal airflow and efficiency Ventilation Package, Wall & Slot Diffuser Pro & Quiet Flow Exhaust Kit	Newtech	
Ensuite 1, 2 & 3	Shower Glass Swing Door Hardware	Glass to Wall 90 Degree Shower Hinge Finish: Aged Gunmetal	Plumbline	
Ensuite 1, 2 & 3	Shower Glass Swing Door Hardware	Glass to Glass 180 Degree Shower Hinge Finish: Aged Gunmetal	Plumbline	

Ensuites and Powder Room KH Lot 14- FF&E Schedules

Location	Description	Specification	Supplier	Image
Bed 2, Bed 3 Ensuite	Shower Glass Screen	AL Frame w/ Toughen Glass Shower Screen with Metro Ezy Clean Technology Design: Fluted Glass Frame: Anodise 15x25mm aluminium frame in Brushed Stainless Steel	By Joiner	
Bed 2, Bed 3 Ensuite	Shower Glass Door Hardware	Buddy Shower Door Knob Colour: Aged Gunmetal	Plumbline	

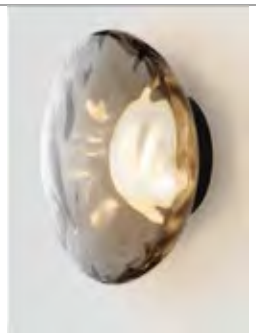
Location	Description	Specification	Supplier	Image
Entrance, Door to Media Room	Entry Door Handle	Entrada Beam Slide Interior & Exterior Door Handle Back to Back Finish: Blackened Brass	Powersurge	
Interior Door	Door Lever	Windsor Charleston Round Rose Passage Set Finish: Brushed Nickel	Windsor Architectural Hardware	
Powder Room	Door Lever	Charleston Round Rose Privacy Set Finish: Brushed Nickel	Windsor Architectural Hardware	
Bed 1 and 2	Sliding Door Handles	Lume Privacy Set Integrated Snib and Release 200mm Finish: Brushed Nickel	Windsor Architectural Hardware	
Kitchen	Hidden Foor Flush Pull	1141 Mardeco Flush Pull Code: BL1141M	Mardeco	
Kitchen	Hidden Door Hinge	Ceam 24kg 3D Concealed Cupboard Hinges Colour: Nickel	Interior Effects	

Hardware and Fixings

Location	Description	Specification	Supplier	Image
General Doorstop	Doorstop	85mm Skirting Doorstop Slimline Colour: Brushed Nickel	Windsor Architectural Hardware	
Living Room/ Dining	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track – Single System Colour: Black	Vanda	
Media Room	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track – Double System Colour: Black	Vanda	
All Bedrooms,	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track – Double System Colour: White	Vanda	
Living	Gas Fire	Prefab Thermoflow Gas Fireplace (Black) Basket style: Gothic	The Fire Dept	

Location	Description	Specification	Supplier	Image
Living Room/ Dining, Kitchen	Ceiling Recessed Downlights	Targetti Tube Spot Colour: Black Mounting: Recessed	Targetti	
Bar, Master Bedroom	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White Size: 64mmDIA	Targetti	
General	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White Size: 64mmDIA	Targetti	
Media Room	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: Black Size: 64mmDIA	Targetti	
All Ensuites - *in Shower Area*	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White Size: 64mmDIA IP65	Targetti	
Exterior	Wall Lights	Firefly Wall Down Only Colour: Aged Brass Honeycomb	Targetti	
Exterior	Exterior Lights	Twiggy Spike Cv Single Directional spotlight Colour: Aged brass med beam IP65	Targetti	

Electrical

Location	Description	Specification	Supplier	Image
Exterior Soffit	Exterior Recessed downlights	Cone Round 64 Family Adjustable Colour: Black Size: 64mmDIA	Targetti	
Entrance, Fireplace, Media Room	Wall Light	Conic Wall Lamp Colour: Dark/ Blackened Bronze	Nordic Design Space	
Bed 1 & 2 Ensuites,	Wall Light	Robert Gordon Handmade Curve Up Down Ceramic Wall Light Colour: River Gum	Lighting Collective	
Master Ensuite	Wall Light	Juniper Dims: 910mm Standoffs: 45mm Finish: English Bronze	ECC	
Powder Room	Wall Light	Ceto Wall Light Glass Finish: Black Glass Dims: Body Finish: Black IP20	ECC	

Thank you

KAWARAU HEIGHTS



Kawarau Heights

84 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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