

CONCEPT PACKAGE

80 Kawarau Heights Boulevard

3 2 3.5 2 Land Area: 1141m² Floor Area: 284m²

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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

80 Kawarau Heights Boulevard — Part 1
Renders

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Renders

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Renders

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Part 2

Plans & Elevations

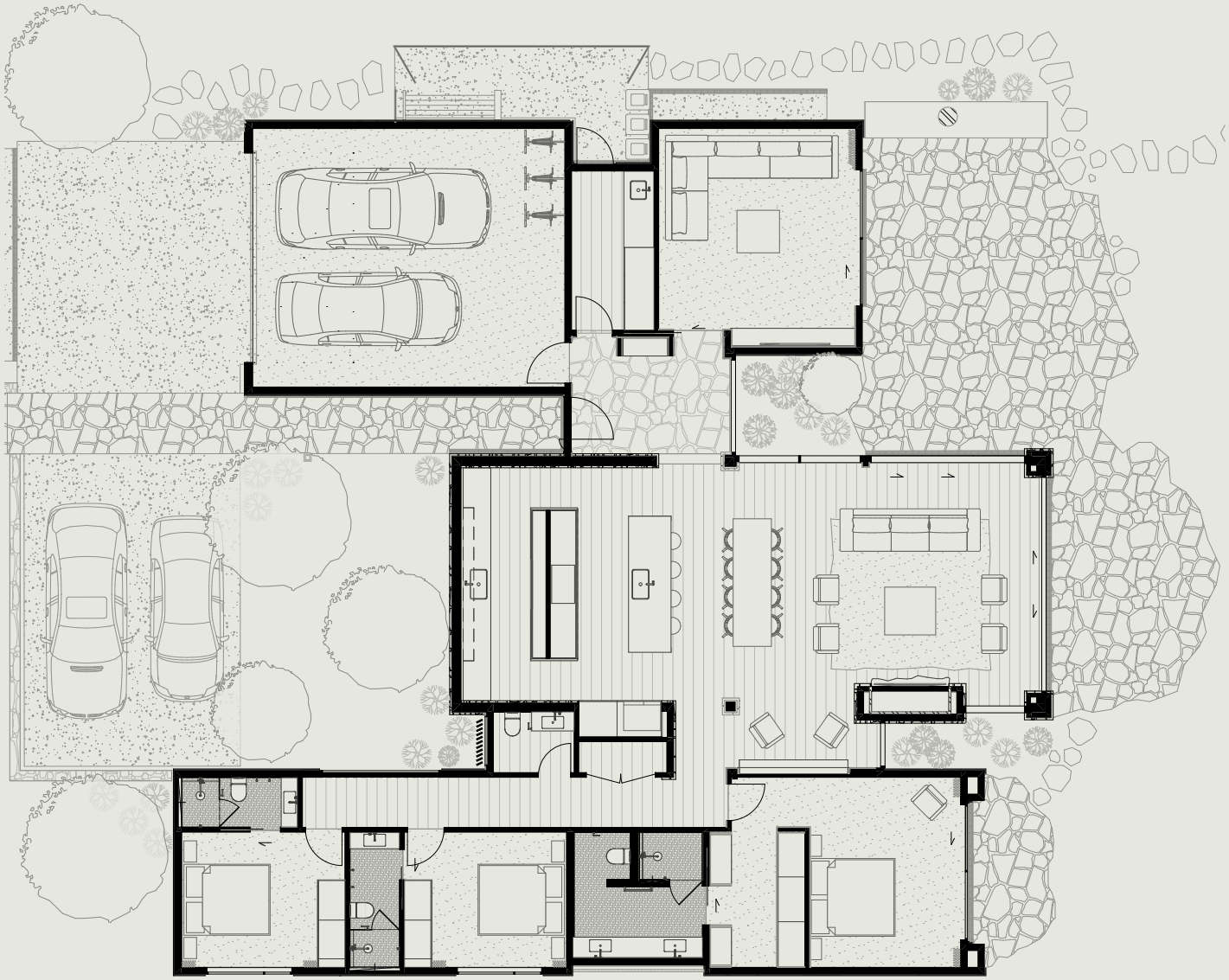
80 Kawarau Heights Boulevard — Part 2
Floor Plan

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Site Area:	**1,141m²**
Floor Area:	**284m²**
Roof Area:	**313m²**

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.

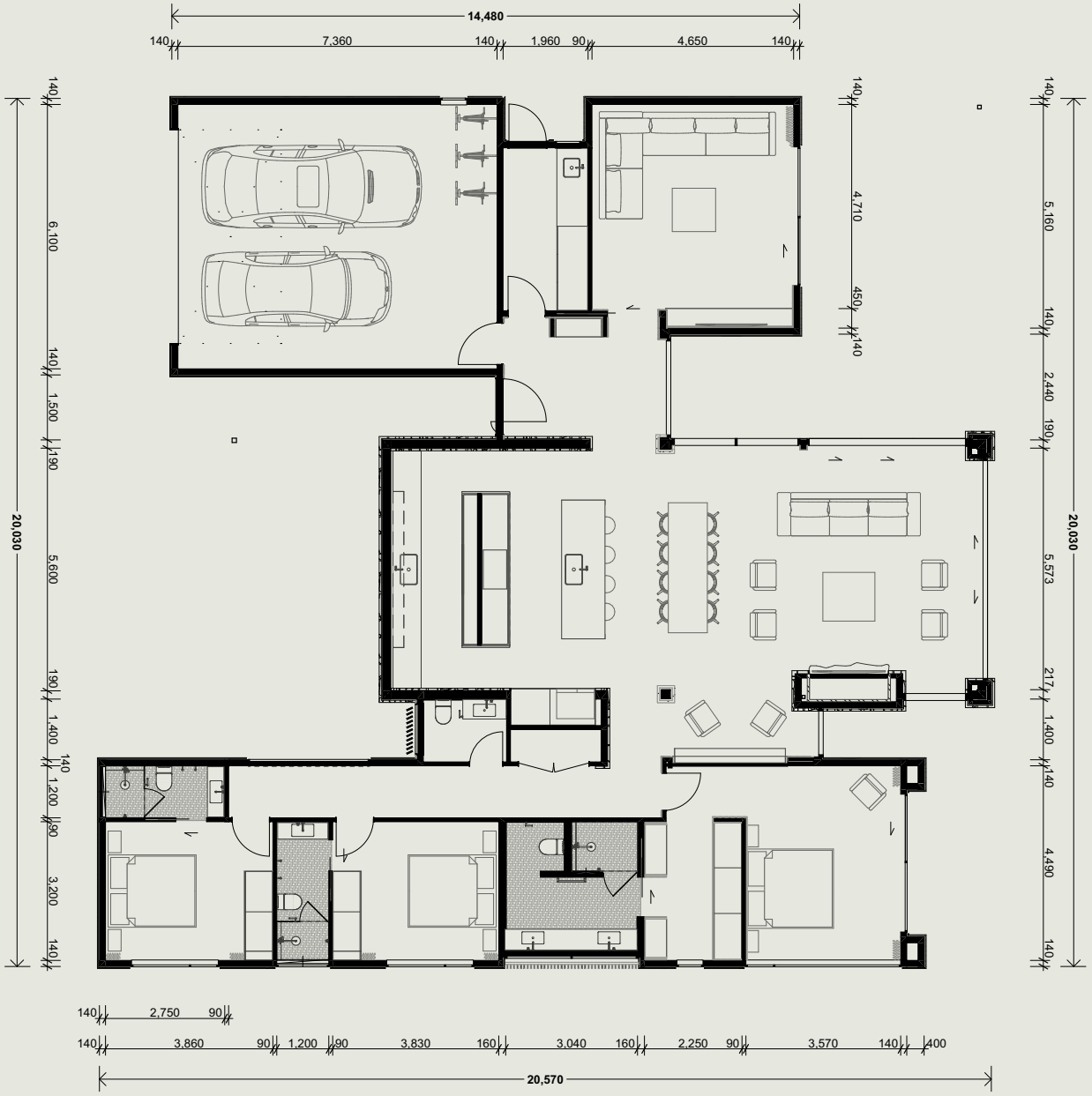
80 Kawarau Heights Boulevard — Part 2
Dimension Plan

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Site Area: 1,141m²
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Roof Area: 313m²

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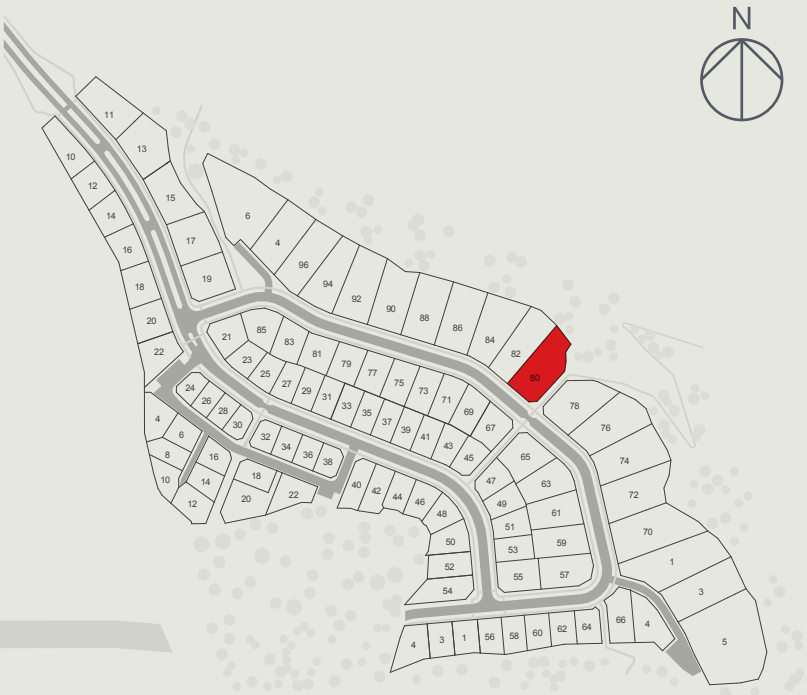
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80 Kawarau Heights Boulevard — Part 2

Site Plan

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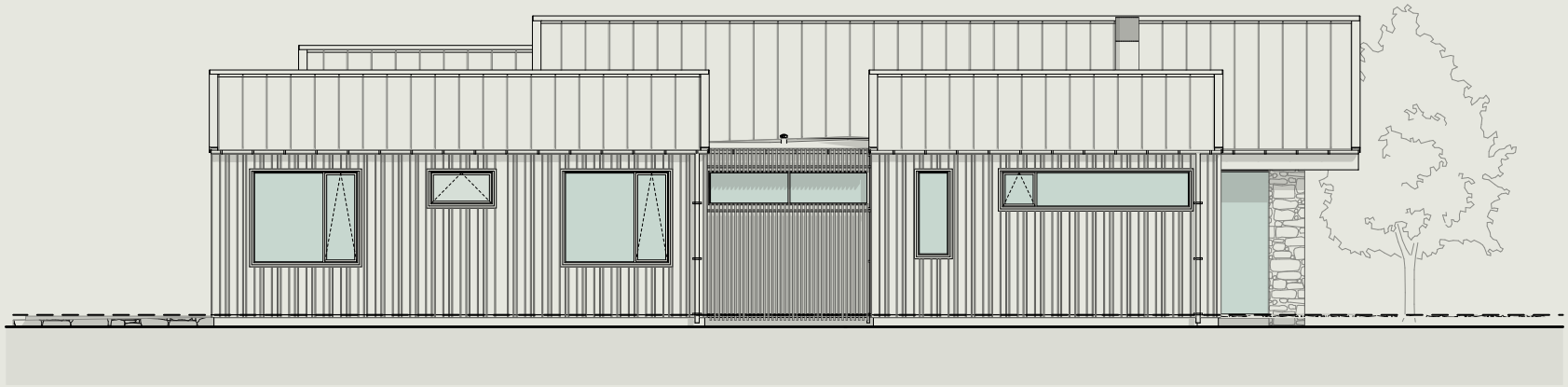
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80 Kawarau Heights Boulevard — Part 2
Elevations

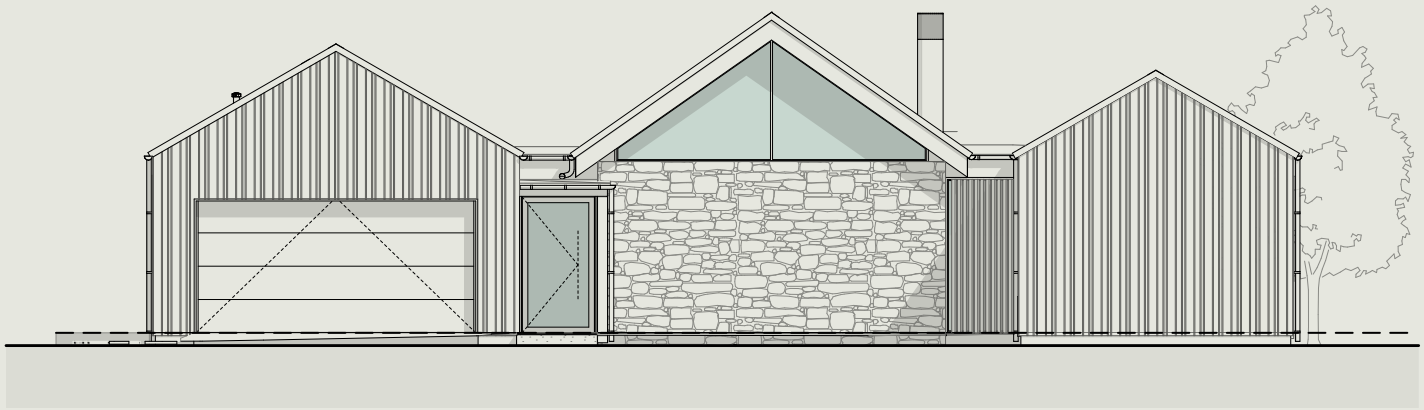
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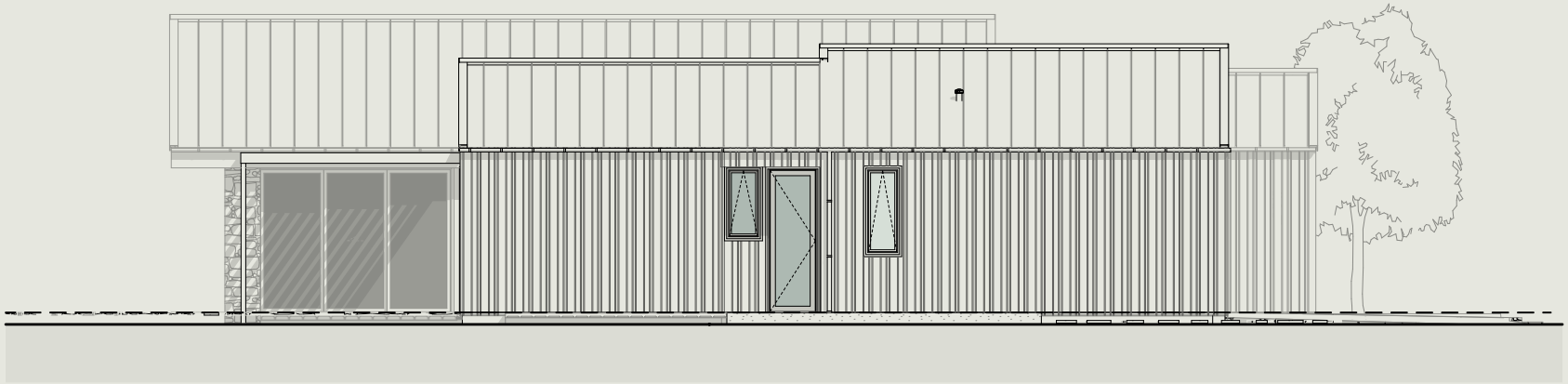
North East Elevation
Scale 1:100



South East Elevation
Scale 1:100



South West Elevation
Scale 1:100



North West Elevation
Scale 1:100

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Part 3

Landscaping Plan

80 Kawarau Heights Boulevard — Part 3
Landscaping Plan

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1 A contrast in materiality, with crazy paving guiding the approach to the house and creating a welcoming arrival.

2 A tapestry of alpine planting and feature trees frames the view from the hallway, while softening and enriching the arrival to the house.Notes

3 Stepping stones weave through the landscape, providing access to the service area while creating a natural flow through to the rear garden.

4 A generous outdoor terrace accommodates dining, entertaining and flexible seating, with a fire providing a warm focal point for larger gatherings.

5 An organically shaped lawn framed by soft planting creates a calm, restful outlook and a sense of openness within the garden.

6 Layered planting draws the landscape closer to the house, strengthening the connection between indoor and outdoor living.

7 Garden beds wrap around the lawn and outdoor spaces, creating privacy and a sense of enclosure.

8 Feature rocks soften the transition between lawn and garden beds, while naturally responding to changes in level.

9 Post-and-rail fencing clearly defines the boundary between the private garden and public pathway.

10 Dense planting creates a sheltered garden edge, providing privacy from the adjoining public pathway.

11 A feature tree brings height and character to the garden, creating a beautiful focal point alongside the house.

12 Gate provides a welcoming connection from the front entrance to the outdoor space, while maintaining privacy and security.

13 Nestled amongst the planting, the spa becomes a private garden retreat for relaxation and quiet moments outdoors.





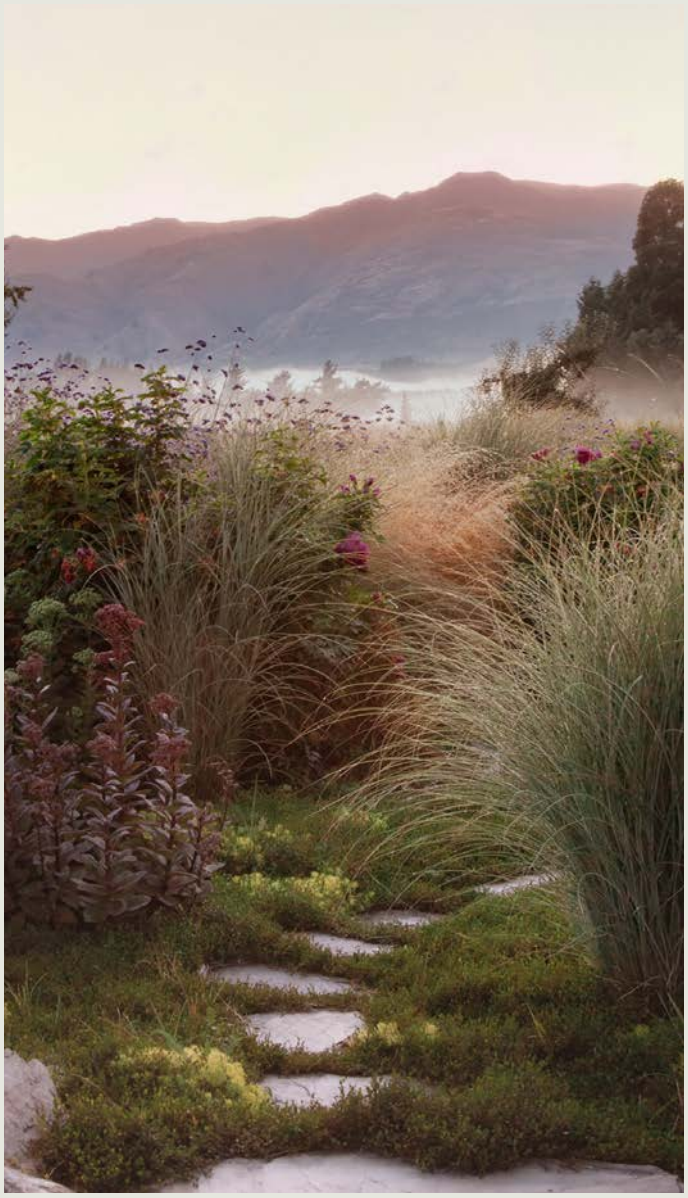
















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Part 4

Construction Specification

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

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 SV1 vertical series random width 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)	Western Red Cedar CP3360	Herman Pacific
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/Architectural 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	Cedar clad 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	

(LOT 16) Chattels List – 80 Kawarau Heights Boulevard

Fisher & Paykel gas cooktop 90cm
Fisher & Paykel pyrolytic oven 76cm
Fisher & Paykel oven/microwave combination 60cm
Robinhood Rangehood 90cm
2x Integrated Fisher & Paykel dishwasher 60cm
Integrated Column Fisher & Paykel fridge/freezer
60cm
Integrated Fisher & Paykel Wine Cabinet 60cm
Fisher and Paykel Coffee Machine 60cm
Fisher and Paykel warming drawer 60cm
65 inchTelevision x 1
Escea Gas fire DS1400
Escea EK1250 Outdoor fire
Heated towel rails
Extractor fans
Bathroom mirrors
Electric blinds
Drapes
Fixed floor coverings
Light fittings, Paradox burglar alarm
Ducted AC
Smoke detectors
Garage door openers
Letterbox.

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Part 5

Materials & Finishes

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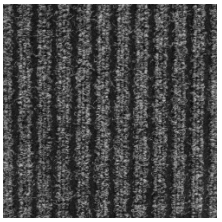
Exterior Finish

Location	Description	Specification	Supplier	Finish
Cladding, Soffit	Exterior Cladding	Stain: Dryden Wood Oil Finish: Midnight	One Stop Deck Shop	
Cladding, Fireplace, Entrance	Shist	Refer to Architectural Drawings Specification for details	N/A	
Parapet Capping	Pre-painted steel roofing and cladding	Colour: Flaxpod	Colour Steel	
Joinery	Pre-painted steel roofing and cladding	Colour: Flaxpod Refer to Architectural Drawings Specification for details	Colour Steel	
Glass	Double Glaze	Metro LowE Extreme Double Glazed		
Slab Edge	Slab Edge Finish	StoArmat		
Garage Door	Garage Door	Gararadoor		

Interior Finish

Location	Description	Specification	Supplier	Finish
		WALL FINISH		
Media Room	Sauve Polished Plaster	Suave Polished Plaster Colour: Linseed White Code: 1.09	Ambitec	
Powder Room	Sauve Polished Plaster	Suave Polished Plaster Colour: Stone	Ambitec	
All Ensuites	Sauve Polished Plaster	Suave Polished Plaster Colour: Tilt Slab Dark	Ambitec	
General Walls	Paint Finish	Resene SpaceCote Low SheenResene SpaceCote Low SheenFinish: Low Sheen Colour: Half Thorndon Cream	Resene	
All Ensuites	Porcelain Tiles	Range: Classic Veincut Colour: Grey Size: 600x1200mmx10mmTHK	Tile Space Commerial	
Laundry	Porcelain Tiles	Kreuz Matt Finger Mosaic Colour: Grey ACA034	Tile Space Commercial	
Bar, Entrance, Media Room	Western Red Cedar	Hermpac CP3360 18mm Square Negative Profile: T&G panelling over battens at max. Western Red Cedar Finish: Dryden Woodmaster Colour: Midnight	One Stop Deck Shop	

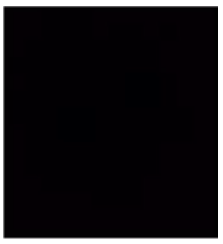
Interior Finish

Location	Description	Specification	Supplier	Finish
		CEILING FINISH		
All Painted Ceiling	Paint Finish	Resene SpaceCote Finish: Flat Colour: Quarter Thorndon Cream	Resene	
All Ensuites Ceiling	Paint Finish	Resene SpaceCote Kitchen & Bathroom Colour: Thordon Cream Quarter Finish: Flat	Resene	
Powder Room	Sauve Polished Plaster	Suave Polished Plaster Colour: Stone	Ambitec	
		FLOOR FINISH		
All Bedrooms, Media Room	Wool Carpet	Samurai Wool Carpet Colour: Rinen	Bremworth	
Kitchen/ Dining, Living Room, Hallway, Laundry, Store	European Oak Plank	Moda Feature Plank Code: Isola MOD-CAFPP220	Forte	
Garage	Carpet	Ribbed Neddlepunch Carpet Crusader UV Colour: Anthracite 2035 100% Stainproof Miracle Fibre 4000mm	Belgotex	
All Ensuites, Powder Room	Floor Tiles	Range: Kiel Gecko Herringbone Mosaic Colour: Beige MT1976	Tile Space	

Interior Finish

Location	Description	Specification	Supplier	Finish
Entrance	Bluestone Crazy Paving	Original Bluestone Crazy Paving Finish: Sawn	Eco Outdoor	
		CURTAINS		
All Bedrooms, Media Room	Blackout Curtain Lining	Fabric: Statement Colour: Brownie 195792 Lining: Solarline Blackout Fossil 108046	James Dunlop	 
General	Sheer Curtain	Fabric: Miesian Colour: Hemp	James Dunlop	
Living Room	Light Filtering Roller Blind	Shaw Duo Screen Colour: 380 Dune Grey Black Hardware	Otago Shutters & Blinds	
Living Room	Blockout Roller Blind	Castille Colour: Fog Black Hardware	Otago Shutters & Blinds	

Interior Finish

Location	Description	Specification	Supplier	Finish
		JOINERY AND CABINETRY		
Pantry, Kitchen, Bar, Vanity	Unfinished European Oak Veneer Panel	Querkus Allegro Brushed or Similar Stain: To match VidaSpace Shinnoki Burley Oak Base: TX Strong	**Vidaspace**	
Kitchen	Joinery Carcass	Selected Joinery Carcass by Joiner Colour: Black	**By Joiner**	
Laundry	Prime Melamine	Prime Melamine Colour: Half Pravda Finish: Embossed Matching 1.2mm Laser Edgetape	**NZ Panels**	
General Joinery	Carcass	Selected Joinery Carcass by Joinery Colour: White	**By Joiner**	
Media	Unfinished European Oak Veneer Panel	Querkus Allegro Brushed or Similar Stain: To match Dryden Wood Master Midnight Base: TX Strong	**Vidaspace**	
Master Bedroom Feature Wall	Unfinished European Oak Veneer Panel	Querkus Allegro Smooth or Similar Stain: To match Dryden Wood Master Midnight Profile: 100mmW x 2mmD, square grooved	**Vidaspace**	
All Wardrobes, Powder Room	Low Pressure Melamine	Melteca Colour: Borders Oak Finish: Organic With Matching Edge Tape	**Laminex**	

Interior Finish

Location	Description	Specification	Supplier	Finish
Laundry, Pantry	Mineral Stone	Caesarstone Standard Colour: 6313 Turbine grey Finish: Polished	Laminex	
Kitchen, Bar, Master Bedroom	Natural Stone	Tempest Blue Dims: 20mmTHK Finish: Honed	Italian Stone	
All Ensuites Benchtop,	Travertine	Ocean Blue Travertine Finish: Filled and Honed	Italian Stone	
Fireplace hearth,	Tiles	Auckland Honeycomb Bluestone Dims: 1850mm L x 240mm H x 600mmD	Stone Living	
Fireplace back	Tiles	Charcoal Ochre Blend Veneer Dims: 230x50x20mm	Design Source	
		HARDWARE		
Kitchen	Cabinetry Pull Handles	Cast Almond Pull Finish: Oil Rubbed Bronze Size: Large 330mm	Lo and Co Interiors	
Kitchen (Fridge Wall Cabinetry), Laundry (Tall Unit)	Cabinetry Pull Handles	Rubble Knob Finish: Oiled Rubbed Bronze Size: Large 60mm	Lo and Co Interiors	

Interior Finish

Location	Description	Specification	Supplier	Finish
Wardrobes, Bar, Entrance, Kitchen, Laundry	Cabinetry Pull Handles	Rubble Knob Finish: Oiled Rubbed Bronze Size: Small 42mm	Lo and Co Interiors	
Laundry, Pantry	Cabinetry Pull Handles	Edge Mount Handles Ona Colour: Metallic Brown Size: 350mmW	Katalog	
Laundry	Cabinetry Pull Handles	Edge Mount Handles Ona Colour: Metallic Brown Size: 200mmW, 600mmW	Katalog	
Entrance	Wall Hooks	Bow Wall Hook Colour: Walnut One Size	Citta	
General Floor Finish Transition Trim	Transition Flat Bar	Transition Flat Bar Colour: Light Bronze Anodised Code: TFB-LBA12	Forte	
		DOOR AND SKIRTING		
General Skirting/Architrave, General Doors *(To match walls)*	Paint Finish	Resene Lustacryl Waterborne Enamel Finish: Semi Gloss Colour: Half Thorndon Cream	Resene	
All Ensuites Door *(Door Panel Facing Ensuites ONLY)*	Paint Finish	Resene Lustacryl Waterborne Enamel Finish: Semi Gloss Colour: Eighth Stonewall	Resene	
Powder Room Door *(Door Panel Facing Powder Room ONLY)*	Paint Finish	Dulux Aquanamel Finish: Semi Gloss Colour: To Best Match **WF02 Stone 3.15** OR Omarama Double (Check against WF02)	Dulux	

Interior Finish

Location	Description	Specification	Supplier	Finish
Master Bedroom	Stain Oak Door	Stain Dryden Wood Master Midnight NOTE: Final stain colour to be confirmed following sample approval.	By Joiner	
Garage Door, Laundry Door, Media Room Sliding Door	Door Paint	Aalto Ultra Premium Waterbased Enamel Finish: Low Sheen Colour: To Best Match Woodmaster Midnight OR Broken	Aalto	

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Part 6

Fixtures & Fittings Selections

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Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Kitchen, Pantry	Undermount Sink	Mercer Aurora Range Single Bowl Finish: Gunmetal (PVD) Includes 90mm basket waste + grid	NZ Panels Group	
Kitchen	Waste Disposer	Insinkerator Range: ID66	By Joiner	
Kitchen, Pantry, Laundry	Mixer	Buddy Kitchen Mixer Round Spout with Pull Out Spray Finish: Aged Brass Organic	Plumbline	
Kitchen	Integrated Refrigerator	Series 9 60cm Integrated Triple Zone Refrigerator - Panel Ready	Fisher and Paykel	
Kitchen	Integrated Freezer	Series 9 60cm Integrated Triple Zone Freezer Ice - Panel Ready	Fisher and Paykel	
Kitchen	Integrated Dishwasher	Series 9 Integrated Single DishDrawer™ Dishwasher Code: DD60SI9	Fisher and Paykel	

Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Pantry	Combination Microwave Oven	Series 9 60cm Minimal Compact Combi-Microwave Oven - Black	Fisher and Paykel	
Kitchen	Cooktop with Integrated Ventilation	Series 9 4 Zone Induction Cooktop with Integrated Ventilation	Fisher and Paykel	
Kitchen	Combi-Steam Oven	Series 11 60cm Minimal Combi-Steam Oven - Black Glass	Fisher and Paykel	
Pantry	Integrated Dishwasher	Series 9 Integrated Dishwasher (Heat Pump)	Fisher and Paykel	
Kitchen	Bin	Hideaway Compact 4x 13L Bucket, 13L Bucket, Door Pull Colour: Cinder	Hideaway Bins	
Pantry	Bin	Hideaway Compact 4x 16L Bucket, 16L Bucket, Door Pull Colour: Cinder	Hideaway Bins	
Pantry	Beverage Fridge	Series 9 Integrated Beverage Centre	Fisher and Paykel	

Kitchen, Pantry and Laundry

Location	Description	Specification	Supplier	Image
Laundry	Laundry Sink	Mercer DV Series Loxley Single Bowl	Acero	
Laundry	Hamper	35L Hamper Door Pull Colour: White	Hideaway Bins	

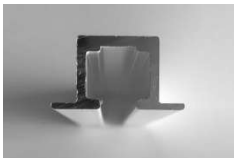
Ensuites and Powder Room KH Lot 16- FF&E Schedules

Location	Description	Specification	Supplier	Image
Ensuite 1, 2 & 3, Powder Room, Powder Room	Floor Mount Toilet	Evo Rimless Floor Mount Toilet Slim Seat	Plumbline	
Ensuite 1, 2 & 3, Powder Room, Powder Room	Flush Panel	Metal Flush Panel Panel Colour: Aged Brass	Plumbline	
Ensuite 1, 2 & 3, Powder Room,	Inwall Cistern	Plumbline S10 Slim Inwall Cistern Code: SPS100	Plumbline	
Ensuite 1, 2 & 3, Powder Room,	Toilet Roll Holder	Buddy Toilet Roll Holder Colour: Aged Brass Organic	Plumbline	
Ensuite 1, 2 & 3	Shower Head	Buddy Shower Column with matching metal shower hose Colour: Aged Brass Organic	Plumbline	
Ensuite 1, 2 & 3	Shower Mixer	Buddy Round Shower Mixer Colour: Aged Brass Organic	Plumbline	
Ensuite 1, 2 & 3	Tiled Insert Channel Shower Drain	Plumbline 900mm Tile Insert Shower Drain Colour: Brushed Stainless Steel	Plumbline	
Ensuite 1, 2 & 3	Bathroom Fan	Shadowline slot diffuser	Newtech	

Ensuites and Powder Room KH Lot 16- FF&E Schedules

Location	Description	Specification	Supplier	Image
Ensuite 1, 2 & 3	Shower Glass Swing Door Hardware	Glass to Wall 90 Degree Shower Hinge Finish: Aged Brass Organic	Plumbline	
Ensuite 1, 2 & 3	Shower Glass Swing Door Hardware	Glass to Glass 180 Degree Shower Hinge Finish: Aged Brass Organic	Plumbline	
Ensuite 1, 2 & 3	Shower Glass Screen	AL Frame w/ Toughen Glass Shower Screen with Metro Ezy Clean Technology Design: Fluted Glass Frame: Anodise 15x25mm aluminium frame in Stainless Steel	By Joiner	
Ensuite 1, 2 & 3	Shower Glass Door Hardware	Buddy Shower Door Knob Colour: Aged Brass Organic	Plumbline	

Hardware and Fixings

Location	Description	Specification	Supplier	Image
Entrance, Door to Media Room	Door Handle	Entrada Beam Slide Interior & Exterior Door Handle Back to Back Finish: Dark Antique	**Powersurge** sales@powersurge.co.nz	
Interior Door	Door Lever	Windsor Charleston Round Rose Passage Set Finish: Oil Rubbed Bronze	**Windsor Architectural Hardware**	
Powder Room	Door Lever	Charleston Round Rose Privacy Set Finish: Oil Rubbed Bronze	**Windsor Architectural Hardware**	
All Ensuites	Sliding Door Handles	Lume Privacy Set Integrated Snib and Release 200mm Finish: Oiled Rubbed Bronze	**Windsor Architectural Hardware**	
General Doorstop	Doorstop	85mm Skirting Doorstop Slimline Colour: Oiled Rubbed Bronze	**Windsor Architectural Hardware**	
Bed 2 and 3, Media Room	Ceiling Recessed Curtain Track	Vanda Flangeless Flush Fit Track – Double System Colour: White	**Vanda**	
Master Bedroom	Wall Mounted Curtain Track	Vanda 32mm Square End Cap Curtain Double Track Concealed Fixings Colour: White	**Vanda**	

Hardware and Fixings

Location	Description	Specification	Supplier	Image
Living Room	Gas Fire	Open-fronted gas fireplace Model: GD8 1600mm with electronic start and high/low burner settings	The Fire Dept	

Electrical

Location	Description	Specification	Supplier	Image
Living Room/ Dining, Kitchen	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: Black	Targetti	
Bar, Master Bedroom	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White	Targetti	
General	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White	Targetti	
Media Room	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: Black	Targetti	
All Ensuites	Ceiling Recessed Downlights	Cone Round 64 Family Adjustable Colour: White	Targetti	
Exterior	Wall Lights	Firefly Wall Down Only Colour: Aged brass	Targetti	
Exterior	Exterior Lights	Twiggy Spike Cv Single Directional spotlight Colour: Aged brass	Targetti	

Electrical

Location	Description	Specification	Supplier	Image
Exterior Soffit	Exterior Recessed downlights	Cone Round 64 Family Adjustable Colour: Black	Targetti	
Kitchen	Pendant	David Shaw x Nightworks Duet Pendant Large Colour: Whisky Brass	David Shaw	
Entrance, Pantry	Wall Light	Conic Wall Lamp Colour: Dark/ Blackened Bronze	Nordic Design Space	
Ensuite 1, 2 and 3	Wall Light	Robert Gordon Handmade Curve Up Down Ceramic Wall Light Colour: River Gum	Lighting Collective	
Powder Room	Wall Light	Marset Roc Wall Lamp Dims: 170mmDIA Colour: Black	ECC	

Thank you

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80 Kawarau Heights Boulevard, Queenstown

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OCTOBER 2026

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