

CONCEPT PACKAGE

65 Kawarau Heights Boulevard

3 2 3.5 2 Land Area: 775m² Floor Area: 292m²

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Part 1
Renders

Part 2
Plans & Elevations

Part 3
Construction Specification

Part 4
Materials & Finishes

Part 5
Fixtures & Fittings Selection (hidden)

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

65 Kawarau Heights Boulevard — Part 1
Renders

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

65 Kawarau Heights Boulevard — Part 1
Renders

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65 Kawarau Heights Boulevard — Part 1
Interior Renders

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Part 2

Plans & Elevations

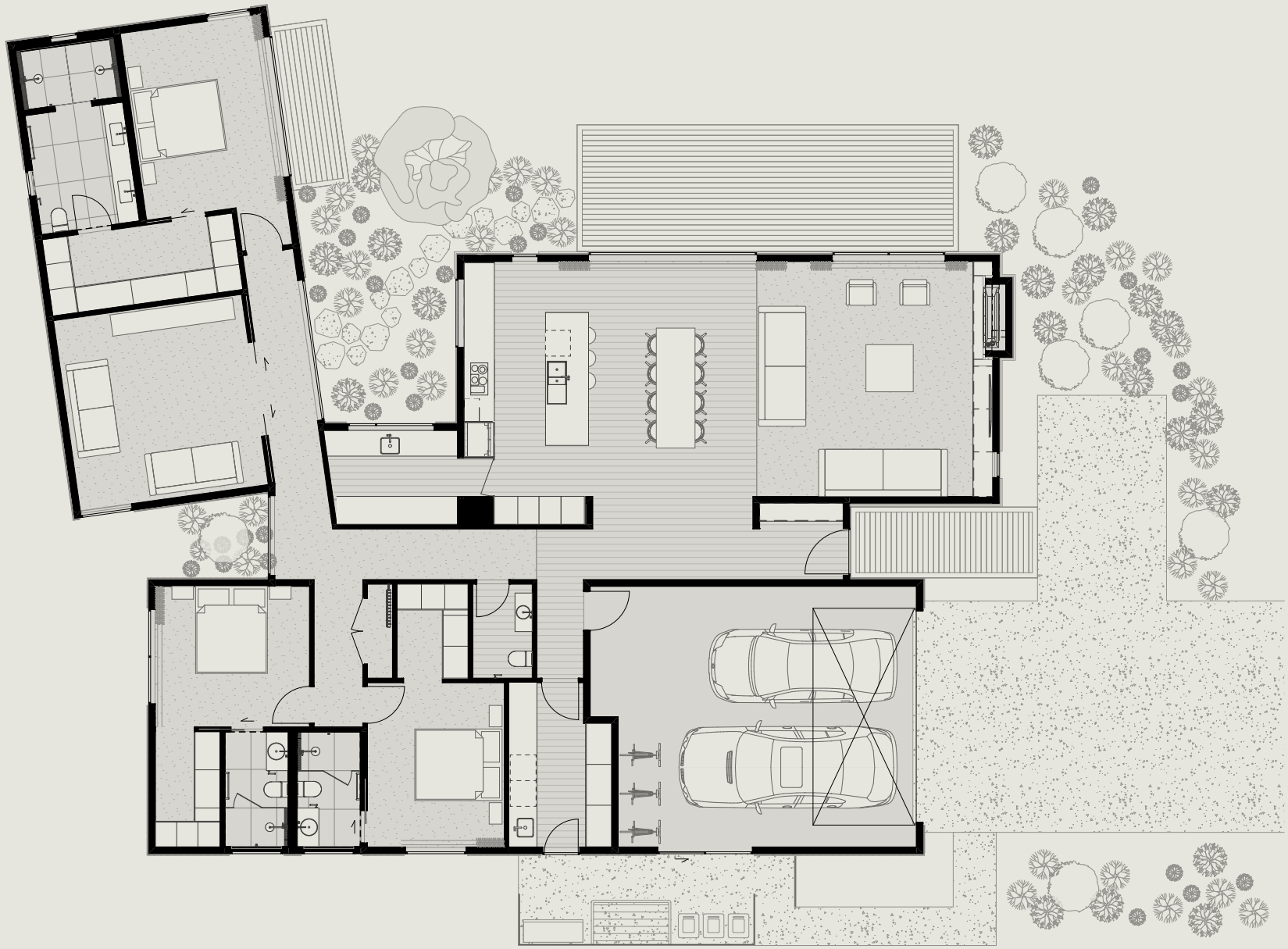
65 Kawarau Heights Boulevard — Part 2
Floor Plan

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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.



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

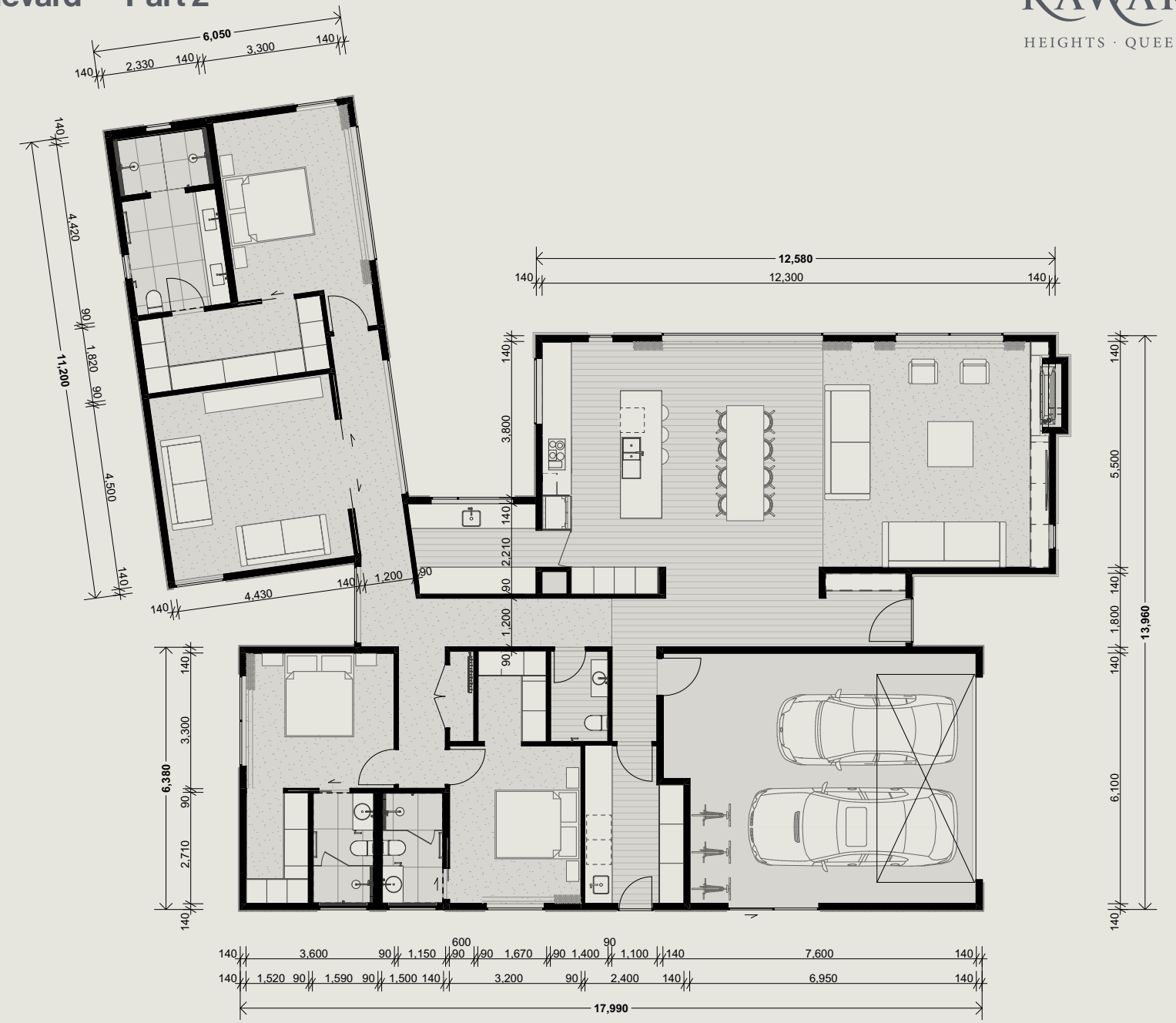
65 Kawarau Heights Boulevard — Part 2
Dimension Plan

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

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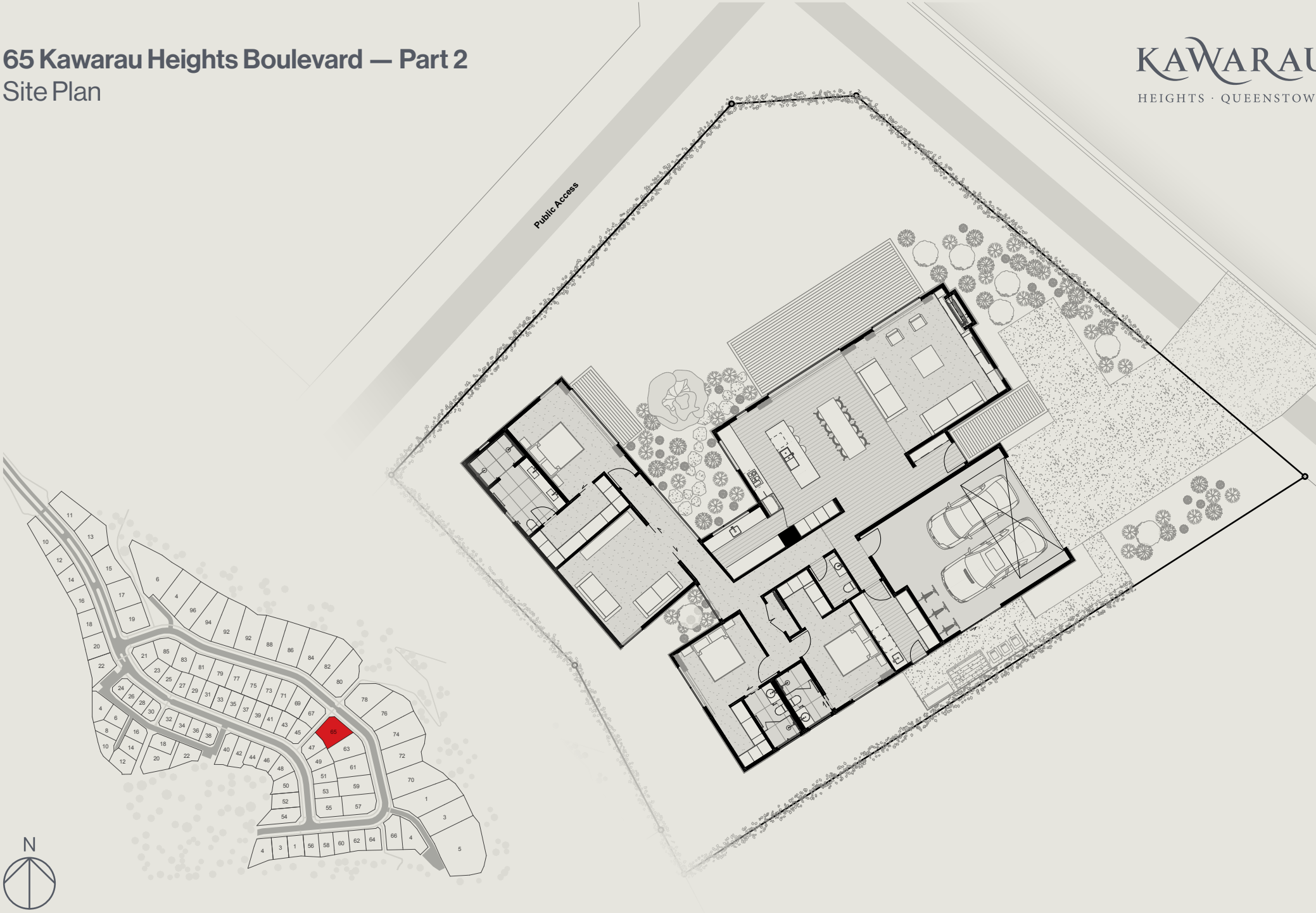


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65 Kawarau Heights Boulevard — Part 2

Site Plan

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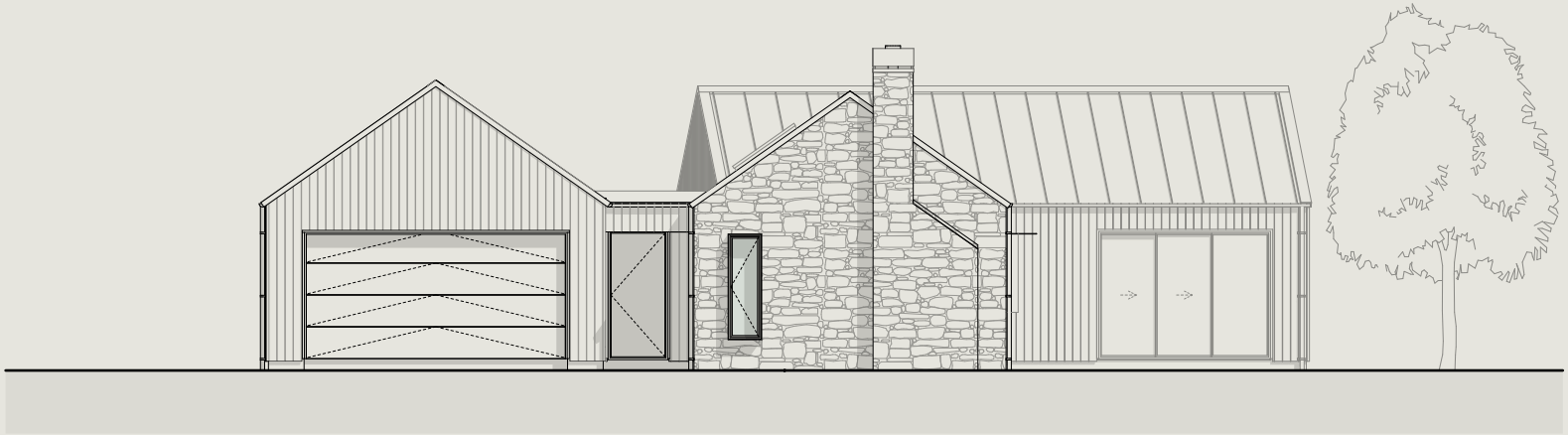
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65 Kawarau Heights Boulevard — Part 2
Elevations

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North Elevation
Scale 1:100



East Elevation
Scale 1:100

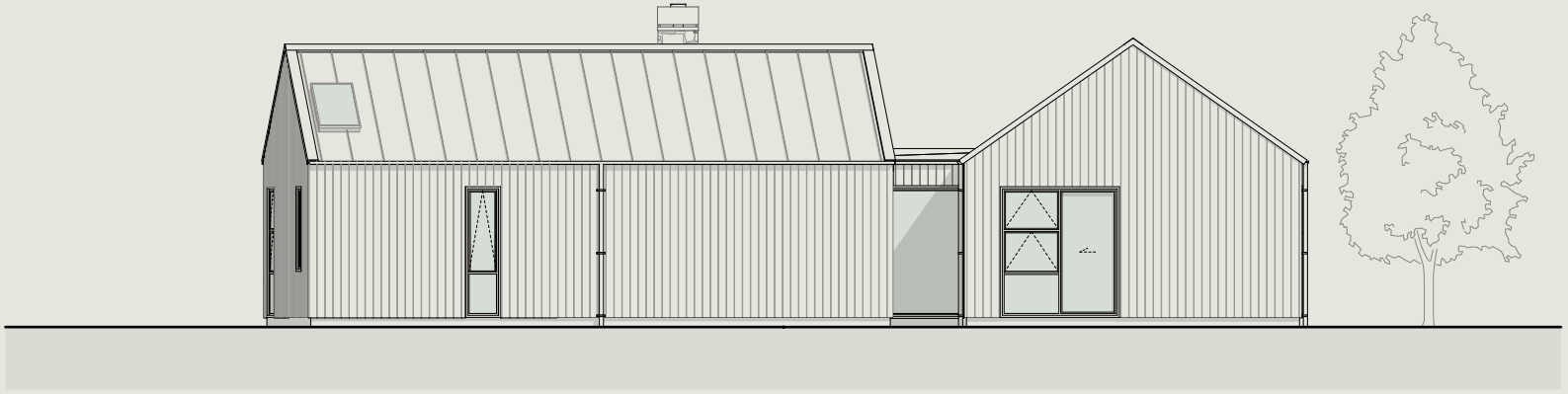
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65 Kawarau Heights Boulevard — Part 2
Elevations

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South Elevation
Scale 1:100



West Elevation
Scale 1:100

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Part 3

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

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	

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Part 4

Materials & Finishes

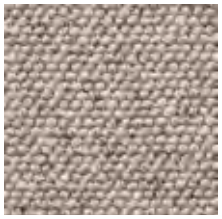
Exterior Finish

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	

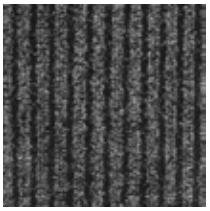
Interior Finish

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: Opponi 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: Opponi 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	

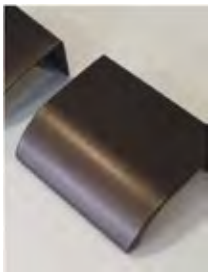
Interior Finish

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: Opponi 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	

Interior Finish

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

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 Laminate Colour: Natural Cotton Finish: Matt	Polytec	
Pantry	Prime Melamine	Prime Melamine Colour: Tusk Finish: Velvet	NZ Panels	

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Part 5

Fixtures & Fittings Selections

Kitchen

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	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
Kitchen	Integrated French Door Refrigerator Freezer #10	Series 7 Integrated French Door Refrigerator Freezer Code: RS90A1	**Fisher and Paykel** Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen Island	Integrated Dishwasher #11	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 #03	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	

Kitchen

Location	Description	Specification	Supplier	Image
Kitchen	Combination Microwave Oven #02	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 #02	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	Integrated Rangehood	90cm Series 9 Integrated Insert Wall Rangehood 5 Fan Speeds Code: HPB9028-1 Dims: 407 x 880 x 280mmD	**Fisher and Paykel** Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Cooktop	90cm Series 7 5 Zone Induction Cooktop Code: CI905ZZDTB5 Dims: 900mmW x 530 x 54mmD	**Fisher and Paykel** Contact: Isabella Galler Email: Isabella.Galler@fisherpaykel.com	
Kitchen	Bin	Hideaway Compact 2x 35L Bucket, Door Pull Colour: White Code: HC235D-W(Suit 400mmW Cabinet)	**Hideaway Bins** Email: info@hideawaybins.co.nz	

Ensuites, Bath and Powder Room

Location	Description	Specification	Supplier	Image
All Bedroom Ensuites	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	
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	
All Bedroom Ensuites, Powder	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	
All Ensuites, Powder Room	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**	
All Bathroom Ensuites, Powder Room	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

Location	Description	Specification	Supplier	Image
Powder Room, Bed 1, Bed 2 and 3 Ensuites	Wall Mount Mirror	Frame XL 1000 Soft Rectangle Mirror Colour: Aged Brass Stable Code: FXL100S.AB	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites	Heated Towel Rail	Buddy 4 Bar Low Voltage Heated Towel Ladder Colour: Aged Brass (Stable) Code: BTLH2LV.55.60.AB	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites, Powder Room	Floor Mount Toilet	Evo Rimless Floor Mount Toilet Slim Seat Code: EVF56SL	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites, Powder Room	Flush Panel	Metal Flush Panel Colour: Aged Brass Code: CB100M.AB	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites, Powder Room	Inwall Cistern	Progetto S10 Inwall Cistern Code: SPS100	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	

Ensuites, Bath and Powder Room

Location	Description	Specification	Supplier	Image
All Bathroom Ensuites, Powder Room	Toilet Roll Holder	Buddy Toilet Roll Holder Code: CBA04 Colour: Aged Brass Organic	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites	Slide Shower	Buddy Slide Shower with matching metal shower hose Code: M308.AB Colour: Aged Brass Organic	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites	Shower Mixer	Buddy Round Shower Mixer Colour: Aged Brass Organic Code: CB031.AB	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites	Tiled Insert Channel Shower Drain	Plumbline 900mm Tile Insert Shower Drain Colour: Brushed Stainless Steel Code: TID90.BS	**Plumbline** Contact: Darcy Beetham Email: darcy.beetham@plumbline.co.nz	
All Bathroom Ensuites	Bathroom Fan	Ventech Frameless Square Magnetic Vent Code: VSQ250M Dims: 250x250mm	**Ventech** Email: 0800 836 832	

Ensuites, Bath and Powder Room

Location	Description	Specification	Supplier	Image
Bed 2 and 3 Ensuites	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	

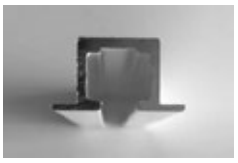
Laundry

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

General

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@windsorhardware.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@windsorhardware.co.nz	
All Ensuites, 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@windsorhardware.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@windsorhardware.co.nz	
General Doorstop	Doorstop	85mm Skirting Doorstop Slimline Code: 5280-BN Colour: Brass Skirting Mounted Dims: 85mmx30mm	**Windsor Architectural Hardware** Email: chris.dutton@windsorhardware.co.nz	
Living Room, Bed 1	Wall Mounted Curtain Track	Vanda 32mm Square End Cap Curtain Double Track Concealed Fixings Colour: White 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.nz	

General

Location	Description	Specification	Supplier	Image
Media Room, Bed 1, Bed 1 Ensuite, Bed 2 Ensuite, Bed 3 Ensuite, Laundry, Pantry	Venetian Blind	Woodmates® Venetian Blinds At A Glance Size: 50mm Slats *Colour: White (TBC after reviewing physical samples)*	**Luxaflex** Email: customerservice@nzwindowshades.co.nz	
Bed 2 and 3, Media Room	Ceiling Recessed Curtain Track	Vanda Flange Flush Fit Track - Double System Colour: White Installation: Ceiling mounted. Centre of rear track sits 30mm from wall, centre of front track sits 150mm from wall. Curtains sits equal distance from centre of front track. NOTE: Provide all required fixings and allow for structural support within ceiling.	**Mckenzie & Willis** Contact: Katie Goodall Email: katieg@mcw.nz	
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 NOTE: Decorative 5mm metal surround to fireplace. Refer to interior renders	**Escea** **Email:** aa@escea.com	

Electrical

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** Colur: Matt Black IP 65 Colour Temp: 3000K	**Hugo Lighting** info@hugolighting.com	
Front Entrance, Infront of Garage	Wall Lights (WL02)	Nocturnal Lighting Twiggy Pillar Colour: PB Black Beam Angle: 33 CCT: 3000K Wall Mounting IP65 Cable Length: 500MM STANDARD LENGTH Rated Powder: 1W-3W	**Targetti** Email: andrew@targetti.co.nz	

Electrical

Location	Description	Specification	Supplier	Image
Deck Lights	Deck Lights	Tilt Ground Light 316 Colour: Stainless Steel Code: GDL817WW IP67	**Hugo Lighting** info@hugolighting.com	
Kitchen (Above Kitchen Island x2)	Pendant	David Shaw x Nightworks Duet Pendant Large Colour: Whisky Brass Size: 1200(L) mm x 280mm (W) Colour Temperature: Warm White 3000K Cable & Mounting: 2000mm 20W, 24V Constant Vottage IP20 Fixings: Wiring & transformers to be installed above painted GIB ceiling OR Davide Groppi Sloped Ceiling Fixing Kit	**David Shaw** Contact: Kirsten Email: auckland@davidshaw.co.nz	
All Bedroom Ensuites, Powder Room	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	
Media Room, Living Room	TV	65 Inch TV		

Thank you

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Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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JULY 2026

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