Lot 823 Hanleys Farm

IMMERSION
Architecture

Project Specification

14 Dip Road, Jacks Point, Queenstwon, New Zealand

Project Ref: J0353

Date: 03 September 2026



PROJECT SPECIFICATION Works, materials and workmanship for construction in accordance with the accompanying drawings.

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1210 PROJECT.

1 GENERAL

1.1 PROJECT

Street address:	**14 DIP ROAD JACKS POINT QUEENSTOWN 9371**
Legal description:	Lot 823, DP 619800
Site area:	1521 m2
Project type:	New building
Intended use:	Single residential building
Intended life:	Indefinite but not less than 50 years

1.2 PROJECT DESCRIPTION

Construct new 5 Bedroom home with attached 2 Bedroom Residential Flat

1.3 LBP REQUIREMENT

Any site license LBP's shall have a minimum:

Site license in area of practice 1

Bricklaying and Blocklaying 2: Structural masonry
Carpentry
Foundations 1: Concrete foundation walls and concrete slab-on-ground
Roofing 2: Profiled metal roof and/or wall cladding

1.4 OWNER

Name:	Tim Thomas
Mailing address:	N/A
Telephone:	0225433210
Email:	tim.thomas@colliersotago.com

1.5 DESIGNER

Name:	Immersion Architecture
Mailing address:	8 Alpine Lakes Drive, Kawarau Falls, Queenstown 9371
Telephone:	0274442809
Email:	ant@immersion.nz

1.6 ENGINEER

Name:	Structural Lab
Mailing address:	N/A
Telephone:	0272604088
Email:	hamish@structuraldesignlab.co.nz

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1211 DOCUMENTATION

1 GENERAL

1.1 DRAWINGS

Architectural Drawing Set - Building Consent Issue

Structural Engineers Set - Building Consent Issue

Truss Design

1.2 ENGINEERS DOCUMENTS

Drawings - At rear of Architectural Set

PS1 - Separate Document

1.3 OTHER DOCUMENTS

Design Navigator H1 Calculations

1.4 PRODUCER STATEMENTS

Truss Design - Separate Document

1.5 MANUFACTURERS LITERATURE

Refer M-Docs Portion of Spec

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1212 COMPLIANCE

1 GENERAL

1.1 SITE DATA

Soil type:	Foundations and footings designed to meet the definition of Good Ground (to NZS 3604, 3.2 Soil types)
Exposure zone:	Zone B (to NZS 3604, 4.2 Exposure zones or E2/AS1 Zone E severe marine)
Wind zone:	High (to NZS 3604, table 5.4 Determination of Wind Zone)
Earthquake zone:	Zone 3 (to NZS 3604, figure 5.4 Earthquake zones)

1.2 BUILDING DATA

Building classification:	2 Importance Level (to NZS 3604, table 1.1 Classification of buildings)
Floor live load:	2 KPa (to NZS 3604, table 1.2 Imposed floor live load reference values)
Overall height:	6.5 metres (in accordance with NZS 3604, Fig 1.2 Buildings covered by this Standard)
Risk assessment:	11 Total Risk Score (to NZBC E2/AS1, 3.1 Establishing the risk)

1.3 PRODUCER STATEMENTS

Provide Producer Statements for the following

- Truss design
- Wet area interior waterproofing
- Aluminium, PVC-U or JMF timber joinery
- Glazing
- Fireplace

Provide Producer Statements in the required form. Where no form is specified provide in the industry/trade standard form. Provide all Producer Statements before the Building Consent Authority carries out the final inspection.

1.4 RECORDS OF WORK

Provide Records of Work for Restricted Building Work:

- Structural masonry
- Carpentry
- Roofing
- Foundations

Refer to the Building Consent for specific requirements. Provide Records of Work in the required form. Provide all Records of Work before the Building Consent Authority carries out the final inspection.

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1213 SELECTIONS

The following selections are to be read in conjunction with the related work sections, where they are available, and the general sections.

2 SITE

<< 2200 GROUNDWORKS AND PREPARATION >>

2.1 FILL FOR GROUNDWORK

Type:	Refer Engco Documents. - Ensure Good Ground is met and Geotech Certification is Supplied

2.2 BACKFILL TO HOUSE RETAINING WALLS

Type:	Refer Eng Requirements
Drainage coil:	110 Drian Coil in filter fabric

3 STRUCTURE

<< 3110 CONCRETE WORK >>

3.1 DAMP-PROOF MEMBRANE - UNDER SLAB

Type/thickness:	0.25 Polythene

3.2 INSULATION - UNDER SLAB

Type/thickness:	Maxslab System

3.3 CONCRETE REINFORCEMENT

Type:	Refer Eng

3.4 CONCRETE

Location:	Slab
Strength:	25 MPa
Surface finish:	U3

<< 3320 CONCRETE BLOCK MASONRY >>

3.5 CONCRETE BLOCK MASONRY

Brand/Type:	20 Series Masonry
Bond:	Stretcher bond
Pointing:	Concave

<< 3410 STRUCTURAL STEELWORK >>

There is no work section specification relating to the following selections

3.6 STEELWORK

Item:	Portal at Garage
Finish:	Paint

<< 3800 TIMBER FRAMING >>

3.7 SUB FLOOR TIMBER FRAMING

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2 (minimum 150mm above ground)

3.8 FLOOR TIMBER FRAMING

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2
Cantilevered deck joists:	Radiata pine, Grade SG8, Treated H3.2

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3.9 EXTERIOR WALL TIMBER FRAMING

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2
Cavity battens:	Radiata pine, Treated H3.1 (non-structural)
Jamb battens:	Radiata pine, Treated H3.1

3.10 ROOF TIMBER FRAMING

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2

3.11 ROOF TRUSSES

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2
Truss supplier:	ITM

3.12 INTERIOR WALL TIMBER FRAMING

Type/treatment:	Radiata pine, Grade SG8, Treated H1.2

4 ENCLOSURE

<< 4110 TANKING >>

There is no work section specification relating to the following selections

4.1 TANKING

Brand/Type:	Viking Peel and Stick
Protection:	GM Board

<< 4160 DAMP-PROOFING, UNDERLAYS AND RIGID AIR BARRIERS >>

There is no work section specification relating to the following selections

4.2 DAMP-PROOF COURSE

Brand/Type:	1mm thick bitumous dpc

4.3 WALL UNDERLAY/ROOF UNDERLAY

Brand/Type:	ThermaKraft Covertek 401

4.4 RIGID AIR BARRIER

Brand/Type:	Ecoply

4.5 WINDOW FLASHING TAPE

Brand/Type:	Ecoply

<< 4220 WALL CLADDING >>

4.6 CLADDING

Brand/Type:	HP - CP839 Rusticated Weatherboard
Fixings:	Screw
Jointers:	Nill
Finish:	Wood-x Damper

<< 4239 SOFFIT LINING >>

4.7 SOFFIT

Brand/Type/thickness:	HP - CP839 Rusticated Weatherboard
Fixings:	Screw
Jointers:	Nill
Finish:	Wood-x Damper

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<< 4240 METAL WALL CLADDING >>

4.8 METAL CLADDING

Brand/Type/thickness:	Colorsteel / Corrugate / 0.4mm
Finish/colour:	Thunder Grey
Profile direction:	vertical

<< 4310 ROOFING >>

4.9 ROOFING

Brand/Type:	Colorsteel / Corrugate / 0.4mm
Flashings:	0.55 Colorsteel
Colour:	Thunder Grey

<< 4520 ALUMINIUM WINDOWS AND DOORS >>

4.10 ALUMINIUM WINDOWS AND DOORS

Brand/Type:	35mm Residential Series, Double Glazed, Thermally broken
Finish/colour:	Thunder Grey
Jamb liners:	Ex 20mm Radiata Pine
Flashings:	Refer Architectural
Hardware:	Standard Lever - Colour Match

<< 4555 GARAGE DOORS >>

There is no work section specification relating to the following selections

4.11 GARAGE DOOR

Brand/Type:	Sectional Lift
Face panel:	Flat Panel - Colorsteel
Finish:	To suit Joinery

4.12 GARAGE DOOR CONTROLLER

Brand/Type:	Automatic
Remotes quantity:	3

<< 4610 GLAZING >>

4.13 GLAZING - ORDINARY

Brand / Type	Clear Float Double Glazed Units, Argon filed Low E, incorporating laminated "A" Grade safety glazing where required.
Obscure Glazing	Refer Architectural

4.14 GLAZING - SHOWER SCREENS

Brand/Type:	Toughened Glass - 12mm Thick
Hardware:	TBC with owner

4.15 GLAZING - MIRRORS

Location:	Bathrooms / Ensuite
Type:	Heated Mirror Glass, Vinyl Backed, Adhesive fixed to wall, sealed to vanity if touching

<< 4710 THERMAL INSULATION >>

4.16 WALL INSULATION

Brand/Type:	Eco Insulation
R value/Thickness:	R 4.0 / 140mm

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4.17 CEILING/ROOF INSULATION

Brand/Type:	Eco insulation
R value/Thickness:	R 7.0 / 330mm

<< 4820 FLASHINGS >>

There is no work section specification relating to the following selections

4.18 FLASHINGS - GENERALLY

Type:	Refer Plans

5 INTERIOR

<< 5110 INTERIOR LININGS AND TRIM >>

5.1 WALL LININGS - TYPICAL

Location:	Typical
Brand/Type/thickness:	GIB / Standard / 10-13mm refer Plans
Finish:	Paint - Level 4

5.2 WALL LININGS - WET AREAS

Location:	All Wet Areas
Brand/Type/thickness:	GIB / Aqualine / 10-13mm refer Plans
Finish:	Paint - Level 4

5.3 WALL LININGS - PLYWOOD

Location:	Garage
Brand/Type/thickness:	Blondline / Clear / 9-12mm
Grade/Finish:	Clear / Stain
Jointer:	3mm Negative

5.4 CEILING LININGS

Location:	Refer RCP
Brand/Type/thickness:	Gib / Standard / 13mm
Battens:	35mm Rondo @ 600mm crs.
Finish:	Paint - Level 4

5.5 INTERIOR TRIM

Skirtings:	60x18mm Radiata Pine, dressed
Architraves:	40x18mm Radiata Pine, dressed
Scotia:	Nil -square stopped

<< 5230 INTERIOR DOORS & FRAMES >>

5.6 INTERIOR DOORS

Location:	All Interior Doors
Leaf Type/Finish:	Poly Core / Paint Grade - Client approved
Frame Type / Finish	Radiata Pine, 30mm / Paint grade
Hardware:	Windsor - nido - TBC with Owner

<< 5410 FLOORS >>

5.7 FLOOR

Location:	Guest Suite
Brand/Type/thickness:	Laminex / Strandfloor H3.1 T&G / 20mm
Fixing method:	Glued and fixed in accordance with manufactures specs. Example of approved fixing - Self drilling screws corrosion resistant (Bremick) 45mm x 8 gauge @150mm crs perimeter and 200 intermediates

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<< 5510 JOINERY FIXTURES AND FITTINGS >>

5.8 PROPRIETARY JOINERY ITEMS

Location/item:	TBC with Owner
Carcass/finish:	TBC with owner
Bench top:	TBC with owner

5.9 FABRICATED TIMBER STAIRS

Stair:	SG8 Stringers with 18mm MDF treads and risers, glued and blocked between.
Balustrade/handrail:	40Ø handrail on standard stand off brackets
Finish:	Carpet

<< 5520 HARDWARE >>

There is no work section specification relating to the following selections

5.10 HARDWARE BRAND TYPE

TBC with Owner

6 FINISH

<< 6200 TILING >>

6.1 TILES

Location:	Bathrooms / Ensuite
Floor Tile/substrate:	Marmox 6mm Insulation Board
Wall Tile/substrate:	Gib Aqualine
Grout/colour:	TBC with Owner

6.2 UNDER TILE HEATING

Location:	Bathrooms / Ensuite
Brand/type:	Devi or similar brand, thermostatically controlled

6.3 WET AREA WATERPROOFING

Location:	All Wet Areas
Brand/type:	Mapei WPS

<< 6300 FLOOR COVERING >>

6.4 TIMBER OVERLAY FLOORING

Location:	Refer Plans
Brand/Type/finish:	Forte Urban Range - E3 Compliant
Laying method:	Glued

6.5 CARPET

Location:	Refer Plans
Brand/Type:	TBC with Owner
Underlay:	11mm thick Premium Foam
Laying method:	Conventional with edge grippers

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<< 6700 PAINTING >>

6.6 INTERIOR PAINTING

Walls: Wet Areas	Resene Sureseal - 1x coat Resene Spacecote K&B - 2x coats (low-sheen)
Walls: Elsewhere	Resene Broadwall - 1x coat Resene Spacecote - 2x coats (low sheen)
Ceiling: Wet Areas	Resene Sureseal - 1x coat Resene Spacecote K&B - 2x coats (flat)
Ceiling: Elsewhere	Resene Broadwall - 1x coat Resene Spacecote - 2x coats (flat)
Doors Leafs, Revels & Trims: Wet Areas	Resene Sureseal - 1x coat Resene Lustacryl - 2x coats (semi-gloss)
Doors Leafs, Revels & Trims: Elsewhere	Resene Quickdry - 1x coat Resene Lustacryl - 2x coats (semi-gloss)

7 SERVICES

<< 7120 WATER SYSTEM >>

7.1 WATER SYSTEM

Pipework concealed:	Polyethylene / Polypropylene / Copper
Exposed internal pipe finish:	Chrome / Copper
Water heater type:	HWC
Water heater brand/model:	Rheem 220L HWC in House, 120L in Flat

<< 7150 SANITARYWARE, TAPWARE & ACCESSORIES >>

7.2 SANITARYWARE / TAPWARE / ACCESSORIES

Location:	Refer Architectural Drawings
Items:	Standard Proprietary Fittings and Fixtures

<< 7410 RAINWATER SPOUTING SYSTEM >>

7.3 SPOUTING

Brand/type/size: 150 Halfround on proprietary brackets

7.4 DOWNPIPES

Brand/type/size: 80Ø Colorsteel

<< 7420 SANITARY WASTE SYSTEM >>

7.5 FINISHES - EXPOSED SANITARY WASTE ITEMS

Exposed traps:	Chrome Bottle Traps to any exposed basin fixtures
Exposed pipe:	Chrome
Floor waste grates:	Allproof Industries InvisiDrain Shower Drain

<< 7430 DRAINAGE SYSTEMS >>

7.6 CHANNEL DRAIN

Type: Type 1" surface water sump with galvanised grating

<< 7550 HEATING >>

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7.7 SPACE HEATING

Brand/type/reference: Inslab Heating to both House and Flat
Highwall to Flat

<< 7700 ELECTRICAL >>

7.8 ELECTRICAL OUTLETS AND SWITCHES

Brand/type/reference: PDL Iconic Series

7.9 LIGHT FITTINGS

Brand/type/reference: LED : TBC with Owner
Compliance: CA rated down-lights to be used as standard, unless another light source is specified

7.10 SMOKE ALARMS

Brand/type/reference: "Type 1" - Standard domestic type, battery operated
Compliance: All smoke alarms to comply with either UL217, ULCS531, AS3786 or BS5446 Pt. 1.

7.11 EXTRACT SYSTEMS

Kitchen extract: Refer Plans
Bathroom extract: Refer Plans
Toilet extract: Refer Plans
Laundry extract: Duct Dryer to Exterior

7.12 ELECTRICAL APPLIANCES AND EQUIPMENT

Brand/type/reference: TBC with Owner
Brand/type/reference:

8 EXTERNAL

<< 8000 LANDSCAPE >>

There is no work section specification relating to the following selections

8.1 DRIVEWAY

Type/finish: Exposed Agg

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