



Reaching new

*HEIGHTS.*

Capturing the soaring beauty  
of The Remarkables at  
Hanley's Farm in Queenstown.

**VELUX®**



# *INSPIRING BEAUTY.*

**Capturing the light and  
views from above.**

**An inspiring residential development that  
makes the most of Central Otago's bright,  
clear light and the craggy geography of the  
Southern Lakes region.**





"Wow is the very first word everyone says when they see the skylights."

*Frasier Mackenzie,  
David Reid Homes*



Watch the supporting case study video.

**Hanley's Farm is a 135-hectare residential subdivision 10 minutes from Queenstown Airport and 20 minutes from downtown Queenstown. Nestled between Lake Wakatipu and The Remarkables, Hanley's Farm will eventually include 2,200 homes, a commercial and retail precinct, with multiple recreational facilities.**

Several group home builders are involved with constructing homes at Hanley's Farm. Together, they have built a display village of showhomes that are selling the dream of living in a sunny valley at the foot of a mountain range in one of New Zealand's most beautiful locations.

One of the challenges with this development from a design perspective was bringing the outdoors inside at every opportunity. It's no coincidence that nearly all the showhomes feature VELUX skylights. During construction some of the homes had their skylight totals doubled, as project managers were inspired to capture

and frame the views of the surrounding landscape, including the awe-inspiring Remarkables mountain range, which is a dominant and recognisable feature of the Queenstown landscape.

The homes featured represent a diversity of architectural styles and price points, but they all share the same strategy for capturing natural light and bringing outdoor scenery inside – VELUX skylights.



An aerial photograph showing a snow-covered mountain peak in the foreground. Below the peak is a valley with green fields, a winding road, and a small town. In the background, a large lake is visible, surrounded by more mountains. The text "STUNNING VIEWS, ICONIC LOCATION." is overlaid in a white, outlined, sans-serif font. The text is arranged in two lines: "STUNNING VIEWS," on the top line and "ICONIC LOCATION." on the bottom line. The text is centered horizontally and partially enclosed by a white triangular outline that points downwards.

*STUNNING VIEWS,  
ICONIC LOCATION.*



# THE MASTER PLAN

**Hanley's Farm is a development involving some of New Zealand's most experienced group home builders. Design guidelines have been kept simple, so that homes will reflect a mix of architectural styles and eventually be occupied by residents of various ages and stages.**

## JENNIAN HOMES

The Jennian group likes to build personality-plus homes that look more expensive than their build cost. A highlight of the Jennian Homes showhome at Hanley's Farm is a dining room with mountain top views, courtesy of the three VELUX solar-powered skylights installed in the ceiling.



**Shane Hamilton,**  
JENNIAN HOMES

"The kitchen is in the middle of the house, so it's really the heart of the home. We wanted to bring some natural light in and use the mountain view to give the house a point of difference. With internal kitchens you usually need to turn on the lights, but the skylights mitigate that problem. When people view the home, it's one of the first things they notice. The skylights draw their eyes upward and they're looking straight at the mountain tops."



"People love the idea of lying in bed and being able to see the stars at night."  
**Aaron McNamara,**  
RNP Homes



**Fraser Mackenzie,**  
DAVID REID HOMES

## DAVID REID HOMES

For David Reid Homes, Hanley's Farm was an opportunity to pull out all the stops. The project team's ambition was to build a house that would get talked about all around Queenstown; a guaranteed way to attract plenty of activity on open days. The resulting display home has Siberian larch ceilings with gas-torched detailing and a grand total of 19 VELUX skylights.

"For this location, it's important to put all the good stuff in. I'm a big believer in skylights, not just because of the natural light they let in, but because of the scenery they can capture. The views at Hanley's Farm are quite awesome, but you'd miss a lot of that scenery if you didn't have skylights in the right place. People come back for a second and third look, just because the skylight views are just so cool."



**Aaron McNamara,**  
RNP HOMES

## RNP HOMES

RNP Homes used several of the VELUX skylights for their Hanley's Farm display home. Their 328m<sup>2</sup> house has four bedrooms, two bathrooms and a self-contained studio apartment – and a grand total of 18 skylights. They gained stunning views of The Remarkables from nearly every room in the home.

"The wow factor when you walk in is huge. Visitors to the showhome just aren't expecting it, because from the front the house is a bit understated. They're really blown away. They're also impressed by the functionality the skylights bring. In bathrooms, the skylights let moisture out while they're drawing in fresh air."



"You can sit at the table and basically look straight up at the top of The Remarkables."

**Nick Haselhoff,**  
Golden Homes

## SIGNATURE HOMES

Signature Homes used a total of 10 VELUX solar-powered skylights for their showhome in the Hanley's Farm display village. They took one of their standard designs and customised it to suit a corner section and the huge mountain view opportunity. Originally, the plan involved three skylights in the main living area, as well as a few to bring natural light and ventilation into the garage and bathrooms.

"The skylights connect with the wall windows, so you can stand in the kitchen and get an unobstructed view of the mountain range. The consented plans had only three skylights in the ceiling, but we realised they wouldn't capture the whole view. So we added three more."



**Ryan Butt,**  
SIGNATURE HOMES

## GOLDEN HOMES

Golden Homes build innovative, quality houses that feature Zog steel framing and advanced strategies such as rigid air barriers and integrated natural air ventilators. For their Hanley's Farm showhome, the use of VELUX skylights helped them to maximise natural light, preserve privacy and avoid views of the neighbour's fence.

"We needed to put the kitchen on an external wall, which limits the amount of natural light you can get in. Including a bank of skylights let us overcome this challenge and create an amazing natural light feature for the house. The skylights are on the western side of the roof space, so in the morning there's beautiful ambient light. Direct sunlight comes through later in the day, bringing with it a sense of being outdoors."



**Nick Haselhoff,**  
GOLDEN HOMES



# *SWEEPING SCENIC OUTLOOK.*

**Enlightened technology.**

## **SOLAR-POWERED SKYLIGHTS**

Available in 15 sizes (including both pitched and flat roof models), VELUX solar-powered skylights with remote control capture daylight, fresh air and sky views. Its solar panel recharges a fully-concealed battery that powers the control system; no hardwiring is necessary. Every skylight comes with a removable insect screen.

## **DOUBLE GLAZING**

The skylights installed in Hanley's Farm display homes have laminated, argon-filled double glazing with Low-E3 coating to achieve high thermal efficiency. This helps to keep homes comfortable in Central Otago, where temperatures can drop to -10°C in winter and soar to more than 30°C in high summer.

## **SMART CONTROL**

Several of the Hanley's Farm homes took advantage of VELUX ACTIVE indoor climate control (sold separately). This system uses smart sensors to continuously monitor the temperature, humidity and CO<sub>2</sub> levels, opening and closing skylights and blinds accordingly. The accompanying smart phone app allows remote control of skylights and blinds from anywhere.



**" Skylights are something that adds value to a property. Definitely! "**

*Ryan Butt,  
Signature Homes*



Watch the supporting case study video.

# SEIZING AN OUTSTANDING OPPORTUNITY

Opportunities like Hanley's Farm don't come along every day, which is why the builders constructing the development have paid special attention to the features that come with the location.



The biggest feature lies to the east of the site – The Remarkables range. Towering to 2,319 metres, these mountains take up space that would normally be occupied by sky. Hanley's Farm builders have capitalised on this by incorporating skylights on east-facing roofs. Some have gone a step further by running floor-to-ceiling windows up to the skylights.

Another unique feature of Hanley's Farm is the Southern Lakes climate. Hot in summer and cold in winter, it provides sporting and outdoor opportunities all year round. But inside their homes, residents want a controlled climate that's always comfortable. VELUX skylights support this goal with Low-E3 double glazing that minimises heat gain and loss.

Hanley's Farm is about modern living surrounded by nature. The people who will live in this development want technology that gives them more time to enjoy the magnificent landscape and the recreation it offers. The VELUX ACTIVE system plays to this by providing remote and automated control of light and ventilation.

We believe Hanley's Farm raises the benchmark for residential developments in unique locations. It demonstrates how home developers can work with sunshine, air and vertical views, as well as wood, concrete and steel.



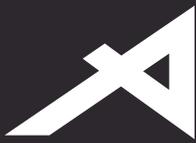
" Skylights are a focal point. They are an easy sell, to be honest, especially with smaller sites. You can use skylights to gain natural light without losing privacy. "

*Shane Hamilton,  
Jennian Homes*



**VELUX®**

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**BRANZ Appraised**

968 [2017]  
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Up To 60°



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BRANZ-CM-1008  
BRANZ-CM-1009  
BRANZ-CM-1010



Watch the supporting  
case study video.



Thank you to the following developers at  
Hanley's Farm:

***DAVID REID HOMES***  
***GOLDEN HOMES***  
***JENNIAN HOMES***  
***RNP HOMES***  
***SIGNATURE HOMES***