

FAIRWAY HEIGHTS



 **MILLBROOK**
QUEENSTOWN | NEW ZEALAND

“Superbly positioned north-facing home sites”



INTRODUCING FAIRWAY HEIGHTS

Splendidly positioned on north-facing land bathed in year-round sun, Fairway Heights home sites consist of some of the most spectacular released at world-class Millbrook Resort.

These impressive sites are located on a series of superbly elevated terraces enjoying golf views in the foreground giving way to breath-taking vistas of the surrounding foothills and rugged mountains.

From one aspect, stunning mountain vistas give way to clusters of willow trees dotted along the edge of the iconic Mill Stream quietly meandering its way through attractive wetlands inhabited by colourful Pukekos, Mallard and Paradise ducks.

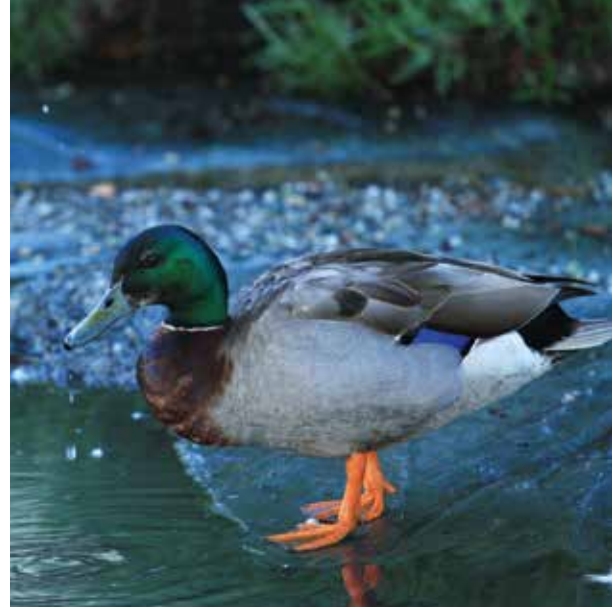
In another direction there are exceptional outlooks towards Coronet Peak, the Arrow River valley and the Crown Terrace.

Each outstanding site takes full advantage of its glorious position maximising stunning outlooks and year round sun.

From Millbrook Resort's impressive stone clad western entranceway it's a short drive to Fairway Heights, one of Millbrook's most desirable neighbourhoods.

Ranging in approximate size from 1528m² to a magnificent and expansive 6904m², Fairway Heights offers buyers a diverse range of home sites each capable of accommodating a substantial bespoke home*.

(*Subject to Millbrook Resort's Design Guidelines)





MILLBROOK RESORT MASTERPLAN

Millbrook Resort continues its carefully managed residential expansion. The master plan provides for staged development, which is nestled around the exceptional Coronet Nine.

The Coronet Nine links with the challenging Remarkables Nine and Arrow Nine, enabling three interchangeable 18-hole golf course configurations.

Potential exists for a further nine golf holes to be built on the recently purchased 67 Ha of farmland on Millbrook Resort's western boundary (subject to final approvals).

FAIRWAY HEIGHTS MASTERPLAN

Entering Millbrook Resort via the impressive western entranceway, magnificent schist stone walls flanking Dalglish Lane provide a splendid welcome to Fairway Heights.

Substantial separation (and elevation in some cases) between each sunny north-facing site provides valuable privacy.

Breath-taking views over manicured fairways, restored wetlands and iconic Mill Stream out to rugged mountains amplify the magnificence of this outstanding location.



SITE SPECIFICATIONS

Lot Number	Lot Area (m ²)	Building Platform (m ²)	Finished Floor Level FFL (m)	Max. Building Height Above FFL (m)
9	1733	958	427.5 - 428.5*	7.0
11	1528	886	429.5	7.0
13	1702	997	429.5	7.0
15	1692	918	429.5	7.0
17	1595	936	429.5	7.0
18	2395	1472	426.2 - 426.5	6.0 / 6.8**
19	1704	932	430.3 - 430.6	6.0 / 6.8**
20	1657	919	434.3 - 434.6	6.0 / 6.8**
21	1927	1222	438.3 - 438.6	7.0
22	6904	1582	451.5	7.0
23	2060	1307	434.8 - 435.3	7.0

NEIGHBOURHOOD LEGEND

Building platforms

Lot boundaries

Retaining wall

Grasses and tussock planting or other low level <1m high planting or landscape structures <1m permitted at the discretion of the DRB

No planting over 3m in height

Unrestricted planting within approved plant list

Unrestricted planting within approved plant list and approved landscape structures allowed

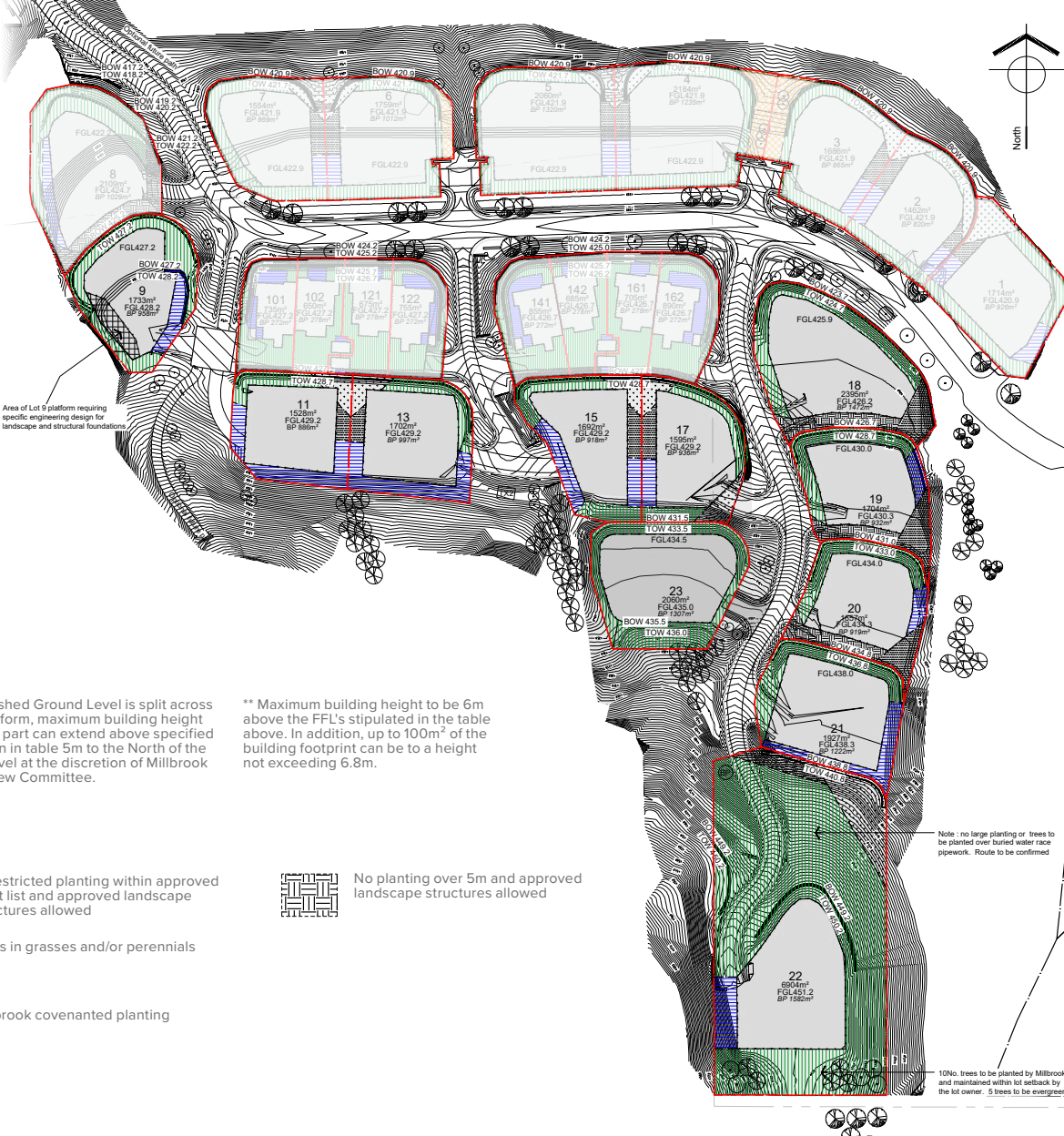
Trees in grasses and/or perennials

Millbrook covenanted planting

No planting over 5m and approved landscape structures allowed

Note: no large planting or trees to be planted over buried water race pipework. Route to be confirmed

10No. trees to be planted by Millbrook and maintained within lot setback by the lot owner. 5 trees to be evergreen



* Where Finished Ground Level is split across building platform, maximum building height above lower part can extend above specified height shown in table 5m to the North of the change in level at the discretion of Millbrook Design Review Committee.

** Maximum building height to be 6m above the FFL's stipulated in the table above. In addition, up to 100m² of the building footprint can be to a height not exceeding 6.8m.

THE PINNACLE... AT FAIRWAY HEIGHTS

The Pinnacle (Lot 22) – arguably the most desirable and most exclusive home site ever available at Millbrook Resort. This brilliant site is without equal offering the ultimate lifestyle where elevation, year-round sun and privacy reign supreme.

Mind-blowing 360 degree views including The Remarkables, Crown Terrace, Arrow Valley and the rolling fairways of Millbrook Resort and out to Coronet Peak are enjoyed from this sensational site of approximately 6904m².

An expansive 1582m² building platform provides a brilliant opportunity to design and build a stunning residence to enjoy the multiple lifestyle benefits at this truly unique and unrivalled property within world-class Millbrook Resort.



FAIRWAY HEIGHTS KEY FEATURES

- Located within prestigious Millbrook Resort with all the facilities and benefits this exceptional five star resort offers
- Limited to only 11 stunning sites, each with generous sized building platforms
- A diverse selection of beautifully presented freehold building sites with outstanding views
- Carefully considered Neighbourhood Design Plan provides a high amenity value environment
- Well documented and proven Design Guidelines ensure design consistency and high aesthetic appeal
- A truly spectacular location where Millbrook Resort's proud rural origins meld with the latest in urban design
- Fully serviced sites with electricity, gas, Ultra Fast Broadband telecommunication cable, mains water, storm water and sewage connections to each site's boundary
- North facing aspect with high all year round sun hours



For more information

Contact the Property Team on 0800 800 604 or visit us on The Avenue
Austin Bragg +64 (0)21 340 020 or Julia Franklin +64 (0)21 244 7630
Millbrook Realty Ltd. MREINZ. Licensed Agent REAA 2008



MILLBROOK.CO.NZ


MILLBROOK
QUEENSTOWN | NEW ZEALAND