

FAIRWAY CREST



 **MILLBROOK**
QUEENSTOWN | NEW ZEALAND

“Supremely positioned fairway fronting home sites”



WELCOME TO FAIRWAY CREST

Supremely positioned on an elevated natural terrace overlooking the fifth and sixth fairways (Coronet 9), these outstanding home sites are among the very finest ever released at world-class Millbrook Resort.

From one aspect, spectacular 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.

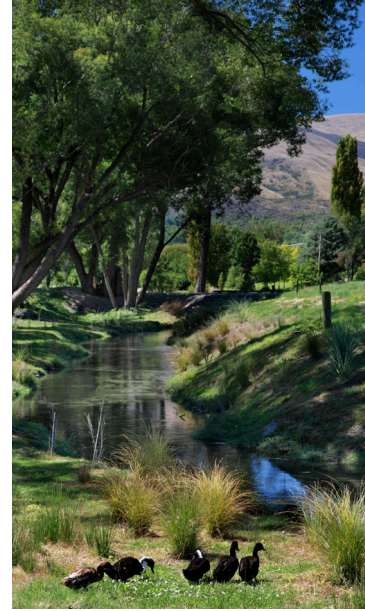
In another direction there are exceptional outlooks towards Coronet Peak, the Arrow River valley, and the Crown Terrace.

Each brilliant fairway-fronting site takes full advantage of its glorious position maximising breath-taking outlooks and year round sun.

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

Ranging in size from approximately 1471m² to an expansive 2187m², each of these magnificent north-facing sites is capable of comfortably 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 planning approval).

FAIRWAY CREST MASTERPLAN

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

Substantial separation between each sunny north-facing site provides valuable privacy.

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



SITE SPECIFICATIONS

Lot Number	Lot Area (m ²)	Building Platform (m ²)	Finished Floor Level = FFL (m)	Max. Building Height Above FFL (m)
1	1707	926	421.2	6.0 / 6.8**
2	1471	820	422.2	6.0 / 6.8**
3	1686	865	422.2	6.0 / 6.8**
4	2187	1235	422.2 - 423.2*	6.0 / 6.8**
5	2063	1320	422.2 - 423.2*	6.0 / 6.8**
6	1760	1012	422.2 - 423.2*	6.0 / 6.8**
7	1547	869	422.2 - 423.2*	6.0 / 6.8**
8	2089	1029	422.5 - 425.0*	6.0 / 6.8**

* 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.

NEIGHBOURHOOD LEGEND

Building platforms



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

Lot boundaries



No planting over 3m in height

Retaining wall



Unrestricted planting within approved plant list



Unrestricted planting within approved plant list and approved landscape structures allowed



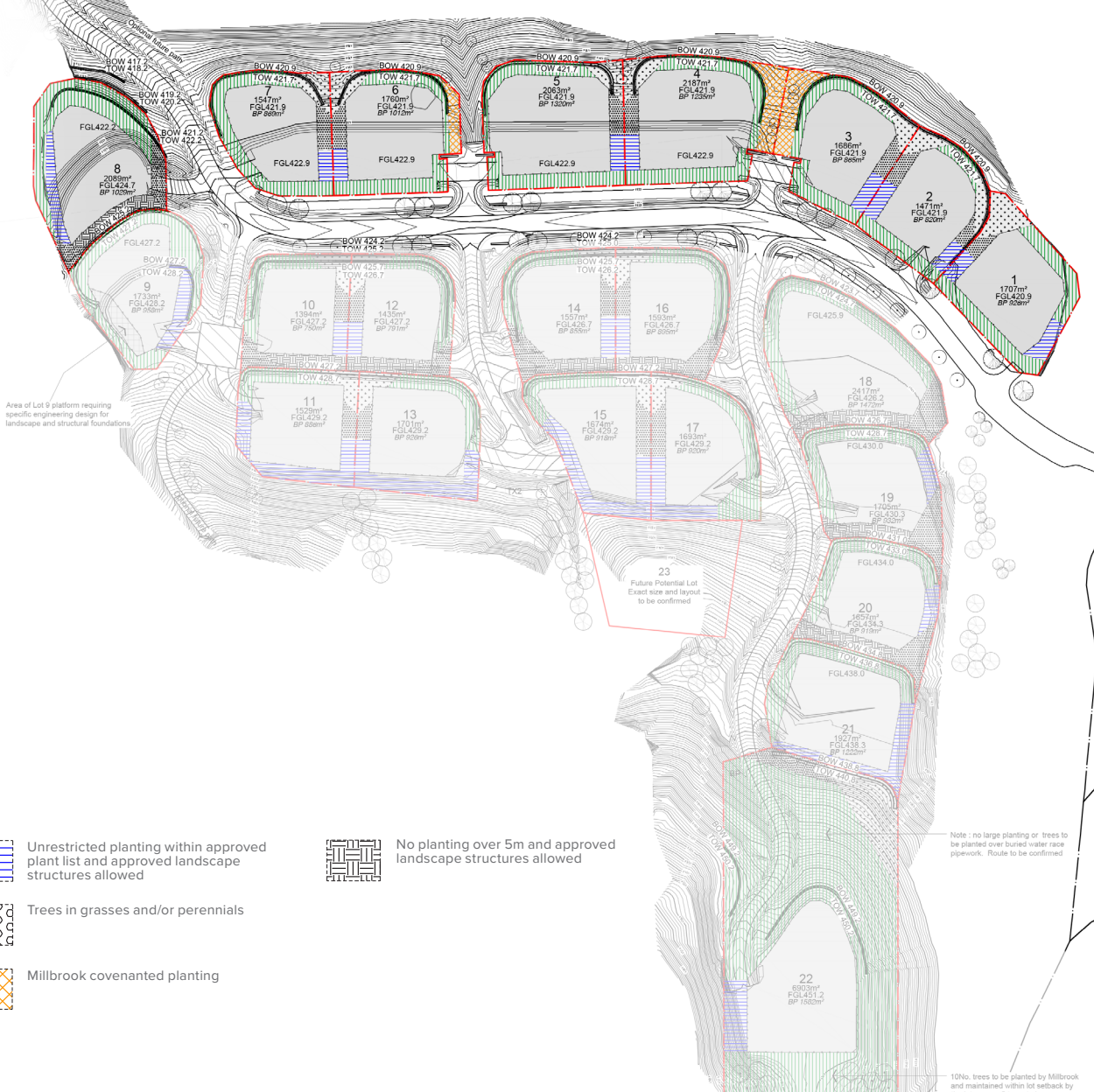
Trees in grasses and/or perennials



Millbrook covenanted planting



No planting over 5m and approved landscape structures allowed



10No. trees to be planted by Millbrook and maintained within lot setback by

“Fairway living at its finest”



FAIRWAY CREST KEY FEATURES

- Located within prestigious Millbrook Resort with all the facilities and benefits this exceptional five star resort offers
- Limited to eight only supreme golf course fronting sites, each with generous sized building platforms
- A diverse selection of beautifully presented freehold building sites with outstanding golf course and mountain views including Coronet Peak
- Carefully considered Neighbourhood Design Plan provides a high amenity value environment
- Fully serviced sites with electricity, gas, fibre optic telecommunication cable, mains water, storm water and sewage connections to each site's boundary
- 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
- 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