



LUXURY LODGE A DIAMOND IN THE ROUGH

Sitting above the highly regarded Jacks Point Golf course on a plateau covered with wild tussock and schist, and immediately above the 5th golf hole, an aspirational luxury lodge could soon emerge from the rough.

While the Queenstown property market has experienced turbulent times in the last two years, a new generation of development may be about to begin that signals a strong move towards providing premium accommodation experiences in the region.

The Lodge site, overlooking the golf course, was part of Darby Partners original master plan for Jacks Point and zoned for that purpose by the Queenstown District Council in 2003. Planning and design commenced on the Lodge following completion of the golf course in 2007. Shortly after, the Jacks Point course was included in the top 100 golf courses of the world and an agreement was signed with an international hotel operator specializing in 5 star destination properties for the lodge site.

A collaboration between Queenstown based Darby Partners, a private investor group and innovative New Zealand architects, Fearon Hay, has resulted in a site specific lodge concept that engages with and respects the powerful surrounding natural landscape to create a visitor experience that will rank it among the world's ultimate mountain retreats. The Lodge's construction favours local natural materials and intentionally under utilizes the sites development capacity in order to retain its rugged mountain character.

Already approved by the Jacks Point Design Review Board and applauded for its site specific design, selection of local materials, and its authenticity as a South Island mountain retreat, this project once completed will become a prized asset of the region. It would also be the first time an internationally recognised 'luxury operator' has set foot in New Zealand.

High-end investors and operators involved in projects of this nature are very sensitive to timing and in the New Zealand context this typically relates to securing local planning consent and the ability for the construction industry to deliver cost effectiveness within a required timeframe.

While the concept satisfies the majority of the planning criteria required under the Jacks Point Resort zoning, a limited number of design elements still require evaluation and assessment by the local planning authority. Discussions with planners to date have been very constructive for both parties and initial feedback by both Lakes Environmental and Queenstown Lakes District Council has been supportive for the intended development. Resource Consent approval has been lodged for the project and once granted the Lodge will be able to be advanced to the next milestone of determining the refined internal configuration for the operator prior to construction drawings being completed for building approval.



Jack's Point Summary

- 15 minutes to Queenstown
- 5 minutes to Queenstown International Airport
- Community Housing Trust (Local Living)
- Lodge Site (International 5 star plus operator)
- 2 x Sports fields (soccer/cricket)
- Tennis Court
- Private Infrastructure System (Potable Water & Stormwater)
- Decentralised Waste Water System
- Extensive Mountain Bike & Walking Trails
- Integration with the Wakatipu Trails Network
- 18 Hole Championship Golf Course, built and operating
- Clubhouse Restaurant
- 600 residential sections sold
- 32 of 36 Preserve sites sold
- 5 minutes to main shopping area

Gross Land Area Summary

- Jacks Point Land 1110 ha
- Neighbourhoods 116 ha
- 36 Exclusive Preserve Sites 94 ha
- Village (Activity Area) 15 ha
- High Density Residential (Activity Area) 14ha
- Lodge Site 40 ha
- 18 Hole Championship Golf Course 88.2 ha