

Where the sun lives



PENINSULAHILL.CO.NZ

 **Peninsula Hill**
WHERE THE SUN LIVES



Peninsula Hill

From our legacy to yours

For more than sixty years, an exceptional parcel of land along the Kelvin Peninsula has remained under the guardianship of a family whose name is etched into Queenstown's history books.

Now, the long-awaited release of land at Peninsula Hill will give discerning buyers an opportunity like no other.



A long-awaited release

Overlooking Lake Whakatipu and set amongst a contoured landscape shaped by glaciers, Peninsula Hill is a place of history, both ancient and recent.

In this location, early landholders sought sunny, elevated land for farming and began bold tourism ventures. Today, it is regarded as one of the best locations in the Whakatipu Basin for capturing more than your fair share of sunshine, elevation and those world-famous views.

Peninsula Hill is set to become a residential community and village precinct of distinction. Generously sized, north-facing lots with premium design guidelines and incredible lake and mountain views will deliver what so many aspire to when seeking the ultimate Queenstown lifestyle.

We invite you to step into your new life at Peninsula Hill.



The Kelvin Peninsula

Location

Kelvin Heights
Boat Ramp:

3 minute drive

Lakefront
beach:

5 minute drive

Kelvin Heights
Golf Course:

3 minute drive

Frankton and Five Mile
shops, schools and
commercial precinct:

10 minute drive

Frankton Marina:

10 minute drive

Queenstown
International Airport:

10 minute drive

Central Queenstown:

**20 minute drive OR
5 minutes by water taxi**

The Remarkables
Ski Area:

30 minute drive

Land at the Kelvin Peninsula is highly prized and highly sought after.

Peninsula Hill is located halfway along the Kelvin Peninsula, an undulating promontory of land jutting into Lake Whakatipu and providing shelter to water activities in the Frankton Arm. Locals regard the Kelvin Peninsula as the holy grail of land ownership in the Whakatipu Basin. Its north-facing position captures year-round sun, and its tranquil setting boasts well-established homes, gardens and the Kelvin Heights lakeside track.

Living at Peninsula Hill is a gateway to the adventure and vibrancy of Queenstown, yet provides plenty for those who prefer to stay closer to home. A short stroll gets you to the lakeside track for biking and hiking, as well as the boat ramp and beaches. Open spaces at Jardine Park, Willow Place and Bay View Reserve, including Kelvin Heights Golf Course,

are all complemented by the surrounding amenities offered by the Hilton Hotel, Water Taxi Service and Kawarau Village with its options for dining out.

Peninsula Hill occupies an enviable position among some of the Whakatipu Basin's most iconic landmarks. The incredible Remarkables range stands to the east, and Lake Whakatipu extends spectacularly to the south. Looking north, the lights of Queenstown and Frankton remind you of what's on offer just over the water. During winter this includes the twinkling lights of night skiing at Coronet Peak. To the west, where the sun sets, the endless peaks provide a mesmerising backdrop to your views over the Frankton Arm and Lake Whakatipu.

Consideration of land, heritage and preservation is carried through every aspect of Peninsula Hill

Inspired by the early landholders who fostered a deep sense of guardianship here, Peninsula Hill is moving forward with a vision to protect and enhance this cherished Queenstown location.

There has been no rush to bring Peninsula Hill to market, and this sense of consideration is conveyed through every aspect of the development. Lot sizes are large and building platforms work with natural contours to give privacy and individuality. Green spaces and native plantings carry the vision of a considered and intentional development.

Design guidelines will ensure a level of quality to benefit not only residents at Peninsula Hill but also the broader Kelvin Peninsula community.

With the original landowners in the driving seat, Peninsula Hill is moving forward with conscious consideration of every aspect of the development. Integrity and preservation of space are at the heart of their intention. So too is their desire to ensure reputation and legacy are maintained now and well into the future. New owners have the opportunity to carry on this same spirit of preservation.





Queenstown

A playground of natural wonder. Queenstown is a contrast of exquisite wilderness and a bustling, vibrant township.

Queenstown's reputation is that of a holiday hot spot and the place for bucket-list adventures and thrills. However, it is also a cherished home for around 20,000 residents. Those lucky enough to live here appreciate a lifestyle that provides the ease of global connection alongside the opportunity to retreat and rejuvenate amongst a sublime landscape. Here, work-life balance is more than an ideal, it is reality.

The clear mountain air and big skies inspire entrepreneurs, self-starters and remote workers. More than 20 per cent of the Southern Lakes population is self-employed and the district is fast establishing itself as an attractive base for tech-focused startups and enterprises.

With a climate that ranges from snowy winters to long, hot, dry summers, Queenstown is well-established as a year-round destination for outdoor pursuits. Snowsports in winter lead to hiking in summer, and mountain biking is popular any time of year. Queenstown boasts a vibrant arts and culture scene and is host to many international events such as the NZ Open, Luma Light Festival and the Motatapu.



The ultimate lifestyle



The region's many wineries and cellar doors provide an exceptional way to spend the weekend. Pinot Noir grapes were first planted in the Gibbston Valley in the 1980s.

The Queenstown Lakes District is home to six golf courses, three of which are championship courses with The Hills and Millbrook Resort co-hosts of the NZ Open.

An impressive selection of luxury spas are found around the district, from centrally located boutiques to resort-style offerings.

Peninsula Hill: A prominent position on the horizon and in the history books

The slopes of Peninsula Hill are visible from most vantage points around the Whakatipu Basin. Those who have owned, influenced or worked this piece of land have had the opportunity to shape the visual identity of Queenstown. It is not a role to take lightly.

Luckily for Queenstown, Peninsula Hill has been under the guardianship of the Mee family for more than sixty years. Throughout Queenstown's boom years and tourism rush, they have safeguarded this land with a cool head and a light touch.

Used for grazing sheep, and in later years, deer, Peninsula Hill has been left largely undeveloped for most of the Mees' tenure. The upper slopes of Peninsula Hill gained Outstanding Natural Landscape status in 2014.





Deer Park Heights

The tourist attraction, Deer Park Heights, opened in 1966 and has gone on to become one of Queenstown's most-loved attractions.

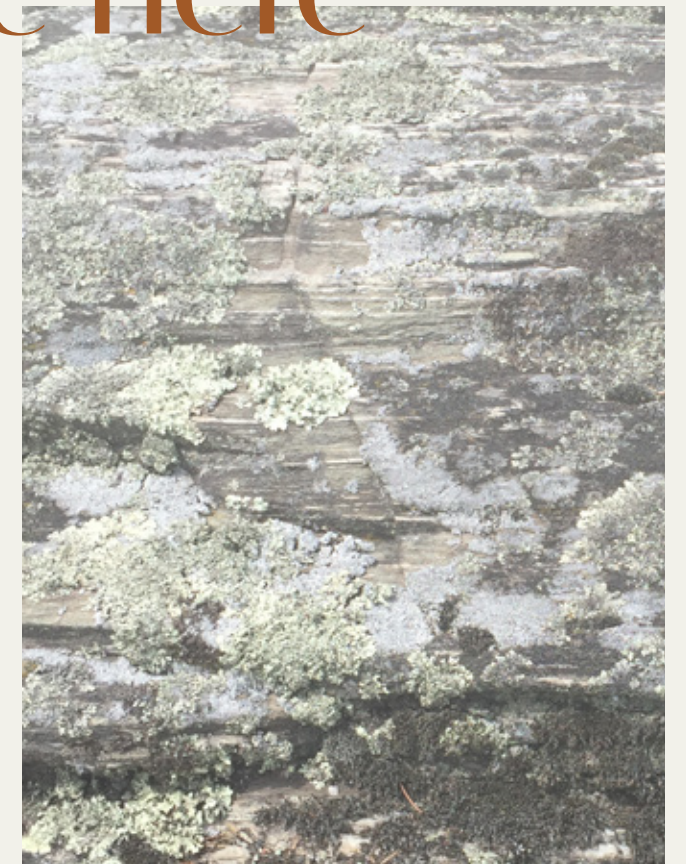
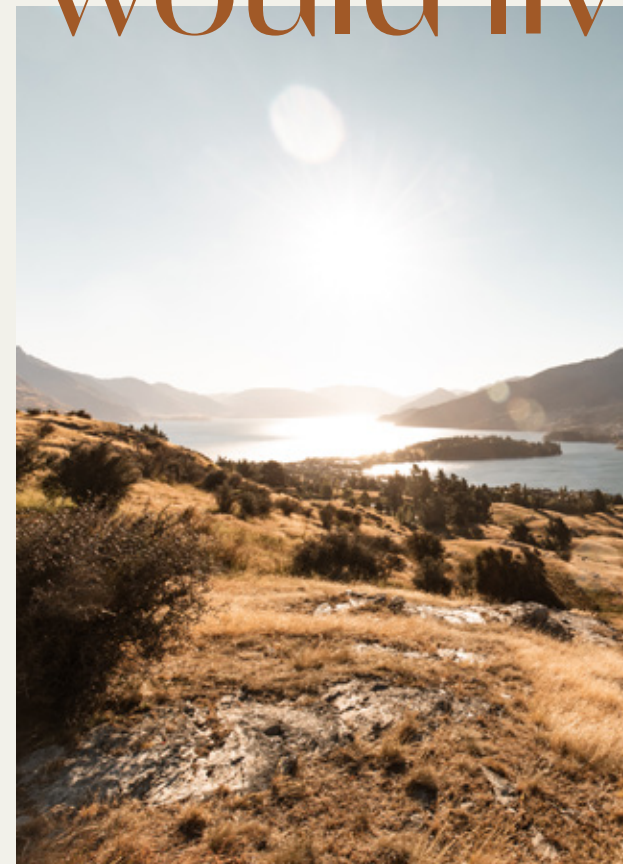
As far as the Mees were concerned, the breathtaking views from the 834-metre (2,736-foot) summit were too good not to share. Visitors have been enjoying those views - along with a menagerie of animals - for nearly six decades.

Deer Park Heights opened in 1966, a bold move that required Frank and Jean Mee to obtain a zoological license to meet the rules around wild deer in captivity.

Land at the end of the Kelvin Peninsula was once owned by the New Zealand Railways Department and maintained for the TSS Earnslaw and its slipway.



“If you could live
anywhere, you
would live here”



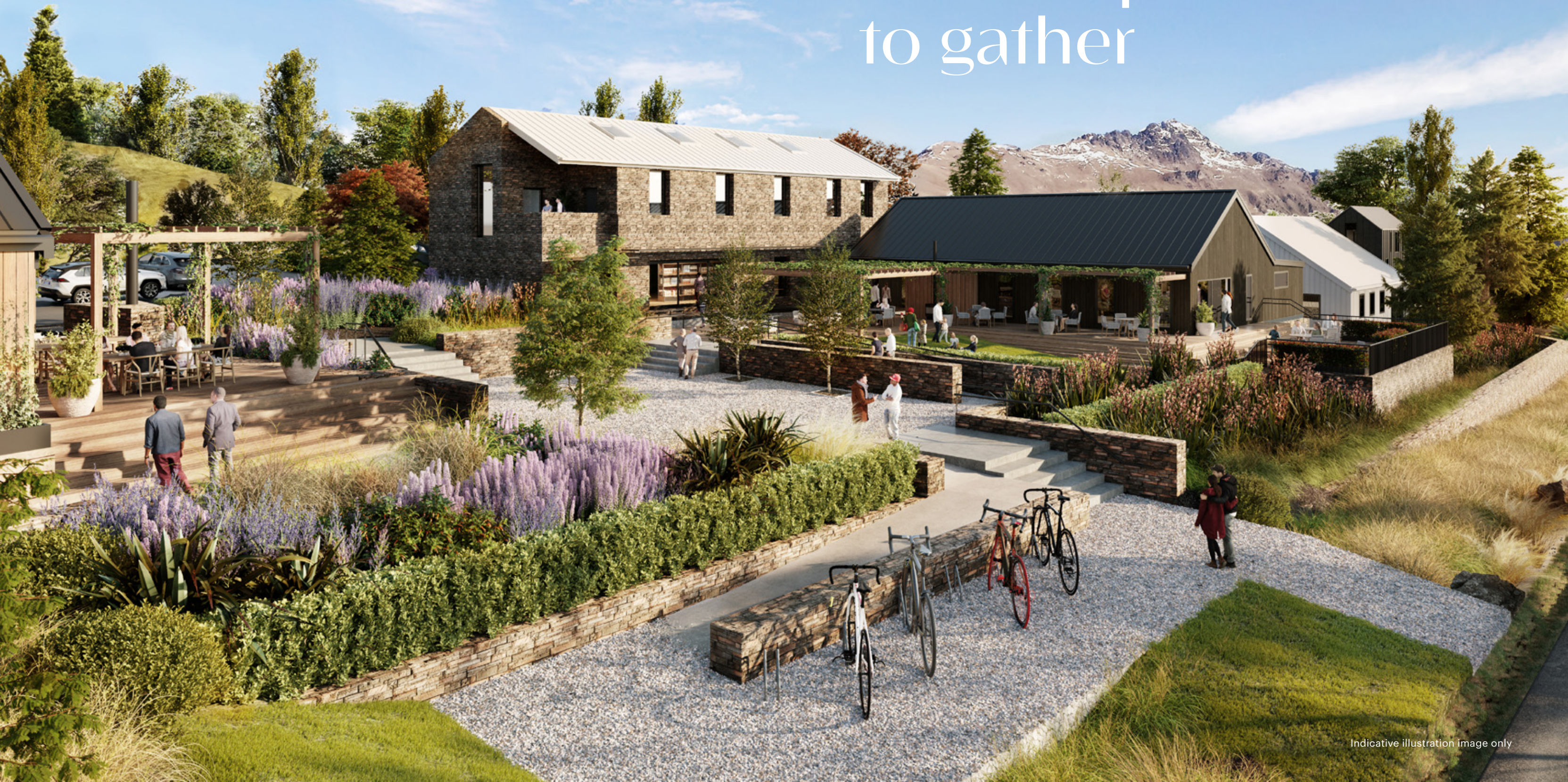
Throughout their tenure, the landowners at Peninsula Hill have sought to safeguard an outstanding piece of land and the history that comes with it.

At Peninsula Hill, the desire to preserve visual integrity and safeguard land use is entirely genuine. The Mee family has proven their credentials for this by gifting more than 170 hectares of land below The Remarkables —

the southern entrance to Queenstown — into QEII Trust. This move ensures an iconic vista will be safeguarded and enjoyed in its natural state in perpetuity.

The Kelvin Peninsula has always been a sought-after location. William Rees, the pioneering Queenstown run-holder, could have chosen to live anywhere in the district. He decided to build his home at Kawarau Falls (now the Hilton Hotel) in 1863. Even Rees knew if you could live anywhere, you would live here.

Every community
needs a place
to gather





Indicative illustration image only

The village precinct

Situated at the entrance to Peninsula Hill, the village precinct will provide a place for residents and visitors to enjoy what is a completely unique offering for this end of the Kelvin Peninsula.

With its sunny north-facing aspect and relaxed setting, the village will provide a place to dine, meet, play and enjoy the views across the Frankton Arm and beyond. The collection of shops may include a convenience store, café, bar/restaurant, sheltered outdoor spaces, playground and office or meeting rooms.

The village precinct design follows that of the homes within Peninsula Hill with architecturally designed buildings adopting locally sourced materials such as schist stone. Other elements will include steel, iron and natural timber.



Indicative illustration image only

Peninsula Hill design guidelines

Design guidelines encourage premium architectural homes crafted to sit within the landscape rather than stand out from it.

Upon completion, Peninsula Hill will consist of a collection of neighbourhoods sitting within the natural contours of the hill. Each lot will offer a formed building platform to preserve each owner's views, space and access. Design guidelines will encourage architectural homes carefully crafted to sit within the landscape and incorporate high quality and natural materials.

Here, you can create a grand dream home at the same time as securing space and privacy.

Development at Peninsula Hill will be gradual and sustainable, however, it is finite. When the last of the Peninsula Hill sections are gone, there may not be anything like this available for a long time.



Kārearea

Limited section release.
Selling now.



LAKE WHAKATIPU

Peninsula Road

LOCAL SHOPPING
ZONE

MEDIUM DENSITY ZONE

Peninsula Road

KĀREAREA
STAGE 2

NEXT RESIDENTIAL STAGES
TO BE DEVELOPED

1
3076m²

2
2059m²

3
2240m²

4
1680m²

5
1465m²

6
1446m²

7
1838m²

8
1203m²

9
1041m²

10
1684m²

11
1568m²

12
1569m²

13
3694m²

14
1977m²

15
1219m²

16
1839m²

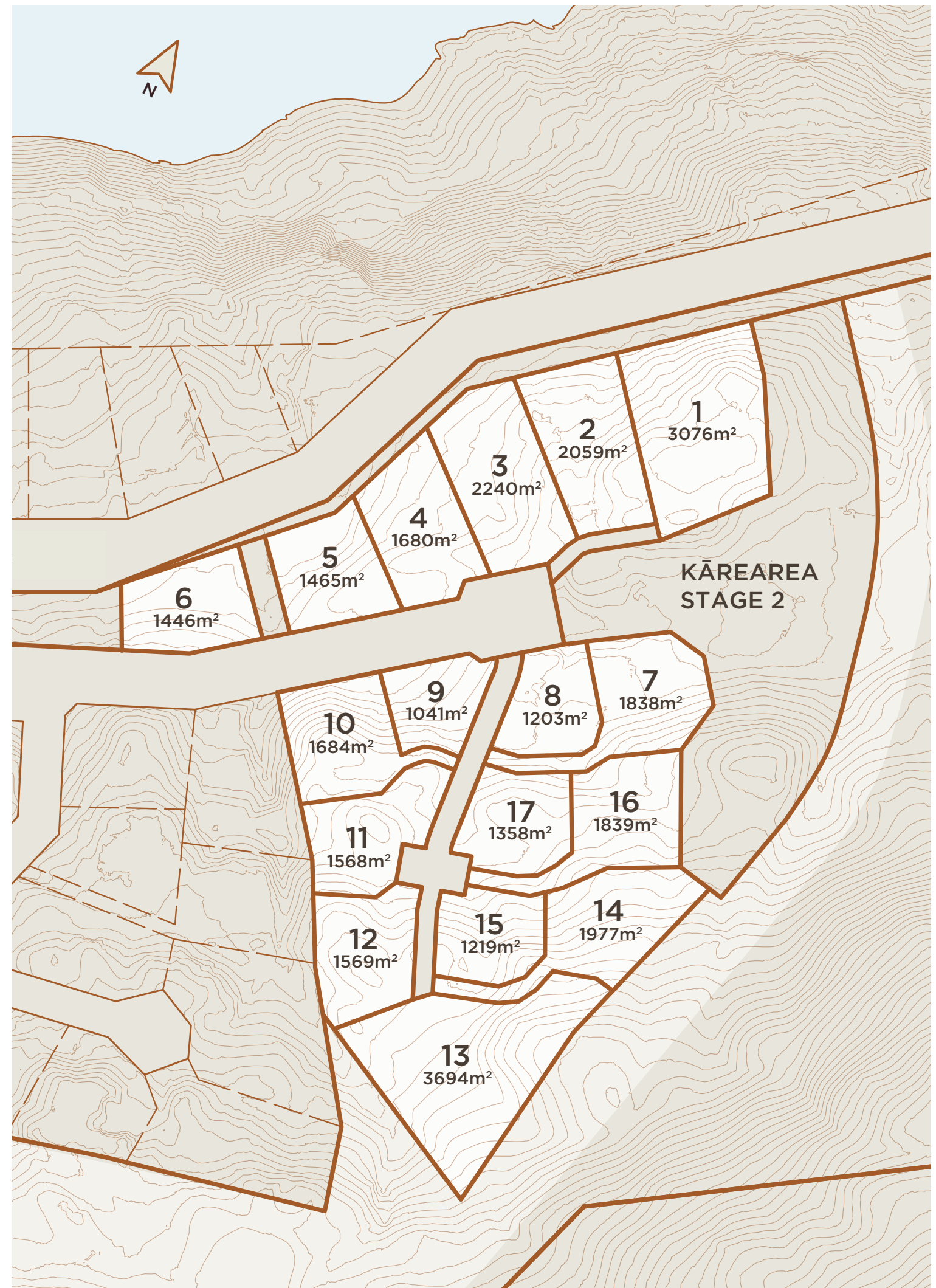
17
1358m²



Set at the north end of the development, Kārearea delivers 17 unique sites with exceptional lake and mountain views.

Lots are sold as land only, and range from a minimum land size of 1041m² up to 3694m².

Kārearea is the perfect place to create your modern semi-rural dream. We invite you to step into your new life at Peninsula Hill.



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Disclaimer:

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The developer will only be bound to the terms of specific Sales and Purchase agreements entered into.



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