



Ψ WHAREKAUHAU

# Wild Beautiful Luxury

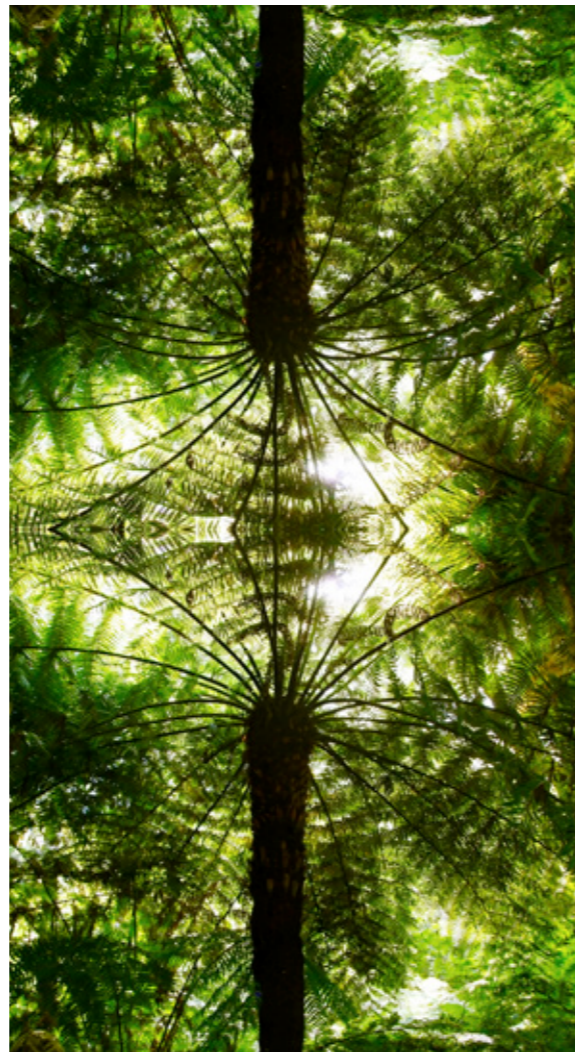
Private Estate Lot Ownership

Ψ WHAREKAUHAU



## Your world away, nearby

On 16 kilometres of Pacific coastline,  
A lightness on a wild rugged station sits  
Wharekauhau, a sought-after and  
revered private estate community in the  
lower North Island of New Zealand.



## Unique Experiences

Immerse yourself in the warmth and atmosphere of life  
at Wharekauhau. Explore the spectacular, experience the  
dramatic, and enjoy exotic New Zealand first hand.  
Wharekauhau is considered one of New Zealand's most  
luxury destinations, offering owners an unforgettable farm  
community set in the spectacular foothills of the Remutaka  
Mountain range and the clifftops of dramatic Palliser Bay.  
Build a lifetime of memories in Wild Beautiful Luxury.



## Life on the estate

This is a unique place to establish your holiday home or your permanent residence: a spectacular and wild coast with a rich and diverse environment.

Wharekauhau Country Estate captures the very essence of this rugged and beautiful terrain. Standing on the lots you will see breathtaking panoramas at every compass point. South out over Palliser Bay, east to the Aorangi Ranges, North and West to the Remutaka Ranges.

The estates origins date back to the establishment of the original sheep station in the 1840s. Our region has great significance to the history of both the Māori people and to the European settlement of Aotearoa New Zealand.

## Accessible isolation

Whilst a feeling of being remote and isolated, it is in all reality just a 90 minute drive from Wellington central, and a 40 minute drive to the rural villages of Martinborough, Greytown, Featherston, Lake Ferry.



- |     |   |
|-----|---|
| 1.  | Lodge   |
| 2.  | Main Carpark  |
| 3.  | Wetland Cottages  |
| 4.  | Staff Carpark + Service Space                                   |
| 5.  | Stormwatch Cottages   |
| 6.  | Swimming Pool + Tennis Court                                    |
| 7.  | LPG + Recycling Station   |
| 8.  | Wool Sheds  |
| 9.  | Vegetable Gardens   |
| 10. | Water Spring  |
| 11. | Sporting Clay Range   |
| 12. | Entrance Gates  |
| 13. | Ocean Look-Out  |
| 14. | Beach Trail Access  |
| 15. | Erosion Control Planting  |
| 16. | River Look-Out  |
| H   | Helipad   |
| SD  | Staff Dwelling  |
| MS  | Mail shed   |
| T   | Electrical Transfer   |
| --- | Fencing   |
|     | Wetlands + Ponds  |
|     | Road-ways   |
|     | Pathways Existing   |
|     | Pathways Proposed   |
|     | Existing Shelter Planting                                       |
|     | Existing Low-level Planting                                     |
|     | New Planting Opportunities                                      |
|     | Productive Trees  |
|     | New Significant Specimen Trees<br>stock protection where needed |

Do covenants apply to the estate lots?

Yes, there are covenants, rules and by-laws that govern building and behaviour on the Estate. Covenants ensure that your investment in Wharekauhau various stakeholders are maintained.

If I purchase on the estate do I have proper title to my property?

Yes you do. All Estate Lots are freehold title, and estate in fee simple.

What are my responsibilities as an estate lot owner?

- As an owner you will respect the rights and responsibilities of all Estate stakeholders, including the Lodge, the Farm, guests and other Estate Lot Owners;
- You must abide by all rules, by-laws and covenants of the Estate;
- You must not cause any nuisance to other users of the Estate, and you will respect their privacy;
- You must keep your property neat and tidy at all times, and free from vermin;
- You must abide by all planning consents and building regulations that apply to the Estate;
- You must promptly pay all annual Estate levies, and other accounts owing to the Estate.

Do I have to pay home owner's levies?

Yes, Wharekauhau Country Estate provides many of the services you will use day-to-day, and these are charged to you through annual levies Annual levies are paid over and above council rates. The Country Club Levy is optional, pending your desire to utilize the facilities. Please contact lodge General Manager for this information.

What does the estate provide for me?

- The right of quiet and private enjoyment of your asset / Estate Lot
- Centralised garbage and recyclables goods collection
- Reticulated and tested water supply to your boundary
- Sewerage reticulation to your boundary, with a full treatment plant
- Roading and road maintenance
- Underground electricity cabling to your boundary;
- Telecommunications (phone/ADSL internet) to your boundary
- Access to all roadways and walking tracks within the Estate
- Property management and landscaping services from Wharekauhau
- Access to Country Club facilities including swimming pool, tennis courts etc. (annual Country Club levy applies)
- Discounted dining, activities and accommodation at Wharekauhau.

How is the estate community governed?

A Design & Governance Committee (DGC) is elected every two years. This brings experience and voices from various stakeholders of Wharekauhau together. It is made up of the General Manager of Wharekauhau, 3x elected estate lot owners, 1x nominated designer /architect and 2x parties nominated by Wharekauhau Country Estate. The DGC is here to help assess & guide projects, enforce and protect the integrity of the estate and its stakeholders. The DGC is guided by the foundation documents; Memorandum of Encumbrance, and the Wharekauhau Conservation Plan.

Are their restrictions and guidelines as to what I can and cannot build?

To ensure the cohesive, and high quality nature of the estates build environment It is strongly suggested that you review the 'Wharekauhau Building and Construction Guidelines'. All designers and builders must be pre-approved by the DGC, and all builds, additions and landscaping plans are subject to a robust DGC appraisal. It is important that the design is befitting of the environment and the world class standing of Wharekauhau Country Estate. Generic, 'off the shelf' house designs will not be accepted.



## Wharekauhau. A kindred Spirit.

The estate lots on Wharekauhau County Estate dot the pastures around the lodge and farm. Wharekauhau Country Estate's lodge was established as one of the worlds most-awarded luxury lodges, and features regularly on the 'best of' lists globally.

The Wharekauhau lodge connection to the wider estate is close, and extremely important for future owners and residents. Wharekauhau lodges design, construction quality in large measure has directed the design covenants and guidelines for the estate lots within Wharekauhau Country Estate. These protections ensure the greatest integrity of design, and materials with a particular accent on the harmonious fit within the environment





⓪ WHAREKAUHAU

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