



WHAREKAUHAU

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Private Estate Lot Ownership





“To be the most sought-after, and
revered private estate community
in the lower North Island of New
Zealand”

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.

*“It can be summed up in three words; **wild, beautiful, luxury.** I love this property so much that I also invested in land here”*

— Richard Rooney, General Manager

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.





Wharekauhau Country Estate



A Highline Overview

DO COVENANTS APPLY TO THE ESTATE LOTS?

Yes, there are covenants, rules and by-laws that govern building and behaviour on the Estate. This is common with most high quality private developments. Covenants ensure that your investment in Wharekauhau Country Estate is protected, and that continuity of high building standards as well as good relationships between the 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. This means that your ownership of the property is guaranteed in perpetuity, and you can sell or transfer ownership of it in the usual manner.

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.

WHAT DOES THE ESTATE PROVIDE FOR ME?

- The right of quiet and private enjoyment of your asset (i.e. your Estate Lot or Estate Home);
- 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 ("copper" phone and ADSL internet) to your boundary;
- Low-cost access to high-speed (faster than ADSL) microwave broadband internet;
- Access to all roadways and walking tracks within the Estate;
- Discounted services, including landscaping and maintenance;
- Access to Country Club facilities including swimming pool, tennis courts etc. (annual Country Club levy applies);
- Discounted, dining, activities and accommodation at Wharekauhau Lodge.

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, for further information on levies please contact the lodge General Manager. The Country Club Levy is optional, pending your desire to utilize the facilities. Please also contact lodge General Manager for this information.





Wharekauhau Lodge

‘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 world’s 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



WHAREKAUHAU COUNTRY ESTATE

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