

L
V



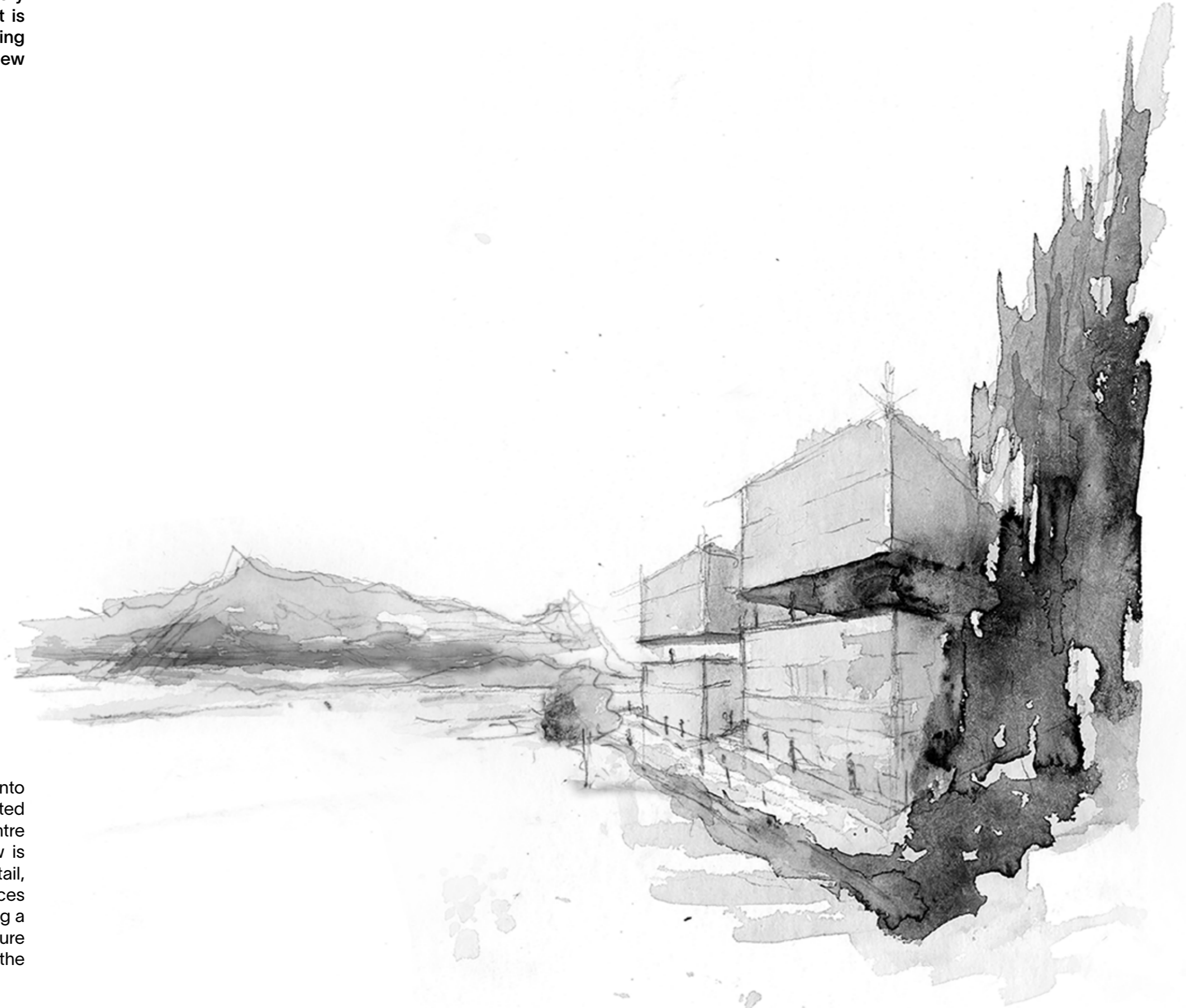
LAKEVIEW
TE TAUMATA



— In the South Island of Aotearoa | New Zealand, Tāhuna | Queenstown sits on the shores of a deep alpine lake known to local Māori as Whakatipu. Above the lake rises Te Taumata o Hākitekura, the summit of Hākitekura, wrapped in mist and myth. It is named for a chief's daughter, who would climb it to watch swimmers competing in the waters below. That peak, known as Ben Lomond, forms the awe-inspiring backdrop to Te Taumata | Lakeview.



— Te Taumata | Lakeview is a visionary project by Ninety Four Feet, Centuria and Britomart Hospitality Group. It is a testament to our unwavering commitment to redefining urban living in Tāhuna | Queenstown, Aotearoa | New Zealand, and beyond.



For us, Te Taumata | Lakeview signifies a passion translated into purpose. It will embody a novel era of considerably crafted and ecologically mindful living. Functioning as an epicentre for neighbourhood connectivity, Te Taumata | Lakeview is poised to emerge as a hub, showcasing world-class retail, hospitality, entertainment, art galleries, and residences seamlessly intertwined in perfect balance. We are curating a community beyond mere construction; the locale will nurture diversity and a deep sense of belonging interwoven with the existing cultural tapestry of Tāhuna | Queenstown.





Today, we proudly invite you to be part of something set to become iconically Tāhuna | Queenstown. Together, we shall lay the foundations for a community that transcends boundaries and redefines the art of living.








Tāhuna | Queenstown



- 01 Te Taumata | Lakeview site 
- 02 Coronet Peak 22min (16km) 
- 03 Sky Gondola 2min (160m) 
- 04 Wānaka 1hr 11min (75km) 

- 05 Arrowtown 20min (20km) 
- 06 Waterfront 2min (160m) 
- 07 Queenstown Hill Walking Track 6min (1.8km) 
- 08 Steamer Wharf 2min (160m) 

- 09 Queenstown Town Centre 6min (450m) 
- 10 Mount Cardrona 1hr 13min (58km) 
- 11 Queenstown Airport 13min (8km) 
- 12 Queenstown Gardens 9min (750m) 

- 13 The Remarkables Ski Field 42min (24km) 
- 14 Queenstown Golf Club 21min (15km) 



Masterplan

ROTO COLLECTION

Future Release

Future Release

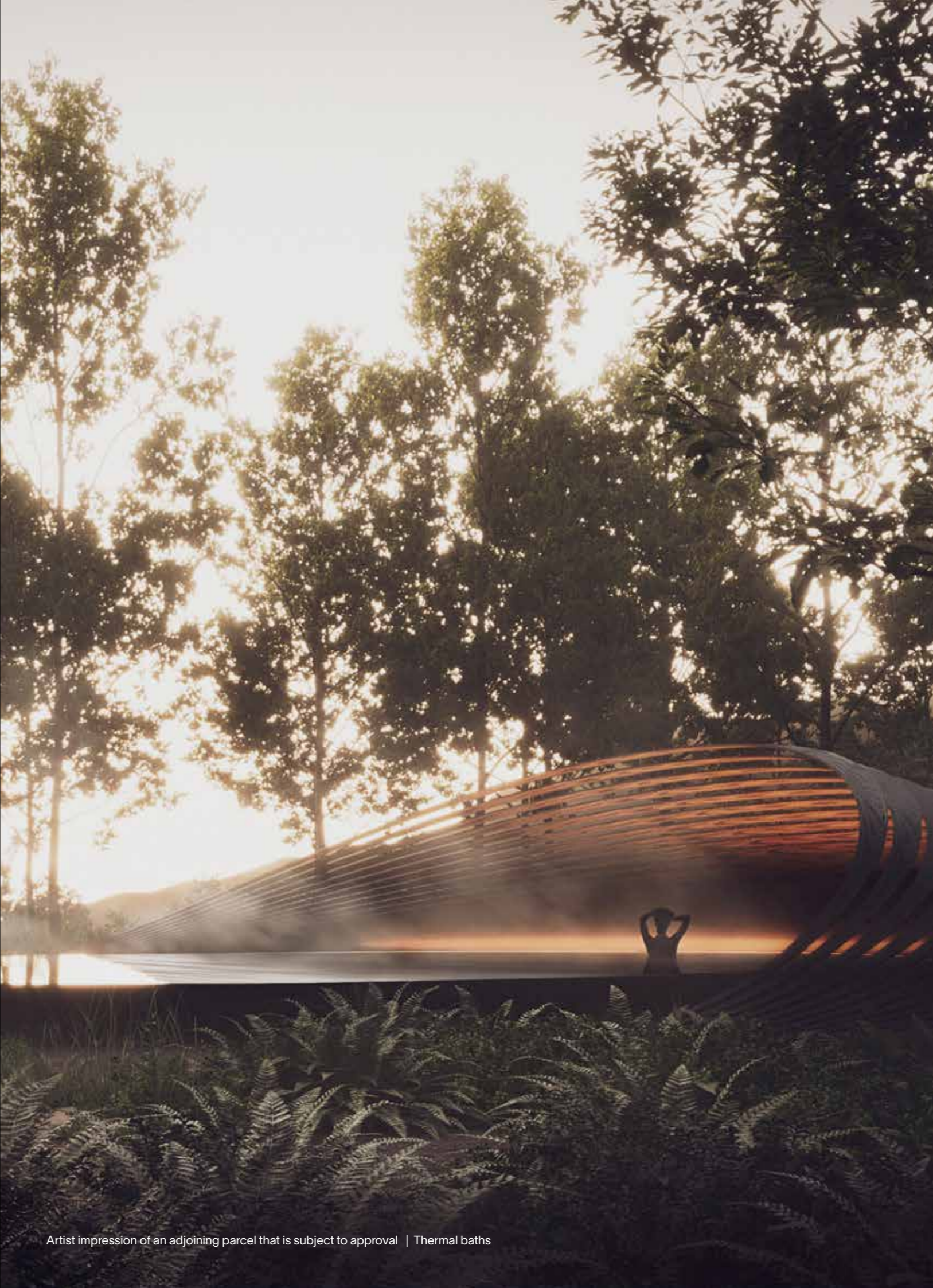


- | | |
|---|--|
| 01 Co-living hotel | 04 6 star hotel & luxury residences |
| 02 Residential with ground floor retail | 05 Thermal pools site (proposed) |
| 03 Lifestyle & wellness hotel, co-working,
health & wellness, eateries & bars, art gallery | 06 Public plaza |
| | 07 5-star luxury hotel, restaurant & bar |



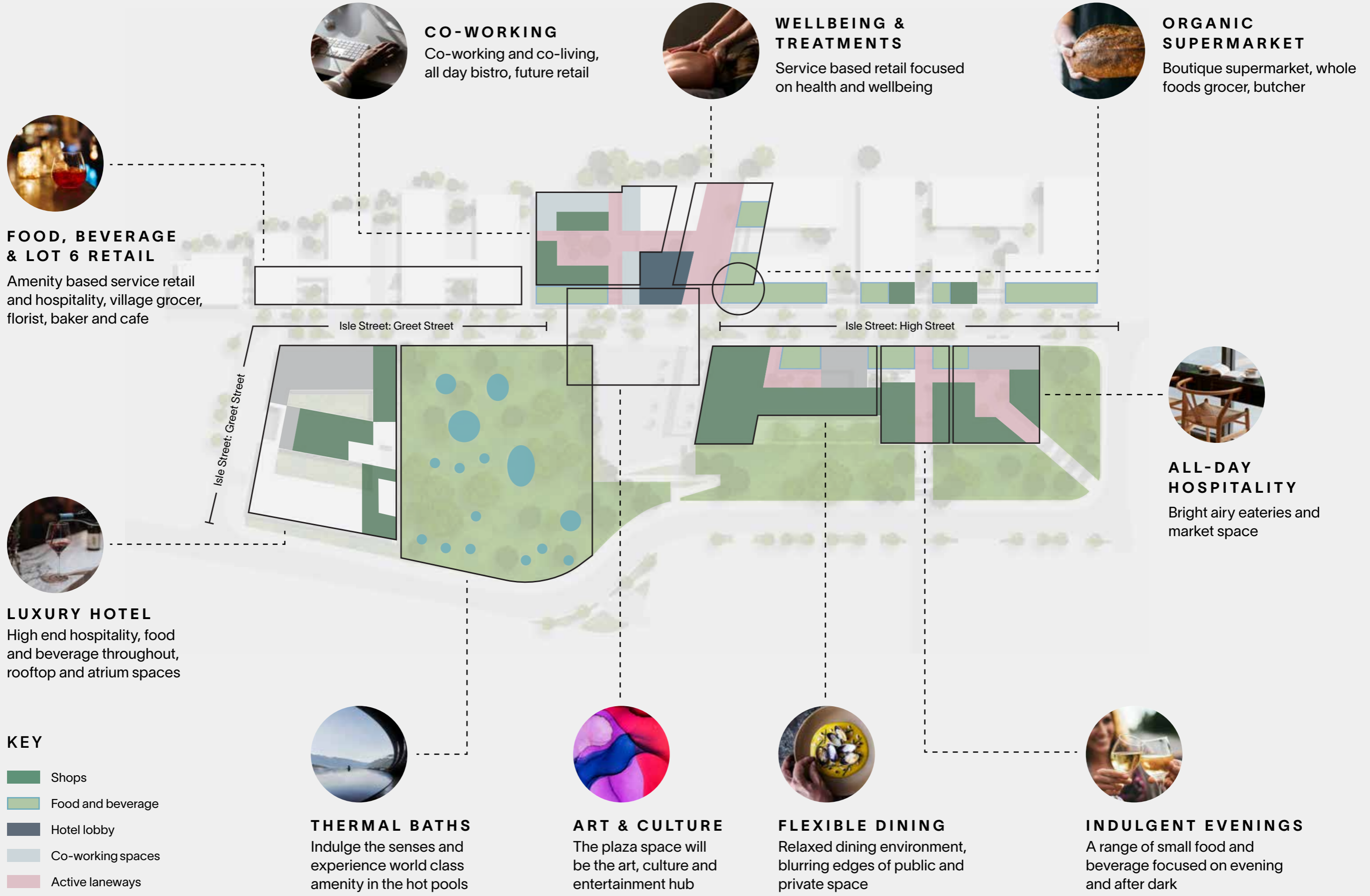
Inspired Amenity

Te Huika is the name we have given to this important part of Te Taumata | Lakeview. Te Huika is located in the heart of Te Taumata | Lakeview, at its center, and will become the place where all of our residents come together. To work, play, and create in beautiful and inspiring spaces that celebrate the beauty, diversity, and power of art, culture, and community.



Artist impression of an adjoining parcel that is subject to approval | Thermal baths

Inspired Retail & Hospitality



Inspired Retail & Hospitality



Artist impression of an adjoining parcel that is subject to approval | Thermal baths

THERMAL BATHS

Immerse yourself in Tāhuna | Queenstown's most indulgent new experience; the Te Taumata | Lakeview thermal baths. Embark on a journey of tranquillity and rejuvenation; let the exquisite fusion of earth's elements embrace your senses and transport you to pure bliss.

Nestled among the mountains and offering stunning views of Whakatipu Waimāori (Lake Whakatipu), the baths present awe-inspiring panoramas. Within the forest are five spacious communal outdoor pools, each with distinct water temperatures and experiences.

The architecture seamlessly fuses traditional and contemporary design elements, paying homage to the region's rich heritage and natural beauty.

Inspired Retail & Hospitality



ART & CULTURE

The Gallery will be more than just a showcase for art; it will be a creative hub that actively supports artists and encourages artistic expression. As the heart of Te Huika, the Gallery will feature a revolving curated selection of both Aotearoa | New Zealand and international art exhibitions.

The Gallery will also provide a platform for resident artists, creating a unique opportunity for visitors to witness the creative process firsthand and engage with artists more meaningfully.



CAFE & DINING

An exciting wave of culinary delight is set to grace the shores of Tāhuna | Queenstown. New cafe and dining experiences at Te Taumata | Lakeview beckon all gastronomic enthusiasts and seekers of exquisite flavors to embark on a journey of culinary indulgence.

These dining gems promise an unparalleled epicurean adventure. The pristine waters reflect the promise of delectable delights that await within. From morning coffee rituals to elegant evening soirées, Te Taumata | Lakeview's cafe and dining venues offer a diverse tapestry of flavors and atmospheres to suit every palate and mood.

These spaces are designed to immerse diners in an atmosphere that pays homage to the region's heritage while embracing the contemporary flair of Tāhuna | Queenstown's vibrant culinary scene.



BARS & LOUNGES

Te Taumata | Lakeview's wine and dining options will be unparalleled, with the hospitality company behind Britomart in Auckland at the helm. Assembling world-class local chefs to create ever-changing seasonal menus that celebrate the region's natural beauty, produce and flavours, which will be complemented by a wine bar and store specialising in the best of Aotearoa | New Zealand and international wines. The vibrant atmosphere will be further elevated by generous open spaces to bring the community together.

Inspired Retail & Hospitality



ORGANIC VILLAGE SUPERMARKET

The Whole Foods Store & Eatery is a one-stop shop for all your culinary needs. Whether you're looking for a quick and healthy meal on-the-go or the ingredients to prepare a gourmet dinner at home, the store has everything you need.

The Eatery will open early with house-roasted coffee and offer a range of delicious and healthy ready-to-eat meals throughout the day. The Whole Foods Store will have a comprehensive selection of produce, organic and seasonal fruits and vegetables, grass-fed beef and artisanal cheeses – the store will have it all.



FITNESS & PERSONAL TRAINING

The Te Huika Fitness Center is a modern and state-of-the-art facility that offers everything you need to achieve your fitness goals with the latest cardio and strength training equipment. An extraordinary swimming pool will also be included in this part of Te Huika.

In addition to the equipment, the fitness center also offers a range of small group or private fitness classes, including yoga, Pilates, spinning, and high-intensity interval training. These classes are led by experienced instructors, and are designed to be both challenging and fun.

For those looking for personalised attention, the fitness center also offers personal training services. The experienced trainers at the center will work with you to develop a personalized fitness plan based on your unique goals, needs, and fitness level.



WELLBEING & TREATMENTS

Te Huika's Wellbeing Center is a haven for those looking to promote physical and mental wellness. The center offers a range of services designed to promote relaxation, stress relief, and overall health and wellbeing.

At the heart of the Wellbeing Center is a serene and tranquil spa, where guests can indulge in a range of treatments designed to soothe the body and calm the mind. Whether you're looking for a relaxing massage, a revitalizing facial, or a full body treatment, the experienced staff at the spa will ensure you leave feeling refreshed and rejuvenated.

For those seeking a deeper level of relaxation and stress relief, the Wellbeing Center also offers a range of meditation and mindfulness classes. These classes are designed to help you reduce stress, increase focus and concentration, and cultivate a sense of inner peace and calm.

Inspired Retail & Hospitality



CO-WORKING

The WorkSpace is a dynamic and versatile workspace designed to meet the needs of modern professionals. The centre features a range of public, private, and bookable spaces to cater to every work and business need. The WorkSpace offers a variety of areas, from open desks to private offices, as well as meeting rooms and small conference facilities for larger groups.

The space is equipped with the latest technology, including fibre-backed wireless internet, video conferencing, digital workboards, and more. The ultra-chic interior of the WorkSpace will ensure that your visitors and collaborators are both impressed and inspired by your contemporary remote office space.



LUXURY RETAIL

At Te Huika, we redefine the essence of luxury through an unparalleled retail experience that caters to your desires and indulgences. Our carefully curated selection of high-end brands and exclusive products awaits the discerning shopper, offering an array of exquisite items that embody both style and substance.

Explore fashion boutiques, where the latest couture collections seamlessly blend with classic elegance, ensuring you find the perfect ensemble for any occasion. From bespoke accessories to artisanal home decor, Te Huika's luxury retail offering celebrates craftsmanship and creativity.

To enhance your retail journey, our dedicated staff is here to provide personalized assistance and recommendations, ensuring that your shopping experience is as exceptional as the products themselves.



FLORIST

The Te Huika Florist is set to bloom as a delightful addition to our diverse offerings. Nestled within our vibrant community, this boutique florist is your go-to destination for all things floral, where artistry meets the warmth of exceptional service. From stunning bouquets to elegant arrangements, our skilled florists curate stunning creations for every occasion.

Whether you're celebrating a special milestone, expressing love and gratitude, or simply seeking to brighten your day, our fresh and seasonal blooms are handpicked to infuse beauty into your life.

Using locally sourced flowers from the breathtaking Central Otago region, the Te Huika Florist florist ensures each arrangement not only exudes natural beauty but also reflects the charm and natural splendor of Tāhuna | Queenstown and its surrounds.



Sustainability Commitment

Te Taumata | Lakeview aspires to be smart and sustainable. Informed by traditional knowledge of the environment, a mātauraka Māori approach combined with new innovative practice, will assist in developing a robust approach to sustainable outcomes for Te Taumata | Lakeview.

A regenerative design approach will ensure that the mauri, the life essence of the environment is acknowledged and enhanced in the built environment.



Sustainability Commitment

SUSTAINABILITY

A regenerative design philosophy is central to Te Taumata | Lakeview's sustainability goals. A bespoke series of sustainable initiatives including efficient water and energy resource use, deliberate native planting strategies to enhance biological regeneration, and future-focused transportation strategies all combine to ensure Te Taumata | Lakeview has a low environmental impact and is highly regarded into the future.

REFLECTING QUEENSTOWN'S STUNNING ENVIRONMENT

Te Taumata | Lakeview is designed to reflect the local heritage and stunning environment of Tāhuna | Queenstown. Through carefully considered architecture and a selection of local materials the buildings will blend effortlessly into the landscape, flowing down the landscape, from mountain to lake, with a scale in context to the surroundings.

ECOLOGICAL REGENERATION

Te Taumata | Lakeview will provide a space to regenerate the ecological heritage, inviting in the wilderness of the region. Mirroring the natural ecology and culture with groves of beech trees, ferns, podocarps and tussocks, the landscaping strategy aims to provide a sense of what the environment once was and reintroduce birdlife to the area.

ACCESSIBLE, CONNECTED & DISCOVERABLE

Te Taumata | Lakeview will have an interconnectedness that feels logical and natural with the surrounding areas and village. Located just 300 meters from the existing town centre, Te Taumata | Lakeview will be walkable while shared spaces will prioritise pedestrians. Permeable edges and street frontages will draw people in, and a series of laneways and connected courtyards create an experience of discovery.

FLEXIBLE HOUSING & ACCOMMODATION

Te Taumata | Lakeview will offer residents a new style of inner-village urban living with flexible, efficient, and healthy housing options. Innovative housing is designed to suit a range of needs with ownership and lease structures facilitating however people choose to live. Whilst new and exciting hotel brands will expand Tāhuna | Queenstown accommodation options.

EXCEPTIONAL HOSPITALITY WITH OPEN SPACES

Designed by the hospitality company behind Britomart in Auckland, residents and visitors will enjoy a diverse mix of hospitality, retail and services. The vibrant atmosphere will be complemented by generous open spaces to bring the community together.



INTRODUCING THE
FIRST RELEASE

Roto Collection

At its heart, Te Taumata | Lakeview is a place to be grounded. A year-round home or a seasonal escape, master-planned as a place to feel connected. The name Roto is inspired by the surrounding lakes carved out by discoverer, Rākaihautū. The name will be used as the purest expression of our first residences.



Roto Collection Arrival

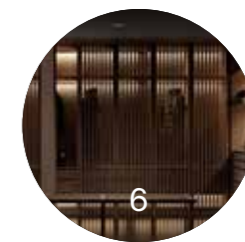
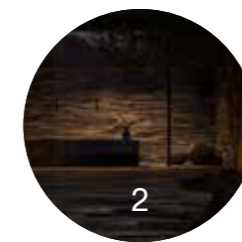
ROTO COLLECTION

Future Release



Co-living Hotel

- 01 Resident access
- 02 Lobby
- 03 Retail
- 04 Resident lifts
- 05 Equipment storage
- 06 Concierge desk
- 07 Drop off parking area
- 08 Vehicle access



Concierge Services

Our Concierge team is available to all owners at all times, and they are dedicated to making your stay as enjoyable and stress-free as possible. From transportation and storage to reservations, personal shopping, fitness, workspace, catering, wellbeing and treatment, adventure planning, housekeeping, and local knowledge, we have you covered.

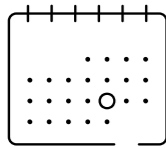


Artist impression | Bootroom



Artist impression | Concierge

Concierge Services



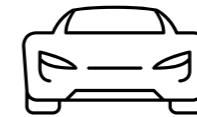
RESERVATIONS

Te Taumata | Lakeview offers an exclusive reservation service for residence owners, connecting them with preferential bookings and exclusive offers from Tāhuna | Queenstown's hospitality and tourism businesses.



VALET PARKING

Enjoy a luxurious valet parking experience. Our premium service offers convenient drop-off and pick-up, vehicle inspection, detailing and professional handling. Relax and let us take care of your luxury vehicles.



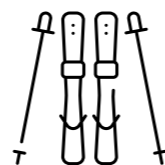
LIMOUSINE / CHAUFFEUR

Indulge in our limousine and chauffeur services. Our fleet of luxurious vehicles and professional drivers will cater to your every need. Whether it's for business or pleasure, arrive in style and comfort.



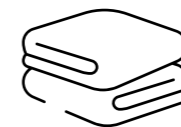
ADVENTURE PLANNING

Te Taumata | Lakeview's adventure planning service offers a range of activities and excursions, our team of experienced professionals provides a pre-trip consultation to help plan the adventures you want to have during your stay.



EQUIPMENT STORAGE

Having ample storage space is an essential element of a luxurious lifestyle. That's why we offer a comprehensive range of bespoke storage solutions that cater to even the most discerning tastes and requirements.



HOUSEKEEPING & LAUNDRY

Designed to provide our residents with a clean and comfortable living environment, our team of experienced professionals offers a comprehensive range of services, including cleaning, laundry, and dry cleaning.

Curated Services

Beyond our exceptional residences, we meticulously curate and provide lifestyle experiences that rival worldwide luxury hotels.

Characterised by refined excellence and a commitment to uncompromising quality, Te Taumata | Lakeview is dedicated to surpassing the elevated expectations of our clientele. Drawing inspiration from global concepts, we have explored every possibility to deliver unparalleled curated services offering.



Curated Services



CHEF / LUXURY CATERING

Our world-class chefs curate bespoke dining experiences, sourcing the finest local ingredients to craft dishes that ignite the senses. From intimate gatherings to grand celebrations, ensure that every moment is a gourmet celebration, whether at our stunning venues or in the comfort of your residence.



ART CURATOR

In collaboration with renowned artists, our team of art curators meticulously select artworks that harmonize with your aesthetic vision. Whether you seek contemporary masterpieces or timeless classics, our curators ensure that each piece resonates within your space.



WELLBEING & TREATMENTS

Prioritise your holistic well-being with a range of treatments designed to rejuvenate mind, body, and soul. Embark on a journey of relaxation, stress relief, and self-discovery guided by our experienced practitioners, leaving you feeling refreshed, revitalized, and empowered to life to the fullest.



SOMMELIER

Elevate your dining experience with our dedicated sommelier service. Our expert sommeliers are passionate about the art of wine, curating an exquisite selection from the Otago region and around the world to complement your palate, ensuring that every sip is a celebration of taste and sophistication.



CHILD MINDING

Enjoy a worry-free experience designed to ensure your little ones are safe and entertained while you indulge yourself. Our carefully selected third-party providers are highly trained, with caring staff who provide a nurturing environment where children can explore, play, and learn.



PERSONAL SHOPPING

Our expert personal shoppers curate selections from high-end boutiques to match your unique style preferences. Discover fashion trends, accessories, and styles with convenience and personalised assistance, putting your individuality at the forefront.

Curated Services



PERSONAL TRAINING

Experience a customized fitness journey that aligns perfectly with your individual fitness aspirations. Our team of experienced trainers is dedicated to helping you achieve your fitness goals, be it building strength, improving endurance, or embarking on a transformative wellness journey.



PET GROOMER

Our skilled pet groomers offer the finest treatments for your furry friend. From soothing baths to breed-specific styling, we offer a range of services to keep your pets looking and feeling their best. Using only the best pet-friendly products, we ensure each grooming session is a stress-free experience.



CAR DETAILING

From precision washing and waxing to interior deep cleaning, we use the finest products and techniques to bring out the full potential of your vehicle. Our professional detailers have a meticulous eye for detail, offering a range of comprehensive services to restore and enhance your car's appearance.



INTERIOR DESIGN & STYLING

We offer a comprehensive range of design solutions, from conceptualization to execution, to transform your vision into a stunning reality. Whether you seek modern minimalism, classic elegance, or eclectic charm, our interior design services are tailored to your taste and lifestyle.



BEAUTY & GROOMING

A celebration of self-care and personal transformation, our team of skilled beauty professionals are dedicated to enhancing your natural beauty and elevating your confidence. We ensure that every visit leaves you feeling rejuvenated and looking your absolute best.



HEALTH & NUTRITION

With a focus on holistic wellness, we promote sustainable lifestyle changes that nourish both body and mind. Experience the transformative impact of our health and nutrition services, where vitality, balance, and a renewed sense of health become your daily companions.



Hiring Services

We have redefined the art of living by offering an array of exclusive services that seamlessly blend with your lifestyle. Whether you're seeking a luxury vehicle for a drive through the mountains, a set of golf clubs for a day on the green, mountain bikes for forest trail, or ski gear for snowy escapades, we have everything to elevate your experience.



Hiring Services

GOLF CLUBS

Elevate your golfing experience with our Golf Club Hiring services. Choose from a premium selection of clubs to suit your game, ensuring a memorable day on the greens.

CARS

Experience the height of luxury. Choose from our fleet of elite vehicles, designed to elevate your journey around Aotearoa | New Zealand and make every drive an unforgettable experience.

FISHING EQUIPMENT

Enjoy access to high-quality fishing gear, ensuring a memorable day on the water while surrounded by the natural beauty of Lake Whakatipu and beyond.

MOUNTAIN BIKES

Explore the great outdoors with our range of mountain bikes. Discover rugged trails and scenic routes, ensuring an adventure-filled day amidst Otago's natural beauty.

SKI GEAR

Hit the slopes in style with our ski gear hire services. Select from top branded equipment to conquer the mountains and ensuring a thrilling and comfortable skiing adventure.

E-SCOOTERS

Discover the scenic beauty of Tāhuna | Queenstown like never before as you glide through its picturesque streets. An eco-friendly and exhilarating way to explore this stunning destination.

CAMPING

Whether you're exploring lush forests or camping by serene lake shores, our equipment ensures a seamless and enjoyable camping experience in this picturesque natural world.







— At its heart, Te Taumata | Lakeview is a place for you to anchor yourself. A year-round home or a seasonal escape, master-planned as a place to feel connected. And the purest expression of this is in our first release of residences, Roto (a Māori word meaning lake).



Specs & Upgrades

Beautifully made and sustainably built, Te Taumata | Lakeview retains the heart and soul of Tāhuna | Queenstown while adopting its own sense of place, of permanence, of timelessness. It's a place for savouring the surrounds and indulging the senses.



ROTO COLLECTION

Specs & Upgrades

General

	STUDIO (DUAL KEY)	1 BED	2 BED	3 BED	SUB PENTHOUSE	PENTHOUSE
Video intercom security, keyless entry	•	•	•	•	•	•
Timber flooring throughout kitchen, living, dining areas	•	•	•	•	•	•
Porcelain tile flooring to bathrooms, ensuite and laundries	•	•	•	•	•	•
Plasterboard lined walls finished in selected paint	•	•	•	•	•	•
Intertenancy walls to comply with acoustic and required fire ratings	•	•	•	•	•	•

Heating & Cooling

Reverse cycle concealed bulkhead bed / living	•					
Reverse cycle concealed bulkhead living - 1 living and all bedrooms		•	•	•	•	
Reverse cycle concealed bulkhead units - whole apartment						•
Upgrade: Underfloor heating (bathrooms), ceiling fans, additional units	⊙	⊙	⊙	•	•	•

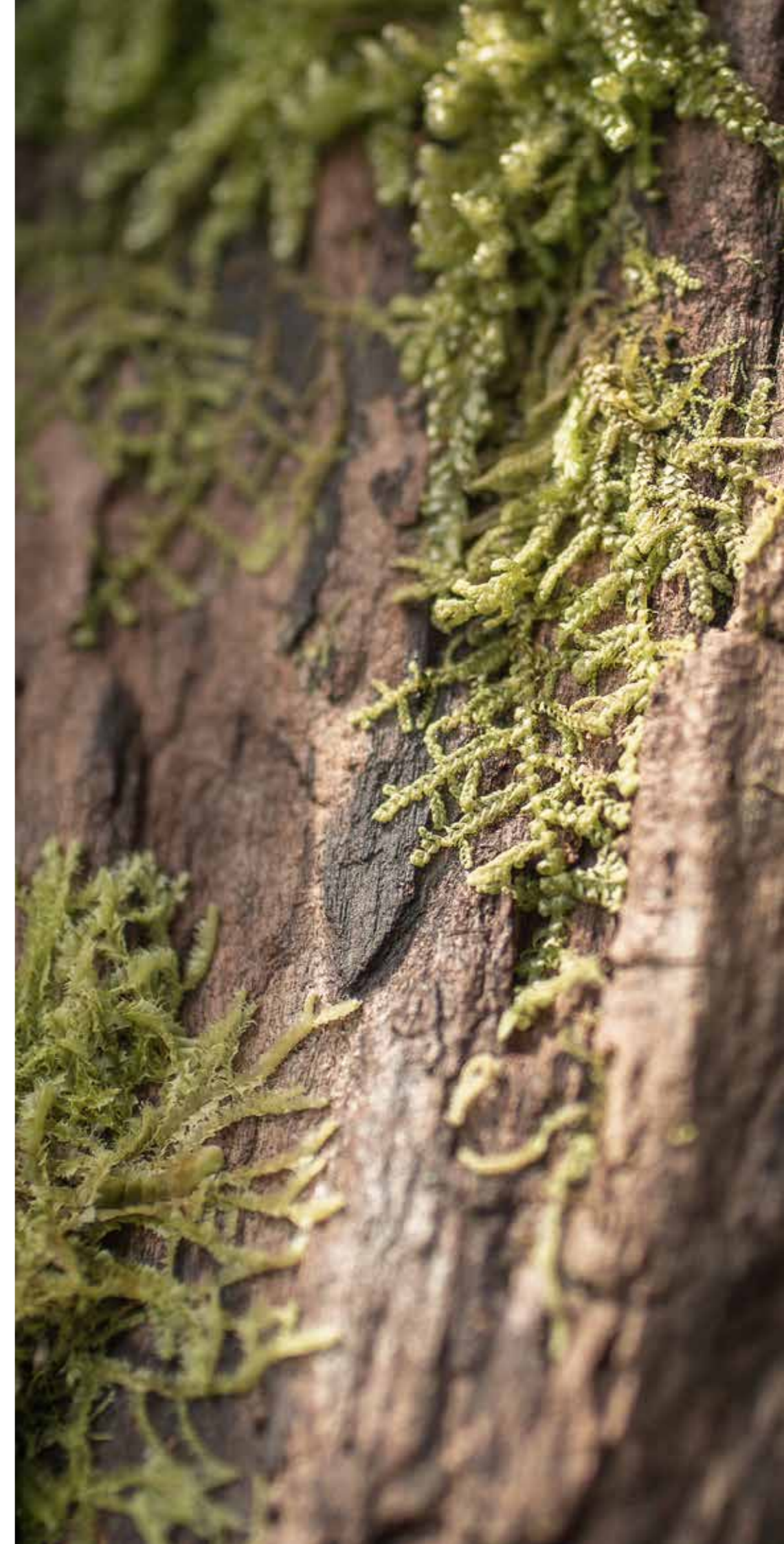
Kitchen

Stone benchtop	•					
Travertine light stone (bench & splashback)		•	•	•	•	•
Upgrade: Dark stone (bench & splashback)		•	•	•	•	•
Soft-close cupboards and drawers in timber finish	•	•	•	•	•	•
Sliding concealed rubbish bin	•	•	•	•	•	•
Under mounted stainless-steel sink	Single	Single	Single	Dual	Dual	Dual
Premium tapware	•	•	•	•	•	•
Dishwasher	1/2	•	•	•	•	•
Fridge cavity	•	•	•	•	•	•
Upgrade: Integrated fridge	•	•	•			
Upgrade: Integrated fridge / freezer				•	Dual	Dual
VZUG induction cooktop	57cm	57cm	57cm	70cm	90cm	90cm
VZUG oven	60cm	60cm	60cm	60cm	Dual	Dual
Upgrade: Built in coffee machine, warming drawers, wine fridge, zip taps, additional ovens				⊙	•	•

Bedrooms

Built-in wardrobes laminate		•	•	•	•	•
Upgrade: Mirrored doors				•	•	•
NZ wool blend carpet		•	•	•	•	•
Upgrade: Timber flooring		•	•	•	•	•
USB outlets in powerpoints	•	•	•	•	•	•

⊙ Dependant on size allowances



ROTO COLLECTION

Specs & Upgrades

	STUDIO (DUAL KEY)	1 BED	2 BED	3 BED	SUB PENTHOUSE	PENTHOUSE
Bathroom						
Standard towel rails	•	•	•	•		
Heated towel rails	Upgrade	Upgrade	Upgrade	Upgrade	•	•
Glass shower screen	Framed	Framed	Semi-framed	Semi-framed	Frameless	Frameless
Twin shower rose	•	•	•	•	•	•
Wall-mounted glazed ceramic dual-flush toilet	•	•	•	•	•	•
Porcelain tile flooring and tile full height to shower recess	•	•	•	•	•	•
Plasterboard lined walls finished in selected paint	•	•	•	•	•	•
Upgrade: All walls in master bathroom tiled					•	•
Premium tapware	•	•	•	•	•	•
Ceramic basin	•	•				
Wall mounted natural stone top vanity cabinet		•	•	•	•	•
Vanity mirror	•	•	•	•	•	•
Freestanding bath					•	•
Lighting						
LED lighting	•	•	•	•	•	•
Feature lighting over island				•	•	•
Upgrade: Feature lighting over dining					•	•
Balcony						
Balcony porcelain tiles				•	•	•
Balcony light				•	•	•
Water tap				•	•	•
Double electrical GPO				•	•	•
Other						
Future ready IT infrastructure	•	•	•	•	•	•
Home automation (basic package - provision for motorised window furnishing, lighting control and HVAC control)				•	•	•
Upgrade: Ethanol fireplace				☐	☐	☐
Upgrade: Curtains	•	•	•	•	•	•
Upgrade: Storage						•
Upgrade: Home automation bespoke package				•	•	•
Upgrade: Individual alarm system with hard wire detection to residence					•	•

☐ Dependant on plan

Rental Appraisals



DATE: 25th August 2023.

Re: Short Term Rental Appraisal – Lakeview, Queenstown

NZSIR Luxury Rental Homes Limited are pleased to provide an appraisal for Lakeview for the purpose of Luxury short term holiday rental.

This appraisal has been provided as a draft document for internal Lakeview discussion purposes only.

Apartment Type 02	Studio Apartment	30m ²	\$450 - \$550 per night
Apartment Type 03	1 Bedroom Apartment	55m ²	\$650 - \$750 per night
Apartment Type 04	2 Bedroom	80m ²	\$1,200 - \$1,350 per night
Apartment Type 05, A	2 Bedroom	77m ²	\$1,000 - \$1,100 per night
Apartment Type 05, B	1 Bedroom	77m ²	\$750 - \$850 per night
Apartment Type 06	2 Bedroom	84m ²	\$1,100 - \$1,200 per night
Apartment Type 12, A	3 Bedroom	127m ²	\$2,000 - \$2,200 per night

If you have any questions please do not hesitate to reach out.

Kind Regards,

Sam Skipper
NZSIR Luxury Rental Homes Manager
Sam.skipper@nzsir.com

New Zealand | **Sotheby's**
INTERNATIONAL REALTY

+64 3 450 0489 | luxuryrentals@nzsir.com | queenstownluxuryrentals.com
2nd Floor Mountaineer Building, Cnr Shotover and Rees Street, Queenstown 9348, New Zealand



Artist impression

Body Corporate Levies

Block B Lakeview Subsidiary Lot 7 B&C			
Unit	Bedroom	Bathroom	Est Weekly Levy
201	2	2	\$110.69
202	2	2	\$110.69
203	2	1.5	\$100.62
301	2	2	\$115.72
302	2	2	\$115.72
303	2	1.5	\$105.66
401	4	4.5	\$387.40
402	4	4.5	\$392.43
501	4	4.5	\$389.92
502	4	4.5	\$394.95
601	4	4.5	\$392.43
602	4	4.5	\$397.46

Block B Isle St Queenstown			
Unit	Bedroom	Bathroom	Est Weekly Levy
701	4	4.5	\$394.95
702	4	4.5	\$399.98
801	4	4.5	\$397.46
802	4	4.5	\$402.49
901	4	4.5	\$399.98
902	4	4.5	\$405.01
1001	4	4.5	\$427.65
1002	4	4.5	\$407.53
1101	4	3.5	\$452.81
1102	4	3.5	\$412.56
1201	5	5	\$1,006.24

Block C Lakeview Subsidiary Lot 7 B&C			
Unit	Bedroom	Bathroom	Est Weekly Levy
201	2	2	\$113.20
202	2	2	\$113.20
203	2	1.5	\$100.62
301	2	2	\$118.23
302	2	2	\$118.23
303	1	1	\$70.19
304	1	1	\$37.73
305	1	1	\$37.73
306	1	1	\$70.19
307	2	1.5	\$105.66
401	3	2	\$233.95
402	3	2	\$233.95
403	1	1	\$70.94
404	1	1	\$38.49
405	2	1	\$105.66
406	2	1	\$105.66
407	1	1	\$38.49
408	1	1	\$70.94
501	3	2	\$236.47
502	3	2	\$238.98
503	1	1	\$71.69
504	1	1	\$39.24
505	2	1	\$108.17
506	2	1	\$108.17
507	1	1	\$39.24
508	1	1	\$71.69
601	3	2	\$238.98
602	3	2	\$241.50
603	1	1	\$72.45
604	1	1	\$40.00

Block C Isle St Queenstown			
Unit	Bedroom	Bathroom	Est Weekly Levy
605	2	1	\$110.69
606	2	1	\$110.69
607	1	1	\$40.00
608	1	1	\$72.45
701	3	2	\$241.50
702	3	2	\$244.01
703	1	1	\$73.20
704	3	2.5	\$138.36
705	3	2.5	\$138.36
706	1	1	\$73.20
801	3	2	\$244.01
802	3	2	\$246.53
803	1	1	\$73.96
804	3	2.5	\$140.87
805	3	2.5	\$140.87
806	1	1	\$73.96
901	3	2	\$246.53
902	3	2	\$249.04
903	1	1	\$74.71
904	3	2.5	\$143.39
905	3	2.5	\$143.39
906	1	1	\$74.71
1001	3	2	\$249.04
1002	3	2	\$251.56
1003	1	1	\$75.47
1004	3	2.5	\$145.90
1005	3	2.5	\$145.90
1006	1	1	\$75.47
1101	4	3	\$503.12
1102	5	3.5	\$603.74

Actual body corporate levies will be calculated on the Ownership Interest, as determined by a registered valuer. The per unit amounts shown in this breakdown are therefore subject to change and based on the estimated sale price & draft budget.

Frequently Asked Questions



Frequently Asked Questions

Who are we?

WHAT IS TE TAUMATA | LAKEVIEW?

Te Taumata | Lakeview will be a new, vibrant and sustainable mixed-use precinct located in the heart of Central Tāhuna | Queenstown. Designed to feel local and connected, Te Taumata | Lakeview is set to introduce a fresh standard of urban living within Tāhuna | Queenstown, resembling a village within the city.

As a central point for local connections, Te Taumata | Lakeview will emerge as a focal point, seamlessly uniting world-class retail, dining, entertainment, galleries, artistic displays, community events and residences in exquisite harmony.

The large public spaces, including a plaza and reserves, pedestrian-friendly streets and discoverable laneways, will complement the spectacular views across Lake Whakatipu and beyond.

WHERE IS THE DEVELOPMENT SITE?

Ideally situated within walking distance from the central business district of Tāhuna | Queenstown, Te Taumata | Lakeview occupies an elevated and level piece of land nestled at the base of Ben Lomond, to the South-west of the Skyline Gondola. This prime location offers stunning views over the Tāhuna | Queenstown town centre, Tāhuna | Queenstown Bay, and Lake Whakatipu.

WHO IS BEHIND TE TAUMATA | LAKEVIEW?

Te Taumata | Lakeview is a visionary project by Centuria, Ninety-Four Feet, and Britomart Hospitality Group. It is a testament to an unwavering commitment to redefining urban living in Tāhuna | Queenstown, Aotearoa | New Zealand, and beyond.

WHO ARE THE DESIGN TEAM?

Te Taumata | Lakeview has been a dream nurtured over time. Our plan for Te Taumata | Lakeview incorporates over five years of work imagining, researching and testing blueprints for what Te Taumata | Lakeview can be.

We are a team of local and global thinkers, architects, landscape and urban designers, artists, placemakers, planners, engineers, sustainability experts, and constructors.

Included in that are: Architectus, Monk Mackenzie, Wraight & Associates, Aukaha, Mott McDonald, Neoscape and Sotheby's International Realty.

Milestones

WHEN DO SALES BEGIN?

We are currently taking expressions of interest with sales commencing in late 2023/early 2024.

WHEN DOES CONSTRUCTION COMMENCE?

The civil construction works are scheduled to be completed and handed over in the first quarter of 2024, with the project's initial phase (Stage 1) due to commence in the middle of 2024.

Stage 1 completion is scheduled for late 2026, with the completion of the remaining 6 stages of the project to take place over the next 14 years.

WHEN WILL THE PUBLIC PLAZA COMPLETED?

Currently, Queenstown Lakes District Council is forecast to complete this phase of its scope by October 2026.

WHAT IS PLANNED FOR THE REST OF THE PRECINCT?

Please refer to the Masterplan.

Frequently Asked Questions

Te Huika

WHAT IS TE HUIKA?

Nestled within the heart of a visionary master plan lies Te Huika - Stage 3 of this vibrant neighbourhood. Positioned directly behind the Plaza, Te Huika is more than a place; it's an exceptional central meeting point where culture, wellness, and creativity seamlessly intertwine. With sweeping views that capture the serenity of the lake and the grandeur of the mountains, Te Huika is set to become a haven for both locals and visitors, providing spaces that inspire productivity and leisure, all while embracing the essence of art, diversity, and vitality in a shared community environment.

At its core, Te Huika is an ensemble of meticulously designed structures that house an array of exceptional amenities. These offerings include a state-of-the-art fitness, spa, and wellness centre, an intimate boutique hotel, collaborative co-working spaces, and an enticing array of dining and retail experiences. Taking centre stage is the art gallery, proudly featuring masterpieces by celebrated international and Aotearoa | New Zealand artists. Within its walls, exhibitions, workshops, and cultural events will flourish, igniting a dynamic tapestry of creativity and connection.

WHO IS RESPONSIBLE FOR CURATING TE HUIKA?

Britomart Hospitality Group (BHG) focuses on creating world-class bar and restaurant experiences, and now "Alpine Britomart," the local's fond reference for Te Huika at Te Taumata | Lakeview.

BHG venues housed in Britomart Auckland include Britomart Country Club, 1885, Racket, Agents & Merchants, District Dining, Nathan Club and MEXICO; and the newly opened MEXICO, in Takapuna, Auckland. BHG is passionate about development, design, outstanding customer experiences, and exceptional food and wine, showcasing everything a region offers.

WILL TE HUIKA'S AMENITIES BE INCLUDED FOR ALL FUTURE RESIDENTS?

Residents will receive exclusive access privileges relating to the amenities at Te Huika. These encompass the fitness, spa and wellness centre, the co-working space, and priority booking arrangements at dining establishments.

WHAT IS THE PUBLIC PLAZA?

The aspiration is to provide a significant urban space to accommodate the needs of a growing city, which is currently lacking in Tāhuna | Queenstown. The adaptable and versatile Plaza will be influenced by its urban and natural surroundings, designed to embody local character and stimulate community engagement while fostering a sense of belonging.

Flexibility is the foremost consideration in the design of the Plaza, ensuring its adaptability for various purposes and activities throughout days, weeks, seasons, and years, optimising its appeal and utilisation.

WHEN WILL TE HUIKA BE DELIVERED?

Completion of Te Huika is scheduled for 2028.

Frequently Asked Questions

Sustainability, innovation and tech

WHAT ARE THE SUSTAINABILITY ASPIRATIONS OF THE SITE?

Refer to the table below for the Sustainability Objectives and Themes of Te Taumata | Lakeview.

SUSTAINABILITY OBJECTIVES	SUSTAINABILITY THEMES
To reduce operational energy use and GHG emissions to enable an efficient and cost-effective facility	Operational energy
To utilise passive design principles where feasible	Smart design & construction
To integrate low-carbon and whole-of-life costing to optimise sustainability strategies in design and construction	
To reduce the long-term reliance on potable water	Water efficiency
To reduce embodied carbon from consumption of resources through material selection and re-use, and reduce construction and operational waste generation	Materials & waste
To restore the quality and reduce impacts on ecological systems and biodiversity	Landscape & ecology
To promote modal shift and reduce GHG emissions associated with transport	Transport
To protect the safety and interests of local communities and celebrate Tāhuna Queenstown's unique culture and heritage	Economic & social prosperity
To stimulate the region's economy	

Frequently Asked Questions

Roto Release

WHAT IS ROTO?

Roto (Lots 7 & 8) is Stages 1 and 2 of the precinct, including a co-living hotel and four residential buildings with ground floor retail activation and amenities.

Roto provides a range of apartment typologies comprising four residential buildings that vary in height from 8 to 12 stories.

The Roto Collection is the premium and flagship residential release offering township 'European style views' and exposure to backdrops of the dramatic main lake and mountain 'Alpine views'.

HOW MANY RESIDENCES ARE INCLUDED IN ROTO?

224 as per the Resource Consent Approval, but with several mixes, typologies and consolidations available, the market will determine this.

ARE FLOORPLANS CUSTOMISABLE?

Yes, we have flexibility within the approved envelope, with the ability to make bespoke changes to meet the needs of our valued Purchasers.

WHAT TYPE OF RETAILERS ARE IMAGINED FOR THE GROUND FLOOR?

Boutique and curated market, florist, greengrocer and café.

WHO WILL MANAGE THE OWNER'S CORPORATION?

Auckland Body Corporate Services. Please refer to the Per-Unit Breakdown for an estimate of Body Corporate Services costings and inclusions.

HOW DOES CAR PARKING OPERATE?

To complement our walkable community, we've designed a transportation strategy that reflects our values of sustainability, community engagement, and utmost convenience. Your adventures beyond our beautiful enclave are made effortless, and we're thrilled to offer you a diverse fleet of vehicles for your daily escapades.

Our dedicated onsite valet service is at your service for those with a car park, ensuring your vehicle is well taken care of and ready for your next journey. Booking your transportation is a breeze through our user-friendly LV Digital Concierge App or with the assistance of our friendly onsite Concierge team.

WHAT IS A CO-LIVING HOTEL?

Co-living has become an alternative option for those seeking flexible hotel accommodation for short-term and long-term stays. It is purposely designed to foster community, collaboration and relationship-building among residents.

The co-living hotel is the very first building in Lot 8. This innovative communal living concept provides residents with private rooms in a shared living space and common amenities. Additional convenience is supplied by housekeeping and maintenance services, free Wi-Fi, invitations to community events, and brand memberships.

Half of the units within this building require co-living guests to stay for a minimum of 7 consecutive nights.

We anticipate receiving interest not just from the typical younger professionals looking for a vibrant, sociable life in high-quality accommodation but also from corporate residents with work commitments in the region for periods from a few days to a few months, seasonal tourism workers, and others whose work is entirely unconnected with Tāhuna | Queenstown, but who seek a pleasant and stimulating environment in which to live while they do their work. This last category of residents can be described as 'digital nomads'.

WHO IS THE OPERATOR OF THE CO-LIVING HOTEL?

Yet to be announced.

Frequently Asked Questions

Te Taumata | Lakeview - The Concierge

WHAT CAN THE CONCIERGE ASSIST WITH?

The Concierge will serve as a 'go-to person' for guests and residents of Te Taumata | Lakeview, catering to their needs and making their experience as pleasant and convenient as possible, leaving a lasting impression.

At Te Taumata | Lakeview, residents' and guests' needs are always at the forefront of our minds.

Please refer to page 21 in the manual for a list of services available.

HOW MANY STAFF WILL BE ON THE SITE?

At least one person will be available at The Concierge desk to ensure an unforgettable stay. Subject to change due to peak periods.

WHAT ARE THE SECURITY MEASURES ONSITE?

There will be secure electronic entry, monitored Concierge desk, and keyless entry available for all residences.

WHO MANAGES THE BUILDING MAINTENANCE?

The Concierge will handle building maintenance needs in conjunction with the Body Corporate.

DO RESIDENCES COME WITH STORAGE CAGES?

Adequate communal storage is available to accommodate all the recreational equipment required during your stay in Tāhuna | Queenstown. The management of this shared storage is overseen by The Concierge team, and its usage is included in the owner fees.

IS THERE A DRYING ROOM FOR MY WET SKI GEAR?

Yes, as we know, this is a key requirement of our residents and guests when staying at Te Taumata | Lakeview.

Te Taumata | Lakeview Digital Concierge App

Te Taumata | Lakeview offers a harmonious blend of walkability and smart mobility solutions. Our thoughtfully crafted Transportation Strategy and accompanying LV Digital Concierge App embodies our commitment to a sustainable lifestyle, convenience, and a true sense of community.

Indulge in the thrill of driving without the burdens of ownership. Valued Te Taumata | Lakeview residents gain exclusive access to our prestigious LV fleet, boasting an array of standard and luxury electric vehicles. Let our concierge service take care of your logistics with white glove transportation offerings ranging from valet parking to chauffeur-driven excursions to ensure every voyage is luxurious and enjoyed in comfort.

The LV shuttle bus service travels to a plethora of local destinations. And for a shared travel experience, our carpooling feature invites connection while curbing individual car usage and fostering community bonds. For health-conscious and environmentally friendly travel, you can easily book a range of bicycles, all through our LV Digital Concierge App at residents' fingertips.

Frequently Asked Questions

Residences

HOW MANY LIFTS ARE THERE?

There are two lifts in each building.

WHAT IS THE ENERGY RATING?

Te Taumata | Lakeview will meet the NZ Building Code Standards and aspire to operate with a net carbon neutral.

ARE THE WINDOWS DOUBLE-GLAZED?

Yes.

ACOUSTIC STANDARDS

Internal noise levels from external sources: The Building envelope will be constructed and insulated to comply with 40dB internal noise levels at all times within all habitable spaces.

Background noise design criteria from building services: Building services are to be designed and acoustically treated to meet noise I between 30-45 dB in bedrooms and other spaces, which is better than the District Plan and AS/NZS 2107 requirements.

WHERE ARE AIR CONDITIONING UNITS LOCATED?

Air conditioning units are positioned at roof level on the plant room and car park, not on balconies, to maintain a pleasing aesthetic and support our acoustic standards.

HOW IS RUBBISH DISPOSED OF?

Rubbish will be collected in dedicated bin rooms positioned on each floor. The Building Manager will be responsible for collecting rubbish and managing the removal of this waste.

ARE BBQS ALLOWED ON THE BALCONIES?

Yes.

WHAT ARE THE CEILING HEIGHTS?

Buildings are architecturally designed with a sense of space at the forefront of their design. All living rooms have a minimum ceiling height of 2.7m, and ceiling heights in wet areas and bedrooms are 2.4m at a minimum.

ARE RESIDENCES EQUIPPED WITH SMART HOME TECHNOLOGY?

Te Taumata | Lakeview residences will be equipped with elements of Smart Home Technology, integrating various devices and systems to create a more convenient, secure and energy-efficient environment. These devices are connected to the internet and can be remotely controlled and automated via smartphones, tablets and control panels.

Our goal is to enhance the quality of life for residents by providing greater control over their living spaces and resources. Further upgrade packages are available upon request.

IS THERE POWER POINT ACCESS ON THE BALCONY?

Yes. Please refer to the electrical plan for the specific location.

HOW OFTEN WILL THE WINDOWS BE CLEANED?

All non-accessible external glazed elements will be cleaned twice per year.

ARE THERE RESTRICTIONS ON WHAT CAN BE STORED ON BALCONIES?

Storage of items on balconies is prohibited primarily for safety, and to maintain a streamlined external appearance to showcase the world-class architecture.

CAN I HAVE A COMPLETE TURNKEY SOLUTION?

Yes. A select group of preferred furniture partners have a range of turnkey solutions available so you can move into your apartment fully furnished. For the leaseback and management agreement residences, these complete turnkey packages will need to comply with the Te Taumata | Lakeview design and standards.

Frequently Asked Questions

Residences

CAN I SELL OR RENT OUT MY UNIT?

You are most welcome to sell or rent out your unit. This must be facilitated by the preferred Te Taumata | Lakeview agent.

ARE WINDOW FURNISHINGS PROVIDED?

A range of window furnishing options are available as an upgrade.

CAN I ON-SELL MY APARTMENT PRIOR TO SETTLEMENT?

You may only on-sell your apartment before settlement if you have obtained written consent from Te Taumata | Lakeview. Please contact kiaora@lakeviewtetaumata.nz for further information.

HOW WILL BUYERS TRACK CONSTRUCTION PROGRESS?

We understand this is an incredibly exciting time for purchasers. We will send regular construction updates and provide a live onsite camera login to watch the progress.

WHAT TAXES AND/OR DUTY IS PAYABLE ON THE PROPERTY PURCHASE?

New Zealand has favourable property investment conditions, and there are no capital gains, stamp duty or land tax payable when purchasing. A "bright-line" tax can apply when selling property in New Zealand, depending on your circumstances. We recommend you seek your own advice.

EXCLUDING THE APARTMENT PURCHASE COST, WHAT OTHER COSTS ARE THERE?

Apart from your professional advice costs (accountants and lawyers), there are no other acquisition costs.

Legal

WHAT IS THE MINIMUM DEPOSIT REQUIRED TO SECURE AN APARTMENT?

A 10% deposit is payable but with a preference for 20%.

IS THERE A SUNSET CONDITION IN THE CONTRACT?

Yes. The sunset date is 36 months after Vendor Conditions are satisfied or waived (relating to consent and feasibility).

The vendor has 24 months from signing the Contract to confirm satisfaction or waiver of the Vendor Conditions.

HOW LONG IS THE DEFECT PERIOD?

12 months, in addition to the implied warranties under the Building Act 2004 to provide further confidence.



— Bringing together a team of local and global architects, landscape and urban designers, artists, placemakers, planners, engineers, sustainability experts, and constructors we have envisioned Te Taumata | Lakeview as this magnificent new place.

Developed by

**NINETY
FOUR
FEET**

Centuria

**Britomart
Hospitality
Group**

In conjunction with

MONK MACKENZIE.

architectus



neoscape
project management

NFF

94 Feet is a real estate development and investment group with operations in Australia and NZ. Proudly family owned and run, 94 Feet has forged a reputation built on professionalism and attention to detail while creating vibrant, inspiring and sustainable places for people to work, learn and live.

Centuria

Centuria Capital Group is an ASX-listed specialist investment manager with a 35- year track-record of delivering a range of products and services to investors, advisers and security holders.

Britomart Hospitality Group

Britomart Hospitality Company focuses their passion for development and design, great customer experiences, and great food and wine to create outstanding bar and restaurant experiences.

Monk Mackenzie

Monk Mackenzie is an award-winning architectural practice with a record of designing and delivering elegant architectural solutions. They aim to make a lasting contribution to the built environment in a sustainable and environmentally intelligent manner.

Architectus

Architectus is an architecture and urbanism practice designing places and spaces tuned to their communities, context and culture. Advocates for integrated design, they apply a rigorous and tailored approach to create environments that are inspiring and enduring.

Aukaha

Aukaha is a mana whenua-owned consultancy that delivers services across the takiwa (of our Papatipu Ronaka shareholders. The Mana Ahurea Design team work in a Co-Design manner with project design teams to realise mana whenua aspirations in the design).

Neoscape

Neoscape is a dynamic, solution-focused, development management and project management company. Neoscape works nationally throughout Australia and in New Zealand across a variety of sectors.

Every precaution has been taken to establish the accuracy of the materials herein at the time of printing, however, no responsibility will be taken for any errors or omissions. The information set out herein, including any specification, illustration, perspectives, and plans are indicative only, subject to change without notice and do not form part of any sales agreement of the Unit. Prospective purchasers acknowledge that they have had a reasonable opportunity to seek legal, technical, and other advice or information and that it has either obtained that advice or information or has decided not to do so of their own accord. The Specification herein is for guideline only and does not constitute an offer or contract.

L
V