

JUNE 2007

The Highlander



Welcome

We are delighted to introduce this first issue of The Highlander, a regular update on The Highlands at Jacks Point.

In this and future editions, we'll keep you informed about progress and development, opportunities to buy, goings on at Jacks Point and anything else that may be of interest.

HIGHLANDS SHOW HOME

Mid February saw The Highlands open its first show home, which also doubles as our onsite sales office and is itself for sale, by negotiation.

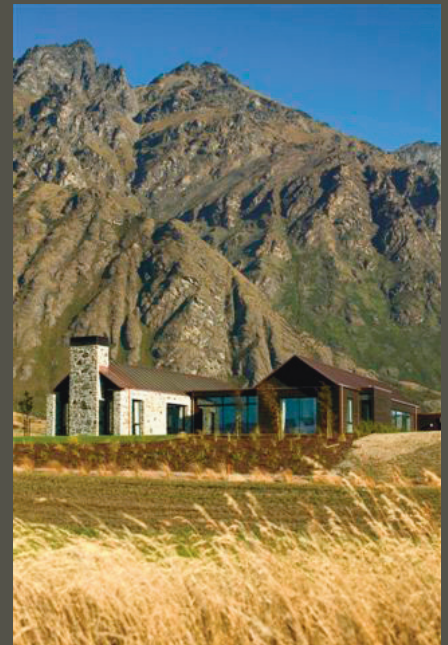
Designed by MAP Architects in Christchurch and built by Summit Build in Queenstown, the four-bedroom, two-bathroom luxury home occupies a premium site in The Highlands, commanding sweeping views of the lake, Coronet Peak and the Remarkables mountain range.

"When breathtaking landscape collides with extreme climate, it calls for a confident but respectful architectural response," says Kerry Mason of MAP Architects.

Designed to enhance these extremes, the house carefully infuses landscape and courtyards to provide maximum privacy and views for lazy summer evenings, whilst offering the warmth and security to 'bunker down'.

It draws on a restrained pallet of timeless materials, chocolate-coloured timbers, copper roofing and local stone. All chosen to evoke a proud sense of heritage.

The Jacks Point philosophy is to carefully integrate the community into the land, with architectural design controls aimed at enhancing the natural landscape with sympathetic building materials and colours.



Jacks Point Golf Course ready for play!

The Jacks Point 18-hole world-class championship golf course is now complete and will open for play in October this year.



The course has been designed by golf architect John Darby, who has also been involved with Millbrook in Queenstown, Clearwater in Christchurch, Denerau in Fiji and many more.

Nestled within the montane grasslands, dramatic outcrops of alpine rock and swathes of Matagouri scrub that epitomise Jacks Point, every hole contests nature but rewards with unsurpassed views.

With each hole offering three different tee difficulties to choose from, golfers of all levels have the opportunity to enjoy this stunning course.

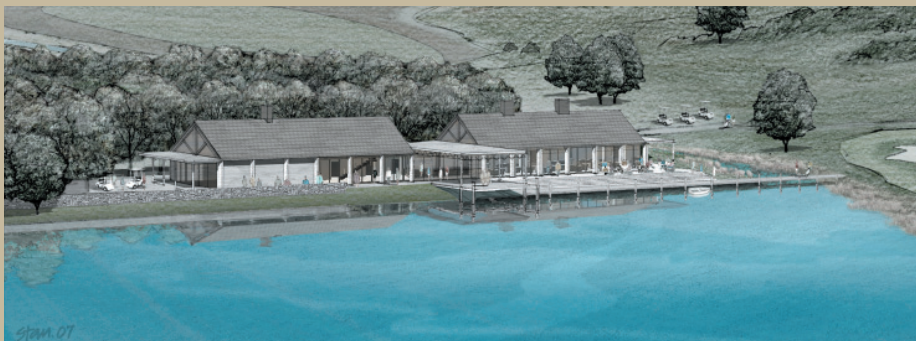
The magnificently appointed clubhouse, depicted below as an artist's impression, will

be positioned overlooking the 18th fairway and green.

The golf course not only provides in excess of 250 hectares of manicured open space, including picturesque walking tracks, but it also adds to the prestige and lifestyle appeal of living at Jacks Point.

All residents at Jacks Point have the opportunity to play this magnificent course, either as a member of the Jacks Point Golf Club Incorporated or as a green fee player.

The golf course is privately owned by Jacks Point Land Ltd but will be leased to Jacks Point Golf Course Ltd, who will be responsible for the day-to-day operations of the course.



Queenstown News

NEW AQUATIC CENTRE

Construction of the \$18 million Queenstown Aquatic Centre in Frankton is expected to be completed in March 2008.

An extension of the Queenstown Events Centre, it will feature a 25-metre lap pool, learners' pool, large spa and health and fitness centre, lazy river, toddlers' pool, leisure pool and twin hydro slides.

AIR NEW ZEALAND TRIALS NEW TECHNOLOGY

Air New Zealand has confirmed it is trialling new avionics technology which would greatly assist bad weather landings and take-offs at Queenstown Airport.

The new technology would enable Air New Zealand flights to get into Queenstown in bad weather with visibility as low as 153 metres, compared to the current 615 metres. Qantas is also reported to be trialling the new system with good results.

SKI FIELD OPENING DATES

Coronet Peak is due to open June 9, with The Remarkables due to open June 23.

Market Update

Recent quotable revaluation of Queenstown Lake property indicated a 75% increase in value since 2002 levels, with the region now globally sought after.

With over \$650 million of infrastructure either planned or underway by the Queenstown Lakes District Council and with Queenstown growing at nearly four times the national rate (the Lakes District population is projected to increase by 64% by 2021), there's no sign of a slowdown.

How Jacks Point got its name

The name Jacks Point came about as a result of an extraordinary act of heroism.

145 years ago, in the winter of 1862, an early runholder named Rodgers set off by boat across Lake Wakatipu to return to his station. He had with him two other men. The first, named Mitchell, was a recent arrival from Britain who had served as an officer in the 42nd Highlands Regiment and the second was a local called Jack Tewa, known as Maori Jack.

Part way across the lake the boat was struck by a violent squall and capsized. Jack supported Mitchell who was clinging to the upturned keel, unable to swim, while Rodgers attempted to reach shore. Unsuccessful, Rodgers returned as Jack swam after Mitchell, who had lost his hold and drifted away.

Meanwhile Rodgers succumbed and fearing that he could not continue to support Mitchell, Jack dived under the boat, cut away the halyards of the mast, pulled the mast free and managed to right the boat.

Having paddled to shore, Jack carried the unconscious Mitchell to high ground, wrapped him in wet blankets and ferns and set off in the dark for help.

On his return the next morning, Jack and his fellow rescuers saw a collie dog jump from Mitchell's body and disappear into the bush. This dog had been lost as a puppy a year earlier and Mitchell later recounted how it had come from the bushes and laid across his shivering, dangerously hypothermic body throughout the night, keeping him warm. Mitchell maintained that he would not have survived but for the warmth of the dog's body.

The Wakatipu community acknowledged Jacks Tewa's heroism with a dray and team of bullocks and he received a medal from the Humane Society of Britain as well as a silver hunting watch from the very grateful Mitchell.

That same year, Jack was the first man to discover gold in the Arrow River, changing the course of history for the area from a pastoral region to a bustling gold mining community set to become one of the world's richest sources of alluvial gold.

Intrawest joins Jacks Point

Canadian-based Intrawest ULC has joined forces with Jacks Point and Fletcher Construction to develop and market the village centre at Jacks Point.

Intrawest has been very successful in well-known locations such as Whistler, Blackcomb, Mammoth Mountain, Maui and many more.

The village centre, set beside a 10-acre lake, will be the heart of the township. It

will have a mix of retail, commercial and residential elements similar to central Queenstown, but all designed to blend into the environment and to capitalise on the breathtaking beauty of the lakefront and majestic Remarkables mountain range.

The village centre design will have a strong focus on pedestrian landscaping, public walkways and a relaxed waterfront atmosphere.

10 key facts about Jacks Point

DID YOU KNOW...

- 1) Building site coverage at Jacks Point is limited to only 5% of the total land area, with the remainder designated to parklands and recreational areas
- 2) The entire zone covers 1200 hectares (3000 acres)
- 3) Jacks Point has been located to offer maximum sun all year round as well as enviable views of Lake Wakatipu and a 360° mountainscape, including Coronet Peak and The Remarkables
- 4) Public walking tracks will span 35km through Jacks Point and along the lakefront
- 5) Home sites at The Highlands are the most elevated within Jacks Point
- 6) Jacks Point provides and operates its own new infrastructure, which will create state of the art assets for the new township
- 7) Each hole on the spectacular 18-hole championship golf course has three different tee difficulties to choose from, giving all levels of players the opportunity to play
- 8) The name Jacks Point came from a 19th century Maori named Maori Jack
- 9) The Jacks Point development philosophy is to create exceptional living environments centred on open space, rural activities, natural values and recreation
- 10) Jacks Point enjoys four distinct and captivating seasons, each highlighting the dramatic and diverse landscape in and around Jacks Point



Nigel Boland

"It's certainly the best drive to work I've ever had, and the view from my office window is pretty stunning as well!"

Highlands Sales Manager Nigel Boland took up his position at the beginning of April, having been associated with several of Queenstown's larger developments over the past eight years.

Originally from the Southeast of England, Nigel came to New Zealand in 1993 together with his wife Veronica and two sons.

Although based in Auckland since then, Nigel's development roles have seen him in Queenstown on a regular basis, so he jumped at the opportunity to be part of the evolving Jacks Point community.

"The quality of the offering that we have here at The Highlands is simply fantastic, and I look forward to working with our customers to bring their plans to fruition and also to developing working relationships with local homebuilders."

Nigel's sons are both at university in Auckland so will be staying up north, "although I suspect I'll be seeing a lot of them during the ski season," he adds.



Hot Lots

LOT 5090 (1000 SQM)

Enjoy a real sense of open space with the Remarkables mountain range on your doorstep. This site borders a reserve and has unobstructed views of the Remarkables. \$425,000.



LOT 5026 (955 SQM)

This site is elevated with westerly views to the water and north to Coronet Peak. \$475,000.

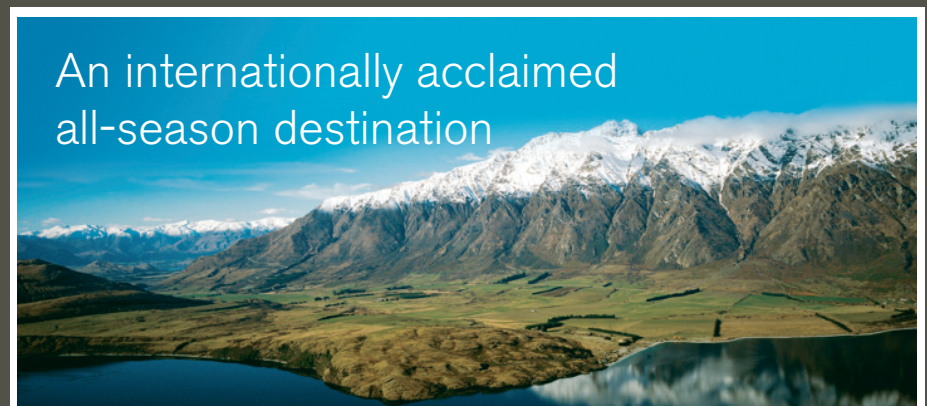


LOT 5038 (960 SQM)

Again elevated, this site enjoys water and surrounding mountain views. A great position for all-day sun. \$545,000.



Ask us about the advantages of investing at Jacks Point as an overseas purchaser.



An internationally acclaimed
all-season destination

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Call Nigel Boland on 0800 843 444

We have a range of settlement options to suit most purchasers and can also assist with architects and builders. There is no set timeframe within which you need to build and it's a great time to invest.

Call us today or email Nigel at nigel.boland@hanover.co.nz to discuss how you can be a part of the unique opportunity at Jacks Point.



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