



THE PROPERTY GUIDE



Welcome to Millbrook Resort

Located between historic Arrowtown and a vibrant Queenstown, New Zealand – Millbrook Resort is a world class, four season lifestyle destination.

Surrounded by majestic mountains and blessed with stunning natural scenery Millbrook is a very special place for everyone to enjoy.

The following is an overview of Millbrook Resort's history, amenities and facilities. We will explain how the resort operates and in particular share specific details about owning a property here. We'll also cover Millbrook's acclaimed Country Club, boutique hotel operations and Millbrook's on-going property development.

We are especially excited to introduce Millbrook's latest golf offering which will allow two challenging 18 hole golf experiences from the Spring of 2021.

We trust you will find this information useful as a way of gaining first-hand knowledge of a very desirable and unique property located amidst the deep lakes and even taller mountains of this Central Otago region of New Zealand.



The Magic of Millbrook

Beginning before you even arrive at the resort, the magic of Millbrook starts with breathtaking views across the spectacular Wakatipu Basin as you enter by car or by air. In the centre of it all and just 20 minutes drive from Queenstown's international airport you arrive at Millbrook's famous avenue of English Oaks, Scotch Elms and 150 year-old Redwoods. Bathed in summer sun, sprinkled with snow or bursting with spring blossoms, "The Avenue" gives a sense of the wonders that lie within, and, that you've arrived in an extraordinary place a million miles from the hectic pace of big city life.

New Zealand's South Island is world famous for its rare, unspoiled beauty - and fortuitously placed in this enviable Central Otago region lies Millbrook Resort's 266 ha. Formerly a farm renowned for the quality of its wheat production, Millbrook's rural heritage is immediately noticeable in the character and layout of its historic buildings. This rustic charm is complemented by modern facilities and a level of service professionalism that has placed it among some of the world's most famous lifestyle resorts where New Zealand hospitality is accompanied by outstanding attention to detail.

Over the years, Millbrook Resort has refined its reputation as a five-star, four-season Country Club - voted "Leading Golf Resort in New Zealand" in the World Travel Awards multiple times. One of the many factors for the resort's international acclaim is its spectacular championship courses, expertly designed as both a test for those seeking a challenge and a real pleasure for the less experienced.

Millbrook also boasts several tiers of luxurious accommodation offerings within its stunning surroundings. For the epicureans, the resort has a broad menu of memorable dining experiences, each with a level of diversity and culinary ingenuity to satisfy any international guest. Another of Millbrook's star attractions is The Spa. Internationally renowned, The Spa at Millbrook was recently voted "Best Luxury Wellness Spa for Australasia & Oceania" in the World Luxury Hotel Awards. In addition to the peaceful settings of Millbrook's pastoral valleys and hillsides, a day cocooned in The Spa's pampered luxury is the perfect way to restore body and soul.

The overall aesthetic of Millbrook Resort's timeless style sits quietly in the powerful, alpine landscape of the Wakatipu Basin. This position and effect is why so many property owners seek out the resort as a place to call home. There is a diverse range of freehold real estate options available for purchase covering various price points, sizes, configurations and interior styles opening up this Central Otago landscape to today's settlers.

Millbrook is proud of the fact that the protected expansiveness of the valley is reflected in the commitment where 95% of the Resort's 266ha will remain open space - complementing the facilities and golf courses. Much of this area is also accessible via extensive walking and biking trails for Country Club Members and guests to enjoy. In this way the long-term potential for the natural magic of the region to shine on for generations is facilitated.





Millbrook's Wider Environment

From every angle the surrounding Southern Lakes unfolds with breath-taking beauty. A landscape of sparkling emerald bodies of water and inspiring mountains crown the valley, and, just like the name of its most famous range suggests, they are truly 'remarkable'.

A short cycle ride from Millbrook will lead you to the quaint historical community of Arrowtown where you'll find varied expressions of New Zealand life from the ancient to the modern. Arrowtown's architecture, cuisine and shopping ties these various periods of time together into a unique experience.

The vibrant and metropolitan Queenstown with enough activities, interests and pastimes to fill entire seasons is a short 20 minute drive west. From exhilarating and challenging adventures to passive

and peaceful endeavours, Queenstown and further afield to Glenorchy, Cromwell, Cardona or Wanaka, all offer a huge range of activities for everyone.

Queenstown and the surrounding regions continue to stamp their authority on the world stage with its climate and soil types providing some of the world's best wine. The real superstars – the Pinots – are known around the world for award winning vintages crafted by talented vintners.

For the angler, Millbrook lies within a stone's throw (or fly throw) away from some of the best fishing rivers and lakes in New Zealand. Many travel from all over the world to test their skills against fresh-water salmon and trout. You only have to head down the road to have a go for yourself.







A Reason for Every Season

One of the many distinguishing features of life at Millbrook is that the wonder does not rely on just one season. When you own a property here, there are outstanding activities to enjoy all year round. The Southern Lakes and Central Otago region enjoy the benefits of four beautifully distinct seasons when every few months signals a whole new range of wonderful experiences to engage in.

Spring officially starts on September 1st with temperatures ranging between 8°C and 15°C with beautiful, crisp, fresh days and cool evenings. Daffodils and snowdrops line The Avenue, trees come to life with blossom, ducklings play in Mill Pond and lambs frolic on the surrounding farmland. It's a perfect time for spring skiing or exploring the regions farmers' markets and wineries.

At the end of November, high summer sets in with long, warm sunny days averaging around the mid 20's, ideal for outdoor fun in the sun. The region enjoys long twilights over the late December and early January months with daylight hours lasting till 10pm - perfect for barbecuing with family and friends. Contrary to the belief that Queenstown is a winter destination, the extensive range of bike trails, "Great Walks", water sports and golf makes summer our busiest period for both visitors and property owners alike.

Autumn arrives in March and is famed for its calm, settled weather - still warm, with occasional hot spots and balmy evenings. As the leaves begin to turn colour on trees throughout the district, the magnificent hues of golden yellow and crimson red are spectacular enough to warrant their own Autumn Festival in Arrowtown complemented with local craft beers, foraged foods and great music. Due to the low humidity and lack of wind, the region's autumn leaves remain a photographers dream for weeks.

Winter (June to August) is a truly magical time of the year. Multiple ski areas within one hours drive, plus heliskiing and snowmobiling options, make the region a haven for winter sports enthusiasts. Skiing in the morning and golfing in the afternoon remains on offer during Millbrook winters, after which you can relax in one of our hot pools before enjoying a glass of local Pinot Noir in front of a roaring log fire – a day that is hard to beat. Winter temperatures average between 4°C and 8°C with stunning white frosts, clear blue skies and very little wind. Occasional snowfalls down to the lake's edge add to the perfect winter experience at the resort.



Millbrook – 150 Years in the Making

1850

1860

1870

1880

1890

1900

● 1862

A young man, Peter Butel, lands at Port Chalmers with two friends, Tom McEntyre and William Paterson. These three young adventurers - a Frenchman, an Irishman and a Scotsman - stocked up in Dunedin and proceeded to walk to Arrowtown (then known as Fox's), a gold-mining town in its infancy. Their arrival was only three years after Europeans had first set eyes on the pristine valley where Millbrook now lies.



● 1864

While others rush for gold, Peter Butel and his brother John establish two successful farms serving the larger community, a watercourse that would provide Arrowtown's water supply, a saw milling business, a renowned flour mill and a reliable electricity supply to Mill Farm.



● 1870

Throughout this decade, Peter Butel establishes trees on the resort including the majestic avenue of Oaks, Elms and towering Redwoods. His original orchard remains beside the aptly named Orchard Hill homes. As well as fruit trees, he grows several varieties of grape vines. It is likely that Peter was the first New Zealand vintner, beating the current Otago vineyards by more than a century.



● 1890 - 1974

When John Butel dies in 1903 he passes his part of the farm onto his sons and their sons and daughters, who successfully run it until 1974, when it is sold to Peter Basil Sterling, a merchant from Australia who renames John Butel's original farm to "Dalglish".



● 1987

A group of investors - including the Ishii family - purchase Peter Butel's farm, now known as Millbrook Resort. They recognise the unique potential of this property and create a vision to develop a world-class lifestyle resort never before seen in New Zealand. Farm buildings are sympathetically converted into key resort facilities. Peter Butel's original homestead becomes Millbrook's reception and administration building. The Millhouse Conference Centre and Millhouse Restaurant are built from the restored ruins of the original flour mill, keeping the functioning water wheel in its original location. The stables are converted to the Stone Barn Kitchen, the granary becomes the Hole in One Café with the adjacent blacksmiths shop and smoke house now celebrated as Smithy's Smoke House.

From its days as a wheat farm to a world-class lifestyle and recreational resort, Millbrook has always held the long-term intention of maintaining this remarkable place while creating an enviable lifestyle for those who live here. Not surprisingly, we have attracted

people who are remarkable in their own way. In an effortless and unaffected way, Millbrook and the surrounding region seems to draw like-minded owners who share a lifelong view of the resort as a place where both community and friendship is highly valued.

1980 1990 2000 2010 2020 2030

● 1993

Construction is completed on our first 18-hole championship golf course designed by Sir Bob Charles, and Butel Villas are officially opened by Prime Minister Jim Bolger. Millbrook Resort receives widespread international acclaim.



● 2001

The Spa at Millbrook opens and soon becomes recognised as one of the Top Ten Hotel Spas in the World. Adjacent to The Spa is a modern, fully equipped Health and Fitness Centre which includes a 25-metre heated swimming pool and three outdoor spa pools.

● 2008

Millbrook continues to expand its residential community with its carefully conceived western development setting new standards in fairway living.

The master plan provides for separate stages of development, all of which are draped around the exceptional new Coronet Nine.



● 2009

Prime Minister John Key opens the new Coronet Nine, a stunning and challenging additional 9-hole course designed by Scott Macpherson and Greg Turner, one of New Zealand's most accomplished touring golf professionals. The new Coronet Nine links with the existing Remarkables Nine and the remodelled Arrow Nine to provide three interchangeable 18-hole golf course configurations. Millbrook also opens its outstanding all-weather driving range and teaching facility in the cleverly converted former Mt Soho Station woolshed.

Several kilometres of scenic walking trails are added which completes a vital portion of the Wakatipu Trails Network linking Arrowtown and Queenstown.

● 2014 →

Millbrook purchase neighbouring Dalglish Farm (now known as Mill Farm) to begin a new \$50 million development. Alongside a robust environmental rejuvenation with native plantings and water way restoration Millbrook begins work (2018) on a new nine hole extension, bringing the entire golf offering to 36 holes. 42 home sites are added to the entire resort in the "Mill Farm" development on two distinct plateaus, including one plot offering the farm's historical cottage which has been kept intact over the last century.





The Wider Millbrook Community

Visiting or living at Millbrook Resort affords access to a wonderful array of natural beauty and outstanding facilities. From kilometres of bike or walking trails alongside groves and links to perfectly restored century old buildings now standing as hotel and restaurant facilities, the resort offers a diverse yet unified sense of community living.

The diversity of offering at Millbrook means there is something for everyone. Many of the current owners regularly use Millbrook as a place for the whole family to come and enjoy. It's a place where children and grandchildren can walk, ride, ski, snowboard, hike and fish - all a short distance from Millbrook.

While the area has all the benefits of a destination where you can escape the frantic pace and demands of big city life, its accessibility by air is unique. Queenstown is connected to the world with daily international and domestic flights. The appeal of the Millbrook way of life will continue on for generations to come.





36 Holes of Extraordinary Golf

Owning a home at Millbrook places you right in the midst of a very special golfing opportunity. There are few places in the world that not only have extraordinary links surrounded by stunning alpine scenery, but can also offer an entire 36 holes of this level of golf. Complementing our existing 27 holes the new nine holes at Mill Farm allows us to provide two distinct 18 hole courses teeing off in the spring of 2021.

With reference to our gorgeous surrounds, the original 18 hole championship course designed by Sir Bob Charles will be known as The Remarkables and the amalgamation of the Coronet 9 and new 9 at Mill Farm will be crowned as The Coronet Course.

While the finer details will be released closer to the opening date, the general concept is that Members will have exclusive use of 18 holes on any given day throughout the season while guests enjoy the alternative course. In this way, our year-round golf opportunities remain diverse and dynamic.

The entire New Zealand golf community are excited about what course designers Greg Turner and Scott Macpherson have created at Mill Farm.

Working with the undulating topography of the farm's various elevations and geology the design team has developed these final nine holes in complete harmony with the land. Jutting outcrops of schist and weather worn ravines create natural hazards, that, if avoided, lead to long green fairways where the last distractions are awesome alpine views from great heights. This is fantastic golf and raw nature at its very best.

Combining Mill Farm's newest holes - offering some of the best highland golfing in the world - with the existing courses, Millbrook continues to raise the bar by providing a well balanced and challenging game. With up to five tee locations on all holes, our Remarkables and Coronet courses provide a fantastic outing for all golfers, while also offering exceptional challenges to the professionals playing in the NZ Golf Open which we continue to host.

Imagine then, your home in amongst it all complete with year round coaching facilities, an all-weather driving range and a full and varied membership programme of activities and competition.





Membership at Millbrook

Millbrook membership provides something for everyone. Many of our current owners see Millbrook as a place for their entire family to enjoy the diverse range of activities which the resort provides. Children and grandchildren can walk, ride, ski, snowboard, hike and fish - all within a relatively short distance from home. And, if anyone in the family needs to travel for work or leisure Millbrook is well connected to the rest of the world with daily international and domestic flights from Queenstown. The Millbrook way of life inspires wellness across the whole family which may continue for generations to come.

The Next Generation

Two new membership options are offered to adult children of Millbrook Members. Individual Youth Extension Membership is available to all eligible adult children aged between 26 - 30 years at the commencement of each new membership year.

Alternatively, the Next Generation Family Membership is available to all eligible adult children over the age of 25, with no age restriction to activate - the qualifying criteria being that their parents are current financial Members. This enables a separate and new Family Membership to be established and enjoyed at a 50% discount on the application fee.

The Country Club

Millbrook has been a very special place for Members and guests since the resort opened in 1993. Our owners/Members have helped Millbrook become what it is today – a world-class resort and lifestyle community. Millbrook is a place where life long friendships and a shared camaraderie are often forged.

It is a prerequisite for people buying property at Millbrook to become Members of the Country Club (membership is not included with title to the property). There is a simple application process normally completed within two to three working days. The application fee and pro-rated annual dues are payable upon settlement of the property purchase. Millbrook Resort maintains a strong focus around family. All memberships are Family Memberships which include the Member, their partner/spouse and children up to 25 years of age.

Membership provides a host of benefits and privileges including complimentary unlimited golf, use of the Health & Fitness Centre, discounts across Millbrook's retail outlets and The Spa at Millbrook. On top of this there is exclusive access to our calendar of special events throughout the year.





Frequently Asked Questions

What is Millbrook Resort?

Millbrook Resort is a year-round Country Club and lifestyle resort set amidst some of the world's most spectacular alpine scenery. It incorporates a boutique hotel, two 18 hole championship golf courses, multi award-winning day spa and a number of outstanding dining options.

Where is Millbrook Resort?

The resort is located in the South Island of New Zealand, being 50 minutes by air from Christchurch and 90 minutes by air from Auckland. Millbrook is situated just outside historic Arrowtown and only a short 20 minute drive from the International Airport or from central Queenstown.

What recreational facilities are available at Millbrook Resort?

Millbrook Country Club offers its Members and guests two superbly crafted and magnificently presented 18-hole championship golf courses. The outstanding all-weather driving range and coaching facilities provides one of the top training and teaching facilities in New Zealand. The Health and Fitness Centre includes a fully equipped gym, multi purpose fitness studio catering for an extensive range of classes, 25 metre heated pool and three outdoor spa pools. Other facilities include tennis (two grass courts and one Plexipave hard court), mountain bike hire, pétanque and volleyball courts. Several kilometres of walking and biking trails on the resort also link with the Wakatipu Trails network between Arrowtown and Queenstown (via Lake Hayes). The Spa at Millbrook, with its 10 treatment rooms, features regularly in the World Luxury Spa Awards and provides a complete range of therapeutic and beauty treatments for all.

What is the ownership tenure of property at Millbrook?

All properties are on freehold (fee simple) titles.

Can I get Millbrook to maintain my property?

Millbrook's Maintenance, Landscaping and Housekeeping departments can be engaged to maintain and service your property upon request.

Can my property be rented?

Yes. Privately owned properties at Millbrook may be rented through Millbrook's commercial renting programme.

Can I have my own home custom designed if I purchase a vacant section?

Yes - Millbrook has comprehensive Design Guidelines that must be adhered to. Millbrook's Design Review Panel must firstly approve all plans.

Does Country Club Membership come with the title to a property?

No - Membership is non-transferable. All property owners at Millbrook must either be, or become, Members of the Country Club.

Can I have a dog or a cat in my home at Millbrook?

Yes, subject to approval. There is a Pet Policy which is strictly enforced. If you choose to have a pet in your Millbrook home, the property cannot be included in Millbrook's commercial rental programmes.

How do I buy a property at Millbrook?

Millbrook Realty Ltd (Licensed under the REAA 2008), the resort's own on-site real estate agency, is prominently located on The Avenue and is open seven days a week. Almost every property available

for sale at Millbrook Resort (both re-sales of existing properties and new developments) is displayed in the Property Office and online via the Millbrook website. Our licensed salespeople are vastly experienced and have a wealth of knowledge about all aspects of property and the purchasing process at Millbrook Resort. You are most welcome to call in for a chat anytime.

Can I have my own golf cart?

Yes, property owners at Millbrook can have their own private golf cart. However, they should obtain, understand and agree to the terms and conditions of Millbrook's Cart Policy prior to purchasing a cart. The Cart Policy includes rules on the appearance and use of carts in and around the resort and details of the applicable tracking fee.

Who owns Millbrook Resort?

Each individual residential property is privately owned on freehold titles. Millbrook Holdings (NZ) Limited – a company owned by the Ishii family's interests in Japan – own Millbrook Country Club Limited (MCCL). Millbrook Holdings also owns Millbrook Infrastructure Company Limited (MICO) which owns the infrastructure and land that is of common benefit to residents and the resort's commercial operations (roads, pipes etc). MCCL owns the commercial and future development areas of the resort. MCCL also owns Millbrook Realty Limited (Licensed REAA 2008) which sells real estate at the resort for both private individuals and MCCL. The Ishii family has been involved in the ownership and continuing development of Millbrook since its initial purchase in 1987.



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