

PREMIUM RESIDENCES IN AN
UNPARALLELED SETTING

THE RESERVE





THE RESERVE CONCEPT

Offering expansive views of the river terrace and golf course as well as the rugged beauty of the Kawarau River and Crown Range, a selection of extremely spacious land packages (ranging between 1,500 – 2,600 sqm) defines this exclusive neighbourhood.

Complementing the grandeur of the expansive vistas, the golf course is located on the doorstep of the new homes within The Reserve. This offers our discerning owners the beauty and ruggedness of the existing surrounds, coupled with the well-kept, manicured golf estate in the foreground.

This concept defines the dominant rural landscape with its broad open spaces and rocky outcrops, as well as setting the scene for a golfing experience like no other.





The Reserve occupies an area of 116 acres (47 hectares). This space allows it to retain its rugged countryside feel. The golf course will be sculpted along the lines of the river terrace and has been carefully designed to preserve the dominant effect of open spaces, trees and water features.

The gentle contours of playing surfaces, pockets of wetland and mountainous backdrop, coupled with a combination of native and exotic flora, all contribute to an immaculate setting in the heartland of New Zealand's vineyards.

Seamlessly integrated into this setting are a selection of manicured land packages, comprising of a total of 33 properties. Within easy access are some of the best hiking and cycling trails in the region, offering a variety of outdoor activities to our residential owners, as well as direct access to a selection of amenities on your doorstep.

This is all encompassed in an exclusive, gated community, blending seamlessly with the rural countryside.





GIBBSTON VALLEY GOLF COURSE & CLUB HOUSE

On the doorstep of The Reserve, the premium 9-hole golf course and Club House captures the pristine beauty of the valley with manicured greens and prominent rocky outcrops, expertly sculpted along the Kawarau River terrace.

THE RESERVE SITE PLAN

Designed to offer maximum sunshine, together with stunning golf course and mountain views, these north facing sections provide a premium location within easy access to the Club House and Vintner's Village.





THE RESERVE

DESIGN CONCEPTS

To ensure your home is the perfect fit for the section chosen, whilst complementing the natural landscape, we have created a range of design concepts.

Each concept fully complies with The Reserve Design Guidelines to guarantee a seamless approval and build process.

Designed by award-winning architects, Condon Scott, each concept plan has been developed to showcase the stunning golf course and mountain vistas, whilst ensuring a sense of privacy. Carefully planned exteriors complement the properties and make them fit seamlessly into the surrounding landscape.

With such premium sections at The Reserve, these design concepts will deliver a flawless finish to complete your quality of life when becoming a resident at the Resort.

DESIGN CONCEPTS - SITE PLAN

To guarantee that all properties at The Reserve have an outstanding vista, each design concept has been crafted to suit specific sections.



- **Single Storey**
The Gibbston, China Terrace, School House
- **Double Storey**
Gold River, The Glenlee, Methode Traditionelle, Diamond Terrace
- **Triple Storey**
Le Maitre

Please note that, should you proceed with your own build, there will be flexibility on the level of storeys you can build on your section.



THE GIBBSTON

The Gibbston design consists of two gabled pavilions, linked by a welcoming entry to the home. A contrast of darkly stained vertical and horizontal timber cladding differentiates the two pavilions, with accents of stacked stone schist echoing the surrounding alpine landscape. The outdoor pergola-covered courtyard is nestled between the two pavilions, creating a comfortable and readily usable outdoor living space that can be enjoyed year-round.

The light-filled gable at the end of the main living area is completely glazed, with strategic horizontal slatting to diffuse the incoming sun.

BEDROOMS: 3

FLOOR AREA: 248m²

BATHROOMS: 2

FLOORS: Single Storey





Please note all furniture, fittings, hard and soft landscaping, fires and BBQs are indicative only. Please liaise with our Sales Team to confirm specific details or exclusions.

CHINA TERRACE

China Terrace comprises three gabled pavilions all orientated towards the view, with the living wing in the centre and the master and guest bedroom wings on either side. The lower roof heights on the linkways between pavilions allows for the creation of more intimate spaces and a series of private outdoor terraces and courtyards that can be used at different times of the day, or as sheltered retreat areas depending on the wind direction.

Materials are robust, utilising steel cladding and schist with timber accents to soften the look and reflect the natural, ruggedly alpine surroundings of historic Gibbston.



BEDROOMS: 4

FLOOR AREA: 374m²

BATHROOMS: 4

FLOORS: Single Storey



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SCHOOL HOUSE

School House consists of three traditional gabled forms, with the structure of the central pavilion extending to create a prominent covered terrace, standing sturdily on two robust stacked schist columns. Horizontal upper slats disperse the sun through the upper gable windows and lineate the design, while rustic stacked schist walls with dark steel cladding give a classic modern Central Otago alpine feel.

The driveway access sweeps into the steel-clad garage and towards a welcoming entry located at the rear of the home, with minimal south facing windows creating a sense of privacy from the street.

BEDROOMS: 4

FLOOR AREA: 385m²

BATHROOMS: 3

FLOORS: Single Storey





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GOLD RIVER

The clean and modern geometric form of the double storey Gold River home juxtaposes with the naturally undulating landscape that encompasses the valley. The vertical timber cladding wraps the home in its entirety, with a gently angled roofline that soars towards the mountain vistas beyond. The upper level of the home extends over the lower level, creating deep eaves to provide respite from the Central Otago sunshine.

The darker stain of the ground floor cladding visually melds with the lower level, accentuating the 'floating' illusion for the box-shaped upper form.

BEDROOMS: 3 FLOOR AREA: 260m²
BATHROOMS: 2 FLOORS: Double Storey





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THE GLENLEE

The two-storey Glenlee design features a rustic, stacked schist ground floor, with the projected first floor clad in dark vertical timber weatherboard. The striking contrast of the external cladding results in the strong rectangular form of the upper level appearing to float above the lower, while remaining visually anchored by the stacked schist side wall. The use of stone is reminiscent of the naturally rugged scenery in historic Gibbston.

The covered terrace provides a seamless transition between indoor and outdoor living, with built-in louvres diffusing the Central Otago sun while retaining natural light and openness.

BEDROOMS: 3	FLOOR AREA: 316m ²
BATHROOMS: 2	FLOORS: Double Storey





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METHODE TRADITIONELLE

A luxuriously modern retreat, Methode Traditionelle features a contemporary cladding combination of warm vertical timber and rustic, durable board-marked concrete. The expansive, low-slung upper floor extends over the lower level, creating two distinct stacked forms. This is accentuated by the defined horizontal planes of the board-marked concrete roofline and mid-floor.

Generous glazed sliders in the living area lead onto the extensive, covered balcony space with uncompromised views, while the sheltered rear courtyard offers comfortable outdoor living year-round.

BEDROOMS: 4 FLOOR AREA: 383m²
BATHROOMS: 3 FLOORS: Double Storey





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DIAMOND TERRACE

Diamond Terrace comprises two distinct structures: the main home and rear pavilion. A small set of stairs leads into the main home's spacious, open plan upper level, with full height glazing spanning the northern aspect of the home to pay homage to the breathtaking views on offer. Wedge-shaped rooflines and interesting angles delineate the vertical, warm timber cladding, contrasting with the rustic board-marked concrete of the lower level.

The rear pavilion provides access from the main street frontage and is well-placed to create a sense of privacy. It includes an expansive garage, boat parking and front entrance, and is connected to the main two storey home via a light saturated linkway.

BEDROOMS: 5

FLOOR AREA: 340m²

BATHROOMS: 3

FLOORS: Double Storey





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LE MAITRE

Situated high on the elevated back sections of the site and built into the natural slope, Le Maitre uses a clever, stepped design that allows for uninterrupted views from every level of the three-storey home. Extensive, glazed sliders in the main living area open completely onto the wrapped terrace and green roof beyond to create a sense of spaciousness and a blurring of boundaries between internal and external spaces.

The upper and mid-levels are designed around two floating planes, consisting of the roof and floor. These distinct planes extend beyond the boundaries of the walls to create sheltered outdoor spaces and strong linear forms.

BEDROOMS: 5

FLOOR AREA: 365m²

BATHROOMS: 4

FLOORS: Triple Storey





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GIBBSTON VALLEY DESIGN STUDIO

Building a new home can be overwhelming. With this in mind, we've put together a team of experts as part of the luxury purchase experience to make the process stress-free and enjoyable.



The Gibbston Valley Design Studio will assist you from start to finish. This will include the highest standard of support and communication you would expect, starting with the initial purchase process, all the way through to the project management of the construction and interior design of your property, if you decide to proceed with one of the design concepts within The Reserve. Every detail will be organised to create a smooth and streamlined build experience so you can sit back and enjoy each step. If you do choose to work with your own architect to prepare house plans, the Design Studio can also assist you through this and the building process.



This luxury experience is all part of the journey you will embark on when becoming an owner at the Gibbston Valley Resort and the V.I.P privileges you will receive.



CONTACT

Need more information about this exciting new development? Get in touch.

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