



THE LANDING

Bay of Islands, New Zealand

VINEYARD VILLAS



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You have travelled the world, beheld its most beautiful vistas and savoured its most sumptuous flavours. You know the true value of luxury and privacy. Surrounded by the calm and secluded waters of New Zealand's Bay of Islands, The Landing is a property that embodies all of those qualities and more.

One of the world's most majestic locations with a landscape of panoramic ocean views, established vineyards, rolling green hills, native bush and island-dotted coast, The Landing offers the rarest of opportunities: the chance to own some of the most stunning coastal land in the world.



VINEYARD VILLA

Nestled within the property's established vineyards, boasting magnificent views and maximum privacy, our first Vineyard Villa is now available for sale at The Landing, with other sites also in development.

Designed by the award winning Cheshire Architects with a flowing openness to the stunning surroundings, this inviting three bedroom home is a sanctuary to make your own.

Taking advantage of the expansive views over the wetland valley and out into bay, the living quarters offer an open and welcoming space, perfect for entertaining. At the front of the house, a covered terrace provides year-round outdoor dining, while a sheltered courtyard to the west offers sunset views and an inviting open-air fire.



On the seaward side, the kitchen and generous living quarters soak in the morning sun and glass walls slide away behind stonework to transform the entire space into an outdoor room, a sheltered extension of its landscape. Nestled into the vineyard side, the large bedroom suites are enfolded by warm timbers, offering an intimate escape.

Surrounding the villa, a manicured lawn gently rolls into the vineyard, leading you to walking trails that connect the property to the beach and beyond. Weaving through native bush reserves, coastline, wetland areas and paddocks, you can explore the land, taking in magnificent views and sites of natural and heritage significance along the way.







**A WORD FROM
THE ARCHITECT**



“The Vineyard Villa is built from opposing delights. It pursues a fluid openness to its exquisite landscape and enriches this with weighty permanence. Stone is pulled from the earth of the site and arranged by artisans into a massive central wall. Emerging from the hillside, that stone flows through the very core of the house. To the seaward

side, the generous living quarters soak in morning sun. To the vineyard side, the private quarters are wrapped in a finely-grained timber shell. Here intimate suites look over vines, enfolded by warm timbers.”

- Nat Cheshire, *Cheshire Architects*



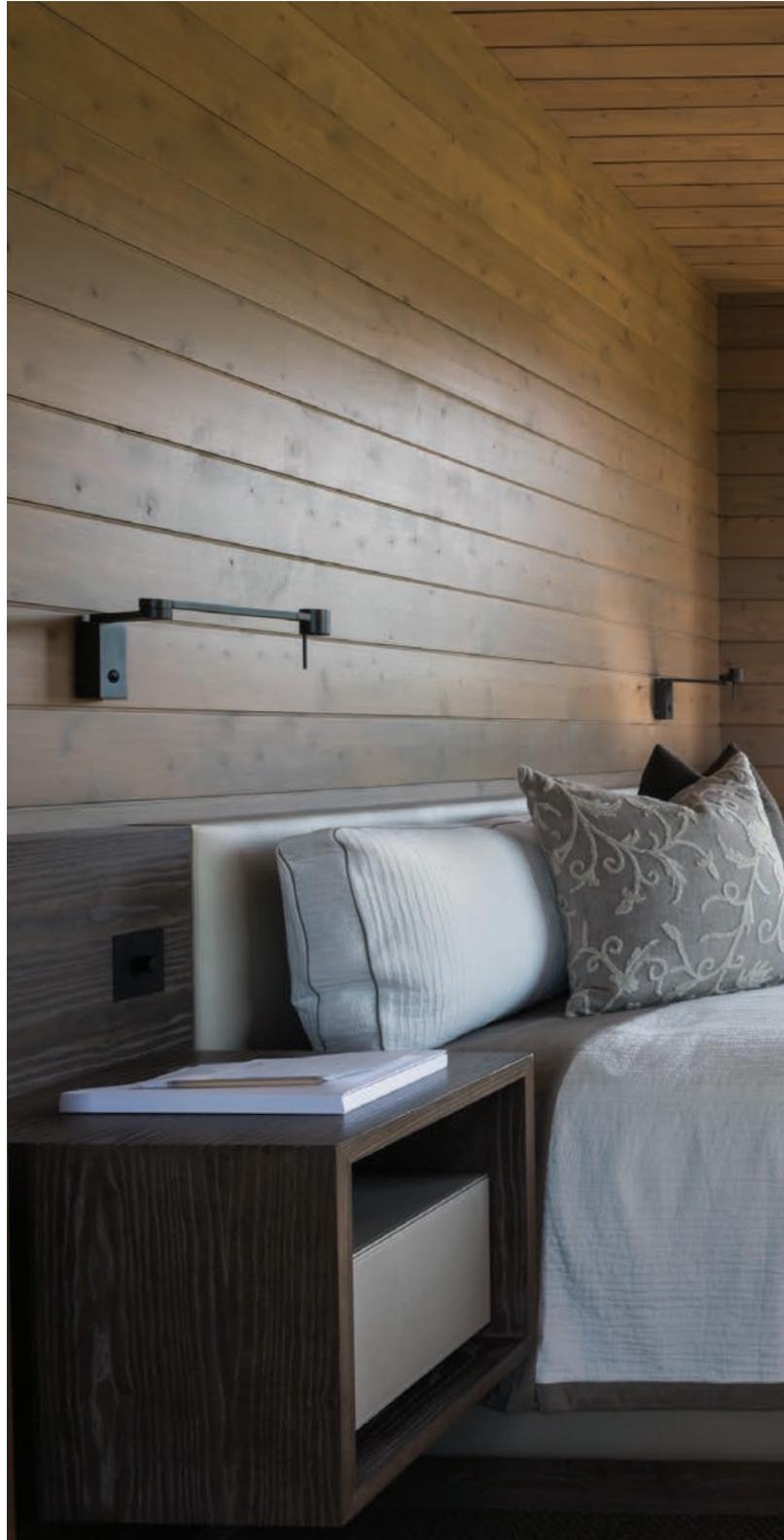
THE LIFESTYLE



The Landing's Vineyard Villa is the sort of place where on a fine day you can cast open the whole house. Brewing your morning espresso in the kitchen will feel as though you're almost doing so outdoors in the fresh coastal air and warm sun.

Your summer lunch will be served alongside your very own Chardonnay, picked from the vines just a stone's throw

from your front door. Into the evening, you can decant your own Syrah, light the fire and enjoy the company of family and friends as the sun sets over the vines. With a stunning selection of modern furnishings, kitchenware and interior solutions carefully sourced by our design team, the home is warm and styled, ready for you to simply step into and enjoy.







THE VINEYARD



The established vines surrounding the Vineyard Villa are predominantly Chardonnay and Syrah with plantings of Merlot, Pinot Gris, Sangiovese, Malbec, Montepulciano and Cabernet Franc. By implementing sustainable viticulture practices in the winemaking process, we have been able to grow and harvest our vines in an ecologically responsible way, protecting the beautiful, unspoilt landscape that surrounds them.

As owner of the Vineyard Villa you will enjoy your own allocation of the wine produced from the vines and are welcome to be as hands-on, or off, from the winegrowing process as you wish. From rolling up your sleeves and harvesting the grapes to simply designing a label for your own in-house wine, the choice, and pleasure, is yours.







THE WINE

Settled amongst the hills and overlooking the ocean at the tip of New Zealand's beautiful North Island, The Landing Vineyard enjoys an almost subtropical climate – humid, sunny and warm. Boasting the country's highest annual temperature, our Northland vines enjoy more heat than any other wine region in the country, allowing them to thrive and ripen throughout the winegrowing season.



Grown in these flawless conditions, our wines have already earned a multitude of awards. Our highly-regarded Chardonnay alone has received close to a dozen honours including gold medals for our 2011, 2012 and 2014 vintages at the New Zealand International Wine Show, as well as silver for the 2014 Chardonnay at both the Air NZ Wine Awards and The Royal Easter Show Wine Awards – New Zealand’s oldest wine competition. Michael Cooper,

New Zealand’s first Master of Wine, also honoured our 2013 Chardonnay with five stars.

Elegant and full of flavour, our Syrah has been recognised both locally and internationally too, with the 2013 vintage awarded pure silver at the Air NZ Wine Awards, silver at The Royal Easter Show Wine Awards and 4.5 stars from Winestate Magazine.



THE SURROUNDINGS

Beyond the vineyard, you have full access to The Landing's thousand acres, including six private beaches, farmland, bush, birdwatching, hiking trails, biking tracks and some truly spectacular walks. One trail of unique mention weaves through The Landing to neighbouring Rangihoua Heritage Park and the stunning Rore Kāhu visitor centre. Designed by Cheshire Architects, the team behind the Vineyard Villa, this striking



hillside structure overlooks the beach where New Zealand's first missionary sermon took place, over two centuries ago.

With the Bay of Islands on your doorstep, it's never been so simple to enjoy a day on the water. Sheltered coves are perfect for kayaking and paddleboarding, while The Landing's own boat is available for skippered fishing and

sightseeing trips. To explore the wider Northland region, our luxury game fishing boat Ata Rangi can also be chartered. Comfortably accommodating 18 guests for day cruises or eight on overnight excursions, the 89-foot plus luxury boat and its expert crew will tailor your sailing experience to suit. From adrenalin-filled fishing to relaxing afternoons exploring the islands, the choice, and the ocean, is yours.



**THE BAY OF ISLANDS
AND BEYOND**



The entire marine playground of the Bay of Islands is within easy reach, offering the world's finest big-game fishing, sailing, scuba diving, snorkelling, waterskiing and whale and dolphin watching – in season.

Off the water, some of New Zealand's best golf is nearby, including the world-class Kauri Cliffs course, along with horse riding, glow-worm caves, winery tours and more. With Kerikeri airport just 40-minutes away, a heliport on site and the historic town of Russell close by, your options to explore are endless.



THE OPPORTUNITY

An elegant piece of contemporary New Zealand architecture nestled privately on 5000sqm of freehold land, The Landing's three-bedroom Vineyard Villa is available for purchase now.

As a luxury lifestyle development it is truly unique. As an asset it will only grow in value as the property continues to evolve and mature. It is a sanctuary you can make



your own, a place for family and a gateway to some of the world's finest outdoor leisure experiences. Ready to simply step in and start living, it is open and waiting for you to enjoy. In your absence, you can entrust your home and property to The Landing Residences' professional property managers, and potentially make it available as an exclusive managed villa rental should you wish.

Also on the horizon is the development of another exquisite property, highlighted on The Landing site maps as V4. Tucked amongst The Landing's existing vines the site offers the same remarkable opportunity, to lay claim to some of the most stunning coastal land in the world.

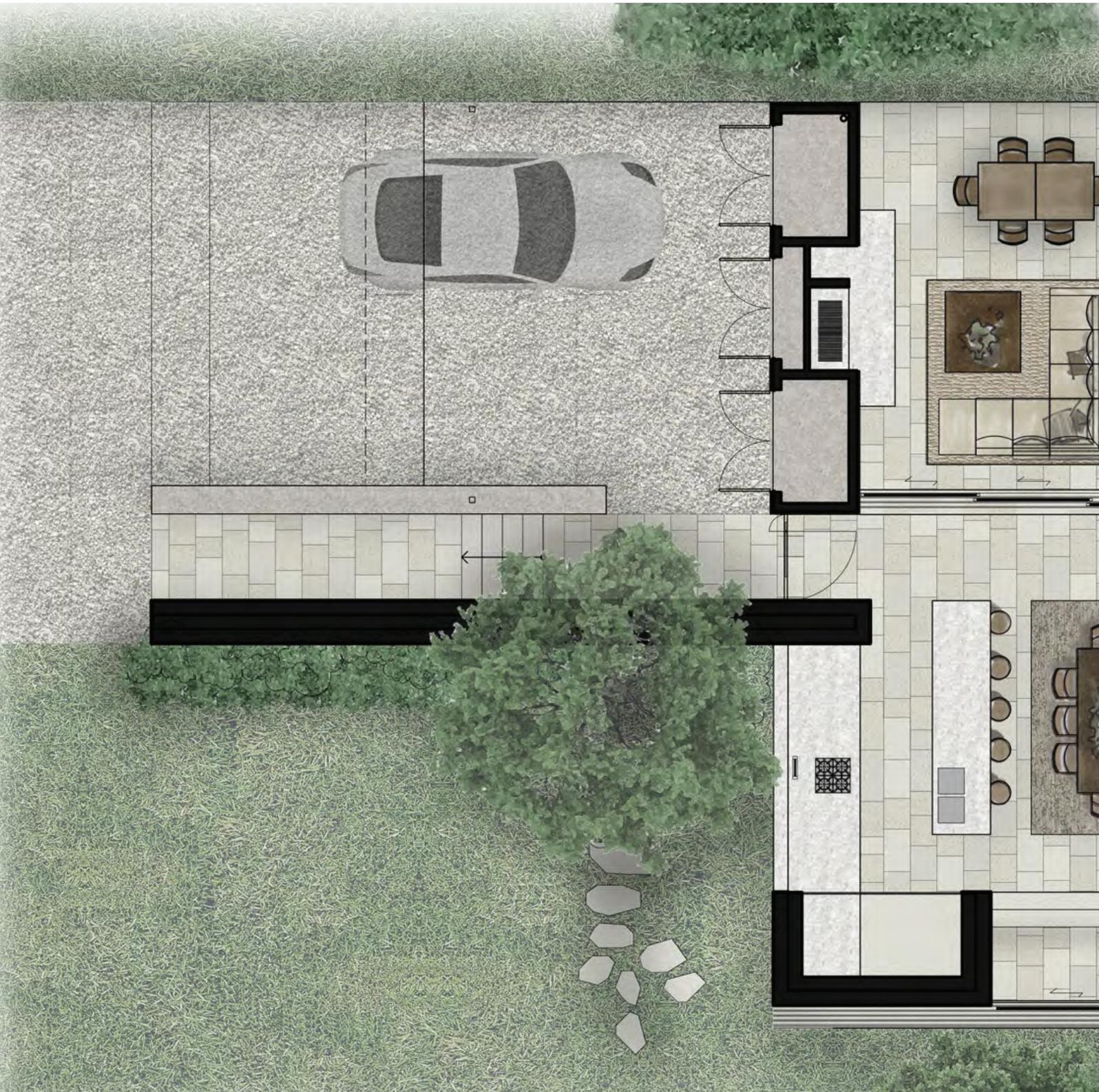
Here, just a few people have the chance to build a place on a shared desire to enjoy the best that nature has to offer and to safeguard it for generations to come.

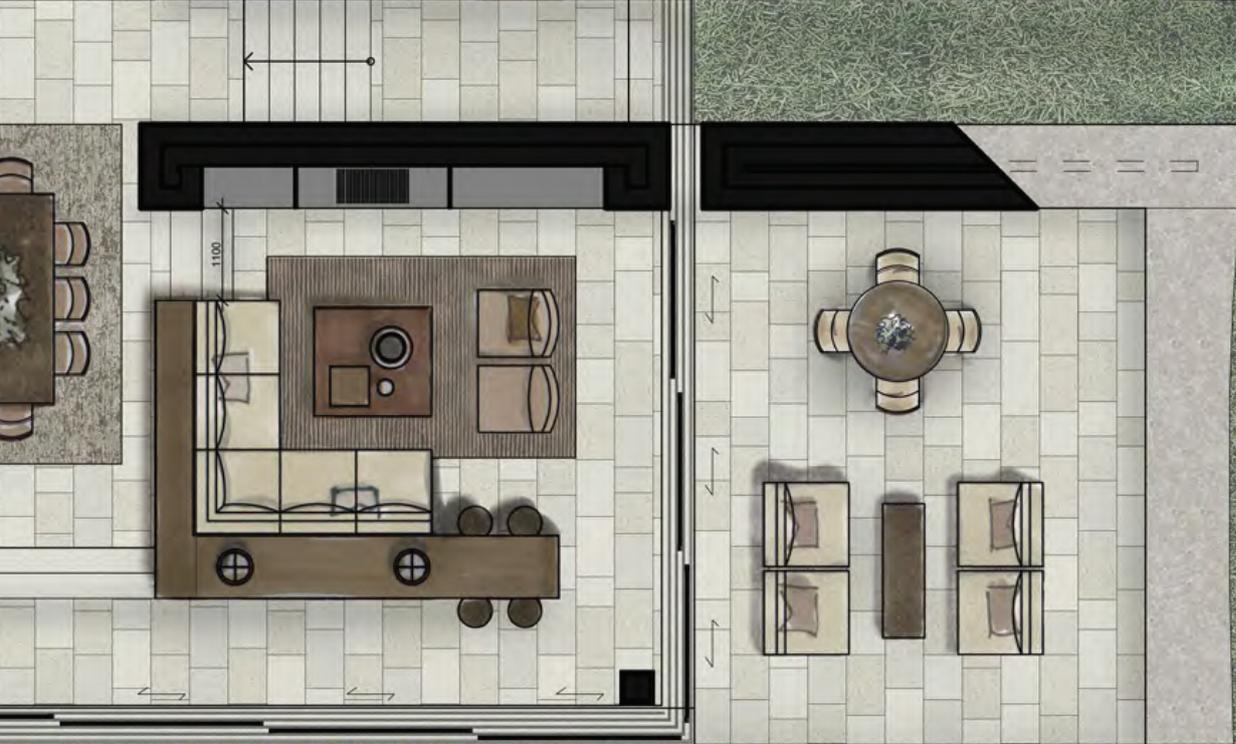


THE LANDING

Bay of Islands, New Zealand

FLOOR PLANS & SITE







VINEYARD VILLA 4 (V4 SITE)



VINEYARD VILLA 3



THE LANDING

Bay of Islands, New Zealand

WHARENGAERE BAY

WETLANDS

WAIROA BAY

PORAENUI POINT

SITE MAP

Bay of Islands, New Zealand





KEY

- ROADS
- THE LANDING BOUNDARY
- SITE BOUNDARIES
- WALKING & MOUNTAIN BIKING TRACKS
- HELIPAD
- VINEYARD

