

EXCLUSIVE MEMBERSHIP TO  
NEW ZEALAND'S FINEST RESIDENCE

pārore  
BY WAIMARINO





# pārore

BY WAIMARINO

ARGUABLY NEW ZEALAND'S FINEST HOME  
MATCHED BY EVEN MORE INCREDIBLE VIEWS

Pārore is an incredible 6 bedroom residence overlooking Lake Wakatipu in Queenstown, New Zealand.

Being sustainably developed and set across 31,914 sqm of land, the home provides uninterrupted views and is the perfect location for relaxation, adventure and incredible events.

The home interior is a generous 1,185sqm in size with exterior decks of an additional 355sqm. Situated in a private estate, the home is extremely private yet is only an 8 minute drive from Queenstown's CBD.

Pārore is a fusion of architectural brilliance inspired by the imposing dominance of the surrounding mountain-scape. This exclusive dwelling harmonises powerful structural design with sophisticated aesthetics. The bespoke interiors and carefully chosen materials create an atmosphere of timeless beauty, offering guests a bespoke luxury experience.

The property is being developed by the operators of the prestigious Waimarino Lodge and comes with every imaginable amenity.

This home would normally only be available to the world's elite with a value of over \$40 million N.Z dollars however, through a unique exclusive membership you can spend 14 nights a year in this incredible residence.

This truly is next level living...





Perched on the hillside, the home provides uninterrupted views over Lake Wakatipu, Cecil and Walter Peaks whilst the home boasts 6 large bedroom suites, all with walk-in wardrobes, expansive ensuites, and private decks.



CONTENTS

Location	4
Executive Summary	9
Property Profile	12
Investment Highlights	14
Site Plan	18
Site Elevations	20
Queenstown Region	29
Residence Floor Plans	32
Design	34
Product Offering	36
Owner Use and Facilities	39
Restaurant	42
Distillery Ownership	46
Waimarino Vehicles	47
Operators	50
Sustainability	54
Premium Visitor Market	56
Queenstown Tourism Market	58
Queenstown Property Market	62
New Zealand Tourism	64
Furniture, Fittings & Equipment	68
Development Team	72
Q&A	74
Contact	82



RESIDENCE ENTRANCE







## EXECUTIVE SUMMARY

Introducing a world-first luxury residence membership. Pārore is the apex of opulence, curated by The Design Group. This exclusive membership offers full use of the home for 14 days per year. Whether it's a get away with freinds or family, a corporate retreat, or a special event, the property and its facilities truly set a new benchmark in luxury holiday homes.

Located in the adventure capital of the world, Queenstown offers every imaginable adventure, from bungy jumping to white water rafting, jet boating to skydiving - thrill seekers are more than catered for. If you'd prefer something a little more relaxed you can explore the many vineyards, golf courses and stunning alpine walks.





## LOCATION

The property is located in a private estate overlooking Lake Wakatipu. Bathed in sunshine and located a short 8 minute drive from Queenstown CBD, the location gives convenience and incredible privacy.









UPPER ENTERTAINMENT KITCHEN & LOUNGE

## M E M B E R S H I P

Embark on an extraordinary journey with Pārore, meticulously curated by The Design Group to redefine luxury experiences in New Zealand. The Pārore membership is an innovative initiative that grants you full use of this incredible home and its facilities.

Limited to just 20 individuals, this exclusive membership guarantees an unparalleled level of sophistication and exclusivity.

At the heart of Pārore membership is an array of meticulously crafted inclusions that elevate the experience to unprecedented heights. From the convenience of luxury electric vehicles at your disposal to the seamless daily servicing of the residence, Pārore ensures that every aspect of your stay is nothing short of extraordinary. Members gain access to the full spectrum of services available through the sister property Waimarino Lodge, including world-class chefs, dedicated nanny services, fitness instructors, health and wellness practitioners, spa treatments, and an exclusive concierge service for all travel and activity needs. The membership extends beyond the ordinary, offering event planning services, local guides, and practically anything members could desire.

What truly sets Pārore apart is not just the lavish inclusions but the revolutionary style of membership, allowing each member to immerse themselves in the unparalleled luxury of the residence without the commitment of property ownership. This visionary concept, combined with the extraordinary array of services and experiences, positions Pārore as a trailblazer in the realm of exclusive travel. Members are not just securing a place to stay; they are unlocking a lifestyle that seamlessly blends opulence, privacy, and autonomy. Pārore stands as a testament to The Design Group's commitment to redefining the very essence of bespoke luxury travel.







PROPERTY PROFILE

Address:	Forestlines Rise, Queenstown
Land Area:	31,914 sqm
Residence Floor Areas:	Indoor - 1,185 sqm Outdoor - 355 sqm Total - 1,540 sqm Pool - 150 sqm
Property layout:	- 6 luxury suite style bedrooms - 7 bathrooms - 2 oversized living rooms - Media and presenation room - Office - 2 state of the art kitchens - Chefs skullery - Rim flow infinity pool - 3 car internal garaging - 8 external carparks - Modern high tech laundry
Residence Facilities:	- Summer kitchen - Outdoor pavlion & lounge - Gym - Sauna - Spa / plunge pool - Guest enteratining bathrooms - Outdoor heated pool - Walk-in wine cellar - Dry room - Store rooms - Entry pavilion - Petanque pitt - 3 Outdoor fires - 3 Indoor fires - In-slab central heating and cooling - Outdoor and indoor BBQ's
Member Benefits / Inclusions	- Electronic vehicles supplied - Electric powerboat available - Waimarino vintage row boats - Scott mountain bikes - Scott e-bikes - Stand-up paddle boards - Airport transfers - 14 days residence use every year - Personal trainers, yoga instructors, - Chefs and wait staff - Travel and activity concierge - Tour and mountain bike guides available
Member Use:	14 days each year
Normal Night rate (non member)	\$40,000 NZD
Operators:	Waimarino Lodge Limited Part of the Design Group www.thedesigngroup.co.nz
Monthly membership fee	\$14,585
Membership Term:	10 years (memberships can be on sold)





## MEMBERSHIP HIGHLIGHTS

Where luxury seamlessly blends with adventure and refinement. Gain coveted access to this incredible residence, nestled amidst the splendour of world-class skiing and captivating backcountry adventures. The membership offers exceptional value while providing an experience normally available only to the world's elite. Delight in effortless luxury as our team of world-class chefs, wellness practitioners, and adventure specialists cater to your every need. With full-service concierge assistance, your time in Queenstown transforms into an unforgettable experience. A Pārore membership is nothing short of extraordinary.

### THE RESIDENCE

Your membership provides exclusive access to one of the most prestigious homes in the world. Pārore is architectural brilliance in an unrivalled location. Indulge in the contemporary design, where bespoke finishes harmonize with natural beauty.

### EXCEPTIONAL VALUE

The membership provides exceptional value. Similar luxury rentals fetch over \$40,000 a night, with your fixed-price yearly membership fee you save 69% on the normal cost of rental in year one, increasing to 82% discount by year 10.

### FULLY SERVICED

The membership is so much more than a luxury holiday home. Your membership gives you access to world-class chefs, wellness practitioners, and adventure specialists that can tailor an experience to your bespoke needs.





ONE OF THE UPPER LEVEL DINING AREAS

MEMBERSHIP MECHANICS

Membership Name:	Parore Residence Membership
Term:	10 years (Can be transferred at any time *)
Inclusions:	<ul style="list-style-type: none"><li>• 14 days/nights exclusive annual use of the property</li><li>• 7 days in summer (Oct &gt; Mar) 7 days (Apr &gt; Sep)</li><li>• Luxury Electric Vehicle Use during your stays</li><li>• Use of e-bikes &amp; mountain bikes during your stay</li><li>• Dedicated concierge service</li><li>• Private lockable storage unit for each member</li></ul>
Key Datest:	<ul style="list-style-type: none"><li>• Membership goes on sale June 2024</li><li>• Waitlist opens May 1, 2024</li><li>• Memberships are sold on first-come, first-serve basis</li><li>• Development begins Q4 2024</li><li>• Booking calendar opens 6 months prior to completion</li><li>• Residence launch/open Q3 2026</li></ul>
Membership transfer or termination :	You are able to transfer your membership to another person if at anytime you no longer wish to, or are unable to, use the benefits. That person that take up the membership simply take up your membership, fees, and obligations

THE WAITLIST

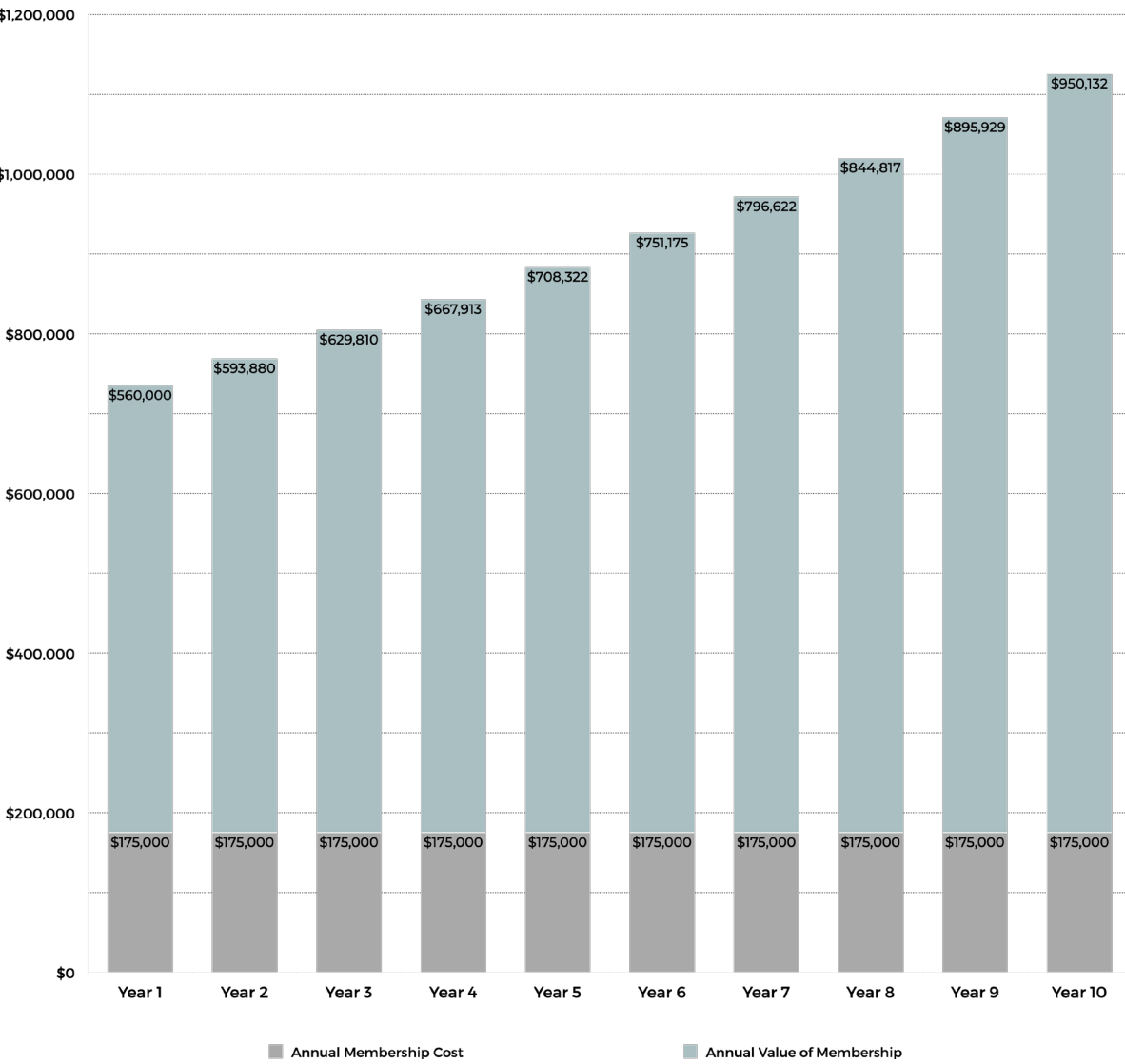
The Design Group has initiated a waitlist ahead of the membership launch. As the membership becomes available, those on the waitlist will be contacted in chronological order, providing them with the exclusive opportunity to sign up until all available memberships are secured. In the event that a member opts to transfer out of their membership at any point, the process will seamlessly resume, offering the chance to the next person on the list.



MEMBERSHIP VALUE

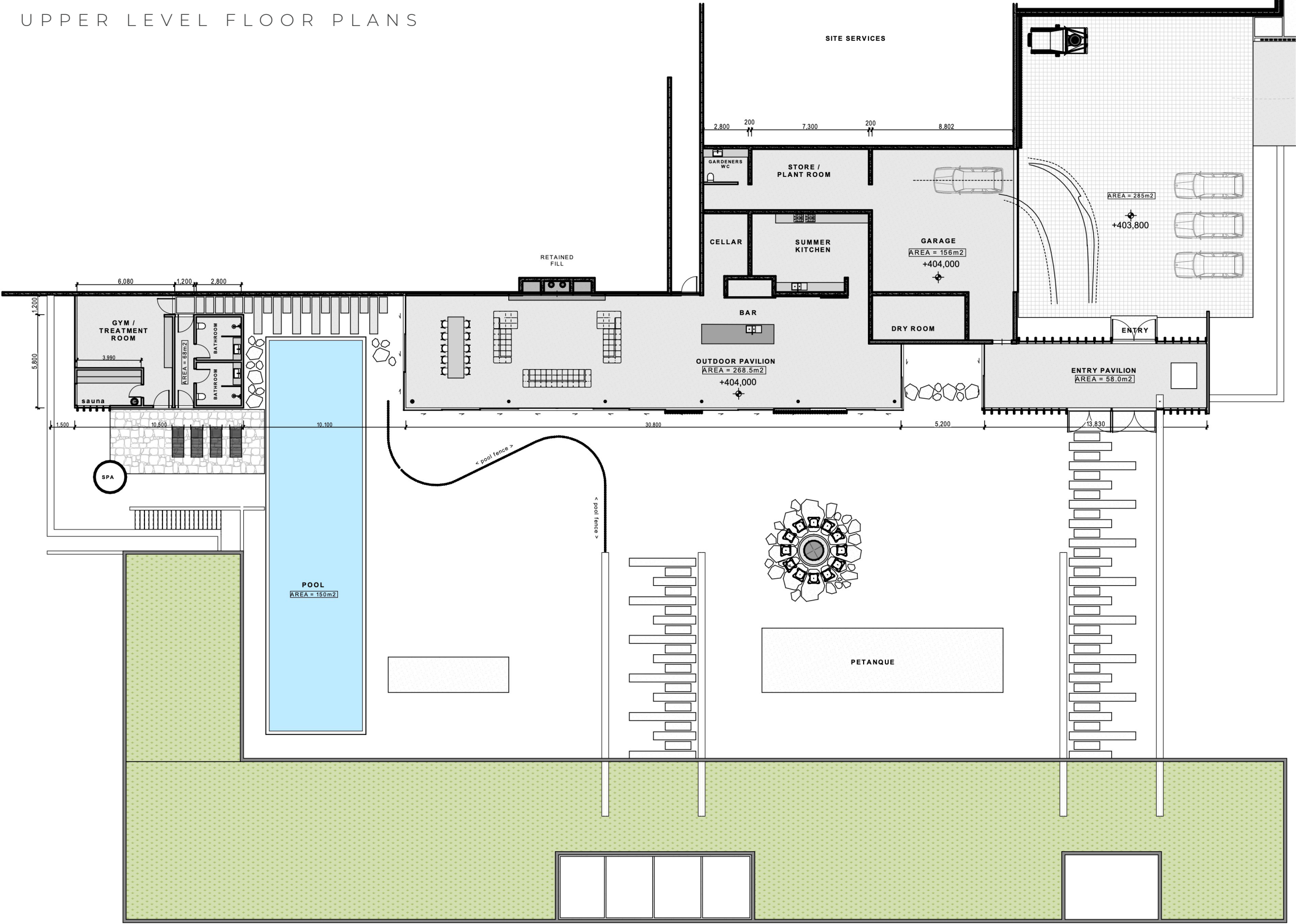
Queenstown enjoys one of the highest year round occupancy of any global tourist destination. Wether it is skiing or snowboarding in winter or the endless summer adventures, this location is growing in popularity. The average cost of holiday accommodation in Queenstown has grown by over 6% each year for the last decade, and as demand starts to exceed supply, accommodation rates are set to increase. the graph below shows the value of the membership compared to casual holiday letting.

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual days use	14	14	14	14	14	14	14	14	14	14
Casual Cost Per night	\$40,000	\$42,420	\$44,986	\$47,708	\$50,594	\$53,655	\$56,902	\$60,344	\$63,995	\$67,867
Annual Value of Membership	\$560,000	\$593,880	\$629,810	\$667,913	\$708,322	\$751,175	\$796,622	\$844,817	\$895,929	\$950,132
Annual Membership Cost	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000
Saving of Casual Rental Cost (\$)	\$385,000	\$418,880	\$454,810	\$492,913	\$533,322	\$576,175	\$621,622	\$669,817	\$720,929	\$775,132
Saving of Casual Rental Cost (%)	69%	71%	72%	74%	75%	77%	78%	79%	80%	82%



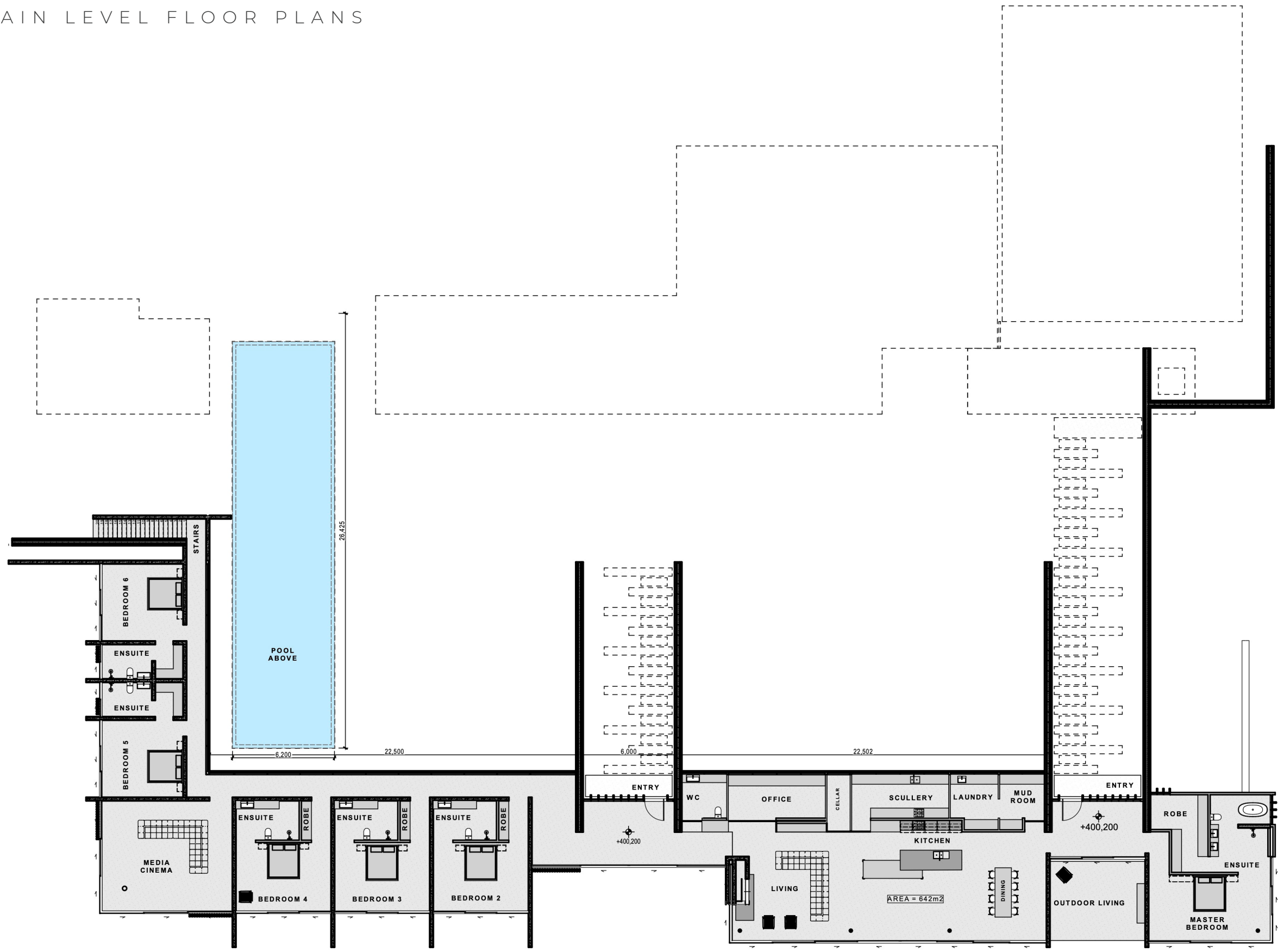


UPPER LEVEL FLOOR PLANS





MAIN LEVEL FLOOR PLANS



















## QUEENSTOWN REGION

Queenstown is one of New Zealand's most exciting destinations. Surrounded by towering mountains and positioned lakeside, Queenstown is a hub of adventure, stunning landscapes, world-renowned vineyards, golf courses and walking trails.

Whether you like to indulge your inner explorer or simply relax and enjoy the finer things in life, Queenstown offers an attractive base to craft your itinerary and explore the wider Otago region.

Queenstown sits on the shore of Lake Wakapitu among dramatic alpine ranges. It's rumored that gold prospectors, captivated by the majestic beauty of the surrounding mountains and rivers, gave this now cosmopolitan town its name. With a smorgasbord of outdoor activities, Queenstown is the home of the ultimate adventure bucket list. There's skiing from winter right through to spring, and activities such as bungy jumping, sky diving, canyon swinging, jet boating, horse trekking and river rafting all year round.

It is also a renowned cycling destination, providing everything from easy scenic tracks to backcountry trails, road rides to heli-biking and the Southern Hemisphere's only gondola-accessed downhill mountain biking.

If hardcore adventure isn't your thing, there are plenty of casual options available. Experience one of the many walking and hiking trails, sightseeing tours or indulge yourself with spa treatments, boutique shopping, and excellent food and wine.

A popular holiday spot at any time of the year, Queenstown is known for its four distinctive seasons. Winter brings crisp, blue-sky days, spring retains the snow but blooms into longer, warmer days, summer offers sunshine and long twilights, and autumn a burst of brilliant red and gold.

Head out of Queenstown and the drama of the Central Otago landscape unfolds around you. If you're a Lord of the Rings fan you'll recognise many Middle-earth™ locations here. Nearby, Arrowtown's gold-mining history is alive and vibrant; visit the Lakes District Museum or go gold panning. At the northern tip of Lake Wakatipu is rural Glenorchy and Paradise Valley. From here, it's a short drive into the Mount Aspiring National Park and the start of some of New Zealand's great walks.















# DESIGN

Pārore stands as a testament to architectural ingenuity and sophistication, offering a harmonious fusion of design and functionality across its expanse. The upper level boasts an expansive entertainer's kitchen and dining area, meticulously designed to cater to culinary enthusiasts and social gatherings alike. With state-of-the-art appliances and ample space for hosting, this area serves as the heart of the home, inviting guests to indulge in culinary delights while taking in breathtaking views of the surrounding landscape.

For those seeking rejuvenation and wellness, Pārore offers an overly generous wellness space, featuring world-class gym equipment, a steam sauna, and a hot/cold plunge pool. Designed with holistic well-being in mind, this sanctuary allows residents to unwind, recharge, and nurture their bodies amidst luxurious surroundings.

The pièce de résistance of Pārore is its stunning 26-meter heated infinity pool, offering uninterrupted views of the majestic mountains beyond. An oasis of tranquility and serenity, this infinity pool provides the perfect backdrop for relaxation and contemplation, allowing residents to immerse themselves in the beauty of nature while basking in the lap of luxury.

For entertainment aficionados, Pārore boasts a world-class cinema room, complete with state-of-the-art audiovisual equipment and plush seating arrangements. Whether hosting a private screening or enjoying a movie night with loved ones, this cinema room promises an immersive cinematic experience like no other.

Wine connoisseurs will delight in Pārore's generous cellar, thoughtfully curated to house an exquisite collection of wines from around the world. With climate-controlled conditions and ample storage space, this cellar is a haven for oenophiles, offering the perfect environment to savour and appreciate the finer things in life.

Pārore's main level features a chef-designed kitchen, equipped with luxury appliances and amenities to cater to the most discerning culinary tastes. As well as an inviting living area that opens out to the alfresco dining setting and intimate outdoor kitchen, stepping out on to an expansive landscaped area that feels like it is hanging above the lake.

**"The initial inspiration for the design came from visiting the site and experiencing its powerful surrounding environment."**

**This is a large house but a very simple architectural gesture that respectfully recedes into the landscape and allows its inhabitants to live within nature whilst feeling sheltered and safe from the elements.**

**A warm palette of natural materials extends from outside to in. With expansive views of lake Wakatipu and the ever changing backdrop of the Southern Alps captured from all living and entertaining areas.**

**This is a house that is as much about the land as it is the architecture."**

**Sam Lennon**  
The Lennon Project  
Architects







## MEMBER USE & FACILITIES

### YEARLY NIGHT INCLUSIONS

Each year of your membership grants you 14 nights for booking at your convenience, with a minimum stay of 3 nights required. The booking calendar opens 12 months in advance, enabling you to reserve all or a portion of your nights in one go, ensuring flexibility and ease of planning.

### LUXURY ELECTRIC VEHICLE

During your stay, enjoy the convenience of a luxury electric vehicle at your disposal. Experience seamless transportation in style, allowing you to explore the surrounding area with ease and elegance.

### PREMIUM E-BIKES

Enjoy access to a variety of dual suspension mountain bikes and electronically assisted mountain bikes during your stay, provided for you and your guests. Our attentive staff can also arrange transportation of the bikes to a destination of your choice and return them to the residence at the end of the day, ensuring maximum convenience and enjoyment.

### WORLD CLASS CELLAR

Indulge in the ultimate wine experience with access to our world-class cellar, curated by renowned sommeliers to cater to every palate. Discover an exquisite selection of wines from around the globe, meticulously chosen to complement the discerning tastes of our members, ensuring an unparalleled journey through the world of fine wines right at your fingertips. With advance notice, our staff can also source a personalised handpicked collection prior to your arrival.

### YOGA, PILATES & FITNESS INSTRUCTION

Elevate your well-being during your stay with access to expert yoga, Pilates, and fitness instructors, available exclusively to members and their guests. Whether seeking rejuvenation through gentle stretches or an invigorating workout, our dedicated instructors provide personalized sessions tailored to your preferences, ensuring a revitalizing experience that nurtures both body and mind.

### WAIMARINO LODGE SPA TREATMENTS

Rejuvenate your body and soul by having one of the talented team from Waimarino attend the property to provide the day spa treatments.













## MEMBERS CONCIERGE

Experience ultimate convenience with our members' concierge service, available 7 days a week to cater to your every need. From arranging seamless travel logistics to curating bespoke itineraries and booking activities during your stay, our dedicated concierge ensures a flawless and unforgettable experience tailored to your preferences. Whether seeking adventure or relaxation, our expert team is here to turn your vision into reality, leaving you free to immerse yourself in the luxury that is Pārore and the incredible experiences on offer in Queenstown.

We can assist members with :

- International & domestic travel bookings from private jet, chopper transfers, and commercial flights
- Travel arrangements once in-house
- In-residence service staff management
- Health, wellness, fitness staff, and treatment bookings
- Adventure activity itineraries and bookings, including guide bookings
- Spa treatment bookings, in-house or off-site
- Restaurant and vineyard bookings
- Nanny services
- Event staff and planning





THE TEAM BEHIND  
PARORE

Design Group was born not from a hotelier’s heritage, the purse of an accountant, or the efficiencies of an administrator. It was born from a divergent collective of creative minds: designers, architects, inventors, entrepreneurs, and ultimately customers all of whom recognise the powerful potential of truly memorable experiences.

Our team works to one guiding light – to create memorable experiences that can be shared with both guests and staff alike. Individual experiences, shared experiences, experiences so good you want to share them with the world. So good, the industry sits up and realises just how far behind the eight ball they are. But by the time they’ve caught up, we’ll be another 10 steps ahead.

The culture behind the company is driven not by what we do but why we do it. It’s that thinking that we believe produces great experiences. We don’t set out to do something special for what it is, but for its why. Why you want to do it, we believe is at the essence of wonderful experiences, businesses and people. So why hotels, residences, and why these unique food and beverage experiences. It’s about doing something we can be proud of; it’s about doing something we can build from a fresh slate, to create and ultimately stand back and watch our new friends engage with our creations. We believe if we look after the “why” the “what” will look after itself.



DEVELOPMENT TIMETABLE

This below table is an indicative project timeline.

1st Qtr 24	2nd Qtr 24	3rd Qtr 24	4th Qtr 24	1st Qtr 25	2nd Qtr 25	3rd Qtr 25	4th Qtr 25	1st Qtr 26
Earthworks			Construction / Build / Fit Out					Completion





"WHENEVER I FEEL  
STRESSED, I JUST  
WANT TO HOP  
ON A PLANE TO  
QUEENSTOWN."

JOHN TRAVOLTA



Q & A

BOOKINGS:

Do all 14 nights need to be taken in consecutively?

No, there is a 3 night booking minimum, apart from that you can split your nights as you see fit.

What if I want to stay more than 14 days?

We only sell 20 memberships which accounts for 280 nights per year. If you want to stay additional nights that have not been booked or allocated these are available at a cost of \$9,500 per night to members.

What taxes and or duty is payable on the membership?

GST of 15% is payable on top of the monthly membership fee.

Are there restrictions on what days we can use the property?

No. The 14 nights are alloacted as follows so all members get an even share across the year. Apart from these dates there are no other restrictions:  
Summer Use - 7 nights (Octover to March)  
Winter Use - 7 nights (April to September)

How do I confirm the nights I want to book?

Via the website and its booking calender that will go live in May 2024..

MEMBERSHIP:

Can I resell / transfer the membership before expiry?

Yes, this provides flexibility if you no longer have use of the membership. Please request a copy of the membership agreement for full details or download it from the website.

Outside of the membership cost, what other costs are payable?

Only for extra services such as catering, chef, personal fitness and health staff.

Who pays the maintenance and renovation of the property?

All cleaning and property maintainence is covered in the cost of membership inlcuding all linen and daily servicing.

How do I secure a membership?

Enquire via the website, and you will be sent a customised membership agreement for excecution. A copy of the agreement can be seen at the website.

Do the membership fees increase?

No, that is the benefit of the membership, fees never increase for the 10-year term of the membership.







Q & A continued...

**Can I cancel my membership?**

No, you can transfer or sell your membership to another party who, in turn, takes on your membership obligations, but you cannot simply cancel the membership.

**How long is the membership?**

10 years

**What if the development is delayed?**

Your membership will only start once the development is completed and open for members

**How is my membership paid?**

Via direct debit on a monthly basis (\$14,583.33 per month plus GST)

**Are meals included:**

No, but they can be arranged by the Waimarino catering staff.

**Can members sell the nights they do not use?**

To protect the exclusivity of this membership, nights must be use by members and or their friends, family of staff and cannot be resold.

**SERVICES & FACILITIES:**

**Do I pay extra for fitness instructors and guides?**

Yes, these staff on charged our as per the rate card in the home on a pay-as-you-use basis and may be pre-booked via the website.

**Can members access the wine cellar?**

Yes, absolutely. The cellar will have an incredible range of local and imported wine, and a wine list and decsriptions will be avalable via the app located in the cellar. The cost of wine will be billed to your credit card that we will hold on file as part of your membership.

**Can overseas parties purchase memberships ?**

Yes. Unlike residential property ownership in New Zealand, which is limited, this membership is available to all nationalities.

**How does the cost of the membership compare with the cost of casual letting?**

See page 24 of this brochure.





## CONTACT

Bonnie Keenan

Sales Director

+61 406820491

[bonnie@thedesigngroup.co.nz](mailto:bonnie@thedesigngroup.co.nz)

[parore.co.nz](http://parore.co.nz)

THE  
DESIGN  
GROUP