

SUNDAY STAR★TIMES

July 6, 2014

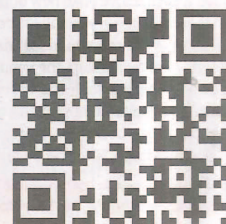
# Property

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## A Sound Sanctuary P3





Property

Cover Story

# A Sound Sanctuary



**Emerald Bluffs is set in a remarkable location, among spectacular scenery on the shore of Lake Wanaka, and now there is an extremely rare opportunity on offer to create your dream home here, writes Erin Boyle.**

## INSIDE STORY

146 West Wanaka Road, Emerald Bluffs, Wanaka Surrounds

**SIZE:** Building platform sizes from 680sqm to 1400sqm & site sizes range from 2.57 hectares to 5.6 hectares

**PRICE:** By negotiation

**AGENT:** Mat Andrews, Bayleys Wanaka

**PH:** 03 443 5330

**EMAIL:** mat.andrews@bayleys.co.nz

www.emeraldbluffs.co.nz

www.bayleys.co.nz/222322

## OTHER PROPERTY FEATURES

**Emerald Bluffs** offers the unique opportunity to create your peaceful retreat in the heart of Wanaka's majestic landscape.

**Seven** building sites nestle amongst 210 acres of protected Lake Wanaka shoreline, ensuring total privacy and stunning views.

**Enjoy** the crystal clear waters of Lake Wanaka, discover Mt Aspiring World Heritage area and explore the South Islands largest ski resort, all right on your doorstep!

**Extensive** re-vegetation and restoration of the natural habitat, combined with state of the art infrastructure and maintenance services, ensures your comfort and security into the future.

**Seeing** is believing, come and view this unique development and secure a piece of paradise for you and your family.

**Covenants** are in place to ensure that no further subdivision or development takes place at Emerald Bluffs.

**P**assionate about Wanaka and its surrounding natural environment, John May purchased Emerald Bluffs in 2007 and has spent the last seven years working to create something truly spectacular.

Previous development plans had consent for 15 houses on the original 35 hectare lot, but May felt this would be highly detrimental, both environmentally and visually, to the area. Seeing a way to develop the land that would enhance and protect the land and community, he decided to purchase the land and reduced the number of house sites to seven, while implementing a model of re-vegetation and enhancement.

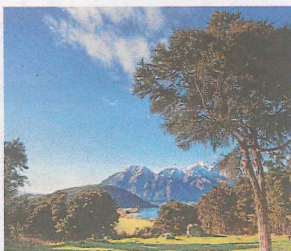
"When I bought the land it looked very different to the native haven it is today. It was rife with exotic weed species, such as pine trees, briar and broom, and two large sand quarries had been gouged out of a hillside. Constant grazing had also kept any natural regeneration of native species to a minimum," says May.

"Since then the sand quarries have been re-filled and sculpted to the original shape of the hillside. Over 10,000 pine trees have been removed, as well as all other exotic weed species, and these were carefully extracted to protect existing natives. In addition, over 100,000 native plants of 60 different species have been planted."

A wetland area now provides a protected habitat for birds and fish, as well as a tranquil oasis for homeowners and the public, and a pest control programme is ongoing to keep ferret, stoat, possum, rabbit, rat and wild cat numbers to a minimum - this is to protect the local birdlife, as well as the native plant seedlings.

The topography of the land allows each building platform to be designed around existing natural features and also be private from both other houses on site and public view. And the infrastructure, such as roads and services, has been installed to the highest standard, in alignment with the natural contours of the land for minimum visual impact. But most importantly, May has been guided by his vision to improve and protect the land through a model that was truly sympathetic to the environment.

"Emerald Bluffs is home to a large number of bird species, including a family of Karearea (NZ Falcon), who nest on top of the bluffs. A number of covenants protect the land and vegetation into perpetuity, so it is envisioned that the area will only continue to flourish and develop as time goes on. Originally, pioneer species were planted and in the last couple of years climax, or canopy, species have been introduced, which will grow into forest trees, such as Matai, Totara and Southern Rata.



"The homes at Emerald Bluffs will be set among beautiful native forest, with the serenity only pierced by the chorus of bird song."

Emerald Bluffs has also been set up as a not-for-profit to guarantee the integrity of the project remains intact into perpetuity. So any profits from the sale of the house sites are donated to Longview Environmental Trust - a trust that funds environmental projects in the local area, including re-vegetation, education, pest control and access tracks. This model ensures a win for the environment - if the model proves successful, extra money is put into the local environment, and if the development does not making a profit then the environment still has undergone a massive re-vegetation and pest control programme to leave it transformed from its pre-Emerald Bluffs state. The protection into the future is provided through the covenants, upheld by the trust and any shortcomings are to be covered by May who is the 'Settler of the Trust'.

The development has been carried out to the highest standard of excellence from start to finish and May thinks these sites will appeal

to individuals or families looking to find a peaceful retreat set in a 'national park-like' environment with quick and easy access to Lake Wanaka.

"Homeowners at Emerald Bluffs are not only provided with a stunning environment in which to build, they also have been provided with state of the art infrastructure right to the building platform. It has a large photovoltaic system that provides generated electricity for use on site, and feeds any excess back to the national grid."



**"Homeowners at Emerald Bluffs are not only provided with a stunning environment in which to build, they also have been provided with state of the art infrastructure right to the building platform."**

Set in the glacial landscape at the foot of the Southern Alps amongst native bush, Emerald Bluffs offers a unique living environment on the shore of Lake Wanaka.