



## Frequently Asked Questions

### **Will there be future stages of Timsfield?**

Yes, the remaining Timsfield vacant land is zoned for future residential. We currently do not have an ETA for the future stages.

### **When will Stage 9a Titles expected?**

They will be issued after the completion of Stage 9a construction, and we estimate this to be 12 months from the sales launch.

### **What services are available to the Lots?**

All Lots are serviced with town water, electricity, town sewerage and telecommunications. There will be NO reticulated gas supply so you can choose which supplier you use via bottles. Each section is to have their own approved onsite stormwater disposal system. You have this designed and installed to suit your dwelling, at the purchaser's care and cost.

### **Will there be any reserves in Timsfield.**

Yes, in future stages there will be reserve areas constructed.

### **Who is responsible for fencing?**

The Purchaser is responsible. The developer/council will not be required to assist the Purchaser with any fencing. All boundary fences along or adjoining any areas of reserve, maybe limited be no greater than 1.2 meters in height and shall be no less than 50% visually permeable.

### **Am I allowed to transport a relocatable/transportable building onto my section?**

No second hand or new relocated/transportable buildings shall be placed on any Lot in stage 9a Timsfield, must be built or assembled on site.

### **What is the maximum height of plantings/trees in Stage 9a?**

The district plan specifies tree height on and close to the boundary. There will also be a developer covenant limiting tree height to 5.5 meters. Trees, shrubs and other plants shall not protrude beyond a graduated plane drawn at 3 meters in height from the legal boundaries of the lot to the ridgeline of the dwelling constructed on the lot. No trees and shrubs or other plants shall exceed a maximum height of 5.5 meters. "Height" is to be measured from the original ground level of the Lot at the issue of title for that Lot. Trees on the council road verges/reserves are exempt from this rule.

### **Are there any building height restrictions?**

There are building height restrictions in Timsfield Stage 9a. These have a maximum building height of 5.5meter single story dwelling. These will be defined in the "Special Conditions of Sale".



**What are the building setbacks?**

Setbacks and recession planes are as per the QLDC District plan.

**Are there any design rules for driveways?**

It is the purchasers care and cost to have their own driveway across the council road verge installed. These must meet council requirements. If there is a set drive location in the resource Consent, the developer will install these as part of the development. Your drive entrance over all other council berms must be sealed/paved/concreted and completed prior to occupying the home.

**Do I need developer approval of my house plans?**

You will need to submit a building consent application to the Queenstown Lakes District Council for approval. Your design will need to comply with the Queenstown Lakes District Plan and have building consent to commence with your build. You are not required to obtain design approval from Willowridge Developments Ltd. Building cannot commence until the issue of title and the section settlement has taken place.

**Can I subdivide my Stage 9a section in the future?**

There is no further future subdivision of these residential Stage 9a sections.

**Can I build a residential flat in conjunction with the house?**

So long as it complies with the QLDC District plan. The developer does not restrict this.

**Can I on-sell my section prior to Title?**

Yes, no problem at all. You can do this privately or via your preferred real estate agent. All on-sale agreement will need to be tied to your original agreement to ensure the on-sale purchaser complies with all covenants and/or restrictions in the original agreement. Your solicitor will be able to assist you with this.

**Can I purchase multiple sections?**

We are restricting the initial sales to one section per purchaser at the sales launch. Following the Sales launch when advised by Willowridge Developments Ltd, you may be able to purchase additional sections if any available.

**Do I have to build with certain building companies?**

No the choice is yours. There are many great builders and building companies in the area.

**Will there be a future primary school in the Hawea Township?**

This is a question for the Ministry of Education, Te Tāhuhu o te Mātauranga. They have been previously looking at possible locations for a future new Hawea primary school. Currently the primary school is at Hawea Flat.



### **Is the Lake Hawea area zoned for schooling?**

- There is a selection of Early Child centres around the district catering from infants to 5 years.
- Primary school zone – Hāwea Flat School.
- Students may also be able to enrol at Holy Family School on Aubrey Road, Wanaka.
- High School – Mount Aspiring College, Te Kura O Tititea, Plantation Road, Wanaka

### **Section Contouring/General Developer Earthworks**

The old stormwater retention pond on lots 358 and 359 will be filled, engineered, and levelled ready for building on.

Lots 348-352 will have the topsoil tidied up and re-grassed where necessary, and the Swan Street road boundary shaped so access onto the section isn't so steep. Overall the current contours remain much the same so take advantage of a little extra elevation over the other properties.

Lots 353-357 and 360 will stay as the natural ground.

The topsoil stockpile to the south of Lot 348 will be removed prior to title.

The stock fence which runs the length of the sections along Swan Street and Timsfield Drive will be removed prior to title.

There will be a footpath added along the Swan Street road verge, giving pedestrian access on both side of the road.

### **How do I purchase a section?**

Contact Jarrod Frazer at Willowridge Developments on 027 251 2007 or [jarrod@willowridge.co.nz](mailto:jarrod@willowridge.co.nz) and he will talk you through the process. Our contact details are also at the bottom of the web page.

### **Who is Willowridge Developments Ltd?**

Willowridge Developments is a property development company founded by Allan and Elizabeth Dippie in 1993, which specialises in master-planned residential and commercial properties in the lower South Island region including Lake Wanaka, Lake Hawea, Clyde, Central Otago Dunedin and Mosgiel.

The company continues to work closely with local councils in order to undertake developments that both meet the needs of the local community and environment. Because of this approach and because Willowridge has made a long-term commitment to the region, Willowridge continues to grow in stature as one of Central Otago's leading prominent property development companies. Visit [www.willowridge.co.nz](http://www.willowridge.co.nz) for more information.

This Information is subject to change without notice. To be used as a general guide only.