



STAGE 10/11

Frequently Asked Questions

When will Stage 10/11 Titles expected?

Construction is aiming to start by late 2025 and are targeting the first quarter of 2027 for Stage 10 construction to be completed; we then go through the title issuing process which can take 2-3 months from the stage completion day.

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, we are planning a 11000m² (approx) green space as part of stages 10/11.

I like Lots 379 – 385. Can these be accessed off Cemetery Road?

No, there is no direct access from Cemetery Road, access is only via Little Maude Drive for those.

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 to be no greater than 1.2 meters in height and shall be no less than 50% visually permeable.

Can I add a self-contained flat to my main dwelling?

The developer does not restrict this. You would require consent from the council.

Am I allowed to transport a prefabricated building onto my section?

No new or second hand relocated/transportable/

prefabricated buildings shall be placed on any Lot in Timsfield, they must be built or assembled on site.

What is the maximum height of plantings/trees in Stage 10/11?

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 10/11. These have a maximum building height of 5.5 meter single story dwelling. These will be defined in the "Special Conditions of Sale".

What are the building setbacks?

Building setbacks and recession planes are as per the relevant 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 development Resource Consent, the developer will install these as part of the development, these will not be able to be moved.

Your drive entrance over all other council berms must be completed prior to occupying the home. The drive crossing across the 'council verge road verge' must be matching to the developer laid footpaths in the stage.

Drive Crossings, Timsfield Stage 10/11

The provision of sealed vehicle crossings that shall be constructed to Council's standards by the developer as follows;

- i. Lots 363, 368, 369.
- ii. Lot 395 shall be located in the northeastern corner.
- iii. Lot 385 shall be constructed in the northwest corner.
- iv. Any lot where the frontage is restricted by landscaping or street furniture or the available width to construct a vehicle crossing is less than/equal to 11m.
- v. To be confirmed at a later date. The developer may also construct drive crossings for Lots 382, 401 and 416.
- vi. All other drive crossings are to be constructed by the purchaser to meet council standards and developer covenants.

Stage 11 Historic Landfill Areas

There are two small known Historic landfill areas. These are shown to be Lots 425 – 427 and are believed to be the remains of the old Hawea Hotel which was demolished several decades ago. This material will be excavated/removed and replaced with engineered fill, tested, leaving the ground suitable for building.

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 10/11 section in the future?

There is no further future subdivision of these residential Stage 10 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 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

How do I purchase a section?

Contact Jarrod Frazer at Willowridge Developments on 027 251 2007 or 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 for more information.

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DEVELOPMENTS LTD

Contact us today!

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