



## Frequently Asked Questions

### **How are the stages zoned?**

Stage 1 Lots - Operative District Plan, QLDC Low Density Residential rules will apply, Future stages maybe under the Proposed District Plan for Low Density Residential.

### **Where are the entrances to Alpine Meadows?**

Access for Stage 1 will be off Cardrona Valley Road via Deans Road in Alpine Estates. Future entrances may also enter off Ballantyne Road and Orchard Road once those future stages are completed.

### **When will Stage 1 Titles expected?**

They will be issued after the completion of Stage 1, and we are estimating this to be later in 2024. Our Civil teams have done an amazing job so far with all the sections contoured and grassed, services underground to the boundaries, and the roads are almost complete, with the final stage 1 road being asphalted in September once the council open the road sealing season after the winter.

### **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.

### **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, shall be no greater than 1.2 meters in height and shall be no less than 50% visually permeable. All other fences bordering any public roads or Right of ways is to have a maximum height of 1.2m.

### **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 at in Alpine Meadows. Buildings must be built or assembled on site

### **What is the maximum height of plantings/trees in Stage 1?**

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 "Height" is to be measured from the original ground level of the Lot at the issue of title for that Lot. This may vary depending on the lot due to some subdivision resource consent restrictions. Trees planted by the developer on the council road verges/reserves are exempt from this rule.

**Are there any building height restrictions?**

There are some building height restrictions in stage 1. Typically, they these have a maximum building height is a 5.5meter single story dwelling. These will be confirmed in the “Special conditions of Sale” There are additional height controls on lots 115 – 126 which are covered by a consent notice.

**What are the building setbacks?**

Stage 1 (lots currently called 1 – 138) Setbacks and recession planes are as per the QLDC Operative District Plan (plan change 46). Several lots will have a no build area, those on the eastern boundary of the stage. (lots 115 – 126)

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

It is the purchasers care and cost to have their own drive way across the council road verge installed. These must meet council requirements. Several of the lots will have a set drive location set by the council or resource consent. Where there is a set drive location, 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 1 section in the future?**

There is no further subdivision of these residential 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.

**What can happen in the 15 meter 'no build zone' to the eastern boundary of Stage 1?**

This is a no build area. No buildings can be built in this area. There will also be a 2.5 meter (approx.) landscaped high berm along this boundary for screening to the east. This will be planted out nicely by the developer and the purchaser must maintain this for perpetuity.

**Is Alpine Meadows zoned for schooling?**

- There is a selection of Early Child centres around the district catering from infants to 5 years.
- Primary school zone – Te Kura O Take Karara which is situated close by in Three Parks. <https://takekarara.school.nz/enrolment-zone/>
- Your children may also be able to enrol at Holy Family School on Aubrey Road
- High School – Mount Aspiring College, Plantation Road

**How do I purchase a section?**

Contact Jarrod Frazer at Willowridge Developments on 03 443 6905 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 was correct at the time of publishing but is subject to change without notice. To be used as a general guide only.