



Frequently Asked Questions

Where are the entrances to West Meadows Stage 7?

You can access West Meadows stage 7 off both ends of West Meadows Drive. One via West Meadows drive 'south' off Cardrona Valley road beside the Basecamp building, and the other on West Meadows drive 'North' off Meadowstone Drive.

Do sections in West Meadows Stage 7 have title?

Yes titles have been issued for all sections in Stage 7.

What services are available to the Lots?

All Lots are serviced with town water, electricity, town sewerage, stormwater and fibre telecommunications. There will be NO reticulated gas supply so you can choose which supplier you use via bottles.

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, public walkway or public road shall be no greater than 1.2 meters in height

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 West Meadows. Buildings must be built or assembled on site

What is the maximum height of plantings/trees in Stage 7?

The district plan specifies tree height on and close to the boundary. There will also be a developer covenant limiting tree heights to 5.0 - 5.5 meters depending on the Lot.

Are there any building height restrictions?

There are some building height restrictions in stage 7. See the subdivision plan.

- Lots 1 – 17 and 20 have a maximum building height of 5.0 meters and are all single-story dwellings.
- Lots 21, 26 and 27 have a 5.5-meter-high building height restriction but have the allowance to go down for basements/garages etc due to the land contour, so long as the maximum building height restriction is not breached.
- Lots 23 and 25 have a 5.5-meter single story building height restriction.
- Lots 18, 19, 22 and 24 are as per the QLDC district plan and can accommodate double story dwellings up to 7.0 meters

There are some additional chimney dimension controls when above the main building height. How and where these building height controls are measured from is confirmed in the "Special conditions of Sale"

**What are the building setbacks?**

Building setbacks are as per the council district plan. There is also a 'Restricted Building Area' on the eastern boundary of lots 4, 5, 10, 11 and 16. This area is marked on the subdivision plan and labelled O - S. This area limits the height of ALL structures, fences, landscape features etc to 1.0 meter high, and also restricts tree/plant heights to 1.9 meters. This is to protect view channels down this boundary.

Are there any design rules for driveways?

It is the purchaser's 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 which is set by the council or resource consent. Where there is a set drive location, the developer will install these across the verge as part of the development.

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. We suggest that you have your drive crossing approved by council at the same time. 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 West Meadows Stage 7 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?

Yes, no problem at all. You can do this privately or via your preferred real estate agent.

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.

Is West 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

Can I install retaining walls?

Yes, no problem so long as they comply with the QLDC District Plan. These may need consent so please take your own advice on this.



Is the ground “good for building on”?

Yes, Lots 1-21 have all been earthworked and tested “good for building on”. Lots 22-27 are natural ground so your house / foundations may require additional engineering (steel/concrete). This is noted on the title by consent notice.

How do I purchase a section?

Contact Jarrod Frazer at Willowridge Developments on 027 2512007 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.

This Information was correct at the time of publishing but is subject to change without notice. To be used as a general guide only. It is the purchaser’s responsibility to confirm all details prior to signing any Sales documents.