



## Frequently Asked Questions

### **Where is the entrance to Koreke Rise?**

The Entrance/Exit is approx. half way along Lakeview Terrace, Lake Hawea, on the hill side of the road. See the location plan on the Koreke Rise web site.

### **When are Koreke Rise Sections titles expected?**

They will be issued after the completion of the development. We are currently expecting this to be approximately the end of 2025 – early 2026. Construction of the development is underway now.

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

All Lots are serviced with town water, electricity, town sewerage, and fibre telecommunications. There will be NO reticulated gas supply so you can choose which supplier you use via bottles. Storm water is to your own soak pit which you have designed to suit your dwelling

### **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?**

Yes, NEW prefabricated buildings can be placed on the lot. All building on piles including decks need to have the area from floor level to ground level covered in. See the Special conditions of sale for the definition

### **What is the maximum height of plantings/trees in Koreke Rise?**

The district plan specifies tree heights on and close to the boundary. There will also be a developer covenant limiting tree heights 5.5 meters depending on the Lot. (or the ridge of the house)

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

There are some building height restrictions in Koreke Rise. See the subdivision plan.

- There is a 5.5 metre building height on several of the sections. These are clearly marked on the sale plan. The remaining sections do allow for double story dwellings which are as per the relevant district plan.

There are some additional chimney dimension controls above the main building height for the 5.5 metre high sections. How and where these building height controls are measured from will be confirmed in the "Special Conditions of Sale".



**What are the building setbacks?**

Building setbacks are as per the council 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, 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 Koreke Rise Section?**

There is no further subdivision of any of the lot sin Koreke Rise which includes boundary adjustments.

**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.

**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 Koreke Rises zoned for schooling?**

- There is a selection of Early Child centres around the district catering from infants to 5 years.
- Primary school zone – Hawea Flat primary School.
- 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 027 2512007 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.

We will start pre-sales around mid January 2025. Please register your interest now!

**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. It is the purchaser's responsibility to confirm all details prior to signing any Sales documents.