



QUESTIONS & ANSWERS

HEATHFIELD STAGE 4

Sale & Purchase Agreement?

We will have the Auction Sale & Purchase Agreement available for all purchasers (and their Solicitors) to look at. It is a standard auction agreement that also contains many of the matters outlined in the questions and answers here. It provides for a 10% deposit, and the remainder on possession (issue of title).

Is there a minimum size of house I must build?

No.

What is the maximum house size on any Heathfield section?

See the Resource Consent in the Documents section on the Heathfield website. There is a table towards the back of the document explaining this. For any sections not included in the table, the District Plan rules apply.

How far back from each boundary can I build?

The front yard (street) set back is 4.5 metres. The side and rear yard setback is 2.0 metres.

An exception to this is when Heathfield sections abut existing neighbourhood properties or a water course. See the sales plan for the building locations which are marked for your convenience.

What is the maximum building height for all sections in stage 4?

This varies. There is a 5.5 meter building height restriction on Lots 86 to 90, 93, 94, 102 to 108, and 115 to 123. This has been set to retain your, and your neighbours views, to stop shading, to give you privacy and help retain your property value. The remainder of the sites allow double story dwellings.

What about trees?

We have thought carefully about this too. There are two types of trees in Heathfield:

- 1. Street or Avenue trees:** these trees will eventually be owned by the council and will be smaller/medium growing trees; for example flowering cherries.
- 2. Privately owned trees:** to protect all owners we are placing a covenant on all sites within Stage 4 (Lots 86 to 124) which limit the maximum height of any tree to 3 metres at the boundary of a section and then within a graduated height plane set between 3 metres at the boundary and the ridge line of the house within the lot. This means view shaft and sunlight is protected particularly in the corridors between properties.

What services come with my section?

We will provide water, electricity, telecommunications (fibre), sewage and storm water to the boundary. In other words, the sections are fully serviced.

Has this land ever been used for anything else?

No it's always been (since European settlement) farmland.

There are two large NO BUILD areas on the stage plan, what can I do in these areas?

No structures are allowed in these areas. All buildings and structures must be contained within the set building location.

Do I have to have my house plans approved by the developer?

No, the developer does NOT need to approve your house plans. You will require Dunedin City Council approval (Building Consent).

Are there any other restrictions or covenants imposed by the developer?

Yes. No relocatable homes may be placed on any of the lots. Several of the Stage 4 Lots have a 5.5 building height restriction. E.g. this would allow for single story dwellings on these selected sites.

Can I subdivide my section?

There is no further subdivision allowed.

Can I have more than one dwelling or a flat on my section?

The consent conditions require a consent notice on all titles (86 – 124) restricting it to one residential unit and no further subdivision. A residential unit is defined as a self contained unit in both the operative and 2GP District Plans, so that would preclude a separate flat or granny flat.

Can I subdivide my section in the future?

No, there is a condition of resource consent to be registered on the title of each lot as to no further subdivision and restricting development of each lot to a single residential home plus accessory buildings. This ensures the sections will remain very low density with plenty of space.

Anything else?

Not really, apart from what we have already mentioned, we do not favour too many restrictive rules, or being able to tell our clients what they may and may not do or build!

There is also no minimum time you must build within after you buy your section. However, there is a rule saying you must keep the grass cut on your empty section below 150mm at all times. There is nothing worse than overgrown empty sections within an established neighbourhood in my opinion.

Who are the partners behind Heathfield?

The development is a joint venture (Otago Business Park Ltd is the company name) owned by both Allan and Martin Dippie. Allan's company, Willowridge Developments Ltd is charged with both marketing and overseeing the construction and completion of the development to Willowridge's high standards. More about Willowridge see www.willowridge.co.nz.

The Development is also using the following partners to help deliver this project to you:

- **Willowridge Developments Limited** – sales and marketing
- **Paterson Pitts** – subdivision design, survey, and engineering
- **Mitre 10 Mega** – building supplies and building partnerships with their preferred builders.
- **Nichols Landscaping** – landscape and design
- **Albert Alloo & Sons** – legal and documentation

Summary

The above questions are about all we can think of that you may wish to ask, however if something comes up don't hesitate to ask Willowridge Sales and Marketing Manager Jarrod Frazer (Ph 027 251 2007), jarrod@willowridge.co.nz

If you choose to purchase a section from us, we will ensure that the experience is an enjoyable one and do everything possible to exceed your expectations when you take ownership of your new property.

