



Frequently Asked Questions

Where is the entrance to Meadowstone Alpha Series, Stage 4?

You can access off West Meadows Drive, close to the Meadowstone Drive end, Just beside the stunning Oak Tree grove.

When are Alpha Series stage 4 Titles expected?

They will be issued after the completion of Stage 4. We are currently expecting this to be approximately mid 2025. Construction of stage 4 is almost complete.

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 prefabricated buildings shall be placed on any Lot at in the Alpha series. Buildings must be built or assembled on site

What is the maximum height of plantings/trees in Stage 4?

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

Are there any building height restrictions?

There are some building height restrictions in stage 4. See the subdivision plan.

- Lots 65 – 70 will have a 5.5 metre single story building restriction. Further to that these are defined further by a maximum level above sea level.
- Lots 72 – 78. These all have a maximum height above sea level. As a guide, it is the ground height of the sections to the south in Stage 3. This is there to protect their views. The views from these lots are not compromised, they are amazing!



- Lots 79 – 84 These will have a maximum build height of 5.5 meters above the road. The point ‘height’ is measured from is the eastern survey peg on the lots road boundary corner, height taken at the issue of title. As these sections have a gradient down the hill towards Meadowstone you can easily get a two story dwelling in, plus have some amazing views over Meadowstone.

There are some additional chimney dimension controls when above the main building height. 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. There is also a ‘Restricted Building Area’ from the rear boundary of lots 77 and 78 of 4 meters to help protect the stage 3 property behind.

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. 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 West Meadows Stage 7 section in the future?

There is no further subdivision of Lots 65 – 71, and 79 – 83 inclusive. The remaining sections in Stage 4 have the potential (with council approval) to be subdivided ONCE. This will allow the option to build some nice apartments on these lots. Once subdivided once, there will be no further subdivision of these lots.

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 the Alpha series 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 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.

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 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.