



# Ocean Heights

## Questions & Answers

### When will sales start?

We will start open days for the public on April Sunday 28th, then again Saturday May 4th and Sunday 5th May. 10am – 2pm.

From 4pm, Sunday 5th May (no earlier) purchasers can email their section preferences using the registration form to [jarrod@willowridge.co.nz](mailto:jarrod@willowridge.co.nz), you will find this under the document section on [www.oceanheights.co.nz](http://www.oceanheights.co.nz) site. These will be collated on a first come first serve based from the time that the email was received, from 4pm onwards (our emails are all time stamped). We will start signing agreements on Monday 6th either in person or via email. There will be NO prior sales. Remember we will look at forms received from 4pm only so please do not send this in early.

We suggest that you email your 3-5 favourite section lot numbers in your preference order. Should your first choice be taken already you have the option to purchase your second choice and so on so long as they are still available.

### Will the earthworks be complete from the open days?

Lots 1-6 still require contouring/levelling, especially lots 1-3. These will be slightly lowered and the boundary facing the coast will be extended out and battered. This will make these amazing section even better!

There will also be some basic levelling/tidying of Lots 49 and 50, then basic tidying up around the development.

### Sale & Purchase Agreement

We will have the ADSL Sale & Purchase Agreement available for all purchasers (and their Solicitors) to look at. It is a standard sales 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). A copy will be available in the Documents section on the Ocean heights web site.

### Is there a minimum size of house I must build?

No, we are keeping these sections as simple as possible for you, the DCC district plan applies to any house sizes.

### What is the maximum house size on any Ocean heights section?

The developer does not dictate this, so long as its compliant with the DCC District plan.

### How far back from each boundary can I build?

Typically, there is a 4.5 meter building set back from a road boundary. Lot 9-13 have a 6 meter no build area along the Centre Road. All other setbacks are as per the district plan.

### What is the maximum building height for all sections in Ocean heights?

There is NO minimum or maximum building height set by the developer. It is as per the DCC district plan.

### Can I transport a dwelling onto my site?

This is NOT restricted by the developer but will need consents from the DCC. The base area (floor level to ground must be fully enclosed or screened by trellis/lattice (gaps no wider than 100mm) if a dwelling is built/fixed onto piles.

### Are there any No Build Areas?

Yes, Lots 9-13 has a 6 meter no build strip along the Centre Road boundary. Lots 31 and 33 has a planted area for stormwater run off, this area will also be a 'No build' area. See the sales plan for location. It will be the purchasers care to maintain these plantings also.

### What services come with my section?

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

### When is title expected?

We are currently expecting Title to be issued later in 2024. We will keep purchasers up to date with the final subdivision sign off and title processing, so you get as much notice as possible.

## Can I fence and/or retain my section?

You sure can, we do not restrict fencing type or retaining. All fencing is the purchaser's responsibility, the developer will not contribute with any fencing. It must still comply with the DCC district plan.

Typically, you discuss the fencing with your neighbour and come to an agreement with design and price. Fencing and any retaining must still be compliant with the DCC District plan and the development Resource Consent. Our Special condition of sale has a provision allowing us to pass your neighbours contact details on to you if requested and known. This will aid you with making contact to discuss future fencing and plans etc.

## Can I subdivide my section in the future?

There will be a covenant prohibiting any further subdivision of any Ocean Heights sections.

## What are the ground conditions?

We have a copy of the Subdivision generic Geotech report available for you to use as a 'General Guide' this is not site specific.

There is a mixture of sub terrain from materials, including clay and sand. Please take your own advise on this when building your home.

As part of the Resource Consent all sites will need to have their house foundations/piles etc approved by a engineer.

## Are we allowed to have a separate flat (granny flat etc) on my section?

This is not restricted by the developer. Will require consents by the DCC.

## Can I have more than one dwelling on my section?

This is not restricted by the developer. All necessary consents would be required from the DCC. There will be a covenant prohibiting subdividing the sections though.

## 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) etc

## Can I on sell my section prior to title?

By all means you can on sell. Please feel free to do this privately or by any of the local real estate companies.

## Underlying Resource Consent

As part of the developments Resource consent SUB-2021-130, there will be various consent notice conditions registered against a selection of the sections. This may include, but not be limited to items such as no build areas, fencing restrictions, section access points and engineering requirements for building foundations etc.

Please make yourself familiar with the resource consent. There is a copy of this included on the Ocean Heights web site under the documentation section.

## 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! We love that you have the choice to build the home you want on these stunning sections

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

## Who are the developers and suppliers behind Ocean Heights?

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

- Willowridge Developments Limited
- Hollands Excavation – Civil construction
- South Roads - Roothing
- Central Machine Hire, Heavy equipment hire
- Paterson Pitts – Subdivision design, survey, and engineering
- Mitre 10 Mega – Building supplies and building partnerships with their preferred builders
- Nichol's Landscaping – Landscape and design, trees and shrubs
- Fyfe Karameana Law Limited – Legal and documentation.

## SUMMARY

The above questions are about all I can think of that you may wish to ask, however if something comes up don't hesitate to ask myself, at Willowridge developments, Jarrod Frazer (Ph 027 251-2007). Alternatively email me at [jarrod@willowridge.co.nz](mailto:jarrod@willowridge.co.nz) at any time with anything you need clarified or want to know.

When you 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.

*This information is to be used as a general guide only. Please take your own independent legal and technical advice on all to confirm if required.*