

Q: How do I register for future release at Homestead Bay?

A: Visit the Homestead Bay website: www.homesteadbayqueenstown.nz and click on the 'Register Your Interest' button. You will be added to the Homestead Bay database and will be updated via email about future section releases, when the time comes. Please note no deposit or registration fee is required.

Q: Will Homestead Bay be similar to Hanley's Farm?

A: Some parts will feel familiar. There will be a range of competitively priced sections for people to build their own homes, along with premium sites that have lake and mountain views. A key difference is that Homestead Bay will manage its own infrastructure through a resident-owned incorporated society rather than handing everything to Council.

Q: Will there be shops?

A: Yes. A local centre is planned, including space for retail and a supermarket.

Q: Will there be access to the lake?

A: Yes. An early stage includes a park and trail connection to the lake foreshore.

Q: What is the sales process?

A: The full sales process is outlined in the supplied sales process document. Buyers should refer to that document for step-by-step details.

Q: When will first titles issue?

A: Contracts include a sunset date. Current targets are for first titles before the end of 2027.

Q: Are there design guidelines?

A: Yes. Draft guidelines are included in sale documents.

The focus is:

- A consistent, high-quality streetscape
- Fit with the surrounding landscape
- Practical and affordable construction

Q: Will there be hidden building costs?

A: No hidden costs are expected.

RCL is investing upfront in:

- Retaining works
- Flat, buildable platforms
- Conventional sewer connections in Stage 1

This reduces unexpected build expenses and avoids the need for private pumping systems.

Q: How much deposit will I need to purchase a section?

A: 10% of the total purchase price is required 3 days after a Sale and Purchase Agreement has been entered into by both parties.

Q: What services are available to the sections?

A: All Sections will have access to connected service for water and sewerage. Electricity and telephone/broadband will be provided to the boundary of each Section. (no gas connection)

Q: Can I build a two storey house on the section?

A: Yes, you can have a two storey house as long as it is in accordance with the Design Guidelines.

Q: Am I able to have an outdoor Fire/BBQ?

A: Yes, you are able to have an outdoor Fire/BBQ area on your land as long as it complies with the rules.

Q: Why are there covenants on the title?

A: These are to help ensure that Homestead Bay is a high quality and coherent living environment where your neighbours share the same vision of quality housing and landscaping as you do. The covenants deal with certain matters between neighbours (i.e. type of use and tree height) or with QLDC (i.e. access to Council infrastructure and services). Your solicitor will need to review these covenants and consent notices and discuss them with you.

Q: Am I able to on-sell a bare section?

A: No, there is a covenant on the title which does not allow a purchaser to on-sell a bare section without the express permission of the developer. If you wish to resell for some reason, then you must offer your section back to the Developer, who will then resell this on your behalf. You cannot resell without the Developers consent to do so.

Q: Is there a set timeframe within which I have to start to build my house?

A: Yes, three years from the issue of title and once you start construction has to be completed within 12 months.

Q: Should I take legal advice prior to signing the sales and purchase agreement?

A: We recommend purchasers always take legal advice prior to signing any legal documents.

Q: Can I purchase more than one section?

A: No, one section per registration.

Q: Can I build a home and use it as a show home within the residential precinct?

A: No. Only approved display homes/show homes within the display village precinct can be used for this purpose.

Q: Will Homestead Bay be connected to Jack's Point and Hanley's Farm?

A: Yes eventually the link will come from the south of the project via Homestead Bay Road

Q: Why is Homestead Bay not connecting to existing Council water and wastewater infrastructure?

A: QLDC's water and wastewater networks lack the capacity to extend to Homestead Bay, and the self contained wastewater system at Homestead Bay will be better for the environment.

Q: What is the incorporated society?

A: It is an organisation that all property owners must belong to.

Its role is to:

- Maintain shared infrastructure
- Apply design and development rules
- Maintain landscaping and open spaces
- Plan for long-term infrastructure renewal

Q: What infrastructure will the incorporated society own?

A: Homestead Bay will operate independent water and wastewater systems:

- A dedicated water bore and treatment system
- High-quality wastewater treatment
- Sub-surface land treatment areas integrated into open space

These areas will be landscaped or mown and designed to be safe for people and the environment.

The society will also own and maintain:

- Internal roads
- Some parks and open spaces

Q: What do the annual levies cover?

A: Levies pay for:

- Running and maintaining water and wastewater systems
- Infrastructure renewal funds
- Landscaping and open space maintenance
- Street berm mowing and presentation
- Administration and management

If an owner adds a small ancillary flat, an additional infrastructure contribution may apply, similar to a Council development contribution.

Q: Who will run the incorporated society?

A: In the early years it will be managed by RCL.

As the community grows:

- Residents will join governance committees
- Responsibility will gradually transfer
- Permanent management structures will be established

Staff are expected to be employed for day-to-day operations.

Q: How much will property owners pay in annual levies?

A: An estimate will be provided before the first settlements.

RCL's aim is to keep costs efficient and reasonable.

Because properties are not connecting to Council water and wastewater systems, Council rates are expected to be lower.

For at least the first 3 years for Stage 1 buyers, RCL intends to cap water and wastewater levies so residents pay no more than equivalent Council charges.

Any more questions? Email them to jimmy.allen@bayleys.co.nz

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