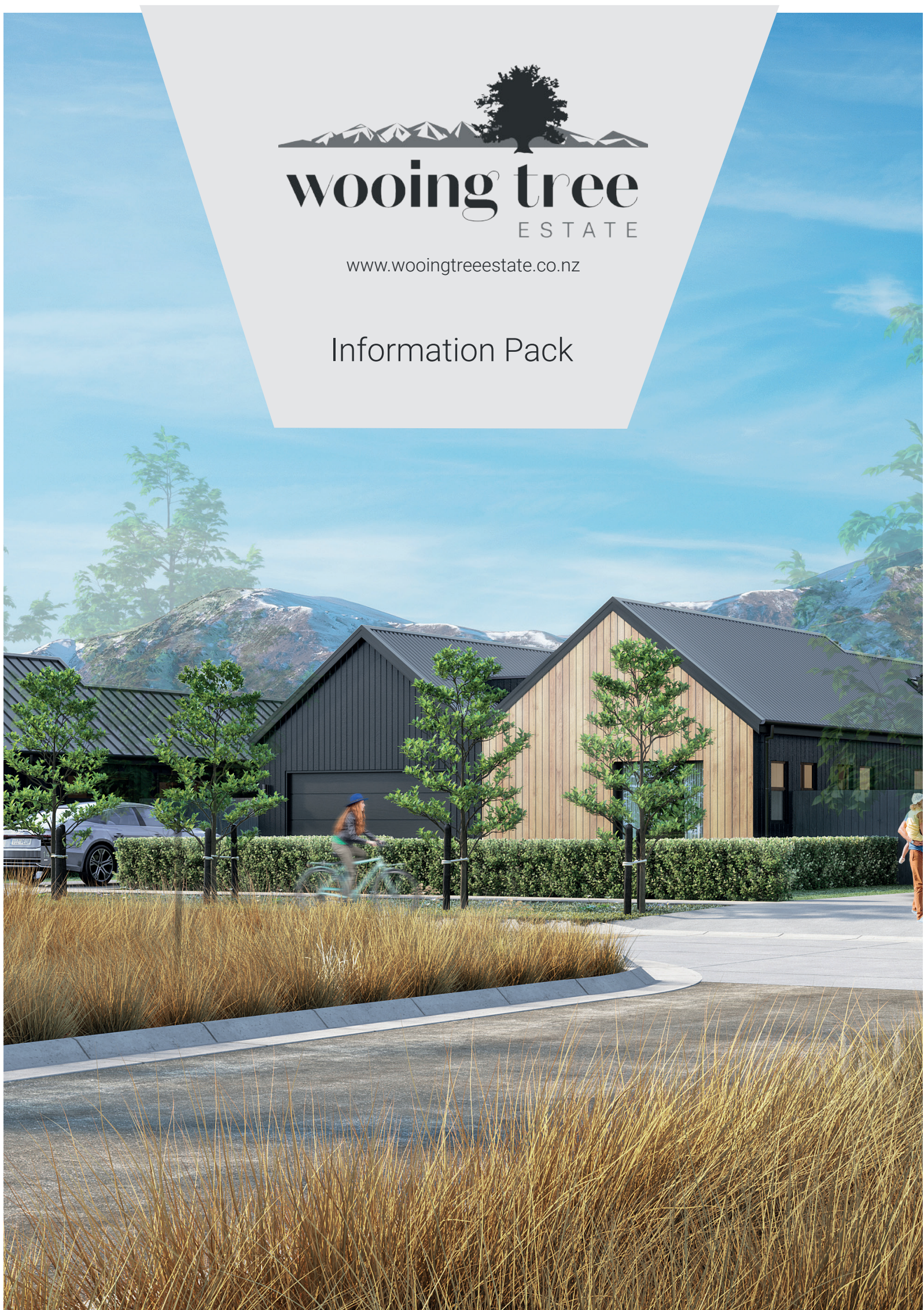




www.woointreeestate.co.nz

Information Pack



Masterplan

Fringed by vines, this new development will retain and celebrate its unique location, with pride of place reserved for the iconic wooing tree. The vineyard and its cellar door will remain a key focus of the development, the beating heart of the wonderful new neighbourhood.



Neighbourhood Centre

The Wooing Tree cellar door will remain a key focus of the development and will be surrounded by carefully selected hospitality businesses that will support the local community. The cellar door will be relocated to the hospitality and tourism quarter of the neighbourhood in Stage 3 of the development. This will be a highly desired spot, adjacent to the gateway to the community, the pedestrian underpass, and cycle trails that will lead you into the centre of Cromwell or off on your next adventure.

The new cellar door is now under construction with the opening planned for November 2023. During this time, the Wooing Tree team have re-located to a new office space and all sales will be online during this phase.

Award winning childcare education provider BestStart is planning to open a new purpose built centre for up to 82 pre-schoolers at Wooing Tree Estate in Cromwell. BestStart has a conditional contract to purchase a premium site within the neighbourhood centre at the entrance to Wooing Tree Estate and plans to begin building later this year. The new facility will cater for 80 children from between 3 months to 6 years of age and will employ up to 14 teachers and support staff. Construction is projected to begin this year.



Design



To give the new development a sense of identity and continuity – and to keep it from looking like a random suburban mix of housing – Wooing Tree Estate has developed design controls that keep the colours, materials and cladding of all the homes to a minimum. Local stone, timber and metal are to be used – reflecting a rural underlay and respecting the sensitivity of its location. New residents are welcome to bring their own architect or designer, with the understanding they must work within this set of design controls.



Sections for Sale

There is a diverse range of section sizes on offer throughout Wooing Tree Estate, varied to suit every purchaser's needs. With Stage 1 sold out, there are currently sections available across Stage 2, 2D and 3. Sections of Stage 2 have received title, so are ready for you to start building your new home today.



Homes for Sale

Our house and land packages give you the peace of mind of purchasing a home without the challenges and stress of the design, consenting and build process, while still leaving room to personalise and spec your new home to your individual taste. Our build partners' homes will all be unique, but with a similar look in terms of style and materiality, thanks to the design overlay put in place by award-winning master planners, Baxter Design. [View the homes for sale listings online.](#)



G.J. Gardner.
HOMES

 **mikegreerhomes**

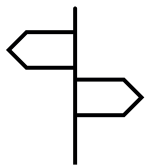

BARRETT
HOMES

Note: If you want to work with your own designer and builder, that's perfectly fine with us – just bear in mind that all house designs must be reviewed and approved by the Wooing Tree Design Panel before applying for resource consent.

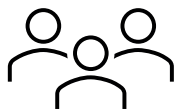
More information online www.woointreestate.co.nz/home-for-sale/



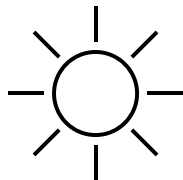
Cromwell



QUEENSTOWN
60km 50min
WANAKA
54km 40min
ALEXANDRA
30km 20min



POPULATION
5440
(June 2020)



CLIMATE

Hot summers & cold
winters

2000 hours of
sunshine each year,
very dry, with only
400mm of rain, on
average



SCHOOLS

Two primary & one
secondary school



WINERIES

25
Discover Cromwell's
award-winning
wines

Located on the shores of Lake Dunstan, Cromwell has the appearance of a modern town, but its history stretches back to the gold rush days of the late 1800s when gold was discovered just below the junction of the Clutha and Kawarau rivers by two miners, Horatio Hartley and Christopher Reilly. Once word got out, there was a huge influx of several thousand miners into the area, and the town of Cromwell was born. As time went on and the gold ran out, Cromwell transitioned into a thriving town servicing the burgeoning farming and stone fruit industries, earning its reputation as the 'fruit bowl of the south' – over summer the roadside fruit stalls are a delicious temptation.



Cycle Trail Hub

Whether you are seeking out challenging single track mountain bike trails, multi-day heritage rides, like the Otago Rail Trail, or a short family adventure the Cromwell region has a multitude of world-class cycle trails perfectly suited to the speed you choose to get away from it all. Incredible scenery and over 300km of off-road cycle and walking tracks are waiting for you straight out of your new front door at Wooing Tree Estate. Many of the trails pass by world class wineries and cellar doors, stunning heritage sites, art galleries, boutique accommodation, great restaurants and gastro pubs – there's definitely something for everyone.

The Bannockburn Sluicings - The 7km loop track offers stunning views of the wider landscape and is suitable to anyone with moderate fitness. Once in the sluicings, you can see a maze of water races that fed precious water to various mining sites, the remains of the blacksmith shop, and the caves and rock shelters where the miners once lived.

For the more competitive runners and cyclists, there is the Cromwell Summer Series. For over twenty years now, Cromwell has hosted a series of summer sporting events that has something for everyone – from elite athletes looking to notch up another title, to families and individuals looking for a fun day out amongst unspoilt mountain scenery. Events include various lengths of runs, mountain biking, road biking, plus a duathlon and triathlon for multisport competitors.



Wine Country

Central Otago is New Zealand's southernmost wine region. The region is home to big mountains, pristine lakes, dramatic skies and some of the best Pinot in the world. Any season is a good time to visit Central Otago, cosy up to the fire with a glass of Pinot Noir after hitting the slopes in the winter, or cycle to the wineries for some earned indulgence in the summer.

In Cromwell, there are a number of vineyards and Cellar Doors within walking distance to the town. A large amount of soil variability and micro-climates between vineyards in this area are a draw card for the wine enthusiast showing different styles and characteristics in the wines.

One of the best ways to experience some of Central Otago's top wines is to hit the wine trail in Cromwell. The first of its kind in Central Otago, the trail offers the perfect combo – great scenery and great wine. The self-paced 8km loop walking trail provides an easy way for wine-lovers to visit four of the regions top wine producers on foot. The trail includes stops at Aurum Wines, Scott Base and Wooing Tree Vineyard, with trail markers along the way to guide you. Whether its walking or cycling, along the trail you can enjoy the breath-taking scenery as you navigate through the orchards and around Lake Dunstan.



Wooing Tree Residents Society

A residents society has been established to take ownership of the additional amenity and communal facilities that have been planned should the council decide it does not want those to be vested. It is also the intention to nominate the society to take over the design approval process when the development has been completed and all lots are sold.

There have been discussions with the council regarding the future maintenance of low level plantings (this amenity is in addition to street trees) within the road reserves. It is our intention to continue the quality landscaping within the development and it is likely that the society will agree with the council to take on some responsibility for maintenance of low level plantings.

There are communal facilities planned within the reserves and greenways of Wooing Tree Estate and again if an agreement is not reached with council to vest those areas then it is expected the society will take ownership. The current conceptual communal facilities may be viewed on the conceptual master plans on the development website. However, these remain conceptual and are subject to consent and changes at the developer's discretion.

Fees

For the short term it is expected that levies will be limited to recovery of the basic administrative functions of the society (i.e. AGM, accounts preparation, filings, levy collection etc). We estimate that to be approximately \$200 per lot pa. If and when communal facilities are transferred to the society or takes on landscaping maintenance then the levies would need to be re-assessed. The design approval process allows for cost recovery from applicants so it would be anticipated that this function (if transferred to the Society) would be cost neutral to the society.





Discover the natural beauty
of Wooing Tree Estate

Sales enquiries

Get in touch with our sales representative for
further information.

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Veros

