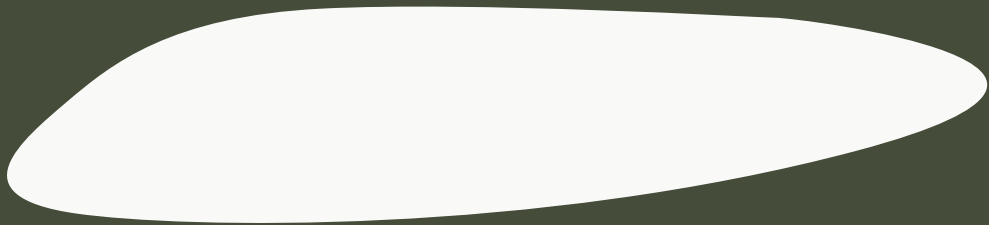
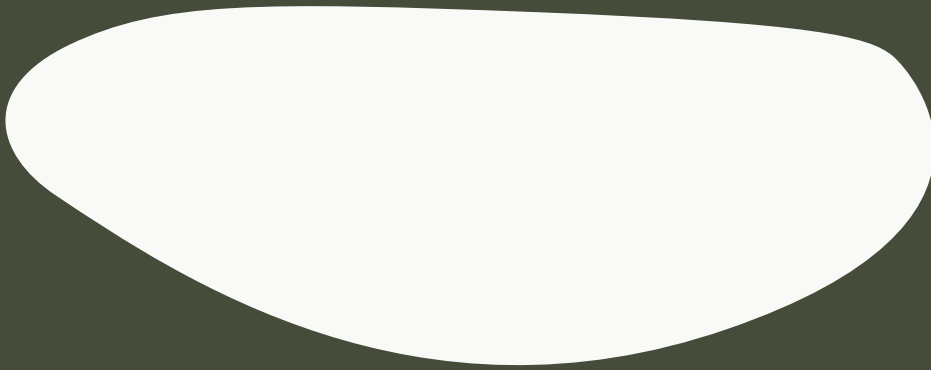


# TE AWANGA TERRACES

SERVICE INFORMATION



## General Information for Te Awanga Terraces

Greenstone Land Developments Ltd owns 12ha of land off Clifton Road and Gordon Road in Te Awanga.

The land was rezoned Residential and Deferred Residential via an Environment Court Decision in 2017. There is a Structure Plan document within the Hastings District Council District Plan identifying the Residential, Deferred Residential and Council Reserve areas.

In early 2020 Greenstone commenced a Resource Consent to create 45 sections from the Residential zoned area of approximately 6ha that fronts Clifton Road. Earthworks commenced in January 2021 followed by civil works in August 2021 concluding in titles being obtained in August 2022.

It is Greenstones intent to develop the balance Deferred Residential land (6ha) into residential sections over the next four years.

## Roading Information

### Clifton Road Upgrade

Greenstone have constructed a Right Turn Bay on Clifton Road allowing safe and better access into the new subdivision Road named Te Awanga Terrace.

### Internal Subdivision Road

The internal road "Te Awanga Terrace" is a non-exit road providing access to all the current residential sections and future residential sections. Just to be clear this does not have access onto Gordon Road. The internal roads are constructed with a black tarseal "hotmix" finish. There are two chicanes in the road to help lower the speed environment. Parts of the roads are dressed with a cobblestone finish. There is a flush nib road edge finish instead of the normal kerb and channel finish. The design incorporates open grass berms instead of footpaths.

## Servicing Information

### Services & Earthworks

- a. **Stormwater** – Lots 2, 3, 10, 11, 12, 41, 43, 44 & 45 have been provided with a roadside stormwater connection into their shared vehicle crossing culvert. All the balance road frontage sections will be required to construct their own stormwater connection into their culvert at the chosen vehicle crossing location as part of their building consent work.
- b. **Wastewater (Sewer)** – A connection point has been supplied at each section boundary to connect into a Hastings District Council owned pressure wastewater system. Each landowner will be required to install a specified inground 5,100 litre step-tank with pump inside their property as part of their building consent work. The criteria for this as specified in the Land Covenants and a Consent Notice on the title.
- c. **Water** – A town water connection is supplied at the section boundary. Blue Toby boxes with connection points indicate the location of the water connection.
- d. **Power** – Pedestal cabinets for power connection are on the corner of each section frontage boundary. Most cabinets are shared between 2 sections, some may have 3 connection points.

- e. **Phone / Internet** – Fibre duct is provided to each section boundary in the same location as the power pedestals. This is a Chorus high speed fibre connection.
- f. **Earthworks** – All sections are shaped to be virtually flat with a slight fall (overland flow) towards the new public roads. Any clean engineered fill placed within these sections has been certified by a geotech engineer and is outlined in the final geotech report. Please refer to the website for a copy of this.

## Other Development Items

- a. **Footpath & Street Lights** – There is no concrete footpaths but rather grass berms to walk on creating a similar feel to other parts of Te Awanga. There are street lights along the roads.
- b. **Grass Berm & Street Trees** – There is a grass berm in front of all street frontage sections. Within this berm and in front of some sections is a new mature landscape tree owned by HDC but expected to be maintained by the section owner.
- c. **Geotech Report** – A final geotech report covering all sections has been completed, this report contains onsite testing (test pits, scalers and DCP's). This report has been provided to HDC as part of the 224c requirements to satisfy the Subdivision Consent Conditions and allow titles to be issued. This report is site specific to each section and will be provided to the landowners for their use (refer to our website [www.greenstoneland.co.nz](http://www.greenstoneland.co.nz) for a copy).
- d. **NES (National Environmental Standards)** – This property has been tested and is now below NES standards. Certified remediation work has been completed.
- e. **As-built Information** – The subdivision as-built information is provided on our website showing the location of the infrastructure and service connection points. This is also available in DWG format.

## Site Specific Items

- a. **Rural Building Setbacks** – Normal building setback to neighbouring boundaries will apply as per the Hastings District Council Plan. However as per the Resource Consent Conditions Lots 2 – 12 have a 14m setback for any habitable building against their rear boundaries with the vineyard driveway. Also Lots 12 – 21 have a 15m setback for any habitable building against their rear boundaries with the vineyard. There is also be a HDC Consent Notice “No Complaints Covenant” placed on the titles. If you have any questions regarding these setbacks we suggest you talk to a HDC Planner. For your information garages, outdoor living areas and decks can be within the setback areas. The sections have been designed (long) to allow sufficient area for a dwelling to be built on each section.
- b. **Drain & Slope Geotech Setbacks** – As per the Geotech report there are additional small building setbacks for sections that adjoin the open drain “Haggerty Drain” and sections that have steep slopes. Please refer to the Geotech report for this specific information.

# Land Covenants

## Land Covenant Details

Provided as an attachment to the Sale & Purchase Agreement are the Land Covenants for Lots 2 – 45.



It is very important that potential purchasers read these covenants carefully prior to purchasing a section. They have been designed to protect the development and each section owner through maintaining a high standard of development in the area. If clarification is required regarding any of the land covenants please contact our Sales Manager.

When designing your house it is important you take the Land Covenants into account and submit your plans via the website for approval prior to commencing any work onsite. Following review Tracey will provide a letter of approval or request additional information or clarification should it be required. We recommend plans are provided at an early stage prior to building consent application. Please visit **<https://www.greenstoneland.co.nz/land-covenants-plan-approval/>** for further information.

The Land Covenants also contain specific requirements for managing your work on site prior and during construction of your building. It is important to understand that you must undertake your work within your own section boundaries only.

