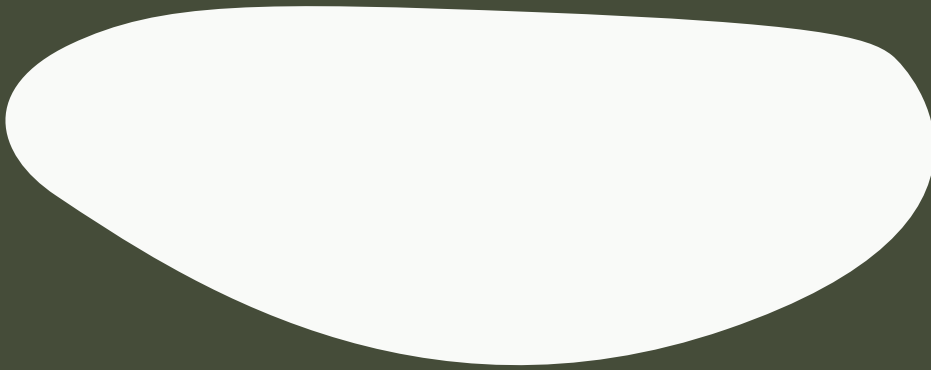


TE AWANGA TERRACES

GENERAL 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 starting in August 2021.

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 will be constructing a Right Turn Bay on Clifton Road allowing safe and better access onto the new subdivision Road.

INTERNAL SUBDIVISION ROAD

This road does not yet have a name but HDC will confirm a name in due course. This internal road 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 will be constructed with a black tarseal "hotmix" finish. There will be two chicanes in the road to help lower the speed environment. Parts of the roads will be dressed with a cobblestone finish. There will be 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** – The rear sections only will be 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 will be 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 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 will be 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 will be at 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 will be provided to each section boundary in the same location as the power pedestals. This will be a Chorus high speed fibre connection.
- f. **Earthworks** – All sections will be 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 will be outlined in the final geotech report. Please refer to the website for a copy of this.

OTHER DEVELOPMENT ITEMS

- a. **Footpath & Street Lights** – There will be no concrete footpaths but rather grass berms to walk on creating a similar feel to other parts of Te Awanga. There will also be street lights along the roads.
- b. **Grass Berm & Street Trees** – There will be a grass berm in front of all street frontage sections. Within this berm and in front of most sections will be 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 will be completed at the conclusion of all earthworks, this report will include onsite testing (test pits, scalers and DCP's). This report will be provided to HDC as part of the 224c requirements to satisfy the Subdivision Consent Conditions and allow titles to be issued. This report will be site specific to each section and will be provided to the landowners for their use (refer to our website www.greenstoneland.co.nz for a copy when available).
- 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** – At the completion of the subdivision as-built information will be provided via our website showing the location of the infrastructure and service connection points.

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 1 – 12 will have a 14m setback for any habitable building against their rear boundaries with the vineyard driveway. Also Lots 13 -21 have a 20m setback for any habitable building against their rear boundaries with the vineyard. Lot 12 has a setback of 15m against their rear boundary with the vineyard. There will also be a HDC Consent Notice “No Complaints Covenant” placed on these titles. If you have any questions regarding these setbacks we suggest you talk to a HDC Planner.
- b. **Drain & Slope Geotech Setbacks** – As per the Geotech report there are additional small building setbacks for sections that adjoin the open 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 Stages 1 – 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.

