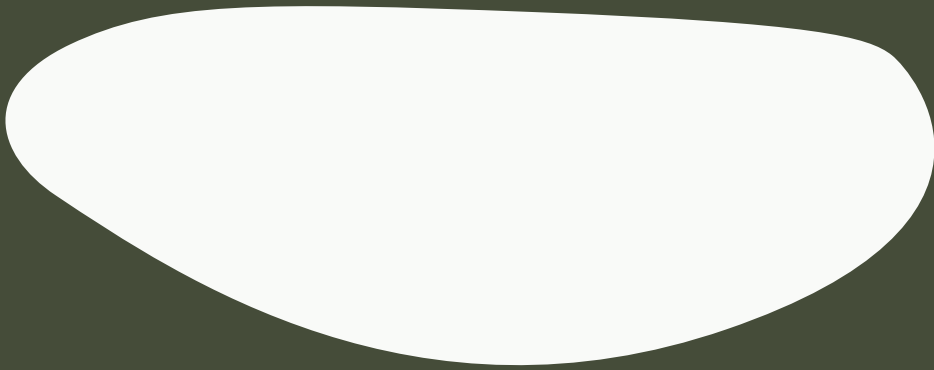


TE AWANGA TERRACES

FREQUENTLY ASKED QUESTIONS



Do I have to pay a deposit?

Yes, a deposit equal to 10% of the purchase price is required to be paid once the sale and purchase has been signed by both the purchaser and the vendor. This deposit is held by our solicitors, Langley Twigg Law, in their trust account.

When do I have to pay for my section?

The balance of the purchase price is due five working days after confirmation has been given to your solicitor that the title for your section has been issued.

What services will be available?

Please refer to the servicing information document on the website.

For exact service locations please refer to the As-built services plans which can be found under the 'Useful Information' section of our website.

How large a house can I build?

The Hastings District Council District Plan restricts site coverage to no more than 35% of the section area. Under the land covenants any house must be a minimum of 185m² (including garaging).

Can I build a two storey home?

Two storey homes will not be permitted within Lots 1-12 & 22-45 of the subdivision. Two storey homes will be permitted on Lots 13-21 which are the large sections at the very back of the subdivision.

Can I use any builder I choose?

Yes, you can use the builder of your choice, there are no restrictions.

When can I start building?

You can start building as soon as you have had your plans approved by Greenstone and obtained all necessary building consents from the Hastings District Council.

Do I have to build my house within a specific timeframe?

There is no requirement to start building within a specific timeframe.

However, once you start you must complete construction including the exterior within one year of starting the build.

Has a Geotech report been completed?

Yes, a Geotech report has been completed by “Initia” and is available on our website under the ‘Useful Information’ link. This report contains testing and includes recommended foundation designs and is available for you to use in your building consent application.

Has the soil been tested for contamination?

Yes, under our Resource Consent we are required to test for contamination and confirm the site meets the National Environment Standards for residential property.

Has a Stormwater & Flooding Report been completed?

Yes a substantial stormwater hydrology report including peer reviews has been completed. This has been approved by Hawkes Bay Regional Council (HBRC) and Hastings District Council (HDC) and forms part of the HBRC & HDC Resource Consents. All of the building platforms excluding the steep batters are at a minimum of RL15.15. Any habitable building shall have a minimum floor level of RL15.4. Condition 7 of the Resource Consent is as follows.

House Development – Lots 1 to 45 hereon

- **Condition 7.** That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title for Lots 1 to 45 hereon to secure the performance of the following conditions. The Notice shall be registered at the subdivider’s/consent holders expense and shall read as follows:
- The building platform(s) shall be maintained with a minimum ground level of RL15.15m (being the minimum ground level established above the 100 year coastal inundation level (HBRC 2016), provided that where any steep batter faces are formed to abut road frontages and Lot 104 (DP xyz), a maximum 3m setback from the boundary is excluded from the minimum 15.15RL fill depth requirement.
- Any habitable building shall have a minimum floor level of RL15.4, (Hawkes Bay Local Authority Datum), being a level set by considering the greater of 1% AEP coastal inundation level (year 2120) and/or the Haggerty Drain flood level of a 1% AEP (Climate change adjusted) flood water level.
- Explanation: The minimum floor level is based on a 2016 Tonkin & Taylor Ltd Report Tongio Coastal Hazards Strategy 2120 Coastal Hazard Assessment (ref 20514.005.CHA.v8 prepared for Hawke’s Bay Councils (HBRC, NCC, and HDC).

Can I park a motorhome on my section?

You can park a motorhome on your section. However, it must be located at the rear of your home and screened from the road by a fence and gate.



Are there any design covenants?

Yes, the Private Land Covenants include restrictions around the design and materials that can be used in your new home. Before commencing your build, you must provide Greenstone a copy of your final design to ensure it meets these design covenants. Please read the covenants attached to the Sale & Purchase Agreement carefully.

There is also specified HDC design guidelines for the Te Awanga Downs Residential area that can be found in the HDC District Plan named "Structure Plans, Development Plans and Concept Plans (App 11 - 25A) \ Appendix 15A(i) Te Awanga Downs Structure Plan Design Criteria Operative 17/02/201". Important guidelines from this document for the landowner are as follows:

Fences

Fencing of residential sections on boundaries with an open space zone need to comply with the following:

If a fence is built on or within 5m of the boundary of the open space zone it shall be either a 1.2m high picket fence, in accordance with Figure 8.1 NZS4404:2004, or a 1.2m - 1.8m high open style steel pool fence, galvanised and powder coated, or an alternative design agreed to by the Environment Consents Manager, Hastings District Council.

Fences of front boundaries of residential sections need to comply with the following:

That front boundary fences are limited to 0.5m in height within 3m of the front boundary. Fences can have a maximum height of up to 1.5m where they are located between 3m - 5m from the front boundary. The maximum height of any fence located more than 5m from the front boundary is 1.8m.

Roads

Narrow vehicle crossings (up to 2.8m wide), following the swale profile (avoiding piped vehicle crossings), and that are recessive in colour (gravel, asphalt, exposed-aggregate or oxide concrete).

Explanation: The intention is to provide a low-key character similar to that of 'old Te Awanga'. The standards adopt similar narrow carriageways, grassed swales, and informal street tree plantings. Simple, low profile, narrow and visually recessive vehicle crossings will not visually dominate the street scape.

Roadside swale drainage will contribute to the streetscape character of the roads, whilst also improving environmental performance by increasing stormwater infiltration, and reducing discharge of sediment and pollutants. `Vehicle crossings are to follow the swale profiles so as to facilitate maintenance by mowing.

Design Guidelines - Building Design and Appearance

The following statements outline the design guidelines to be considered when draughting plans for buildings within the Te Awanga Downs Structure Plan area. The objective of the guidelines is to encourage building design that reflects aspects of the form and flavour of vernacular bach architecture found in old Te Awanga. The following principles are sought to be encouraged in building and house design:

- a. Individuality – that houses are individually designed, each house different from its neighbours, and contributing to a varied streetscape. The uniformity in streetscape appearance is avoided;
- b. Light appearance – that houses have a light appearance characteristic of vernacular bach architecture, through such means as the use of mainly light cladding materials (such as horizontal weatherboard, vertical timber cladding, plywood, light sheet material, corrugated iron and the like); and a high degree of glazing and indoor/outdoor connections;
- c. Light roof materials and forms – materials with a heavy appearance (such as brick, concrete slab, concrete block, plastered finishes, roofing tiles and the like) are to be avoided except when used sparingly in conjunction with the dominant use of light materials;
- d. Small scale forms – that houses contribute to a fine-grain scale through articulation of the building's component forms, use of recessed window and door frames, and use of elements (such as eaves) that create deep shadow lines;
- e. Simple roofs – use of simple roof forms, such as single pitch (skillion) and gable roofs, that reflect bach architecture. Avoidance of hipped and mansard type roof forms that are more characteristic of urban or suburban architecture; and
- f. Visual connection to the street – that there are clear visual connections between the house and street through such means as living room windows overlooking the street, front decks / verandas / porches / balconies, and/or front doors with direct paths to the street.

Explanation: The Te Awanga Downs urban development area is intended to add to housing choice by providing a character that is different from standard suburban development. It is to have a character that reflects the coastal location and complement the vernacular kiwi bach architecture of 'old Te Awanga'. The guidelines above are designed to reflect such characteristics while recognising that new houses are likely to be significantly larger permanent residences and that they will have a contemporary function and appearance.

Design Guidelines – Sustainable Architecture

The objective of these guidelines is to encourage houses in Te Awanga Downs to seek to achieve a higher degree of sustainable design than typical suburban housing. Houses are encouraged to achieve a high standard of environmental design through incorporating the following principles:

- Use of passive heating through orientation to the sun, a high proportion of glazing on north and west facing walls, and use of internal materials that provide a heat sink;
- Use of passive cooling through flow-through ventilation;
- Use of features such as (eaves, overhangs, louvres) to provide winter sun and summer shading;
- High levels of insulation and double glazing;
- Use of solar water heating (and photovoltaic electricity generation);
- Use of materials from sustainable sources;
- Use of roof water storage for non-potable uses such as gardens, toilets etc.; and
- Use renewable energy generation, storage and smart grid interaction.

Explanation: Such measures are considered 'best practice' for new development. More specifically, such measures are in keeping with the lifestyle choices of residents buying into Te Awanga having regard to the connection between Te Awanga and its natural setting, its green appearance, and a tradition of environmental awareness within the existing community.

Who is responsible for fencing?

The cost of fencing is shared between neighbours in accordance with the Fencing Act 1978. Greenstone is not responsible for any fencing.

How many stages are there in the development?

There are 3 stages in total as per the Hastings District Council District Plan.

Am I required to provide a Solar System for my Dwelling?

Yes, as per the land covenants you must provide some type of solar system for your dwelling. "Lightforce" is a solar panel and battery provider. They have first right of refusal to provide solar for your dwelling as per the land covenants.