

GENERAL GREENSTONE DEVELOPMENT INFORMATION

Greenstone Land Developments currently own a large parcel of land between Arbuttle Road, Lyndhurst Road and the expressway. It is Greenstones intention that all of this land shall be developed into residential sections over the next 2 years.

Stages 1 – 7 & 9 of this development have been completed with titles issued.

ROADING INFORMATION

LYNDHURST ROAD & ARBUCKLE ROAD UPGRADES

Lyndhurst Road has recently been upgraded from a rural road to a residential standard under a Hastings District Council (HDC) contract. These works included the upgrade of a major stormwater, water and sewerage systems to service the Frimley development area.

HDC will also be upgrading the balance of Arbuttle Road to a residential standard in 2019/2020. Stages 9 & 10 will connect to this upgraded road.

STAGE 8 INFORMATION

Stage 8 includes the creation of 15 residential sections and the formation of a new residential road extending from the end of Lyndhurst Road.

SERVICES & EARTHWORKS FOR EACH SECTION

- (a) **Stormwater Connection** – Each section will be supplied with a kerbside stormwater connection in the middle of the front boundary.
- (b) **Wastewater Connection (Sewer)** – A connection point (red toby box) will be provided at the front boundary of each section.
- (c) **Water Connection** – A connection point (blue toby box) will be provided at the front boundary of each section.
- (d) **Power Connection** – Unison pedestals (black) for power connection will be located on the front boundary in between every second section. Most cabinets are shared between 2 sections, some may have 3 connection points. Please note 3-phase power is not available.
- (e) **Phone/Fibre Connections** – A Unison Fibre duct will be provided to each section in the same location as the power pedestals. This is a “Unison Fibre” owned high speed fibre connection. Unison have a list of retail service providers (RSP’s) which can be used by the landowner. Please refer to the following link for further information – <https://www.unison.co.nz/tell-me-about/fibre/retail-service-providers> . To be clear Chorus Fibre is not available within this subdivision.
- (f) **Natural Gas** – Reticulated natural gas is available within the subdivision. Please contact “Powerco” for further connection information.
- (g) **Earthworks** – All of the sections are shaped to be virtually flat with a slight fall (overland flow) towards the road. Any engineered fill placed within these sections has been certified by a geotech engineer and is detailed the final geotech report which can be found on our website <https://www.greenstoneland.co.nz/useful-information>

OTHER DEVELOPMENT ITEMS

- (a) Footpath & Street Lights** – The new road has one footpath extending around the cul-de-sac head. There are also street lights along the roads.
- (b) Grass Berm & Street Trees** – There is a grass berm in front of all sections. Within this berm and in front of most sections is a large mature tree which will be owned by HDC but is expected to be looked after by the section owner.
- (c) Geotechnical Report** – A final geotechnical report covering all stage 7, 8 & 9 sections has been completed which includes onsite testing (test pits, scalers and DCP's). This report will be provided to the HDC as part of the 224c requirements to satisfy the subdivision consent conditions and allow titles to be created. This report is site specific to each section and is available to landowners for their use, covering off the site-specific recommendations for each section. It can be found on our website <https://www.greenstoneland.co.nz/useful-information>
- (d) NES (National Environmental Standards)** – The soil on this development property has been tested and is below NES standards.
- (e) As-built Information** – At the completion of the subdivision works as-built information of the infrastructure and location of this infrastructure will be available on our website <https://www.greenstoneland.co.nz/useful-information>

SALE INFORMATION

SALE & PURCHASE AGREEMENT

The Sale & Purchase Agreement provides for normal sale and purchase conditions plus additional terms of sale, a sale plan, land covenants, existing parent title and a copy of the Resource Consent.

GENERAL LAND COVENANT DETAILS

Provided as an attachment to the Sale & Purchase Agreement are the Land Covenants for the subdivision and Stage 8. It is very important that these covenants are read carefully prior to purchasing a section. These covenants have been designed to protect the development and section purchasers by creating a high standard of development in the area. It is important that they are abided by. If clarification is required regarding any of the covenants please contact either Peter Cooke (andrew.mccall@greenstoneland.co.nz 021 338 123) or Tim Wilkins (tim@snowwilkins.co.nz 021 464 641).

On our website is a page dedicated to the submission of the building and fencing plans as part of the land covenant processing requirement <https://www.greenstoneland.co.nz/submit-plans>.

In summary your dwelling, improvements and fencing must be designed taking into account the land covenant conditions. Once complete your plans can be submitted for approval via the website, Greenstone (Tim or Tracey) will process these and provide a letter of approval, or request additional information or clarification should it be necessary. We recommend these plans are provided at an early stage prior to building consent application.