

GENERAL INFORMATION

Greenstone Land Developments owns a large parcel of land between Arbuckle Road, Lyndhurst Road and the expressway. Development of this land commenced in 2016 with Stages 1 – 6 comprising of 68 sections now complete with titles issued.

It is Greenstones intent to develop the balance land into residential sections over the next two years, with Stages 7 & 9 containing a total of 49 sections being the next stages to be constructed.

ROADING INFORMATION

LYNDHURST ROAD & ARBUCKLE ROAD UPGRADES

Lyndhurst Road has recently been upgraded from an old rural road to a residential road under a Hastings District Council (HDC) contract. This construction included the upgrade of stormwater, water and sewerage systems to service the Lyndhurst development area.

HDC will also be upgrading the balance of Arbuckle Road to a residential standard in 2019. Stage 9 will connect to this upgraded road.

STAGES 7 & 9 INFORMATION

Stage 7 includes 28 residential sections and the formation of a new residential road extending from the end of Lyndhurst Road.

Stage 9 includes a further 21 residential sections and the formation of a new residential road off Arbuckle Road. Also included in Stage 9 is a public reserve linking Stages 7 & 9.

SERVICES & EARTHWORKS

- a) **Stormwater** – Each section will be provided with a kerbside storm water connection at their section boundary.
- b) **Wastewater (Sewer)** – A connection point will be supplied at each section boundary. Red Toby boxes will be provided.
- c) **Water** – A water connection will be supplied at section boundary. Blue Toby boxes with connection points will be provided.
- 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 Unison high speed fibre connection.
- f) **Natural Gas** – Natural gas will be reticulated through the subdivision allowing each section owner the potential to connect. Please contact Powerco for further information.

- g) **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 will be certified by a geotech engineer and will be outlined in the final geotech report.

OTHER DEVELOPMENT ITEMS

- (a) **Footpath & Street Lights** – All roads will have either one or two footpaths extending around the cul-de-sac head. There will also be street lights along the roads.
- (b) **Grass Berm & Street Trees** – There will be a grass berm in front of all 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 Stages 7 & 9 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 copy when available).
- (d) **NES (National Environmental Standards)** – This property has been tested and is below NES standards. No remediation work is required.
- (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) **Building Setback** – Normal building setback requirements will apply as per the Hastings District Council plan. However as per the Resource Consent Condition 61 Lots 64, 65, 66, 67, 68, 69 & 91 will have a HDC Consent Notice “No Complaints Covenant” placed on their title. Also there will be a setback of 10m from the new road.
- (b) **Access for Lot 143** – As per the Resource Consent Condition 60 a HDC Consent Notice will be placed on this title stating that their vehicle access to the site shall only be via Arbuckle Road and not the new road.
- (c) **Fencing next to Reserve Lots 80 & 159** – Refer to Resource Consent Condition 64 which states the type of fencing allowed next to a reserve. We suggest people view fencing and plantings that have occurred in new subdivision areas next to reserves. It appears that a fence can be constructed and hedge-like plantings can be planted behind the fence.
- (d) **Lot 80 Easement** – In the corner next to the Reserve on Lot 80 will be a transformer and switchboard owned by Unison which is the crucial piece of power infrastructure that will service the entire development. This power infrastructure has been carefully positioned next to the Reserve and in the corner of Lot 80. If you are interested in purchasing Lot 80 please request the site specific detailed plan showing the layout of the power infrastructure and fencing.

LAND COVENANTS

LAND COVENANT DETAILS

Provided as an attachment to the Sale & Purchase Agreement are the Land Covenants for Stages 7 & 9.

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 Peter (022 604 1676) or Tim (021 464 641), Project Manager/Director.

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 on site. Following review, Tim or 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.