

TE AWA DEVELOPMENT

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?

Each section will be provided with a stormwater, wastewater (sewer), water and power connection at the front boundary. A Chorus Fibre connection will be available at your section boundary.

Natural gas is also available within the subdivision. To find out more about connecting to natural gas please contact The Gas Hub: www.thegashub.co.nz.

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

How big a house can I build?

The Napier City Council district plan restricts site coverage to no more than 50% of the section area.

Under the land covenants any house must be a minimum of 155m² (including garaging).

Can I build a two-storey home?

No, two storey homes are not permitted within the subdivision.

Can I use any builder I choose?

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

How many stages are there in the development? There are 2 stages in total consisting of 48 sections in total. Stage 2 will be accessed from Kenny Road and is expected to be completed late-2021.

When can I start building?

You can start building as soon as you have had your plans approved first by Greenstone and second obtained all necessary building consents from the Napier City 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?

A Geotech report has been completed and is available on our website under the 'Useful Information' link.

This report contains site specific testing for each section, includes recommended foundation designs and is available for you to use in your building consent application.

Please note this report is subject to 224c approval and acceptance by the Napier City Council.

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.

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.

Are there any design covenants?

Yes, the land covenants include restrictions around the design and materials that can be used in your new home.

Before applying for a building consent, you must provide our consultants Snow Wilkins a copy of your final design to ensure it meets these design covenants. Please read the covenants attached to the sale and purchase agreement carefully.

Please refer to the Greenstone website for further information on the approval process www.greenstoneland.co.nz/submit-plans

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 costs.