



Keirunga 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 agreement has been signed by both the purchaser and the vendor.

What services will be available?

Please refer to the proposed servicing information document on the website <http://www.greenstoneland.co.nz/keirunga>

For exact service locations please refer to the As-built services plans which can be found under the 'Keirunga Terraces Documentation' section of our website. There is also a DWG file.

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 165m² (including garaging).

Can I build a two storey home?

Two storey homes will not be permitted within Lots 1-10 & 15-17 of the subdivision. Two storey homes will be permitted on Lots 11, 18 & 19 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 "RDCL" and this is available on our website under the 'Keirunga Terraces Documentation' link. This report contains testing and recommended foundation designs and is available for you to use in your building consent application.

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. However the motorhome or boat or cars etc. can be parked in the communal private carparking area below Lot 12 (known as Easement Area CP – 475m²).

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.

Fences

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 2m of the front boundary. Fences can have a maximum height of up to 1.8m where they are located beyond 2m from the front boundary. There is a slight variation to this – sections that adjoin the private ROWs, Lot 31 & Lot 29.

Vehicle Crossings

- Some vehicle crossings have been partly formed on the steeper sloping sections, Lots 2 – 6 & 15 – 18. The other sections are at road or ROW level.

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. The type of fencing allowed is as per the Fencing Act.

How many stages are there in the development?

There are 3 stages in total; Stages 1 & 2 are 19 sections and Stage 3 is 2 or 3 sections located in the Lot 14 area.

Resource Consent

HDC Resource Consent has been granted for 19 sections and a small private Reserve (Lot 28).

When will Titles be available?

Titles are expected in January 2025.