



GENERAL INFORMATION FOR KEIRUNGA TERRACES

Greenstone Land Developments Ltd owns 9.7ha of land off Keirunga Road and Hikanui Drive in Havelock North.

The land is partly zoned Residential and Rural Residential.

In early 2019 Greenstone commenced a Resource Consent to create 19 sections from the Residential and Rural zoned area that fronts Keirunga Road. Consent was granted in late 2021 for 19 sections. Earthworks commenced in January 2022 followed by civil works in January 2023. Variation to consent including staging of the consent into Stage 1 (17 sections) and Stage 2 (2 sections) is near approval, hopefully this month. Stage 1 civil works is nearly complete (hopefully by August 2024). We will then apply for 223c, 224c followed by titles later this year, say October/November 2024.

Greenstone will continue with Stage 2 (Lots 20 & 21). Greenstones intends to develop the balance Rural Residential land into a further 2 sections in this area in 2025.

ROADING INFORMATION

KEIRUNGA ROAD

The end of Keirunga Road has been upgraded to the front entrance. This public road is owned by HDC.

FRONT GATES & SECURITY

At the entrance to the subdivision are automatic security gates. These gates operate via either number plate recognition, handheld remote control, cell phone or keypad. There is also a security camera which recognises the number plates or allows people within the development to open the gates via looking at the security camera. The front entrance has lighting for the "Keirunga Terraces" name and lighting under the trees and around the front gates.

Around the front gates are substantial landscape gardens on automatic irrigation system. Located along the main road in the subdivision are also landscape gardens and street trees.

INTERNAL SUBDIVISION ROADS

From the private front gates Keirunga Road becomes a private road owned by all the section owners within the development. This road will be managed by the Keirunga Terraces Residents Society (Body Corporate).

This new asphalt (black tar) private road is known as Lots 50 & 51 and extends up the hill to the cul-de-sac head. The road includes a footpath, grass berms and several streetlights.

Beyond the private road are two short right of ways (ROW) known as Lots 31 & 29 which are jointly owned by the sections that adjoin these ROWs.

SERVICING INFORMATION

SERVICES & EARTHWORKS

The Hastings District Council own and manage the stormwater, wastewater and water within the development. They have easements in gross for these services.

- a) **Stormwater** – All sections have been provided with a roadside stormwater connection.
- b) **Wastewater (Sewer)** – A connection point has been supplied at each section boundary to connect into a Hastings District Council wastewater system.
- c) **Water** – A town water connection is supplied at the section boundary. Blue Toby boxes with connection points indicate the location of the water connection.
- d) **Power** – Pedestal cabinets for power connection are on 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 is provided to each section boundary in the same location as the power pedestals. This is a Chorus high speed fibre connection.
- f) **Earthworks** – All sections are shaped to provide a virtually flat house site with a slight fall (overland flow) towards the new roads. Any clean engineered fill placed within these sections has been certified by a geotech engineer and is outlined in the final geotech report. Please refer to the website for a copy of this when it is finished.

OTHER DEVELOPMENT ITEMS

- (a) **Footpath & Streetlights** – There is a concrete footpath on the main road into the development. There are streetlights along the roads and ROWs.
- (b) **Grass Berm & Street Trees** – There is a grass berm in front of most sections for the main road. Within this berm and in front of some sections are new mature landscape trees owned by the Body Corporate but expected to be maintained by the section owner.
- (c) **Geotech Report** – A resource consent geotech report covering all sections has been completed. At the completion of Stage 1 an updated report will be completed which contains onsite testing (test pits, scalers and DCPs). 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 is site specific to each section and will be provided to the landowners for their use (refer to our website www.greenstoneland.co.nz for a copy of this when it is available).
- (d) **As-built Information** – The subdivision as-built information will be provided on our website showing the location of the infrastructure and service connection points. This will be also available in DWG format.

SITE SPECIFIC ITEMS

- (a) **Building Setbacks** – Normal building setback to neighbouring boundaries will apply as per the Hastings District Council Plan.

- (b) **Slope Geotech Setbacks** – As per the Geotech report there are additional small building setbacks for sections that adjoin the steep slopes, this is mainly 1.5m. Please refer to the future RDCL Geotech report for this specific information.

LAND COVENANTS

LAND COVENANT DETAILS

Provided as an attachment to the Sale & Purchase Agreement are the Land Covenants for Lots 1 – 12 & 15 – 19.

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 our Sales Manager.

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 onsite. Following review 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 only.

BODY CORPORATE INFORMATION

A Body Corporate document has been formed called “Keirunga Terraces Residents Society”. Please refer to this document on our website. A general summary of this is as follows.

PRIVATE RESERVE

The Body Corporate will own Lot 28 which is a private piece of land located on the upper slopes of the development. Contained within this land is a track which acts as primarily a cut-off drain stopping water from flowing onto the sections below in the subdivision. This track can be used for both walking and cycling purposes by the owners in the subdivision and any limited invitees of owners. This track is basically a loop around the entire development and would take approximately half an hour to walk. The Body Corporate is responsible for maintaining this track. It has been especially designed for low maintenance.

PRIVATE ROAD

The Body Corporate will manage the maintenance of the road and footpaths (Lots 50 & 51). These should need no maintenance for at least 20 years. Extra investment in the road has been made by placing asphalt on the roads instead of chipseal. The Body Corporate will have a sinking fund payment each year to allow for maintenance of the road in the future.

Each section owner will be responsible for maintaining the grass berm and trees in front of their sections which is normal practice for public roads.

LANDSCAPE GARDENS

There are some steeper landscape gardens on the northern side of the road which will be maintained by the Body Corporate. These gardens have weedmat plus coconut matting or bark over them. They are fully planted in shrubs which will cover all of these banks within 1 or 2 years. There are automatic irrigation systems amongst these gardens. There should only be very limited maintenance for these.

LIGHTING

At the entrance to the subdivision are landscape lights. Throughout the subdivision are streetlights. This lighting system is run from a meterbox at the front of the subdivision. The Body Corporate will be responsible for paying for the operation of the lighting.

ENTRANCE GATES

As mentioned earlier there is a security gate system with cameras. This system runs off a modem. The cost of the internet (currently \$60/month) will be shared between the landowners. There may also be some Body Corporate costs for maintaining the gates.

Each landowner will be provided with several handheld remote controls to operate the gates plus access to open the gates on their cell phone plus access to operate the gates for number plate recognition. Access will also be available to the camera at the front gates to operate from your cell phone or a device at your home.