

# PRESTONS PARK



## Development Update

Due to the overwhelming interest and uptake of sections from the 1<sup>st</sup> release of 42 sections within Stage W, Professionals Christchurch has released the balance 32 sections within Stage W to meet heightened demand, so if you haven't already registered your expression of interest with Colin Lock at Professionals, we strongly suggest you to contact him urgently on mobile: 027-453-9401 to secure a section.

In regard to Stage W titles, we have experienced delays in obtaining the 224c Certificate, which has now issued. Unfortunately, these delays have a roll-on effect with titles, and we are now expecting titles for Stage W to be issued on 22-Sept-2017. Fortunately, our surveyor, Keith from Aurecon has already received Survey Approval from LINZ, so the period in which to obtain titles from the issue of 224c is significantly reduced.

Our contractor, KB Construction and Quarries Limited, has made great progress and completed construction of Stage X (44 Lots), despite the adverse weather conditions lately. Our consultants are currently compiling the subdivision compliance documentation and anticipate lodging the 224c Application shortly. We envisage the 224c Certificate for Stage X to be issued on 20-Oct-2017, subject to Council processing timeframes. Titles for Stage X are on schedule to be issued on or around 24-Nov-2017. CDL is currently reviewing the market release date for Stage X and will provide an update in this regard in the next few weeks.

**Update as at 01/09/2017**

Construction of Stage Y (44 Lots) has commenced and is progressing well. We anticipate providing an update on key timeframes and dates for Stage Y within our next Development Update in Sept-17.

In the meantime, please feel free to visit the Prestons Park Website: [www.prestonspark.co.nz](http://www.prestonspark.co.nz) for the current listings and pricing for available sections, together with general sales information.

Below is a schedule of timeframes and key dates for the development and titling phases for Prestons Park.

**Please note the Stage numbering references below relate to the Subdivision Stage identified on the Prestons Park Scheme Plan located on the Prestons Park website.**

## Prestons Park Subdivision Staging Timetable

Stage P (Lots 162-211)		Status
• Construction – Earthworks, Drainage, Utility services		<b>Completed</b>
• Construction – Road & Berms		<b>Completed</b>
• Landscaping		<b>Completed</b>
• Titles		<b>Issued: 31-Jan-17</b>
• Survey Plan with Boundary Bearings and Distances		<b>Available</b>
• Geotech Certificates for Building Consent		<b>Available</b>
• Site Levels Plan		<b>Available</b>
• Wastewater, Stormwater & Water Supply As-Built Plans		<b>Available</b>
Stage W (Lots 493-509, 560-605, 639, 640,653,677 & 760-766)		Status
• Construction – Earthworks, Drainage, Utility services		<b>Completed</b>
• Construction – Road & Berms		<b>Completed</b>
• Landscaping		<b>Completed</b>
• 224c Certificate		<b>Issued 30-Aug-17</b>
• Titles		<b>DELAYED - Now Expected: 22-Sept-17</b>
• Survey Plan with Boundary Bearings and Distances		<b>Available</b>
• Geotech Certificates for Building Consent		<b>Available</b>
• Site Levels Plan		<b>Available</b>
• Wastewater, Stormwater & Water Supply As-Built Plans		<b>Available</b>
Stage X (Lots 606, 608-638 & 641-652)		Status
• Construction – Earthworks, Drainage, Utility services		<b>Completed</b>
• Construction – Road & Berms		<b>Completed</b>
• Landscaping		<b>Under Construction</b>
• 224c Certificate		<b>Expected: 20-Oct-17</b>
• Titles		<b>Expected: 24-Nov-17</b>
• Survey Plan with Boundary Bearings and Distances		<b>29-Sept-17</b>
• Geotech Certificates for Building Consent		<b>29-Sept-17</b>
• Site Levels Plan		<b>29-Sept-17</b>
• Wastewater, Stormwater & Water Supply As-Built Plans		<b>29-Sept-17</b>