

PRESTONS PARK

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Development Update Summary

Unfortunately, we have experienced approximately a 1 month delay with the titling of Stages 4(A2 & A3), due to new requirements for easements over reserve land. Thankfully the issues have now been resolved and we are expecting titles to issue on or around 14th Apr-21. Despite these delays, titles for the next two sub-stages, Stage 4(B1 & B2) and 4(C1 & C2) are on track to be issued in accordance with the timeframes identified in the Development Timetable below.

We are pleased to advise that the contractors, KB Contracting have commenced works on Stage 4(D2 & D3) and accordingly we have identified a tentative title date within the Development Timetable below. In addition to the above, we are currently:

- 1) Finalising plans and pricing for the Mairehau Road Upgrade Works, and are planning to commence work during May-21, subject to Council Approvals. The first phase of the upgrade works will include construction of the much anticipated Prestons Park Drive/ Mairehau Road Intersection.
- 2) Finalising the consenting process to convert 25 Density A (i.e. Terraced housing lots) to 53 Standalone and 6 Duplex lots. We anticipate resource consent to be issued early Apr-21.
- 3) Finalising the Resource Consent Application to naturalise the Snellings Drain around the northern and eastern perimeter of Prestons Park Stage 4. The naturalisation works will incorporate meandering the existing waterway to create a more natural alignment with riffles and extensive riparian planting together with a pedestrian walkway and bridges connecting Prestons Road, in the north, to the Prestons Park Linear

Update as at 23/04/2021

Park and Stormwater pond, located south of Stage 4. Ultimately, there will be a pedestrian link between Mairehau Road and Prestons Road. A copy of the preliminary plans detailing the Snellings Drain Upgrade Works will shortly be uploaded to the Prestons Park website. Please note these plans are preliminary and subject to Council approval.

Due to extremely high section demand and sales, we have released 12 sections from Stage 4(D2 & D3) for sale pre-title. The 224c and title timeframes for this release are identified in the Development Table below. Unfortunately, we are not able to release the balance of sections within Stage 4(D2-D3) until the Snellings Drain naturalisation works are completed, toward the end of the year, as our contractor requires the sections adjacent to the Snellings Drain for their "Works Area" to complete the upgrade. Accordingly, we will monitor the progression of the Snellings Drain Upgrade works, and provide an update on when these sections are likely to be released to the market later in the year.

Accordingly, if you are interested in securing one of the sections from the limited release from Stage 4(D2-D3), or future section releases please register your interest by email to sections@prof.co.nz.

The schedule below contains timeframes and key dates for the development and titling of the various stages currently underway at Prestons Park. **Please note the stage numbering references within the schedule 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 M-1 (Lots 1-9 & 13-54)	Titles Issued:15-Dec-15
Stage N (Lots 55-63, 65-83, 85-101 & 103-106)	Titles Issued:14-Mar-16
Stage M-2 (Lots 708-759)	Titles Issued:27-Jul-16
Stage O (Lots 64, 84, 102 & 107-161)	Titles Issued:25-Oct-16
Stage P (Lots 162-211)	Titles Issued:31-Jan-17
Stage W (Lots 493-509, 560-605, 639, 640,653,677 & 760-766)	Titles Issued:04-Oct-17
Stage X (Lots 606, 608-638 & 641-652)	Titles Issued:18-Jan-18
Stage Y (Lots 607, 654-676 & 678-707)	Titles Issued:16-Aug-18
Stage U1 (Lots 425-438)	Titles Issued: 20-Feb-19
Stage R1 (Lots 236, 263-281 & 302-311)	Titles Issued: 30-Apr-19
Stage Q2-Q3 (Lots 212-215, 218-228 & 230-233)	Titles Issued: 31-May-19
Stage Q1 (Lots 216, 217, 223-225, 229, 234, 235, 237 & 254-262)	Titles Issued: 19-Aug-19
Stage R2 (Lots 282-301)	Titles Issued: 12-Sept-19
Stage Q4 (Lots 238-253)	Titles Issued: 09-Oct-19
Stage S2, T2 & T3 (Lots 333-339, 353-370, 374, 375, 410-420 & 439-456)	Titles Issued: 19-Nov-19
Stage S1 (Lots 319-332 & 340-352)	Titles Issued: 14-Jan-20
Stage Z1 (Lots 767-778)	Titles Issued: 10-Jun-20
Stage T1 (Lots 371-373, 376, 390-397 & 407-409)	Titles Issued: 04-Aug-20
Stage T6 & U2 (Lots 398-406 & 457-472)	Titles Issued: 19-Oct-20
Stage E1 (Lots 704 & 705)	Titles Issued: 30-Nov-20
Stage T7 (Lots 473-479)	Titles Issued: 28-Jan-21
• Stage 4: A2 & A3 (Lots 785-807, 829, 830, 845 -849 & 918-921)	Status
• Construction	17-Dec-20
• 224c Certificate	04-Mar-21
• Titles	14-Apr-21
• Survey Plan (Draft) with Boundary Bearings and Distances	Available
• Geotech Certificates for Building Consent	Available
• Combined Services Design Plan for Wastewater, Stormwater & Water Supply	Available
• Site Levels Plan	Available
• Wastewater, Stormwater & Water Supply As-Built Plans	Available
• Landscaping (No planting allowed over the summer months)	30-Apr-21

Update as at 23/04/2021

• Stage 4: B1 & B2 (Lots 808-828 & 831-844)	Status
• Construction	26-Mar-21
• 224c Certificate	07-May-21
• Titles	09-Jun-21
• Survey Plan (Draft) with Boundary Bearings and Distances	Available
• Geotech Certificates for Building Consent	Available
• Combined Services Design Plan for Wastewater, Stormwater & Water Supply	Available
• Site Levels Plan	23-Apr-21
• Wastewater, Stormwater & Water Supply As-Built Plans	23-Apr-21
• Landscaping (No planting allowed over the summer months)	30-Apr-21
• Stage 4: C1 & C2 (Lots 850-868 & 917)	Status
• Construction	30-Apr-21
• 224c Certificate	18-Jun-21
• Titles	09-Jul-21
• Survey Plan (Draft) with Boundary Bearings and Distances	Available
• Geotech Certificates for Building Consent	Available
• Combined Services Design Plan for Wastewater, Stormwater & Water Supply	Available
• Site Levels Plan	14-May-21
• Wastewater, Stormwater & Water Supply As-Built Plans	14-May-21
• Landscaping (No planting allowed over the summer months)	28-May-21
• Stage 4: D2 & D3 (Part Only Lots 876-887)	Status
• Construction	23-Jul-21
• 224c Certificate	03-Sept-21
• Titles	24-Sept-21
• Survey Plan (Draft) with Boundary Bearings and Distances	Available
• Geotech Certificates for Building Consent	30-Apr-21
• Combined Services Design Plan for Wastewater, Stormwater & Water Supply	Available
• Site Levels Plan	06-Aug-21
• Wastewater, Stormwater & Water Supply As-Built Plans	06-Aug-21
• Landscaping (No planting allowed over the summer months)	20-Aug-21