

FEATURES AND OUTLINE SPECIFICATION

1. The Concept

Flagstaff Reach is an exquisite coastal gated community. The 25 large freehold properties range in size from 5,100m² – 14.5 hectares and enjoy rights of access over the 38.4 hectare farm lot. All lots retain an equal share in the recreational amenities including onsite boat ramp, boat shed, tennis court and boat trailer park. The enclave is serviced by a private sealed roadway, Flagstaff Terrace, which is accessed from Cove Road through security controlled entry gates.

The large well dimensioned sites have stunning views and provide a very special setting for owners to design and create their own slice of heaven. Lots are fenced and serviced with underground power and telephone services. The properties have been created in sympathy with natural site contours so as to optimise the lot separations, privacy and views.

The protective covenants and an ongoing management regime will protect and enhance the environment to ensure the highest quality lifestyle and real estate investment going forward.

2. The Fundamentals

The real estate is impeccable:

- Waterfront
- Northland East Coast
- 90 minutes drive from Auckland
- Established area
- Stunning panoramic ocean views
- Stroll to Waipu township
- North facing
- Wide range of recreational and leisure pursuits
- Direct access to the water
- Highly regarded golf course nearby
- Exclusive environment, open spaces with heaps of "elbow room".

3. The Farm

Owners have access rights over the farm.

4. Design

The Flagstaff Reach design team is led by award winning principal consultants Boffa Miskell Limited.

Boffa Miskell is an environmental planning and design consultancy with expertise in resource management, ecology, urban design, development planning and landscape architecture and can proudly reference many examples of excellence in a wide range of projects throughout New Zealand.

The National practice has been serving the private and public sectors for 30 years and are consistently revered and admired for their impeccable and sympathetic ecology design.

Flagstaff Reach design is an outstanding example of a real estate concept centred around the needs of its occupiers.

5. **Roading**

All roading and civil works will be designed and supervised by registered engineers Richardson Stevens Consultants (1996) Limited in accordance with statutory approvals.

Flagstaff Terrace is preserved as a private road enabling the entrance to be gated. Overall road width including berms will be 15m with the carriageway constructed to a Class A rural road standard, being 6.0m sealed to provide a resilient all weather surface on a 7.0m carriageway terminating in the cul-de-sac. The Cove Road/Flagstaff Terrace intersection is designed incorporating 15m splays in each direction.

The lanes servicing Lots 1 – 4 north of the cul-de-sac and Recreation Reserve will be 3m wide sealed carriageways.

6. **Main Entry**

The gated entrance is set back from Cove Road to provide a sense of presence and enable ease of access for vehicles entering Flagstaff Reach.

A pair of Surrey style entrance gates will be hung on "Waipu Limestone" pilasters complete with auto access gate controllers.

A separate matching limestone pilaster will house the security access equipment.

Entry can be gained with the appropriate authorisation.

7. **Security**

The entrance gates will be activated via hand held remote control transmitters or operating the PIN code unit contained within the Limestone pilaster. The system is linked to individual lots through the underground telephone network. Residents will admit visitors from their home and the system is capable of diversion to a mobile phone if residents were absent from the dwelling.

8. **House Sites**

Suggested house sites have been identified for each Lot. Richardson Stevens Consultants have provided specific engineering recommendations for foundations in respect to these locations however alternative sites are permissible with the appropriate engineering support documentation.

Construction of a single dwelling is a permitted use for each Lot. An appropriate Building Consent from the Whangarei District Council will be necessary to construct the improvements.

IDENTIFIED
SUGGESTED
HOUSE SITE

SINGLE
DWELLING



9. Landscaping and Protected Areas

Grassed berms, accented with selected specimen trees will border either side of Flagstaff Terrace between the entry gates and boundaries of the first residential Lots.

A Eucalypt Grove will be established on the Eastern side of Flagstaff Terrace immediately inside the entry gates which will provide a backdrop to the undulating grassed paddocks of the farm.

Selected specimen trees will be planted on the farm lot inside the Cove Road boundary incorporating appropriate protective structures from livestock.



A 20m wide esplanade strip will be formed along the river frontages. In particular, part of the strip between Lots 4 and 16 will include enhancement plantings of native specimens such as Pohutukawa, Cabbage tree, Mahoe, Carex, Flaxes, etc. together with the formation of wooden walkways across the water courses as these junction the estuary.

Designated wetlands will be formed on Lots 1 and 14. These areas will be maintained in accordance with the Enhancement Plan and include new plantings and fencing.

The Cove Road boundary fence will be set back to accommodate a mowing strip along the Cove Road frontage, enhancing the visual presentation of the real estate.

10. Fencing

Post and Rail wired stock proof fencing will be constructed along the Cove Road boundary and extend either side of Flagstaff Terrace to the Northern boundary of the Eucalypt Grove.



All Lot boundaries other than those connecting with the Waipu River and Waionihu Stream will contain stock proof post and wire fencing.

The entrance to each Lot will be secured by a pair of wooden gates.

11. Recreation Reserve

A designated recreational area will be created within Lot 14 providing for a boat ramp, trailer park, boat shed and tennis court.

Boat Ramp

A 40 metre concrete boat ramp 4.5 m wide will be constructed for the exclusive use of owners at Flagstaff Reach.

Boat Shed

A boat shed is located adjacent to the boat ramp and provides storage for owner's smaller water craft. The single storey structure has a concrete floor, timber frame, zincalume clad walls and timber tile roof.

Tennis Court

An all weather 34m x 16m synthetic tennis court with green prefinished powder coated post and PVC coated mesh fence at either end including 9m returns complete with posts and line markings.

12. **Power and Telephone**

Lots will be provided with underground power and telephone services to the boundary in accordance with the Supply Authority requirements.

13. **Water**

Water for domestic use will be obtained by individual owners using roof collection and storage tanks.

14. **Stormwater**

Stormwater from roads will be collected and directed to either the existing open water courses, drainage channels or discharged through outlets to existing ponds and wetland areas.

15. **Sewerage System**

Owners will be required to install individual onsite sewerage disposal systems.

SEWERAGE

16. **Proximity to Facilities and Amenities**

Flagstaff Reach is only two minutes drive or a leisurely stroll to the Waipu township where you will find an excellent range of essential services associated with a larger provincial town.

Superette, pharmacy, hairdresser, stationery, butcher, bakery, hardware, dairy, café, doctor, arts, crafts, herbal apothecary, library, squash court, museum, service station, Garage, Post Shop, NZ Fire Service etc.

Flagstaff Reach enjoys close proximity to Whangarei, a major provincial city with all the and services, restaurants and entertainment associated with the city with a population of 48,000.

Recreational and leisure pursuits available outside the Flagstaff Reach boundary are exhaustive. Boating, fishing, sailing, canoeing, swimming, surf at the famous Waipu Cove, golf at spectacular Waipu Links or a day at the Ruakaka races.

17. **Land Tenure**

The land is freehold and the title is an estate and fee simple with various easements and covenants designed to protect the integrity of the investment. All boundaries will be located by registered surveyors Reyburn and Bryant Limited. Owners will be members of the Flagstaff Reach Society Incorporated, the mechanism adopted to preserve and administer the shared facilities at Flagstaff Reach. The Society Rules are designed to ensure that a consistent standard is achieved throughout the enclave.