

PROJECT UPDATE, JUNE 2026.

Kia ora.

Settlement/Titles:

As per our recently sent settlement/titling update to stage one owners, Land Information New Zealand (LINZ) have confirmed our scheme plan and we are awaiting titles (and Code of Compliance certification via New Plymouth District Council). We aim to have these received by mid-June, which then triggers a 10-day settlement timeframe, **so you could be moving in end of June 2026** (subject to LINZ and council processing). Thank you to everyone for such prompt pre-settlement inspections. Livingstone Building is actively closing out any defects identified during this process (and will be resolved prior to your settlement).

Residents Association

As part the settlement of your new home, the annual Resident Association fees will be charged in advance and managed by Pitcaithly Body Corporate Services Limited on behalf of the Residents Association. An **indication of annual fee is \$2,500.00 per unit** (varies across titles). This fee includes annual insurance of common areas and your townhouse, plus operating costs of common areas. Payment will be required 10-days following titles being issued, or upon the settlement, whichever occurs first.

Sitewide progress:

We are finishing the last of the landscaping elements across the phase 2 & 3 groups of homes. For detail on remaining phases, please see each group's section within this update. The next phase of canopy tree thinning is imminent.

What will be happening onsite when Stage 1 purchasers move in?

With the site perimeter fencing being removed a few days prior to settlement of phase 1 Townhouses, the below plan details how the site will accommodate both the limited hours of construction activity on remaining areas (Groups H, G & F), and the enjoyment of new homes by residents in A, B, C, D & E (these residents will have unobstructed pedestrian and vehicle access).

- Groups H, G & F remain active (dates noted on page 8), but with fencing installed (the blue lines).
- Livingstone Building teams and any sub-trades will only be onsite in clearly identifiable vehicles, and with full safety gear visible.
- As always, you can contact Development Manager, Simon Speirs with any concerns/questions.

When residents do move into Stage 1 townhouses, the site-wide landscaping and roading for the entire development will be complete, except for some concrete paths on the Pendarves side of the site (connecting Group G Townhouses directly to Pendarves Street). The status of what will be happening elsewhere onsite at the time of stage 1 settlements, and how the site will be set-up is provided below:



- **Stage 2, Group H:** exterior and interior works continue concurrently until 08/06 when work then focuses only on interiors (*which are already lined and gib-stopped*).
- **Stage 3, Group G:** Exterior work finishes 05/06/26. Scaffolding will be down the following week. At that point, concrete paths connecting these homes directly to Pendarves Street will be poured, and storage boxes installed.
- **Stage 4, Group F:** Scaffolding comes down 12/08/26 and then only minor exterior works around concreting and landscaping elements through to 17/09/26.

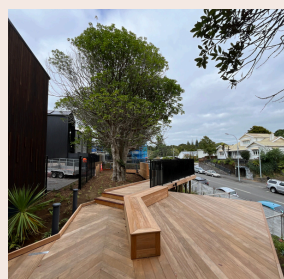
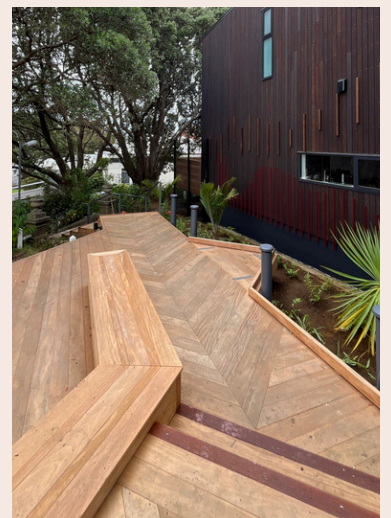
Hours of operation onsite are strictly limited:
(7am - 6pm Monday - Friday, and 10am - 4pm Saturday).

If you have any concerns, please contact Simon Speirs, Development Manager. sspeirs@egmontdixon.com or 027 363 9417.

- Site access.
- Site fencing.
- Site gate.

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1. Construction Progress.
Public/Shared Areas: the steps down to Lemon Street are sporting a new handrail, complementing the beautiful timber detailing and fresh planting. All that remains for this area of the site is some finishing works to be done on the boardwalk/deck area (including an additional balustrade). Planting is now also complete behind Groups A, B & C, and as many of you will have seen during our recent blessing, the main entrance signage is installed (LED lit from behind at night).



Seating on the common area cantilevered decking, and cladding detail on Group A

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Stage 1, Group A-E Update:

Purchaser inspections all completed and any defects raised are being worked through, also waiting on Code of Compliance Certification to be issued by council (NPDC).



Above: seat-level height balustrading and privacy fencing on rear decks of groups A,B, C & H

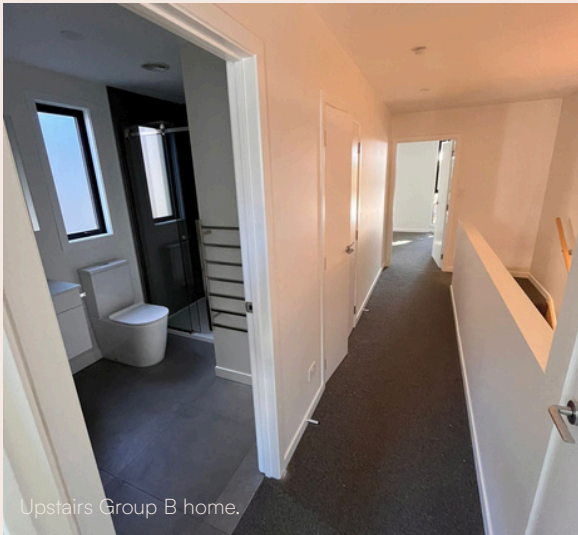


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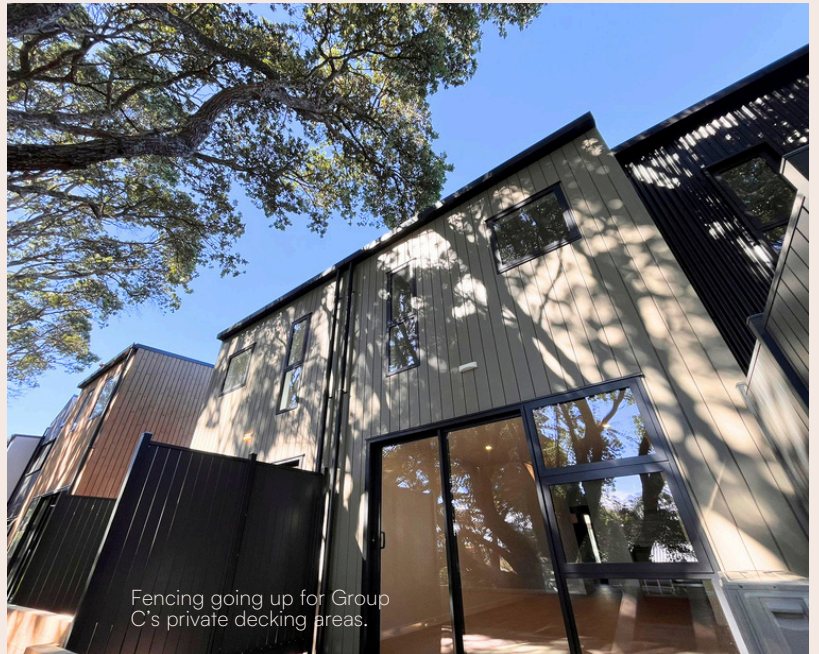
Exterior, Group B Townhouses.



Ensuite, Group B home.



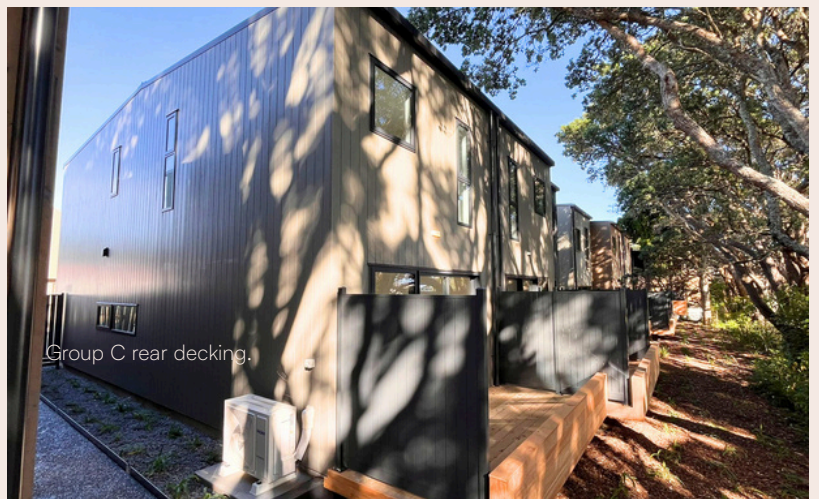
Upstairs Group B home.



Fencing going up for Group C's private decking areas.



Group B, with Group C to the right.

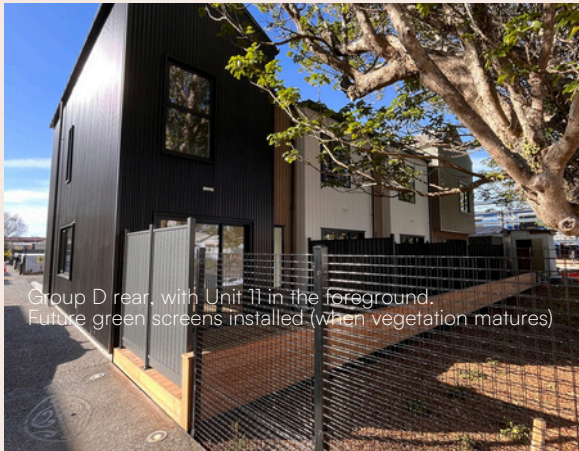


Group C rear decking.

Below: Group C Townhouse exterior. Seat level balustrades have been clad on both frontages since these photos. Please note that the next phase of canopy tree thinning is imminent.

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Perimeter fencing up for Group D Townhouses, these will become green screens once the vegetation matures.





Stage 2, Group H home, interior painting underway.

Stage 2, Group H Update:

We are now well into the internal finishing stage, interior painting is underway. In parallel, exterior private landscaping works are largely complete, continuing to enhance the completed appearance of the units. The next phase of canopy tree thinning is imminent.

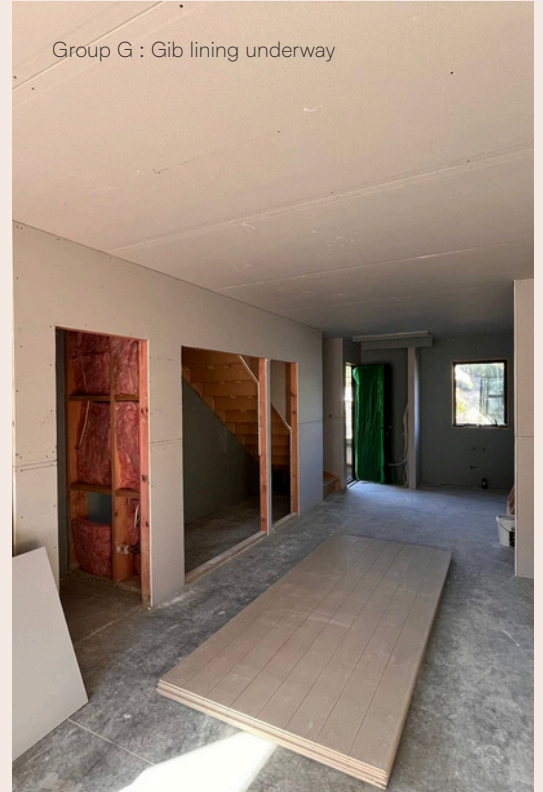


Group H townhouses, planting complete at the rear.

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Exterior, Stage 3, Group G homes, Pendarves Street frontage. Patio work starting.



Group G : Gib lining underway

↑ Stage 3, Group G Update:
Exterior scaffold now removed. Exterior patio areas facing Pendarves St. are under construction and interior linings are underway.



Group F : Framing nearly completed

↓ Stage 4, Group F Update:
Interior stairs installed, interior framing nearing completion. Roof, flashing and cladding being completed, following which scaffolding will be removed.



Group F Townhouse internal stairs installed.

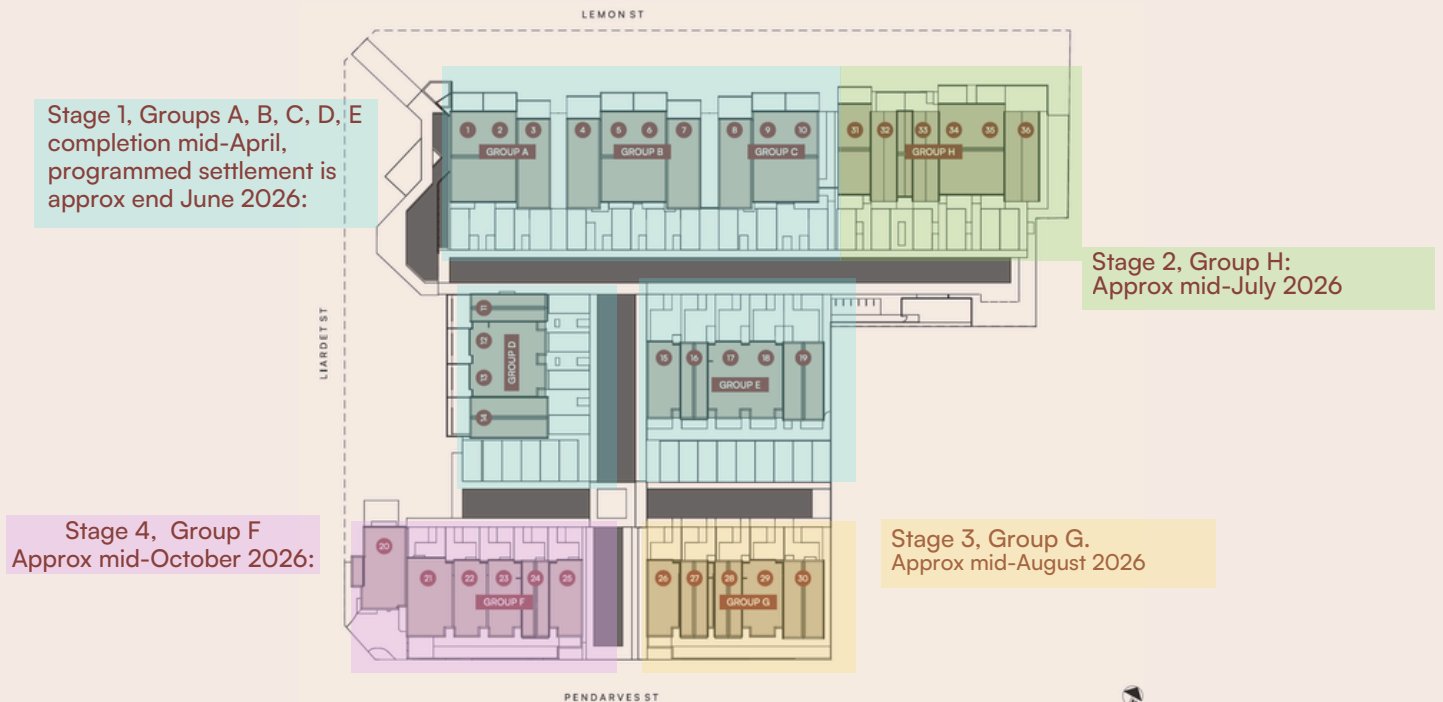


Group F: scaffolding up for installation of cladding and flashings.



Group F: scaffolding in place

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- **Stage 1: Groups A, B, C, D & E** (those on the Lemon Street frontage and the centre of the development) is nearing sectional completion, awaiting settlement: expected **approx end-June 2026**.
- **Stage 2: Group H** (those on the Lemon Street frontage, at right-hand top corner when looking from main entrance) will be completed **mid-July 2026**.
- **Stage 3: Group G** (those along the Pendarves Street frontage) will be completed **approx mid-August 2026**.
- **Stage 4: Group F** (those along the Pendarves Street frontage) will be completed **approx mid-October 2026**.

Please note that for stage 1 'completion' does not mean 'ready to move in'. Consenting and certification processes follow practical completion, including the certifications of title through Land Information NZ before settlement can occur. Before the stage 1 townhouses are handed over to owners, the site-wide development will have the below completed/has already been completed, current status noted:

- **All three waters** (drinking/waste/storm) have been tested and are all signed off.
- **Power through the whole site to each townhouse:** lived in for those ready for completion (electricals of those will be certified and signed off by PowerCo, and ICP (installation control point) numbers assigned (an ICP is a unique number to identify your townhouse for the supply of power so that you can set up an account with your chosen provider).
- **Chorus (telco/data)** has been installed to each townhouse, ready for owners to set up accounts with their chosen provider.
- **Vehicle entry and manoeuvring spaces** has been completed site-wide.
- **Rubbish store area** is completed.
- **Common area landscaping** and consented work on protected trees is largely complete, pending final tree canopy thinning and minor works, programmed for imminent completion.
- **Long-term maintenance plans** are confirmed and in place.
- **The Resident's Association** will be in place before the stage 1 settlements occur.

Show Home & Site Access.

Please note that visits to site are still strictly accompanied, upon arrangement with Neale and Rachel of Bayleys.

pukekuratheparade.co.nz

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