



LANDGOED

SANCTA MARIA

Newsletter 1

April 2016



It is with great pleasure that we present to you our very first newsletter. Ontwikkelingscombinatie Sancta Maria C.V. (OCSM) wants to keep all residents of the Sancta Maria Estate up-to-date on any developments on the estate. We aim to send you a newsletter by email once every two months.

This newsletter will discuss the following subjects: Opening of the Sales Gallery and the Open Day for prospective residents, the Sancta Villa, the Sancta Maria Moodbook, the Main Building, works on the estate and Maintenance and Management. Page 3 lists the various organisations and experts to contact in case of an emergency or malfunctioning, and contains information about the operation of the gates.

If you have any questions or comments about the newsletter, or if there is anything you would like to include, please send an email to Saskia van den Bergen at s.bergen@bpd.nl, or call her on 088 71 22 825.

Opening of the Sales Gallery and Open Day for prospective residents

This Friday, 22 April, officials from municipalities and business relations will get together for drinks to mark the opening of the Sancta Maria Estate Sales Gallery. This Friday will also see the start of the construction of the first (model) "Sancta Villa" at Pauluslaan. An Open Day will be organised on the estate on Saturday 30 April, from 11 a.m. to 2 p.m. The new Sales Gallery near the entrance to the estate will also open its doors to visitors. You are warmly invited to visit. The Sales Gallery will be the place to welcome potential buyers. The venue houses a large model of the estate, and there is a screen for presentations. The Sales Gallery will be the starting point for tours of the estate by our agents. The Sales Gallery will open by appointment only. Appointments can be made via the website: www.landgoed-sanctamaria.nl. The office will also be used for other occasions as Open Days and Start Sales events.

Sancta Villa

A model Sancta Villa will be built across from the Sales Gallery, on plot 2. This model villa, an exclusive design by Van Manen architects from Noordwijk, will be built by constructors Van Leent and will open to visitors later this year. Both the interior and exterior of this villa will breathe an atmosphere to match the wishes



of potential estate residents. The garden will be landscaped so that viewers can visualise the plot's potential. Once the model villa is completed, it will be used to show the future value of villas on plots this size. More information about the Sancta Villas is available at our selling agents.

Sancta Maria Moodbook

A luxury magazine (moodbook) was published this week with information about the estate, the plots, the mansions and the apartments. All residents and future residents will receive a copy of this moodbook.



The Main Building

In the run-up to the sale of the Front of the Main Building, interior designer Petra van Trigt was asked to design five interiors for the Front of the Main Building.

These designs serve as inspiration for future buyers of the five mansions that are to be built here. And the great thing is that Petra herself will be one of the buyers! We will update you later this year.



Interior design of the ground floor by Petra van Trigt

Work on the Estate

We would like to inform you about scheduled work, or work in progress.

Paulus

The Paulus pavilion site is being done up. The lawn is being cared for, dead plants are being replaced, and paths are being recoated for a fresh look. We would ask residents not to cross the area by car. Site managers will ensure that visitors and staff will not drive in the area either.



Main Building

Work is being carried out along the front of the Main Building wing to create a parking space. Trees are also being planted. The houses will be connected to the utilities and the sewer is also due to be connected to the main sewer. To connect the sewer of the Main Building to the main sewer in the road, the tarmac road between Paulus and the Main Building will be opened up along two sections. Following connection to the main sewer, the road will be temporarily closed using clinker bricks. The road will be resurfaced in the autumn of 2016. During the work, the road will be closed for a few days. We will arrange for a detour, and you will be informed about the work on time.

Ring road

We aim to start the construction of the remaining part of the ring road in the second quarter of 2016. The old road will be removed, and the new tarmac road will be laid in its definitive position. This work is expected to be completed in the autumn. The ring road will be fitted with public lighting.

Residential street

The OCSM has started redesigning the residential street along Langevelderlaan, reorganising the public space, and replacing the sewer. The works are expected to be completed in May 2016.

Maintenance and management

There are a large number of watercourses on the Sancta Maria Estate. They are part of the plots or the common areas. The watercourses serve to drain the area to keep ground water levels stable. In addition, the watercourses drain rain water. The Sancta Maria Estate is situated in a polder, which is managed by the Rijnland Higher Water Board. Rijnland ensures stable water levels in the watercourses, monitors their flow and performs annual checks. The watercourses are maintained by Hoek Hoveniers. Twice a year they mow the banks and clear out the watercourses.

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Development of the woodlands

Clearings are being made in the woodlands on the estate to build homes. To demonstrate the possibilities, we will clear five plots, felling trees, mapping out the boundaries and clearing the debris. To enable homes being built in the woodlands, a road must be constructed. Trees will need to be felled for its construction, and the relevant permit is due to be submitted to the council. The trees will be felled in the autumn (after the breeding season).

Sewer pumps

The sewer system on the Sancta Maria Estate transports household wastewater to a purification plant. Precipitation off the homes is directed to the watercourses. There are two sewer pumps on the Estate that gather and pump sewage to the sewage purification plant. The pumps are owned by the Municipality of Noordwijk and Noordwijkerhout and are maintained by Heemskerker Rioolbeheer. The pumps are fitted with an alarm that automatically relays any malfunctions to a central unit. The unit will contact an engineer instantly, to clear any defects as soon as possible.





Emergencies, malfunctions and access

The OCSM wants to inform residents about who to contact in case of emergency or malfunction in your area. You also find information here about the access gates to the Estate.

In the event of an emergency please call:

General emergency number: 112

Fire and ambulance services have access to the estate via the main gate at all times. The police may call in the services of the fire brigade.

Malfunctions

In the event of a technical malfunction on site (that requires instant repair); please contact the relevant person or organisation below:

- Mechanical gates and park lighting: Locas elektrotechniek – emergency helpline: 0713619254 – contact person is Soren Caspers
- Drink water facilities: Dunea – emergency helpline 088 3474747
- Electrics and gas: Liander – emergency helpline: 0800 9009
- KPN or Ziggo: see the website

Site management

In the event of a defective facility on site, please contact the relevant service below:

- General site management: BOOT – Harry Vlastuin, tel. 06 51559135
- Greenery and road maintenance: Hoek Hoveniers - Andre Hoek, tel. 0252 210256
- Electronic installations: Locas elektrotechniek – Soren Caspers, tel. 0713619254

Access to the Sancta Maria Estate

The estate is currently secured by two gates, which are opened using induction loops. Please note – the induction loops do not detect bicycles, only motorised vehicles.

Opening times for the gates are as follows:

Main gate

The entry loop is in operation from 8 a.m. to 6 p.m., seven days a week; the gate can be accessed via the GSM module at all other times. The exit loop in the gate is in operation permanently.

Construction gate

The entry loop for the construction gate is in operation Monday to Friday from 6.30 a.m. to 5 p.m.. The exit loop in the construction gate is in operation permanently.

