

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ



HALSWELL JUNCTION ROAD, CHRISTCHURCH

TC1 and TC2 sections in Stages 8B and 8C range in size from 371m² to 1,354m². Prices start at a very exciting \$195,000. Fibre will be laid to each property which will provide high-speed internet connections. Titles for Stages 8B and 8C are now out!

CHRIS JONES

M 027 220 5043 B 03 375 4700
chris.jones@bayleys.co.nz

NATHAN COLLETT

M 027 826 1535 B 03 375 4700
nathan.collett@bayleys.co.nz

Visit the website for plans and further details:

WWW.KNIGHTSSTREAMPARK.CO.NZ

KNIGHTS STREAM PARK



WWW.KNIGHTSSTREAMPARK.CO.NZ

STAGES 8B & 8C

Setback and Landscaping Requirements Overview

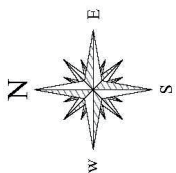
There are specific setback and landscaping requirements on some of the sites in this stage. These are recorded in conditions 4-6 of the land use consent granted for this stage. The resource consent can be viewed on the Knights Stream Park website under the 'Consents' tab. The conditions are summarised below.

- i. Lots 831, 844, 846, 848 and 849 to 856 – all buildings on these sites can be built up to 2m from the rear boundary (side boundary in the case of Lot 831) which adjoins the reserve. The developer will fence this boundary with an open style pool fence the same as that currently on the opposite side of the reserve.
- ii. Lots 831 to 834 and 898 to 902 – buildings on these sites can be built up to 5m from the rear boundary which adjoins a reserve. The area within the 5m setback is to be landscaped. The developer will be landscaping the reserve behind these sites. The developer will not be fencing this boundary.
- iii. Lots 873, 902, 921 to 929 and 931 – buildings on these sites can be built up to 15m from the legal boundary with John Paterson Drive which is the road to be built to the west of these sites. The area within the 15m setback is to be landscaped. As no access is allowed to John Paterson Drive, the developer will fence this boundary with a 1.8m paling fence. In terms of items (ii) and (iii) above the resource consent identifies the landscaping required on the sites to mean – *“the provision of predominantly trees and/or shrub plantings and may include ancillary areas of lawn or other amenity features”* (page 6 of land use consent RMA/2016/2864).

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ

STAGES 8B & 8C



BAYLEYS

Fulton Hogan
LAND DEVELOPMENT LTD.

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ

STAGES 8B & 8C

Lot	Size	Price	TC Status
831	651	UNDER CONTRACT	
832	632	UNDER CONTRACT	
833	709	SOLD	
834	720	UNDER CONTRACT	
835	606	SOLD	
836	611	SOLD	
837	609	SOLD	
838	635	UNDER CONTRACT	
839	556	SOLD	
840	556	SOLD	
841	518	UNDER CONTRACT	
842	502	UNDER CONTRACT	
843	532	SOLD	
844	409	SOLD	
845	371	UNDER CONTRACT	
846	480	SOLD	
847	379	UNDER CONTRACT	
848	525	UNDER CONTRACT	
849	374	SOLD	
850	410	SOLD	
851	454	UNDER CONTRACT	
852	383	UNDER CONTRACT	
853	373	UNDER CONTRACT	
854	387	UNDER CONTRACT	
855	417	SOLD	
856	459	UNDER CONTRACT	
864	514	UNDER CONTRACT	
865	515	UNDER CONTRACT	
866	388	SOLD	
873	718	SOLD	

Lot	Size	Price	TC Status
884	672	UNDER CONTRACT	
885	600	SOLD	
886	604	UNDER CONTRACT	
898	722	UNDER CONTRACT	
899	700	SOLD	
900	703	SOLD	
901	803	SOLD	
902	1,354	UNDER CONTRACT	
904	600	UNDER CONTRACT	
905	604	SOLD	
906	632	UNDER CONTRACT	
907	552	UNDER CONTRACT	
908	566	UNDER CONTRACT	
909	553	UNDER CONTRACT	
910	569	UNDER CONTRACT	
911	602	SOLD	
921	1,189	SOLD	
922	1,189	SOLD	
923	1,189	SOLD	
924	1,189	UNDER CONTRACT	
925	1,189	SOLD	
926	1,189	SOLD	
927	1,189	SOLD	
928	1,189	SOLD	
929	1,288	SOLD	
931	1,038	SOLD	
932	611	SOLD	
933	557	SOLD	
934	560	SOLD	
935	551	UNDER CONTRACT	

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ

STAGES 8B & 8C

1. The Purchaser covenants with the Vendor that the Purchaser shall:
 - (a) Not permit any works to be carried out on the site (including site preparation) prior to the erection and completion of all side, front and rear boundary fences (complying with clauses 1(k) and 1(l) below) or, where permanent fencing is not being erected, temporary fencing shall be installed and removed prior to occupation of the dwelling;
 - (b) Complete the vehicle access from the road to the Property (including berm and kerb crossing) up to and including metalling or sealing prior to construction of the dwelling in accordance with plans approved by the Vendor;
 - (c) Only have vehicle access to the Property over the area allocated for vehicle access (including the berm and kerb crossing) on plans approved by the Vendor;
 - (d) Not permit the Property to be occupied or used as a residence either prior to the dwelling being completed (including the construction of driveways, pathways, the erection of a letterbox and the landscaping and seeding of lawns visible from the road boundary, and the completion of all side and rear fences in compliance with Clause 1(l) below) or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles for human occupation;
 - (e) Complete any buildings within 9 months of laying down the foundations for such buildings, and, within 12 months of laying down such foundations the Purchaser shall complete all ancillary works such as fencing and landscaping;
 - (f) Not erect any building other than a dwelling house or ancillary buildings in accordance with plans (including site plan, landscape plan and external colour scheme) that have been approved by the Vendor, or the Vendor's nominated agent, in its sole discretion prior to the commencement of building;
 - (g) Not, without the vendor's prior written consent, include windows having a combined area of less than 2.5m² on the facade of the dwelling house which fronts the road. This covenant shall not apply to any dwelling house located on a rear lot where the front boundary of that lot is not shared with a road or right of way boundary;
 - (h) Reinstate, replace and be responsible for all costs arising from any damage to landscaping, berms, roading, footpaths, kerbs, concrete or other structures in the subdivision arising directly or indirectly from the use of the Property by the Purchaser or its occupiers, agents or invitees;

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ

STAGES 8B & 8C

- (i) At the time of completing landscaping on the Property re-seed the berm in front of the Property with a seed of a similar variety;
- (j) Not transport or allow to be placed on the Property any pre-lived in or pre-built dwelling, nor, without the Vendor's prior written consent erect or permit to be erected on the Property any flat pack house or deconstructed house;
- (k) Not use or permit to be used any secondhand materials without the Vendor's prior written consent;
- (l) Not erect or permit to be erected on the Property any fence or boundary wall of any material containing cement board sheets or panels, corrugated iron or metal sheeting;
- (m) Not erect or permit to be erected on the Property any fence or boundary wall:
 - On lots which have road frontage on two boundaries, fencing on the secondary road frontage, i.e. the road frontage that does not have vehicular access, of a height greater than 1.8m above the surrounding finished ground level;
 - On the internal boundaries of a height greater than 1.8m above the surrounding finished ground level; and
 - On the road boundary or boundaries fronting a right of way of a height greater than 1.2m above the surrounding finished ground level otherwise than with specific design approval of the Vendor. Approval of fences may be declined at the Vendor's sole discretion if the planned fencing is seen to potentially cause detriment to the subdivision or neighbouring amenities.
- (n) Not, without the Vendor's prior written consent, erect or permit to be erected on the Property any dwelling house;
 - On lots between 350m² and 499m² having a floor area less than 125m² including garage;
 - On lots 500m² or larger having a floor area less than 150m² including garage; and
 - On lots 349m² or less having a floor area less than 100m² including garage.

In considering whether or not to grant consent for a smaller dwelling house, the vendor shall consider whether the dwelling house includes quality design features commonly found in larger dwellings.

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ
STAGES 8B & 8C

- (o) Not use as a roofing material anything other than tiles (clay, ceramic, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel;
- (p) Not use as exterior cladding any material other than clay brick, recycled brick, stained or painted weatherboard, cedar, linear board, painted or sealed concrete block masonry, natural stone, stucco, plaster, coated zincalume, glazing or any combination of the above;
- (q) Not use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products on any building;
- (r) Not attach to or protrude from the front of the dwelling house, garage or other structure or establish within 6m of the road boundary of the Property any fixture that is visible from the road and that in the Vendor's sole discretion is obtrusive including, but not limited to, air-conditioning units, television or radio aerials and gas bottles;
- (s) Not permit any rubbish, including builders waste materials to accumulate or to be placed upon the Property or any adjoining land or permit grass or weeds to grow to a height exceeding 150mm or otherwise leave the Property in a condition that, in the Vendor's sole discretion may be detrimental to the Vendor's subdivision. The Vendor shall have the right to remove any building materials from the Property or adjoining land, or to maintain the Property in a reasonable condition to avoid the Property being or becoming detrimental to the subdivision, with reasonable costs to be met by the Purchaser and payable on demand;
- (t) Not remove or relocate from the Property any fence, tree or shrub constructed, installed or planted by the Vendor without the written consent of the Vendor;
- (u) Not keep or raise any livestock, poultry, reptiles or animals of any kind or size on the Property or in any building other than domesticated household pets. The keeping of pigeons is expressly prohibited;
- (v) Not permit the erection of any sign on the Property other than a professionally sign written and installed sign marketing the dwelling or section for sale. The Vendor will only permit the erection of signage indicating a business if such signage is acceptable in the sole discretion of the Vendor and prior written consent is obtained. The Vendor shall have the right to remove any sign, which in its sole discretion is unacceptable without prior warning;

KNIGHTS STREAM PARK

WWW.KNIGHTSSTREAMPARK.CO.NZ
STAGES 8B & 8C

- (w) Not permit the dwelling to be used as a show home without written consent of the Vendor. The Vendor shall retain sole discretion over the number of dwellings to be used for show home purposes.
2. In the event that the Purchaser disagrees with the exercise of the discretion by the Vendor under clause 1(f) above, the matter shall be referred to a registered building/design professional mutually agreed between the Purchaser and Vendor. The consent of the Vendor shall be deemed to be given if such professional certifies that the proposed building(s) and improvements on the Property are appropriate and suitable for a high quality residential subdivision and will not have an adverse effect on other lots (existing or proposed) within the subdivision.
3. The Vendor shall neither be required nor be liable to enforce the above covenants or any non-conformance of the above covenants.
4. The Purchaser covenants with the Vendor that it will not oppose, object to, frustrate or take any action, or encourage or cause others to oppose, object to, frustrate or take any action, that might in any way prevent or hinder the Vendor from progressing and completing the Vendor's development plans and/or effecting any zone change, subdivision or land use consents needed to give effect to the development at Halswell (being the area identified by the Christchurch City Council as Plan Change 60).
5. The Provisions of this Covenant (except clause 4) shall expire five years from the issue of a separate certificate of title for the Property.

The contents of this document do not form part of any contract. This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.