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HALSWELL JUNCTION ROAD, CHRISTCHURCH

Wide range of section sizes available. Geotech report for every stage. High speed fibre internet to every property. Longhurst Medical Centre, pharmacy and cafe open on Caulfield Ave, plus neighbourhood shops under construction. Seedlings Early Learning Centre open on Hamill Road. Easy access to SH1, town shopping centre, swimming pool, library, bakery and cafes.

Only a handful of sections remain in Stage 4A - titles now out.

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Whalan and Partners Ltd, Bayleys,
Licensed under the REA Act 2008.



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Lot	Size	Price
152	UNDER CONTRACT	
153	SOLD	
154	UNDER CONTRACT	
155	UNDER CONTRACT	
156	UNDER CONTRACT	
157	UNDER CONTRACT	
158	SOLD	
159	UNDER CONTRACT	
160	UNDER CONTRACT	
161	UNDER CONTRACT	
162	UNDER CONTRACT	
163	UNDER CONTRACT	
164	UNDER CONTRACT	
165	UNDER CONTRACT	
166	UNDER CONTRACT	
167	SOLD	
168	UNDER CONTRACT	
169	SOLD	
170	UNDER CONTRACT	
171	SOLD	
172	SOLD	
173	SOLD	
174	SOLD	
175	UNDER CONTRACT	
176	SOLD	

Lot	Size	Price
177	SOLD	
178	UNDER CONTRACT	
179	SOLD	
180	SOLD	
181	UNDER CONTRACT	
182	UNDER CONTRACT	
183	SOLD	
184	SOLD	
185	SOLD	
186	SOLD	
187	SOLD	
188	SOLD	
189	SOLD	
190	SOLD	
191	UNDER CONTRACT	
192	SOLD	
193	UNDER CONTRACT	
194	SOLD	
195	SOLD	
196	SOLD	
235	UNDER CONTRACT	
236	SOLD	
237	SOLD	
238	SOLD	
239	SOLD	

Lot	Size	Price
240	UNDER CONTRACT	
241	UNDER CONTRACT	
242	SOLD	
243	SOLD	
252	SOLD	
253	SOLD	
254	SOLD	
255	UNDER CONTRACT	
256	SOLD	
257	UNDER CONTRACT	
258	UNDER CONTRACT	
259	UNDER CONTRACT	
260	UNDER CONTRACT	
261	UNDER CONTRACT	
269	UNDER CONTRACT	
270	UNDER CONTRACT	
271	UNDER CONTRACT	
272	SOLD	
273	UNDER CONTRACT	
274	UNDER CONTRACT	
275	UNDER CONTRACT	
276	SOLD	
277	SOLD	
374	UNDER CONTRACT	
375	UNDER CONTRACT	
378	SOLD	
379	SOLD	



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1. The Purchaser covenants with the Vendor that it 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(i) and 1(j) below) or, where permanent fencing is not being erected, temporary shade cloth 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, and the completion of all side and rear fences in compliance with Clause 1(j) below) or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles for human occupation. Within two months of occupying the residence the erection of a letterbox and the landscaping and seeding of lawns visible from the road boundary are to be completed;
 - 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) Reinststate, replace and be responsible for all costs arising from any damage to landscaping, 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;
 - h) Not transport or allow to be placed on the said land any pre-lived in or pre-built dwelling, nor, without the Vendor's prior written consent, use or permit to be used any second-hand materials;
 - i) 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;
 - j) Not erect or permit to be erected on the Property any fence or boundary wall:
 - Within 2.0 metres of the road boundary except that on lots which have road frontage on two boundaries fencing on the secondary road frontage is permitted on the boundary;
 - On the internal boundaries of a height greater than 1.8m above the surrounding finished ground level; and
 - On 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.



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- k) Not, without the vendor's prior written consent, erect or permit to be erected on the Property any dwelling house;
- On lots designated as Density A (High Density) having a floor area less than 100m² including garage;
 - On lots designated as Density B (Medium Density) having a floor area less than 125m² including garage;
 - On lots designated as Density C (Low Density) having a floor area less than 150m² including garage; and
 - On lots over 800m² having a floor area less than 180m² 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. For the purpose of this clause the attached plan identifies the lots designated as Density A, B and C.

- l) 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;
- m) Not use as exterior cladding any material other than clay brick, recycled brick, stained or painted weatherboard, linear board, painted or sealed concrete block masonry, natural stone, stucco, plaster, coated zincalume, glazing or any combination of the above;
- n) Not use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products on any building;
- o) 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;
- p) 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 75mm 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;
- q) 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;
- r) 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;
- s) 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;



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- t) 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.

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