



ROSEMERRYN

LOTS 897, 900 & 901, STAGE 22

WWW.ROSEMERRYN.CO.NZ



LINCOLN, CANTERBURY

Section sizes start at 1,000sqm. On-site cafe and restaurant, gym and pre-school plus easy walking and biking distance from the schools and the thriving Lincoln Township. Section base prices from \$519,000 with offers over base prices invited by 1pm, Mon 16 Sep 2024. Titles for Stage 22 are due late 2025.

Chris Jones

027 220 5043

chris.jones@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA 2008

Nathan Collett

027 826 1535

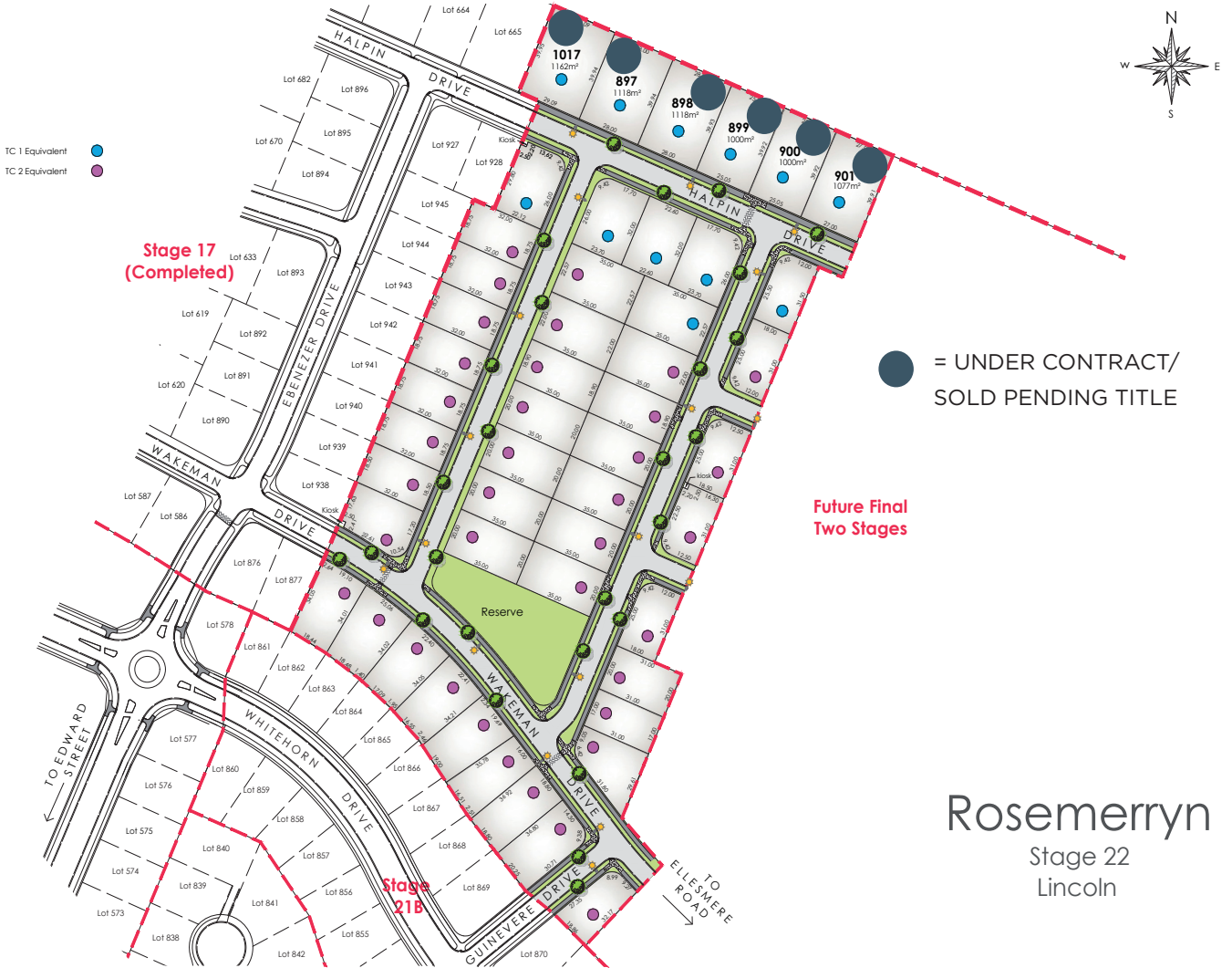
nathan.collett@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA 2008





ROSEMERRYN



Rosemerryn
Stage 22
Lincoln

Sale method for Lots 897, 900 and 901: Offers over base prices are invited by 1pm, Mon 16 Sep 2024

Lot	Size m ²	Base Price	TC Rating
897	1,118	UNDER OFFER	TC1
900	1,000	UNDER OFFER	TC1
901	1,077	UNDER OFFER	TC1





ROSEMERRYN

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(l) and 1(m) 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, the completion of all side and rear fences in compliance with clause 1(m) 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, elevations, 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.

On Lots 878-885, 929, 937, 946-962, 1014 and 1017, "a dwelling house" shall include a minor residential unit being a self-contained residential unit that is ancillary to the principal dwelling and is held in common ownership with the principal residential unit ("minor residential unit") on the Property provided that:

- i. it is attached to the principal dwelling;
- ii. it has a maximum floor area (excluding garage) of 70sqm; and
- iii. there is only one minor residential unit on any Property;

Please refer to **www.rosemerryn.co.nz/plan-approvals** for further information in relation to the plan approval process.

- (g) Not erect a minor residential unit on Lots 886, 897-901, 930-936, 963, 980, 981, 996, 997, 1015 and 1016.



ROSEMERRYN

- (h) Not, without the Vendor's prior written consent, include windows having a combined area of less than 2sqm 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;
- (i) 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;
- (j) 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;
- (k) Not transport or allow to be placed on the Property any pre-lived in or pre-built building nor, without the Vendor's prior written consent erect or permit to be erected on the Property any flatpack house or deconstructed house;
- (l) Not use or permit to be used any second-hand materials without the Vendor's prior written consent;
- (m) 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;
- (n) Not erect or permit to be erected on the Property any fence or boundary wall on the internal boundaries of a height greater than 1.8m above the surrounding finished ground level;
- (o) Not, without the Vendor's prior written consent, erect or permit to be erected on the Property any dwelling house:
 - On lots 500sqm or larger having a floor area less than 175sqm including garage;
 - On lots between 400-499sqm having a floor area less than 150sqm including garage; andIn 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.
- (p) Not subdivide the Property. Subdivide shall have the meaning given to the expression "subdivision of land" set out in Section 218 of the Resource Management Act 1991. An adjustment of the location of the boundary between two adjoining lots which increases or decreases the total area of each of the affected lots by no more than 100m² is permitted;



ROSEMERRYN

- (q) 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;
- (r) 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;
- (s) Not use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products on any building;
- (t) 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;
- (u) Not permit any rubbish, including builders waste materials to accumulate or to be placed upon the Property, the berm in front of the Property or any adjoining land or permit grass or weeds to grow to a height exceeding 75mm or otherwise leave the Property or the berm in front of 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, the berm in front of the Property or adjoining land, or to maintain the Property and the berm in front of 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;
- (v) 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;
- (w) Not remove or relocate any tree installed by the Vendor between the road and the Property without the prior written consent of the Vendor. The removal or relocation of any such tree will be in the manner and form directed by the Vendor and/or the Selwyn District Council and at the Purchaser's sole cost. This Covenant shall expire three (3) years from the issue of separate Record of Title for the Property.
- (x) 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;



ROSEMERRYN

- (y) 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;
 - (z) 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 plan, subdivision or land use consents needed to give effect to the development bounded by Edward Street and Ellesmere Road at Lincoln.
 5. The Provisions of this Covenant (except clause 4) shall expire five years from the issue of a separate record 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.



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

This information Memorandum, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

ADDITIONAL COVENANT

Where:

Lots 897-909, Rosemerryn

Chris Jones | 027 220 5043
chris.jones@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Nathan Collett | 027 826 1535
nathan.collett@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008



**ALTOGETHER
BETTER**

Approved for ADLS by Registrar-General of Land under No. 2018/6263
COVENANT INSTRUMENT TO NOTE LAND COVENANT
 Sections 116(1)(a) & (b) Land Transfer Act 2017



Covenantor

Surname(s) must be underlined or in CAPITALS.

Fulton Hogan Land Development Limited

Covenantee

Surname(s) must be underlined or in CAPITALS.

Edgar Stuart Salins

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land covenant		Lots 897 - 901 Stage 22 Rosemerryn [tbc]; and Lots 902 - 909 Stage 24 Rosemerryn [tbc]	Lot 1 DP 83562 (CB48B/1101)

The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.]

[Annexure Schedule _____].

2015/5049
APPROVED
Registrar-General of Land

Insert instrument type

Continue in additional Annexure Schedule, if required

COVENANTS

The Covenantor covenants with the Covenantee that the Covenantor shall not:

1. Erect any building on the Burdened Land other than a single storey dwelling house and ancillary buildings;
2. Subdivide the Burdened Land. Subdivide shall have the meaning given to the expression "Subdivision of Land" set out in Section 218 of the Resource Management Act 1991;
3. Erect any ancillary building(s) within ten (10) metres of the Benefited Land:
 - a. which has a floor area greater than 40m²; or
 - b. which is of a height greater than three (3) metres above the surrounding finished ground level.
4. Erect any ancillary buildings within two (2) metres of the Benefited Land:
 - a. which has a floor area greater than 9m²; or
 - b. which is of a height greater than three (3) metres above the surrounding finished ground level.

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

FENCING COVENANT

Where:

Lots 898-908, Rosemerryn

Chris Jones | 027 220 5043
chris.jones@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Nathan Collett | 027 826 1535
nathan.collett@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008



**ALTOGETHER
BETTER**

FENCING COVENANT

Fulton Hogan Land Development Limited

Edgar Stuart Salins

The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation

RHODES & CO

LAWYERS PO BOX 13444 CHRISTCHURCH
TEL (03) 365 0579 FAX (03) 366 1715
www.rhodes.co.nz

E.S. tm

PARTIES

Fulton Hogan Land Development Limited ("Covenantor")
Edgar Stuart Salins ("Covenantee")

BACKGROUND

- A The Covenantor is the registered owner of the land described in the First Schedule ("the Covenantor's land").
- B The Covenantee is the registered owner of the land described in the Second Schedule (the Covenantee's land").
- C The parties have agreed that the Covenantee's land shall have the benefit of a fencing covenant under the Fencing Act 1978 ("Act").

TERM OF THIS COVENANT:

- 1. The Covenantor, as owner of the Covenantor's land, shall be bound by a fencing covenant within the meaning of section 2 of the Act in favour of the Covenantee, as owner of the Covenantee's land.
- 2. The Covenantee shall not be required to contribute to the cost of erection or maintenance of the boundary fences (including any retaining wall), between the Covenantor's land and the Covenantee's land however, if any repair or maintenance of the boundary fences (including any retaining wall) is attributable to an act or omission of the Covenantee, the Covenantee shall be responsible for the portion of the costs (in whole or in part) of the repair and maintenance that is attributable to that act or omission; and
- 3. This fencing covenant shall not enure for the benefit of any subsequent purchaser for value of the Covenantee's land.

FIRST SCHEDULE

Covenantor's Land

Legal Description	Identifier
Lot 898 Deposited Plan [TBC]	[TBC]
Lot 899 Deposited Plan [TBC]	[TBC]
Lot 900 Deposited Plan [TBC]	[TBC]
Lot 901 Deposited Plan [TBC]	[TBC]
Lot 902 Deposited Plan [TBC]	[TBC]
Lot 903 Deposited Plan [TBC]	[TBC]

Lot 904 Deposited Plan [TBC]	[TBC]
Lot 905 Deposited Plan [TBC]	[TBC]
Lot 906 Deposited Plan [TBC]	[TBC]
Lot 907 Deposited Plan [TBC]	[TBC]
Lot 908 Deposited Plan [TBC]	[TBC]


SECOND SCHEDULE

Covenantee's Land

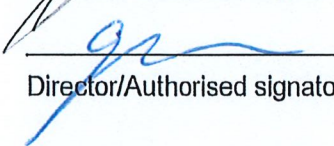
Legal Description	Identifier
Lot 1 DP 83562	CB48B/1101

EXECUTION

SIGNED by Fulton Hogan Land Development Limited:

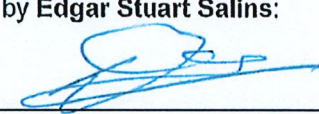


 Director/Authorised signatory



 Director/Authorised signatory

SIGNED by Edgar Stuart Salins:



 E D Salins

in the presence of:



Name: Hayley Mulligan
 Occupation: Solicitor
 Address: Christchurch