



RICHMOND
TERRACE

TAUPŌ'S FAST GROWING
WONDERLAND

TREMAINS[®]
Real Estate

ANOTHER DEVELOPMENT BY





10

Minute drive to
Taupō Central

15

Minute walk to
Two Mile Bay

5

Minute walk to
Kokomea Village
Centre

A picture-perfect blend of nature and convenience

Welcome to Richmond Terrace

Situated near the sparkling shores of Lake Taupō, Richmond Terrace positions you in the sought-after heart of Aotearoa's North Island. Here, you'll revel in its natural beauty and enjoy a thriving neighbourhood on your doorstep.



Fully serviced sections just a 15-minute walk from Two Mile Bay, conveniently close to Waipahihi School and Kindergarten, moments from the conveniences of Kokomea Village Centre and less than 2km from the thriving Taupō CBD.

Close to everything for a quality life

With a superb collection of residential sites, Richmond Terrace boasts panoramic vistas across Taupō's stunning landscape, with selected sites also enjoying lake views.

Framed by a natural embankment in the popular suburb of Richmond Heights, you'll be at home just a 15-minute walk from Two Mile Bay, conveniently close to Waipahihi School and Kindergarten, moments from the conveniences of Kokomea Village Centre and less than 2km from the thriving Taupō CBD. Whether you're a home buyer or investor, you'll appreciate Taupō's famed trout-filled rivers, flourishing foodie scene, towering snow-capped mountains, ancient forests, boutique shopping and steaming geothermal zones.

- ① Kokomea Village Centre
- ② Two Mile Bay Sailing Club
- ③ Waipāhihi School
- ④ Waipāhihi Kindergarten

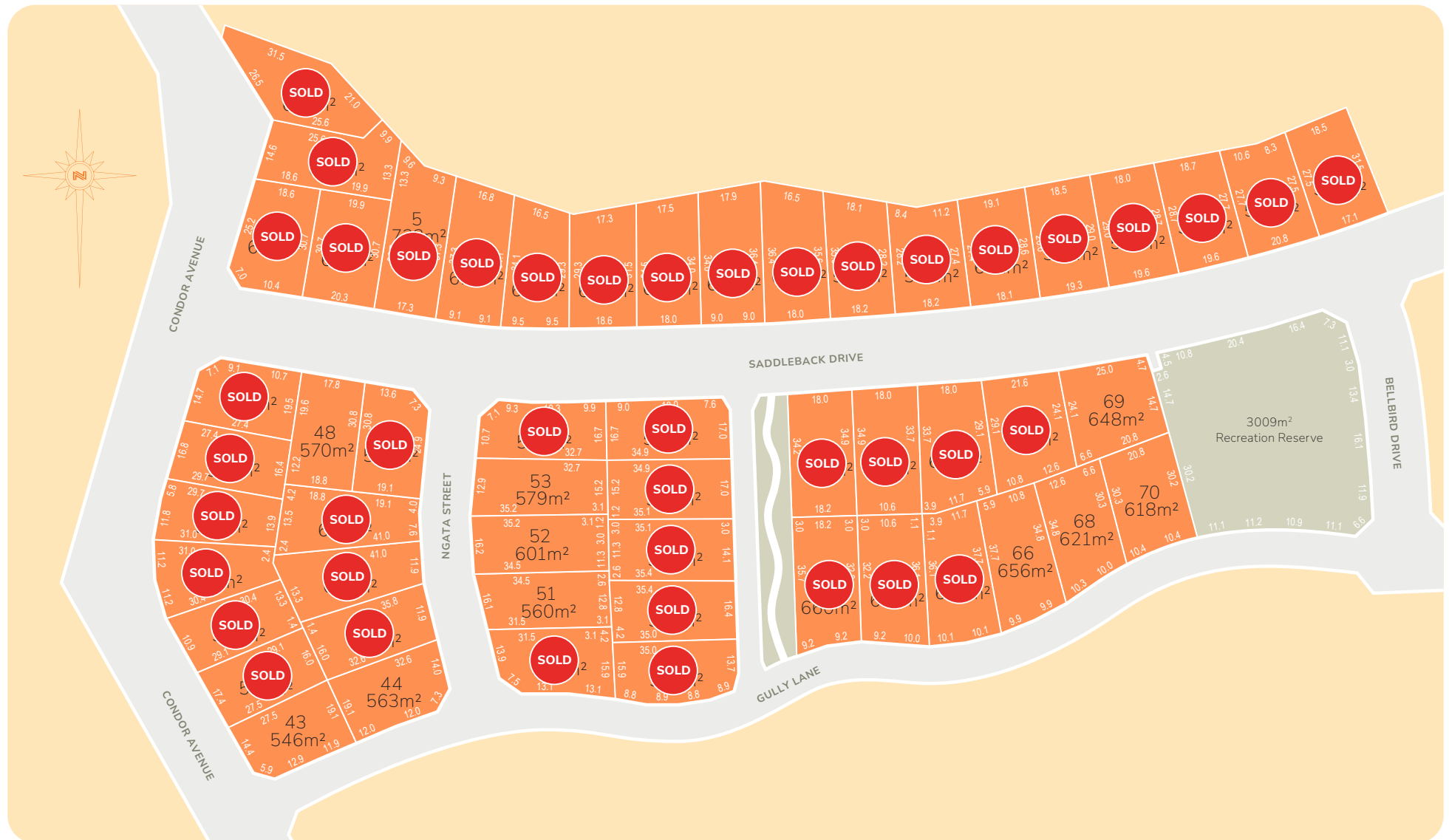




- ↑ Great Lake Cycle Trails
- ↗ Mavericks Gastropub @ The Landing
- ↗ Swingers Mini Golf @ the Landing
- 5 Mile Bay
- ↓ Cafe Lacus @ The Landing
- ↙ Kaiwaka Point
- ← Kokomea Village Centre, Richmond Heights



RICHMOND
TERRACE



With a diverse mix of high-quality housing, Richmond Terrace is a place to build your family's future.



To enquire.

Dale Pearson / 027 346 7494 / dale.pearson@tremains.co.nz

Benedict Ryan / 022 626 6939 / benedict.ryan@tremains.co.nz

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The Neil Group, New Zealand's leading land developer

Built from the ground up by West Auckland residential builder Ron Neil in the early 1950s, The Neil Group quickly expanded from residential construction roots into a full-scale land and property developer. Today, we're proudly one of New Zealand's leading developers, having built over 15,000 homes, developed many more sections and completed a large number of industrial and commercial builds.

With more than 70 years of experience across land acquisition, subdivision and development, we've built a solid reputation for delivering high-quality, on-time, on-budget projects that meet the highest construction standards. Our long-standing commitment to excellence has earned the trust of clients and stakeholders, with many of these partners choosing to work with us time and time again.





- ↑ Meet your new neighbours
- ↗ Tee off's at 8... dont' be late
@ Wairakei Golf + Sanctuary
- Let the good times roll, downslope
@ Mount Ruapehu
- ↘ A spot of fly fishing in Tongariro River
- ↓ Cycle lanes!...Taupō style @ Whakaipo
- ← Going for a stroll hits differently @ Huka Falls



Frequently asked questions

What am I purchasing?

An affordable section in the popular and growing area of Richmond Heights. Close to schools, shopping, the lake, coastal walks and arterial routes to the North, South and East Coast.

Will the sections have services running to them?

Yes - each section will have water, sewerage, stormwater, electricity, telephone and broadband internet services to the boundary.

Is there a Geotech Report?

This will be made available to purchasers and will show that civil works have been completed to the standard in the report. If purchasers' foundation designers require more than that then further confirmation testing for specific sites would need to be completed by the purchasers.

How do I view a section?

Viewings can be made at anytime by appointment with your preferred agent, or look out for our open home times.

Turn off Richmond Avenue into Condor Avenue, follow Sales Office directional signs to the "Sales Hut" on Saddleback Drive.

When can I buy a section?

The sections are being sold through Tremain Real Estate on a fixed price basis and are available for purchase now.

What payment terms apply?

A 10% deposit is payable to the vendors' solicitor's trust account within 2 working days after the vendor accepts the offer. Settlement Terms will be ten working days after issuance of title. Builders terms are available. Please discuss these with your Sales Consultant.*

Can I have conditions in my offer?

Yes. Please discuss this with your salesperson.

Do I have time to sell my property and purchase a section?

Yes - please discuss with your salesperson what your options are.

Are there any restrictions on what I can build?

There are covenants on the development to ensure a good quality of housing and to protect your investment. Please refer to the Covenants and the Further Terms of Sale in your agreement and discuss with your salesperson and solicitor.

How long do I have to build?

There is no restriction on commencing construction however once you commence construction of your dwelling it must be completed in an 18-month period

* Your Sales Consultant will walk you through the process and assist with completing the necessary documents.

Covenant

Annexure Schedule 1

Page 1 of 2 Pages

Insert instrument type

Land Covenant

Continued in additional Annexure Schedule, if required

Continuation of "Estate or Interest or Easement to be Created"

The Covenantor as registered owner of all that land contained in Lots 1-19, 37-70 (all inclusive) on DP 594432 subdivided that land into Lots ("the Lots") together with roads and reserves for the purposes of the sale of that land as residential Lots in a building estate.

The Covenantor for himself and his successors in title as registered owners of the Burdened Land described in Schedule A hereby covenants with and for the benefit of the Covenantee's and its successors in title and the registered owners of the Benefited Land described in the First Schedule for the purposes of creating a building scheme for the benefit of all the Benefited Land to take effect from the date herein and continuing thereafter until the first day of January 2045 after which date this covenant shall be of no further effect:

First Schedule

The Covenantor covenants as follows:

- 1 To erect only new dwelling/s or new ancillary building/s (which would normally be appurtenant to a residential dwelling) on any Lot.
- 2 To erect a new residential dwelling which shall have a gross floor area of not less than 140m² including closed in garage(s) (but excluding verandas patios and other buildings or structures).
- 3 To construct a minimum of one garage on the Lot which is to be attached to the dwelling and must be constructed in the same architectural style and using the same exterior cladding as the dwelling.
- 4 To construct a new dwelling/s and ancillary building/s on any Lot taking into regard the expected house design outcomes contained within the "Richmond Terrace, Tau po East Urban Lands Built Form Guidelines", (January 2023).

- 5 A minimum of 60% of the non-glazed exterior cladding of any Building should be constructed of any of the following materials: kiln fired or concrete brick, stone, masonry, sandstone, stucco, solid plaster or cement textured finish, weatherboard, composite aluminium panelling, waterproofed honed masonry, timber weatherboard or any other BRANZ approved exterior cladding proprietary system for outer walls.
- 6 All downpipes, conduits, water pipes or similar attached to the exterior walls on any dwelling or other building should be as closely colour matched as possible to the exterior cladding of the dwelling except copper and stainless steel down pipes which can be left in their natural colour.
- 7 Roofing materials should have a tile profile, or incorporate wood, fibre cement, glass fibre, bitumen or slate products by way of roofing shingles. Factory pre-finished metal roofing including mono pitched roofing (ie Coloursteel type or similar) may be used. All roofing will be non-reflective in a recessive colour.
- 8 Fences should be constructed using kiln fired or concrete brick, stucco textured finish, stone, brush or timber, colour steel, aluminium or such other new fencing propriety product Continued in additional Annexure Schedule, if required subject always to the terms of this covenant. Any fencing along front or side boundaries within 3 metres of a road boundary shall not exceed 1.2 metres in height above finished ground level except for Corner lots where fencing can be erected within 3 metres of the road boundary to a height of 1.8 metres for up to 50% of the total frontage of such lots.
- 9 To complete any building within 18 months of laying down the foundations for such building and within 18 months of laying down the foundations to complete all ancillary work such as fencing and landscaping and further will within that 18 month period construct in a proper and tradesman like manner a driveway or vehicle access in a permanent continuous surfacing of concrete, concrete block, brick paving, tar sealing or similar.
- 10 Not to permit the Lot to be occupied or used as a residence unless the buildings on the Lot have been substantially completed including driveways and landscaping in accordance with this covenant and the buildings meet the requirements of the local authority.

Annexure Schedule 1

Page 2 of 2 Pages

Insert instrument type

Land Covenant

Continued in additional Annexure Schedule, if required

- 11 Not to place on the Lot any form of temporary accommodation {e.g., caravan etc) other than a builder's shed for the purpose of the builder's usual day to day use. Such shed is to be removed upon completion of the dwelling.
- 12 Not to use the Lot or permit the same to be used for any trading or commercial purposes without first obtaining the written consent of all the immediate adjoining registered owners of the lots which are contained within the First Schedule other than an Office within the dwelling for the use of the residents of the Lots, short stay accommodation including the use of platforms such as Air Bnb and Bookabach or as a show home.
- 13 No commercial vehicle that has a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers are to be parked or located on that area within 4 metres of the road boundary and no commercial vehicles that have a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers shall be regularly located on the balance of the Lot unless garaged or adequately screened so as not to be highly visible from the road.
- 14 Not to permit any berm on the road frontage of the Lot, or any grassed areas within the property, to remain in an untidy condition and not to allow grass, to grow to a height which exceeds 150mm.
- 15 AND IF there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the Covenantor may have to any person having the benefit of this covenant the Covenantor will upon written demand being made by the Covenantee or any of the registered owners of the Lots in the First Schedule:
 - (a) Pay to the person making such demands as liquidated damages the sum of \$500.00 {Five Hundred Dollars) per day for every day that such breach or non-observance continues after the date upon which written demand has been made;
 - (b) Remove or cause to be removed from the Lot any second hand or used dwelling, garage, carport, building or other structure erected or placed on the Lot in breach or non-observance of the foregoing covenants;
 - (c) Replace any building materials used in breach or non-observance of the foregoing covenants.

Price List

Lot	Area m ²	Price inc. GST
1	667	Sold
2	644	Sold
3	609	Sold
4	617	Sold
5	722	Sold
6	670	Sold
7	607	Sold
8	608	Sold
9	629	Sold
10	681	Sold
11	659	Sold

Lot	Area m ²	Price inc. GST
12	596	Sold
13	598	Sold
14	597	Sold
15	598	Sold
16	596	Sold
17	595	Sold
18	594	Sold
19	597	Sold
37	548	Sold
38	521	Sold
39	518	Sold

Lot	Area m ²	Price inc. GST
40	526	Sold
41	521	Sold
42	522	Sold
43	546	440,000
44	563	370,000
45	572	Sold
46	613	Sold
47	613	Sold
48	570	360,000
49	558	Sold
50	594	Sold

Lot	Area m ²	Price inc. GST
51	560	370,000
52	601	370,000
53	580	370,000
54	566	Sold
55	584	Sold
56	583	Sold
57	598	Sold
58	587	Sold
59	581	Sold
60	661	Sold
61	625	Sold

Lot	Area m ²	Price inc. GST
62	635	Sold
63	670	Sold
64	666	Sold
65	671	Sold
66	656	Sold
67	666	Sold
68	621	410,000
69	648	400,000
70	618	430,000

All areas and measurements are subject to final survey, All Prices Include GST.

Neil Construction Limited reserves the right to alter prices at any time and without notice. Prospective Purchasers should satisfy themselves as to the accuracy of all information supplied.

While all information on these sections is provided in good faith the Vendor does not warrant nor accept any liability in respect of it.

To enquire.

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Real Estate

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