



Highland Park  
*My Heart's in the Highlands*



A Lifestyle Choice

GLENGARRY COURT



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## Glengarry Court Entrance

- Glengarry Court will allow you to enjoy a unique lifestyle Choice “like living in a park”, but also be part of the Highland Park Community. - ‘My Heart’s in the Highlands’ streetscape, is of high quality architecture, contemporary in character and high quality materials are used.



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## Frontage of Glengarry Court

- To help create a community identity and provide consistency, Glengarry Court will have a subtle yet distinctive theme, recognisable by the application of precinct-specific features, landscaping and colour palettes, and a single attractive walled entranceway.



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## Glengarry Court Common Amenity Area

Glengarry Court has been designed to fill the gap between a Residential Neighbourhood and a Retirement Village.

**Purchase a section in Glengarry Court that has a Freehold Title and 1/24 share of the common amenity area.**

You can then build the home of your choice in accordance with the Residential Design Standards that are in place to ensure the best possible housing design outcomes are achieved in Glengarry Court.





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- Highland Park will be a showcase of contemporary New Zealand Architectural style. The mixture of contemporary facades and landscaping will create a suburb of visually interesting, innovative and stylish streetscapes.
- The Highland Park design standards reinforce the sense of cohesion while allowing flexibility and are informative and clear.
- Meticulously master planned to create an appealing place to live, it will feature attractive vistas created through careful positioning of parks and streets with particular attention to detail paid to the landscape design and built amenities.



**Aerial view of Glengarry court**



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This map is indicative only of the style of house and placement on section. The style of house and orientation on section is entirely the purchaser's choice in accordance with the residential design standard.

Please note that the illustrations are an artist's impression and is to be used as a guide only. Whilst every care is taken to ensure that this plan is correct, it is indicative only and may change without notice. Purchasers must rely on their own enquiries and the Sale and Purchase Agreement.

### KEY TO PERIMETER FENCING

- Lots with rear boundary on Windermere Drive and Glengarry Court entrance road. Fig GC1 and GC2. (By Developer).
- Lot 209 Boundary with neighbourhood reserve. Fig GC3. (By Developer).
- Internal boundary fencing between Lots, and Lot 192 south and west boundaries. Fig GC4. (By Developer). Note: lot owners may choose to have no fencing if both adjoining owners are in agreement.
- Optional fencing of front yards facing Glengarry Court ROW. Private fences by lot owners. Refer Clause 5i and 5ii for permitted design. Note: these alignments are indicative only and will vary accordingly to final house location.
- Lots with boundaries on minor right of ways. Fig GC4. (By Developer).
- Rear boundary fences adjoining previous or future Highland Park Stages. Fig 8 - 'Landscape Design and Fencing Rules'. (By Developer).



**GLENGARRY COURTS**  
Highland Park Stage 5  
Mosgiel



## Glengarry Court Residents Association

Glengarry Court has its own small private park, a common area owned by the residents, and which is managed by a residents' association. The association has the responsibility to cut the grass, and maintain carriageway and improvements, cleaning gutters etc. The cost of the month to month maintenance is shared between all residents equally.

Like all of the Highland Park development, the facilities on the Glengarry Court common areas will be constructed to a high standard. At a future time work on the paved carriageways and footpath will nevertheless be required. The cost of major work is also shared between all residents, but is apportioned between the particular parts that each group uses. Most residents' associations have some authority to decide what happens on private residential lots. But at Glengarry Court, the association, while it has an encumbrance over the residential land, has authority only over the common land. Even so, it cannot deprive any resident of easement access and service rights to their home. How the association works is set out in its constitution.

Your rights to access and services over the common land are set out in easement, and your obligations are secured by an encumbrance registered over you residential lot. This means that if a resident does not pay their share, the amount is a charge on their property.

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## Legal Documents (that relate to Glengarry Court Residents Association including)

### Disclosure

An offer of common ownership and rights requires notice under the Real Property Developments Exemption Notice (SR2007/378). Glengarry Court Residents Association Limited has been formed as “specified entity” to maintain and administer the shared rights.

### Constitution

The constitution of the residents association provides for the owners of Lots 191 through 214 to be members and each has one vote. The association is funded until 31 March 2015 to maintain the common land and grass cutting. After that date the cost is borne by residents.

### Easement Instrument

Apart from the management of the common land the exercise of rights of way, and sewage water, electricity and telecom easements are granted governed by the easement instrument.

### License

The residents’ association has a license from the owners of the common land confirming its rights of access over the common land and its obligations.

### Section Sale and Purchase Agreement

This is supplied on the REINZ/ADLS form with applicable special conditions.

### Covenants

The Glengarry Court covenants are similar to those prevailing in other parts of Highland Park, modified to allow smaller homes, and to specify more.

### Encumbrance

A memorandum of encumbrance is registered against each residential lot charging each with owner obligations in relation to the common land.

### Landscaping and Design Guide

This is similar to the guide for the other parts of Highland Park and is included with the section sale and purchase agreement.