



**halswell  
commons**

A connected community

# Covenants

## HALSWELL COMMONS

### Land Covenants – Stages 2A, 2B and 2C

**“Covenantor”** means the registered owner of any of the Lots from time to time.

**“Lot”** or **“Lots”** means any one or more of the respective Burdened Lots as the context requires, and includes any lot created as a result of further subdivision of any of the Burdened Lots.

**“Development”** means the Developer’s subdivision and development known as Halswell Commons, of which the Burdened Lots form part.

**“The Developer”** means Danne Mora Holdings Limited or it’s duly appointed agent, assignee or associated person or entity, including for the avoidance of doubt Spreydon Lodge Limited.

1. The Covenantor shall:

- 1.1 Not erect or place, or permit to be erected or placed, on the Lot any building, dwelling house, garage, structure, fence or landscaping unless such building, dwelling house, garage, structure, fence or landscaping in all respects:
  - 1.1.1 complies in all respects with the Developer’s guidelines as to architectural controls (“Architectural Controls”) and/or lot landscaping (“Landscape Guidelines”), and as amended from time to time;
  - 1.1.2 complies with the terms of:
    - a. the Developer’s Subdivision Consent RMA/2018/2868, including any variations of such consent at the request of the Developer; and
    - b. the Developer’s Land Use Consent RMA/2019/1069, including any variations of such consent at the request of the Developer, but only to the extent that such terms are applicable to the Lot and to the extent that a separate Land Use Consent has not been granted by the local authority in respect of the Lot.
  - 1.1.3 is entirely consistent with final plans for the same that have first been submitted to, and approved in writing by, the Developer in its sole discretion.
- 1.2 Not permit any construction on the Lot unless the building site at all times complies with the requirements of the Health and Safety at Work Act 2015 or any legislation in substitution thereof;
- 1.3 Not undertake or permit during the course of construction the storage of building materials other than within the boundaries of the Lot;
- 1.4 Not carry out any construction unless an adequate rubbish skip is present at all times (and regularly emptied or replaced) nor allow during the course of construction any rubbish outside the boundaries of the Lot;
- 1.5 Not during the course of construction allow any vehicles to be washed down other than within the boundaries of the Lot;

- 1.6 Not allow the Lot to become untidy or unsightly and in particular, without limitation, not allow any grass on the Lot grow to a height of more than 150mm and shall, if the Developer requests, immediately comply with any request to mow such grass to ensure that at no times is any grass on any of the Lot more than 150mm in height;
  - 1.7 Not permit any works to be carried out on the Lot (including site preparation) prior to the erection and completion of all side, front and rear boundary fences (which must comply with the requirements set out in clause 1.1) or where permanent fencing is not being erected, temporary fencing shall be installed and removed prior to occupation of the dwelling;
  - 1.8 Not commence construction of a dwelling until such time as vehicle access from the road to the Lot has been completed (including berm and curb crossing) up to and including metalling or sealing;
  - 1.9 Not access the Lot over any area not allocated for vehicle access;
  - 1.10 Not permit the Lot to be occupied or used as a residence either prior to construction of the dwelling being completed and a Code Compliance Certificate having issued for the same, or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles for human occupation;
  - 1.11 Not remove or relocate from the Lot any fence, tree or shrub constructed, installed or planted by the Developer without the written consent of the Developer;
  - 1.12 Not permit any dwelling on the Lot to be used as a show home without the written consent of the Developer. The Developer shall retain sole discretion over the number of dwellings to be used for show home purposes;
  - 1.13 Reinststate, replace and be responsible for all costs arising from any damage to landscaping, berms, roading, footpaths, kerbs, concrete or other structures in the Development arising directly or indirectly from the use of the Lot by the Covenantor or its occupiers, agents or invitees; and
  - 1.14 At the time of completing the landscaping on the Lot re-seed the berm in front of the Lot with a seed of similar variety.
  - 1.15 Ensure that waste management bins are at all times stored in a manner that ensures that they are not visible from that part of the Lot deemed by the Architectural Controls and/or Landscape Guidelines to be the frontage of the Lot.
2. Any costs of enforcing compliance and/or remediation of any damage caused by the non-compliance with clause 1 shall be a debt that becomes immediately due and owing by the Covenantor to the Developer as liquidated damages.
  3. Should any proposed or completed building, dwelling house, garage, structure, fence or landscaping not comply with the Architectural Controls and/or the Landscape Guidelines, the Developer may, in its sole discretion, give written approval where in the sole opinion of the Developer such approval would not detract from the overall quality and appearance of the Development. Such approval may be given at any time and is subject to such terms as the Developer in its sole discretion thinks fit.

4. The Covenantor shall ensure that:
  - 4.1 the construction of any dwelling (or other permitted building) on the Lot is completed and a Code Compliance Certificate has issued for the same, within nine (9) months of commencement of the works; and
  - 4.2 all landscaping on the Lot has been completed within six (6) months of completion of the construction of the dwelling, or such earlier date that the dwelling is occupied. If there is any dispute as to whether or not the landscaping has been completed, it shall be at the Developer's sole discretion (acting reasonably) as to whether or not the landscaping has been completed.
5. With the exceptions of Lots 300, 301, 302, 303, 304, 306, 307, 338, 339, 340, 345, 346 and 362 the Covenantor shall not subdivide the Lot. Subdivide shall have the meaning "subdivide land" as set out in s218 of the Resource Management Act 1991.
6. The Developer shall not be liable to pay for or contribute towards the expense of construction or maintenance of any fence between the Lot and any contiguous land owned by the Developer but this provision shall not enure for the benefit of any subsequent purchaser or proprietors of the contiguous land.
7. The Covenantor shall not oppose, frustrate, object to, nor take any action or encourage others to oppose, frustrate, object or take any action that might, in any way, prevent or hinder the Developer and/or the Local Authority from progressing or completing subdivisions or any other aspect of the Halswell Commons Development, whether residential, commercial or otherwise. For the avoidance of doubt, this covenant extends to (without limitation) development planning, zone changes, resource consents, consent authority or Environment Court applications, building consent matters, any other consents, earthworks, developments and general works. The Covenantor will if called upon to do so by the Developer sign an affected party covenant and/or provide its written consent pursuant to the Resource Management Act 1991 to any resource consent or land use consent application in relation to the Development within ten (10) working days of being so requested to do by the Developer and provide a reasonable degree of co-operation and support to the Developer as it progresses the Development. The benefit of this covenant applies to any properties now or hereafter owned by the Developer.
8. The Covenantor upon becoming registered owner of the Lot is deemed to have joined the Halswell Commons Residents Society Incorporated ("Society") as a member until such time as it ceases to be registered owner of the Lot, will pay all levies imposed by the Society from time to time promptly as they fall due and will abide by the Society's Rules ("Rules of the Society"), including any amendments from time to time.
9. Without limiting clause 5, in the event that the Lot is further subdivided, any reference in this instrument to "Lot" shall apply to any new record of title resulting from such subdivision, and the covenants contained in this instrument shall apply to the registered owner in respect of any new record of title as a result of such subdivision. For the avoidance of doubt, at the point that any separate record of title resulting from any further subdivision of the Lot becomes a "*Developed Property*" as defined by the Rules of the Society the registered owners shall be deemed to have become members of the Society in accordance with the Rules of the Society.
10. The Developer reserves the right at any time to waive or vary any of these covenants and if called upon to do so, the Covenantor will sign any documentation required to give effect to this waiver and/or variation.

11. The Developer shall, in respect of any other Lots and subsequent stages of the Development, have in its absolute discretion the right to impose alternative or additional restrictions or stipulations in any restrictive covenant relating to Lots in subsequent stages or to omit or vary in its absolute discretion any restrictive covenant.
12. If there be any breach or non-observance of any of these covenants:
  - 12.1 There shall be no obligation on the Developer to take any steps to enforce these covenants;
  - 12.2 If there is more than one Covenantor for any Lot the liability of the Covenantor for the Lot shall be joint and several;
  - 12.3 The Covenantor in breach shall rectify any such breach;
  - 12.4 The Covenantor will, upon written demand being made by the Developer, the registered proprietors of any property which is a party to this covenant, or the Society should it make written demand on behalf of such registered proprietors (in which case the Rules of the Society applicable where the Society makes demand on behalf of its members shall apply), pay as liquidated damages to the person making such demand the sum of \$500.00 per day for every day that such breach or non-observance continues after the date upon which written demand has been made; and
  - 12.5 Replace any building materials used in breach or non-observance of these covenants.
13. The covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or any territorial authority as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.
14. In the event of any dispute which cannot be resolved by agreement between the Developer, the Covenantor and/or the Covenantee (or the Society as the case may be) as to any matter relating to these covenants, the same shall be resolved by arbitration under the provisions of the Arbitration Act 1996 or any Act passed in substitution or amendment thereof by single Arbitrator appointed for that purpose by the nominee of the Canterbury Westland Branch of the New Zealand Law Society and/or his/her nominee and the decision of that Arbitrator shall be final and binding on the parties.
15. The covenants contained in clauses 1 to 5 (inclusive) of this instrument shall cease to have effect after 31 December 2030, whereas all other covenants contained in this instrument shall run with the Lot for all time unless otherwise provided by statute.