

LAND COVENANTS

Stonebrook, Stages 5, 20, 21A, 21B and 22 (Marketing Stage 4)

Lots 119, 120, 121, 131, 132, 371, 372, 376, 413 and 419 (being the comprehensive residential development lots in this Marketing Stage)

EXPLANATORY NOTES:

The explanatory notes and missing information in square brackets will be removed/completed, and the text will be added to a Land Information New Zealand standard form, before the land covenants are noted against the titles.

*References to "**Neighbours**" mean the other residential sections marketed as within the same stage of Stonebrook Subdivision, whether living Z, medium density, or comprehensive residential development lots.*

The current stage is Marketing Stage 4 (being part of the Linear Park Stage), but is described as stages 5, 20, 21A, 21B and 22 in the subdivision consents. Marketing Stage 4 may be titled as a single stage or in two or more substages.

Scope and definitions

- 1 The Grantor [CRD Developer and CRD Purchaser] hereby covenants and agrees with the Grantee [Neighbours] in the manner set out below so that such covenants shall:
 - (a) Burden and run with each of the Servient tenements referred to in Schedule A [i.e. the CRD Lots, being Lots 119, 120, 121, 131, 132, 371, 372, 376, 413 and 419], including any Subdivided part of them; and
 - (b) Be for the benefit of and appurtenant to each of the Dominant tenements referred to in Schedule A [i.e. Neighbours' titles, including CRD titles].
- 2 For the purposes of this instrument the following terms have the following meaning (unless the context otherwise requires):
 - (a) "**CRD Developer**" means the registered proprietor of any Land that has not been Subdivided since the Developer ceased to be the registered proprietor of that Land. By way of explanation, usually the CRD Developer will have purchased the Land from the Developer, with the intention of building a comprehensive residential development on the Land, subdividing the Land, and selling the Subdivided parts of the Land to CRD Purchasers. The Developer cannot be a CRD Developer;
 - (b) "**CRD Purchaser**" means the registered proprietor or proprietors of any part of the Land, after the Land (as it is described in Schedule A [i.e. the CRD Lots, being Lots 119, 120, 121, 131, 132, 371, 372, 376, 413 and 419]) has been Subdivided.
 - (c) "**Developer**" means CDL Land New Zealand Limited or its nominee, or if CDL Land New Zealand Limited ceases to exist and there is no nominee, means any director of CDL Land New Zealand Limited immediately before that company ceased to exist;
 - (d) "**fence**" includes a wall;
 - (e) "**Land**" means each of the Servient tenements described in Schedule A [i.e. the CRD Lots, being Lots 119, 120, 121, 131, 132, 371, 372, 376, 413 and 419]; and
 - (f) "**Subdivide**" means subdivide or subdivided within the meaning of the Resource Management Act 1991 or any modification, amendment or re-enactment of it.

Land covenants that apply only to the CRD Developer

3 If the Grantor is the CRD Developer for the Land it must in relation to that Land:

Design approval

- (a) Not do any work or permit any work for the erection of buildings, accessory buildings, fences, driveways, or other improvements (and this shall also include exterior finishes and excavation of foundations upon the Land) unless as part of a comprehensive residential development for which the plans and specifications and all other details of construction, finish and location as the Developer at the Developer's absolute discretion may require, have first been submitted to the Developer and have received the Developer's written approval.

Building

- (b) Ensure that:
- (i) the laying down of foundations for building in accordance with the Developer's written approval pursuant to clause 3(a) is started within 6 months of the Developer providing its approval under clause 3(a);
 - (ii) any building on the Land is completed within 12 months of laying down the foundations for such building and no building once under construction shall be left without substantial work being carried out for a period exceeding 3 months;
 - (iii) entry and exit to and from the Land during building is via a single entry/exit point on the Land boundary, of a maximum 4 metre width, which must be notified to and approved by the Developer as part of the approval required under clause 3(a);
 - (iv) any other requirements for the building phase which form part of the Developer's approval under clause 3(a) are complied with by the Grantor [CRD Developer];
 - (v) any driveway on the Land is formed, within 3 months of completion of the dwelling to which it relates, to comply with the requirements of Appendix 13 of the Selwyn District Council Partially Operative District Plan (Townships Volume), including sealing the driveway if it serves three or more lots;
 - (vi) where a driveway is created on the Land, a curb crossing is also completed at the cost of the Grantor [the CRD Developer] and to the standards required by the Selwyn District Council, within 3 months of the completion of the driveway. To avoid doubt, the Grantor [the CRD Developer] is not entitled to any part of any bond which may be paid by the Developer to Selwyn District Council in order to secure the completion of the curb crossings on the Land; and
 - (vii) it does not erect or permit to be erected a multi-storey dwelling house on the Land, unless the Grantor's [CRD Developer's] Land is Lots 119, 120, 131, 132, 371, 413, and 419 on Deposited Plan **[DP NUMBER FOR MARKETING STAGE 4 OR RELEVANT SUBSTAGE)]**.
- (c) If Selwyn District Council notifies that it requires the curb crossing on the Grantor's [the CRD Developer's] Land to be completed without further delay, then (if the Developer so elects) the Grantor [the CRD Developer] must:
- (i) Allow the Developer to construct the curb crossing on the Grantor's [the CRD Developer's] Land in a position the Developer considers to be appropriate (after consultation with the Grantor [the CRD Developer's]); and

- (ii) Reimburse the Developer for all of the Developer's costs of and incidental to the construction of the curb crossing.

This clause 3(c) applies whether or not the Grantor [the CRD Developer] is in breach of the covenant in clause 3(b)(vi).

Subdivision

- (d) Not Subdivide the Land except as part of a comprehensive residential development approved by the Developer.

Land covenants that apply only to CRD Purchasers

- 4 If the Grantor is a CRD Purchaser of the Land (or any part of it) it must in relation to that Land (or that part) not Subdivide the Land nor amalgamate the title to the Land with another title.

Land covenants that apply to CRD Developers and CRD Purchasers

- 5 The Grantor [CRD Developers and CRD Purchasers] must in relation to any Land of which it is the registered proprietor:

No interference with CRD Developers

- (a) Not at any time oppose, obstruct or object in any way, or provide support in any form to any person in opposition to, any planning proposal by any CRD Developer in respect of the subdivision and sale of Land owned by the CRD Developer.
- (b) Not make, lodge, be party to or finance any request, complaint, submission, application, appeal or other proceeding which is designed, intended or likely to limit, prohibit or restrict the completion (in accordance with these covenants) of the subdivision and sale of the Land owned by the CRD Developer.
- (c) Not bring any proceedings in any Court or tribunal for damages, negligence, nuisance, trespass or interference or otherwise arising as a result of the completion of the subdivision and sale of the Land owned by the CRD Developer.
- (d) If required, on request by a CRD Developer, provide affected party approval to any planning application referred to in clause 5(a) in accordance with the provisions of section 95D(e) Resource Management Act 1991.

No interference with development of Lot 515 Local Centre

- (e) Clauses 5(a) to 5(d) inclusive will also apply (with all necessary modifications) to the development, subdivision and sale of Lot 515 on Deposited Plan **[DP NUMBER FOR RELEVANT SUBSTAGE IN MARKETING STAGE 4 THAT LOT 515 TITLE ISSUES UNDER]** by the Developer or its successors in title.

Nuisance

- (f) Not allow any animal to be kept on or about the Land which is likely to cause a nuisance or annoyance to occupiers of other Land, and in particular without otherwise limiting this restriction, not to keep on or about the Land any dog which in whole or part appears to be a Pit Bull Terrier, Rottweiler or Doberman Pinscher.
- (g) Not use the Land in any way which in the reasonable opinion of the Developer detrimentally affects the amenities of the neighbourhood including permitting noise to escape from the Land which is likely to cause offense or a nuisance to occupiers of other Land.

Fencing and fencing contributions

- (g) Without prejudice to clause 3(a), not erect or permit to be erected on the Land a fence:

- (i) Which is made out of corrugated iron or post and wire; or
 - (ii) Which does not comply with Selwyn District Council requirements (in the District Plan or under a consent notice on the title for the Land), unless authorised by a resource consent; or
 - (iii) Which, if it is a fence between the Land and an adjoining reserve, is less than 50% transparent or more than 1.2 metres in height above the natural ground level;
 - (iv) Which is higher than 1.8 metres above natural ground level, at any point;
 - (v) Which is higher than 1.2 metres above natural ground level, at any point within 2 metres of any legal road;
- (h) Not call upon any owner of Relevant Neighbouring Land to pay for or contribute towards the cost of erection or maintenance of any residential style boundary fence between the Grantor's [CRD Developer's or CRD Purchaser's] Land and the adjoining Relevant Neighbouring Land. In this paragraph, "**Relevant Neighbouring Land**" means land which is both:
- (i) 5,000m² or greater in area; and
 - (ii) Not a Servient tenement or Dominant tenement under Schedule A of this instrument [Neighbours' titles including CRD Lots];
- (i) Not call upon Selwyn District Council to pay for or contribute towards the cost of erection or maintenance of any boundary fence between the Land and any adjoining reserve or other land owned by Selwyn District Council;
- (j) Not call upon the Developer to pay for or contribute towards the cost of erection or maintenance of any boundary fence between the Land and any adjoining Land owned by the Developer, provided that this covenant will not endure for the benefit of any subsequent registered proprietor of any such adjoining Land. This clause 5(j) overrides clause 5(k);
- (k) Pay 50% of the reasonable cost of a Qualifying Fence to any neighbour that erected the Qualifying Fence, if that neighbour has not previously received a contribution towards the cost of the Qualifying Fence in accordance with this clause 5(k). A "**Qualifying Fence**" means a fence on a shared boundary between the Grantor's [CRD Developer's and CRD Purchaser's] Land and adjoining Land owned by the neighbour. However this clause does not benefit or need to be complied with by the Developer or the CRD Developer;

Tidy appearance

- (l) Not permit a temporary building or structure to be erected on the Land except that which may be used in conjunction with the construction of permanent buildings and which will be removed from the Land upon completion of the work;
- (m) Keep the Land in a neat and tidy condition and not permit excessive growth of grass (beyond 20cm in length);
- (n) Maintain all road reserves adjoining the Land in a neat and tidy condition and immediately repair (to the satisfaction of the Developer) any damage to the footpath and berms adjoining the Land caused by the Grantor [CRD Developer and CRD Purchaser] or its contractors, employees, agents and invitees;
- (o) Not cut, trim, damage, remove or relocate any tree, shrub or plant on the road reserve without the prior approval of the Developer and the Selwyn District Council;

Monitoring

- (p) Not prevent the Developer, its officers, employees or agents from entering onto the Land at all reasonable times for the purposes of ensuring compliance with the foregoing covenants and remedying any breaches thereof subject to the Developer first giving at least 48 hours' prior written notice of its intention to enter on to the Land. If the Developer enters on to the Land it shall not be responsible for any damage occasioned to the Land or anything placed thereon as a result of a reasonable exercise by the Developer of its powers.

Aerials etc

- (q) Not install or attach any accessory (including but not limited to satellite dishes, television aerials, and solar panels) on the Land, unless they are constructed in such a way as to be discreetly integrated with the design of buildings on the Land so that they are not highly visible from any road, thoroughfare or any other Land.

Enforcement

- 6 The Developer shall not be required or obligated to enforce all or any of the foregoing covenants, stipulations and restrictions, nor will the Developer be liable to any other party for any breach thereof by any Grantor [CRD Developer and CRD Purchaser].
- 7 If there should be any breach or non-observance of any of the foregoing covenants then without prejudice to any other liability which the Grantor [CRD Developer and CRD Purchaser] may have to any Grantee [Neighbour], the Grantor [CRD Developer or CRD Purchaser] will upon written demand being made by any Grantee [Neighbour]:
- (a) Pay to any Grantee [Neighbour] making such demand as liquidated damages the sum of \$250.00 (Two Hundred and Fifty Dollars) per day for every day that such breach or non-observance continues after the date upon which written demand has been made, provided that if more than one person is making such demand then that sum shall be shared between those persons; and
- (b) If applicable, remove or cause to be removed from the Grantor's [CRD Developer's and CRD Purchaser's] Land any second hand or used dwelling, garage, carport, building or other structure erected or placed on the Grantor's [CRD Developer's and CRD Purchaser's] Land in breach or non-observance of the foregoing covenants; and
- (c) If applicable, replace any building materials used or permitted to be used in breach or non-observance of the foregoing covenants.
- 8 The Grantor [CRD Developer and CRD Purchaser] covenants that it will at all times indemnify the Grantee [Neighbours] from all proceedings, costs, claims and demands in respect of breaches by the Grantor [CRD Developer and CRD Purchaser] of any of the stipulations, restrictions and covenants in this instrument.

General

- 9 Any requirement in this instrument to submit plans and specifications to the Developer, or to obtain the Developer's approval, will cease to apply 7 years after the date of this instrument (but without prejudice to the liability of any party for any breaches which have already occurred).
- 10 Without prejudice to clause 9, the covenants in this instrument will immediately cease to apply to any Land (or part thereof) which 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.
- 11 Subject to clause 5(h) and 5(i), but despite any other provision of this instrument, if the written consent of the Developer is obtained to any action or omission, that action or omission will be deemed to not constitute a breach of any covenant within this instrument.