

View Instrument Details



Instrument No	10456888.1
Status	Registered
Date & Time Lodged	04 October 2016 07:50
Lodged By	Dye, Stephen Geoffrey
Instrument Type	Covenant (All types except Land covenants)



Affected Computer Registers	Land District
NA924/196	North Auckland

Annexure Schedule: Contains 7 Pages.

Signature

Signed by Stephen Geoffrey Dye as Grantor/Grantee Representative on 04/10/2016 07:40 AM

*** End of Report ***

Statement of Passing over Information:

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Between

**CLAIR-MAREE NICHOLLS, DANIEL HOWE BARRINGTON AND AUCKLAND CITY TRUSTEES
LIMITED**

Covenantors

and

AUCKLAND COUNCIL

the Council

**COVENANT UNDER SECTION 108 RESOURCE
MANAGEMENT ACT 1991**

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IN THE MATTER of the Resource Management
Act 1991

A N D

IN THE MATTER of the Land Transfer Act 1952

COVENANT UNDER SECTION 108 RESOURCE MANAGEMENT ACT 1991

BETWEEN CLAIR-MAREE NICHOLLS, DANIEL HOWE BARRINGTON AND AUCKLAND CITY
TRUSTEES LIMITED (the "Covenantors")

A N D AUCKLAND COUNCIL (the "Council")

BACKGROUND

- A. The Covenantors are registered as proprietor of the Land.
- B. Council has granted Consent to the Covenantors to construct extensions to the dwelling on the Land.
- C. The Consent contained the condition for a covenant under section 108 of the Resource Management Act 1991 as stated in the Schedule.
- D. The Covenantors and the Council have agreed to enter into this covenant pursuant to Section 108 of the Resource Management Act 1991 in fulfilment of the condition of the Consent.

COVENANTS

1. INTERPRETATION

In this covenant, unless the context indicates otherwise:

1.1 Definitions

"**Consent**" means the land use consent numbered LUC-2014-0069 granted on 18 February 2014;

"**Council**" means the Auckland Council and includes its predecessors and successors as territorial authority of the district where the Land is situated and includes its officers and agents;

"**Covenantors**" means the persons named as the Covenantors in this covenant and includes the persons for the time being registered as proprietors of the Land but only for as long as those persons are registered proprietors of the Land; and

"Land" means the Covenantors' land comprised in Computer Freehold Register NA924/196 (North Auckland Registry).

- 1.2 **Defined Expressions:** expressions defined in the main body of this deed have the defined meaning in the whole of this deed including the background.
- 1.3 **Headings:** section, clause and other headings are for ease of reference only and do not affect this deed's interpretation.
- 1.4 **Joint and Several Liability:** an obligation by two or more persons binds those persons jointly and severally.
- 1.5 **Negative Obligations:** any obligation not to do anything including an obligation not to suffer, permit or cause that thing to be done.
- 1.6 **Parties:** references to parties are references to parties to this deed.
- 1.7 **Persons:** references to persons including references to individuals, companies, corporations, partnerships, firms, joint ventures, associations, trusts, organisations, governmental or other regulatory bodies or authorities or other entities in each case whether or not having separate legal personality.
- 1.8 **Plural and Singular:** words importing the singular number include the plural and vice versa.
- 1.9 **Schedules:** the schedules to this deed and the provisions and conditions contained in these schedules will have the same effect as if set out in the body of this deed.
- 1.10 **Sections, Clauses and Schedules:** references to sections, clauses and schedules are references to this deed's sections, clauses and schedules; and
- 1.11 **Statutes and Regulations:** references to any statutory provision include any statutory provision which amends or replaces it, and any subordinate legislation made under it.

2. EXPRESS COVENANTS

- 2.1 The Covenantors covenant with the Council to perform the obligations as set out in the First Schedule hereto and imposed pursuant to section 108 of the Resource Management Act 1991 and the Consent.
- 2.2 The Covenantors acknowledge that this covenant shall bind and run with the Land in accordance with section 109 of the Resource Management Act.
- 2.3 The Covenantors covenant with the Council that the registration of this covenant is intended to confer a benefit upon the Council for the purposes of section 4 of the Contracts (Privity) Act 1982, which benefit shall be enforceable at the suit of the Council as to each and any person from time to time registered as proprietor of the Land or any part thereof.

3. CHANGE IN USE

- 3.1 Any change in use will require assessment in terms of the provisions of the District Plan in force for the time being.

- 3.2 The Covenantors may apply to the Council for a release of this covenant where the Covenantors are able to demonstrate to the Council that the condition of the Consent secured by the covenant has become obsolete and in such circumstances the Council shall, at the Covenantors' cost, provide the Covenantors with a release of this covenant.

4. COSTS

- 4.1 The Covenantors shall pay the costs of preparation, stamping and registration of this covenant and any other costs incurred by the Council in relation to this covenant.

5. POWERS NOT AFFECTED

- 5.1 Nothing in this deed is to be treated as limiting any other rights or powers which the Council may have under statute, bylaw or regulation except as expressly provided in this deed.
- 5.2 The Covenantors' liability under this deed will not be affected by any delay, extension of time, forbearance or waiver by the Council, or by failure or neglect by the Council to enforce any of the covenants.

IN WITNESS of this covenant has been executed on the 13 day of September 2016

**EXECUTED as a DEED by
CLAIR-MAREE NICHOLLS
in the presence of**

)
)
)

Clair Nicholls
Signature

Shannan Hatzizafale
Witness signature

Shannan Hatzizafale
Full name

86 Beach Road
Address

Architect
Occupation

Note: The signature must be witnessed by an independent person

Signature

Office Manager

EXECUTED for and on behalf of
AUCKLAND CITY TRUSTEES LIMITED

in the presence of 

Witness signature 

Full name	Chrissy Quedley Legal Secretary
Address	AUCKLAND

Occupation

Director _____ Director/Authorised Signatory _____

Note: If two directors sign, no witness is necessary. If a director and authorised signatory sign, both signatures are to be witnessed. If the director and authorised signatory are not signing together, a separate witness will be necessary for each signature.

SCHEDULE

The Covenantors covenant with the Council on an ongoing basis that:

1. In order to mitigate against adverse effects on the environment, increased downstream flooding, increased stream channel erosion, or adverse effects on public infrastructure systems they will construct an on-site stormwater management system (the "**System**") on the Land.
2. Without limiting the above, they will meet the following specific requirements:
 - (a) Maintain stormwater runoff flows, volumes, and timing to achieve 15% maximum impervious coverage on the Land for the two year storm event.
 - (b) Stormwater detention tanks (EcoSac tank or similar approved) of minimum 2.2m³ shall be used.
 - (c) Mimic natural runoff patterns, and not to discharge directly to watercourse, open drain or piped system. An above ground stormwater dispersal device shall be used as shown on the plan "Proposed Floor Plan & Site Works" (dwg. 12, rev.C).
 - (d) Operate, monitor and maintain the System in accordance with the conditions below:
 - (i) Carry out regular maintenance (no less than once every two years) of the System to ensure efficient operation.
 - (ii) Following receipt of written notice by the Council, allow the Council's officers, employees, agents or contractors to enter the Land to inspect or test the System and to inspect the Covenantors' records in relation to the operation, monitoring and maintenance of the System.
 - (iii) Carry out any actions or works in relation to the operation, monitoring and maintenance of the System that the Council instructs by notice in writing. If the Covenantors fail to carry out those actions or works within 7 working days of receiving the Council's notice, the Covenantors will allow the Council to carry out said work itself and enter the Land to execute the work. The Council may recover all costs of carrying out the work from the Covenantors.
 - (iv) The Covenantors must not modify or remove the System without express written permission of the Council.