

# Land Covenants

**Residential Subdivision**

Kawarau Heights Boulevard, Queenstown, New Zealand

**The following land covenants will be registered on each title of all land within Kawarau Heights serving to protect the value of your property and enhance the privacy, peace and security of residents.**

**Purchasers are advised to complete their own due diligence including legal / title search as well covenants registered or to be registered on their title.**

## Building Construction

Construction of a dwelling on the land will commence within four years from the date of settlement. Once commenced, construction of the dwelling will be completed within 18 months. Driveways and landscaping work will be completed within two months from code compliance certificate being issued for the dwelling.

During construction of the dwelling the land will be kept clean and tidy.

All property will be completed with driveways, paths, landscaping and grassed, and all structures obtained a code compliance certificate before being occupied.

## Design Guidelines and Design Review Panel

All dwellings built on the land will comply with the Design Guidelines and Building Covenants.

All building plans for any structure on the land will be approved by the developer prior to lodging building consent application with local council.

The developer may vary the Design Guidelines from time to time and establish a Design Review Panel to review and approval proposed building plans.

## Earthworks and Building Platforms

The title holder will not alter the original contour and levels of the land without the prior approval of the Developer.

## Building Materials

No second hand, relocatable, kitset or prebuild buildings will be installed on the land. No building structure will remain unfinished, unpainted, or unstained where the material is not otherwise natural timber cladding, stone, or concrete.

## Fencing

All installed fencing will comply with the Design Guidelines and Building Covenants and no fencing will be installed on any lot without the prior approval of the Developer.

## Driveways, garages, and parking

No carports will be erected on the land.

Any commercial vehicles, buses, campervans, caravans, boats, jetskis, trailers or trailer vehicles must be parked inside garages or within appropriately screened areas on the land as per the Design Guidelines. This applies to any parking within the Development.

Every lot must have garage which accommodates minimum of two sedan-sized motor vehicles.

No washing down of vehicles outside a properties boundary is allowed.

## Fire and Gas

Only gas fired burners maybe installed inside any building. Open or solid fuel fires maybe installed outside the building.

No liquid petroleum gas cylinders are to be installed or used which exceed 10 kilograms.

## Further Subdivision

No lot will be further subdivided into smaller lots and no more than one residential unit per lot will be built. No residential flat may be constructed within the residential unit.

## Landscaping Maintenance

All landscaping will be completed as approved by the Kawarau Heights Design Review Board. All landscaping will be regularly watered, fertilised, and kept in good condition free of weeds and dead plants (being replaced). Hedges will not exceed 1.8 metres in height (excluding lots 21, 22, and 23 which will not exceed 1.2 metres), trees and shrubs be pruned as required. Grassed lawn areas will be kept cut and treatment will be applied should the area become infected with vermin or insects. Built landscaping structures (driveways/ footpaths etc) will be regularly maintained.

## Land Use

No temporary residence by humans in temporary structures, caravan or other vehicle is allowed before or after permanent construction of the building on each lot.

Residents will ensure no accumulation of rubbish, hoarding of materials, noxious substances, animals or birds, brightly painted or decorated ornaments, other fixtures on the land which may cause annoyance to neighbouring properties.

Following completion of construction, no advertising, sign or hoardings of any nature (other than professionally made "Fore Sale" sign) to be erected on any land.

Rubbish / and or recycling bins, gas bottle and other types of plant and equipment should not be publicly visible from outside the boundary.

Other than home office, properties should not be use not be used for commercial or trading purposes.

All rubbish should be appropriately disposed of, rubbish bins and other property, materials and equipment should not be permanently placed or left outside the boundary of the property.

No use of the land for Visitor Accommodation or Home Stay for more than 90 nights a year. This does not prohibit the owner or its invitees or guests using the property as a second residence or holiday home on a non-commercial basis.

## Animals

No dogs, other household pets, pigeons, or livestock will be kept on the land which is likely to cause a nuisance or annoyance to neighbouring properties. No more than two dogs will be kept on any lot.