



## **ONOKO LAKESIDE ESTATE**

### **RESTRICTIVE COVENANTS TO BE REGISTERED AGAINST LOTS 1-14 Being Stage 1 of the development of Onoke Lakeside Estate**

#### **Introduction**

The purchaser acknowledges and agrees with the vendor the Jakeman Trust trading as Onoke Lakeside Estate ('OLE') that the property is part of a development which is intended to be established as a modern and well designed coastal subdivision. It is desirable for the protection and in the interest of all purchasers that supervision and control be exercised in relation to the nature and type of constructions to be erected in the subdivision, so that they are seen as being sympathetic to the surrounding local environment. In recognition of these objectives the purchaser for himself/herself and his/her executors, administrators and assigns agrees with the vendor and such other person or persons as are nominated by the vendor as set out in the paragraphs headed "Land Covenants" below, which Land Covenants shall form part of this contract.

#### **Land Covenants – Building Proposal**

The covenants contained in the following Building Controls clause 1.1 shall run with the land and shall be incorporated in an easement to be registered against every section title in the subdivision prior to any of the said titles being transferred to the purchaser of such a title.

##### **1.0 Building Controls**

- 1.1 Only one dwelling per Lot will be permitted, as registered against the title.
- 1.2 A minimum building plan size of 100 sqm. will apply including attached garages, carports, covered courtyards, sun decks and verandas.
- 1.3 The purchaser will not commence any building or development on the Lot until they have prepared and submitted to 'OLE' a comprehensive development proposal showing all details of the plan size and design and construction of the buildings intended to be constructed on the Lot within its prescribed building area, including the details of exterior colour schemes, finishes and details of the site development including but not limited to fencing, driveways, landscaping and lighting.
- 1.4 The comprehensive development proposal will be submitted to OLE not later than two years from settlement. The purchaser may apply to OLE for an extension of one year.
- 1.5 OLE will consider the comprehensive development proposal as submitted by the purchaser and approval shall be entirely at OLE's discretion in all respects but will not be unreasonably withheld in the case of a development proposal which provides for buildings and on site development which will not diminish the nature of the development.

- 1.6 The building plans and specifications to be submitted by the purchaser to the South Wairarapa District Council ('Council') - or such other territorial authority having jurisdiction - shall be in accordance with the development proposal as submitted to and approved by OLE. If the building plans and specifications submitted to Council differ from the development proposal approved by OLE then the purchaser shall first obtain the written approval of OLE to such variation.
- 1.7 Building will only be permitted in the area designated as building platform shown for each section or Lot and marked on Deposited Plan 465668.
- 1.8 The purchaser will ensure that the construction of any building including the dwelling-house and accessory buildings including garages will commence within 12 months of the date of the Building Consent and will be completed within 18 months from the date on which construction commences. Construction will be deemed to have started at the commencement of any on-site work specified in the Building Consent.
- 1.9 No development work on behalf of the purchaser (e.g.. vehicle crossing, driveway, vehicle manoeuvring and parking areas, buildings, fences, earthworks, storm-water and wastewater management) shall be undertaken on any Lot unless in accordance with the comprehensive development proposal approved by OLE and until any necessary approvals from the Council have been obtained.

## **2.0 Groundcare & Maintenance**

- 2.1 Water storage tanks may be either partially exposed above ground to a maximum of 1 metre above the natural ground level or to ensure that any such tanks are and remain fully screen planted.
- 2.2 Earthworks or visible cuts on the property are to be re-vegetated by the purchaser with either native plants or grass within the first planting season after construction of the dwelling is commenced.
- 2.3 The purchaser shall maintain the dwelling-house and accessory buildings and any other improvements on the allotment to a high standard of repair, including exterior paint work consistent with the coastal environment.
- 2.4 The purchaser shall not permit the Lot at any time to be left in an untidy condition, nor leave any immobile vehicles on the allotment, and will arrange for the regular mowing of lawns and tree maintenance.

## **3.0 Pets**

- 3.1 Pets must be registered and micro-chipped if required by law. To protect wildlife and Onoke Lakeside Estate occupants and visitors, cats must be belled and dogs restrained. Dogs must be leashed if taken into the water-feature area (NW corner) and surrounding planted area, and any pet's faeces removed by the owner. These considerations also apply when residents make use of the OLE walkways and Council lake-access reserve strip.

4.0 **Transportable or relocated buildings other than new**

- 4.1 The purchaser will not permit any transportable or relocated building older than three years to be brought on to the Lot excepting standard transportable homes approved by OLE, and any temporary structures placed there in conjunction with the construction of approved permanent buildings on the property.

5.0 **No Commercial Vehicle**

- 5.1 The purchaser shall not allow any commercial vehicle to remain on the land other than any vehicles necessary for the construction of any approved building or site works.

6..0 **Use of Lot**

- 6.1 The purchaser shall not use or permit the Lot to be used for any purpose which is illegal or creates any nuisance to the owner or occupiers of any other allotment.

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08 September 2016  
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