

Form 15 - Notice of change to body corporate operational rules

Section 106, Unit Titles Act 2010

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Unit plan: DP 607256

Body Corporate Number: 607256

Supplementary record sheet: 1214606

Background

By ordinary resolution on 29 July 2025, Body Corporate 607256 resolved that in accordance with section 106 of the Unit Titles Act the following operational rules shall be adopted by the Body Corporate and be lodged with Land Information New Zealand for registration on the Supplementary Record Sheet.

Notice

The body corporate gives notice that the body corporate operational rules are changed as specified in the schedule of amendments. The changes have been made in accordance with an ordinary resolution at the body corporate general meeting held on 29 July 2025.

Schedule of amendments

The following rules hereby replace the existing body corporate operational rules.

Note

Only amendments or additions to the body corporate operational rules that relate to those matters mentioned in section 106(1)(a) and (b) of the Unit Titles Act 2010 may be made. Any amendment or addition must comply with section 106(2) and (4) of that Act.

Dated:

SIGNED for and on behalf of Body Corporate 607256

Body Corporate Committee Chairperson

BENJAMIN LEWIN DEARLOVE

Name:

Date:

7 August 2025

Signature of Committee Chairperson:

Address of Committee Chairperson:

Parnell Auckland

Before me:

Body Corporate Committee Member

JAMIE SIMON HUTCHENS

Name:

Date:

07/08/2025

Signature of Committee Member:

Address of Committee Member:

PARNELL - AUCKLAND

**RULES OF BODY CORPORATE NO. 607256
(NORTH AUCKLAND REGISTRY)**

**The Workshops Matakana
64 Matakana Valley Road, Matakana**

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SCHEDULE OF BODY CORPORATE OPERATIONAL RULES

1 Definitions and Interpretations

1.1 Definitions:

1.1.1 In these Rules unless the context otherwise requires:

Act means the Unit Titles Act 2010 and includes any statutory modification or re-enactment of that Act.

Authority means any corporation, including any government, local, territorial, statutory or non-statutory authority or body having jurisdiction over the Building and the Land and the Services supplied to the Building and the Land or any part thereof.

Body Corporate means Body Corporate No. 607256 (North Auckland Registry) and/or the relevant Committee (as the case may be).

Body Corporate Manager has the meaning described in the Act.

Building means the building(s) on the Land currently known as The Workshops Matakana, 64 Matakana Valley Road, Matakana.

Building Elements has the meaning described in the Act.

Café Unit means principal unit 11 on Deposited Plan 607256.

Chairperson means the chairperson elected by the Body Corporate from time to time under the Regulations.

Committee means a Body Corporate committee to which the Body Corporate has delegated certain powers or duties pursuant to section 108(1) of the Act.

Common Property means all parts of the Land and/or the Building as shown on the Unit Plan as being the common property and not part of a principal unit, accessory unit, or privately owned carparking space, deck, garden, ground, yard, patio or paved area.

Container Set Down Area means the area(s) of the Unit Title Development designated for placing shipping container(s) by the Body Corporate.

Contractor means any contractor engaged from time to time by the Body Corporate and includes their employees, agents, invitees or licensees.

Drinking Water System means the drinking water storage / filtration and pumps on the Land and the pipes, lines, conduits, pumps, valves, tunnels, meters and other equipment or apparatus used in connection with the drinking water storage / filtration and pumps and anything in replacement, substitution or installed subsequently.

Estate Manager means any manager of the Building (whether incorporated or not) appointed by the Body Corporate from time to time.

Fire Fighting Water System means the fire fighting water storage on the Land and the pipes and other equipment or apparatus used in connection with the fire

fighting water storage and anything in replacement, substitution or installed subsequently.

Grease Trap means the grease trap connecting to the Café Unit and the pipes, drains and other equipment or apparatus used in connection with the grease trap and anything in replacement, substitution or installed subsequently.

Health and Safety Act means the Health and Safety at Work Act 2015.

Infrastructure has the meaning described in the Act.

Land means the land which is the subject of the Unit Plan.

Landscape Maintenance Plan means the landscape maintenance plan attached at Annexure 2 as may be amended or varied from time to time by the Body Corporate to comply with applicable law and regulations and/or requirements of any Authority.

Loading Bay means the areas of the Unit Title Development designated as loading bay.

Long-Term Maintenance Plan has the meaning described in the Act.

Maintenance Agreements means the agreements entered into by the Body Corporate with suitably qualified contractors to upkeep, maintain and manage any of the systems and Services in or to the Unit Title Development.

Occupier includes Owner, tenant, licensee, employee, agent or invitee and persons under the control of the same.

Owner has the same meaning in these Rules as it has in the Act and where relevant also includes Occupiers and persons under the control of an Owner or Occupier.

Regulations means the Unit Titles Regulations 2011 and includes any statutory modification or re-enactment of those Regulations.

Rubbish Storage Areas means the areas of the Unit Title Development designated as storage areas for rubbish, recycling and waste for the Units by the Body Corporate time to time in accordance with the Waste Management Plan.

Rules means these Body Corporate Operational Rules including any modifications subsequently made to them and registered in accordance with the Act from time to time.

Service Contract has the meaning described in the Act.

Service Contractor has the meaning described in the Act.

Services means services to the Unit Title Development including but without limitation hot and cold water, drainage, waste water disposal, stormwater drainage, filtration and detention tanks, pre-treatment devices, telecommunications, electrical and gas reticulation, air-conditioning or ventilation equipment, water tanks, drinking water pump, wastewater pump, , Fire Fighting Water System, Drinking Water System and any security and fire prevention services.

Signage Management Plan means the signage management plan attached at Annexure Schedule 1 as may be amended or varied from time to time by the Body Corporate to comply with applicable law and regulations and/or requirements of any Authority.

Unit means a principal unit on the Unit Plan and:

- (i) Unless the context otherwise requires, includes all accessory units attached to that Unit (if any);
- (ii) In relation to any Owner means the Unit owned or occupied by that Owner; and
- (iii) Any decks, garden, grounds, yard, patio, and paved areas owned or occupied by that Owner.

Unit Plan means Unit Plan 607256 (North Auckland Land Registry) for both principal units and any accessory units (if any) as defined in the Act.

Unit Title Development has the same meaning as in the Act.

Vehicle includes, without limitation, a car, motorcycle, trailer, boat, bicycle and scooter.

Waste Management Plan means the plan submitted to Auckland Council regarding the location, regularity, and removal procedures of rubbish, recycling and waste from the Development as may be amended or varied from time to time by the Body Corporate to comply with applicable law and regulations and/or requirements of any Authority.

1.2 Interpretations

- 1.2.1 Terms defined in the Act and the Regulations have the same meaning in these Rules as they have in the Act and Regulations unless the context otherwise requires.
- 1.2.2 These Rules are binding on all Owners, Occupiers and mortgagees in possession of a Unit as well as their employees, agents, invitees, licensees and tenants.
- 1.2.3 Words importing the singular or plural include the plural and singular respectively.
- 1.2.4 Headings are inserted for the sake of convenience and ease of reference only. They do not form part of the text and shall not affect the construction or interpretation of these Rules.
- 1.2.5 A reference in these Rules to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.

2 Common Property

- 2.1 An Owner must not interfere with the reasonable use or enjoyment of the Common Property by other Owners or obstruct any lawful use of the Common Property by other Owners and in particular shall not bring onto or allow to be brought onto the Common Property any Vehicle, machinery, container or object of a weight or nature which causes or is likely to cause damage to the Common Property and any Owner breaching this Rule shall be responsible for any damage to the Common Property and shall immediately repair such

damage at the Owner's cost. If such repair is not completed immediately, the Body Corporate may undertake the repair and recover the cost from that Owner.

- 2.2 An Owner must not damage, deface or cause any loss, injury or damage to any part of the Common Property.
- 2.3 An Owner must not use any facilities contained within the Common Property, or any assets and improvements that form part of the Common Property, for any use other than the use for which those facilities, assets or improvements were designed and constructed and must comply with any conditions of use for such facilities, assets or improvements as set by the Body Corporate from time to time.
- 2.4 Any part of the Common Property or any easement area that is used as an entrance or accessway to the Building or Unit Title Development shall not be used by any Owner for any purpose other than for entering or leaving the Building or Unit Title Development and must be kept clear of obstructions at all times.
- 2.5 An Owner must only use area(s) designated by the Body Corporate from time to time for receipt of delivery and movement of goods or articles of bulk or quantity and comply with the Body Corporate's requirements for such use.
- 2.6 An Owner must not do or allow to be done anything that detracts from the amenity value of the Common Property.
- 2.7 An Owner must not store, place or leave anything outside any Building or on the Common Property except in an area or areas that may from time to time be designated for that purpose by the Body Corporate. Should anything be stored, placed or left in breach of this Rule 2.7, the Body Corporate shall be entitled to remove it at the expense of the relevant Owner and the Body Corporate shall not be responsible for any resulting damage, loss or costs. All damage caused by its storage, placement and removal must be made good at the cost of that Owner. The Owner shall pay to the Body Corporate all costs and expenses (including legal costs and expenses) incurred by the Body Corporate in doing so upon demand.
- 2.8 An Owner must not obstruct, install, store or place anything on any part of the Common Property or area providing access to the Land.
- 2.9 An Owner must not drive, operate or use, or permit to be driven, operated or used any Vehicle or machinery on the Common Property of a size and weight that is likely to cause damage to the Common Property and any such damage caused or contributed to shall be paid for by the Owner responsible.
- 2.10 In a situation where a Vehicle or piece of equipment or machinery which is likely to cause surface staining or damage is brought into or onto a Unit or the Common Property (including without limitation, by the leaking of oil, hydraulic fluid and the like), the Owner shall take all practicable steps to protect the surface of the Common Property, the carpark spaces, and the floor surface of the Unit.
- 2.11 An Owner must not restrict any light or air in any part of the Common Property, or obstruct or cover any windows, sky lights, lights or other means of illumination of any part of the Common Property.
- 2.12 Owners, Occupiers, visitors and delivery drivers must obey all Common Property regulations implemented by the Body Corporate from time to time.

3 Vehicle Parking and Bicycles

- 3.1 An Owner must not park or place any Vehicle or other obstruction or permit any Vehicle or other obstruction to be parked or placed on any part of the Common Property unless the Body Corporate has either designated it for parking of the relevant Vehicle type or given its prior written consent to do so.
- 3.2 An Owner must not leave, place or store any Vehicle in any part of the Common Property other than in the designated areas.
- 3.3 The use of the visitor parking is limited to a 2-hour maximum. The Body Corporate may change the parking time limit from time to time or implement a pay and display system if it deems appropriate. An Owner must observe and comply with the parking time limits and the pay and display system (if applicable) imposed on the designated visitor carpark. They must also ensure any visitors or Occupiers to their Unit is aware of and complies with these time limits and the pay and display system (if applicable).
- 3.4 The Body Corporate may remove a Vehicle or any other item from any part of the Unit Title Development at the expense of the owner of the Vehicle or item concerned if it considers it is parked in such a manner that it is in breach of these Rules, and the Body Corporate shall not be liable for any resulting damage, loss or costs.
- 3.5 An Owner of a carpark and persons under their control shall:
 - 3.5.1 not use or allow to be used the carpark for any purpose other than the parking of Vehicles;
 - 3.5.2 not use the carpark or permit it to be used for storage of any kind including without limitation, volatile or highly flammable substances, pallets, machinery, equipment, rubbish or discarded material of any kind, goods or solids;
 - 3.5.3 ensure that any Vehicle parked in the carpark is parked within the boundaries of the carpark;
 - 3.5.4 ensure that the carpark is kept tidy and free of litter/rubbish;
 - 3.5.5 only use or permit the use of the carpark allocated to the Owner's Unit;
 - 3.5.6 not use the carpark for the purpose of storing a Vehicle, which is in turn also used to store product or equipment;
 - 3.5.7 not bring or permit to be brought onto the Common Property any Vehicle or object which shall cause or be likely to cause damage to the services of the Common Property, or to any improvements on or under the Common Property;
 - 3.5.8 ensure that oil or other liquids do not leak from a Vehicle parked on the carpark within the Unit Title Development. If such leakage does occur, the Owner must clean up the spillage as soon as practicable; and
 - 3.5.9 not use the carpark for any retail, business, promotional or commercial purposes. Without limiting the generality of the foregoing provisions, no food, coffee or other business truck or cart shall be brought onto or placed on the carpark.
- 3.6 An Owner of a carpark may use the carpark for the temporary washing of vehicles, but not machinery or equipment.

- 3.7 The entrances, exits, accessways, pathways, drives and Common Property on the Land and any easement giving access to and from the Land shall not be obstructed or damaged by any Owner or used for any other purpose than the reasonable ingress and egress to and from the Owner's Unit and no Owner shall park or place or permit to be parked or placed on the Common Property any Vehicles, objects, rubbish or leave or permit to be left in any of those places any articles or things which may be an obstruction or may be capable of being a danger or a hazard to any person. Vehicles, objects, rubbish, articles or things so parked or placed may be removed by the Body Corporate at the relevant Owner's cost.

4 Signs, Notices, Advertising and Promotion

- 4.1 Unless otherwise permitted by the Body Corporate in writing and in compliance with Rule 4.2, an Owner and Occupier shall neither fix nor erect, place or paint any lettering, sign, advertisement, nameplate, poster, placard, banner, notice, corporate livery or other advertising to any part of the Unit Title Development or the exterior or interior of the Building or on the Common Property or onto any part of a Unit (including any internal part of a Unit so as to be visible from the outside or exterior of the Unit).
- 4.2 Notwithstanding anything else contained in this Rule 4 an Owner may affix signage of a size, position and location as shown on the Signage Management Plan to the facade of the Unit, subject to the following conditions being fulfilled:
- 4.2.1 the signage must only display the company name and logo of the Owner or the tenant of the Owner's Unit;
 - 4.2.2 the prior written approval of the Body Corporate to the signage design must have been obtained (such consent to be given at the absolute discretion of the Body Corporate);
 - 4.2.3 the Body Corporate must be satisfied that the signage is compatible with the design and character of the Unit Title Development; and
 - 4.2.4 the signage and its installation must strictly comply with:
 - 4.2.4.1 the signage design approved by the Body Corporate;
 - 4.2.4.2 all requirements under the statutes, acts, bylaws and regulations;
 - 4.2.4.3 all requirements of the relevant Authorities;
 - 4.2.4.4 all requirements of the Body Corporate adopted from time to time;
 - 4.2.4.5 the terms and conditions contained in the Signage Management Plan; and
 - 4.2.4.6 the directions of the Body Corporate as to position, size, colour, material and style of the signage.
- 4.3 Notwithstanding anything else contained in this Rule 4 all lettering, signs, advertisements, nameplates, posters, placards, banners, notices, corporate livery and other advertising must be static and not contain moving messages, emit flashing lights or resemble traffic control devices in colour, shape or appearance.
- 4.4 The lettering, signs, advertisements, nameplates, posters, placards, banners, notices, corporate livery and other advertising should be easily removable without damage to the surface.

- 4.5 Where any Owner has erected any lettering, sign, advertisement, nameplate, poster, placard, banner, notice, corporate livery or other advertising, such Owner shall repair, maintain, clean and remove the lettering, sign, advertisement, nameplate, poster, placard, banner, notice, corporate livery or other advertising to the satisfaction of the Body Corporate as and when required by the Body Corporate.
- 4.6 An Owner must not display any goods or services on any part of the Common Property or any accessory unit or use any part of the Common Property or any accessory unit for any retail, business, promotional or commercial purpose without the prior written consent of the Body Corporate. Without limiting the generality of the foregoing provisions, no food, coffee or other business truck or cart shall be brought onto or placed on any part of the Common Property or any accessory unit. This Rule 4.6 does not apply to the seating area contained within the accessory unit to the Café Unit which may be used for seating of customers and visitors of the Café Unit for as long as the Café Unit is used as a café.
- 4.7 An Owner must not display any temporary or mobile signage, including but not limited to, sandwich boards and portable banners at any time on the Common Property or on any footpath or road adjoining the Building or on any accessory unit.
- 4.8 An Owner must not display, affix or erect any signage relating to selling, leasing or renting the Unit without the prior written consent of the Body Corporate. Without limiting the generality of the foregoing, an Owner who arranges a viewing of a Unit for sale purposes must ensure that no signage advertising the viewing may be affixed to the inside or outside the Unit or any Common Property areas or any part of the Unit Title Development without the prior written consent of the Body Corporate.
- 4.9 Should any signage, lettering, sign, advertisement, nameplate, poster, placard, banner, notice, corporate livery or other advertising be erected, placed or painted in breach of this Rule 4 in the opinion of the Body Corporate, the Body Corporate shall be entitled to remove it at the expense of the Owner and the Body Corporate shall not be responsible for any resulting damage, loss or costs. All damage caused by its installation and removal must be made good at the cost of that Owner. The Owner shall pay to the Body Corporate all costs and expenses (including legal costs and expenses) incurred by them in doing so upon demand.
- 4.10 All Owners must comply with the Signage Management Plan.

5 Contractors

- 5.1 An Owner who carries out any repair, maintenance, addition, alteration or other work to their Unit must ensure that all contractors or any other persons employed or engaged by the Owner cause minimum inconvenience to all other Owners and ensure that such work is carried out in a proper workmanlike manner. All such works must be carried out in a proper and tradesman like manner and all applicable consents must be obtained from the relevant Authority and Body Corporate where necessary.
- 5.2 Where any work carried out or to be carried out by an Owner affects a Building Element or Infrastructure then the Owner must use only a contractor first approved by the Committee in writing for such purpose and if required by the Committee the work will be carried out under the supervision and to the satisfaction of the Committee which may specify reasonable conditions under which the work must be carried out.
- 5.3 Any works carried out by an Owner must not interfere or compromise the structural integrity of the Unit or any other Unit or the Building.
- 5.4 Work areas must be screened for dust and safety in accordance with all building, Authority and health and safety requirements.

- 5.5 An Owner must pay all costs, charges and expenses for which the Body Corporate becomes liable in consequence of or in connection with the processing of any proposal by that Owner to make any addition or alteration to a Unit or to alter, amend or use services or utilities supplied with the Land and Building.

6 Rubbish, Pest Control and Odours

6.1 An Owner:

- 6.1.1 must not leave rubbish, recycling material, refuse or waste, dirt or other material on the Common Property except in the Rubbish Storage Areas or such other areas designated for rubbish collection by the Body Corporate, and where such material is left in the Rubbish Storage Areas or a designated rubbish collection area it must not be left in such a way that interferes with the enjoyment of the Common Property by other Owners;
 - 6.1.2 must dispose of rubbish and recycling material promptly, hygienically and tidily using properly secured and sealed rubbish bags and ensure such disposal does not adversely affect the health, hygiene or comfort of other Owners;
 - 6.1.3 must not burn any rubbish or light any fire anywhere on the Common Property or in any Unit or Building;
 - 6.1.4 must ensure that their Unit is kept clean and maintained to a high standard at all times and that rubbish, recycling or waste is regularly collected from their Unit and not allowed to accumulate;
 - 6.1.5 must keep the Unit free of vermin, pests, rodents and insects and take all steps necessary to control any pest infestation. If an Owner does not strictly and promptly comply with this Rule the Body Corporate shall be entitled to engage pest exterminators and recover all costs from that Owner;
 - 6.1.6 must ensure that any rubbish and recycling is kept at all times in a clean, tidy and hygienic condition and so as not to create smells or attract pests, animals, vermin or insects and so as not to become a nuisance or unreasonable annoyance to any other Owner;
 - 6.1.7 must ensure that all rubbish is securely fastened and properly secured in rubbish bags for disposal so as to avoid any odours escaping and must ensure such rubbish bags are placed in the Rubbish Storage Areas;
 - 6.1.8 must comply at all times with the Waste Management Plan, rules, regulations and/or any other waste management strategies implemented by the Body Corporate from time to time; and
 - 6.1.9 must ensure that all waste and rubbish containers shall be kept covered and/or screened and out of sight at all times.
- 6.2 Where there is any breach by an Owner of Rule 6.1, then the Owner in breach must pay all costs incurred by the Body Corporate in removing and disposing any rubbish, recycling or trade waste, and remedying any damage caused by the breach or non-removal of the same.

7 Cleaning and Gardens

- 7.1 An Owner must ensure that the Unit and any garden, grounds, yard, patio and paved areas or decks within the Unit are kept clean, neat and tidy at all times and maintained to an appropriate standard.
- 7.2 An Owner must not deposit anything or throw dust or beat any mat or carpet on or in the Building or other Units or the Common Property or obstruct the use or enjoyment by another Owner or Occupier of the Building or other Units or the Common Property.
- 7.3 An Owner must not throw or allow to fall or permit or suffer to be thrown or fallen any paper, rubbish, refuse, cigarette butts or other substances or liquids whatsoever out of the windows or doors, or decks, or from the roof or in the Common Property. Any damage or costs for cleaning or repair caused by breach hereof shall be determined by the Body Corporate and be borne by the Owner upon demand being made by the Body Corporate.
- 7.4 An Owner must not cut, trim, prune or damage any lawn, garden, tree, shrub, grass (including artificial grass) plant or flower being part of or situated on the Common Property or use for his/her own purposes as a garden any portion of the Common Property except with the prior written consent of the Body Corporate.
- 7.5 The use of any Common Property and associated landscaping by an Owner must not interfere with the use and enjoyment of the Unit Title Development by other Owners.
- 7.6 The Body Corporate shall retain and maintain the landscaping (including without limitation, planting, pavement and street furniture) in perpetuity to the satisfaction of the Authority in accordance with the maintenance plan certified or approved by the Authority from time to time, including without limitation the Landscape Maintenance Plan.

8 Glass and Exterior

- 8.1 An Owner must keep clean all glass in windows or doors in the Unit and replace any cracked or broken glass immediately with glass of the same or better weight, quality and tint. If such replacement is not completed immediately, the Body Corporate may undertake the replacement and recover the cost from that Owner.
- 8.2 An Owner must not alter the windows of their Unit which are visible from the exterior of the Building, in any way such as applying tint, film or any other decoration to the window without prior written permission of the Body Corporate.
- 8.3 An Owner must not hang internal curtains, blinds or window coverings visible from the outside of the Building unless the backing of the curtains, blinds or window coverings is white, off white or cream and of such design and quality which complies in all respects with any design guidelines implemented by the Body Corporate from time to time.

9 Use of Water Services

- 9.1 All things required for the provision of water supply, drainage, wastewater and sewage services to Units or Common Property and all things attached to and used in relation to such services, including but not limited to pipes, drains, taps, faucets, toilets, showers, sinks, waste masters, dishwashers, washing machines, dryers and other water and wastewater related apparatus, appliances and fittings must be properly installed and maintained and must only be used for the purpose for which they were designed and constructed. An Owner shall not deposit any sweepings or rubbish or other unsuitable substances in the same. If an Owner causes or permits any damage, loss or costs to be incurred due to misuse or negligence that Owner shall pay for such damage, loss or costs.

- 9.2 An Owner shall not permit anything other than soluble or non-clogging materials to be disposed of through the plumbing, wastes, toilets, basins or drains of the Unit or used in connection with it and shall make good all damage or blockages and shall keep the other Owners and the Body Corporate indemnified against all claims, costs and expenses resulting from any misuse whether by the Owner or by the Occupier or from any failure of the Owner to carry out any repairs which the Owner is liable to carry out under these Rules.
- 9.3 An Owner shall not waste water and shall ensure that all taps in the Unit are turned off after use and all leaks are attended to quickly.
- 9.4 An Owner shall promptly pay for the cost of water and wastewater on-charged to them as calculated through the check meter connected to the water supply to their Unit.
- 9.5 The expense of repairing or cleaning any blockage to any Infrastructure or the Grease Trap where such damage has been caused by use other than use in a manner for which the particular Infrastructure or the Grease Trap has been designed, shall be borne by the Owner of that Unit where such misuse arose or occurred.
- 9.6 The Owner of the Café Unit shall keep and maintain the Grease Trap in good clean working order and free from blockage and obstruction at all times and to the Body Corporate's satisfaction. The Owner of the Café Unit shall comply with the Grease Trap Manual at all times and shall maintain, empty and clean the Grease Trap in accordance with the Grease Trap Manual, with the directions of the Body Corporate and with applicable law and regulations and/or requirements of any Authority. Without limiting the generality of the foregoing, the Owner of the Café Unit shall arrange for the maintenance and cleaning of the Grease Trap at such regular intervals as determined by the Body Corporate. If the Grease Trap is beyond repair (whether or not due to fair wear and tear arising from reasonable use), the Owner of the Café Unit shall replace the Grease Trap at its sole expense and the replacement Grease Trap and the proposed replacement work shall be subject to the prior written consent of the Body Corporate.

10 Washing Lines and Poles

- 10.1 An Owner shall not erect or affix any washing lines, poles or other such drying apparatus for a similar purpose (either temporary or permanent) to the exterior of the Unit or attach to any fixtures of the Unit.

11 Body Corporate and Owners' Equipment

- 11.1 An Owner shall comply at all times with the operating and maintenance instructions of any security, fire alarm, air conditioning or ventilation equipment in the Unit or in the Common Property.
- 11.2 The Owner acknowledges that the Body Corporate has access to a security camera system to monitor the Common Property. Notwithstanding the installation of any such system, the Body Corporate will not be responsible for any theft or damage to any personal property or damage or loss to any Owner.

12 Security

- 12.1 An Owner of a Unit must:
- 12.1.1 keep their Unit locked and all doors and windows closed and securely fastened at all times when the Unit is not occupied, and do all things reasonably necessary to protect the Unit from fire, theft, unlawful occupation or damage;

- 12.1.2 keep all doors and windows of any Vehicle parked or placed in their carpark closed, locked and securely fastened at all times and do all things reasonably necessary to protect such Vehicle from theft or damage;
 - 12.1.3 not duplicate or permit to be duplicated any security keys or security codes to a Unit or the Common Property;
 - 12.1.4 take all reasonable steps to ensure that security keys or security codes to a Unit or Common Property are not lost or stolen or given to anyone other than an Owner, occupier or tenant of the Unit to which the security keys or security code relates; and
 - 12.1.5 notify the Body Corporate as soon as reasonably practicable if Rules 12.1.1, 12.1.2, 12.1.3 and/or 12.1.4 is breached or they become aware of any issue relating to security or the safe operation of any equipment.
- 12.2 An Owner shall not erect or affix to the Building any security cameras, warning lights or such other appendage without the prior written consent of the Body Corporate. If the Body Corporate considers that the rights or interests of an Owner are being adversely affected by any such appendage, any consent previously given may be modified or withdrawn on written notice.
- 12.3 An Owner shall be responsible for the care and retention of all security keys or security code, failure to do so constituting a breach of security for the Building enabling unlawful access thereto, the consequences of which shall be the sole responsibility of the Owner.

13 Noise, Behaviour and Conduct

- 13.1 An Owner or persons under their control shall not make or permit any objectionable noises or activities in the Unit or the Building or on the Common Property nor disturb or interfere in any way with the use and peaceful enjoyment of other Owners or those having business with them or any person lawfully using the Common Property at any time of day or night.
- 13.2 An Owner shall not use audio visual equipment, amplifiers or loudhailers on the Common Property.
- 13.3 An Owner must ensure that in the event unavoidable noise is generated in the Unit at any time, the Owner shall take all practical means to minimise annoyance to other Owners or Occupiers of the Building. Without limiting the generality of the foregoing, the Owner must take reasonable precautions to ensure that any security alarm is not activated unnecessarily or so as to cause disturbance or inconvenience to other Owner or Occupier of the Building.
- 13.4 An Owner shall not make any complaint to any Authority in respect of any activity that is a permitted activity in the district/regional plan, provided such activities are operating in accordance with Authority requirements and in accordance with any restrictions imposed as part of a resource consent.
- 13.5 All Owners, Occupiers and visitors must observe the noise limits prescribed by the Authority in relation to the Unit Title Development.
- 13.6 Without limiting the generality of provisions in Rule 13.5, all Owners, Occupiers and visitors must ensure that noise arising from all activities on the Land (including Vehicle movements) must not exceed the limits imposed by the Authority from time to time, including the limits (as may be amended or varied from time to time) as follows:
- 13.6.1 land zoned business measured at the boundary of the Land:

Zone	Time	Noise Limit
Light Industry	At all times	65 dB L _{Aeq}

13.6.2 land zoned residential measured at the boundary of the Land:

Time	Noise Limit
Monday to Saturday 7:00am – 10:00pm	55 dB L _{Aeq}
Sunday 9:00am – 6:00pm	55 dB L _{Aeq}
All other times	45 dB L _{Aeq} 60 dB L _{eq} at 63 Hz 55 dB L _{eq} at 125 Hz 75 dB L _{AFmax}

Noise levels shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental noise.

14 Animals and Pets

- 14.1 An Owner or Occupier may keep animals or pets on, in or around that Unit subject to the following conditions being fulfilled:
- 14.1.1 such animal or pet does not cause any noise or disturbance to other Owners or Occupiers or in any way interfere with the quiet and reasonable enjoyment of the other Owners or Occupiers;
 - 14.1.2 such animal or pet is not left in the Unit unattended; and
 - 14.1.3 the prior written consent of the Body Corporate (such consent not to be unreasonably withheld) has been obtained.
- 14.2 Any Owner who relies on a guide, hearing or assistance dog may bring or keep such a dog in the Unit and may bring such a dog onto the Common Property.
- 14.3 The Body Corporate may consider that the rights or interests of any Owner or Occupier are adversely affected by any animal or pet or that the keeping of any animal or pet by an Owner is undesirable or becomes a nuisance or annoyance to another Owner or Occupier and may give written notice to the Owner that the animal or pet not be permitted in the Unit or Common Property, whereupon the animal or pet must be forthwith removed.
- 14.4 An Owner being granted consent to have any animal or pet must ensure that the animal or pet is kept within the Owner's Unit at all times, except for ingress or egress on Common Property and the animal or pet must be under the controlled supervision of the Owner or a person authorised by the Owner and without limiting the provisions of this Rule, all dogs must at all times while outside of the Unit be kept on a leash and, if required from time to time by the Body Corporate, be muzzled.
- 14.5 The owner of any animal or pet permitted under Rule 14.1 or Rule 14.2 must ensure that any part of a Unit or the Common Property that is soiled or damaged by the animal or pet must promptly be cleaned or repaired (by the Estate Manager if the damage is to Common Property) at the cost of the relevant Owner and that animal waste matter must not cause any breach of rubbish or pest control rules.

15 Moving and Installing Heavy Objects

- 15.1 An Owner shall not, without the prior written consent of the Body Corporate, bring onto or through any Unit or Building or the Common Property or erect, affix, place or install in any Unit or the Common Property any goods, merchandise, machinery, plant or any other object of such weight, size, nature or description that could impose upon any Unit or the Common Property any stress, strain or weight likely to cause any damage, weakness, movement or structural defect to any Unit, Building or the Common Property or any part of it. All damage done to any Unit or the Common Property by installing, moving or removing heavy objects shall be made good and paid for by the Owner who or whose agent caused or contributed towards the damage.
- 15.2 Before any heavy article is moved into or out of the Building, Common Property or Unit Title Development at least twenty-four hours' written notice of the intention to move that article shall be given to the Body Corporate and the moving of the article into or out of the Building, Common Property or Unit Title Development shall only be done under the supervision of a responsible person approved by the Body Corporate.

16 Shipping Containers and Loading Bay

- 16.1 No Owner is permitted to place any shipping container on any part of the Unit Title Development or the Common Property other than the Container Set Down Area.
- 16.2 Shipping containers delivering stock or other items for an Owner or taking stock or other items away for an Owner shall be arranged with the Body Corporate and shall only be placed in the Container Set Down Area. The Container Set Down Area shall only be used by an Owner after arrangement for the use of this area has been made with the Body Corporate.
- 16.3 The maximum size of a shipping container for the Container Set Down Area is determined by the Body Corporate from time to time but shall not exceed 20 foot (6.096m) in length.
- 16.4 The maximum time for placing a shipping container in the Container Set Down Area shall be determined by the Body Corporate from time to time but shall not exceed 24 hours.
- 16.5 Any damage to the Unit Title Development or the Common Property by the placing, moving or removal of the shipping container shall be made good and paid for by the Owner who organises the shipping container.
- 16.6 The Loading Bay must remain clear at all times and must not be used for container storage.
- 16.7 Owners, Occupiers, visitors and delivery drivers must obey all Loading Bay and Container Set Down Area regulations implemented by the Body Corporate from time to time.
- 16.8 Goods deliveries are restricted to hours between 7am and 10pm Monday to Saturday and between 9am and 6pm on Sunday.

17 Hazards, Insurance and Fire Safety

- 17.1 An Owner must not bring onto, use, store or do anything in a Unit or any part of the Common Property that:
- 17.1.1 increases the premium on the Unit, the Building or any property on the Land;
 - 17.1.2 may render any insurance void or voidable;
 - 17.1.3 is in breach of or may conflict with any Body Corporate insurance policy;

- 17.1.4 is in breach of or may conflict with any laws, regulations and/or enactment or rule of law relating to fire, insurance, hazardous substances or dangerous goods, or any requirements of any Authority;
 - 17.1.5 creates a hazard of any kind; and/or
 - 17.1.6 affects the operation of any fire safety devices and equipment or reduces the level of fire safety in the Building and/or Unit Title Development.
- 17.2 An Owner must not bring onto, use, store or do anything in a Unit or any part of the Common Property anything that causes dust, sprays, fumes or chemicals, which may be dangerous and affect any Owner's use or enjoyment of the Common Property or their Units.
 - 17.3 Where there is any breach by an Owner of Rules 17.1 and/or 17.2, then the Owner in breach must pay all costs incurred by the Body Corporate in rectifying any damage or uncleanliness. In the event that any Owner has rendered any insurance less effective or void, such Owner shall compensate the Body Corporate in full for such damage or loss.
 - 17.4 The Owner of the Café Unit must ensure that the requirements of the Body Corporate's insurer are complied with and in particular any policy endorsement regarding the Grease Trap as may be issued by the Body Corporate's insurer from time to time.
 - 17.5 An Owner shall respond to and comply with any request made by the Body Corporate with respect to compliance with any insurance requirements or conditions required to be met in order for insurance to be placed and that if compliance is not met within a timeframe prescribed by the Body Corporate, the Body Corporate shall take all reasonable steps to ensure compliance and recover all reasonable costs incurred in doing so from the Owner of the Unit.
 - 17.6 An Owner must not do anything which shall make void or voidable any policy of insurance effected by the Body Corporate nor do anything which shall make any additional premium payable for any policy of insurance effected by the Body Corporate without first obtaining the prior written consent of the Body Corporate and paying to the Body Corporate the amount of any such additional premium.
 - 17.7 An Owner shall not do or permit anything to be done in or bring or keep anything in their Unit, the Common Property, the Unit Title Development or on the Building which is of an offensive, obnoxious, objectionable, noxious, illegal or dangerous nature including without limitation consuming alcohol on the Common Property or bringing or consuming illegal drugs of any nature on the Common Property or in a Unit. Any Owner or Occupier found by the Body Corporate's representative to be in breach of this Rule must immediately arrange for all necessary cleaning, failing which the Body Corporate may arrange the cleaning and on charge the cost to the Owner together with all administrative costs incurred.
 - 17.8 The Body Corporate may engage a suitable professional to conduct an inspection of the Common Property for the presence of illegal drugs, drug use or drug manufacturing, which may include (but is not limited to) the use of drug detector dogs. Where such an inspection indicates that the presence, use or manufacture of illegal drugs may be occurring, or has occurred, in a Unit, the Body Corporate may engage a suitable professional to conduct an inspection of that Unit (with reasonable notice) for the presence, use or manufacture of illegal drugs, or direct the Owner of the Unit to conduct such an inspection of their Unit to a standard that is satisfactory to the Body Corporate and at that Owner's cost.
 - 17.9 Any costs incurred by the Body Corporate in testing the Unit, remediating any damage caused to the Common Property, the Unit, any other Unit or other property, or any other costs relating to the presence, use or manufacture of illegal drugs in a Unit or the Common

Property, are recoverable from the Owner of the Unit at fault as a debt to the Body Corporate.

18 Emergency Evacuation Drills and Procedures, Fire Callouts and False Alarms

- 18.1 An Owner must cooperate with the Body Corporate during any emergency evacuation drill and in the co-ordination of any fire protection and security system for the improvements on the Land and must observe and comply with all emergency evacuation procedures.
- 18.2 An Owner must not interfere with any fire alarms or emergency equipment in the Building and must ensure that the fire alarms in the Building are not improperly activated and that no false alarms are activated or caused by the actions or omissions of an Owner. The Owner responsible for the improperly activated or false alarm must pay all costs, charges and expenses for which the Body Corporate shall become liable for in connection with the improperly activated or false alarm. In the event there is a dispute as to the cause of the improperly activated or false alarm or who is responsible for the same then the Body Corporate shall be entitled to rely on the advice of a representative of the New Zealand Fire Service, or any consultant or company engaged by the Body Corporate which monitors, tests and maintains the fire protection system.
- 18.3 The Body Corporate may require Owners to perform fire drills and observe all necessary and proper emergency evacuation procedures as the Body Corporate may adopt from time to time and Owners shall cooperate with the Body Corporate in observing and performing such fire drills and procedures.

19 Notice of Damage, Defects, Accidents or Injury

- 19.1 Upon becoming aware of any damage or defect in any part of the Unit, Building, Common Property or Unit Title Development, including its amenities, Services, Infrastructure, Common Property, or any accident or injury to any person in the Unit Title Development, an Owner must immediately notify the Estate Manager and Body Corporate, and follow any requirements of the Health and Safety Act. Any cost to repair any such damage or defect shall be paid by the Owner that caused or permitted the damage or defect.
- 19.2 The Body Corporate shall have authority to make any repairs or renovations as the Body Corporate considers necessary for the safety and preservation of the Building, Common Property or Unit Title Development (or in an emergency, any repairs or renovations as the Body Corporate considers necessary). The Body Corporate shall be entitled to recover the costs of the repairs or renovations from an Owner if the act or neglect of the Owner necessitated the repairs or renovations.

20 Leasing or Renting a Unit

- 20.1 An Owner must ensure that having regard to the proposed tenant's or occupant's reputation and past conduct, the proposed tenant or occupant is a suitable tenant or occupant for the Unit.
- 20.2 An Owner must provide a full copy of these Rules and a full copy of all future amendments to these Rules to any Occupier of the Unit and ensure that any lease agreement requires compliance by any Occupier with these Rules.
- 20.3 An Owner must provide the Body Corporate with written notice of the full name, landline telephone number, mobile telephone number, email address and address for service for the purposes of the Act for the Owner and for all Occupiers or their agent of the Unit.

- 20.4 An Owner must promptly notify the Body Corporate in writing of any changes to the details in Rule 20.3.
- 20.5 Before any Owner or Occupier of a Unit lets or licenses the Unit out to another person, by way of lease, sub-lease, licence or otherwise, that Owner or Occupier must first introduce the tenant or licensee to the Estate Manager for the time being, for the purpose of ensuring direct communication with the tenant or licensee of any rules, safety procedures or other matters of importance to the wellbeing of the Building or the Unit Title Development.
- 20.6 Parting with possession of the Unit or any part thereof shall not release any Owner from the obligation to ensure that Occupiers comply with these Rules nor shall it release any Owner from liability incurred under the same.

21 Alterations to a Unit

- 21.1 An Owner of a Unit must;
- 21.1.1 not erect, fix or place any radio or television mast, aerial, satellite dish, antenna, fan, mechanical unit or similar device onto the exterior of a Unit or Common Property without the prior written consent of the Body Corporate. The consent of the Body Corporate may be withheld, varied or revoked if the rights of another Owner are adversely affected by such radio or television mast, aerial, satellite dish, antenna, fan, mechanical unit or device;
 - 21.1.2 not install a heat pump or other heating or cooling apparatus to the Unit which has an external component without the prior written consent of the Body Corporate and if the Body Corporate grants such consent, the Body Corporate may require that Owner to install a cover in such material, style and colour as stipulated by the Body Corporate to keep the external component covered at all times as a condition of granting consent and that Owner shall at its own cost install and maintain to the Body Corporate's satisfaction a cover with such material, style and colour as stipulated by the Body Corporate;
 - 21.1.3 pay all costs, charges and expenses for which the Body Corporate shall become liable in consequence of or in connection with the processing of any proposal by that Owner to make any addition or alteration to their Unit or to alter, amend or use Services or utilities supplied with the Unit Title Development;
 - 21.1.4 only make additions or alterations to their Unit in accordance with the Act and meeting all requirements of any Authority;
 - 21.1.5 not make addition or alteration to any Building or other improvement on the Land or the Common Property (including any alteration to installations to Services or to Building Elements or Infrastructure);
 - 21.1.6 not make alterations to the surface, colour scheme, decoration, design or appearance of the exterior of their Unit or to any grassed, paved, tiled or sealed areas or erect any fences;
 - 21.1.7 not fix permanent heavy objects or make additions to the internal wall faces of their unit without prior written consent of the Body Corporate. An Owner may only make penetrations, holes or alterations to the fire rated and acoustic rated intertenancy walls in their Unit with the prior written consent of the Body Corporate and having first obtained confirmation from a suitably qualified person that the fire and acoustic integrity of the intertenancy wall shall be maintained; and

- 21.1.8 not erect, install or affix any shutters, blinds or awnings to the exterior of their Unit without the prior consent of the Body Corporate. If the prior consent of the Body Corporate is granted, the Owner shall ensure that any such shutters, blinds, awnings or any other items are securely fastened in place at all times so as to minimise noise and to avoid such shutters, blinds, awnings or items becoming a nuisance or annoyance to another Owner or Occupier of the Building or a danger to members of the public on the footpath and/or road outside the Building.

22 Exterior Building Alterations

- 22.1 No alteration, or installation of any item, awning, structure, roof, duct, system, equipment (including without limitation, heat pump, heating, air-conditioning, electrical, solar energy collector, and other equipment), vent or such type, which may be installed or is visible on the exterior of a Unit or Building (including without limitation, roofs, exterior walls, windows, and glass thereof), is to be made without prior written permission of the Body Corporate (which may be withheld or granted in the Body Corporate's sole discretion).
- 22.2 No alteration to the elevation or exterior colour scheme or external appearance or decoration of the Unit or the Building or other improvement on the Land is to be made by an Owner.
- 22.3 In the event of any alteration or installation made in breach of this Rule 22, the Body Corporate may reinstate the Unit or the Building and recover the cost from the relevant Owner and the Body Corporate shall not be responsible for any resulting damage, loss or costs. All damage caused by the alteration, installation and removal must be made good at the cost of that Owner. The Owner shall pay to the Body Corporate all costs and expenses (including legal costs and expenses) incurred by them in doing so upon demand.

23 Aerials, Satellite Dishes and Antennas

- 23.1 An Owner must not erect, fix or place any radio or television mast, aerial, satellite dish, antenna or similar device onto any part of a Unit or Common Property without the prior written consent of the Body Corporate. The consent of the Body Corporate may be withheld, varied or revoked if the rights of another Owner are adversely affected by such radio or television mast, aerial, satellite dish, antenna or device or the size may not be in keeping with the Unit Title Development, or there may be doubt regarding structural, wind and interference matters.

24 Duties of Owner and Restriction on Use of Units

- 24.1 Each Owner must indemnify and hold harmless the Body Corporate from and against all actions, claims, demands, losses, damages, costs and expenses (including all legal fees and disbursements on a solicitor-client basis) for which the Body Corporate shall or may be or become liable in respect of or arising from:
- 24.1.1 negligent use, waste or abuse by that Owner or any person claiming under them of any water, electricity, oil, lighting or other Services, systems, facilities or utilities in the Building or Unit Title Development;
- 24.1.2 overflow or leakage of water in or upon the Building or Unit Title Development and caused or contributed to by any act or omission on the part of that Owner or any person claiming under them;
- 24.1.3 loss or damage to any persons or property from any cause contributed to or caused by the use of their Unit by the Owner or by any person claiming under them or by the condition of their Unit or any part thereof to the fullest extent permitted by law

and from all liability which may arise in respect of any accident, damage or injury so occurring;

- 24.1.4 loss or damage to persons or property from any cause whatsoever occasioned or contributed to by any act, omission, neglect, breach or default on the part of that Owner or a person claiming under them;
- 24.1.5 a failure to comply with the requirements of the Act, the Resource Management Act 1991, the Building Act 2004, the Health and Safety Act and with the lawful requirements of any Authority (including compliance with notices issued and with enforcement orders made) or with the provisions of any district plan or district rules relating to their Unit or the use of it;
- 24.1.6 loss or damage caused by a breach of the Health and Safety Act, the Act, the Regulations or these Rules; and
- 24.1.7 any breach by the Owner of any of these Rules.

24.2 An Owner of a Unit must:

- 24.2.1 keep and maintain the interior and exterior of their Unit and all fixtures and fittings therein in good substantial tenable repair and condition to ensure no damage or harm, whether physical, economic or otherwise is, or could be caused to any Building Element, Infrastructure, Services, the Common Property or any other Unit in the Unit Title Development;
- 24.2.2 ensure their decks, gardens, grounds, yard, patio and paved areas are kept open at all times and not enclose any part of it;
- 24.2.3 not hang any blinds, sheeting, curtains, awnings, screens, glazing or shields to the exterior area of any outdoor area;
- 24.2.4 ensure any drains can function as it was designed and ensure it drains correctly and does not become obstructed or blocked;
- 24.2.5 not access or permit anybody to have access onto the roof of the Building for any reason whatsoever without first obtaining the prior written consent of the Body Corporate;
- 24.2.6 only connect to wastewater, drainage and utilities (including without limitation, gas, water, telecommunications, electricity) in such places and in such manner as the Body Corporate may direct;
- 24.2.7 comply in all respects with all statutes, acts, bylaws, regulations and all legal requirements for the time being in force in the area in which the Land is situated insofar as they relate to the use, occupation or enjoyment of their Unit;
- 24.2.8 observe and perform and ensure observance and performance with all covenants and conditions contained in any resource consent, encumbrance, easement, consent notice, covenant, land covenant and/or interests affecting the Unit, the Common Property, the Building or the Unit Title Development or registered against the title to the Land, the Unit and/or the supplementary record sheet;
- 24.2.9 comply with all applicable Authority consents, permits and approvals;

- 24.2.10 forthwith and at all times carry out all work that may be ordered by any Authority in respect of their Unit to the satisfaction of such Authority and immediately supply to the Body Corporate a copy of any order or requisition received from such Authority;
- 24.2.11 duly and punctually pay all rates, taxes, charges and other outgoings from time to time payable in respect of their Unit to any Authority and all sums levied in respect of their Unit by the Body Corporate and the Estate Manager;
- 24.2.12 not solicit or permit its employees, agents or any person under its control to solicit business in the Common Property;
- 24.2.13 not distribute or permit to be distributed handbills, pamphlets or other advertising material in the Building or within the Unit Title Development;
- 24.2.14 not allow any charitable or other organisation to hold functions or solicit donations in the Common Property without first obtaining the written consent of the Body Corporate, such consent to be given at the absolute discretion of the Body Corporate;
- 24.2.15 not to bring to the Common Property or the carpark any pipe, ducting, wiring, cable or other conducting media which is connected to a power outlet or generator in the Unit or Building;
- 24.2.16 not use the Unit for any purpose which is likely to compromise the overall quality and mix of owners, or affect the value, or tidiness, or air quality, or smell, or cleanliness of the Unit, Common Property or Unit Title Development, or present any hazard or risk;
- 24.2.17 not use or permit the Unit to be used as a brothel, massage parlour, sex parlour, gang headquarters, or for any other use which may affect the reputation of the Unit Title Development;
- 24.2.18 observe and comply with the rules of the Body Corporate or such rules from time to time established by the Body Corporate and/or the Estate Manager relating to the control, management, security, safety, care, operation, cleanliness and use of the Building and the Common Property, and the preservation of good order, safety, comfort and enjoyment for the Building's occupiers and visitors;
- 24.2.19 where the name of the Building is to be used on stationery, advertising or other publication or communication the Owner must ensure that the full and proper name of the Building as advised by the Body Corporate is used;
- 24.2.20 not put or allow to be put a "key safe or lock box" on any part of their Unit, the Common Property or Building or on the Unit Title Development for the purpose of selling or letting a Unit;
- 24.2.21 if the Owner is deemed to be a duty holder under the Health and Safety Act, comply with all applicable duties and obligations it has under that Act with reasonable care, due diligence and skill including but not limited to ensuring as far as is reasonably practicable the health and safety of everybody who works or anybody who could be or is affected by work in the Owner's Unit and for implementing safe systems of work and providing adequate facilities for the welfare of any contractors including monitoring the health of contractors and condition of the Unit so as to prevent injury or illness and ensuring the health and safety of contractors;

- 24.2.22 comply with all reasonable directions of the Body Corporate or its representatives to assist the Body Corporate to comply with statutory or regulatory requirements; and
- 24.2.23 procure compliance with these Rules by the Occupier and the Occupier's visitors, invitees, agents, servants or tenants.
- 24.3 An Owner of a Unit shall only use the Unit and the Building for the purpose they were designed and in accordance with the current resource consent or any variation of the resource consent and all requirements of the relevant Authorities.
- 24.4 An Owner shall not use or permit the use of a Unit which is likely to interfere with the use or enjoyment of other Owners or permit any illegal activity.
- 24.5 An Owner shall not permit a use that is illegal, noisome, hazardous, noxious, non-compliant with any Authority's requirements or may be injurious to the Owners or Occupiers of Units or to the reputation of the Unit Title Development, or which may interfere with the general management of the Building or the Unit Title Development.
- 24.6 Each Owner acknowledges that any costs incurred by the Body Corporate in meeting its obligations under any interests registered against the Land, the Unit and/or the supplementary record sheet shall, except to the extent caused by a default of an Owner, be levied to Owners in accordance with their utility interest or ownership interest as applicable.
- 25 Powers and Duties of the Body Corporate**
- 25.1 The Body Corporate may settle and approve schemes for the exterior colour of the Building and for signs to be erected or painted on the Units or on the Common Property or visible from the exterior of any Unit.
- 25.2 The Body Corporate may remove any signage, lettering, sign, advertisement, nameplate, poster, placard, banner, notice, corporate livery or other advertising erected or painted in breach of these Rules and dispose of the same without being liable for any compensation or damages.
- 25.3 The Body Corporate may grant or withhold its consent in connection with any Owner's installation of a heat pump or other heating or cooling apparatus to the Unit which has an external component. If the Body Corporate grants such consent, it shall be entitled to require that Owner to install a cover in such material, style and colour as stipulated by the Body Corporate to keep the external component covered at all times as a condition of granting consent. The Body Corporate may from time to time settle and determine the material, style and colour of the cover to be installed by that Owner.
- 25.4 The Body Corporate may appoint an Estate Manager and delegate such of its powers as it is entitled to delegate under the Act to the Estate Manager so appointed upon and subject to such terms and conditions as the Body Corporate considers appropriate.
- 25.5 The Body Corporate is authorised to do all things and sign all documents necessary or required in order to ensure observance and performance by an Owner and the Body Corporate with all covenants and conditions contained in any resource consent, encumbrance, easement, covenant, consent notice or land covenant affecting the Unit, the Common Property, the Building or Unit Title Development.
- 25.6 The Body Corporate is authorised to exclude or evict from the Building or the Unit Title Development any person who in the opinion of the Body Corporate or the Committee is under the influence of intoxicating liquor or drugs or other substances or who in any manner wilfully does any act in violation of these Rules or who is in the opinion of the Body Corporate

a nuisance to other Owners or people within the Building or who commits or is suspected of committing an offence whether charged or convicted or otherwise. This authorisation may be delegated to the Body Corporate Manager.

- 25.7 The Body Corporate may close all or some areas within the Common Property as the Body Corporate or the Committee considers necessary for security or maintenance and repair purposes.
- 25.8 The Body Corporate may establish and implement rules from time to time relating to the control, management, security, safety, care, operation, cleanliness and use of the Building and the Common Property, and the preservation of good order, safety, comfort and enjoyment for the Building's occupiers and visitors, including without limitation rubbish, recycling, waste management, Common Property, Loading Bay and Container Set Down Area rules, regulations and strategies.
- 25.9 The Body Corporate shall register as a drinking water supplier under section 55 of the Water Services Act 2021 and to comply with the duties of a drinking water supplier under the Water Services Act 2021.
- 25.10 The Body Corporate shall ensure that water supplied from the Drinking Water System that is designated for drinking water on the Land is safe to drink and complies with the drinking water standards under section 47 of the Water Services Act 2021 at all times.
- 25.11 The Body Corporate shall keep, maintain and clean the roofs of the Building and in completing such works must comply with the drinking water safety plan. No chemicals to be used on roof or gutter washes.
- 25.12 The Body Corporate shall take all steps necessary to control any pest infestation of the Buildings and other improvements on the Land.
- 25.13 The Body Corporate must arrange for the administration and maintenance of the common private wastewater drainage systems, stormwater drainage and filtration detention tanks, water supply, pre-treatment devices and any other Services that require regular maintenance and servicing and common access at such regular intervals as determined by the Body Corporate.
- 25.14 The Body Corporate shall arrange for all water "check meters" to be read not less than at quarterly intervals per annum.
- 25.15 The Body Corporate shall enter into Maintenance Agreements for the on-going maintenance of the stormwater management system and device(s) (including detention tanks, filtration systems, common private drainage, and pre-treatment devices) and any other Services with appropriate management system operators for the relevant system or Services. The Body Corporate shall ensure that Maintenance Agreements are in place and maintained at all times.
- 25.16 The Body Corporate shall operate, monitor and maintain the on-site stormwater management system (including detention tanks, filtration, common private drainage, and pre-treatment devices) on the Unit Title Development in accordance with the requirements of the Authority. The Authority may enter the Unit Title Development to inspect or test the on-site stormwater management system, undertake works and/or review the owners maintenance records and may instruct the Body Corporate to carry out any actions or works in relation to the operation, monitoring and maintenance of the onsite stormwater management system. The Body Corporate shall carry out the said actions or works and comply with the requirements of the Authority. If the Authority enters the Unit Title Development to carry out the said actions or works, all costs of carrying out the said actions or works will be levied on all Owners by the Body Corporate.

- 25.17 The Body Corporate must establish and maintain a Long-Term Maintenance Plan for the Building in accordance with the plan prepared by Solutions In Engineering Ltd until such time as the Body Corporate resolves to adopt an alternative Long-Term Maintenance Plan to replace the plan prepared by Solutions In Engineering Ltd. The Body Corporate must establish and maintain a long-term maintenance fund in order to maintain the Building and the Common Property pursuant to the Long-Term Maintenance Plan prepared by Solutions In Engineering Ltd or such alternative replacement Long-Term Maintenance Plan.
- 25.18 The Body Corporate shall comply with all applicable duties and obligations it has under the Health and Safety Act with reasonable care, due diligence and skill including but not limited to:
- 25.18.1 ensuring as far as is reasonably practicable the health and safety of everybody who works or anybody who could be or is affected by work properly authorised by the Body Corporate in the Unit Title Development and for implementing safe systems of work authorised by the Body Corporate and providing adequate facilities for the welfare of any Contractors including monitoring the health of Contractors engaged by the Body Corporate and conditions of the Unit Title Development so as to prevent injury or illness and ensuring the health and safety of Contractors engaged by the Body Corporate; and
 - 25.18.2 ensuring the Common Property, and the means of entering and exiting the Common Property are without risks to the health and safety of any person; and
 - 25.18.3 ensuring that any plant, fixtures, fittings and structures which are used in the Common Property (and are under the control or management of the Body Corporate) are without risks to the health and safety of any person including provision, maintenance, safe use and handling of plant, substances and structures and providing Contractors with any necessary information, training, instruction or supervision to protect their health and safety.
- 25.19 The Body Corporate must establish and maintain a health and safety compliance manual and hazard register in accordance with the Health and Safety Act for the Unit Title Development.
- 25.20 The Body Corporate must notify a Notifiable Event (as defined in the Health and Safety Act) to WorkSafe New Zealand as soon as possible after becoming aware that a Notifiable Event has occurred.
- 25.21 Any expenditure over \$25,000.00 plus GST (if any) not being expenditure which the Body Corporate is legally obliged or previously authorised to incur, must be referred to a general meeting.
- 25.22 Where the Owner of a Unit is required to obtain a building or other consent from the Authority relating to the fit-out or use of the Unit, and where that use does not contravene any Rule and/or any requirements of any Authority, the Body Corporate shall promptly respond to and support any reasonable requests for information, consent, or approval necessary for the application for a building or other consent to be processed by the Authority on the proviso that all reasonable costs incurred by the Body Corporate in doing so are recoverable from the Owner of the Unit applying for the consent. Any change to the fit-out, works, signage or chattels will be subject to the prior written consent of the Body Corporate.
- 25.23 The following is the Body Corporate's enforcement process in the event of any Rule being breached by an Owner, Occupier or any visitor to a Unit:

- 25.23.1 The Owner of a Unit is responsible to the Body Corporate for the behaviour of all the Occupiers of, and visitors to, their Unit.
- 25.23.2 The Estate Manager oversees onsite compliance with these Rules. If the Estate Manager observes an Owner or Occupier of a Unit breaching any of these Rules they may issue the Owner or Occupier with a warning and accompanying cost recovery invoice for time and attendance in dealing with the matter.
- 25.23.3 If a breach of these Rules continues, the Estate Manager may obtain approval of the Committee to have the Body Corporate Manager issue the Owner and/or Occupier of the Unit with a formal written warning along with an accompanying cost recovery invoice for time and attendance in dealing with the matter.
- 25.23.4 If a breach of these Rules continues the Committee may instruct that solicitors be engaged to enforce these Rules against the Owner and/or Occupier of that Unit with that Owner and/or Occupier being liable for all associated costs, including legal fees.

26 Costs

- 26.1 Where any Owner is in breach of any of these Rules or any obligations arising out of the Act, the Regulations, the Health and Safety Act, or defaults on payment of any levy struck by the Body Corporate or on any other payment due to the Body Corporate then that Owner shall be liable to the Body Corporate for all costs, penalties, charges, interest, secretarial, administrative or other charges including solicitor-client costs which the Body Corporate incurs either as a direct or incidental consequence of the Owner's default, described in these Rules (**Costs**) and for the purposes of this Rule, the registered Owner of the Unit shall be liable for any breach of the type contemplated by this Rule 26.1 by any guest, invitee, licensee, tenant, or Occupier of or to the Unit. For the purposes of this Rule 26.1, reference to "Owners" includes all categories of persons.
- 26.2 Where the Body Corporate has incurred Costs and an Owner or agent of an Owner makes any payment whatsoever to the Body Corporate, then notwithstanding any purported direction by that person for the application of such payment, the Body Corporate may in its sole discretion apply that payment towards any outstanding levy or Costs.

27 Matters to be Directed to the Chairperson, Committee or Service Contractor

- 27.1 All notifications and requests for consideration of any particular matter is to be referred to the Chairperson, relevant Committee or relevant Service Contractor (as the case may be) as may be notified from time to time by the Body Corporate. An Owner shall not directly instruct any Service Contractor unless so authorised.

28 Estate Manager

- 28.1 An Owner shall not interfere with, hinder or obstruct the Estate Manager from performing the Estate Manager's duties or interfere with or obstruct the Estate Manager from using any Unit, part of the Building including any part of the Common Property designated by the Body Corporate for use by the Estate Manager.
- 28.2 An Owner shall comply with any reasonable request made by the Estate Manager with respect to the use of the Common Property or the use of a Unit where it adversely affects other Occupier's use of the Common Property.
- 28.3 The Estate Manager or designated person must oversee work being carried out for or on behalf of the Body Corporate.

- 28.4 Only tradesmen and respective companies approved by the Body Corporate and/or Estate Manager are to be granted access to the Building to carryout repairs to the Building including the Common Property.
- 28.5 Notwithstanding any other rule contained in these Rules, the Body Corporate may (at its option) lease a Unit or procure the use of a Unit from an Owner for use by the Estate Manager to oversee and manage the overall management and running of the Building and observance of the Rules.
- 28.6 The Estate Manager may control a directory listing in respect of the Unit Title Development on any web-page.

29 Contracting of Administrative Functions

- 29.1 Without limiting its powers or duties under the Act or the Regulations the Body Corporate may by ordinary resolution of the Body Corporate appoint a Service Contractor under a Service Contract for the purposes of providing administrative assistance to the Body Corporate, Chairperson and/or relevant Committee to carry out the functions of the Body Corporate, Chairperson and/or relevant Committee provided that such Service Contract shall be limited to the provision of administrative assistance only and shall not amount to a delegation of any duties and powers under the Act or Regulations and provided further that any such Service Contract shall be for a term of not more than four (4) years. For the avoidance of doubt a Service Contract may be renewed or extended by ordinary resolution of the Body Corporate.

30 Invalidity Saving

- 30.1 If it should be determined that a rule or rules contained in these Rules is or are invalid, void or unenforceable, all other provisions which are capable of separate enforcement without regard to an invalid, void or unenforceable provision are and will continue to be of full force and effect in accordance with their terms.

31 Allow Access

- 31.1 Without limiting the obligations and responsibilities of an Owner as set out in these Rules and the Act, each Owner must:
- 31.1.1 permit the Body Corporate (or its agents or Contractors) at any time on giving reasonable notice (except in the case of emergency when entry can be at any time) to enter into and upon their Unit (including any decks where applicable) with any tools, ladders, equipment, temporary structures and/or machinery that is necessary and to remain there for a reasonable time for any purpose including without limitation:
- 31.1.1.1 to view the condition of the Unit;
- 31.1.1.2 to ensure that these Rules are being observed;
- 31.1.1.3 to ascertain whether or not there has been any breach of the terms of these Rules;
- 31.1.1.4 to access, repair, maintain, replace, repaint, redecorate, renew and keep clean any Building Elements, Infrastructure, Services, Common Property and exterior of the Building(s);
- 31.1.1.5 to maintain, repair, install, renew any pipes, conduits, wires, cables or ducts for the time being in, upon or passing through the Unit and

capable of being used in connection with the enjoyment of any other Unit or the Common Property;

- 31.1.1.6 to maintain, repair, clean, redecorate, repaint or renew any Common Property;
- 31.1.1.7 to access, inspect, test, repair, maintain, replace, repaint, redecorate, clean, renew and keep clean any signs, chattels, fixtures, fittings, apparatus, installations, systems, Building Elements, Infrastructure, Services, Common Property and exterior or other parts of the Building including, but not limited to, base plates, anchor points access ladder brackets and other apparatus or systems used, or intended, adapted or designed for use, in connection with the Unit Title Development, any other Unit or with the Common Property or the enjoyment thereof;
- 31.1.1.8 to test any electrical, gas or water installations or equipment and to trace and repair any leakage or defect in the installations or equipment at the expense of the relevant Owner in cases where the leakage or defect is due to any act or default of that Owner or that Owner's works, installations or equipment;
- 31.1.1.9 to investigate the cause of and/or deactivating any security alarm, fire alarm or other loud noise generating device sounding in the Unit;
- 31.1.1.10 to retain and maintain the landscaping in accordance with Rule 7.6;
- 31.1.1.11 to execute any work required to remedy a defect which is the Owner's duty to repair or a breach of these Rules by the Owner;
- 31.1.1.12 to do all things necessary to ensure compliance with the Building Act 2004 for the purpose of maintaining a current warrant of fitness for the Building or to ensure compliance with any other statutory or other requirement from time to time applicable to the Building and the Common Property, at the expense of the Owner; and
- 31.1.1.13 ensuring compliance with any covenant or condition contained in any resource consent, easement, covenant, consent notice, land covenant, encumbrance or interest affecting the Land and/or the Unit and/or registered against the freehold record of title for the Land, the Unit and/or the supplementary record sheet;
- 31.1.1.14 for any purposes associated with the insurance effected or to be effected by the Body Corporate; and
- 31.1.1.15 not damage, deface, interfere or obstruct or permit any damage, defacement, interference or obstruction to any fixtures or fittings located in their Unit (including on their outdoor areas or deck) or on the Common Property including but not limited to base plates, anchor points and access ladder brackets and must ensure that they can function in the manner they were designed to.



NORTHWICK PARK TRUST Ltd

**64 Matakana Valley Road,
Matakana**

Landscape Maintenance Manual

Years 1-3 - Planting Establishment

Year 1 - Maintenance Site Visits Scheduling - Monthly

Years 2 & 3 - Maintenance Site Visits Scheduling - Quarterly (minimum)

Prepared by:
Luijten Landscaping Ltd
June 2023

To be implemented by the incorporated society upon completion of the development.

Contractor Responsibilities For General Maintenance & Garden Care

- Health & Safety
- Weed Control
- Pest and Disease Management
- Fertilising of trees and garden areas
- Formative Pruning / trimming
- Watering / irrigation as required
- Vandalism / Replacement Planting
- Rubbish removal

SIGNAGE MANAGEMENT PLAN

Signage Guidelines for Typical Units Individual Signage Panels

Signage panels have been allocated to each unit to promote businesses in a professional and cohesive manner. To ensure consistency across all units and an aesthetically pleasing environment is created, individual unit signage must adhere to the design guidelines outlined below.

General Rules

1. Material and Finish:

- All signage must consist of laser cut individual letters and logos in white (Pantone 000C or Resene Alabaster) to maintain a consistent and clean aesthetic.
- The signage background must remain in the ply background and be Resene Woodsman waterborne, Stain colour BARK.

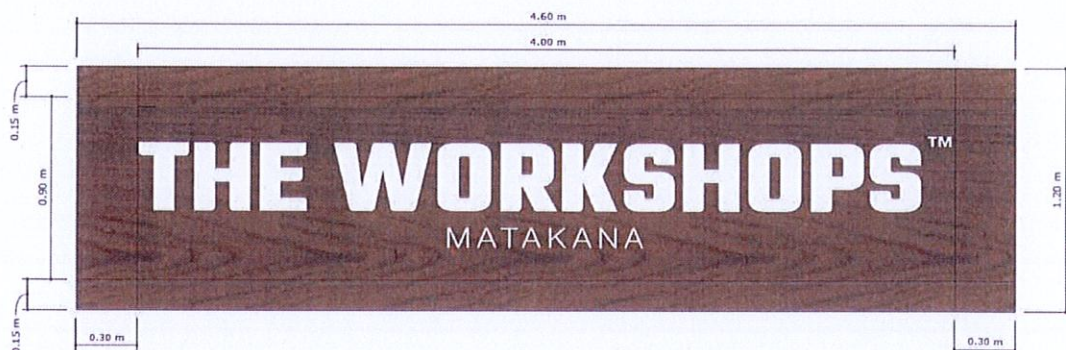
2. Signage Size and Placement:

- The designated signage must have a maximum height of 0.9m, retaining:
- 0.15m gap from the top and bottom edges of the signage panel.
- 0.30m gap from both sides.
- Any signage exceeding these dimensions will not be approved.

3. Logo Positioning Options:

- Logos may be centred for a balanced appearance.
- Alternatively, logos can be positioned directly above the main red entry door.

EXAMPLE:



Additional Notes

- Adhering to these guidelines ensures consistency across all units while maintaining a professional and cohesive brand image.
- Variations or exceptions to these rules require written approval from the Body Corporate
- Any additional unit signage must require written approval from the Body Corporate.

BLOCK EXAMPLE:



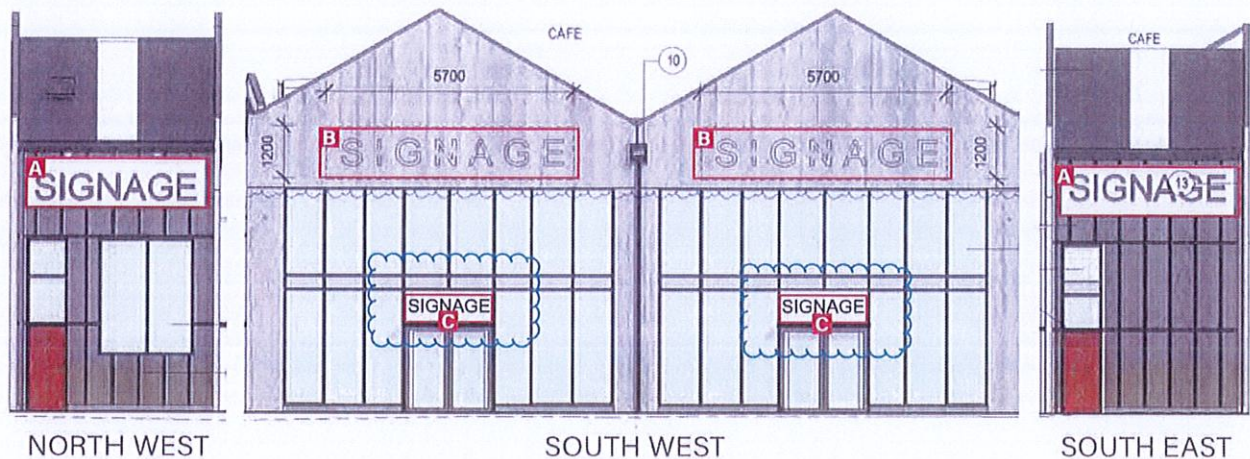
BLOCK EXAMPLE NOT TO SCALE

SIGNAGE MANAGEMENT PLAN

Signage Guidelines for The Workshops Cafe (PU11)

Signage panels and designated areas have been allocated to the cafe to promote the space from all external facades, in a professional and cohesive manner. To ensure consistency across all units within the development and an aesthetically pleasing environment is created, individual unit signage must adhere to the design guidelines outlined below.

As the cafe is a prominent centralised location in the development, there are six designated signage locations on the north western, the south western and the south eastern facades.



A) General rules for the north west and south east facades (x2)

Please refer to notes for typical units individual signage panels.

B) General rules for the south west facade large signs (x2)

1. Material and Finish:

- Signage must consist of laser cut individual letters and logos in black (Pantone 6C or Resene Black) to maintain a clean aesthetic.
- The signage background must remain in the precast concrete of the facade.

2. Signage Size and Placement:

- The designated signage must have a maximum height of 1m and a length of 5.7m, retaining:
- 0.30m gap from bottom edge of the window framing
- A centered alignment of the buildings roofline
- Any signage exceeding these dimensions will not be approved.

C) General rules for the south west window signs (x2)

1. Material and Finish:

- Signage must consist of vinyl which is stuck onto the glass

2. Signage Size and Placement:

- The designated signage must be no larger than 2.0m wide and 0.75m and must not go over any other any glass panels then allocated above the doors.
- Any signage exceeding this will not be approved.

Health & Safety

Ensure that all individual staff have been adequately inducted onto site and are sufficient in operating all necessary tools and safety paraphernalia as required.

Weed Control

All newly planted areas and gardens to be kept weed free. Larger perennial weeds are to be completely removed by hand release / digging etc.

Chemical Control:

All herbicides shall be bio-degradable, any herbicides that leave residue will not be utilised. At all times, chemical application must be undertaken during appropriate weather conditions, and at times of minimal public inconvenience. Special care must be taken to spray only weeds, spray drift onto desirable plants is unacceptable. All appropriate safety signs to be clearly visible throughout application process where required.

Pest and Disease Management

At all times, it is preferable to avoid the need for chemical application to control pests and diseases. Instead utilise light pruning / trimming methods to remove any affected foliage and limbs. All clippings are to be removed off site and disposed of by appropriate means.

In case of the need for chemical usage, the following procedures must be followed:

- Ascertain the problem and consider the correct chemical to utilise.
- Select the least toxic chemical for the application (refer to NZ Agrichemical Manual).
- Isolate the area to be sprayed and ensure no public contact throughout application.
- Upon completion of application, safely remove any chemical containers etc and verify when suitable for public usage.

N.B.

Any of the above chemical usage must be under the supervision of an approved chemical handler, and appropriate PPE to be utilised at all times.

Fertiliser Application

All planted areas to be fertilised approx. 1 year after initial installation preferably in the springtime.

The fertiliser will be an application of a 12 month slow release fertiliser with a suitable NPK and trace elements rating.

Formative Pruning / Trimming

Formative pruning and trimming is to be carried out preferably during autumn and winter months , unless pruning is required for emergency / safety reasons.

Any diseased wood is to be removed and disposed off site by approved means.

Specimen Trees

Specimen trees will need pruning in the following situations:

- Removal of damaged or diseased branches.
- To achieve or maintain the desired shape.
- Removal of conflicting / crossing branches which could ultimately affect the trees performance.
- For reasons of public safety.
- To achieve final canopy heights.

Shrub / Groundcover Planting

- Shrub and ground cover planting is to be inspected for required pruning in Spring and Autumn. Cut back after flowering to encourage compact form and to establish desired shape, suitable to species. In general, pruning will encourage new growth, remove deadwood and foliage, and establish desired coverage.

Watering

In general, watering of plants must be monitored and administered as required, particularly during dry periods and within the first months of establishment.

Ground is to be adequately saturated upon application.

Vandalism / Replacement Planting

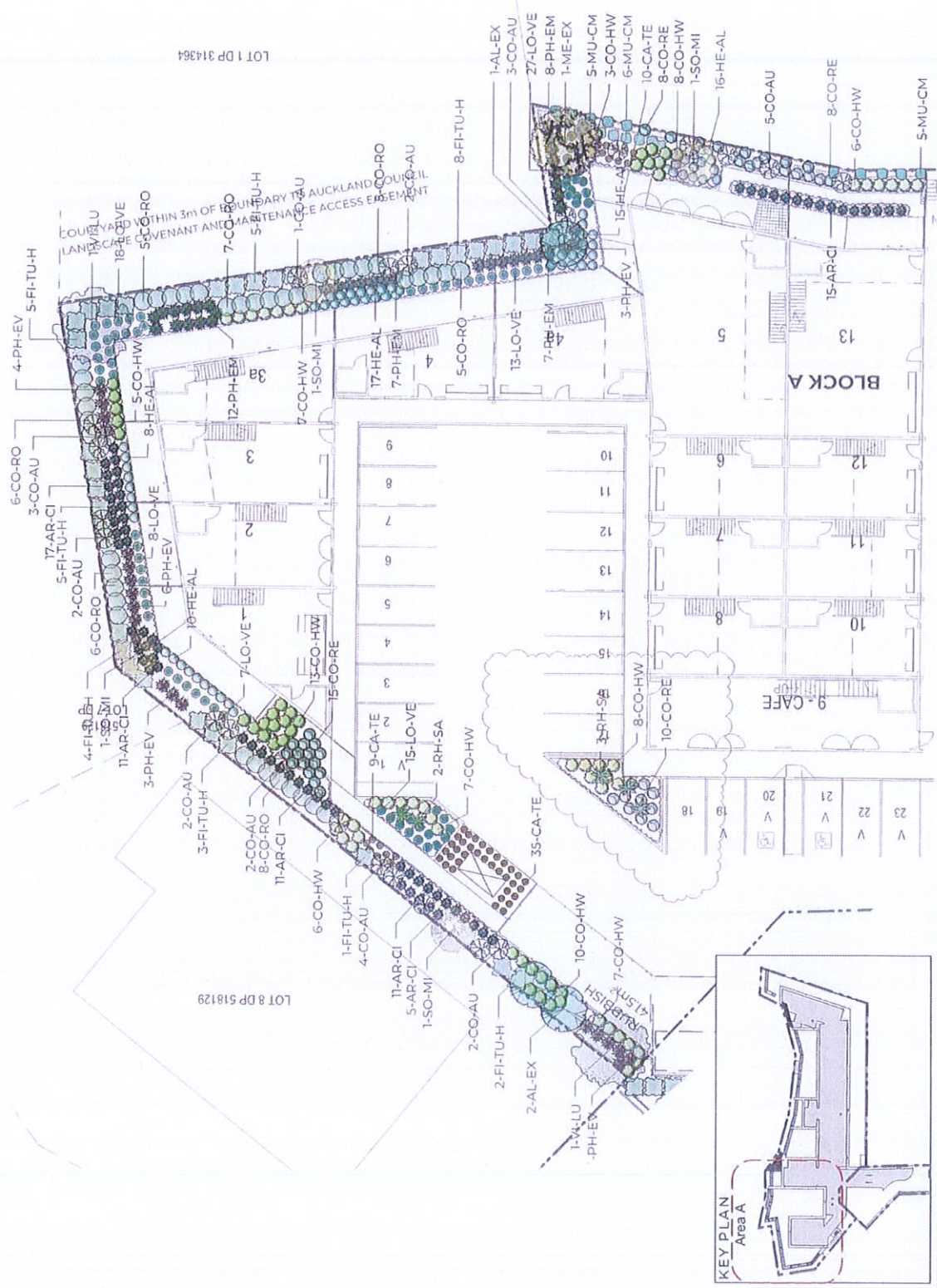
Any vandalism / theft of plants is to be reported to appropriate personnel.

If required, rectification works and replacement costs will be at the owners expense.

If plants do not survive or require replacement within the first 3 years, the contractor will arrange for these to be replaced to ensure the landscaping is consistent with the resource consent requirements for the development.

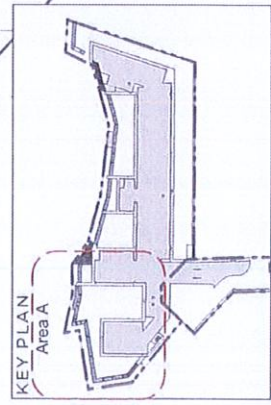
Rubbish Removal

Removal of inorganic rubbish from garden areas to be undertaken when necessary.



LOT 1 DP 314364

LOT 8 DP 518129



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designed ZA drawn ZA checked
1250 @A3

PLANTING PLAN AREA A

64 MATAKANA VALLEY ROAD, MATAKANA
30/07/2024 C4121

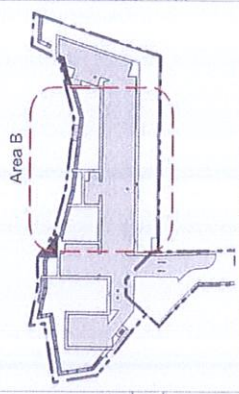
NORTHWICK PARK TRUST E 05

REVISION

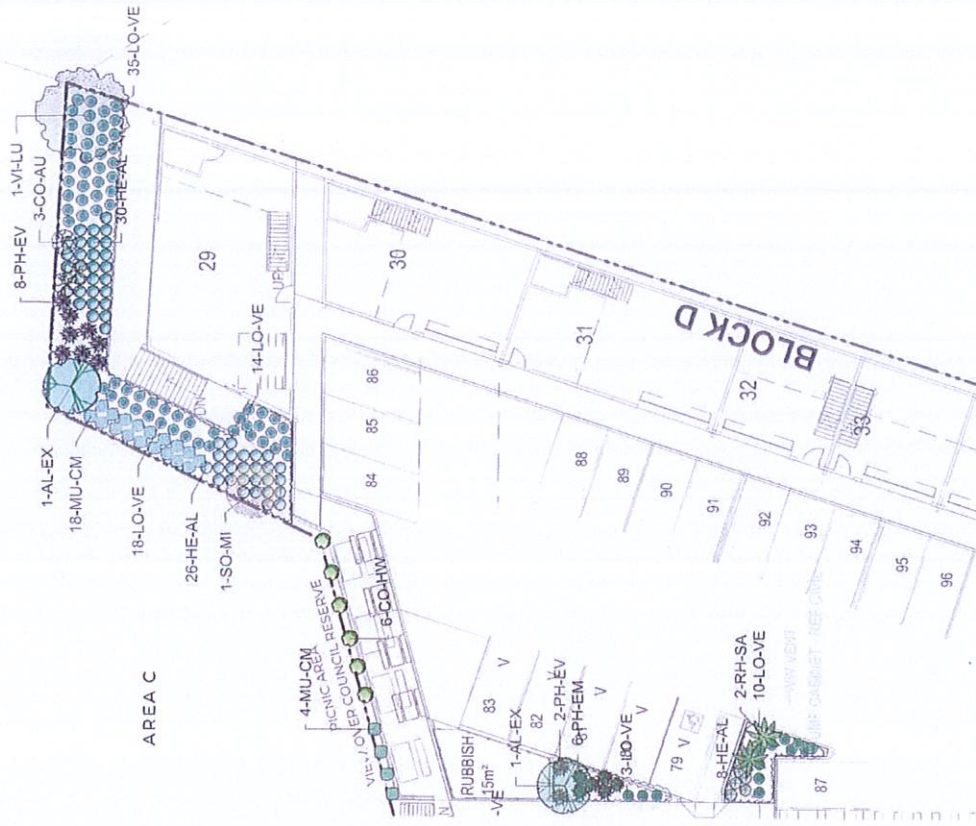
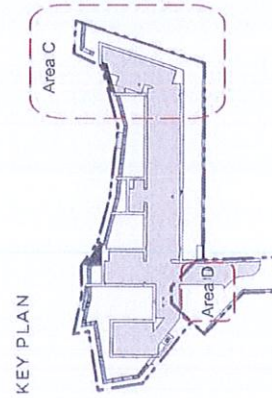
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KEY PLAN



Concept plans are for conceptual and planning purposes only and NOT FOR CONSTRUCTION. Use of these plans is limited to the purposes for which they were prepared. The client is responsible for ensuring that the plans are used in accordance with the intended purpose. The client is responsible for ensuring that the plans are used in accordance with the intended purpose. The client is responsible for ensuring that the plans are used in accordance with the intended purpose.



KEY PLAN

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PLANTING PLAN AREA C & D
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designed: ZA drawn: ZA checked: 1.250 @ A3

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NORTHWICK PARK TRUST E 07
64 MATAKANA VALLEY ROAD, MATAKANA
30/07/2024 C4121 revision

Plant Schedule

ID	Qty	Common Name	Botanical Name	Size	Spacing	Comments
Groundcover						
CO-HW	233	Dune Coprosma	Coprosma acerosa 'Hawera'	2 ltr	800	Native Species
CO-RE	124	Creeping mirror bush Taupata	Coprosma repens 'Poor Knights'	2 ltr	2160	Native Species
MU-CM	140	Smalled-Leaved Pohuehue	Muehlenbeckia complexa	2 ltr	550	Native Species
PR-PE-1	172	Blue Star Creeper	Pratia pedunculata	PB3	3658	Native Species
Perennials						
AR-CI	170	Rengarenga Lily	Arthropodium cirratum	2 ltr	750	Native Species
AR-CI	11	Rengarenga Lily	Arthropodium cirratum	1320		Native Species
CA-TE	64	Carex Grass	Carex testacea	2 ltr	600	Native Species
LO-VE	253	Lomandra 'Verday'	Lomandra 'Verday'	2 ltr	750	Non-Native Species
PH-EM	40	Dwarf Green New Zealand Flax	Phormium 'Emerald Green'	2 ltr	750	Native Species
PH-EV	32	Evening glow flax	Phormium 'Evening Glow'	2 ltr	850	Native Species
Shrubs						
CO-RO	42	Karamu	Coprosma robusta	2 ltr	900	Native Species
BU-MI	39	Littleleaf Boxwood	Buxus microphylla	1.5 ltr	400	Non-Native Species
FI-TU-H	45	Tuffy	Ficus 'Tuffi'	2 ltr	1200	Non-Native Species
HE-AL	141	Veronica, Hebe	Hebe alibicans	2 ltr	650	Native Species
Trees						
AL-EX	7	Titoki	Alectryon excelsus	PB95	As shown	Native Species
CO-AU	43	Cabbage Tree	Cordyline australis	PB95	As shown	Native Species
ME-EX	2	Upright NZ Christmas Tree	Metrosideros excelsa 'Maori Princess'	PB95	As shown	Native Species
RH-SA	14	Nikau Palm	Rhopalostylis sapida	Comment 1		Native Species
SO-MI	10	Kowhai	Sophora microphylla	PB95	As shown	Native Species
VI-LU	3	Puriri Tree	Vitex lucens	PB95	As shown	Native Species



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PLANTING SCHEDULE
NTS

NORTHWICK PARK TRUST
64 MATAKANA VALLEY ROAD, MATAKANA

REVISION
C412
30/07/2024

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Toitū Te Whenua
Land Information
New Zealand

19 September 2025

Phillip Lockyer
Strata Title Administration Limited
PO Box 3187 Shortland Street
Auckland 1015

Client Ref:

Land Transfer Act 2017: Registration Confirmation Statement

The dealing 13410441, lodged on 18/09/2025 has been registered.

The Record of Title(s) affected by the dealing are:

1214606

Any plans deposited as a result of the registration of this dealing are listed below:

Kaiārahi/ Leader - Delivery

Hamilton Office, Land Information NZ
65 Bryce Street
Private Bag 3028
Waikato Mail Centre
Hamilton 3204
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet <http://www.linz.govt.nz>