**Access Licence (Works) – [Super Lot[s] [X]] [*Wider Kāinga Ora Development Name*]**

**HOUSING NEW ZEALAND BUILD LIMITED**

***[DEVELOPER]***

|  |
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**Access licence (WORKS) – Super lot [*Lot(s) number*], [*wider Kāinga ora development name*]**

*Date:*

**PARTIES**

**HOUSING NEW ZEALAND BUILD LIMITED**

**[Developer]**

**BACKGROUND**

A Under the Agreement the Licensor agreed to sell and the Licensee agreed to purchase and develop [the] Super Lot(s) [ ].

B The Licensor has agreed to grant the Licencee a licence to access the Licensed Land for the purpose of undertaking the Works and the Licensee has agreed to take such a licence.

C The Licensor and the Licensee have agreed to enter into this Licence recording the agreement reached between them for access to the Licensed Land.

**This Licence records the parties’ agreement as set out in the Specific Terms and General Terms.**

**SIGNATURES**

|  |  |  |
| --- | --- | --- |
| **SIGNED** on behalf of  **HOUSING NEW ZEALAND BUILD LIMITED** by its authorised signatory as the Licensor in the presence of: |  |  |
| Signature of witness |  | Authorised signatory |
|  |  |
|  |
|  |
| Full name (please print) |  |  |
| Occupation |  |  |
| City/town of residence |  |  |

|  |  |  |
| --- | --- | --- |
| **SIGNED** on behalf of  **[Developer]** as the Licensee  by: |  |  |
| Director |  | Director |

**SPECIFIC TERMS – NGĀ TAUTUHI TŪPONO**

|  |  |
| --- | --- |
| TERMS | |
| Agreement | The development agreement entered into on [*parties to add date*] between the Licensor and the Licensee. |
| Licence | This licence, including all schedules and attachments. |
| Licence Commencement Date | [The date listed in the Specific Terms of the Agreement] [*or parties add a specific date*]. |
| Licence Expiry Date | The date this Licence expires being the earlier of:   1. the Settlement Date (as defined in the Agreement) 2. the date the Agreement is terminated; [and] 3. the date the Agreement is assigned, transferred or otherwise disposed of[; and 4. [*parties to insert date*].] |
| Licence Fee | [$1 plus GST (receipt of which is acknowledged by the Licensor)] [or $XX plus GST] |
| Licensed Land | [That part or All of] [the] Super Lot[s] [*identify the relevant Super Lot*] [as shown marked up on the plan or photo in Annexure A]. |
| Licensee | *[Insert the name of the developer](*and, where appropriate, their employees, financiers, consultants, agents and contractors and other invitees). |
| Licensor | Housing New Zealand Build Limited |
| Payment Dates | [weekly/monthly/annually/one off in advance from the Licence Commencement Date] with the first payment due on *[insert the first payment date].* |
| Licensed Works | The Subdivision Works and Building Works (each as defined in the Agreement), and all other works required to design, construct and complete the Project (as defined in the Agreement).  Licensed Works also include marketing the Homes on the Licensed Land to End Purchaser’s pursuant to the terms of the Agreement including (but not limited to) the construction and operation of a show home and the location and use of a temporary relocatable portacom office or other approved temporary structure in a position on the Licensed Land that has been approved by the Licensor. |

**GENERAL TERMS – NGĀ TŪPONO**

1. **Grant of Licence**
   1. In consideration of the Licence Fee, the Licensor grants the Licensee a non-exclusive licence to access the Licensed Land for the purposes of undertaking the Licensed Works in accordance with the terms of the Agreement.
   2. The Licence is granted for the period from the Licence Commencement Date until the Licence Expiry Date.
   3. The Licensee is deemed to have control and direction of the Licensed Land from the Licence Commencement Date until the Licence Expiry Date.
2. **Covenants by the Licensee**
   1. The Licensee will at all times during the term of this Licence:
3. comply with all terms of the Agreement including (but without limitation) those relating to construction of the Works (as defined in the Agreement);
4. use the Licensed Land only for the purposes of undertaking the Licensed Works;
5. not commence the Works until Design Review Panel approval is given in accordance with the terms of the Agreement;
6. not commence the Works until it has first obtained all insurances required pursuant to the Agreement and in accordance with the terms of the Agreement;
7. comply with all regulatory requirements including Health and Safety Legislation and the provisions set out further in clause 3;
8. consult, co-operate and coordinate their activities with any other persons having lawful access to the Licensed Land;
9. take all reasonable steps to limit their carbon footprint in undertaking the Works and comply with any applicable requirement of the Ministry of Business, Innovation and Employment’s Building for Climate Change Programme**;**
10. pay the Licence Fee on the Payment Date[s];
11. if so requested, provide the Licensor with such evidence or information as it reasonably requires to verify satisfactory performance of the Licensee obligations under this clause 2;
12. keep the Licensed Land in a clean and tidy state and free of any accumulation of rubbish and lawfully and properly remove any “contaminant” (as defined in the Resource Management Act 1991) from the Licensed Land which is caused by the Licensee’s activities on the Licensed Land (whether or not those activities are a breach of this Licence);
13. remove any trespasser from the Licensed Land and any employee, contractor, agent, invitee or visitor of the Licensee who fails to comply with the terms of this Licence;
14. pay all outgoings costs and services in respect of and in relation to the Licensed Land;
15. if required by the Licensor, promptly and at the cost of the Licensee, make good any loss or damage to the Licensor’s property or the property of any third party arising from the Licensee's activities pursuant to the Licence;
    1. If any machinery is to be used in completing the Licensed Works, the Licensee will:
16. maintain all machinery employed in good and safe working condition;
17. comply with all certification and other legal requirements in relation to any machinery or equipment used on the Licensed Land and to comply with all applicable legislation in relation to its undertaking of the Licensed Works;
18. operate any machinery and equipment and to undertake the Licensed Works in a proper and workmanlike manner in accordance with industry standards and practices; and
19. take reasonable care not to damage any buildings, fences, gates or other structures on the Licensed Land.
20. **Compliance with Laws and Health and Safety** 
    1. In undertaking the Licensed Works and otherwise complying with the its obligations under this Licence, the Licencee will at all times (and at its cost) comply strictly with and take all practicable steps to ensure compliance by its invitees with the requirements of all relevant Laws, including (without limitation) the Building Act 2004, the Resource Management Act 1991, the Health and Safety at Work Act 2015, the Immigration Act 2009 and the Employment Relations Act 2000 (all as amended or updated from time to time).
    2. The health and safety requirements of the parties as set out in the Agreement are deemed to apply to this Licence as if they were set out here in full and the Licencee and the Licensor will comply with such requirements.
    3. The Licensee will be responsible for health, safety and security for the Licensed Works immediately on the Licence Commencement Date on the basis that the Licensee will have control and direction of all health and safety matters in the undertaking of the Licensed Works and the Licensor will have no liability in respects of the Licensee’s health, safety and security responsibilities.
    4. The Licensee must, as soon as reasonably practicable, give the Licensor written notice in accordance with the requirements of the Agreement, if, during the term of the Licence:
21. any serious injury or property damage occurs;
22. a Government Agency issues a notice, order or fine;
23. a Government Agency commences an investigation or prosecution; or
24. the Licensee or an employee agent or contractor of the Licensee is required by any legislation to give a notice or a report to a third party or Government Agency.
    1. For the purposes of clause 3.4 "Government Agency" means any government or governmental, administrative, monetary, fiscal or judicial body, department, commission, authority, tribunal, agency or entity in any part of the world.
    2. The Licensee must, as soon as practicable after giving such notice, provide the Licensor with a written report setting out reasonable details of the relevant happenings preceding such notice.
25. **Licensor Covenants**
    1. The Licensor will provide to the Licensee non-exclusive access to the Licensed Land as provided in clause 1, subject to the provisions contained in clause 5.
    2. The Licensor is under no obligation to maintain the Licensed Land and the Licensee will have no claim against the Licensor for any damage or loss arising in any way from the state of the Licensed Land.
26. **Licensor Access** 
    1. The Licensor will at all times after the Licence Commencement Date be entitled to access the Licensed Land to carry out any work reasonably necessary for the Development including the Project.
    2. The Licensee must minimise any interference with the Licensor and its use of the Licensed Land and must cooperate and coordinate with the Licensor in order to integrate the timing of the Licensed Works and any works to be undertaken by the Licensor. The parties must act reasonably and in good faith in relation to the giving and coordination of that access.
27. **Variation of Licence**
    1. The Licensor shall have the power, by giving not less than five working days’ prior notice in writing, to vary the terms of this Licence (but not the Licence Fee). Any variation shall not unreasonably limit or impede in any way the Licensee's ability to progress the Project as contemplated in the Agreement provided that due regard is had to the requirements set out in clause 2 of this Licence.
28. **Insurance** 
    1. The insurance obligations under the Agreement apply and extend to cover the actions and omissions of the Licensee under this Licence. The Licensee will, where requested by the Licensor, provide the Licensor evidence of the currency of the cover set out in this clause.
29. **Termination**
    1. If a breach of this Licence amounts to a Material Breach under the terms of the Agreement, the parties shall deal with such breach as a Material Breach under the terms of the Agreement and not as a breach of the Licence.
    2. If a breach of this Licence amounts to a Termination Event under the terms of the Agreement, the parties shall deal with such breach as a Termination Event under the terms of the Agreement and not as a breach of the Licence.
    3. The following provisions are essential terms of this Licence for the purposes of the Contract and Commercial Law Act 2017:
30. clause 2.1(b) regarding the use of the Licensed Land;
31. clause 2.1(c) regarding the commencement of Works prior to obtain design approval;
32. clause 2.1(d) regarding commencement of the Works prior to obtaining insurance;
33. clause 4.1 regarding the provision of access.
    1. At the expiry or earlier termination of the Licence the Licensee must, subject to clause 9,:
34. vacate the Licensed Land;
35. leave the Licensed Land in a clean and tidy state and in a good state of repair having regard to its condition at the Licence Commencement Date; [and]
36. [comply with the terms at clause 9; and]
37. if reasonably required by the Licensor, reinstate the Licensed Land to the condition it was in at the Licence Commencement Date.
38. **Improvements**
    1. The terms of the Agreement relating to the ownership and removal of improvements on the Super Lot[s] on termination of the Agreement apply to any improvements that have been made to the Licensed Land during the term of the Licence.
    2. If the Licence is terminated earlier than the date the Agreement is terminated, the terms of the Agreement relating to the ownership and removal of improvements on the Super Lots on termination shall apply as if they were set out in full in this Licence and related to the termination of the Licence.
    3. During the term of this Licence, the Licencee will not create or allow any Security Interest (as defined in the Personal Property Securities Act 1999) over or affecting any improvements affixed the Licensed Land including any infrastructure.
39. **No interest in land**
    1. This Licence is contractual only and does not give the Licensee any title or interest in the Licensed Land.
40. **Indemnity**
    1. The Licensee indemnifies the Licensor from and against any claims, demands damages, costs, expenses of any nature (including legal fees and expenses), loss or liability brought against or suffered by it (to the extent permitted by Law) arising directly or indirectly as a consequence of the Licensed Works or arising directly or indirectly out of any breach by the Licensee of the Licence.
    2. The Licensee will on demand by the Licensor make good to the Licensor all claims, demands, damages, costs, expenses of any nature (including legal fees and expenses), loss or liability to which clause 11.1 relates. This obligation is without prejudice to the Licensor’s right to terminate this Licence.
    3. The liability of the Licensee under clause 11.1 excludes any claims, demands, damages, expenses of any nature (including legal fees and expenses), loss or liability resulting from the gross negligence, wilful fraud, intentional wrongful act or intentional wrongful omission on the part of the Licensor, its officers, employees or authorised agents (or any of them).
41. **Dispute Resolution**
    1. All disputes between parties arising under or in relation to this Licence must be determined in accordance with the dispute resolution provisions contained in the Agreement.
42. **Licence not transferable**
    1. This Licence is personal to the Licensee and the Licensee must not allow access to any part of the Licensed Land to any party other than as their invitee.
43. **Interpretation**
    1. In this Licence, unless the context otherwise requires, all words defined or capitalised shall have the same meaning as defined in the specific terms of this Licence or otherwise as defined in the Agreement. In the event of a conflict between the Agreement and this Licence, the License shall prevail.
44. **Costs**
    1. Each party will pay its own costs of and incidental to the negotiation, preparation and execution of this Licence.
    2. Any legal costs (as between solicitor and client) of and incidental to the proper enforcement or attempted enforcement of a party’s rights, remedies and powers under this Licence shall be paid for by the party against whom the enforcement action is taken.
45. **Electronic signing** 
    1. The parties consent to this Licence being in electronic form, and signed by either of them electronically and acknowledge that an electronic signature to this Licence is binding and valid.

**[Annexure A – Licensed Land]**

[Insert aerial photo or plan highlighting the Licensed Land]