

THE



CLEARING



The Clearing

North Canterbury lifestyle within  
easy reach of Christchurch City.

**The Clearing North  
Canterbury is Amberley's  
premium master-planned  
subdivision development,  
offering beautiful residential  
sections across a variety of  
sizes that will ensure a  
vibrant new neighbourhood  
mix - appealing to families,  
downsizers and retirees  
alike.**



## Where country lifestyle meets contemporary living.

Amberley is located in the heart of North Canterbury's Hurunui District. A relaxed North Canterbury town, it's an idyllic place to call home.

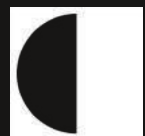
Local farms, vineyards and the beautiful Waipara Hills provide a serene backdrop, with mountain views enjoyed to the North and the South, and Amberley Beach with its seemingly endless coastline just a minute down the road.

You're less than 40 minutes' drive to Christchurch (our second largest city), with its international airport, beautifully re-developed CBD and city amenities, but yet right on the doorstep of beaches, multiple ski fields, mighty rivers, and at the gateway to the renowned Waipara Wine Valley and the alpine village of Hanmer Springs.

Situated at Amberley Beach Road, The Clearing's sections are flat, accessible, and fully serviced ready for you to build your dream home. The streets are tree-lined, with extensive common-space planting and wetland areas.

A high-quality neighbourhood setting yet with affordable section price guides, in a thriving North Canterbury town, with rural roots. This is easy living, with real community connections and a lifestyle location that's hard to beat.

The Clearing North Canterbury.  
An exceptional choice.





Move



In



### **North Canterbury**

Local farms, vineyards and the beautiful Waipara Hills provide a serene backdrop, with mountain views enjoyed to the North and the South, and Amberley Beach with its seemingly endless coastline just a minute down the road.





### **Amberley**

Amberley is an escape from the rush of the everyday. The pace feels slower and more relaxed. With a vibrant arts and crafts scene, lovely little parks and reserves, and Amberley Beach nearby, it's the kind of place that naturally brings people together to enjoy life. From Golf to Ultimate Frisbee, an indoor swimming complex and a recently announced \$30M proposed healthcare investment, it's all the amenity you need, at a better pace of life.

[About Amberley](#)

[About North Canterbury](#)







**Amberley Beach**

A shingle beach offering surfers of all levels a variety of peaks, with punchy and fun waves.





### Waipara Valley Vineyard Trail

Experience world-class vineyards, historic farms and the beauty that is the Waipara Valley on foot or on bike as you weave through the producing vineyards, accessing the cellar doors and cafes of wineries that look out on the expansive views.







## Opportunity Highlights.

- Residential sections from 420m<sup>2</sup> - 1200m<sup>2</sup>.
- Affordable prices, starting from \$199K (fully serviced, fenced and titled).
- Build-ready: fully serviced (fibre, power, town water and town sewer connections to the boundary of each lot), titled, with fencing and engineered stormwater attenuation in place: buy now and build now.
- Quality assurance: Your investment is protected by carefully curated covenants and design guidelines, ensuring a high standard of quality throughout the subdivision.
- Prime location: Just 40 minutes from Christchurch CBD and 35 minutes from Christchurch International Airport, enjoy easy access to urban amenities without sacrificing the tranquillity of rural living.
- Surrounded by beauty: immerse yourself in the stunning surroundings of the Waipara Wine growing region, just minutes away. Plus, enjoy the convenience of amenities just a short stroll from your doorstep.
- Land is zoned residential.
- Drive-over curb and channel (construction friendly & flexible crossing installation).
- Full street landscaping by developer.
- Planted common spaces and wetlands with ease of access, with future development stages to include a community playground and recreational areas.

Limited supply: act fast! Sections are available now, but in limited supply. Don't miss your chance to be part of this community: The Clearing is a premium North Canterbury subdivision development located in the South Island township of Amberley. It's where you escape the rush of the city, pursue the quarter acre dream, and enjoy a flat, easy-care section within a stunning wider landscape and a community that offers the truly good life. Build your dream home just 40 minutes from Christchurch.

# Master Plan.

The site is located approximately 500m south of Amberley township and 43km north of Christchurch CBD. The site forms a part of the large rural block, which is located off Amberley Beach Road.

The area is well situated to link to wider Amberley residential, retail, commercial areas and to the beach/ coastal areas to the west.





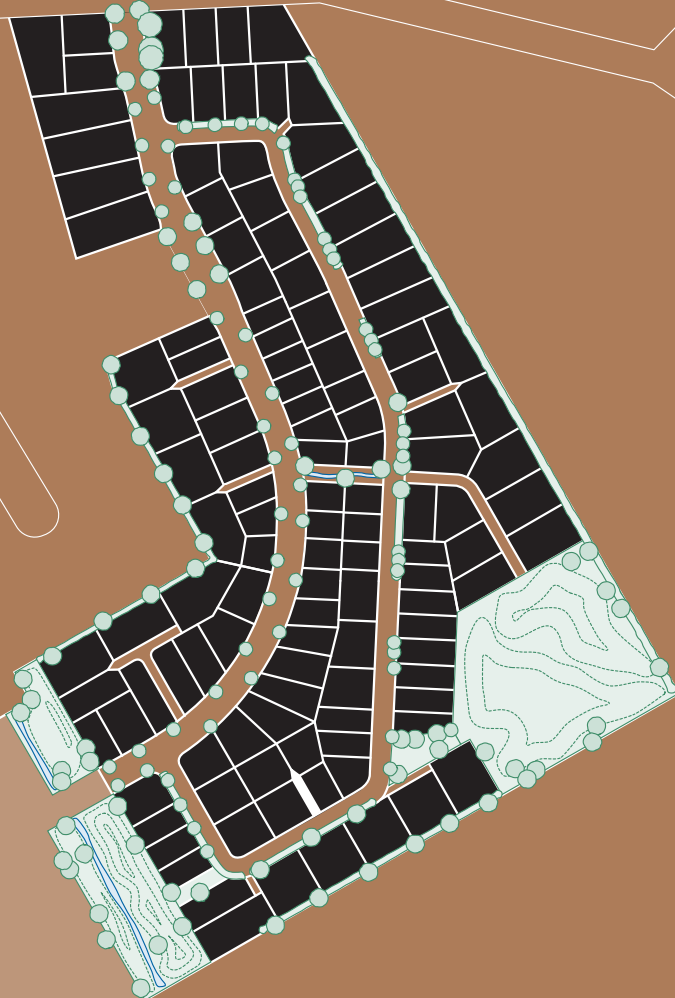
Claremont Cr

Rosewood Dr

Amberley Beach Rd

Kingfisher Ave

Teviotview Pl





# Amberley

The relaxed North Canterbury town of Amberley is an idyllic place to call home. It's easy living the way it used to be, but with a modern twist.

150 years old, Amberley has traditionally provided support to the surrounding rural sector and that continues today, but it's now a thriving destination town - with a vibrant cafe scene, boutique shops and all the amenities you need. Get to know Amberley's offering, and visit [amberleynz.nz](http://amberleynz.nz) for an excellent overview too.





### Education

- 01 Amberley Community Preschool
- 02 Little Oaks Preschool
- 03 Amberley Playcentre
- 04 Amberley School
- 05 Waipara School

### Amenities

- 06 Amberley Medical Centre
- 07 Brackenfields Retail Centre
- 08 Christchurch Airport

### Sports/Fitness

- 09 Amberley Golf Club
- 10 Amberley Tennis Club
- 11 Amberley Fitness Centre
- 12 Amberley Swimming Pool
- 13 Eastern Recreation Reserve
- 14 Amberley Rugby Football Club
- 15 Amberley Bowling Club
- 16 Amberley Cricket Club
- 17 Amberley Netball Club
- 18 Amberley Riding School
- 19 Amberley Pony Club

### Recreation

- 20 Amberley Beach
- 21 Amberley Wetlands Walkway
- 22 Mt Thomas Conservation Area
- 23 Waipara Valley Vineyard Trail
- 24 Hanmer Springs
- 25 Waimakariri River

### Food & Beverage

- 26 Brew Moon
- 27 Little Vintage Espresso Café
- 28 Amberley Farmers Market
- 29 The Amberley Hotel
- 30 Terrace Edge
- 31 Black Estate Wines
- 32 Pegasus Bay
- 33 Fiddler's Green
- 34 Greystone Wines
- 35 Nor'wester Cafe

### Shopping

- 37 Ruby Six
- 38 Me, Now You Clothing
- 39 Out of the Bleu
- 40 Sally Macs



# Find

## Not your ordinary rural town.

As one of the region's fastest growing towns, Amberley is coming of age as a lifestyle destination. With multiple large new subdivisions and a new retirement village approved in recent years, the town's population is rapidly approaching 3000 with further strong growth forecast. For those putting down roots here, Amberley offers excellent schools, along with health and wellbeing services. A new three-level health and wellness facility is planned for the town, adjacent to Brackenfields Shopping Centre.

The Amberley Farmers Market is a Saturday morning treat for many. Another highlight for locals and visitors alike is the annual North Canterbury Wine and Food Festival, set under the oaks in Glenmark Domain. The fresh seasonal flavours of this region infuse Amberley's café scene with deliciousness.

Brimming with interest, Hurunui's seasonal events calendar includes a New Year Eve's festival in a beautiful boutique winery (Rolling Meadows), off-the-grid dining (Fire and Feast), a half marathon through Hanmer Forest (Four Square Hanmer Half) and big touring acts. Six60 is stopping by in May for a gig at The Waipara Winehouse as part of their grassroots tour, (already sold out). Winter is truffle season in North Canterbury, bringing opportunities to go truffle hunting with Kings Truffles. Founded in 2003, Kings Truffles is an innovative family business and a black truffle specialist.

Whether you're planning to go truffle hunting or are looking for a new home, Amberley is the perfect starting point for exploring the vibrant North Canterbury lifestyle.

# Balance

### **Black Estate**

Black Estate is a remarkable place for wine and food. A Cellar Door & Restaurant sits above their organic vineyard with outrageously beautiful views across the Waipara Valley to the Southern Alps.









### All Day Breakfast Menu

<b>EGGS BENEDICT</b> bacon, egg and hollandaise	\$9	<b>BREAKFAST BURRITO</b> scrambled eggs, cheddar cheese, ham, cheese, jalapeño and salsa light or medium	\$14
<b>TOAST</b> made with french, wholegrain or sprouted whole grain bread	\$4	<b>BREAKFAST MUFFIN/CAKE</b> blueberry, apple cinnamon, banana, raisin or lemon blueberry (gluten-free)	\$10
<b>HOMEMADE TOASTED MUFFIN</b> made with french, wholegrain or sprouted whole grain bread	\$12	<b>EGGS BENEDECT</b> two poached eggs, hollandaise, cheddar cheese, ham, hollandaise, cheddar cheese, ham, hollandaise, cheddar cheese	\$10 \$18 \$18
<b>FRANK BREAD</b> with cheese	\$18	<b>LITTLE</b> with cheese	\$21
<b>FIELD MUSHROOMS ON TOAST</b> poached egg, cheddar cheese, salt butter	\$10	<b>EXTRAS</b> extra cheese, cheddar cheese, eggs, mushrooms, hollandaise, hollandaise or hollandaise sauce	\$5+

### Drinks Menu

<b>SHORT BLACK</b>	\$3.50	<b>EXTRAS</b>	
<b>LONG BLACK</b>	\$4+	<b>TASMAN</b>	
<b>FLAT WHITE</b>	\$4.50	<b>JOY</b>	
<b>CAPPUCCINO</b>	\$4.50	<b>STREET</b>	
<b>LATTE</b>	\$5+	<b>MUG</b>	
<b>MOCHA</b>	\$5+		
<b>HOT CHOCOLATE</b>	\$5+		
<b>CHAI LATTE</b>	\$5+		
<b>TEA</b>	\$4.50		
<b>BARFORD</b>	\$1.50		
<b>FRESH REGIONAL JUICE</b>	\$7.50		
<b>MILKSHAKE</b>	\$6.50		
<b>SMOOTHIE</b>	\$7.50		
<b>ICED COFFEE</b>	\$6.50		

*Specialty Drinks*

BRANDY & GINGER  
COGNAC & MANDARIN  
APPLE, BUTTER & C  
CHOCOLATE BANANA  
MILK SHAKES

### Little Vintage Espresso Café

A husband and wife team offers delicious homemade food and good coffee in a beautifully simple and stylish setting. Amberley has a thriving cafe scene, with unique dining options too.





## North Canterbury Lifestyle

The Clearing will be an idyllic place to call home: A high-quality neighbourhood setting yet with affordable section price guides, in a thriving North Canterbury town, with rural roots. This is easy living, with real community connections and a lifestyle location that's hard to beat.



# Ready



**Design Quality**  
The Clearing has a Design Guide and covenants in place to ensure a high- quality neighbourhood environment, with a commitment to sustainability through excellent urban design.



To Build



### Master Plan

The Clearing has been meticulously master-planned and engineered to provide a shared connected environment with community access to public open spaces, highly planted wetlands and a full community playground proposed for Stage 4 of the development. All connected into the wider Amberley community, which has so much to offer.









### **Vineyards**

The Waipara Valley is known for its production of Pinot Noir, Riesling, Pinot Gris, Chardonnay and Sauvignon Blanc. You'll see a selection of vineyards from the Waipara Vineyard Trail, built by the Hurunui Trails Trust to encourage cycling and walking.





# Developer

The Clearing is proudly developed by UWC Limited, part of The Wellington Company Group - led by Ian Cassels, with an influential track record in urban development and a focus on revitalisation and community building - delivering over \$1B+ of commercial, industrial and residential developments across NZ over the last thirty years. The Development Director for The Clearing is a local, and deeply committed to ensuring a wonderful addition to the local community.

The engineering, geotech, survey and planning is being delivered by Davis Ogilvie - one of Christchurch's largest multi-disciplinary consultancies.

Urban design is being delivered by Novo Group Limited, a boutique design practice located in Christchurch.

Sections are ready to build: titled, fully serviced with fencing and engineered stormwater attenuation.

Limited sections remain.

These flat, fully serviced sites in a premium development with affordable price guides have been extremely popular, and the last lots are selling now.

The remaining available are sized from 420m<sup>2</sup> - 1200m<sup>2</sup>, and are priced from \$199,000.

Please contact our sales representatives to understand the opportunity further, or visit our website to receive the full information pack:

[www.theclearingnc.co.nz](http://www.theclearingnc.co.nz)



Maria Rickerby  
Licence No. 10007378  
Residential/Lifestyle Sales Consultant  
PGG Wrightson Real Estate Ltd  
Real Estate Agent, REAA 2008.  
Mobile: [027 563 1733](tel:0275631733) or [email](mailto:maria.rickerby@pggwrightson.co.nz).

Ruby Burney  
Licence No. 20166731  
Residential/Lifestyle Sales Consultant  
PGG Wrightson Real Estate Ltd  
Real Estate Agent, REAA 2023  
Mobile: [027 312 3533](tel:0273123533) or [email](mailto:ruby.burney@pggwrightson.co.nz).



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