

Questions and Answers.

Where is The Clearing located?

The Clearing is in Amberley, which is in the heart of North Canterbury; an easy 40-minute commute to Christchurch CBD and International Airport.

Amberley has all the amenities you would require with cafes, a library, boutique clothing stores, boutique brewery "Brewmoon", restaurants, a full shopping complex (including Countdown and a hardware store) primary schools, pre-schools, schools, and much, much more. You can get a good overview on Amberley's amenity from the site map in our overview book or visit <https://northcanterbury.co.nz/> for an excellent overview of what life is like in this thriving region.

Tell me more about the site.

The site is located approximately 500m south of Amberley township and 43km north of Christchurch CBD. It 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 and to the beach/coastal areas to the west.

Who is the developer?

The developer for The Clearing is UWC Limited, owned and directed by Ian Cassels from The Wellington Company Limited, Ian has over 30 years of development experience across New Zealand.

The project team includes Christchurch firms: Davis Ogilvie - one of Christchurch's largest multi-disciplinary consultancies who are undertaking the engineering, geotech, survey and planning. Urban design is being delivered by Novo Group Limited, a boutique design practice.

How big will be The Clearing be?

Phase 1 of The Clearing comprises 123 lots. The total development will be approximately 400 lots in total, all within a master planned and considered community setting.

When will The Clearing be ready for me to start building my home?

Sections in The Clearing are fully titled and ready for new purchasers to take possession; with some of the lots due to have their fencing completed in January 2024.

What are the deposit requirements?

A deposit of 10% is payable on confirmation of your contract and the balance payable on settlement.

What are the prices and how can I buy one?

There is a limited number of sections available, a full pricing schedule is available which provides the pricing for the lots.

There will be further stages (Stage 4) at The Clearing available for public release in October 2024.

Are there any restrictive covenants?

The Clearing will have covenants put in place to protect your investment and ensure a high level of design quality one would expect in a premium community. Please refer to the covenant and design guide available on The Clearing website.

What on-site amenities will be offered within The Clearing?

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.

THE NORTH CANTERBURY CLEARING

How can I be sure The Clearing will deliver a high-quality outcome?

The developers of The Clearing have developed a design guide and covenants to ensure your investment is protected. Every purchaser within The Clearing must submit their design proposal and for this to be reviewed by a professional planner/ urban designer to ensure what is being proposed is in line with the vision for The Clearing and the design parameters set.

Will my section have soak pits already constructed?

The developers of The Clearing as part of the civil works and Council approvals have constructed soak pits for on site stormwater management, you will not be required to build these as part of your house build, and will only need to connect into these. Your architect/ designer can obtain the location of the soak pits as surveyed and confirmed within your title from your title plan as well as Hurunui District Council engineering records.

There is no extra cost charged by the developer for the inclusion of the soak pits in the purchase price of your section.

Is my section fenced?

For all sections purchased from 1 January 2024, fencing will be completed and included in the purchase price of your section.

Do I have to pay a bond?

As per the covenant on the titles, all purchasers will be required to pay a refundable \$5,000 bond for the 12-month period from the 15 December 2023 to the 15 December 2024.

The bond is required to meet any damage by purchasers to assets being vested by the developer in the ownership of Hurunui District Council (Council).

Regular monitoring of the development will be undertaken by the developer's contractors and the developer. Any damage resulting will be notified to purchaser accordingly.

Upon vesting of the assets to Council, the residual bond monies will be released to the purchaser by the developer.

Who will manage the common spaces?

The common spaces will be managed by contractors engaged by the developer for the first 12 months, following the maintenance period all common spaces being vested will be managed by the Council.

Any common spaces not vested will continue to be managed by the developer.

Do I need to manage my section?

Yes, you are required to manage your section, this includes ensuring any weeds or grass on your section is kept in a tidy manner, the developer and its contractors will be regularly monitoring the development to ensure this occurs and purchasers will be notified accordingly.

Do I need a building consent or any other approvals from Council?

If you wish to build on your section, you will be required to obtain a building consent from Council.

Please note you will need to obtain all developer approvals in advance of obtaining your building consent in accordance with the restricted covenants applied for from the developer.

Where can I get further updates on The Clearing

Regular updates on The Clearing will be available from The Clearing website.

The website will have all or any information updates for purchasers including copies of the consents, scheme plans and other.

Can I do any advertising at The Clearing?

Yes, you can erect advertising on your section, no advertising will be allowed on any other parts of the development without the express permission of the developer.

If you have any additional questions feel free to discuss these with your purchasing agent or the developer representative.
