



INFORMATION SHEET

Is Clearview Zoned ?

Under the District Plan Review Clearview is zoned Medium Density Residential (MDR).

What Does Medium Density Residential (MDR) Zoning Allow?

(See further MDR rules at end of sheet)

Minimum Lot Size – 250m² ie a lot =>500m² lot can be subdivided into two lots but Clearview has a developer covenant on most lots to prevent further subdivision.

Maximum Height – 7m (Clearview has a Developer Covenant of 5.5m on most lots in order to protect views).

Residential Flats – permitted up to 70m² subject to QLDC requirements.

Boundary Setback – 1.5m

Maximum Building Coverage – 45%

Does the Developer Require Me to Build Within a Certain Time?

No.

If I Build, Do I have to Build With a Particular Building Company?

You have full choice in deciding who builds your home. The developer allows all builders at Clearview.

Can I On-Sell Prior To Title?

Yes.

Can I Further Subdivide?

Some lots can be subdivided per Covenant 3 in the S&P agreement.

These are Lots 1, 2, 3, 10, 11, 17, 18, 19, 20, 62, 63, 72, 83, 88, 99, 100, 103, 104, 109, 111-117.

Can I Build A Residential Flat in Addition to a House?

Yes. Residential flats are permitted subject to QLDC rules. These can be up to 70m² and can be detached.

Will Clearview Have Fibre?

Yes

What Will The Gas Supply Be?

Clearview is designed for bottled gas.

How Many Sections Will Clearview Have ?

The current plan is for 116 Sections

When Can We Expect First Titles?

Clearview will be developed in three stages with first titles expected Oct 2020. Final titles expected mid-late 2021.

Is There A Developer Height Covenant?

Yes. See Covenant 2 in the S&P agreement. To protect views the developer has placed a height restriction of 5.5m on most lots, 6.5m on some rear lots. Some other rear lots have no height restriction thereby allowing 7m per the District Plan.

Are There Many Other Developer Covenants?

Not too many. They should be familiar and straight-forward to purchasers. All covenants are listed in the S&P agreement.

Where Are The Services For My Lot Located?

Services will be to the boundary of each lot.

Where a lot is accessed by a Right of Way the services will be in the RoW to the edge of the net area of the lot.

What Level of Servicing is provided for Sub-dividable Lots?

We're providing the following services to the boundary of sub-dividable lots; Water supply (including two tobies), 150mm Stormwater connection which is two-dwelling capable, Wastewater connection which is two-dwelling capable, Power connections for two units, Telecom connections for two units.

What If My Final Lot Size is Smaller Than Described in The S&P Agreement?

If the final surveyed section size is more than 5% smaller than represented in the S&P agreement the purchaser is able to choose either to cancel the contract or buy at a pro-rated reduced price.

What Is The Standard of Fill?

Fill will be placed and compacted in accordance with recommendations of NZS4431:1989 (Code of Practice for Earth Fill for Residential Development) and certification will be provided to QLDC to that effect before issue of titles.

What Are The Road Widths?

We have deliberately made some of the roads wider than the minimum standard for both practical and visual reasons.

Road 1 = 16.5m (QLDC Standard is 15m)

Road 2 = 15m (QLDC Standard is 15m)

Road 3 = 15m (QLDC Standard is 15m)

Road 4 = 10m (QLDC Standard is 9m)

Road 5 = 15m (QLDC Standard is 9m)

How Will Stormwater Be Handled?

All lots will be provided with a standard 100mm diameter lot connection to a council-vested reticulated stormwater system. Lots deemed multi-unit capable will be provided with a single 150mm diameter connection which provides capacity for two dwelling units.

Where Can I get a Sale and Purchase Agreement

From your agent or from the Universal Developments website (www.ud.kiwi)

Is There a Due Diligence Period?

Yes. The S&P agreement contains a five day due diligence period during which a purchaser can check things out before deciding whether to confirm the contract.

When Is The Deposit Due?

10% is payable to the vendor's solicitor on confirmation of the contract. The deposit is held safely in the developer's solicitor's trust account as stakeholder until separate title is available for your lot.

What If The Purchaser is GST Registered?

If the purchaser is or intends to be registered for GST at the time of settlement then the purchase price must be expressed as "Plus GST (if any)" in the contract.

Is there a website?

Yes, www.ud.kiwi

Medium Density Residential (MDR) Rules

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Recession Planes – Flat Sites (≤ 6 degrees slope)

Northern Boundaries 2.5m and 55 degrees

Western and Eastern Boundaries 2.5m and 45 degrees

Southern Boundaries 2.5m and 35 degrees

Recession Planes – Sloping Sites (> 6 degrees slope)

No recession planes apply to sloping sites.

Boundary Setback – 1.5m

Road Boundary Setback – 3m

Road Boundary Garage Setback – 4.5m

Maximum Building Coverage – 45%

Maximum length of any building façade – 24m

Garage Width in relation to road boundary – no more than 50% of the width of the front elevation of the building which is visible from the street can be garage.

Minimum Landscape permeable Surface – 25% of site

This information is provided by Universal Developments Limited as initial guidance to purchasers. Purchasers are required to verify all particulars to their own satisfaction as part of their due diligence. Accordingly no liability will be accepted by Universal Developments Limited for any error, misstatement or omission herein.

