



THE HEIGHTS

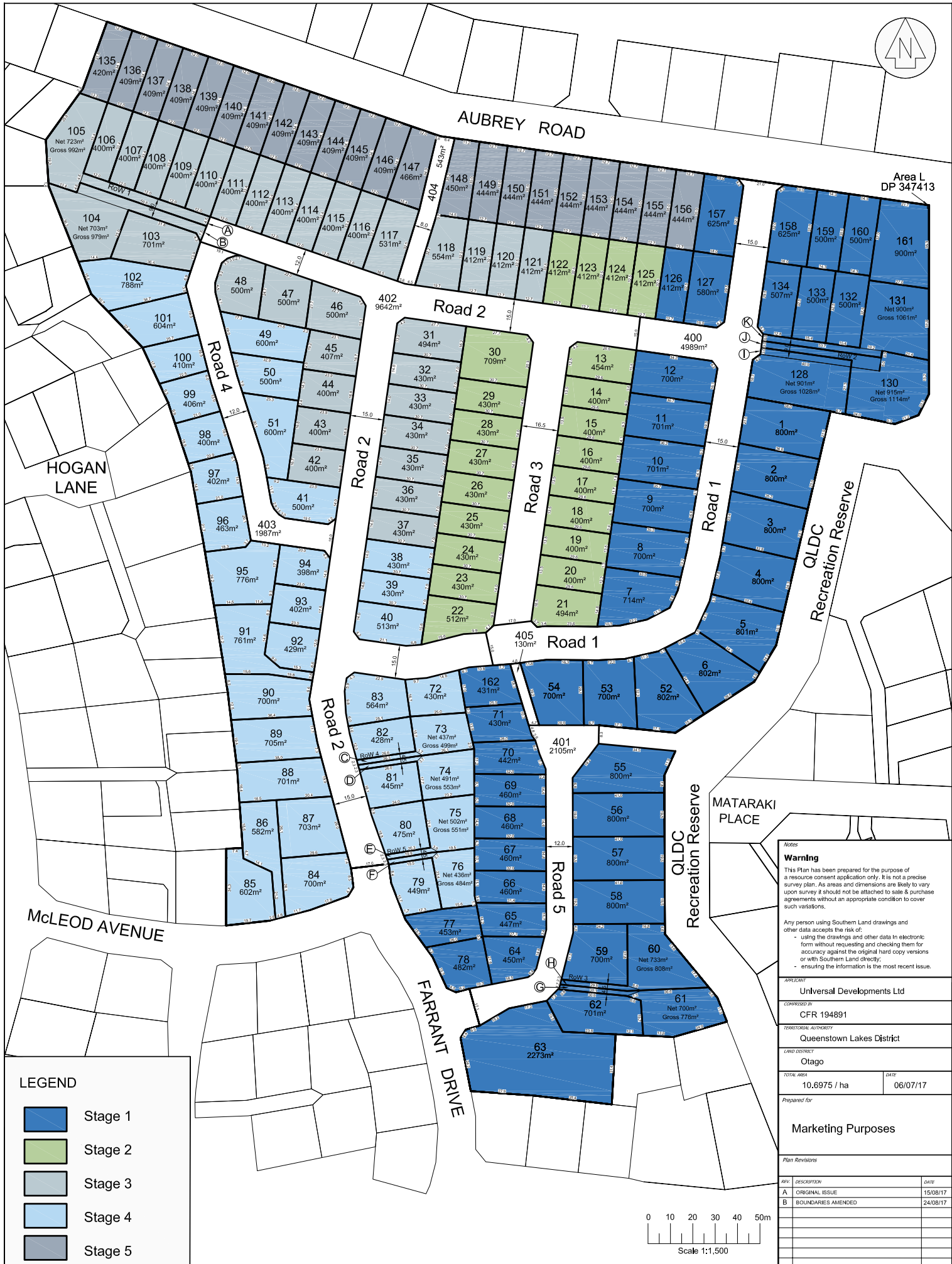
— WANAKA —

INFORMATION SHEET

- 1. Does The Heights Have Resource Consent?** – Yes! The Heights is fully consented, earthworks are complete and civil construction is underway.
- 2. When Can I Expect Titles?** – We’re planning for titles to be issued in five stages beginning early 2018. Stage 1 - March 2018. Stage 2 - June 2018. Stage 3 - Sep 2018. Stage 4 - Dec 2018. Stage 5 - Mar 2019. See Staging Map.
- 3. Where Are The Services For My Lot Located?** – services will be to the boundary of each Lot. Where a rear Lot is accessed by a RoW the services will be in the RoW to the edge of the Net area of the Lot. Following current best practice stormwater is to be dealt with by the owner on-site and you should allow for this as part of house construction.
- 4. Does The Developer Require Me To build Within a Certain Time?** No.
- 5. Can I Further Subdivide?** There are only five lots where subdivision is allowed - Lots 63, 128, 130, 131, and 161.
- 6. Can I Build a ‘Granny Flat’** – Lots of 700m² or greater may be permitted to have a Residential Flat as well as the main dwelling. Please see Covenant 2 and LDR rules.
- 7. Is There a Height Covenant?** Yes, most Lots have a height restriction of 5.5m to protect views. Some rear Lots have an allowance of 7.0m - see Covenant 3.

- 8. What Are The Other Covenants?** All other covenants are familiar and straightforward and are shown in the Sale and Purchase Agreement.
- 9. What are the road widths?** We have deliberately made the roads wide in The Heights for both practical and visual amenity reasons.
Road 1 – 15m. Road 2 – 15m. Road 3 – 16.5m. Road 4 – 12m. Road 5 – 12m.
- 10. 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 on the Sale and Purchase Agreement, the purchaser is able to choose either to cancel the contract or buy at a pro-rata reduced price.
- 11. Will The Heights Have Fibre?** Yes
- 12. What Is The Standard Of Fill?** All fill has been placed and compacted in accordance with the recommendations of NZS4431:1989 and certification will be provided to QLDC to that effect before issue of titles.
- 13. Is There Going to be Reticulated Gas?** The Heights is designed for bottled gas, not reticulated.
- 14. When Is The Deposit Due?** 10% is payable to the vendor's solicitor on acceptance of the contract. The deposit is held safely in the solicitor's trust account as stakeholder until separate title is available.
- 15. What if the purchaser is GST registered?** If the Purchaser intends on being registered for GST then the purchase price must be expressed on "Plus GST (if any)" basis in the contract.

These answers have been 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.



LEGEND

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5

Notes

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the information is the most recent issue.

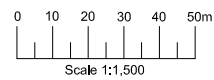
APPLICANT	Universal Developments Ltd	
COMPILED BY	CFR 194891	
TERRITORIAL AUTHORITY	Queenstown Lakes District	
LAND DISTRICT	Otago	
TOTAL AREA	10.6975 / ha	DATE 06/07/17

Prepared for:

Marketing Purposes

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	15/08/17
B	BOUNDARIES AMENDED	24/08/17



The Heights Construction Staging Plan

A Project By:
UNIVERSAL DEVELOPMENTS

SCALE
1:1,500 @ A3

Level 2 Brownston House, 21 Brownston St, Wanaka, P.O. Box 443 5677, E-mail: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

DATE	DATE	CHECKED	DATE
SURVEYED X.X.	DATE XX/XX/XX	CHECKED LW	DATE 24/08/17
DRAWN LW	DATE 24/08/17	APPROVED LW	DATE 24/08/17

DRAWING REFERENCE	REVISION
S4240_S10	B

