



INFORMATION SHEET

Does Longview Have Resource Consent?

Yes. It is fully consented.

When Will The First Sections Be Titled?

Titles on the first sections are expected to be April 2022.

How Many Sections Is Longview Consented For ?

Consent is for 463 sections.

What's Planned for the Commercial?

Longview has 3 Ha identified for future commercial development.

Consent is already in place for a childcare centre and for a commercial building containing a licensed café, offices and commercial tenancies. Over time we expect this to grow into a commercial area servicing local needs and provide a broad range of commercial and community uses.

Are There Reserves.

Yes, there will be two large reserves and five pedestrian reserves at Longview.

If I Buy a Section Do I have to Build Within a Certain Time?

The developer does not require you to build within a certain timeframe.

If I Buy a Section When Can I On-sell?

You can on-sell as a finished house at any time.

As a bare section you need to wait five years from contract date to on-sell.

Is There a Required Minimum Build Size?

No.

Is There A Developer Height Covenant?

Yes. Residential sections have a developer covenant limiting height to 5m/one storey.

Will There Be Developer Design Covenants?

Yes. These can be found in the Residential Lot Controls sheet.

Are Off Site-Manufactured (OSM) Homes Allowed?

Universal likes the principal of OSM homes but there are varying qualities of product so there is a developer covenant prohibiting them. However for a product which

meets our design criteria, Covenants, and Lot Controls we may offer a dispensation if we want to control the type and quality of OSM product within Longview. Please ensure you're aware of all forms of controls at Longview.

Can I Further Subdivide?

No further subdivision is allowed. Universal reserves the right to further subdivide some sections.

What Accommodation Activities Are Allowed at Longview?

Short Term – the letting of a house (referred to as Residential Unit in the District Plan) or a granny flat (referred to as Residential Flat in the District Plan) is allowed for a period not exceeding a total of 90 nights per 12 month period.

Long Term (house or granny flat) – there are no restrictions in the Resource Consent nor in the developer covenants. Note: the granny flat can be attached or detached.

Homestays – allowed as long as any individual guest stays less than 90 nights. A homestay means the use of a house or granny flat by paying guests at the same time that either the house or granny flat is occupied by residents using it as a Residential Activity. It includes but is not limited to bed & breakfasts and farm-stays.

Can I Include A Residential Flat ?

Yes, subject to complying with the District Plan rules and the Developer Covenants.

Will Longview Have Fibre?

Yes

What Will The Gas Supply Be?

Longview is designed for bottled gas.

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.

Will Driveway Crossing Points be Formed By The Developer?

Yes, they will be formed by the developer at the developer's cost.

Note: on Lots 11-25 and 69-86 the road is within 200-300mm of the boundary so the location of the crossing point will be approved via the building consent rather than being defined by vehicle crossing locations.

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

You decide who builds your home - we allow all builders at Longview, as long as the ultimate building complies with our design covenants.

What Affordable Packages Are Available?

Longview has partnered with nine of New Zealand's leading group homebuilders to offer affordable packages under the ceiling for the Home Start Grant of \$650k. Of course there are packages at higher prices as well. Longview will have something for everyone.

Which Building Companies Have Partnered with Longview?

The following companies will be offering house and land packages:
Jennian Homes, Mike Greer Homes, Stonewood Homes, Build7, Golden Homes, GJ Gardner, Signature Homes, Latitude Homes.

How Do The House/Land Packages Work

We hope to cater to all package purchasers but will have a priority list giving preference to first-home buyer owner-occupiers; then other owner-occupiers; then all others. Package purchasers will need to complete the Prioritisation Questionnaire if they seek priority.

How Do We Buy One of The Longview House/Land Packages?

Each of the nine homebuilding companies has a suite of offerings at Longview. Contact them directly to begin the conversation. Details of their respective local salespeople can be found at the end of this Information Sheet.

What About Other Building Companies?

In addition to the group home builders which have partnered with Longview we expect there will be many other builders buying sections and offering house and land packages via traditional sales and marketing channels.

Will There Be a Show Home Precinct?

Yes. There is a dedicated show home precinct and the nine group homebuilders will each have a show home.

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. Historically Universal Developments has ensured all lots have been formed to the exact size as originally planned.

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 the roads wider than the minimum standard required. This is for both practical and visual reasons. Road widths are shown on the Scheme Plan.

How Will Stormwater Be Handled?

All lots will be provided with a connection to a council-vested reticulated stormwater system.

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 before deciding whether to confirm the contract.

Purchasers accessing Kiwisaver funds can ask for the due diligence period to be lengthened if necessary so as to allow the Kiwisaver admin to be completed.

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.

Where Can I get a Sale and Purchase Agreement

S&P agreements can be obtained in the following ways;

- from the Universal Developments website www.ud.kiwi
- via our partner Group Home Builders (details below)

CONTACT DETAILS

Universal Developments

www.ud.kiwi

Group Homebuilders

Jennian Homes	Jaimee McGrath	0211983108	jaimee.mcgrath@jennian.co.nz
Mike Greer Homes	Janine Laney	0295480069	janey@mikegreerhomes.co.nz
Stonewood Homes	Mark Harry	021644084	mark.harry@stonewood.co.nz
Build7	Jolanda Williams	0274485164	jolanda@build7.co.nz
Golden Homes	Ethan Smith	0274599184	ethan.smith@goldenhomes.co.nz
GJ Gardner	Toll Free	0800424546	longview@gjgardner.co.nz
Signature Homes	Ashleigh Sullivan	02102788933	ashleighsullivan@signature.co.nz
Latitude Homes	Jeremy Pile	021942922	jeremy@latitudehomes.co.nz

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