LONGVIEW
LAKE HAWEA

INFORMATION SHEET

Does Longview Have Resource Consent?
Yes. It is fully consented.

How Many Sections Is Longview Consented For ?
Consent is for 472 sections plus 3 Ha of Local Shopping Centre.

When Are Titles?
Stage 1A Oct 2022, 1B Dec 2022, 1C Apr 2023, 2A May 2023, 2B Aug 2023, 3A Nov 2023, 3B May 2024

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.
There will also be a destination playground – see renders at end of this Info Sheet.

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 we have a developer covenant prohibiting them. However for a product which meets our design criteria, Covenants and Lot Controls we may offer a dispensation ie 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.

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, Trident 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.

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 for more information. 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 at Lots 425 – 432. Each of the nine group homebuilders will 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 Universal'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)
- from your local agent at Harcourts, Ray White, First National, and Property Brokers.

CONTACT DETAILS

Universal Developments
e: info@ud.kiwi
w: www.ud.kiwi

Group Homebuilders

Jennian Homes	Jaimee McGrath	0211983108	jaimee.mcgrath@jennian.co.nz
Mike Greer Homes	Janine Laney	0295480069	jlaney@mikegreerhomes.co.nz
Stonewood Homes	Mark Harry	021644084	mark.harry@stonewood.co.nz
Build7	Jamie Cowan	021783001	jcowan@build7.co.nz
Golden Homes	Ethan Smith	0274599184	ethan.smith@goldenhomes.co.nz
GJ Gardner	Toll Free	0800424546	longview@gjgardner.co.nz
Signature Homes	Sarah Law	0278228598	sarahlaw@signature.co.nz
Latitude Homes	Jeremy Pile	021942922	jeremy@latitudehomes.co.nz
Trident Homes	Hayden Sutton	0278893952	hsutton@tridenthomes.nz

This information is provided by Universal Developments Hawea 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 Hawea Limited for any error, misstatement or omission herein.

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LONGVIEW DESTINATION PLAYGROUND

Construction Starts Jan 2023

LONGVIEW — LAKE HAWEA —

Springy frog

Double cableway flying fox

Cabin tower

QLDC standard rubbish / recycling bins

Speed gyro roundabout

Duo

3-bay kryptonite swing

Ixo monkey bar

Curved bench

Rubber matting and bark

Climbing cube

Cube benches

Talk tubes

QLDC standard BBQ shelter

Climbing net

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