



## INFORMATION SHEET

### **Can I Buy Direct From The Developer**

Yes! More than half our sales are done directly with purchasers. We make it simple and easy. All contracts have a due diligence period during which you work with your lawyer before deciding whether to proceed.

To have a chat email [info@ud.kiwi](mailto:info@ud.kiwi)

Alternatively, there's a contact portal on our webpage <https://ud.kiwi>

### **Does Longview Have Resource Consent?**

Yes. It is fully consented.

### **How Big Is Longview ?**

Longview has approximately 500 sections and 3 Ha of commercial zoning. We have zoning for a further 2,000 lots and commercial.

### **When Are Titles?**

Most stages are already titled.

Stage 3B titles are expected Feb 2025.

In late 2025 we will release for sale future stages which will have titles 2027/28.

### **What's Planned for the Commercial?**

Longview has 5 Ha for 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 are two large reserves and five pedestrian reserves at Longview.

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

Some say that this is the best playground in the Queenstown Lakes.

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

There's no requirement for you to build within a certain time.

### **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. In future stages we will have precincts specifically for two-storey houses.

**Are There 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.

**Does Longview Have Fibre?**

Yes

**What Is The Gas Supply?**

Longview is designed for bottled gas.

**Where Are The Services For My Lot Located?**

Services are to the boundary of each lot.

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

**Are Driveway Crossing Points Formed By The Developer?**

Yes, they have been formed by us at our 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 New Zealand's leading group homebuilders to offer affordable packages. Of course there are packages at higher prices as well. Longview has something for everyone.

**Which Building Companies Have We Partnered with at Longview?**

The following companies offer house and land packages:

Mike Greer Homes, Stonewood Homes, Golden Homes, GJ Gardner, Signature Homes, Latitude Homes, Trident Homes, Breen Homes, Navigation Homes.

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

Each of the 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 there are many other builders offering house builds and packages via traditional sales and marketing channels.

**Is There A Show Home Precinct?**

Yes, Longview has a dedicated show home precinct at Lots 425 – 432.

**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 is placed and compacted in accordance with recommendations of NZS4431:1989 (Code of Practice for Earth Fill for Residential Development) and certification is 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 Is Stormwater Handled?**

All lots are 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**

- Get in contact at [info@ud.kiwi](mailto:info@ud.kiwi)
- or use the Universal Developments website [www.ud.kiwi](http://www.ud.kiwi)
- via our partner Group Home Builders (details below)

## **CONTACT DETAILS**

### **Universal Developments**

e: [info@ud.kiwi](mailto:info@ud.kiwi)

w: [www.ud.kiwi](http://www.ud.kiwi)

### **Group Homebuilders**

Mike Greer Homes	Janine Laney	0295480069	<a href="mailto:jlaney@mikegreerhomes.co.nz">jlaney@mikegreerhomes.co.nz</a>
Stonewood Homes	Mark Harry	021644084	<a href="mailto:mark.harry@stonewood.co.nz">mark.harry@stonewood.co.nz</a>
Golden Homes	Ethan Smith	0274599184	<a href="mailto:ethan.smith@goldenhomes.co.nz">ethan.smith@goldenhomes.co.nz</a>
GJ Gardner	Toll Free	0800424546	<a href="mailto:longview@gjgardner.co.nz">longview@gjgardner.co.nz</a>
Signature Homes	Sarah Law	0278228598	<a href="mailto:sarahlaw@signature.co.nz">sarahlaw@signature.co.nz</a>
Latitude Homes	Jeremy Pile	021942922	<a href="mailto:jeremy@latitudehomes.co.nz">jeremy@latitudehomes.co.nz</a>
Trident Homes	Hayden Sutton	0278893952	<a href="mailto:hsutton@tridenthomes.nz">hsutton@tridenthomes.nz</a>
Breen Homes	Phil Henderson	021340722	<a href="mailto:phil.henderson@breen.co.nz">phil.henderson@breen.co.nz</a>

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**LONGVIEW DESTINATION PLAYGROUND**  
 Construction Starts Jan 2023
 




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