

Lakeside

- TE KAUWHATA -

COMMUNITY UPDATE SPRING 2022

Artist's impression of a Complete Residential home at Lakeside.



LAKESSIDE INFORMATION CENTRE IS NOW OPEN!

**The doors to our Information Centre are now open.
We're really looking forward to welcoming visitors
and locals in to have a look around.**

Pop by 8 Albur Way, Te Kauwhata and meet Lakeside local Debbie Newman, our newly appointed Information Centre Manager. Debbie knows all about what's happening at Lakeside. She's always up for a chat about homes for sale, and has helpful information on how to buy.

**Our Information Centre is open from Friday to Sunday
between 10am to 4pm.**

*See some beautiful high quality
homes for sale on page 3.*

WINTON

WHAT'S HAPPENING

Progress at Lakeside continues at pace. Land development work will take place in five stages over the next 7-8 years, with housing construction set to start in planned stages over the next 10+ years.

Construction is complete on Stage 2A and Stage 2Bi and titles have been registered. Stage 2A (142 lots) and Stage 2Bi (42 lots) sees an additional 182 lots delivered to the Lakeside community. Civil construction on the balance Stages 2Bii and 2Biii is now complete and the Council handover and title registration process is now underway. Stages 2Bii and 2Biii (111 lots) are on track for final completion in Q4 2022.

The future Te Kauwhata Primary School site has also been constructed as part of the Stage 2A and Stage 2B civil works.






Stage 3A-3E bulk earthworks commenced in October 2021 and construction has progressed well. Stage 3 is a significant Lakeside instalment and includes an additional 435 lots, wetland, provision for a neighbourhood park and several open green spaces and community reserves. Stage 3D has all infrastructure in place and road construction has now commenced. Stage 3E drainage and sewer works are nearing completion with utility (water, electrical and communications fibre) installation to commence thereafter. These lots are targeted for completion in 2023.

Read more on page 2.

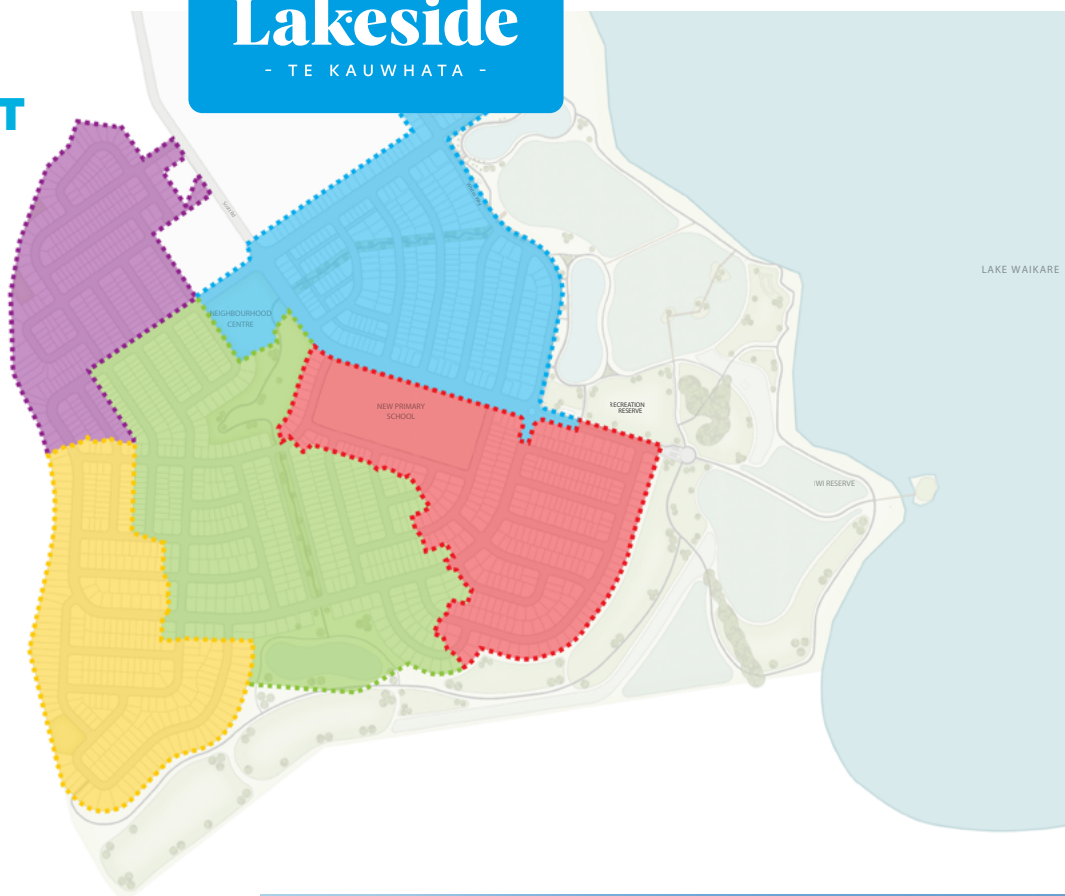


LAKESIDE DEVELOPMENT UPDATE

LAKESIDE STAGING PLAN

-  STAGE 1
Current Stage Available (224 Lots)
-  STAGE 2
Under Construction (295 Lots)
-  STAGE 3
Future Available
-  STAGE 4
Future Available
-  STAGE 5
Future Available

** Boundaries are indicative only,
subject to change.*



TIMELINE

Winter 2022

- Launch of new homes available to buy off the plans.
- Titles for lots within stages 2A and 2B issued.
- Complete Residential and Booming Builders began building homes on site.

Spring 2022

- Community engagement begins for the neighbourhood playground designs.
- Golden Homes and Finesse Residential are expected to begin building homes on site.
- Build partner sales event is expected to be held in November - more details to follow.

Summer 2022/2023

- Further launches of new homes to buy off the plans.
- First stage of Lakeside Village Centre will be open for business, including playground.
- Mike Greer Homes, Callavate and FirstBuild are expected to begin building homes on site.

Autumn/Winter 2023

- Sub stages of Stage 3 civis and infrastructure expected to be completed by Winton.



LAKESIDE VILLAGE CENTRE

The Lakeside Village Centre will be the hub of the community and home to a boutique café/restaurant, general store, preschool, and a two-storey office and retail building with eight individual tenancies. Construction of the centre is well-progressed and all buildings are starting to take shape. All structural works are complete and roofing install is underway. The team at Lobell Construction are now moving to the internal fit-out with electrical and plumbing works underway. Construction of the common area car park is also underway.

The Lakeside Village Centre will be open for business in late-2022.

For more details and leasing enquiries go to:
winton.nz/our-neighbourhoods/lakeside-village-centre/



FEATURED HOMES FOR SALE

There are around 1,650 homes coming to Lakeside over the next ten years, in a variety of shapes and sizes - so you're sure to find a place to suit your lifestyle and your budget. Take a look at some of our featured new homes below, or for the full price list, visit lakeside.nz/for-sale.



3 | 1 | 1

 **mikegreerhomes**

5 Pararua Lane

- Built by award-winning Mike Greer Homes
- 10% deposit - pay the balance on completion
- Colab Series home. Kiwisaver First Home Grant eligible.
- Open plan kitchen, living and dining and fully landscaped

FROM
\$595,000

Felicity Joslin
022 088 0517
fjoslin@mikegreerhomes.co.nz
www.mikegreerhomes.co.nz



3 | 1 | 1

CALLAVATE
elevating new beginnings

28 Pourewa Street

- Built by Callavate - Te Kauwhata's local family-owned builders
- Open plan kitchen, living and dining
- Bifold doors leading to private backyard with views
- Single garage included

\$650,000

Emily Brown
021 510 759
emily@key2.co.nz
www.callavate.co.nz



Artist's impression

3 | 2 | 1

Complete
RESIDENTIAL

12 Panewaka Place

- Built by locally-owned team at Complete Residential
- Generous open plan kitchen, dining and living
- Private and secure backyard
- Great indoor-outdoor flow

FROM
\$650,000

Greg Ninkie
021 808 078
greg@crl.build
www.crl.build



3 | 1 | 1

GOLDEN HOMES

8 Pourewa Street

- Built by Golden Homes, who have over 30 years experience
- Beautiful open plan living spaces
- Sunny north facing home, lake views
- Quality fixtures and fittings throughout

\$650,000

Nicole Jenkins
021 889 182
nicole.jenkins@goldenhomes.co.nz
www.goldenhomes.co.nz

COLAB SERIES - HIGH-QUALITY HOMES AT A MORE AFFORDABLE PRICE

Over 300 of the homes built at Lakeside will be sold under the Colab Series affordable homes scheme.

Strong communities are made up of people from all walks of life and ages and stages, so Lakeside has been master planned to provide for a variety of New Zealanders.

Twenty percent of the houses built at Lakeside will be sold to eligible buyers as Colab Series freehold homes at or beneath a predetermined price point. The maximum price for these homes is currently set at \$650,000. All new homes must achieve a 6 Homestar rating. The Colab Series homes may be smaller or on a smaller piece of land than the open market homes in the neighbourhood, but the quality is just as high.

ARE YOU ELIGIBLE?

You don't have to be a first homebuyer to be eligible for a Colab Series home, however you must:

- Be a New Zealand permanent resident or citizen.
- Not put the home in the name of a Family Trust, company or nominee.
- Intend to own and live in the home for the Minimum Ownership Period of two years, calculated from the settlement date of your purchase.

For more information visit lakeside.nz/colab-series



Meet Debbie Newman

LAKESIDE INFORMATION CENTRE MANAGER
Kāinga Ora - Homes and Communities

WHAT DOES YOUR ROLE INVOLVE?

My role involves contact with all stakeholders of Kāinga Ora, including Winton, builder partners and their agents, through to potential purchasers of Lakeside homes and their whānau.

WHAT DO YOU ENJOY MOST ABOUT YOUR ROLE?

I'm looking forward to helping build a wonderful community that provides an opportunity for Kiwis looking for a home outside of our big cities.

WHAT DO YOU LOVE MOST ABOUT THE LAKESIDE COMMUNITY?

I grew up locally and returned some years ago. It's been amazing to watch Te Kauwhata evolve into what it is now. We have exciting times ahead, and I look forward to seeing how the area develops in the next few years.

WHAT DO YOU LIKE DOING OUTSIDE OF THE OFFICE?

I'm involved in the local Emergency Services on a casual basis, and my partner and I have our own business here in the Waikato. I'm a keen gardener - we're trying to become more self-sufficient and reduce our carbon footprint by growing our own food at home.

Meet Tofeeq Ahmed

PROGRAMME MANAGER - PLACEMAKING
Kāinga Ora - Homes and Communities

WHAT DOES YOUR ROLE INVOLVE?

My role involves working to strengthen connections between people and place at Lakeside development to support a strong sense of local identity.

WHAT DO YOU ENJOY MOST ABOUT YOUR ROLE?

I enjoy working with mana whenua and communities to understand their aspirations. I find co-creating public spaces with communities really rewarding.

WHAT DO YOU LOVE MOST ABOUT THE LAKESIDE COMMUNITY?

I love the vision for Lakeside - a development that will provide a range of housing to suit everyone. I like how it has dedicated reserves, wetlands and other open spaces, as well as walking and cycling trails.

WHAT WERE YOU DOING IN YOUR PREVIOUS ROLE?

Prior to joining Kāinga Ora, I worked as a resource consent planner for Hamilton City Council.

WHAT DO YOU LIKE DOING OUTSIDE OF THE OFFICE?

Outside of work, I enjoy spending time with my family, fishing, sports (especially cricket and snowboarding) and tramping.

WANT TO KNOW MORE OR GET IN TOUCH?



Keep up-to-date with community news at Lakeside by signing up for the newsletter on our website lakeside.nz

VISIT THE INFORMATION CENTRE

Pop in for a chat and find out more about Lakeside, the types of homes available, and how to buy them.

8 Albur Way, Te Kauwhata

Fridays, Saturdays and Sundays 10am - 4pm