

## COMMUNITY UPDATE AUTUMN 2023



### Lakeside's first Information Day a big hit

Lakeside's inaugural Information Day was held on a beautiful spring day last November, bringing together locals, aspiring home buyers, and the Kāinga Ora development team to chat about the vision for this exciting new neighbourhood. Our build partners were also on hand to provide information about homes for sale, and the Kāinga Ora homeownership products team were there to answer questions about the financial support available to help people get onto the property ladder.

The next Lakeside Information Day will be held at our Information Centre at 8 Albur Way, Te Kauwhata, on **Saturday 1 April, from 11am-1pm**. It'll be another fantastic day out for the whole family. We'll have a coffee cart, sausage sizzle, and plenty of activities for the kids - all for free! Come and explore the development, check out the homes for sale, and give your feedback on the concept plan for the playgrounds coming to Lakeside.

## WINTON

### WHAT'S HAPPENING

Land development work at Lakeside 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 across all of Stage 2A and Stage 2B is now complete, bringing a total of 295 new sections to the Lakeside community and taking the total to 654 lots.

Construction progress on Stage 3 is continuing at pace, with Stage 3D (75 lots) and Stage 3E (78 lots) due to be complete in Q2 2023. Completion of Stage 3D will see the delivery of the Lakeview Reserve - this is an elevated reserve taking in views over the development and Lake Waikare. The Lakeview Reserve also includes an extension of the existing walking/cycling network and provides a key connection between Stage 1, Stage 2 and the Lakeside Village Centre. Earthworks on the balance of Stage 3 are progressing well and civil drainage works are now underway in Stage 3A.

*Read more on page 5.*





# Lakeside

- TE KAUPHATA -



## Homeownership products help families into their first home at Lakeside

Lidan and Lei have just bought their first home at Lakeside, a big achievement for the couple, who married in 2015 and made Te Kauwhata their new home the following year.

Their new three bedroom, two bathroom Complete Residential home was purchased for \$650,000 as a Colab Series home, which is an affordable housing product managed by Kāinga Ora. Colab Series is specific to Lakeside and is aimed at all owner occupiers, whether first home buyers or not.

Lidan and Lei chose Lakeside because it delivered what they were looking for – space, a sense of community and a beautiful setting.

*"The views of the lake and the mountain are especially good. We have good neighbours. It's quiet and we feel safe here."*

Lidan and Lei were eligible for a First Home Grant to contribute towards their deposit. They also applied and were

accepted for First Home Partner, the Kāinga Ora shared home ownership scheme. The couple are the majority owners of their home and Kāinga Ora also owns a share that Lidan and Lei will buy out over time.

"Without help from Kāinga Ora we wouldn't have made it. The bank would not have lent us that much money.

We really appreciate the help," says Lidan.



**Karen and Roy Cardenas and their three children recently moved into their new Colab Series home, built by Booming Builders.**

Karen says when Roy first introduced the idea of buying at Lakeside she was against it. "I said to my husband it was too far away and the kids are settled in Auckland and have made friends here." Roy convinced her to come for a drive and check it out. "We went there and I fell in love."

However, falling in love with Lakeside was not quite enough to get the family

over the line. Their bank required a 20 percent deposit and they had 15 percent. This was made up of their savings, withdrawals from their KiwiSaver funds and a Kāinga Ora First Home Grant of \$20,000 (Karen and Roy were eligible for the maximum grant of \$10,000 each). They moved to a different bank and tried again but their new bank also required a 20 percent deposit in this case. They were about to give up when Karen had a good idea.

*"It clicked for me that Kāinga Ora offers First Home Partner. We applied for it and we actually got it!"*

Karen says she still can't believe they've managed to secure a home. "I'd like to say to everyone else like us, just don't give up. If you feel like there's no way, keep on searching online and visiting the Kāinga Ora website to find out what you're eligible for. When we found out about the products it was like all these barricades were removed."

Karen and Roy's new place has a serene view of Lake Waikare and a reserve in front. The home is also adjacent to a walking and cycling path that forms part of a network of trails through Lakeside's 75 hectares of dedicated reserve and wetlands.

The family are enjoying being part of the Lakeside community. "People are very welcoming and warm – I feel we've made a very good decision to buy a house here."

# Lakeside

- TE KAUPHATA -

## 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](https://lakeside.nz/for-sale).



3 | 2 | 1

**CALLAVATE**  
elevating new beginnings

### 17 Whites Way

- Stylish lakefront cottage with open plan kitchen, dining and living
- Lake views with covered portico area and private backyard
- Master bedroom with ensuite

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

**\$798,000**



3 | 2 | 1

**GOLDEN HOMES**

### 20 Pa Ariki Road

- Stylish mono pitch family home
- Open plan living with designer kitchen and ample storage
- Quality fixtures and ZOG steel framing

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

**\$789,000**



4 | 2 | 1

**Complete**  
RESIDENTIAL

### 8 Pararua Lane

- Open plan living connecting to private patio & landscaped gardens
- SMEG appliance package, heat pump and double glazing
- Recently completed – ready to move in now!

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

**\$749,000**



4 | 2.5 | 1

**finesse**

### 35 Panewaka Street

- Four bedroom luxury homes with a family bathroom and 667m2 section
- Full-sized bath and double vanity, plus a private master ensuite
- Modern living with lake views and courtyard

**Mike Woods**  
021 675 011  
mike.woods@bayleys.co.nz  
www.finesse.build

**ENQUIRIES OVER \$1,020,000**

## 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](https://lakeside.nz/colab-series)**



## Find out more about buying in Lakeside

You'll love the lifestyle here at Lakeside - homes with open-plan living, outside entertaining areas and a warm and welcoming community where you'll feel right at home. Lakeside homes are high-quality, energy efficient and designed to fit well with the surrounding rural landscape.

**Come and chat to someone in our friendly team about what's coming to Lakeside and how to buy.**

Lakeside Information Centre, 8 Albur Way, Te Kauwhata  
Friday to Sunday, 10am-4pm



3 | 1 | 1

### 5 Pararua Lane

- Well-appointed home set on a fully landscaped section with a carpark
- Open plan kitchen, living, dining well suited to young families and entertaining
- 10% deposit and pay balance on completion

**\$595,000**

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

**mikegreerhomes**



4 | 2 | 1

### 63 Whites Way

- Contemporary design with open plan living
- Designer kitchen and engineered stone bench top
- Outdoor entertaining area with Kwila decking

**\$820,000**

**Flora Wang**  
021 0819 7351  
flora.wang@boomingbuilders.co.nz  
www.boomingbuilders.co.nz

**Booming Builders**



3 | 2 | 1

### 148 Rimu Street

- Cambridge Homes Designer Range specifications
- 10 Year Master build guarantee
- 6 Home Star Rating

**\$783,000**

**Rebecca Picard**  
021 0297 5648  
myhouse@cambridgehomes.co.nz  
www.cambridgehomes.co.nz

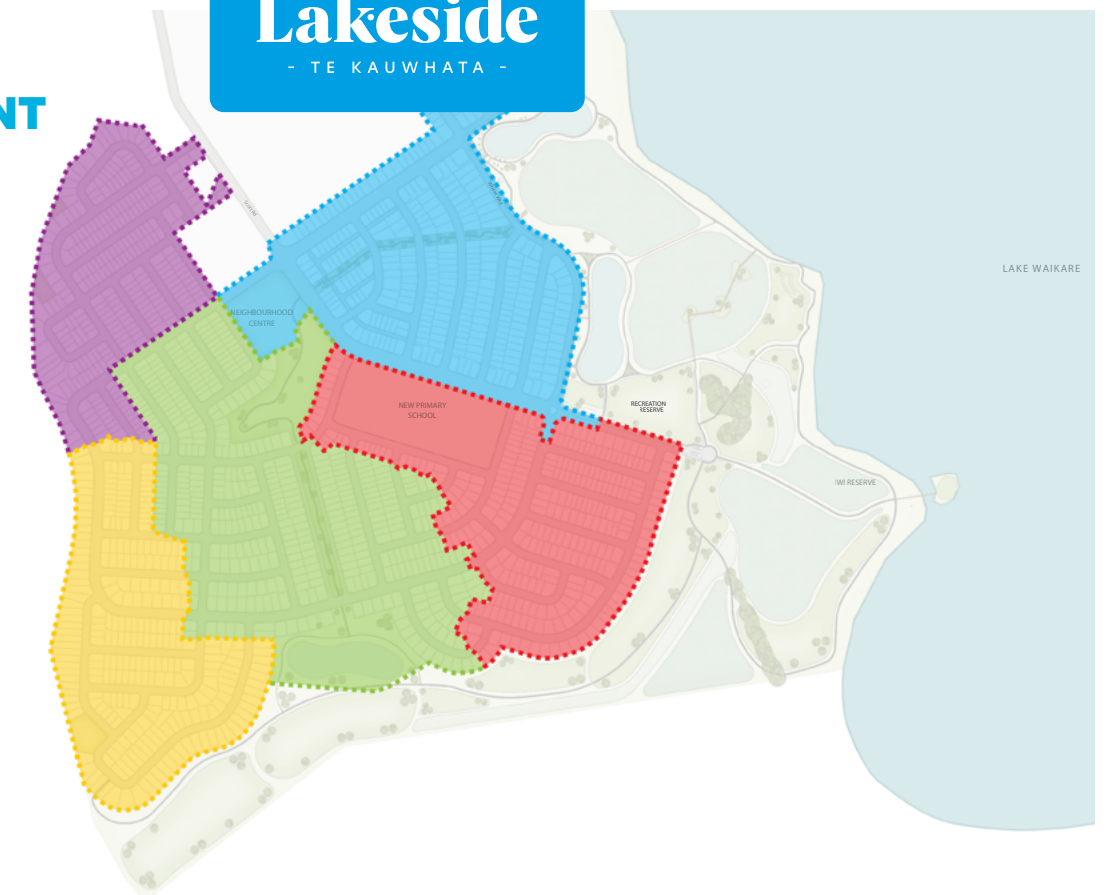
**CAMBRIDGE HOMES**  
EVERY STEP OF THE WAY

## LAKE SIDE DEVELOPMENT UPDATE

### LAKE SIDE STAGING PLAN

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

\* Boundaries are indicative only, subject to change.



## TIMELINE

### Summer 2023

- New Lakeside residents start moving into completed homes by Complete Residential and Booming Builders
- Market homes available for sale now in Lakeside Stage 1
- Mike Greer Homes and Cambridge Homes started construction on site

### Autumn / Winter 2023

- Lakeside Information Day scheduled for 1st April 2023
- Lakeside Village Centre to open. Its childcare facility will be operational, and the Lakeside Information Centre will move into its new space. Other operators include a general store, a gym and a barber
- Cambridge Homes will start construction
- Sub-stages of Stage 3 civis and infrastructure expected to be completed by Winton



## LAKE SIDE 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 is nearing completion. The first of our tenants are starting to move in and fit out their spaces in preparation for opening. All buildings are nearing completion and the external common area carpark is coming along nicely. Landscape works will commence shortly which will include the delivery of a neighbourhood park, located alongside the café/restaurant.











**For more details and leasing enquiries go to:**  
[winton.nz/our-neighbourhoods/lakeside-village-centre](http://winton.nz/our-neighbourhoods/lakeside-village-centre)

## A HELPING HAND INTO HOMEOWNERSHIP

Not everyone's journey towards homeownership is the same and not all homebuyers need the same level of support to get into their first home. If you are looking at buying your first home but are not sure where to start, Kāinga Ora offers, and supports, several products and resources that can give you a helping hand.

Check out our online guide which helps you figure out what products you could be eligible for at the click of a button: [kaingaora.govt.nz/first-home-decision-tool](http://kaingaora.govt.nz/first-home-decision-tool)

## KEY:

-  Entrance node
-  Primary playspace equipment areas
-  Social spill out areas
-  Low native / Amenity Planting
-  Specimen tree
-  Physical deterrent to road
-  All weather pathway connections
-  Playspace equipment area connections
-  Flexible grassed open space
-  Proposed pathways
-  Youth Area

# Lakeside

- TE KAUWHATA -



## TWO NEW PLAYGROUNDS COMING TO LAKESIDE

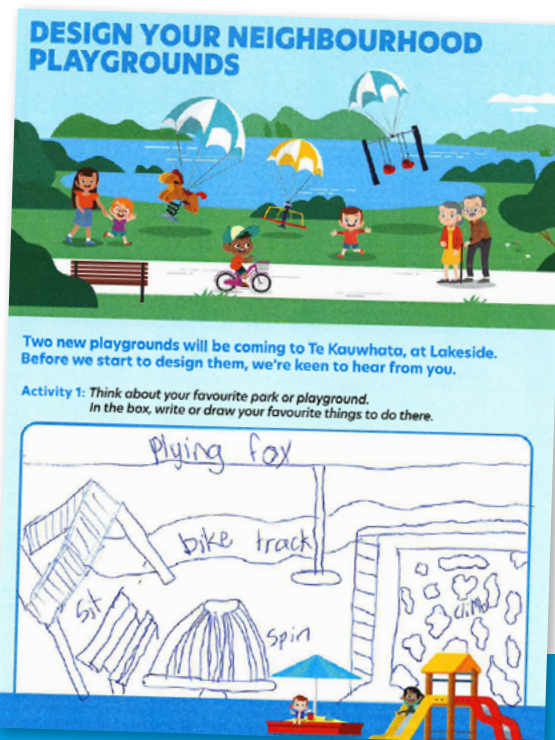
Two new playgrounds are due to be completed in Lakeside next year. Their initial design has been based on feedback from the community, Mana Whenua, and local schools.

At a community open day last year, initial concept plans for both playgrounds were presented to around 80-100 residents of all ages and abilities, who shared their ideas and had their questions answered by the Lakeside Placemaking and Development teams.

Now it's time to present the draft playground concept plans back to Mana Whenua and the community and ask for further feedback.

Come along to the next **Lakeside Information Day on Saturday 1 April** to see the draft concept plans and tell us what you think.

Your feedback will be used to prepare the final playground plans. You can read more about the new playgrounds at [lakeside.nz/lakeside/parks](https://lakeside.nz/lakeside/parks).



## 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](https://lakeside.nz)

» Phone: (09) 261 5054

» Email: [info@lakeside.nz](mailto:info@lakeside.nz)

» Facebook: [facebook.com/lakesidenewzealand](https://facebook.com/lakesidenewzealand)

### 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

