

## COMMUNITY UPDATE WINTER 2023



### Lakeside's new Info Centre is now open

Our brand-new Information Centre has officially opened its doors! We're now located in the **Lakeside Village Centre at 187 Rimu Street**.

Come check it out and find out more about what's planned for Lakeside, learn about our different build partners, see the types of homes available, and get useful information on how to buy them from our friendly Information Centre Manager, Debbie Newman.

While you're at it, take a stroll around Lakeside's new neighbourhood centre. The Lakeside Village Centre includes a recently opened childcare centre, as well as an office and retail space. A playground, barber, general store, and gym are set to open in the coming months.

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

**CHECK OUT SOME  
AMAZING NEW HOMES  
INSIDE, PRICED FROM  
\$595,000.**



## WINTON

### WHAT'S HAPPENING

Land development works are well underway at Lakeside, with more than 700 lots now complete and ready for home construction.

The remaining work across Stages 3 to 6 will take place over the next five to seven years. House construction is well progressed, with more than 150 homes now completed and occupied, with many more under construction.

Construction progress on Stage 3 is continuing at pace. Stage 3D (75 lots) and Stage 3E (78 lots) are now completed, and works are progressing well on the balance - Stages 3A, 3B and 3C.

The Lakeview Reserve is also complete, providing an elevated green space that offers views over Lake Waikare and the surrounding area.

The Lakeview Reserve includes an extension of the existing walking and cycling network. It also links to the Lakeside Village Centre, which is nearing completion.

*Read more on page 5.*



## Community gathering and fun at the Lakeside Information Day

Whānau were able to check out Lakeside and hear more about what the future holds for the neighbourhood.

The rain held off for the community to enjoy the Lakeside Information Day on April 1. There were lots of fun activities for kids, and a free sausage sizzle and coffee to keep everyone fuelled on the day.

Aspiring home buyers had the chance to chat to our trusted build partners and learn more about the homes for sale.

The Lakeside Development team answered questions about new homes, infrastructure, and amenities coming to the neighbourhood and the Kāinga Ora Homeownership team were on hand to share information on financial support available to help people into home ownership.



The Te Kauwhata and Lakeside locals had the chance to have their say on the new playgrounds coming to the neighbourhood. See the draft concept plans for playgrounds 1 and 3 and project timings at [lakeside.nz/lakeside/parks](https://lakeside.nz/lakeside/parks).

Join in the fun at the next Lakeside Information Day, coming up in spring 2023. Keep an eye out on our Facebook page for more info.

## First Home Partner - a new way to buy your first home

First Home Partner is a new and exciting way to help support aspiring first-home buyers and give them the helping hand they need to afford a home in the current market.

Based on shared ownership, First Home Partner offers buyers the opportunity to initially purchase their home with Kāinga Ora, rather than owning it outright.

Kāinga Ora provides equity toward the purchase of the home and, in return, takes a share in owning it. The new homeowners then buy this share back from us over time.

The make-up of shared ownership is affected by several factors including how much money you have to put towards your deposit, how much a participating bank is willing to lend you, and how much Kāinga Ora will contribute towards buying the home.

Applicants need to provide a minimum 5% contribution of the home's total purchase price towards a deposit and meet the lending requirements of participating banks. Kāinga Ora can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase - whichever is lower. A home loan from a participating bank then makes up the difference.

You do not need to pay interest or fees on the equity contribution from Kāinga Ora for the first 15 years of ownership.



Westpac, BNZ and SBS are now also on board with the scheme to support more Kiwi families into owning their first home.

If you would like to learn more about First Home Partner, including eligibility criteria and how to apply, visit [kaingaora.govt.nz/first-home-partner](https://kaingaora.govt.nz/first-home-partner) for more information.



## HOMES FOR SALE

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.

Visit the Lakeside Information Centre to chat to our friendly team about what's coming to Lakeside and how to buy.

### LAKESIDE INFORMATION CENTRE

Lakeside Village Centre, Unit 4,  
2/187 Rimu Street, Te Kauwhata

Open Thursday 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



3 | 2.5 | 1

#### 38 Pourewa Street

- Two-storey house with contemporary design
- Exceptional lake view with seamless glass balustrade and backyard Kwila decking
- Designer kitchen and open plan dining and living

**\$829,000**

**Flora Wang**

021 0819 7351  
flora.wang@boomingbuilders.co.nz  
www.boomingbuilders.co.nz



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



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

Twenty percent 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)

## 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. For the full price list, visit [lakeside.nz/for-sale](https://lakeside.nz/for-sale).



3 | 1 | 1

**CALLAVATE**  
elevating new beginnings

**17 Whites Way**

- Lake front. Last one. It's a bit special!
- Stylish lakefront cottage with open plan kitchen, dining and living
- This design or design your own

**\$765,000**

**Emily Brown**

021 510 759

[emily@key2.co.nz](mailto:emily@key2.co.nz)

[www.callavate.co.nz](http://www.callavate.co.nz)



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

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

**Mike Woods**

021 675 011

[mike.woods@bayleys.co.nz](mailto:mike.woods@bayleys.co.nz)

[www.finesse.build](http://www.finesse.build)



4 | 2 | 1

**Complete**  
RESIDENTIAL

**4 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!

**\$749,000**

**Greg Ninkie**

021 808 078

[greg@crl.build](mailto:greg@crl.build)

[www.crl.build](http://www.crl.build)



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

**\$799,000**

**Nicole Jenkins**

021 889 182

[nicole.jenkins@goldenhomes.co.nz](mailto:nicole.jenkins@goldenhomes.co.nz)

[www.goldenhomes.co.nz](http://www.goldenhomes.co.nz)

## NEW SHOW HOMES

Curious to see what's on offer here at Lakeside? Come and visit our builder partners' new show homes and see the quality construction and well-designed spaces first-hand.

### COMPLETE RESIDENTIAL LIMITED

**Address:** 2 Kumukumu Way, Lakeside

**Opening Hours:** By appointment

**Contact:** Jo Ninkie 021808310

**More information or to book an appointment:**  
[crl.build/lakeside](http://crl.build/lakeside)

### GOLDEN HOMES

**Address:** 8 Crake Street, Lakeside

**Opening Hours:** Thursday, Friday & Sunday,  
from 11am – 3pm or anytime by appointment

**Contact:** Nicole Jenkins 021 889 182 or  
Blake Agnew 027 889 182

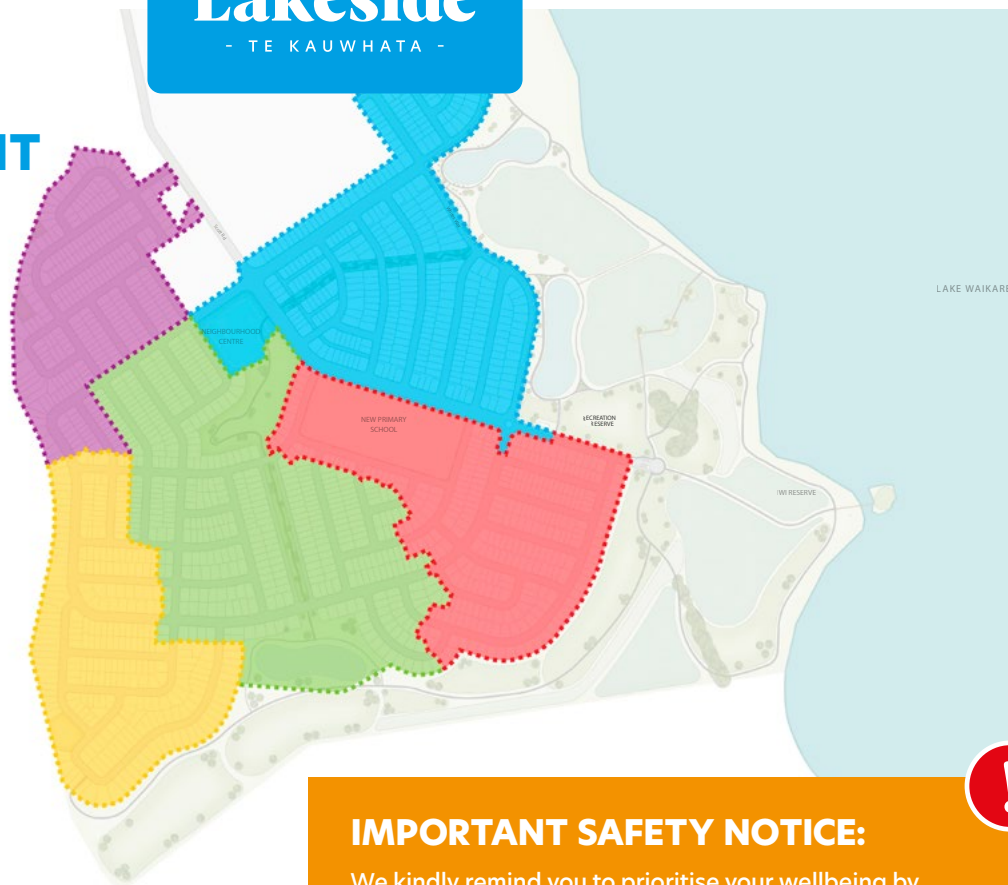
**More information or to book an appointment:**  
[goldenhomes.co.nz/showhomes/te-kauwhata-lakeside](http://goldenhomes.co.nz/showhomes/te-kauwhata-lakeside)

## LAKESIDE DEVELOPMENT UPDATE

### LAKESIDE 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.*



### IMPORTANT SAFETY NOTICE:

We kindly remind you to prioritise your wellbeing by refraining from entering any construction zones that are securely fenced off, as this can pose serious risks to unauthorised individuals. Your safety matters to us.

## TIMELINE

### Winter 2023

- New Lakeside Information Centre opened at the Lakeside Village Centre
- Lakeside Village Centre is complete, with tenants moving in and preparing to open for business
- Sub-stages of Stage 3 civil works and infrastructure expected to be completed by Winton
- Stage 2 is released to build partners for development, with contracts being negotiated in June

### Spring 2023

- Construction on the Reserves and Wetlands and neighbourhood playground begins
- Lakeside Information Day scheduled for October
- Stage 2 Colab Series affordable homes available for purchase

### Summer 2023

- Build Partners start earthworks and construction on Stage 2 Colab Series affordable homes



### LAKESIDE VILLAGE CENTRE

The Lakeside Village Centre is now complete! The hub of the community is home to a boutique café/restaurant, general supermarket/grocery store, childcare centre and a two-storey office and retail building, with eight individual tenancies. With construction now complete, all tenants have begun moving in and preparing to open for business. The landscape and playground works are well underway and will progress into July and August.

For more information of the Lakeside Village Centre, visit [winton.nz/our-neighbourhoods/lakeside/news/welcome-to-lakeside-village-centre](https://winton.nz/our-neighbourhoods/lakeside/news/welcome-to-lakeside-village-centre) and for details and leasing enquiries go to [winton.nz/our-neighbourhoods/lakeside-village-centre](https://winton.nz/our-neighbourhoods/lakeside-village-centre).



## IN THE NEIGHBOURHOOD

### Toi Ako Te Kauwhata: Create-Connect-Community

**Toi Ako is a non-profit creative space operating from the Artspace underneath St Margaret's Hall at 3 Waerenga Rd.**

Overseen by Te Kauwhata Community House, Toi Ako delivers classes, workshops, and events in the wider community. Its kaupapa is to bring people together through creativity for artistic, social and hauora outcomes. The community grows every year and is a place where people can foster new friendships, learn new skills, and feel at home.

Regular weekly programmes include Arts for All, a mixed ability open studio, Creative Kids for 5 to 12-year-olds, Knit & Natter, Craft & Communi-tea in Meremere, Te Kauwhata Community Choir, Ukulele Group and Youth Drop In. Each term Toi Ako also delivers a whānau workshop, school holiday workshop, guest tutor programmes and community events.



If you are feeling low, anxious, grieving, or living with trauma, Toi Ako also has a registered clinic's creative arts therapist on site available for individual appointments.

Check out the Toi Ako programme at [toiako.org](http://toiako.org) or pop into the community house for a paper copy.

**Get in touch with Lauren at [artstekauwhata@gmail.com](mailto:artstekauwhata@gmail.com), phone 021 222 5682 or Kris at [toiakoyouth@gmail.com](mailto:toiakoyouth@gmail.com) to learn more.**

### Hato Hone St John

**Make a difference in your community  
- Area Committee members are needed!**

Area Committee Members make a huge difference in supporting Hato Hone St John's work in local communities, and they touch every aspect of life and work at Hato Hone St John. The team is currently looking for new members with admin, finance, and community health skills.

If volunteering in a role where making a positive difference appeals to you, then Hato Hone St John would love to hear from you!

**Contact Te Kauwhata Area Committee at [tekauwhataac@stjohn.org.nz](mailto:tekauwhataac@stjohn.org.nz) for further details.**



**Scan this code to  
learn more about  
Hato Hone St John  
Area Committees**



**Hato Hone  
St John**

## 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](http://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.

#### Lakeside Information Centre

Unit 4, 2/187 Rimu Street, Lakeside  
Open Thursdays to Sundays, 10am - 4pm

