

Lakeside

- TE KAUWHATA -

DEVELOPMENT UPDATE SPRING 2023

Kia Ora!



In this issue we've got updates to share on the latest new homes for sale.

You'll also find community news, including inspiring stories from first home buyers, and local students trying out the construction trade at Lakeside. Plus, the most recent progress updates on the development.



Render: Golden Homes

New affordable and high quality homes are selling fast

**Beautiful three bedroom homes available from just \$650,000!
Make Lakeside your new hometown.**

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.

Head to page 3 to find your new home in Lakeside.

**CHECK OUT SOME AMAZING NEW
HOMES INSIDE, PRICED FROM \$650,000**

WINTON

WHAT'S HAPPENING

Land development works are well underway at Lakeside, with more than 800 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 has progressed well, with approximately 200 homes now completed and occupied, and 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.

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 now open for business.

Read more on page 5.





Auckland family can't wait for Lakeside life

Five-year-old Leon Carson has told all his friends about his new home in Lakeside. "He's so excited about the playgrounds," says mum Robyn Elgar. "Everything's within walking distance. We can walk to the playground and the new childcare centre."

Robyn, John and five-year old Leon are trading city life for a place of their own in Lakeside.

"We drove past Te Kauwhata and thought, 'oh my goodness, this place looks cool,' so then I started looking it up and came across the Key2 website. The next day I drove straight down and fell in love. It is such a lovely small town."

With Key2's guidance, Robyn and John used their savings and KiwiSaver and bought their first home through Lakeside's Colab scheme, an affordable housing product managed by Kāinga Ora. Colab home prices are capped at \$650,000 for three-bedroom, mostly standalone homes.

Robyn says Colab and its price cap were a big help, and working with family owned local construction company Callavate made the buying and construction process very smooth.

"The communication has just been amazing. The whole process has been so open. They're always updating us and letting us know the next step. It's really exciting."

Sheena Young, who co-owns Callavate with her husband, Matt, says "We know these houses are a massive, special part of their lives. For Robyn, it's their first home, they've got a little family. We just really want to build a quality product that they'll love."

Sheena and Matt were born and bred in Te Kauwhata, and they know it inside and out.

"We can help our clients get set up here with local schools, playgroups and sport clubs, right down to the local doctor, beauty salon, and hairdresser," Sheena says.

"We're moving our whole life to Lakeside," Robyn says happily.



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.

You can also visit the Lakeside Information Centre and chat to someone in our friendly team about what's coming to Lakeside and how to buy.

LAKESIDE INFORMATION CENTRE

Lakeside Village Centre, corner of Scott Road and Rimu Street

Open Thursday to Sunday, 10am – 4pm



3 | 1 | 1

8 Waipapa Way

- Turn-key home - under construction
- 10 Year Registered Master Build Guarantee
- Homestar 6 Rating

\$689,000

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

 **mikegreerhomes**



3/4 | 2 | 1

2 Bittern Road

- Designer kitchen with engineered stone benchtop and generous appliance package
- Open-plan living, ample storage solutions and quality fixtures throughout
- Professionally landscaped surroundings
- 10-year Master Build Guarantee

\$650,000

Mike Woods
021 675 011
mike.woods@bayleys.co.nz

 **finesse**



5 | 3 | 2

5 Harvest Road

- Large, modern open plan kitchen and living area
- Ideal for multi generational family living, including a separate kitchenette and second living area
- 511 square metres of land
- Double garage and additional parking

\$949,000

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

 **Complete**
RESIDENTIAL

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

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.



3 | 2 | 2



9 Penona Way

- This beautiful home has a contemporary design and open plan living
- Features a designer kitchen and engineered stone benchtop and gas for heating and cooking
- Master Build Guarantee

Kirsten Anderson

022 087 7354

kirsten.anderson@bayleys.co.nz

\$650,000



3 | 1.5 | 2



148 Rimu Street

- Beautifully designed home on a large 463 sqm section
- Luxury 3kg carpet & 10mm underlay
- Heat pump and insulated concrete floor

Rebecca Picard

02102975648

myhouse@cambridgehomes.co.nz

\$784,000



3 | 1 | 2



592 Noverma Road

- Open plan family living, with a modern kitchen and plenty of storage space
- Quality fittings and fixtures throughout
- Limited number of packages available

Nicole Jenkins

021 889 182

nicole.jenkins@goldenhomes.co.nz
www.goldenhomes.co.nz

\$650,000



3-4 | 1-2 | 2



17 Whites Way

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

Sheena Young

027 497 8860
sheena@callavate.co.nz

\$750,000

VISIT OUR NEW SHOW HOMES



Scan this code to find out more






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.

There are new show homes starting to pop up around Lakeside and more are planned. Whether you are seriously house hunting or just seeing 'what's out there' we encourage you to come down and see all that Lakeside has to offer. Visit our website lakeside.nz for more information.



LAKESIDE DEVELOPMENT UPDATE

LAKESIDE STAGING PLAN

-  STAGE 1
Homes under construction (224 Lots)
-  STAGE 2
Homes under construction (295 Lots)
-  STAGE 3
Earthworks underway
-  STAGE 4
Future stage
-  STAGE 5
Future stage

** 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

Spring 2023

- Construction on the reserves, wetlands and neighbourhood playground begins
- Build partners start construction of homes in Stage 2
- Stage 2 homes available for purchase (including Colab Series affordable homes)

Summer 2023/2024

- Construction and sale of homes in Stages 1 and 2 continues



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 finished, several tenants have completed their fitouts and are now open for business including:

- Fast Fitness
- Raiona Barbers
- Bayleys Real Estate
- Lakeside Information Centre
- Best Start Educare

The landscape work and playground is complete.

For more information about the Lakeside Village Centre, visit: winton.nz/our-neighbourhoods/lakeside-news/welcome-to-lakeside-villagecentre

For details and leasing enquiries, go to: winton.nz/ourneighbourhoods/lakeside-village-centre

LAKESIDE SCHOOL UPDATE

The Ministry of Education remains committed to delivering the new school at Te Kauwhata to meet the future roll demand from the Lakeside area. An application for funding will be sought with the goal to open in term one, 2028. Until the new school is delivered, the current Te Kauwhata Primary School site remains fit for purpose to service the network catchment.

SPRING IS HERE!

We want to keep a high standard of maintenance in Lakeside, to keep it looking beautiful for residents and visitors to enjoy. All the homes in the development have covenants around landscaping maintenance. If you need more information about the requirements, please visit the Information Centre for a chat with our friendly team.

Students explore construction careers

Four Te Kauwhata College students got to try out a possible future career through the Construction Plus Gateway Work Experience programme.

The programme is run by Kāinga Ora in partnership with their build partners and local schools. The aim is to bring education, training and employment opportunities to local communities impacted by development – especially young people who may want to build a career in construction.

The four students who took part in the work experience programme were selected with help from the Construction Plus programme manager and the school gateway coordinators. They visited Lakeside where the development team showed them the scope of the work involved in large scale projects such as these.

After the site visit, each student was assigned to a building company – including Finesse, Cambridge Homes, Callavate and Golden Homes. The students were able to get some real, on-the-job insights into what it's like to work in construction. The students and builders were all happy with the way the programme went.

Construction Plus Manager, Nigel Chandra, says, "The positive feedback from the community has been huge.



It's a first for this small community. Two of the boys are already in conversations about working during the school holidays and the possibility of that becoming full-time employment when they finish school at the end of the year."

Get to know your neighbourhood

We'd like to help you get to know your new neighbourhood as quickly as possible.

This magazine provides you with some handy information about the services and activities available within and around Lakeside.

Grab a digital copy on the website at lakeside.nz/news or pick up a physical copy from the new Lakeside Information Centre on the corner of Scott Road and Rimu Street in the village centre, open Thursday to Sunday, 10 am - 4 pm.



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

» Phone: (09) 261 5054

» Email: info@lakeside.nz

» Facebook: 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

Located in the Lakeside Village Centre on the corner of Scott Road and Rimu Street, open from Thursday to Sunday, 10am to 4pm.