
LAKESIDE FAQs

1. WHO IS THE DEVELOPER?

Winton is a privately owned New Zealand developer, with over ten projects currently in progress around New Zealand. Winton specialise in developing integrated and fully master-planned communities that are best by design.

Established in the Central Otago region in 2008, Winton's projects cover a total of circa 6,500 residential sections across New Zealand as well as visitor accommodation and a variety of large-scale commercial building projects.

Some of our other developments include; Launch Bay – Hobsonville Point, Waterfall Park – between Arrowtown and Lake Hayes, and Northlake in Wanaka.

2. WHAT MAKES THE LAKESIDE DEVELOPMENT SPECIAL?

Lakeside is a 179-hectare master-planned housing development on the southern boundary of Te Kauwhata in the heart of the Waikato and a short drive from Auckland and Hamilton. Lakeside will provide a range of freehold housing options, catering for first-home buyers, families and retirees. Lakeside is set in a relaxed rural environment and quintessential Kiwi community, providing a lifestyle that will be the envy of many. A large recreational lake is being built adjacent to Lake Waikare which along with sports fields, playgrounds, walking and bike tracks offer loads of fun in the outdoors.

The plan for Lakeside's centre is a boutique commercial hub where you can get a latte then walk back to your idyllic new home or even the beach on the recreational lake. The village centre is planned to include a café/restaurant, childcare centre, medical centre and office spaces.

The new Lakeside Primary School is also proposed within the development providing for up to 1000 children.

The wide ranging amenities and the considered design throughout Lakeside set it apart from other developments in the area.

3. WHAT TYPE OF HOUSE OR SECTION CAN I PURCHASE?

There are three choices of freehold sections to purchase at Lakeside;

- a. Modern Home sections which are a house and land package with the choice of up to sixteen designs of two or three bedroom homes. These sections range in size from approximately 225m² – 495m². A portion of these homes have been allocated to KiwiBuild, please refer to our KiwiBuild section below.
- b. Vantage Home sections which can be purchased as a house and land package or section only. These sections range in size from approximately 385m² – 585m² and are purchased with the choice of up to fourteen home designs of three or four bedroom homes. You can choose for Lakeside to build your house or you can build yourself, following the specifications, house designs and design guidelines provided by Lakeside.
- c. Design Your Own sections which are land only and larger in size, up to 800m². These are sections that enable you to use your own creativity, architect or draftsman to create your own look of home within the design guidelines and covenants of the Lakeside development.

4. WHAT DOES FREEHOLD MEAN?

Often referred to as 'fee simple', freehold is the most common property ownership type property in NZ in which you own the land outright.

5. IS LAND INCLUDED IN THE HOUSE AND LAND PACKAGE PURCHASE?

Yes, all house and land packages include the land.

6. HOW MANY HOUSES WILL THERE BE IN THE WHOLE DEVELOPMENT?

There will be an estimated 1,600 houses built. The overall masterplanning of Lakeside means we can maximise the land use, allowing the properties to be more affordable and suitable for the modern day Kiwi lifestyle.

7. HOW LONG WILL THE DEVELOPMENT TAKE TO BUILD?

We expect the entire development to take 7-10 years to complete. This will be done in stages. Release A1 will consist of 66 sections and will be the focus for the first 18 months (November 2018-May 2020).

8. WHEN ARE THE SHOW HOMES OPEN?

Our 5 onsite show homes will be open for viewing Wednesday through to Sunday 11am – 2pm, or by private appointment.

For more information or to book an appointment contact Mark Fourie on +64 21 349 530 or mark.fourie@bayleys.co.nz

9. WHEN IS SALES LAUNCH?

Release A1 sales launch was held on 17 November 2018 with house and land packages and sections released to the market. We have a handful of lake-view sections remaining. Please refer to our interactive map on the website to see what's still available.

10. HOW MUCH DEPOSIT IS REQUIRED TO PURCHASE NOW?

Buyers are required to pay a 10% deposit to secure their section/home. The remaining payment is not required until settlement.

11. IS MY DEPOSIT SAFE?

Yes. Your deposit is held in the Vendor's solicitor's trust account.

12. CAN THE PRICE INCREASE FROM WHAT IS AGREED ON THE SALE & PURCHASE AGREEMENT?

No, the price that is agreed in the Sale and Purchase Agreement is the price that you will pay for your house and land package or section on settlement.

13. WHEN IS SETTLEMENT EXPECTED?

Release A1 settlements are expected from November 2019.

14. DO I NEED TO SEEK LEGAL AND FINANCIAL ADVICE?

Yes, we strongly recommend that prospective purchasers seek independent legal advice on their potential purchase and the terms of the sale and purchase agreement and consult with their bank for financing and assistance.

15. WHAT AMENITY IS IN THE SURROUNDING AREA?

Te Kauwhata has a supermarket, medical centre and churches. It boasts several early childhood centres, two primary schools, a secondary school and modern library. There are a number of thriving clubs and community groups including the Waikare Golf Club, Te Kauwhata Rugby Club, Bowling Club and Scouts and Keas.

16. WHAT CAR PARKING IS AVAILABLE FOR RESIDENTS AND VISITORS?

All homes include one or two off street carparks. Some home types also include internal garaging for one or two cars. There will be controlled street parking available for visitors on the main roads throughout Lakeside.

17. WILL LAKESIDE HAVE FAST INTERNET AVAILABLE?

Yes, all homes within Lakeside will have access to ultrafast broadband services.

18. WHAT CAN THE RECREATIONAL LAKE BE USED FOR?

You can paddleboard, kayak and paddle in the recreational lake, however motorcrafts are not allowed.

19. WHAT ARE THE COMMUTE TIMES TO AUCKLAND AND HAMILTON?

Auckland and Hamilton are both a short drive from Te Kauwhata. Around 45 minutes to Auckland and 40 minutes to Hamilton.

20. HOW FAR IS TE KAUWHATA FROM THE COAST?

Lakeside is close to the beaches of Port Waikato (around 50 minutes), Raglan (around 1 hour) and Waihi, Coromandel (around 1 hour). It's also not far to mountain biking tracks in Rotorua (around 2 hours).

21. WILL THERE BE SUSTAINABILITY FEATURES IN THE HOMES/DEVELOPMENT?

Yes, Lakeside has been designed with sustainability in mind.

22. HAVE YOU CONSULTED WITH LOCAL IWI ABOUT THIS DEVELOPMENT?

Yes, we have had significant engagement with local Iwi. Both Tainui and Nga Muka have been supportive of the Lakeside development, with Nga Muka blessing the site before work commenced.

23. CAN I MAKE CHANGES TO THE DESIGN OF MY HOME?

KiwiBuild purchases are a house and land package that has been architecturally designed by Lakeside. There will be no ability to make changes to these designs.

For Modern and Vantage homes built by Lakeside, you will have a range of house designs, and interior and exterior colour schemes to choose from.

For Vantage and Design Your Own land only purchasers, there are Lakeside plans and design guidelines to help you design and construct your dream home.

24. CAN I CONSTRUCT ANY OTHER STRUCTURES ON MY SECTION?

Any non-approved buildings are not permitted on a Lakeside Home section outside of the design controls.

25. WHAT IS THE APPROVAL PROCESS FOR BUILDING YOUR OWN?

- Owners may only erect any building or fence on any lot once the Developer has issued a Design Control Approval for that lot and such building or fence must comply with the Design Control Approval issued by the Developer.
- Owners or their agent shall submit their Building Plan Submission Form, the relevant fees and accompanying documentation to the Developer.
- The Developer will consider the submission and respond in writing within 20 days of receipt of a fully completed submission, either providing the Owner with a Design Control Approval or suggesting amendments to the proposed building plan.
- If the response is a Design Control Approval, the Owner can apply for the necessary Waikato District Council consents. Alternatively, if the Developer does not provide a Design Control Approval, the Owner may work with the Developer to amend the building plans so a Design Control Approval can be issued.
- The Owner shall contact the Developer when the house and landscaping are complete in order for the Developer to assess compliance with the Design Control Guidelines. The Owner shall allow the Developer reasonable access for the purposes of carrying out an inspection.

26. ARE THERE ANY FEES I SHOULD BE AWARE OF?

If you build your own home, a refundable construction bond of \$2,000 is required to provide for remedial or reinstatement works that may be needed because of the Owner's construction or landscaping activities on site. This is refundable on the Developer's satisfaction of all building work and landscaping.

The fee for submitting a Building Plan submission to the Developer shall be \$500 + GST.

27. WHAT COVENANTS OR EASEMENTS MAY APPLY ON MY LAND SECTION?

There are likely to be covenants, easements or similar interests registered on your title which will be familiar to your legal advisors and/or bank. These would cover things such as compliance with design guidelines, access over common areas etc.

KIWIBUILD

28. WHAT IS KIWIBUILD?

For over a decade, demand for housing in New Zealand has outstripped supply. Prices have gone up, and home ownership rates have fallen. The New Zealand Government has established KiwiBuild to help put ownership within reach of more New Zealanders.

Through KiwiBuild, property developers are incentivised to build more quality, affordable homes faster. This process will also allow first home buyers to purchase these new homes without competition from established homeowners or property investors.

29. CAN I BUY A LAKESIDE HOME THROUGH KIWIBUILD?

Yes. Lakeside is proud to be part of the KiwiBuild program. For eligible purchasers, in the initial stage there will be a range of two bedroom homes priced at \$480,000. These will be available through staged ballot releases.

Stay up to date by joining our mailing list for news and announcements.

30. HOW DOES THE KIWIBUILD HOME BUYING PROCESS WORK?

- Register your interest with KiwiBuild;
- Pre-qualify as a KiwiBuild home buyer;
- Select the home(s) you are interested in and register your interest with Lakeside development;
- Enter the ballot for the home(s) you are interested in;
- If successfully drawn from the ballot, complete your purchase with your Lakeside sales agent, Bayleys.

31. WHY A BALLOT SYSTEM?

The ballot system is for KiwiBuild purchases only. The system is designed to give eligible purchasers a fair chance of being selected. In any ballot that KiwiBuild holds for a particular home, each separate application for that home will have an equal chance of winning the ballot.

32. AM I ELIGIBLE TO BUY A KIWIBUILD HOME?

To enter ballots for KiwiBuild homes you must register and meet specific KiwiBuild criteria to be eligible. To qualify:

- Be a first-time buyer or a 'second chancer'; and
- Have an income of no more than \$120,000 (before tax) for a single applicant, or no more than \$180,000 (before tax) for more than one purchaser; and
- Be a New Zealand permanent resident or citizen, or a resident visa holder who is 'ordinarily a resident in New Zealand'; and
- Intend to own and live in the home as your main place of residence for at least three years from the settlement date of your purchase.

33. WHAT IS A 'SECOND CHANCER'?

A previous home owner with no current or beneficial interest in a home in New Zealand or overseas, who is deemed to be in the same financial position as someone who has never owned an interest in a home.

34. HOW LONG WILL IT TAKE FOR KIWIBUILD TO PROCESS MY PRE-QUALIFICATION APPLICATION?

Under normal circumstances KiwiBuild will assess your application within five working days. This process may take longer should KiwiBuild seek further information or clarification from you.

KIWISAVER FIRST HOME WITHDRAWAL

35. WHAT IS A KIWISAVER FIRST HOME WITHDRAWAL?

If you have been a member of KiwiSaver for at least three years, you may be able to withdraw all, or part, of your savings to put towards buying your first home. Eligible members can withdraw their KiwiSaver savings (including tax credits). However at least \$1,000 must remain in their KiwiSaver account.

36. AM I ELIGIBLE FOR A KIWISAVER FIRST HOME WITHDRAWAL?

If you are a member of a complying fund, you may be able to withdraw your savings to help you buy your first home. Not all complying funds permit withdrawals for this purpose, so you will need to discuss this with the trustees of your complying fund. You must also intend to live in the property and it cannot be used to buy an investment property.

If you are a previous home owner, you will still need to apply through your scheme provider; however, Housing New Zealand will initially need to determine whether you are a qualifying person.

KIWISAVER HOMESTART GRANT

37. WHAT IS A KIWISAVER HOMESTART GRANT?

Housing New Zealand help administer KiwiSaver HomeStart grants on behalf of the Government. If you are a first home buyer purchasing a new property, a property bought off the plans or land to build a new home on, you may be eligible for a grant to assist you in your new purchase. You may be eligible for up to \$10,000 per person or \$20,000 per couple.

38. WILL KIWISAVER HOMESTART GRANTS APPLY AT LAKESIDE?

Yes. To be eligible for your HomeStart grant the purchase price of your new property must be within the regional price cap of \$500,000. House and Land packages at Lakeside start from \$499,000.

39. HOW MUCH IS THE KIWISAVER HOMESTART GRANT?

If purchasing a new home, a property bought off the plans or land to build a new home, the HomeStart grant is \$2,000 per person for each year of contribution to your KiwiSaver scheme, with a maximum grant of \$10,000.

40. AM I ELIGIBLE FOR A KIWISAVER HOMESTART GRANT?

To be eligible for a HomeStart grant you must meet specific Housing New Zealand criteria. General criteria to qualify are:

- Be 18 years or over; and
- Have not received the KiwiSaver HomeStart grant or its predecessor (the KiwiSaver deposit subsidy) before; and
- Belong and contributed to a KiwiSaver scheme, complying fund or exempt employer scheme for at least three years; and
- Have an income of no more than \$85,000 (before tax) for a single applicant, or no more than \$130,000 (before tax) for more than one purchaser; and
- The purchase price of the property is within the regional house price cap.