

LAKESIDE FAQs FOR KENNET III

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/retail 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 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.

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

Yes, land is included in all house and land packages.

5. 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. Within the development there will be a range of 2, 3 and 4 bedroom options available for purchase or a land only option. Contact a Bayleys agent for more details.

6. 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 to A3 are available now and consist of 196 sections and will be the focus for the first 18 months (March 2019 – September 2020).

7. WHEN ARE THE SHOW HOMES OPEN?

Our 5 onsite show homes will be open for viewing Saturday and Sunday, 12.30pm – 2pm, or by private appointment.

For more information or to book an appointment contact

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- Nigel White: +64 22 121 0700 or nigel.white@bayleys.co.nz
- Mike Woods: +64 21 675 01 or mike.woods@bayleys.co.nz

8. IS MY DEPOSIT SAFE?

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

9. 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.

10. 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.

11. 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.

12. 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.

13. WILL LAKESIDE HAVE FAST INTERNET AVAILABLE?

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

14. WHAT CAN THE RECREATIONAL LAKE BE USED FOR?

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

15. 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.

16. 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).

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

Yes, Lakeside has been designed with sustainability in mind.

18. 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.

19. 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.

20. 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.

Please contact a Bayleys agent if you any further queries and would like to discuss more.

0508 Lakeside