

# reflections

JULY 2008  
issue 2



THE LAKES  
TAUBANGA

## THIS ISSUE

Welcome to the neighbourhood  
The Lakes Stage 2 on show  
Project managing your own build  
Protecting the balance

IT DOESN'T GET ANY BETTER



welcome to...

# reflections

**W**elcome to the neighbourhood.

There are many different elements that go into making your new house a great home. In this issue of Reflections we take a closer look at managing the build process when you decide to go solo.

Choosing where your new home is going to be is now made easier at The Lakes, each weekend we play host to the Lakes show home trail for many of our respected builders. The Lakes is the one stop destination for your home and land requirements, make sure you view the wonderful array of show homes now open at The Lakes.

In its infancy, The Lakes is developing a strong sense of community spirit – this is being fostered by the wide spread teams of people working daily within The Lakes and amongst our new residents.

Emerging from the stage two construction areas are our community feature parks and leisure facilities that will help oil the social wheels and host community events that will make it easier for you to get to know your neighbours. Our efforts don't just stop at the entrance to our development, we work within the broader community to ensure a seamless integration between you and your greater neighbourhood.

I hope you, your family and friends enjoy this new edition of Reflections.

Michele Berry - Grasshopper

july 08

## contents



**Knock knock. Who's there?**  
 Rexford Heights, The Lakes, Tauranga  
 We welcome our first residents Carolyn and David Lee and ask them what appealed to them about The Lakes community.



## 06

**Time To Shine**

See what's in store as Stage 2 comes to life at The Lakes.



## 09

**Home Alone**

What you need to consider when project managing the construction of your new home on your own.



## 11

**Our Place**  
**Protecting the balance**

Kevin Crawshaw talks about landscaping in Stage 2, the construction of the main Lake and its delicate ecosystem.

# knock knock who's there?

rexford heights, **The Lakes**, tauranga

We welcome our first residents Carolyn and David Lee and ask them what appealed to them about The Lakes community.



**C**arolyn and David Lee are the very first residents and proud owners of their brand new home at The Lakes, Tauranga. Having been married for nearly 40 years they are dedicated to their growing family. Each of their four children are married and between them they have blessed Carolyn and David with 10 grandchildren ranging from the age of 13 years to a new and tiny 6 days old. New residents Trudy, the wise and gentle golden retriever and Sweetie, the affectionate ginger tabby are also loving their new home with Carolyn and David.

Carolyn hails from the Mount and David is originally from Rotorua. David's family moved to the Bay of Plenty to set up Timber Finishings Ltd in Mount Maunganui which is still in operation today. They met when Carolyn's brother was heading to his girlfriends school ball in the sixties. If it wasn't for the girlfriend's cousin David having the same size feet, her brother would have gone to the ball barefoot and the 16 year old Carolyn and David may never have met.

After they married they moved to Tauranga and then to a lifestyle block south of Katikati. They moved into their completed home at The Lakes in December 2007.

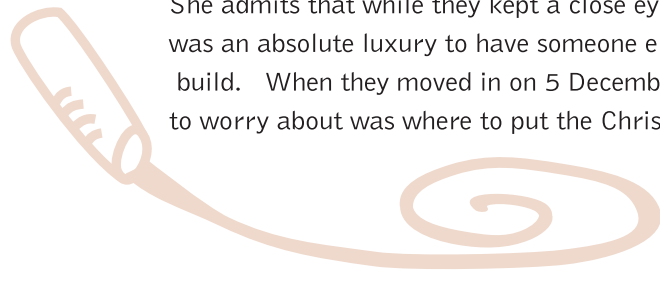
What appealed to them most about The Lakes was the comparatively large section sizes for a new development and the view of the Kaimai ranges from their property. David's mother also lives in Greerton which is just a short convenient drive away.

They are modern downsizers preferring land that is still large enough for the extended family yet small enough to manage on their own. They had already decided to live here before they talked to a sales consultant – it was that simple.

They say a builders home is never finished. David is a builder by trade and for Carolyn this was the first home they had ever had managed by someone else.

“getting the best of all worlds in one wonderful place.”

She admits that while they kept a close eye on things it was an absolute luxury to have someone else manage the build. When they moved in on 5 December, all they had to worry about was where to put the Christmas tree.





THE LAKES  
TAURANGA

IT DOESN'T GET ANY BETTER...

# Stage 2 sections selling now!

0% Interest for 6 Months and Discounts for Cash.

\* This offer is open to all new section purchasers and is time limited, expiring on 30th September, 2008.

Detailed terms and conditions are available from The Lakes Sales Pavilion.

Choose from our fantastic section releases – Parkside, Lakeside, Aspect and Pinnacle and begin living **The Lakes** lifestyle today.



Ph 0800 THE LAKES for your free  
**LAKES eco bag**  
[www.thelakestauranga.co.nz](http://www.thelakestauranga.co.nz)

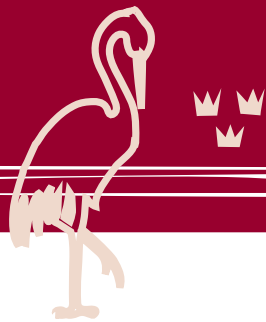
  
Grasshopper  
SPECIALISED INVESTMENT GROUP

# local community calendar



Your events calendar for getting to know the people and places in and around your local Lakes community

june	july	august	september
<p>5th World Environment Day <a href="http://www.worldenvironmentday.org.nz">www.worldenvironmentday.org.nz</a></p>	<p>1st Tauranga Society of Artists Annual Exhibition <a href="http://www.baycourt.co.nz">www.baycourt.co.nz</a></p>	<p>1st The Lakes Tree Day 0800 THE LAKES (0800 834 525)</p>	<p>6th-19th Kiwifruit Festival Te Puke 07 573 6772 email <a href="mailto:focus@tepuke.co.nz">focus@tepuke.co.nz</a></p>
<p>25th-26th An Evening with Tim Beveridge and Bethlehem <a href="http://www.baycourt.co.nz">www.baycourt.co.nz</a></p>	<p>3rd Mid winter celebration Bridgewater Residents 0800 THE LAKES (0800 834 525)</p>	<p>2nd-3rd The Lakes Bridge opening weekend 0800 THE LAKES (0800 834 525)</p>	<p>26th-27th Seniors Day out: Queen Elizabeth Centre, Tauranga <a href="http://www.seniorsdayout.co.nz">www.seniorsdayout.co.nz</a></p>
<p>20th World Youth Day <a href="http://www.worldyouthday.org.nz">www.worldyouthday.org.nz</a></p>			<p>28th City to Surf Half Marathon: The Strand <a href="http://www.citytosurf.co.nz">www.citytosurf.co.nz</a></p>



Your family home. Our family name.™ 

## Harwood Homes has arrived at The Lakes!

We've taken Papamoa by storm with our show homes and now you can come and see us at The House The Bay Built at The Lakes! The Harwood Homes team have incorporated suggestions received from our customers over the years, into this simply breathtaking showcase home. We can't wait to show it to you!

### Building homes for a lifetime of living™

You want a home that will hold its value, accommodating your changing family, hobbies and lifestyle. The systems, materials and fittings we use ensure your home fits your needs and situation – now, and well beyond tomorrow.

### Creating any style and design you want

We find out how you live and what you value, then use this information as the building blocks to design your dream home. Whatever the style, whatever your vision, we'll make it happen.

### Timeless homes of long lasting value

Harwood Homes build to your budget, without compromising standards. In fact, we build above industry standards, ensuring your home has lasting value and saving you money on maintenance in the long-term. Harwood Homes is consistently in award-winning circles meaning if you ever needed to sell, you'd know that your Harwood Home would have held its value.

It's your family home, but it's our family name. We stand by both.



Call us now and we'll meet you on site to find out all about you, and what your idea of a dream home is.

free phone 0508 HARWOOD mobile 0274 902 340  
[www.harwoodhomes.co.nz](http://www.harwoodhomes.co.nz)

SALE HAR070

# time to shine



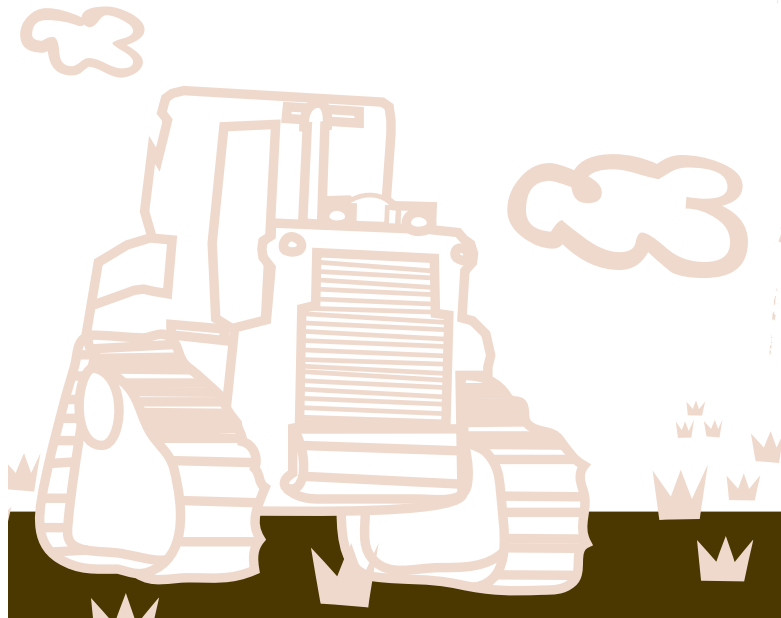
If you have driven passed the activity in the Tauriko Valley you will have noticed that the valley has morphed from what was once grassy farmland into a bustling hive of activity. Much of the work that you could see from the road has been completed and the community is now beginning to come to life. The posties are filling letterboxes as new residents move in and the rubbish trucks are now doing their weekly rounds.

Deeper into the valley the second stage of this 7-year project is beginning its transformation. Even if your interest doesn't extend to civil construction it is phenomenal to watch. The heavy machinery push and scrape dirt around reusing and recycling everything that the land has to offer – and all of this will evolve into a community

that, when completed, will be dotted with homes looking over and beyond the 7<sup>1/2</sup> hectare lake which sits as its centrepiece.

Meandering through the valley, the grand lake is the highlight of Stage 2. This is no goldfish pond but rather a delicately balanced ecosystem for the abundant wildlife

“Meandering through the valley, the grand lake is the highlight of Stage 2. This is no goldfish pond...”



See what's in store as Stage 2 comes to life at The Lakes.



that will share this very special place. The surrounding wetlands will become home to Kingfisher and Heron and the lake will be filled with species of fish populated by the nearby Kaupererau stream. The footbridge taking you across the lake is a natural extension of the surroundings, blending in with the wood detailing that is a refreshing change from the clinical, industrial designs that we see cropping up in our cities. It is both interesting and refreshing.

Whether it is a nice romantic picnic by the lake or a family game of volleyball at the park, there is certainly something in and around The Lakes for everyone who chooses to live, work or play here.

The Vista and Pinnacle releases in Stage 2 sit atop The Plateau and are selling now. Perched above the grand lake, sections toward the front of The Plateau command unobstructed views of The Lakes and beyond to the Kaimai Ranges where the sun sets in the evening – a view that has to be seen to be fully appreciated. With it being so difficult to find existing properties in Tauranga with this much land and this kind of outlook – building your new home here is definitely worth considering.

## The Lakes Stage 2 - Fast Facts

**SECTIONS SELLING NOW**  
SPECIAL PURCHASE TERMS! - LOW DEPOSIT - INTEREST  
FREE DEFERRED PAYMENT OR DISCOUNT FOR CASH  
**0800 THE LAKES (843 525)**

Stage 2 - Parkside: Lots 449-475  
Titles available.

Stage 2 - Lakeside: Lots 166-176  
All construction has been completed. Titles are available.

Stage 2 - Vista: Lots 565-582, 596  
Titles available September 2008.

Stage 2 - Pinnacle: Lots 550-564, 583-592  
Selling Now.

# protecting your future

Discover Bridgewater Village - a community built to help you protect yourself and your future while ensuring that you enjoy everything that life has to offer along the way. Because life is worth living.



**B**ridgewater. The name just begs a way forward, or over – the next step. That's exactly what it is. Positioned near the entrance to The Lakes, Bridgewater Village is a community designed to take care of you, your lifestyle and your future. Getting older is not about age anymore, it is about continuing to enjoy life, making the most of opportunities and retaining your independence. It's about taking care of number one – that's you.

Protecting your independence and your future is guaranteed at Bridgewater Village because all Villa's are freehold. Unlike most lifestyle villages that only give you 'license to occupy' there is no risk of loss of capital and any capital gain from your Villa is yours to keep if you should decide to sell.

A cost effective body corporate fee ensures that your investment in your lifestyle, your Villa and your community will be protected and maintained for the long term. At Bridgewater Village we help you to take care of yourself, your needs and your lifestyle.

Security is paramount here and the best technology has been installed to ensure you are safe in your community and the surrounding area's. Our diverse range of Villa's are designed for maximum community integration and situated within walking distance of the nearby lake and walkways so that your environment becomes a natural

extension of your home. And, positioned with easy access to Hamilton, Auckland, Rotorua and Tauranga, visiting family and friends is just as easy for you as it is for them.

With a third of the homes now built the community is starting to come to life. New residents are enjoying their gardens and the luxury of having extensive cycleways and walkways around The Lakes practically on their doorstep. The area will soon be home to cafés, a garden centre, retail shops, medical facilities, a public library and a swimming pool for everyone to enjoy. Quite simply, The Lakes community will have all the essentials you need to make the most of life.

Another bonus is that construction is ongoing, so you needn't wait for your new home to be built – it may be there waiting for you.

Come and visit the display pavilion and talk to our sales consultants about the community, and what you are looking for. Here you can see a model of Bridgewater Village and talk with people about what lifestyle you can expect when you move here. It's well worth the visit.

## Bridgewater Village Display Villa

Open 10am – 4pm daily

Signposted on Lake Boulevard, The Lakes, Tauranga

Tel 0800 2 LIVE EASY (0800 254 833)

Email [info@bridgewatervillage.co.nz](mailto:info@bridgewatervillage.co.nz) (for a free brochure)

# home alone

what you need to consider when **project managing** the construction of your new home on your own

So you have bought your section at The Lakes. For many this will be the first time venturing into a brand new build project. You've seen my house my castle on the TV and it all looks relatively straight forward right? Before you dive head-first into the deep it is worth doing some research to find out whether this is one can of worms you really want to open on your own...



Firstly, it may appeal to the pocket but what are the real costs of managing the construction on your own home? There is no hard and fast rule but before you take on this monumental task it is worth being honest with yourself about what you will be able to realistically achieve with the time you have available and match these against your expectations, strengths and weaknesses.

“Good communication between everyone involved in the process – right from the outset.”

Secondly, if you are project managing alongside your normal job it may be wise to let people you work with know that you are about to go through this. You will definitely need them onside because demands of the project

may take you away from work to make instantaneous decisions about things that are happening on site.

And lastly, you will need to identify the potential effect that managing your own project will have on your family and friends. Discuss the expected timing, the potential interruptions to your daily routine and how this will affect other members of the family. Their support is crucial to ensuring this project works and their feedback is important.

As the project manager you will be expected to manage the various tasks in the building process including:

1. Preliminaries
  - Arranging finance
  - Organising the design
2. Organising the builder and sometimes the contractors
  - Asking selected builders and/or subcontractors for prices or tenders to do the work
  - Selecting the form of contract that best suits your needs
3. Consents
  - Submitting your plans for approval with the developer
  - Getting building consents

SIZE 795 m<sup>2</sup>

**sold**

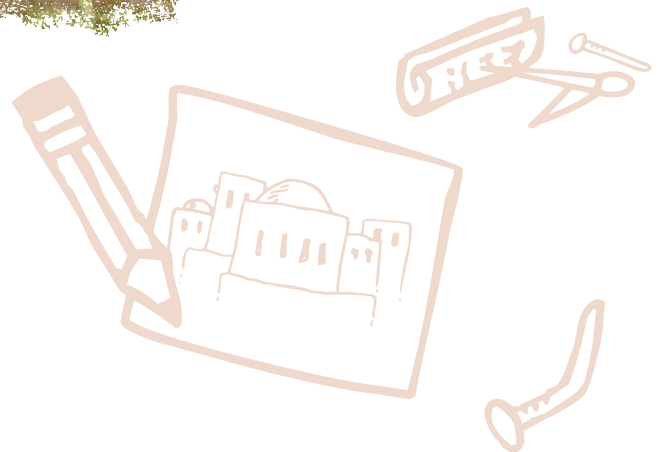
THE LA



---

#### 4. Managing Construction

- Arranging for subcontractors to be available when needed
- Dealing with suppliers and making sure materials are ordered on time
- Monitoring progress once work starts to make sure everything complies with the contract and consent documentation
- Arranging for inspections by your own professionals ie. designer or architect
- Arranging for inspections by the building inspectors at the end of each stage
- Answering questions that arise during building, and clarifying anything in the construction documents with contractors
- Knowing when progress payments are due and checking claims for payment
- Negotiating with the builder and subcontractors to come and fix any work not completed or done properly
- Processing variations and anything else that crops up along the way
- Arranging amendments to the building consent where necessary
- Arranging the final inspection for the code compliance certificate



One of the key ingredients for a smooth project is good communication between everyone involved – right from the outset. Getting the builder and the designer or architect together at the very beginning is a good idea. If you can, do this before you purchase the section. You will be able to discuss any limitations that the contour and angle of the site will may have on the design that you have in mind.

And, above all else – you will need to have the confidence and personal strength to carry the project forward to completion. This can be a challenging role to take on but it can also be very rewarding. There is a lot of free information available to help you along the way and, if you do your research it will help to ensure that your new home is a constant source of pride and satisfaction for years to come.

For further information check out  
[www.consumerbuild.org.nz](http://www.consumerbuild.org.nz)

# our place

protecting the balance

Kevin Crawshaw talks about landscaping in Stage 2, the construction of the main Lake, its ecosystem and how doing it well is just as important as doing



**F**rom the moment we get in his 4x4 he is briefing me on the civil construction status of Stage 2 at the Lakes and everything you would ever want to know about the landscaping of the main lake. Kevin Crawshaw knows so much you would think he has been working here from the beginning. In truth he has not long taken over as Landscape Manager at The Lakes. As he drives around he has his eye on everything. He talks enthusiastically about everything from revegetation, birdlife and ecosystems to bridges, storm water and stonemasonry. This man can do everything it seems, and he is eager to save precious time wherever he can – even if this means mucking in himself.

After 6 years working extensively on large residential estate projects in Britain, Kevin decided to return to New Zealand and has landed with his feet firmly on terra firma – quite literally. He started working as a landscaper at The Lakes in stage 1 before taking the

helm in Stage 2.

So is it any different to landscaping a  $\frac{1}{4}$  acre section? 'Fundamentally it is all the same' Kevin says, as he fluently recites all the stages and components involved in the business of landscaping, '...just on a much larger scale'. And when he says large he means large. The Lake, which is currently under construction, will be the largest water feature that Kevin has ever done.

At 7 $\frac{1}{2}$  hectares this Lake is no goldfish pond – it's a delicately balanced ecosystem and Kevin is determined to make the balance work. From the fish passage to the Kopurereu stream that will help balance and sustain the Lakes fish population, to the construction of pathways, seating, bridges, this is no small fete. Add on the planting of 180,000 plants this season alone and you have one huge garden.

As we sit atop The Plateau overlooking the hustle and bustle of what will become stage 2 at The Lakes I am in awe of the scale of this project and decidedly pleased that Grasshopper has a man at the helm who's mantra appears not to be 'Just do it' but rather:

'Don't just do it. Do it WELL'.





“the journey is the reward”

Grasshopper is a name synonymous with quality.  
As a place to work, as an industry leader and as a symbol of  
responsible, sustainable and prestigious development.  
Protecting the environment not only today but for generations to come.



**Grasshopper**

[www.grasshopper.net.nz](http://www.grasshopper.net.nz) | 0800 THE LAKES (843 525) | [www.thelakestauranga.co.nz](http://www.thelakestauranga.co.nz)

This magazine has been printed on environmentally responsible recycled paper. It has been manufactured with non polluting greenpower electricity with no additives and is made from 30% pre consumer waste, 25% post consumer waste and 45% FSC (Forestry Stewardship Council) certified pulp. Whilst all reasonable care has been taken in preparation of this magazine, the information contained herein is believed, but not guaranteed to be correct at time of printed. This magazine does not constitute an offer on contract. Grasshopper Properties Limited.