

≡ YOUR OWN



PIECE OF ≡

kiwi^{ness}



LAKESIDE

Take a scenic stroll around the water's edge of Lake Waikare, one of the largest lakes in the North Island and also one of its best kept secrets.

The good life is just down the road

Breathe in, stretch out and make that dream of a Kiwi lifestyle your reality.

At Lakeside you're building more than just a home, you'll be building a lifestyle that will be the envy of many. Set in a relaxed rural environment and quintessential Kiwi community, Lakeside's innovative house designs give you the freedom to choose a home that suits both your needs and your budget. Whether you're raising a family, enjoying your career or retiring, leave the stress behind and enjoy a slice of the good life.





Lakeside is a new residential master-planned community nestled on the banks of Lake Waikare in Te Kauwhata. Situated immediately south of the existing village centre, Lakeside is the logical extension of the township.

The Lakeside Location



Life is better by the water. An exciting new residential community is coming to the banks of Lake Waikare, less than a kilometre from Te Kauwhata's charming village centre.

Lakeside will see for the first time public access provided to the banks of Lake Waikare thanks to the creation of over 5km of walking and cycle trails within 185 acres of dedicated reserve land.

Lakeside's main entrance will be via Scott Road with a secondary entrance via Rata and Rimu Streets, both providing easy access to SH1.



Lakeside is perfectly positioned just south of Auckland in the middle of the Golden Triangle.

Access Everywhere

Forty-five minutes north of Lakeside is the supercity of Auckland. With a population of around 1.6 million, Auckland is New Zealand's major economic and financial centre. With large commercial and industrial areas in Manukau City, plus a wide range of primary industries located in the Pukekohe region, this thriving hub provides a plethora of employment, study and recreation opportunities.

Lakeside is also within easy reach of bustling Hamilton and beachy Tauranga. With large shopping and service precincts available less than forty minutes' drive away via the new Waikato expressway, all the necessities in life are just a stone's throw away.

For your outdoor enjoyment the Coromandel and its golden sandy beaches, Waihi and the scenic Karangahake Gorge to the east are all an easy drive from your new Lakeside home.

To the west you'll enjoy the charms of popular seaside hamlets like Port Waikato, world famous surf town Raglan and the nature reserve of Mt Pirongia.

Boating is not just a hobby but a lifestyle for many in the area, and there are dozens of places nearby providing access to the Waikato River for water skiing and fishing.

The town is serviced by a newly-built highway interchange leading from the country's main artery, SH1.



Easy access to The Hub or Sylvia Park



Auckland International Airport



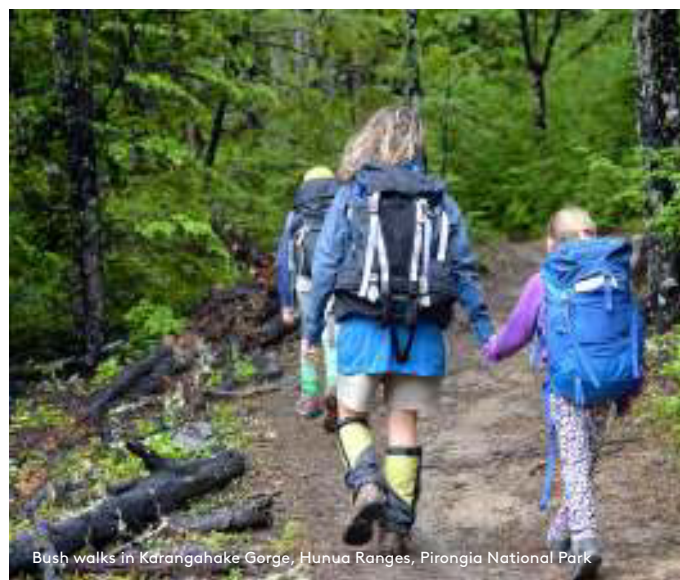
Hamilton City



Auckland City



Coromandel beaches



Bush walks in Karangahake Gorge, Hunua Ranges, Pirongia National Park



Agricultural and industrial hubs nearby



Port Waikato

HEAPS OF Kids Room free & nest!



This character filled Kiwi town offers a ready-made community for you to become a part of.

Life at Te Kauwhata



Take a look around the town and you'll see traditional Kiwi landmarks letting you know you're living somewhere with a heart. The town has many classic Kiwi features including a memorial domain, ANZAC memorial, Four Square, farm supply stores – and of course fish & chips!

Te Kauwhata boasts several early childhood centres, two excellent primary schools, a secondary school and a modern library. There are a number of thriving clubs and community groups including the Waikare Golf Club, Te Kauwhata Rugby Club, Bowling Club, Scouts & Keas – making it easy to get involved and meet your neighbours.







The Lakeside Village Centre will be a meeting point and the focal point of a vibrant community.

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. A recreational lake is being built adjacent to Lake Waikare. The new lake, along with sports fields, playgrounds, and walking and mountain bike tracks, will offer loads of fun in the outdoors.

The Lakeside Village Centre may consist of:

Café/Restaurant

Children's playground

Childcare centre

Modern medical centre

Communal business office spaces

Ample parking

Sports field

Basketball court

All of this will ensure that Lakeside will be both a great place to live now, and for future generations to come.

The Lakeside Amenities



PLENTY OF

Ride to the Dairy-ness



How to Buy at Lakeside

Lakeside provides you with loads of options for securing your piece of Kiwi-ness. We have a selection of freestanding homes and land-only packages available to suit your needs.

There are three basic steps:

1. Choose your section

2. Choose your home

3. Choose how to build

Lakeside sections will be sold on a “first come, first served” basis. To find out what’s available and how you can secure an opportunity to purchase at Lakeside, contact one of our dedicated Lakeside sales agents or visit www.winton.nz

Your Choice

At Lakeside, there are three categories of home and section for you to choose from: Modern, Vantage and Design Your Own. Our range of considered designs gives you the flexibility to choose the perfect home to fit your lifestyle.

Modern Homes

For our Modern Home sections, there is a range of sixteen Modern Home designs, which Lakeside will construct on site ready for you to move into. Lakeside’s Modern Homes are affordable architecturally designed homes, available with either two or three bedrooms. Perfect for first time buyers, investors or down sizers.

Vantage Homes

Fourteen different Vantage Home designs are available to build on our Vantage Home sections. Lakeside can build the home for you or, if you prefer, you can engage your own builder and follow our specifications, house plans and design guidelines. Lakeside’s Vantage Homes are larger architecturally designed homes with three or four bedrooms and either one or two storeys. All Vantage Homes have either an internal garage or off-street parking for your vehicle.

Design Your Own

If you choose one of our larger Design Your Own sections, you design and build your own home following the Lakeside design guidelines. Craft a home designed specifically for your needs and to optimise the section you have purchased. Reflect your own sense of style and realise your vision in your dream home.



A new way of living, a new way of thinking.
Lakeside's Modern Homes provide affordable living in a rural setting.

- Two or three bedrooms
- Single or double storey
- Off-street parking
- Outdoor living spaces
- Landscaped garden
- 225m² – 495m² sections
- 68m² – 108m² floor area

Modern Homes

Lakeside's Modern Homes use innovative design to deliver stylish homes that are functional, comfortable and affordable. Perfect for small families, busy professionals or couples, our sixteen Modern Homes are competitively priced for those wanting to own their own freestanding, freehold home.

The open-plan living areas open up onto an outdoor entertaining area that is perfect for dining and socialising with family and friends. Fences and hedges allow for plenty of privacy.

Your Modern Home comes with a contemporary kitchen, living area, bathroom(s), laundry and storage area all featuring modern fixtures and fittings. There are double-glazed windows to maximise views and fill the homes with warmth and light. All our properties are designed to sit harmoniously amongst tree-lined streets with ornamental greenery.





Build a Vantage Home for a whole lot of house on a Vantage Home section. Ideal for families and those needing a little more space.

Three or four bedrooms

Single or double storey

Internal garage or off-street parking

Outdoor entertainment areas

Landscaped garden

385m² – 585m² sections

98m² – 179m² floor area

Vantage Homes

Our Vantage Homes offer modern day living with more space in a serene location. Careful design and a sense of style ensure you will love returning to your Vantage Home every day.

Quality materials and appropriate colours are applied to ensure your Vantage Home fits its environment. These well insulated homes feature large double-glazed windows to keep you warm in winter and let in plenty of natural light all year round.

Our fourteen Vantage Homes offer a variety of larger architecturally designed three or four bedroom homes, ideal for growing families or entertainers.



Kiwis love to dream big and make it happen. Lakeside's Design Your Own sections allow you to do just that.

Design Your Own

The Lakeside team will work with buyers to realise their architectural dreams, providing design guidelines and parameters to help get your bespoke-built home started.

These sections are the largest in the development, up to 800m² in area. All sections take advantage of the same masterplanned and landscaped streets and common areas that Lakeside will become known for.



The Lakeside Homes

Most Lakeside sections are suitable for at least three of our Lakeside Home designs. Choose the home that best suits your needs, budget and preferred location. Then talk to us about building your Lakeside Home for you so all you need to worry about is organising the movers.

House Type	Bedrooms	Bathrooms	House Floor Area	Parking Area	Outdoor Area	Total Floor Area
Modern Homes						
1 Alexander	2	1	69 m ²	13 m ²	46 m ²	128 m ²
2 Beaumont	2	1	68 m ²	13 m ²	57 m ²	138 m ²
3 Carrick	3	1	87 m ²	13 m ²	37 m ²	137 m ²
4 Dillon	3	1	93 m ²	26 m ²	35 m ²	154 m ²
5 Emerald	3	1	87 m ²	13 m ²	44 m ²	144 m ²
6 Fairhall	3	1.5	105 m ²	13 m ²	57 m ²	175 m ²
7 Gulliver	3	1.5	108 m ²	30 m ²	42 m ²	180 m ²
8 Harper	3	1	98 m ²	29 m ²	37 m ²	164 m ²
9 Irwell	3	1	93 m ²	13 m ²	32 m ²	138 m ²
10 Juno	3	1	90 m ²	13 m ²	32 m ²	135 m ²
11 Kennet I	2	1	70 m ²	22 m ²	27 m ²	119 m ²
12 Kennet II	3	1	83 m ²	19 m ²	28 m ²	130 m ²
13 Kennet III	3	2	91 m ²	17 m ²	33 m ²	141 m ²
14 Lilburne	2	1	73 m ²	13 m ²	38 m ²	124 m ²
15 Mackenzie	3	1	82 m ²	16 m ²	27 m ²	125 m ²
16 Nevis	3	1	80 m ²	13 m ²	18 m ²	111 m ²
House Type	Bedrooms	Bathrooms	House Floor Area	Garage/ Parking Area	Outdoor Area	Total Floor Area
Vantage Homes						
17 Olivine III	3	2	102 m ²	20 m ²	44 m ²	166 m ²
18 Olivine IV	4	2	113 m ²	20 m ²	27 m ²	160 m ²
19 Puketi	4	3	148 m ²	20 m ²	35 m ²	203 m ²
20 Ryton	3	2	111 m ²	20 m ²	48 m ²	179 m ²
21 Saxon	4	2.5	144 m ²	18 m ²	36 m ²	198 m ²
22 Sumner	4	2.5	143 m ²	23 m ²	46 m ²	212 m ²
23 Thames III	3	2	98 m ²	37 m ²	38 m ²	173 m ²
24 Thames IV	4	2	119 m ²	37 m ²	45 m ²	201 m ²
25 Turnbull III	3	2	101 m ²	47 m ²	36 m ²	184 m ²
26 Turnbull IV	4	2	116 m ²	43 m ²	41 m ²	200 m ²
27 Victoria	3	1.5	102 m ²	38 m ²	53 m ²	193 m ²
28 Waikare	4	3	158 m ²	21 m ²	47 m ²	226 m ²
29 Waikato III	3	2	108 m ²	21 m ²	34 m ²	163 m ²
30 Waikato IV	4	2	116 m ²	21 m ²	33 m ²	170 m ²

Modern Homes



Vantage Homes



LOADS OF



fresh air-ness!







LAKESIDE

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