

UNDERSTANDING KĀINGA ORA & LAKESIDE TE KAUWHATA



The main question buyers ask – simply explained.

WHO OWNS & DEVELOPS LAKESIDE?

Lakeside is a master-planned community in Te Kauwhata developed in partnership between Kāinga Ora and Winton.



 Kāinga Ora partnered in the overall development vision.


 Winton leads the masterplanning and infrastructure delivery.


A MIXED, MASTER-PLANNED COMMUNITY




 **~80% PRIVATE HOMES**
Built by our builder partners and sold on the open market.

 **~20% AFFORDABLE HOMES**
Delivered through programmes like the Colab Series.

 RESERVES & WETLANDS

 WALKING & CYCLING TRAILS

 FUTURE VILLAGE CENTRE & AMENITIES



DOES KĀINGA ORA OWN ALL OF LAKESIDE?

NO.
Lakeside is a mixed community made up primarily of privately owned homes.

This includes:

- Turn-key homes
- House & land packages
- Private owner-occupied homes
- Investment properties
- Affordable housing options



ARE THERE KĀINGA ORA / AFFORDABLE HOMES IN LAKESIDE?

YES – BUT ONLY A PORTION.

Approximately 20% of homes within the development are designed as more affordable housing through programmes like the Colab Series.

- ✓ Freehold properties
- ✓ Same quality standards
- ✓ Designed to help more Kiwis into home ownership



WHAT IS THE COLAB SERIES?

The Colab Series is an affordable housing initiative within Lakeside.

- ✓ Has eligibility criteria
- ✓ Capped at specific price points
- ✓ Intended to support owner-occupiers into the market
- ✓ Not “state houses”








IS LAKESIDE A KĀINGA ORA STATE HOUSING DEVELOPMENT?

NO.
Lakeside is a large-scale master-planned residential community with a mix of private homes, affordable homes, reserves, wetlands, walking trails, parks and future retail/community facilities.

The majority of homes are privately owned and sold through builder partners and local real estate agencies.



WHY BUYERS LOVE LAKESIDE

-  Modern master-planned community
-  75 hectares of reserve & wetlands
-  Walking & cycling trails
-  New parks and future village centre
-  Easy access north to Auckland and south to Hamilton
-  Mix of price points and housing options
-  Strong long-term growth and infrastructure planning



SIMPLE WAY TO EXPLAIN IT TO BUYERS

“Lakeside is a mixed master-planned community developed by Winton in partnership with Kāinga Ora. The majority of homes are privately owned new builds, with a small portion allocated to affordable housing programmes designed to help more Kiwis into home ownership.”



Te Kauwhata
A great place to live,
work and grow



Excellent connections
Easy access to SH1,
Auckland & Hamilton



A community
designed for
future generations



Green spaces,
wetlands & nature
at your doorstep