

# Hamilton City update



## Kia ora neighbour,

With the strong and growing demand for housing in Hamilton City, Kāinga Ora continue to look at the best use of our portfolio, through redevelopment, refreshing older homes, divesting and building new homes.

We have built and purchased over 425 new modern, warm and dry homes in Hamilton City since July 2024.

If you want to know more about our current building activity:

[www.engage.kaingaora.govt.nz](http://www.engage.kaingaora.govt.nz)



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## Here is a snapshot of activity occurring across Hamilton City.

**Kāinga Ora owns or manages over 4,000 homes across Hamilton City, with over 11,000 people living in them.**

People who live in Kāinga Ora homes are diverse with 40% of our homes tenanted by over 55-year-olds, including nearly 800 individuals living alone.

More than 4,500 children live in our homes with 45% of our homes including children.

**Detailed Planning, approved Resource Consents, construction occurring or about to begin on 90 new homes (211 new bedrooms)**

- 3 one-bedroom homes
- 57 two-bedroom homes
- 16 three-bedroom homes
- 2 four-bedroom homes
- 4 five-bedroom homes

## Who will live in the new homes

Kāinga Ora will match homes to families to be their long term homes, with priority given to those in greatest need, while considering location due to work, wider whānau, and education.

## 1,171 Households moved into a new home

Between July 2024 and June 2026, 1,171 households moved into a new home in the Waikato, 942 of these were new customers who were on the Ministry of Social Development Housing Waitlist.

Many of these new customers have come from emergency housing situations.

### Questions?

If you want to know more, please don't hesitate to contact one of the Kāinga Ora team.

**Email:**

[Waikato.region@kaingaora.govt.nz](mailto:Waikato.region@kaingaora.govt.nz)

Our team are available to talk with people around any of our activity in the Region. We will keep our website updated as projects receive Resource Consent from Council.

Across 2026/2027 we will continue to be at local Community Centres to continue these conversations.

## Delivering new and improved state housing

Our organisation provides tenancy services to nearly 190,000 people across New Zealand, of which 40% are children. We expect to continue to own and maintain around 78,000 homes over the coming years.

After a period of significantly increasing our housing stock, Kāinga Ora is now focusing on improving the quality of our older homes throughout the country. The 90 new homes planning to be delivered will contribute to this, without increasing the number of homes that we look after.

Kainga Ora is improving the quality of homes by:

- Significantly renovating those that are in the right places under our retrofit programme, adding at least 50 years to their lifespan and ensuring they are warm, dry and healthy. Work can include full insulation (walls, ceiling and floor), double glazing, improved ventilation, and new heating. We may also upgrade bathrooms and kitchens and renovate the living areas so they are modern and open plan.
- Completely removing unsuitable, older homes and replacing them with new modern,, warm and healthy homes on the same land.
- Selling some properties and replacing them with new homes in the right locations close to amenities that people need in their day-to-day lives.

## Community Partnerships - Kai Sustainability



Our Community Partners are key connection and support to whaanau who live in our homes. Their support is vital to how our whaanau connect to their community and where they go to for support to navigate many aspects of life.

An example of this is, Te Puna Waiora Community Centre, who have been building on their Maara Kai project to help

- Develop community food resilience
- Promote and teach growing your own kai
- Provide a space for the community to learn and practice horticulture techniques that can be applied at home

With fortnightly workshops, people can learn to grow kai from seedlings at the right time of year ready for planting, control of pests, seasonal crops, compost making, sowing seeds, taking cuttings, tools and garden maintenance through to harvest. These workshops not only provide whaanau with kai opportunities, but also making social connections in their community, that we are always looking for ways to support.



[www.engage.kaingaora.govt.nz](http://www.engage.kaingaora.govt.nz)

New Zealand Government

 **Kāinga Ora**  
Homes and Communities