

Waikato Regional Update excluding Hamilton City

July 2026



Kia ora neighbour,

With the strong and ongoing demand for housing in the Waikato Region, Kāinga Ora – Homes and Communities 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 260 new modern, warm and dry homes in the region since July 2022.

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

www.engage.kaingaora.govt.nz



www.engage.kaingaora.govt.nz



Here is a snapshot of activity occurring across the Waikato Region, excluding Hamilton City.

Kāinga Ora owns or manages nearly 1,600 homes across our Region, with over 4,000 people living in them.

People who live in Kāinga Ora homes are diverse with 47% of our homes tenanted by over 55-year-olds, including over 200 individuals over 65 living alone.

More than 1,500 children live in our homes with 46% of our homes including children.

Homes delivered since July 2025 – June 2026 (36 new homes)

- 13 two-bedroom homes
- 15 three-bedroom homes
- 6 four-bedroom homes
- 2 five-bedroom homes

22 new homes planned for Te Awamutu

- 10 one-bedroom homes
- 12 two-bedroom homes

Project Update:
On hold until 2029

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 whaanau, and education.

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

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 your local Community Centre to continue these conversations.

Our Region

Information contained in this document is primarily about Kāinga Ora homes within the following nine local Council areas:



Thames Coromandel District
Hauraki District
Matamata-Piako
District Waikato District
Waipā District
South Waikato District
Ōtorohanga District
Waitomo District
Taupō District

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380 Households into a new home

Across the last two years, 380 households moved into a new home in the Waikato region excluding Hamilton City. 294 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.

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.

Kāinga Ora is improving the quality of our older 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 the amenities that people need in their day-to-day lives.

Community Partnerships – Neighbourly



Our Community Partners are key community anchors who support whaanau to live well in their homes. Kāinga Ora have been working with our Community partners to welcome whaanau into their new home and community by providing information, resources and help with making connections that will support them to live well.

Community partners worked together to deliver a community-focused event “Neighbourly” in Te Kūiti that brought local whaanau, including those living in Kāinga Ora homes, together in a welcoming and supportive environment. The collaboration strengthened trust and familiarity between Kāinga Ora, local organisations and the wider community, creating stronger connections and opportunities to work alongside one another. These partnerships continue to build a coordinated approach to supporting whaanau and helping people live well in their homes and community.