

Hamilton City update

July 2024 to June 2025



Kia ora neighbour,

With the strong and increasing demand for housing in the Waikato, Kāinga Ora – Homes and Communities had had a large build programme underway to help address that need.

Between 2023 and 2025 we set out to build and purchase over 1000 new modern, warm and dry homes in the region. We achieved that goal delivering 1152 new warm dry homes during this time. If you want to know more: www.kaingaora.govt.nz/waikato



www.kaingaora.govt.nz/waikato

Here is a snapshot of activity that occurred across Hamilton City for the last Financial year.

New homes completed between June 2024 and July 2025 (389 new homes, 1002 bedrooms)

- 16 one-bedroom homes
- 192 two-bedroom homes
- 131 three-bedroom homes
- 41 four-bedroom homes
- 9 five-bedroom homes



Whaanau into new homes

The following numbers is new whaanau into homes with Kāinga Ora, from our new builds and natural turnover of our existing stock.

- 806 new tenancies started, including 701 new households to a Kāinga Ora home
- 351 - Whaanau from Emergency Housing
- 199 - Whaanau from Transitional housing



Kāinga Ora
Homes and Communities

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@kaingora.govt.nz



Community Engagements

Community Engagement is ongoing. Our team are available to talk with people around any of our activity in the Region.

We keep our website updated as projects receive Resource Consent from Council and progress through construction.

Across 2025 we will be at your local Community Centre every second month to continue these conversations.



www.kaingora.govt.nz/waikato

Resetting Kāinga Ora

Kāinga Ora is resetting its focus so it can better serve tenants and communities and leave sustainable social housing legacy for future generations.

Kāinga Ora was established in 2019 to replace Housing New Zealand as the country's largest social housing provider. Since then, its mandate has been expanded to incorporate functions like large land purchases, complex urban development projects and shared equity schemes, all of which have stretched the organisation's resources and attention.

We have delivered thousands of new homes in a short period of time, but high levels of inflation, rising interest rates, and increasingly complex mandates, coupled with high organisational overheads, have made our operating and commercial model unsustainable.

We need to reset to improve our financial sustainability and to bring our focus back to our core mission. Our new plan for Kāinga Ora is intended to keep us focused on being a good landlord who looks after its tenants, a good neighbour who engages well with the community, and a fair, rational and common-sense developer who spends money wisely to get the right housing to the people who need it.

Our Board will be closely monitoring implementation of the plan and will provide regular progress reports to the government.

Refocusing on our core mission

We're refocusing on our core mission of providing and managing state-owned social housing in a financially sustainable way.

We're going back to basics and concentrating our resources on being a responsible landlord who looks after our homes and tenants and serves communities well.

We are currently working on identifying the best value for money approach to continuing our six large scale urban development projects. But, over time, we will scale back or transfer other work that we've picked up in recent years that doesn't fit within our core business (such as large-scale land purchases, industry innovation and affordable housing).

You can read more on the plan ahead here:

https://kaingora.govt.nz/en_NZ/about-us/resetting-kainga-ora/



New Zealand Government



Kāinga Ora
Homes and Communities