

Waikato Regional Update excluding Hamilton City

DECEMBER 25



Te Awamutu

Kia ora neighbour,

With the strong and ongoing demand for housing in the Hamilton City, Kāinga Ora – Homes and Communities has had a large build programme underway.

We have built and purchased 250 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 1,500 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.

Approved Resource Consents, construction occurring or about to begin on 20 new homes (53 new bedrooms)

- 13 two-bedroom homes
- 3 three-bedroom homes
- 2 four-bedroom homes
- 2 five-bedroom homes

Detailed planning is underway on 16 further new homes (52 new bedrooms)

- 12 three-bedroom homes
- 4 four-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 whaanau, and education.

2,434 Households moved into a new home

Between July 2022 and June 2025, 2,434 households moved into a new home in the Waikato, 1,801 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

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 we will continue to be at your local Community Centre to continue these conversations.

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 have gone back to basics and concentrating our resources on being a responsible landlord who looks after our homes and tenants and serves communities well.

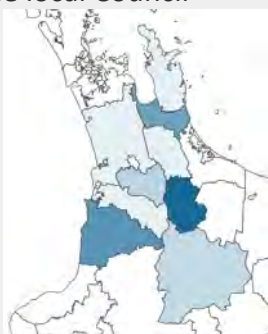
We not only work directly with people living in our homes, we also rent or lease properties to community organisations working with whaanau for supported housing.

We are investigating the best use of all our houses to ensure they meet the needs of our tenants. We have begun to make decisions around maintaining older houses, divesting some and building new. Often it is a better use of land to replace many of our older state houses with more, warm and dry homes in areas of high demand. We are continuing to build new homes, these homes that are currently being planned and built are part of our response.

Future redevelopment projects are being looked at as over 1,000 of our homes were built prior to 1980.

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



www.engage.kaingaora.govt.nz

Community Partnerships - Support to Settle

Our Community Partners are key supports to the whaanau who live in our homes. With their support, they can be a major part of our whaanau settling into and thriving in their new home.

Kāinga Ora have been working with our Community partners to welcome whaanau into their new home and community. By not only providing information, but making connections that will support them to navigate settling into our homes.

One of our community partners, Ōtorohanga Support House works hard to strengthen community wellbeing by connecting local whaanau with essential support services. Through this collaboration, residents can access guidance, resources and support that fosters resilience and a sense of belonging within the Ōtorohanga and Te Kūiti area.

We have been working with the team at Ōtorohanga Support House and our other Community Centre's around the region on ways to support our whaanau and their wider communities.

New Zealand Government

 **Kāinga Ora**
Homes and Communities