

Waikato District update

January 2025



Galbraith Street, Ngaaruawaahia

Kia ora neighbour,

With the strong and increasing demand for housing in the Waikato, Kāinga Ora – Homes and Communities has a large build programme underway.

We are on track to build and purchase over 1000 new modern, warm and dry homes in the region between 2023 and 2025.

If you want to know more:

www.kaingaora.govt.nz/waikato

Here is a snapshot of activity occurring in Te Kauwhata, Raahui Pookeka (Huntly) and Ngaaruawaahia.

Kāinga Ora

The primary role of Kāinga Ora is to provide public housing, but we also administer a range of products to help people into home ownership and partner with Council's on larger community developments.

We not only work directly with people living in our homes, we also rent or lease properties to community organisations working with whānau for supported housing. We are investigating the best use of all our houses to ensure they meet the needs of our customers. The homes that are currently being planned and built are part of our response. Future redevelopment projects are being looked at as 60% of our homes were built prior to 1980.

Home Ownership Assistance

Looking at buying your first home but not sure where to start?

Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership. These include financial assistance to help people afford a deposit or ongoing repayments. Have a look at what could be right for you.

Check out:

[Home Ownership :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](http://www.kaingaora.govt.nz)



Old Taupiri Road, Ngaaruawaahia



www.kaingaora.govt.nz/waikato

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@kaingaora.govt.nz



Community Engagements

Community Engagement is ongoing. Our team are available to talk with people around any of our activity in the Region. There are a number of ways to reach out to us.

Website:

www.kaingaora.govt.nz/waikato

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

Email us at:

Waikato.region@kaingaora.govt.nz

Our team are very responsive. We can also be found at your local Community Centres every couple of months, Ngaaruawaahia Community Centre, Huntly Friendship House



www.kaingaora.govt.nz/waikato

Our Projects

A second stage of assessments is underway for our state housing projects. Over the past few months, we have been reviewing our social housing delivery pipeline. This involves looking at: The locations where we are trying to deliver more homes, or where our renewal of older homes is a high priority. The cost and plans of the proposed projects and checking they still stack up financially and that there are not better options for using the site.

Over the two years to 30 June 2026, Kāinga Ora will be adding 2,650 additional homes to the state housing stock and renewing almost 3,000 other state homes (across the country). For the Waikato Region we have completed renewing 21 homes at December 2024 and have a further 20 underway or programmed for this 2025.

We want to make sure we are getting best value for money from our projects so we can deliver social housing in the areas where it is most needed.

Initially our priority was to ensure we met our social housing delivery targets for this financial year, so the first stage of our assessment process focused on proposed projects with the potential to be delivered before 30 June 2025.

That first stage is now complete. We have now moved onto the second stage, which involves reviewing all proposed projects for our 2025/2026 build programmes.

As part of this second stage, we will take another look at projects not selected to proceed in the first assessment stage, so it is still possible some of those projects will proceed.

We expect to complete the second stage of our assessment around the middle of 2025. At that point we will be able to say which projects are going ahead and which are being cancelled.

Some sites may need to wait for future decisions on our build programme beyond the 2026 financial year.

If we are not going to proceed with a planned development, where possible we will bring existing homes on sites back into our letting pool.

As decisions are made on projects, we will inform our partners and the community.



Current Kiwibuild opportunities on Galbraith Street, Ngaaruawaahia

New Zealand Government

 **Kāinga Ora**
Homes and Communities