

Waikato Regional update



Tawhiwhi Lane and Hazelmere Cres, Te Awamutu

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



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Here is a snapshot of activity occurring across our Waikato Region.

New homes completed January 2024 - December 2024 (592 new homes - 1575 new bedrooms)

- 7 one-bedroom home
- 284 two-bedroom homes
- 216 three-bedroom homes
- 73 four-bedroom homes
- 12 five-bedroom homes



Approved Resource Consents, construction occurring or about to begin (208 new homes - 510 new bedrooms)

- 16 one-bedroom homes
- 106 two-bedroom homes
- 64 three-bedroom homes
- 20 four-bedroom homes
- 2 five-bedroom homes



Kainga Ora 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 70% of our homes were built prior to 1980.

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.

762 Households moved into a new home

Between May 2024 and December 2024, 762 households moved into a new home, 712 of these were new customers who were on the Ministry of Social Development Housing Waitlist, of which 396 were from Emergency Housing.

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 2024 we will continue to be at your local Community Centre every second month to continue these conversations.



Our Waikato Region

Kāinga Ora - Waikato includes homes within the following seven local Council areas:

Waikato District
Matamata-Piako District
Hamilton City
Waipā District
South Waikato District
Ōtorohanga District
Waitomo District



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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.

[New Zealand Government](http://www.newzealand.govt.nz)

 **Kāinga Ora**
Homes and Communities