

Hamilton City update

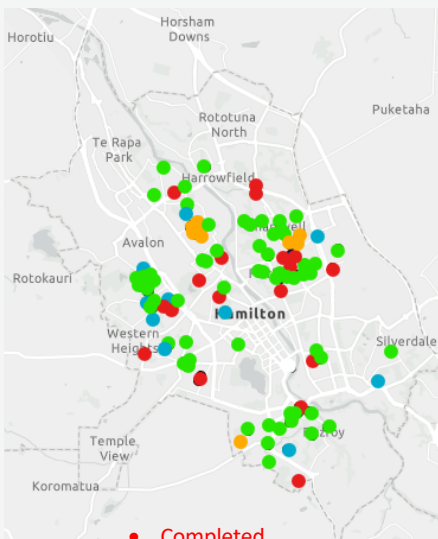
APRIL 2024



Rifle Range Road, Dinsdale

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 currently have plans to build and purchase over 850 new modern, warm and dry homes in the region over the next few years.



- Completed
- Resource Consent Approved
- Resource Consent Lodged
- Detail Design

www.kaingaora.govt.nz/waikato

Here is a snapshot of activity occurring across Hamilton City.

Recently Completed in 2024 (92 new homes, 232 bedrooms)

- 1 one-bedroom home
- 51 two-bedroom homes
- 31 three-bedroom homes
- 9 four-bedroom homes

Approved Resource Consents, construction occurring expecting to be finished in 2024 (442 new homes, 1,168 bedrooms)

- 6 one-bedroom homes
- 215 two-bedroom homes
- 159 three-bedroom homes
- 55 four-bedroom homes
- 7 five-bedroom homes

Resource Consent Submitted to Council (30 new homes)

- 14 two-bedroom homes
- 10 three-bedroom homes
- 5 four-bedroom homes
- 1 five-bedroom home

Detail design still being undertaken across the city on more new homes.



Garrick Place, Beerescourt

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. We keep our website updated as projects receive Resource Consent from Council and progress through construction. Across 2024 we will be at your local Community Centre every second month to continue these conversations.



www.kaingaora.govt.nz/waikato

Healthy Homes

Kāinga Ora currently has 4131 homes in Hamilton City. The Residential Tenancies (Healthy Homes Standards) Regulations (2019) sets out minimum standards for heating, insulation, ventilation, moisture ingress/drainage, and draught-stopping. Kāinga Ora has to ensure all homes across our portfolio comply with these standards by 1 July 2024. Work is underway in the City to ensure all our homes meet these standards. As at 31 March 2024, 4121 now comply, 7 have work in progress and the 3 remaining homes will be addressed before July 2024.

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.

This can be done through programmes like:

- First Home Grant (up to \$10,000)
- First Home Loan (up to 15%)
- Kāinga Whenua Loan (up to \$500,000)
- KiwiBuild

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

Retrofit

Kāinga Ora is making our homes warmer, drier and healthier to help improve the wellbeing of our tenants. Through our Retrofit Programme, we are upgrading and improving some of our older homes to help provide our tenants great places to call home. The objective is to bring the homes up to, or above new build standards and add another 50 years of life to the property.

The improvements to make homes warmer, drier and healthier, include full insulation of the homes (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating. Work varies for each home, and we may also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible.

Retrofitting a home takes around three to four months. We have started a programme of retrofitting homes in =



English Street, St Andrews

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

 **Kāinga Ora**
Homes and Communities