

19 December 2023

s9(2)(a)



Thank you for your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 10 November 2023, for the following information:

1. *How many Kainga Ora properties are there currently in Hamilton and how many are marked to be built?*
 - 1.1 *How many Kainga Ora properties are there currently in the Waikato region and how many are marked to be built?*
2. *Where are the current **Hamilton** Kainga Ora properties located?*
3. *Where are the Kainga Ora properties that are marked for development in **Hamilton** set to be built?*

To protect the privacy of our customers we do not give out specific addresses; however, we have provided area location information in the attached spreadsheets.

Kāinga Ora delivers new homes in the following ways:

- **Acquired new** - new housing delivered by a builder/developer on land not already owned by Kāinga Ora.
- **Redevelopment**- new housing delivered by a builder/developer on land already owned by Kāinga Ora - either after existing homes are deconstructed, demolished or removed from a site, or on vacant land.
- **Acquired existing** – existing homes bought by Kāinga Ora through a Sale and Purchase agreement.

Kāinga Ora prefers to deliver new homes through our redevelopment programme. This is where we remove older houses on larger sections that are past their best and replace them with newly built, warm and dry homes, that better meet the needs of our customers today. The priority of Kāinga Ora is to house people in need, and buying new builds or buy-ins provides additional homes where need cannot be met through redevelopment.

Kāinga Ora also occasionally leases homes from owners.

Attachment 1 provides information on public homes, which are tenanted through a tenancy agreement, and supported homes (Community Group Housing and Transitional Housing).

Community Group Housing is a service provided by Kāinga Ora where we work with a wide range of organisations that provide residential and non-residential community housing for:

- people who experience mental illness
- people who have physical and intellectual disabilities
- people who abuse substances or have addiction(s)
- people seeking refuge
- families who need emergency housing
- children/youth at risk
- people transitioning from prison back into the wider community
- family support (such as Plunket, Barnados, Tamariki Ora, budgeting).

Transitional housing provides people and families in urgent need of housing with a warm, dry, safe place to live while they receive wraparound support services and are helped to find a more permanent place to live. Each programme provides transitional housing for different periods of time.

The pipeline information as at 30 November 2023, is subject to change as new projects may be added and existing projects may not go ahead or may not go ahead as currently planned.

The pipeline information includes proposals in evaluation (projects being planned or assessed for feasibility) or in progress (projects being procured, contracted or under construction).

Attachment 1 provides:

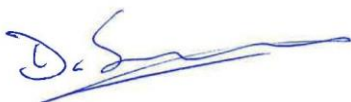
- the number of homes by Census Area Unit (CAU) in the Hamilton City Territorial Local Authority (TLA)
- the pipeline of homes to be built by CAU in Hamilton
- the number of homes by TLA in the Waikato District
- the pipeline of homes to be built in the Waikato District.

Kāinga Ora owns public homes across every suburb in Hamilton and in most towns of the Waikato. Redevelopment projects underway mean the exact number of homes is continually changing, as some older houses are demolished to make way for new.

We provide regular activity updates on the Kāinga Ora website. Information on our new homes for Hamilton and Waikato can be found here www.kaingaora.govt.nz/waikato

Please note that Kāinga Ora proactively releases its responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Yours sincerely



Daniel Soughtton
Deputy Chief Executive - Central

Kāinga Ora managed homes and pipeline in Hamilton City TLA, by Census Area Unit

(as at 30 November 2023)

Table 1: Managed homes

Census Area Unit	Managed housing		
	Public	Supported	Total
BADER	178	16	194
BEERESCOURT	39	6	45
BRYANT	181	11	192
BRYMER	58	3	61
CHARTWELL	18		18
CHEDWORTH	86	2	88
CLARKIN	199	14	213
CLAUDELANDS	27	20	47
CRAWSHAW	187	3	190
DINSDALE NORTH	43	2	45
DINSDALE SOUTH	79	32	111
ENDERLEY	298	26	324
FAIRVIEW DOWNS	104	1	105
FLAGSTAFF	32	9	41
FRANKTON JUNCTION	16	5	21
GLENVIEW	88	18	106
GRANDVIEW	112	1	113
HAMILTON CENTRAL	29	64	93
HAMILTON EAST	118	40	158
HAMILTON LAKE	41	28	69
HILLCREST WEST	9	5	14
HORSHAM DOWNS	83	5	88
HUNTINGTON	72	11	83
INSOLL	257	1	258
MAEROA	119	16	135
MELVILLE	136	7	143
NAWTON	102	9	111
NAYLOR	133	21	154
PEACHGROVE	50	11	61
PEACOCKE	7		7
PORRITT	159	4	163
PUKETE	22	6	28
PUKETE WEST	44		44
QUEENWOOD	75		75
RIVERLEA	17	4	21
ROKOKAURI	10		10
ROTOTUNA	6	1	7
SILVERDALE	25	2	27
SWARBRICK	208	32	240
SYLVESTER	3		3
TEMPLE VIEW	4		4
UNIVERSITY	42	13	55
Grand Total	3,516	449	3,965

Table 2: Pipeline summary

			FY23/23	FY24/25	FY25/26
Public	In Evaluation	Redevelopment	5	127	238
	In Progress	New Build	123	156	28
		Redevelopment	247	55	31
Supported	In Evaluation	Redevelopment	0	4	10
	In Progress	New Build	0	4	0
		Redevelopment	13	0	16

in evaluation includes properties undergoing planning and/or feasibility assessments

in progress includes properties in procurement phase, under contract or under construction

Table 3: Pipeline by Census Area Unit, as at 30 November 2023, to 30 June 2026

Census Area Unit	FY23/23	FY24/25	FY25/26
Bader	85	0	0
Public	85	0	0
In Progress			
Redevelopment	85	0	0
Beerescourt	12	6	0
Public	12	6	0
In Progress			
New Build	12	6	0
Bryant	8	17	183
Public	8	17	183
Redevelopment	0	8	179
In Progress			
New Build	8	9	4
Chedworth	25	24	4
Supported	7	0	0
In Progress			
Redevelopment	7	0	0
Public	18	24	4
In Progress			
New Build	18	14	4
Redevelopment	0	10	0
Clarkin	35	28	0
Public	35	28	0
In Evaluation			
Redevelopment	0	7	0
In Progress			
New Build	17	0	0
Redevelopment	18	21	0
Crawshaw	58	24	0
Public	58	24	0
In Evaluation			
Redevelopment	0	12	0
In Progress			
Redevelopment	58	12	
Dinsdale North	8	0	4
Public	8	0	4
In Progress			
New Build	8	0	4
Enderley	21	29	49
Public	21	29	49
In Evaluation			
Redevelopment	0	19	49
In Progress			
New Build	0	10	0
Redevelopment	21	0	0

Fairview Downs	12	12	0
Public	12	12	0
In Evaluation			
Redevelopment	0	12	0
In Progress			
New Build	6	0	0
Redevelopment	6	0	0
Flagstaff	0	0	0
Public	0	0	0
In Evaluation			
Redevelopment	0	0	0
Frankton Junction	0	13	0
Public	0	13	0
In Progress			
New Build	0	13	0
Glenview	4	8	4
Public	4	4	4
In Progress			
New Build	0	13	0
Supported	0	4	0
In Progress			
New Build	0	4	0
Grandview	6	14	0
Public	6	14	0
In Evaluation			
Redevelopment	0	14	0
In Progress			
Redevelopment	6	0	0
Hamilton East	5	16	0
Public	5	16	0
In Progress			
New Build	5	16	0
Insoll	19	4	0
Public	19	4	0
In Progress			
New Build	0	4	0
Redevelopment	19	0	0
Maeroa	6	6	0
Public	0	6	0
In Progress			
New Build	0	6	0
Supported	6	0	0
In Progress			
Redevelopment	6	0	0

Melville	10	19	47
Supported	0	4	16
In Evaluation			
Redevelopment	0	4	0
In Progress			
Redevelopment	0	0	16
Public	10	15	31
In Progress			
New Build	4	15	0
Redevelopment	6	0	31
Nawton	21	15	4
Public	21	15	4
In Progress			
New Build	12	9	4
Redevelopment	9	6	0
Naylor	14	0	0
Public	14	0	0
In Progress			
New Build	14	0	0
Peachgrove	8	3	10
Supported	0	0	10
In Evaluation			
Redevelopment	0	0	10
Public	8	3	0
In Evaluation			
Redevelopment	0	3	0
In Progress			
Redevelopment	8	0	0
Porritt	8	46	10
Public	8	46	10
In Evaluation			
Redevelopment	0	46	10
In Progress			
Redevelopment	8	0	0
Pukete	4	3	4
Public	4	3	4
In Progress			
New Build	4	3	4
Pukete West	0	6	0
Public	0	6	0
In Progress			
New Build	0	6	0
Queenwood	4	10	0
Public	4	10	0
In Evaluation			
Redevelopment	0	6	0
In Progress			
New Build	4	4	0

Silverdale	5	3	0
Public	5	3	0
In Evaluation			
Redevelopment	5	0	0
In Progress			
New Build	0	3	0
Swarbrick	10	40	4
Public	10	40	4
In Progress			
New Build	7	34	4
Redevelopment	3	6	0
Total	388	346	323

Kāinga Ora managed homes and pipeline in Waikato District TLA, by Census Area Unit
(as at 30 November 2023)

Table 1: Managed homes

Census Area Unit	Managed housing		
	Public	Supported	Total
HAMILTON CITY	3,516	449	3,965
HAURAKI DISTRICT	109	9	118
MATAMATA-PIAKO DISTRICT	185		185
OTOROHANGA DISTRICT	35		35
SOUTH WAIKATO DISTRICT	34	4	38
TAUPO DISTRICT	178	2	180
THAMES-COROMANDEL DISTRICT	203	12	215
WAIKATO DISTRICT	399	27	426
WAIPA DISTRICT	220	18	238
WAITOMO DISTRICT	91	4	95
Total	4,970	525	5,495

Table 2: Pipeline summary

Census Area Unit	FY23/23	FY24/25	FY25/26
Hamilton City	388	346	323
Supported	13	8	26
In Evaluation			
Redevelopment	0	4	10
In Progress			
New Build	0	4	0
Redevelopment	13	0	16
Public	375	338	297
In Evaluation			
Redevelopment	5	127	238
In Progress			
New Build	123	156	28
Redevelopment	247	55	31
Matamata-Piako District	17	8	0
Public	17	8	0
In Evaluation			
Redevelopment	0	8	0
In Progress			
New Build	11	0	0
Redevelopment	6	0	0
Otorohanga District	0	0	0
South Waikato District	17	0	11
Public	17	0	11
In Evaluation			
Redevelopment	0	0	11
In Progress			
Redevelopment	17	0	0
Taupo District	31	15	13
Public	31	15	13
In Evaluation			
Redevelopment	0	0	13
In Progress			
New Build	21	15	0
Redevelopment	10	0	0
Thames-Coromandel District	13	22	3
Public	13	22	3
In Evaluation			
Redevelopment	1	22	3
In Progress			
Redevelopment	12	0	0

Waikato District	5	52	4
Public	5	52	4
In Evaluation			
Redevelopment	0	14	4
In Progress			
New Build	4	20	0
Redevelopment	1	18	0
Waipa District	28	34	0
Supported	4	4	0
In Progress			
Redevelopment	4	4	0
Public	24	30	0
In Evaluation			
Redevelopment	0	20	0
In Progress			
New Build	8	4	0
Redevelopment	16	6	0
Waitomo District	0	11	0
Public	0	11	0
In Progress			
Redevelopment	0	11	0
Total	499	488	354

in evaluation includes properties undergoing planning and/or feasibility assessments

in progress includes properties in procurement phase, under contract or under construction