

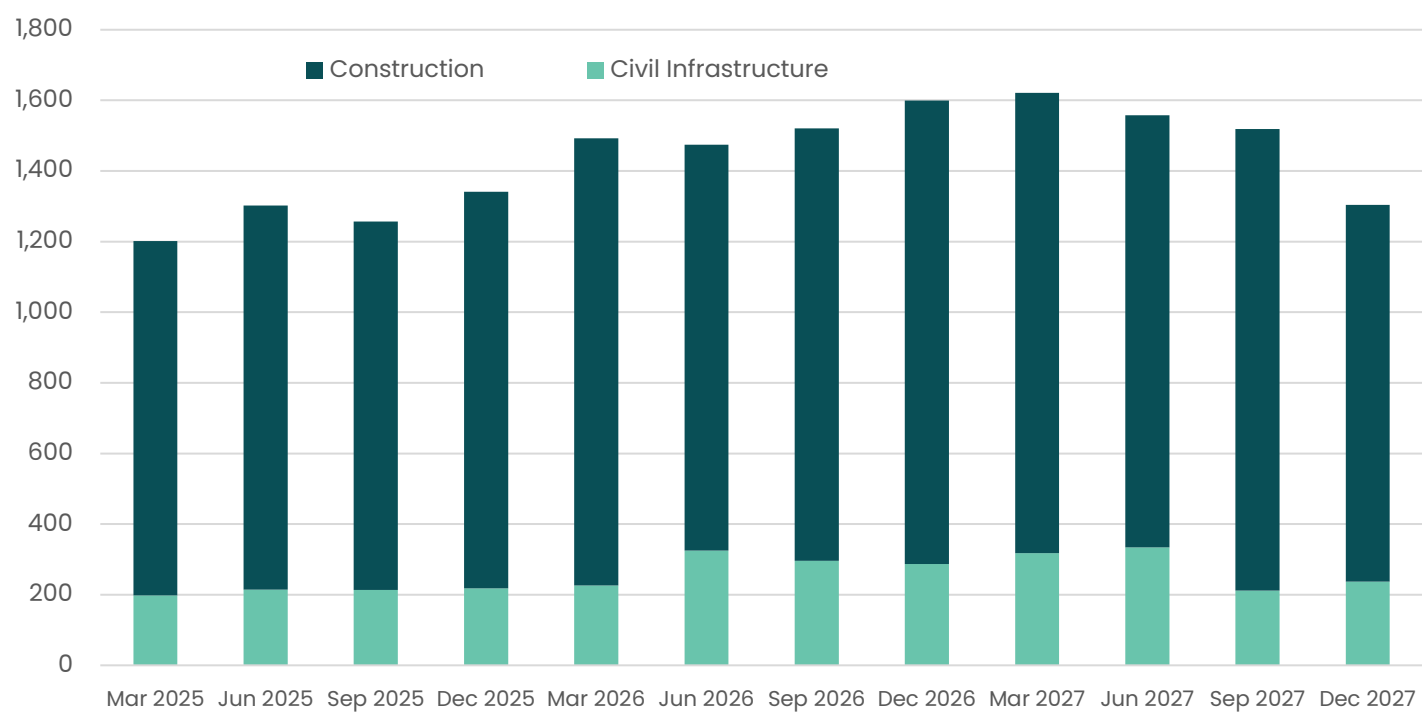
ADDING TO THE WAIKATO STORY



**Read our 2022 deep dive
Waikato regional report**



Waikato anticipated project pipeline value and key projects [\(Link\)](#)



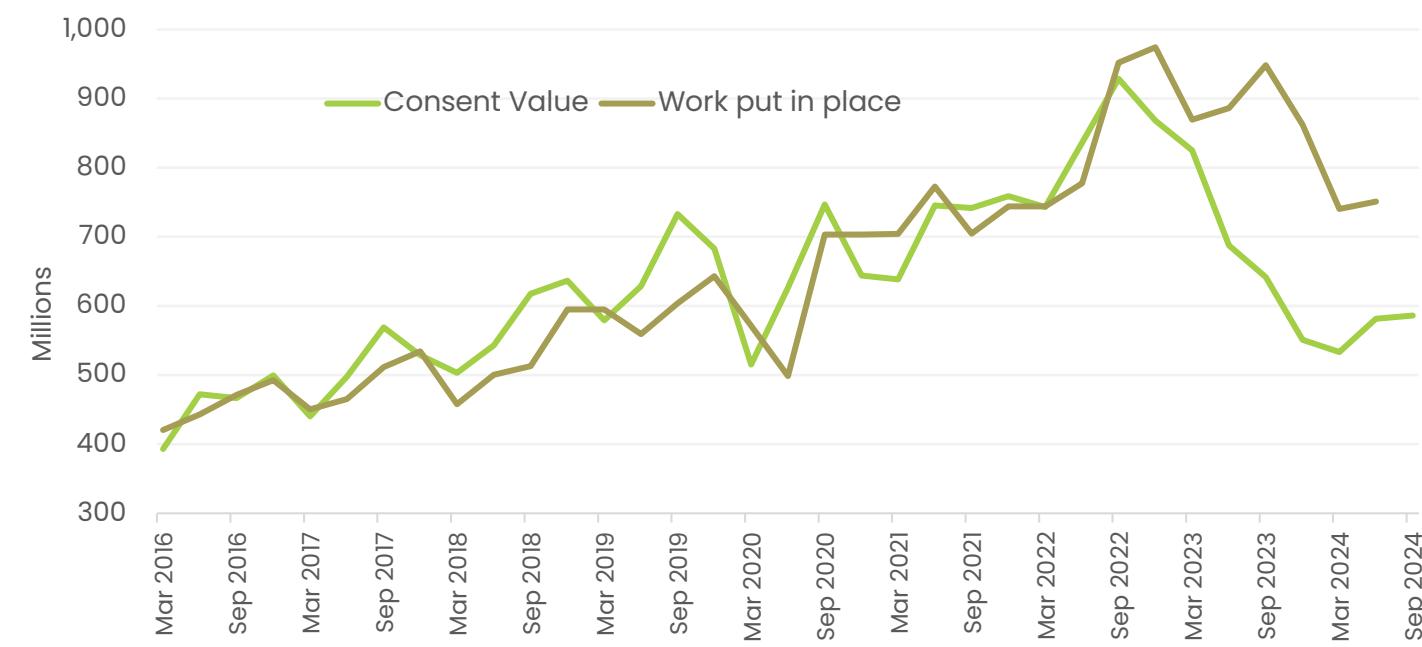
As of June 2025, the Waikato region has a **three-year project pipeline value of \$17.6 billion** (representing the total value of ongoing and scheduled construction between 2025-27).

Fast-track projects (project value information provided by Pacifecon):

Construction	Infrastructure	Renewable Energy
\$7,670,150,000	\$2,607,595,630	\$742,000,000

- ▶ Waikato region has attracted \$11 billion of approved fast-track projects representing 19% of the overall fast-track value. These are captured in the regions overall pipeline.
- ▶ The approved projects include a series of housing developments throughout the region ranging from 230 residential homes (Wallace Road) up to 2,500 houses under Te Awa Lakes Trust based at Horotiu on the northern edge of Hamilton.
- ▶ Other significant projects covering key roading and bridge links and improvements and a series of wind and solar farms throughout the region.

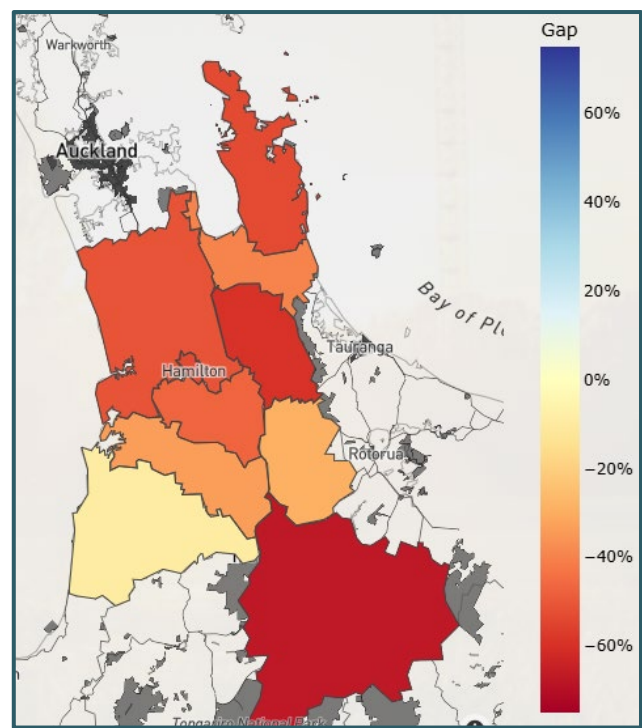
Waikato building consent and work put in place trends | population impacts [\(Link\)](#)



- ▶ For the Waikato region building work put in place correlated closely with building consent value until September 2022 at which point the two trend lines began to depart from one another.
- ▶ Since that time consent values experienced a relatively steep decline while work put in place remained more buoyant and only started seeing a more sustained decline a year later in September 2023.
- ▶ The story for the Waikato is one of significant potential tension in the housing market if the swing back into a peak in residential construction takes too long and the population in the region keeps growing at the current pace.

Population changes 2023 Census data [\(Link\)](#) & population projections [\(Link\)](#)

- ▶ 2023 Census usually resident population: 498,774 (+8.9% since 2018)
- ▶ Total dwellings: 216,222 (+9.0% since 2018)
- ▶ Forecast population increase 2023-2028: 25,100 (+5.0%) at the 2023 population to dwellings ratios this would equate to an additional 10,881 dwellings.



- ▶ As of June 2025, there is an **estimated Construction and Infrastructure workforce of 18,090** for the 2025-27 period.
- ▶ The total project pipeline value from 2025 - 2027 is \$17.6 billion
- ▶ There is a **peak workforce supply and demand shortage during this period of 23,015 people** or 56%.

Iwi/hapū pipeline for the Waikato region [\(Link\)](#)

- ▶ It is important that the Tainui Iwi are reflected in the overall Waikato regional narrative.
- ▶ The 'Iwi borders' in the WIP follow those modeled by Te Puni Kōkiri.
- ▶ Iwi in Waikato are involved in / or directly control several approved fast-track projects. For instance, the Ruakura Tuumata housing development project being led and developed by Waikato-Tainui. This is a new neighbourhood on 68 hectares of land with 1,100-1,300 homes being built alongside a retail centre.

Waikato 2023 Construction and Infrastructure Workforce [\(Link\)](#) + Training Numbers over time by Age [\(Link\)](#)

