

# Location profile: Auckland

Housing investment plan: allocation of flexible fund (November 2025)

## Flexible fund allocation

| Location       | Range of homes | Pathway(s)                                                            | Population(s) of interest                                                                                                                                                                             | Preferred number of bedrooms                                                                      | Available delivery mode(s)                                                                                |
|----------------|----------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| South Auckland | 170 - 190      | <div><div>• social housing</div><div>• affordable rentals</div></div> | <div><div>• whānau māori</div><div>• sole parent households with dependent children</div><div>• older people - kuia/kaumatua</div><div>• disabled households</div><div>• pasifika peoples</div></div> | <div><div>• majority small homes</div><div>• some family</div><div>• some large homes</div></div> | <div><div>• new builds</div><div>• purchase from the market</div><div>• lease from the market</div></div> |

## Government investment in social housing

### Pre-Budget 2024 investment



### Budget 2024 and Budget 2025 investment



Key

Expected delivery

Flexible fund allocation

## Other government activity in the region

| Pathway              | Description                                                         | Auckland  |
|----------------------|---------------------------------------------------------------------|-----------|
| Transitional housing | Number of contracted places as at September 2025                    | 2,625     |
| Māori housing        | Number of homes contracted as at September 2025                     | 53        |
| Kāinga Ora           | Stock in need of renewal as at June 2025                            | 40%       |
|                      | Proposed regional renewal intentions (number of homes) to June 2027 | 520 - 920 |

This table does not reflect the full extent of the Government’s housing investment in the region. Additional funding or initiatives may exist beyond those shown.

## Data and insights

| Measure                                | Description                                                                       | Auckland  |
|----------------------------------------|-----------------------------------------------------------------------------------|-----------|
| Demographics                           | June 2024 Population Estimate (000s)                                              | 1,797.8   |
|                                        | Proportion of population is Māori as at 2023                                      | 12%       |
|                                        | Average household size (people) as at 2023                                        | 3         |
|                                        | Average projected population growth (annually) 2023-2053                          | 1.1%      |
| Housing register (June 2025)           | HR total applicants (households)                                                  | 6,723     |
|                                        | HR per 10,000 population                                                          | 37        |
|                                        | National - 75 <sup>th</sup> percentile per 10,000 population                      | 43        |
| Severe housing deprivation (SHD, 2023) | SHD (all categories) individuals                                                  | 48,159    |
|                                        | SHD (first 3 categories) individuals                                              | 16,587    |
|                                        | SHD (first 3 categories) per 10,000 population                                    | 100       |
|                                        | National - 75 <sup>th</sup> percentile (first 3 categories) per 10,000 population | 118       |
| Market indicators                      | Supply responsiveness (consents per capita to Price Cost Ratio new builds)        | Improving |
|                                        | Change in rental affordability (1 year change)                                    | 4.1%      |

## Other relevant information

| Provider landscape                          |                                                |                                       |
|---------------------------------------------|------------------------------------------------|---------------------------------------|
| Registered CHPs:                            |                                                |                                       |
| • Abbeyfield New Zealand Incorporated       | • Habitat for Humanity Northern Region Limited | • Papakura Marae Society Incorporated |
| • Accessible Properties New Zealand Limited | • Haumaru Housing Limited Partnership          | • Penina Trust                        |
| • Airedale Property Trust                   | • Home in Place (New Zealand) Limited          | • Stevenson Village Limited           |
| • Airedale Residential Limited              | • Homes Of Choice Limited                      | • Tāmaki Housing Association          |
| • Auckland City Mission Housing Limited     | • Housing for Social Benefits Limited          | • Te Kainga Atawhai Housing Limited   |
| • Auckland Community Housing Trust          | • Kāhui Tū Kaha Limited                        | • Te Rau ō Te Korimako Limited        |
| • Autism Charitable Trust Board             | • Kāinga Haumaru Limited                       | • Te Uru Karaka Limited               |
| • Bays Community Housing Trust              | • Linkpeople Limited                           | • The Salvation Army                  |
| • CNSST Foundation                          | • Mahitahi Kainga Trust                        | • Visionwest Community Trust          |
| • Community Of Refuge Trust                 | • Modus Community Housing Limited              | • Whai Māia Charitable Trust          |
| • De Paul House Charitable Trust            | • Monte Cecilia Housing Trust                  | • Whangārei Accessible Housing Trust  |
| • Emerge Aotearoa Housing Trust             | • New Zealand Housing Foundation               |                                       |
| Other providers:                            |                                                |                                       |
| • Whai Rawa Residential Properties LP       |                                                |                                       |

### Iwi accords

There are no iwi accords in the Auckland region.

This location profile forms part of the Housing Investment Plan

You can view the full plan here: [Housing investment plan: allocation of flexible fund \(November 2025\)](#)

Refer to the location profile references for data definitions and caveats.