

Location profile: Northland

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

Flexible fund allocation

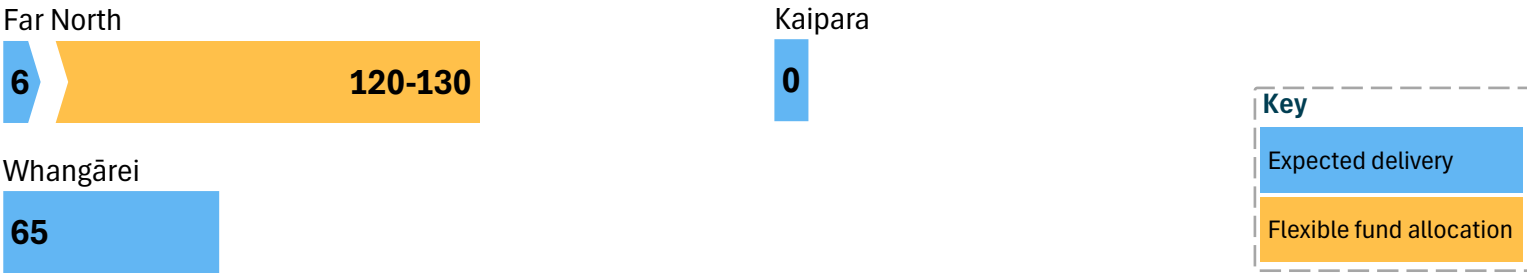
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Far North	120-130	• social housing • affordable rentals	• whānau Māori • sole parent households with dependent children • older people - kuia/kaumatua • disabled households	• majority small homes • some family homes • some large homes	• new builds

Government investment in social housing

Pre-Budget 2024 investment (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Other government activity in the region

Pathway	Description	Far North	Whangarei	Kaipara
Transitional housing	Number of contracted places as at September 2025	123	132	S
Māori housing	Number of homes contracted as at September 2025	120		
Kāinga Ora	Stock in need of renewal as at June 2025	38%	53%	50%
	Proposed regional renewal intentions (number of homes) to June 2027	45 - 80		

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	Far North	Whangārei	Kaipara
Demographics	June 2024 Population Estimate (000s)	74.7	102.2	27.9
	Proportion of population is Māori as at 2023	50%	31%	25%
	Average household size (people) as at 2023	2.6	2.6	2.4
	Average projected population growth (annually) 2023-2053	0.6%	0.8%	1.3%
Housing register (HR, June 2025)	HR total applicants (households)	396	552	63
	HR per 10,000 population	53	54	23
	National - 75 th percentile per 10,000 population			43
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	3,264	1,971	621
	SHD (first 3 categories) individuals	1,368	1,008	225
	SHD (first 3 categories) per 10,000 population	192	104	87
	National - 75 th percentile (first 3 categories) per 10,000 population			118
Market indicators	Supply responsiveness (consents per capita to Price Cost Ratio new builds)	Good	Good	Poor
	Change in rental affordability (1 year change)	1.3%	1.7%	-0.8%

Other relevant information

Provider Landscape	
Registered CHPs:	Other providers:
• Arataki Ministries Limited	• BDO Pākihi Tai Tokerau
• Claud Switzer Memorial Trust Board	• He Korowai Trust
• Habitat for Humanity Northern Region Limited	• He Puna Marama Charitable Trust
• Kāhui Tū Kaha Limited	• Kent Road Limited Partnership
• Ngāti Hine Health Trust	• Ngāti Kuri Trust Board
• One Double Five Whare Āwhina Community House Trust	• Ngati Rehia
• Otangarei Papakāinga Limited	• Oraruwharo 2A Whenua Trust
• Te Hau Ora o NgāPuhi Limited	• Tambourine Trust
• Te Rūnanga o Ngāti Rēhia Trust	• Te Pae ki te Rangī LP
• Te Rūnanga o Whaingaroa	• Te Rūnanga Nui o Te Aupōuri Trust
• Whangārei Accessible Housing Trust	• Te Waka Pupuri Putea Trust
	• Utakura 7 Charitable Trust

Iwi accords

There is one Iwi Accord in Northland: Te Kahu o Taonui.

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.