

Location profile: Northland

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

Flexible fund allocation

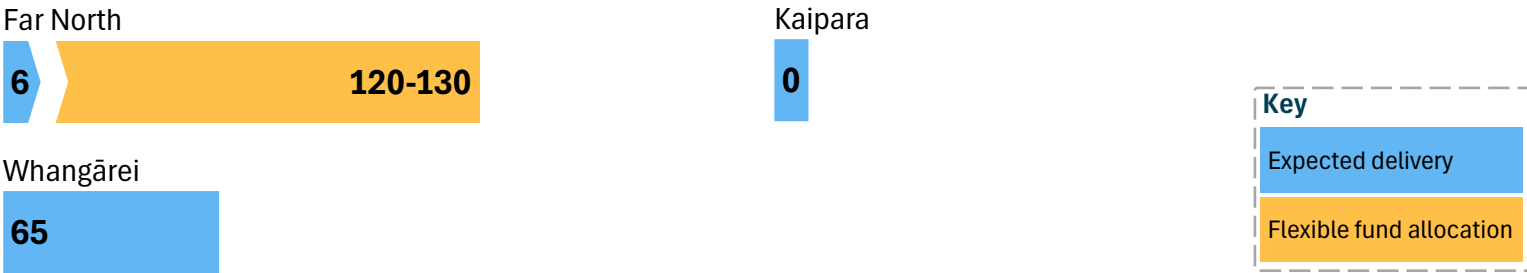
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Far North	120-130	<div><div>• social housing</div><div>• affordable rentals</div></div>	<div><div>• whānau Māori</div><div>• sole parent households with dependent children</div><div>•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

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 Hiku o Te Ika Iwi - Crown (Social and Wellbeing Accord)

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.

Location profile: Auckland

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

Flexible fund allocation

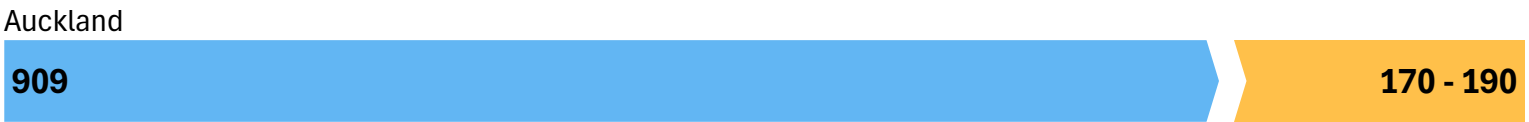
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
South Auckland	170 - 190	<ul style="list-style-type: none">social housingaffordable rentals	<ul style="list-style-type: none">whānau māorisole parent households with dependent childrenolder people - kuia/kaumatuadisabled householdspasifika peoples	<ul style="list-style-type: none">majority small homessome familysome large homes	<ul style="list-style-type: none">new buildspurchase from the marketlease from the market

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 th 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 th 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 \(November 2025\)](#)

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Location profile: Waikato

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

Flexible fund allocation

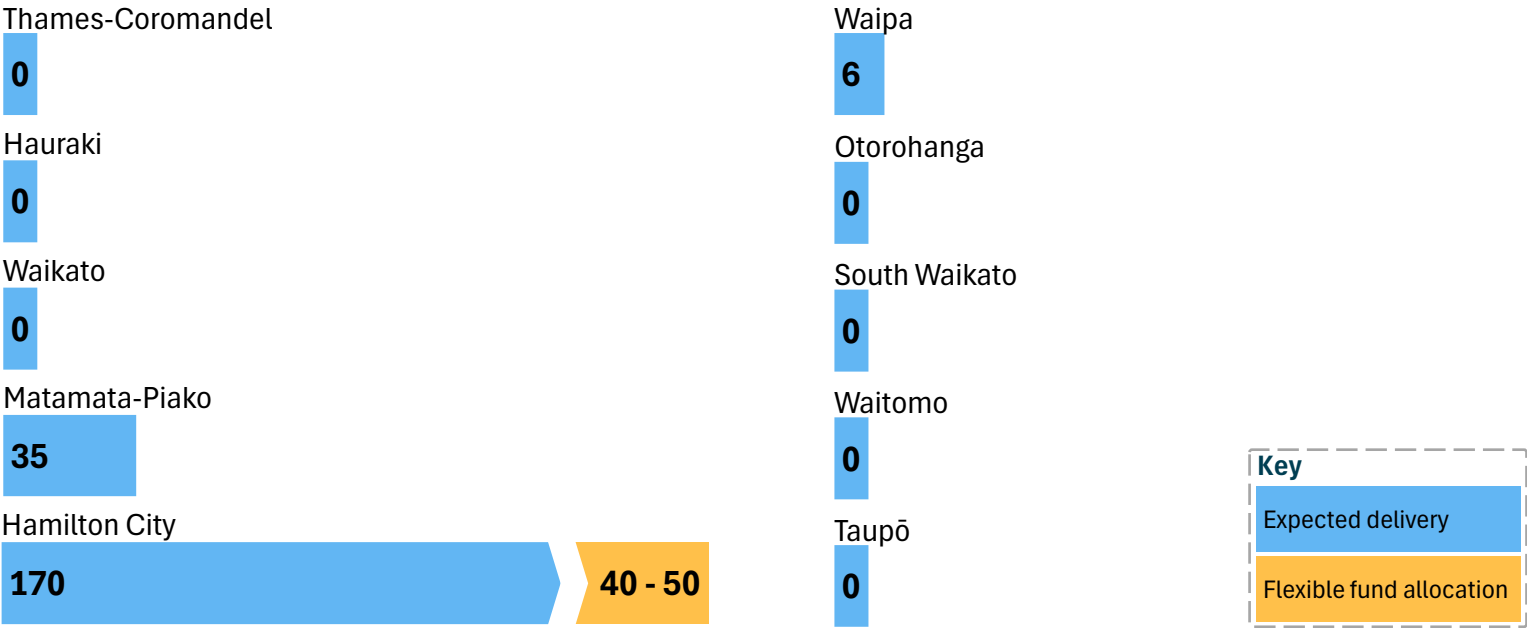
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Hamilton City	40 - 50	<div><div>• social housing</div><div>• affordable rentals</div></div>	<div><div>• whānau Māori</div><div>• sole parent households with dependent children</div><div>• older people - kuia/kaumatua</div><div>• disabled households</div></div>	<div><div>• majority small 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 (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Other government activity in the region

Pathway	Description	Thames Coromandel	Hauraki	Waikato	Matamata Piako	Hamilton City	Waipa	Otorohanga	South Waikato	Waitomo	Taupō
Transitional housing	Number of contracted places as at September 2025	S	S	S	S	546	9	S	24	6	36
Māori housing	Number of homes contracted as at September 2025	156									
Kāinga Ora	Stock in need of renewal as at June 2025	56%	59%	62%	65%	37%	66%	71%	54%	66%	40%
	Proposed regional renewal intentions (number of homes) to June 2027	95 - 170									

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Data and insights

Measure	Description	Thames Coromandel	Hauraki	Waikato	Matamata Piako	Hamilton City	Waipa	Otorohanga	South Waikato	Waitomo	Taupō
Demographics	June 2024 Population Estimate (000s)	33.3	22.6	92.5	39.3	192.0	62.7	11.1	26.2	10.1	42.6
	Proportion of population is Māori as at 2023	19%	24%	27%	19%	25%	16%	33%	38%	45%	31%
	Average household size (people) as at 2023	2.2	2.4	2.9	2.6	2.8	2.6	2.7	2.7	2.6	2.5
	Average projected population growth (annually) 2023-2053	0.3%	0.6%	1.5%	0.6%	1.4%	0.8%	0.3%	0.6%	0.1%	0.9%
Housing register (June 2025)	HR total applicants (households)	57	36	225	57	963	57	15	90	42	165
	HR per 10,000 population	17	16	24	14	50	9	14	35	41	39
	National - 75 th percentile per 10,000 population	43									
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	669	471	1,653	498	4,137	543	201	642	303	552
	SHD (first 3 categories) individuals	345	177	549	201	1,644	195	66	273	135	312
	SHD (first 3 categories) per 10,000 population	108	83	64	54	94	33	63	109	141	77
	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)	Poor	Poor	Poor	Poor	Poor	Improving	Good	Good	Good	Poor
	Change in rental affordability (1 year change)	-3.9%	4.5%	-0.1%	0.0%	1.6%	4.0%	13.9%	0.8%	10.7%	2.8%

Other relevant information

Provider Landscape	
Registered CHPs:	Other providers:
• Abbeyfield New Zealand Incorporated	• He Iwi Kāinga Tūwharetoa Limited Partnership
• Accessible Properties New Zealand Limited	• Home Foundation
• Coromandel Independent Living Trust	• Ngāti Hauā Iwi Trust
• Emerge Aotearoa Housing Trust	• Ngāti Korokī-Kahukura Trust
• Habitat For Humanity Central Region Limited	• Te Nehenehenui Trust
• Ka Uruora Kāinga Limited	• Te Waharoa Investments Limited Partnership
• Linkpeople Limited	• Te Whakakitenga o Waikato
• Te Rūnanga o Kirikiriroa Charitable Trust	• Te Whakaruruhau
• The Salvation Army	• Te Whāriki Manawāhine o Hauraki

Iwi accords

There are five iwi accords in Waikato consisting of Waikato-Tainui (Kiingitanga Accord), Ngāti Maniapoto (Waiwaiā River Accord) - Te Nehenehenui Trust (PSGE), Ngāti Hauā (Tumuaki Accord) - Ngāti Hauā Iwi Trust (PSGE), Ngāti Tūwharetoa (Taupō Waters & Waikato River Accord) and Raukawa (Raukawa Crown Accord).

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.

Location profile: Bay of Plenty

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

Flexible fund allocation

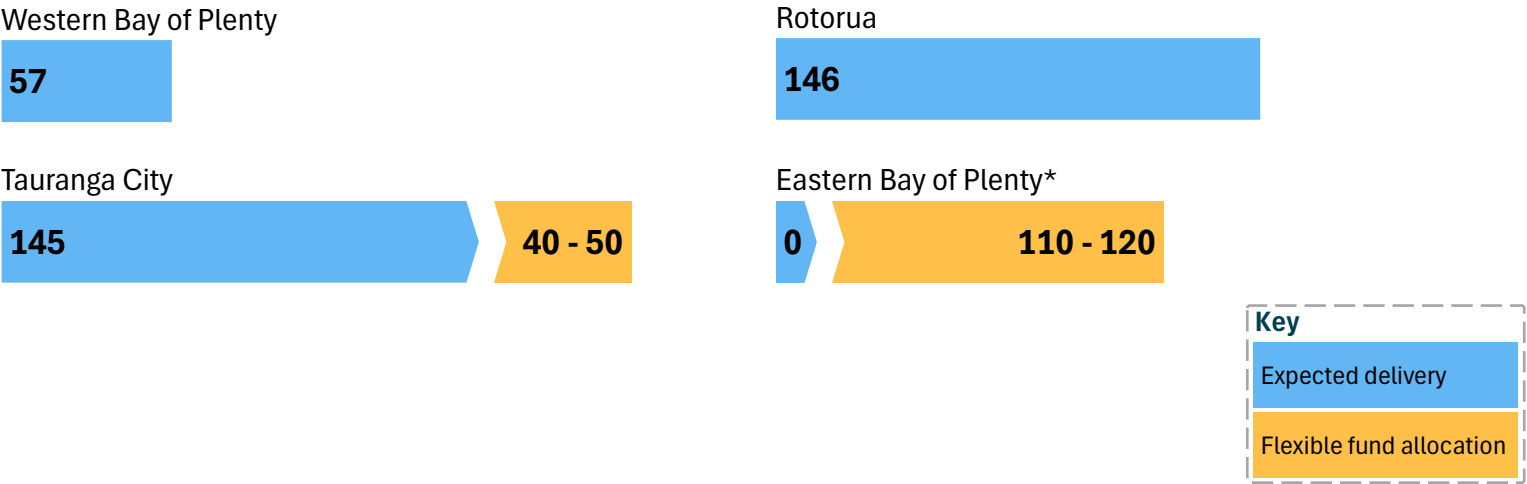
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Tauranga	40 - 50	• social housing • affordable rentals	• whānau Māori • sole parent households with dependent children • older people - kuia/kaumatua • disabled households	• majority small homes	• new builds
Eastern Bay of Plenty*	110 - 120			• majority small homes • some family homes • some large homes	

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	Western Bay of Plenty	Tauranga	Rotorua	Whakatāne	Kawerau	Ōpōtiki
Transitional housing	Number of contracted places as at September 2025	S	159	207	33	S	9
Māori housing	Number of homes contracted as at September 2025	174					
Kāinga Ora	Stock in need of renewal as at June 2025	13%	3%	37%	46%	62%	34%
	Proposed regional renewal intentions (number of homes) to June 2027	25 - 50					

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*Eastern Bay of Plenty includes the districts of Whakatāne, Kawerau and Ōpōtiki

Data and insights

Measure	Description	Western Bay of Plenty	Tauranga	Rotorua	Whakatāne	Kawerau	Ōpōtiki
Demographics	June 2024 Population Estimate (000s)	62.0	162.8	77.8	38.4	7.6	10.4
	Proportion of population is Māori as at 2023	22%	19%	43%	49%	63%	66%
	Average household size (people) as at 2023	2.7	2.6	2.7	2.7	2.7	2.7
	Average projected population growth (annually) 2023-2053	1.5%	1.5%	0.5%	0.2%	0.7%	0.5%
Housing register (June 2025)	HR total applicants (households)	180	621	633	252	54	84
	HR per 10,000 population	29	38	81	65	71	83
	National - 75 th percentile per 10,000 population						43
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	1,116	1,920	1,680	939	396	453
	SHD (first 3 categories) individuals	675	996	867	543	144	237
	SHD (first 3 categories) per 10,000 population	120	65	117	146	191	235
	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	Poor	Poor	Poor
	Change in rental affordability (1 year change)	4.3%	3.2%	3.6%	1.0%	-0.8%	4.3%

Other relevant information

Provider Landscape		
Registered CHPs:	Other providers:	
<ul style="list-style-type: none">Abbeyfield New Zealand IncorporatedAccessible Properties New Zealand LimitedAiredale Residential LimitedAutism Charitable Trust BoardHabitat For Humanity Central Region LimitedHome in Place (New Zealand) LimitedLinkpeople LimitedManawa Community Housing TrustMangatawa Papamoa Blocks IncorporatedTauranga Community Housing TrustTe Taiwhenua o Heretaunga TrustTe Taumata o Ngāti Whakaue Housing LimitedThe Salvation Army	<ul style="list-style-type: none">Home Foundation - ŌpotikiKōkōhinau Papakāinga TrustMaru Ora LimitedNgāti Ranginui Iwi Society IncorporatedNgāti Uenukukōpako Iwi TrustNgāti Whakaue Holdings LimitedŌwhata Kohanga Rakau HousingRanginui No 12 Trust	<ul style="list-style-type: none">Tauhara North Kāinga LtdTe Pahitaua Adventure Solutionz LtdTe Rūnanga o Ngai Te Rangī Iwi TrustTe Whakatōhea Māori Trust BoardTe Whānau a Maruhaeremuri Hapū TrustThe Cobham Street TrustWhakatōhea Māori Trust Board

Iwi accords

This are two iwi accords in the Bay of Plenty: Tūhoe (He Tapuae) and Te Arawa River.

This location profile forms part of the Housing Investment Plan

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

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Location profile: East Coast

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

Flexible fund allocation

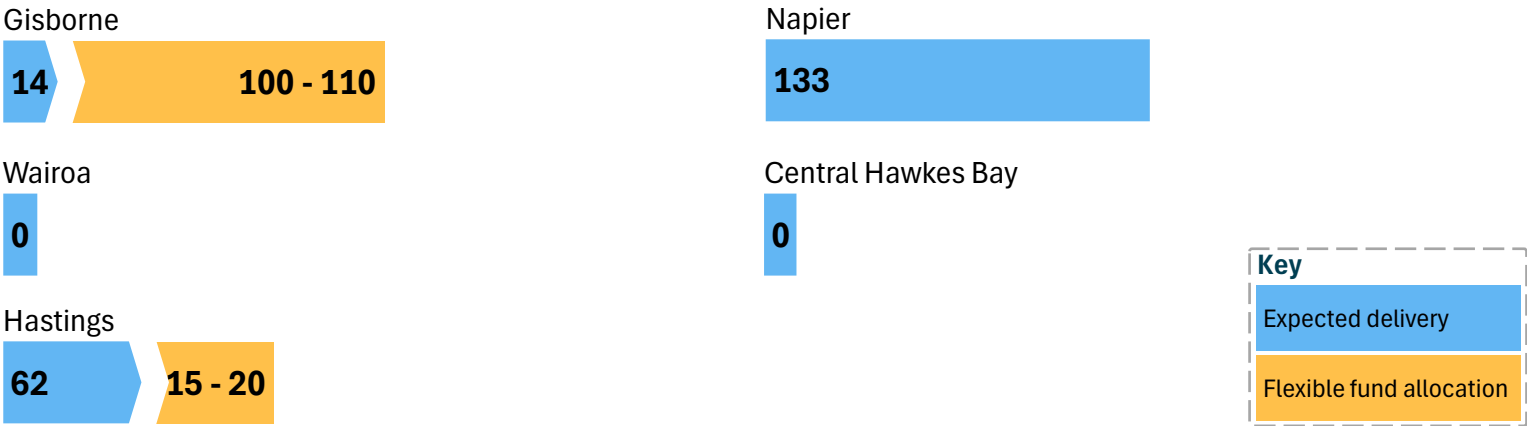
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Gisborne	100-110	• social housing • affordable rentals	• whānau Māori • sole parent households with dependent children • older people - kuia/kaumatua • disabled households	• majority small homes • some family homes • some large homes	• new builds
Hastings	15 - 20				

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	Gisborne	Wairoa	Hastings	Napier	Central Hawke's Bay
Transitional housing	Number of contracted places as at September 2025	108	9	162	195	21
Māori housing	Number of homes contracted as at September 2025	196				
Kāinga Ora	Stock in need of renewal as at June 2025	67%	81%	58%	64%	58%
	Proposed regional renewal intentions (number of homes) to June 2027	115 - 210				

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	Gisborne	Wairoa	Hastings	Napier	Central Hawkes Bay
Demographics	June 2024 Population Estimate (000s)	53.3	9.2	92.0	67.5	16.6
	Proportion of population is Māori as at 2023	55%	69%	28%	24%	25%
	Average household size (people) as at 2023	2.8	2.7	2.8	2.5	2.5
	Average projected population growth (annually) 2023-2053	0.3	0.1	0.6	0.4	0.7
Housing register (June 2025)	HR total applicants (households)	402	45	462	435	51
	HR per 10,000 population	75	48	50	64	30
	National - 75 th percentile per 10,000 population	43				
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	2,754	327	1,770	1,668	267
	SHD (first 3 categories) individuals	960	132	810	687	99
	SHD (first 3 categories) per 10,000 population	188	150	94	106	64
	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	Improving	Good	Poor	Good
	Change in rental affordability (1 year change)	4.4%	-11.2%	1.2%	2.6%	-17.6%

Other relevant information

Provider Landscape	
Registered CHPs:	Other providers:
• Emerge Aotearoa Housing Trust	• Maru Ora Limited
• Habitat For Humanity Central Region Limited	• Maungaharuru Tangitū Trust
• Ka Uruora Kāinga Limited	• Nga Uri o Merekaraka Te Ra Ltd - Kāhuitara Trust
• Ngati Porou Oranga	• Ngāti Kahungunu Iwi Inc
• Te Taiwhenua o Heretaunga Trust	• Ngāti Pāhauwera Development Trust Ltd
• The Salvation Army	• Tātau Tātau o te Wairoa
• Trust House Limited	• Te Aitanga a Mahaki Iwi Trust
• Tūranganui-a-Kiwa Housing Limited	• Te Rūnanga o Tūranganui ā Kiwa
• Waiohiki Community Charitable Trust	• Toitū Tairāwhiti Housing Limited
• Wesley Wellington Mission Incorporated	• Wharariki Trust Hastings House Repair
• Whatever It Takes Trust Incorporated	

Iwi accords

There are is one iwi accord in the East Coast: Ngāti Porou.

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Location profile: Taranaki

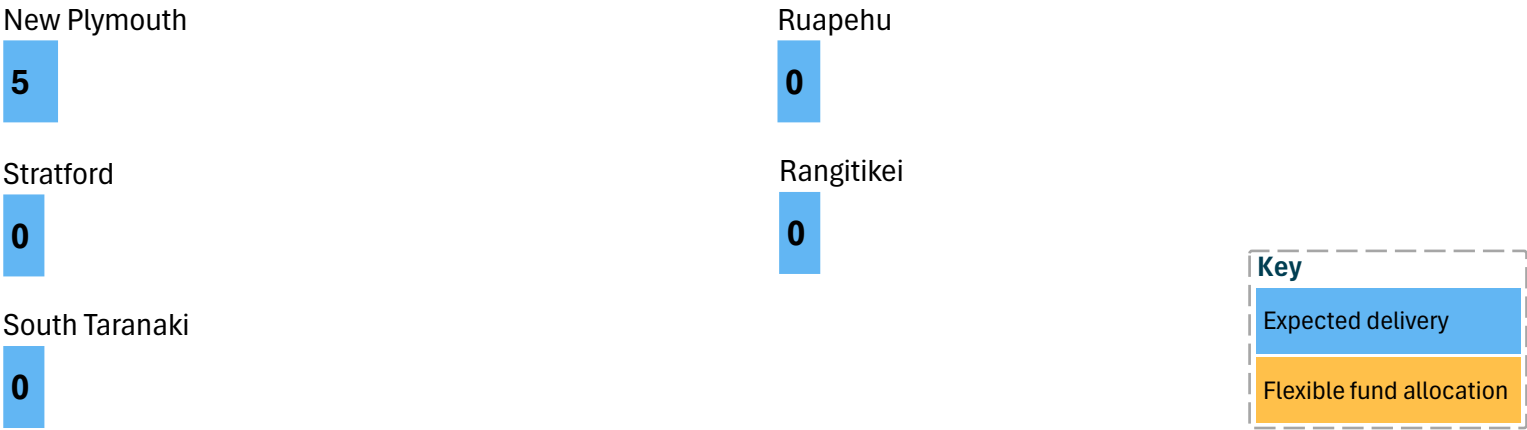
Housing investment plan: allocation of flexible fund (November 2025)

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	New Plymouth	Stratford	South Taranaki	Ruapehu	Rangitikei
Transitional housing	Number of contracted places as at September 2025	54	S	S	S	6
Māori housing	Number of homes contracted as at September 2025	32				
Kāinga Ora	Stock in need of renewal as at June 2025	79%	60%	79%	52%	80%
	Proposed regional renewal intentions (number of homes) to June 2027	40 - 70				
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	New Plymouth	Stratford	South Taranaki	Ruapehu	Rangitikei
Demographics	June 2024 Population Estimate (000s)	90	10.6	30.4	13.6	16.7
	Proportion of population is Māori as at 2023	20%	16%	29%	46%	28%
	Average household size (people) as at 2023	2.5	2.5	2.5	2.4	2.5
	Average projected population growth (annually) 2023-2053	0.5%	0.3%	0.1%	0.2%	0.2%
Housing register (June 2025)	HR total applicants (households)	312	27	87	51	54
	HR per 10,000 population	35	27	29	38	32
	National - 75 th percentile per 10,000 population	43				
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	1,128	141	504	504	516
	SHD (first 3 categories) individuals	513	51	138	135	102
	SHD (first 3 categories) per 10,000 population	59	50	48	103	65
	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	Good	Poor	Good
	Change in rental affordability (1 year change)	0.7%	2.5%	5.2%	-2.6%	-2.8%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
• Emerge Aotearoa Housing Trust	• Linkpeople Limited	• Taumarunui Community Kokiri Trust
• Ka Uruora Kāinga Limited	• The Salvation Army	

Iwi accord

There are two iwi accords in the Taranaki region: Parihaka Papakāinga Trust (Te Kawenata o Rongo) and Ngā Rauru Kītahi.

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Location profile: Central

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

Government investment in social housing

Pre-Budget 2024 investment (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Key

Expected delivery

Flexible fund allocation

Other government activity in the region

Pathway	Description	Whanganui	Manawatu	Palmerston North	Tararua	Horowhenua
Transitional housing	Number of contracted places as at September 2025	27	21	111	S	9
Māori housing	Number of homes contracted as at September 2025	33				
Kāinga Ora	Stock in need of renewal as at June 2025	76%	72%	67%	0%	45%
	Proposed regional renewal intentions (number of homes) to June 2027	70 - 120				

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	Whanganui	Manawatu	Palmerston North	Taranua	Horowhenua
Demographics	June 2024 Population Estimate (000s)	48.6	34.8	92.5	19.3	37.7
	Proportion of population is Māori as at 2023	28%	18%	21%	27%	28%
	Average household size (people) as at 2023	2.4	2.6	2.6	2.5	2.4
	Average projected population growth (annually) 2023-2053	0.1%	0.6%	0.3%	0.2%	0.9%
Housing register (June 2025)	HR total applicants (households)	210	84	402	39	147
	HR per 10,000 population	43	24	44	20	39
	National - 75 th percentile per 10,000 population	43				
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	1,212	444	1,521	444	924
	SHD (first 3 categories) individuals	363	132	471	162	246
	SHD (first 3 categories) per 10,000 population	76	41	54	87	67
	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	Good	Good	Poor
	Change in rental affordability (1 year change)	1.0%	0.3%	3.1%	1.7%	3.9%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
• Emerge Aotearoa Housing Trust	• The Salvation Army	• Kimiora-a-lifeline Charitable Trust
• Home in Place (New Zealand) Limited	• Trust House Limited	• Te Kumete o Paerangi Trust Limited Partnership
• Linkpeople Limited	• Tupoho Housing Limited	• Te Ranga Maro Charitable Trust
• Manawatu Community Housing Trust		

Iwi accord
There are no iwi accords in the Central region.

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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.

Location profile: Wellington

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

Flexible fund allocation

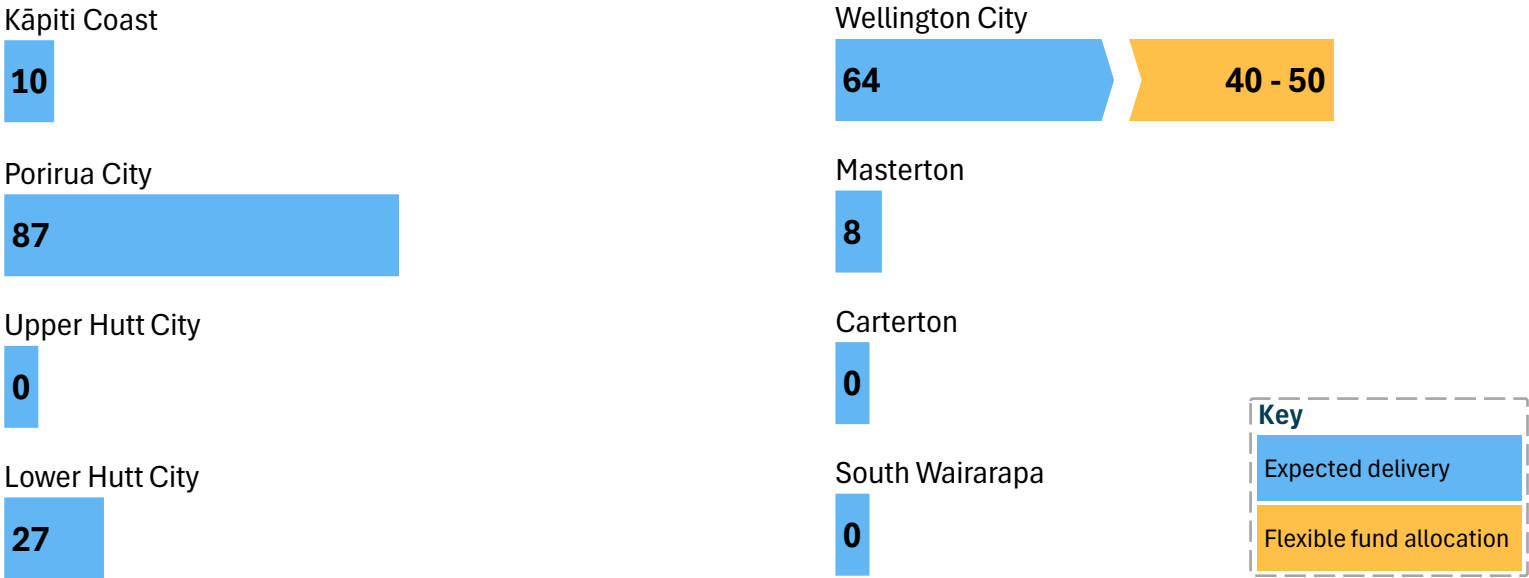
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Wellington City	40 - 50	<div><div>• social housing</div><div>• affordable rentals</div></div>	<div><div>• whānau Māori</div><div>• sole parent households with dependent children</div><div>• older people - kuia/kaumatua</div><div>• disabled households</div></div>	<div><div>• majority small 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 (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Other government activity in the region

Pathway	Description	Kāpiti Coast	Porirua City	Upper Hutt City	Lower Hutt City	Wellington City	Masterton	Carterton	South Wairarapa
Transitional housing	Number of contracted places as at September 2025	18	51	75	174	252	36	S	S
Māori housing	Number of homes contracted as at September 2025								22
Kāinga Ora	Stock in need of renewal as at June 2025	43%	84%	60%	54%	48%	0%	0%	N/A
	Proposed regional renewal intentions (number of homes) to June 2027								195 - 350

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	Kāpiti Coast	Porirua City	Upper Hutt City	Lower Hutt City	Wellington City	Masterton	Carterton	South Wairarapa
Demographics	June 2024 Population Estimate (000s)	57.8	62.0	47.9	115.5	215.3	29.7	10.3	12.1
	Proportion of population is Māori as at 2023	16%	23%	17%	20%	10%	23%	14%	15%
	Average household size (people) as at 2023	2.3	3	2.6	2.7	2.6	2.4	2.4	2.4
	Average projected population growth (annually) 2023-2053	0.4%	0.4%	0.5%	0.5%	0.3%	0.6%	0.5%	0.7%
Housing register (June 2025)	HR total applicants (households)	135	258	126	399	624	138	15	12
	HR per 10,000 population	24	42	26	34	29	47	16	9
	National - 75 th percentile per 10,000 population								43
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	591	1,479	456	2,094	2,766	414	126	126
	SHD (first 3 categories) individuals	267	555	162	729	1,335	147	42	39
	SHD (first 3 categories) per 10,000 population	48	93	35	68	66	53	42	33
	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)	Poor	Poor	Good	Good	Poor	Good	Good	Poor
	Change in rental affordability (1 year change)	4.2%	8.5%	10.3%	6.9%	10.5%	2.1%	0.6%	2.9%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
• Abbeyfield New Zealand Incorporated	• Linkpeople Limited	• Tātai Mokopuna Holdings Limited
• Accessible Properties New Zealand Limited	• Porirua Whanau Centre Trust	• Tū Mai Rā Investments
• Compassion Housing Limited	• Poua Ki Raro Limited	• Wainuiomata Marae Trust
• Dwell Housing Trust	• Te Āhuru Mōwai Limited Partnership	
• Emerge Aotearoa Housing Trust	• Te Toi Mahana	
• Home in Place	• The Salvation Army	
• Homes Of Choice Limited	• Trust House Limited	
• Ka Uruora Kāinga Limited	• Wesley Wellington Mission Incorporated	

Iwi accords

There is one Iwi Accord in Wellington: Taranaki Whānui ki te Upoko o te Ika (WoG Accord) - Port Nicholson Block Settlement Trust (PSGE).

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.

Location profile: West Coast/Tasman/Marlborough

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



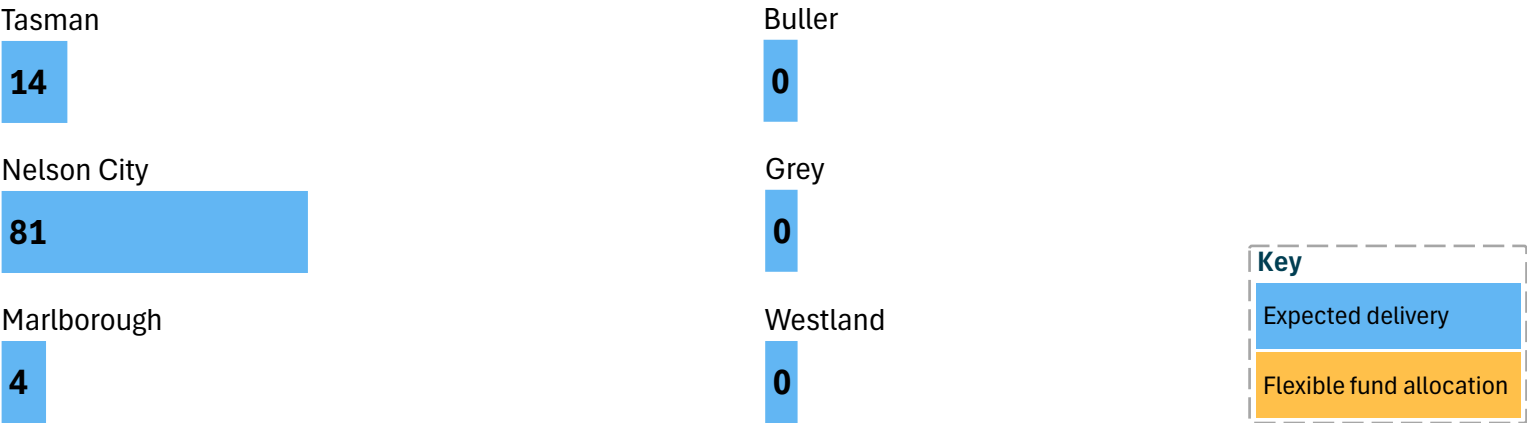
Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

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	Tasman	Nelson City	Marlborough	Buller	Grey	Westland
Transitional housing	Number of contracted places as at September 2025	12	72	63	S	S	S
Māori housing	Number of homes contracted as at September 2025	5					
Kāinga Ora	Stock in need of renewal as at June 2025	36%	46%	41%	61%	53%	49%
	Proposed regional renewal intentions (number of homes) to June 2027	30 - 60					

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	Tasman	Nelson City	Marlborough	Buller	Grey	Westland
Demographics	June 2024 Population Estimate (000s)	60.0	55.2	52.3	10.5	14.8	9.4
	Proportion of population is Māori as at 2023	10%	12%	15%	13%	12%	17%
	Average household size (people) as at 2023	2.5	2.4	2.4	2.1	2.3	2.2
	Average projected population growth (annually) 2023-2053	0.6%	0.3%	0.3%	-0.4%	-0.1%	-0.2%
Housing register (June 2025)	HR total applicants (households)	144	261	192	54	75	27
	HR per 10,000 population	24	47	37	51	51	27
	National - 75 th percentile per 10,000 population	43					
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	1,092	1,017	864	600	252	273
	SHD (first 3 categories) individuals	615	570	432	171	114	144
	SHD (first 3 categories) per 10,000 population	106	108	87	164	81	162
	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	Poor	Good	Good	Good	Good
	Change in rental affordability (1 year change)	2.4%	0.6%	1.7%	-1.3%	0.9%	1.4%

Other relevant information

Provider Landscape	
Registered CHPs with active contracts:	
• Christchurch Methodist Central Mission	• Marlborough Sustainable Housing Trust
• Habitat for Humanity	• Te Rūnanga o Ngāti Rēhia Trust
• Home in Place Limited	• The Nelson Tasman Housing Trust
• Ka Uruora Kāinga Limited	• The Salvation Army
Other providers with active contracts:	
• Nelson Tasman Housing Trust	

Iwi accords
There are no iwi accords in the West Coast 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.

Location profile: Canterbury

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

Flexible fund allocation

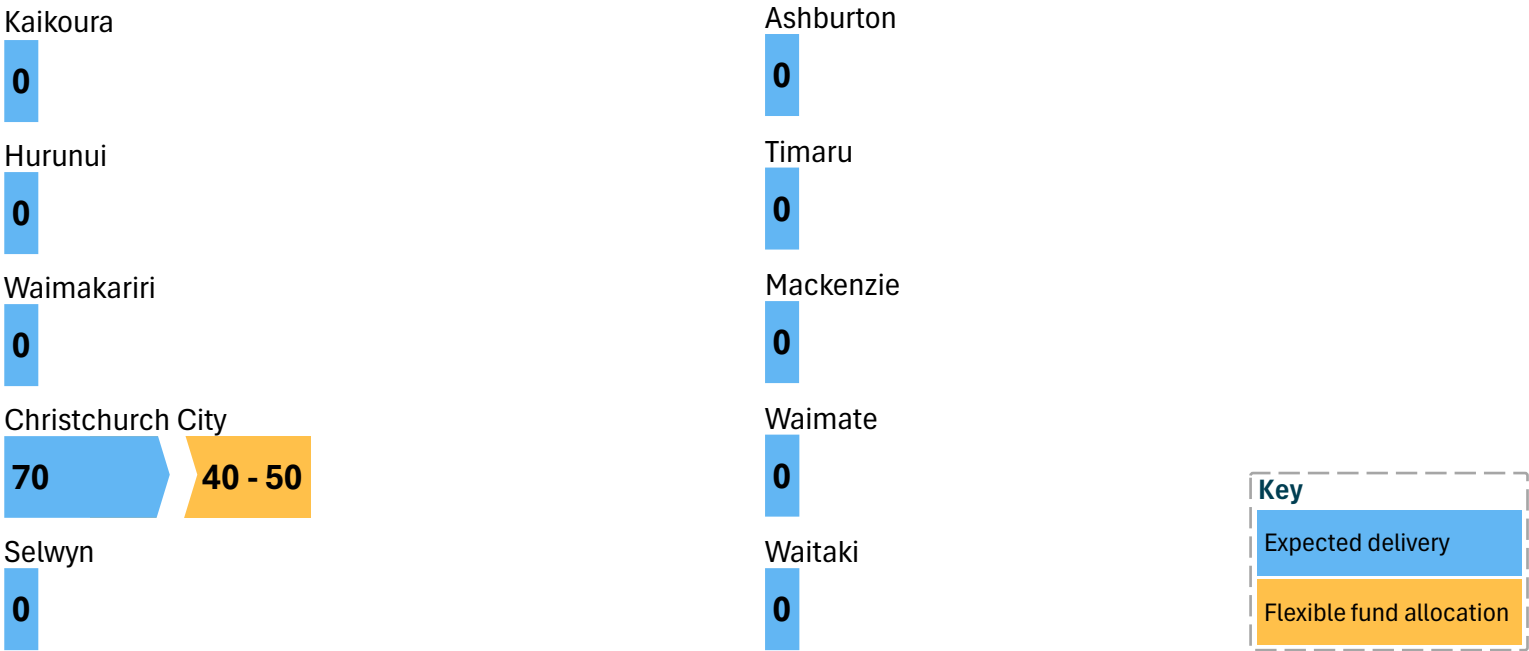
Location	Range of homes	Pathway(s)	Population(s) of interest	Preferred number of bedrooms	Available delivery mode(s)
Christchurch City	40 - 50	<div><div>• social housing</div><div>• affordable rentals</div></div>	<div><div>• whānau Māori</div><div>• sole parent households with dependent children</div><div>• older people - kuia/kaumatua</div><div>• disabled households</div></div>	<div><div>• majority small 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 (regional)



Budget 2024 and Budget 2025 investment (territorial authority)



Other government activity in the region

Pathway	Description	Kaikoura	Hurunui	Waimakariri	Christchurch City	Selwyn	Ashburton	Timaru	Mackenzie	Waimate	Waitaki
Transitional housing	Number of contracted places as at September 2025	S	S	S	474	S	S	S	S	S	S
Māori housing	Number of homes contracted as at September 2025										0
Kāinga Ora	Stock in need of renewal as at June 2025	70%	87%	9%	46%	26%	24%	53%	N/A	100%	99%
	Proposed regional renewal intentions (number of homes) to June 2027										150 – 270

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	Kaikoura	Hurunui	Waimakariri	Christchurch City	Selwyn	Ashburton	Timaru	Mackenzie	Waimate	Waitaki
Demographics	June 2024 Population Estimate (000s)	4.4	14.4	69.6	415.1	85.6	38.4	50.1	5.8	8.9	25.1
	Proportion of population is Māori as at 2023	19%	10%	10%	11%	9%	9%	10%	9%	9%	10%
	Average household size (people) as at 2023	2.3	2.4	2.5	2.5	2.9	2.5	2.3	2.3	2.3	2.3
	Average projected population growth (annually) 2023-2053	0.1%	0.6%	0.9%	0.7%	2.3%	0.7%	0.3%	0.9%	0.4%	0.7%
Housing register (June 2025)	HR total applicants (households)	9	27	87	1500	60	57	96	3	12	36
	HR per 10,000 population	20	18	13	36	7	14	19	5	15	15
	National - 75 th percentile per 10,000 population	43									
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	84	246	708	6,753	540	489	573	129	213	486
	SHD (first 3 categories) individuals	60	87	357	2,310	177	150	210	117	51	183
	SHD (first 3 categories) per 10,000 population	142	64	54	59	23	43	44	229	63	78
	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)	Poor	Poor	Poor	Improving	Poor	Poor	Good	Poor	Good	Good
	Change in rental affordability (1 year change)	-4.9%	5.8%	-0.3%	1.4%	3.1%	0.4%	2.6%	-3.2%	7.7%	-1.7%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
• Accessible Properties New Zealand	• Ōtautahi Community Housing Trust	• Ashburton Housing and Support Trust
• Christchurch Methodist Central Mission	• Pathway Affordable Housing Limited	• He Waka Hou Trust
• Comcare Charitable Trust	• Queenstown Lakes Community Housing Trust	• Home Foundation
• Emerge Aotearoa Housing Trust	• The Salvation Army	
• Linkpeople Limited	• Visionwest Community Trust	

Iwi accords

There are no iwi accords in Canterbury.

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.

Location profile: Southern

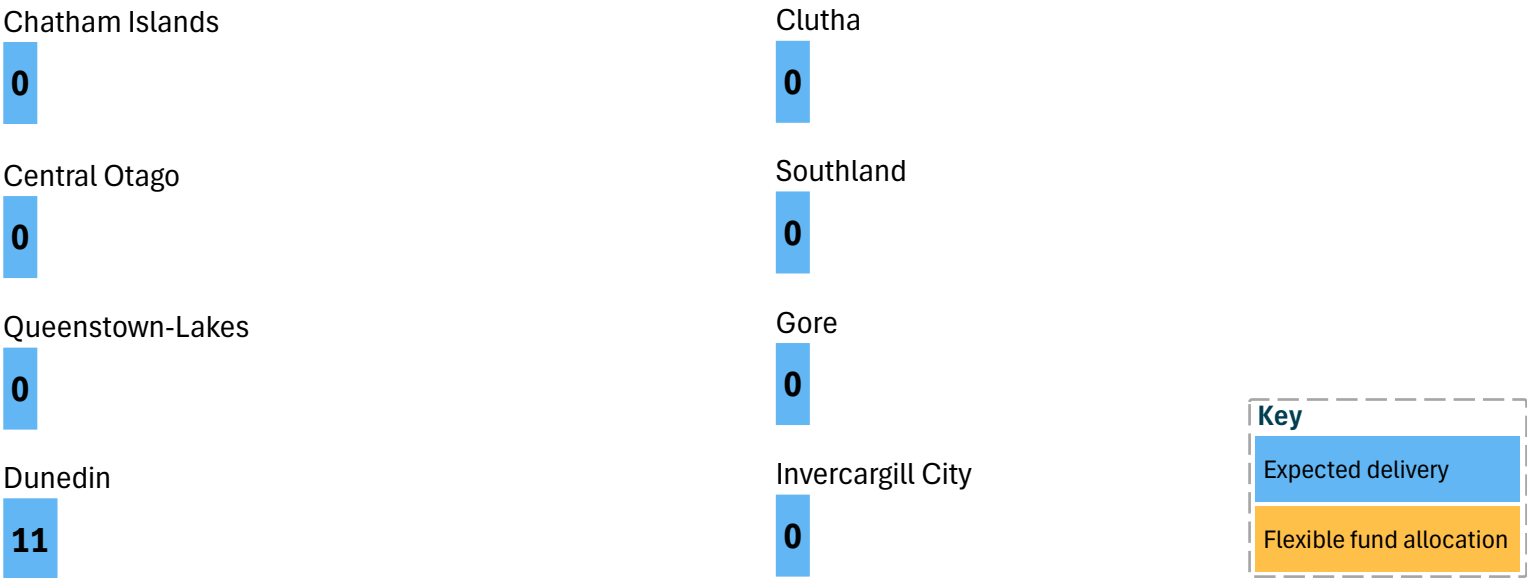
Housing investment plan: allocation of flexible fund (November 2025)

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	Chatham Islands	Central Otago	Queenstown Lakes	Dunedin	Clutha	Southland	Gore	Invercargill City
Transitional housing	Number of contracted places as at September 2025	S	S	S	90	S	S	S	60
Māori housing	Number of homes contracted as at September 2025	0							
Kāinga Ora	Stock in need of renewal as at June 2025	N/A	74%	23%	70%	85%	100%	89%	46%
	Proposed regional renewal intentions (number of homes) to June 2027	50 - 90							

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.

Other government funding in the region

Measure	Description	Chatham Islands	Central Otago	Queenstown Lakes	Dunedin	Clutha	Southland	Gore	Invercargill City
Demographics	June 2024 Population Estimate (000s)	0.72	26.5	52.4	136.0	19.3	34.3	13.2	58.6
	Proportion of population is Māori as at 2023	68%	10%	6%	11%	14%	13%	15%	19%
	Average household size (people) as at 2023	2.3	2.4	2.7	2.5	2.4	2.5	2.3	2.4
	Average projected population growth (annually) 2023-2053	0.4%	1.4%	1.7%	0.4%	0.3%	0.4%	0.1%	0.4%
Housing register (June 2025)	HR total applicants (households)	5	18	30	372	21	27	21	183
	HR per 10,000 population	0	7	6	27	11	8	15	31
	National - 75 th percentile per 10,000 population								43
Severe housing deprivation (SHD, 2023)	SHD (all categories) individuals	15	303	672	2,235	459	483	195	930
	SHD (first 3 categories) individuals	9	189	570	975	111	192	51	351
	SHD (first 3 categories) per 10,000 population	147	78	119	76	61	60	40	63
	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	Improving	Improving	Poor	Good	Good	Good	Poor
	Change in rental affordability (1 year change)	No Data	0.9%	3.7%	2.9%	-2.6%	-3.1%	-1.7%	-0.9%

Other relevant information

Provider Landscape		
Registered CHPs:		Other providers:
<ul style="list-style-type: none">• Emerge Aotearoa Housing Trust• Just Housing Otepoti	<ul style="list-style-type: none">• Queenstown Lakes Community Housing Trust• The Salvation Army	<ul style="list-style-type: none">• Waihopai Rūnaka Incorporated

Iwi accords

There are no iwi accords in the Southern 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.

Definitions

Term	Definition
Community Housing Provider (CHP)	Community Housing Providers (CHPs) are housing providers that have, as one of their objectives, the provision of social housing or affordable rental housing or both. CHPs that are registered with the Community Housing Regulatory Authority (CHRA) are eligible to receive Income Related Rent Subsidy (IRRS) social housing funding.
Kāinga Ora – Homes and Communities	Kāinga Ora is a government-owned organisation that partners with local governments, iwi, and community groups to provide social housing and urban development, it is the Crown Agent for housing in New Zealand.
Social Housing (SH)	Social Housing (SH) refers to properties owned or leased by Kāinga Ora and CHPs, eligible for IRRS for use as public housing, providing families, individuals and whānau with a stable, affordable place to live. It is targeted at households that are most in need of housing, who can't access or sustain a tenancy in the private rental market for a range of reasons.
Flexible Fund Allocation	The Flexible Fund Allocation is the provisional number of homes that will be funded through Budget 2025 flexible fund. The number delivered in each location will depend on proposals received and the level of subsidy required.
Transitional Housing (TH)	Transitional Housing (TH) is temporary accommodation and support for individuals or families who are in urgent need of housing. It provides warm, dry, short-term housing for people and families who have an urgent need for a place to stay.
Māori Housing (MH)	Māori Housing (MH) is housing supply delivered and contracted through MAIHI Ka Ora work programmes towards the vision that all whānau have safe, healthy affordable homes with secure tenure, across the Māori housing continuum.
Flexible Fund Affordable Rentals (AR)	Introduced under Budget 2025, Affordable Rentals (AR) are homes funded through the Flexible Fund for lower income people and whānau who can't afford market rent but can't access or no longer need social housing. AR rents are set at 50-70% of market rent levels, targeted at those in high housing need, with eligibility periodically reassessed.
Housing Register (HR)	The Housing Register (HR) includes people who are not currently in public housing but who have been assessed and eligible for public housing.
Severe Housing Deprivation (SHD)	Severe Housing Deprivation (SHD) estimates provide information about the number, prevalence rates, and characteristics of people experiencing SHD. The severely housing deprived population is organised into four groups: <ol style="list-style-type: none"> 1. without shelter 2. in temporary accommodation 3. sharing someone else's private dwelling 4. in uninhabitable housing
Supply Responsiveness	Supply Responsiveness is a measure of the housing market's ability to meet housing demand. It is an evaluation based on the Price-Cost-Ratio (PCR) and the number of building consents issued per capita within a location (Territorial Authority or Auckland Local Board).
Price-Cost-Ratio (PCR)	Price-Cost-Ratio is a measure showing how current house prices compare with the costs of construction. A high PCR means residential development is financially feasible.
Change in Rental Affordability	The Change in Rental Affordability compares changes in rental prices for new tenancies with the growth in median household disposable income (after tax). A positive change in Rental Affordability means a new rental tenancy has become more affordable relative to median incomes. This is not representative of all renters as many renters do not receive income growth comparable to the median.

Caveats

Term	Definition
Existing Stock	Existing Stock is Social Housing which includes occupied homes for both Kāinga Ora and CHPs, and unoccupied Kāinga Ora homes.
Pre-Budget 2024 investment [Post June 2024]	Post June 2024 figures represent the number of homes funded through prior budgets that have either been delivered since June 2024 or are still to be delivered. This includes delivery from both Kāinga Ora and CHPs.
Budget 2024 (B24) and Budget 2025 (B25) Investment	B24 & B25 expected delivery consists of places that have been delivered under B24 & B25 funding and places committed to through B24 & B25 funding that are yet to be delivered as at the end of October 2025.
Transitional Housing Places	Transitional Housing Contracted Places are places that are tenanted or available for tenanting. Transitional Housing Places can be a property but can also be a motel room or a single-bedroom in a shared space.
Māori Housing Homes	Māori Housing Homes Contracted are Homes funded post December 2023 and include homes across a range of build milestones.
Renewal Intentions	Renewal Intentions are an indication of Kāinga Ora intentions to retrofit, redevelop, or replace existing homes.
Supply Responsiveness	Supply Responsiveness has three categorisations: <ul style="list-style-type: none">• Poor – low demand for new housing or constrained supply• Good – no current supply constraints• Improving – reducing constraints on supply
Population Estimates	Population Estimates are produced by Stats NZ and are neither predictions nor forecasts. They provide an indication of population size based off assumptions formulated from an assessment of short-term and long-term population trends. Population Estimates are updated regularly and may change to reflect the latest demographic developments.
Preferred number of bedrooms	Small homes (1-2 bedrooms) Family homes (3 bedrooms) Large homes (4+ bedrooms)
Random Rounding and Suppression	Random rounding and suppression is the practice of rounding numbers up or down randomly to a close value of a specific multiple, obscuring small and identifying numeric values. This is done to protect the identity of individuals, while not changing the narrative that the reported numbers communicate. These practices have been applied to some of the data included where appropriate. When suppression is applied it is shown as "S".

This document forms part of the Housing Investment Plan

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