



Managed Kāinga Ora Properties by Number of Bedrooms as at 30 June 2025



	Number of bedrooms						Total
	Bedsit ⁴	1	2	3	4	5+	
State Rentals	379	8,264	29,041	25,461	7,825	2,177	73,147
Community Group Housing ¹	1	247	378	131	211	500	1,468
CHP Lease Portfolio ²	10	186	289	466	71	4	1,026
Transitional Housing ³	335	515	908	444	221	64	2,487
Non-Public Housing (NPH) ⁵	22	33	21	-	-	-	76
Total	747	9,245	30,637	26,502	8,328	2,745	78,204

FOOTNOTES:

¹ Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community.

² CHP Lease Portfolio properties are those owned by Kāinga Ora but leased to and operated by Community Housing Providers (CHPs). Reporting on these properties is undertaken by the CHP to the Ministry of Housing and Urban Development and so are separated from Kāinga Ora State Rentals to avoid double counting.

³ Transitional Housing provides temporary accommodation and social services for people with an immediate housing need while support is put in place to transition them into sustainable public or private housing on a long-term basis.

⁴ A bedsit does not have a separate bedroom.

⁵ Non-Public Housing provides homes specifically for rent through the private market at our Te Mātawai complex (139 Greys Avenue, Auckland). This was approved by the then Cabinet as a pilot only for this complex to help create a more diverse and mixed community, with a greater sense of inclusion and neighbourliness.

- Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.



**Managed Kāinga Ora Rental Properties by
Territorial Local Authority as at 30 June 2025**



Territorial Local Authority ¹	Number of bedrooms						Total
	Bedsit ²	1	2	3	4	5+	
Ashburton District	-	47	112	81	26	6	272
Auckland	236	3,592	11,747	11,320	4,633	1,590	33,118
Buller District	-	12	93	29	5	1	140
Carterton District	-	-	5	-	-	-	5
Central Hawke's Bay District	-	-	25	28	2	-	55
Central Otago District	-	-	4	15	-	-	19
Christchurch City	-	1,260	3,379	2,079	547	120	7,385
Clutha District	-	-	10	17	-	-	27
Dunedin City	3	187	716	519	73	3	1,501
Far North District	-	3	295	336	77	20	731
Gisborne District	-	96	477	672	138	17	1,400
Gore District	-	2	24	11	1	-	38
Grey District	-	8	91	48	11	1	159
Hamilton City	13	206	1,979	1,391	487	81	4,157
Hastings District	3	149	585	584	153	26	1,500
Hauraki District	-	2	59	40	7	-	108
Horowhenua District	-	25	126	76	9	1	237
Hurunui District	-	-	4	18	1	-	23
Invercargill City	-	18	211	160	29	2	420
Kaikoura District	-	1	7	13	2	-	23
Kaipara District	-	2	55	53	8	-	118
Kapiti Coast District	-	12	128	83	9	1	233
Kawerau District	-	-	17	22	6	-	45
Lower Hutt City	63	473	1,808	1,074	200	47	3,665
Manawatu District	-	11	84	65	15	-	175
Marlborough District	-	59	234	206	32	7	538
Masterton District	-	8	51	27	1	-	87
Matamata-Piako District	-	6	64	111	18	-	199
Napier City	11	114	809	545	144	29	1,652
Nelson City	-	202	302	198	25	11	738
New Plymouth District	18	111	404	425	42	6	1,006
Opotiki District	-	1	44	55	17	2	119
Otorohanga District	-	-	19	14	1	1	35
Palmerston North City	8	245	743	481	114	12	1,603
Porirua City	-	69	301	1,264	267	67	1,968
Queenstown-Lakes District	-	-	1	12	-	-	13
Rangitikei District	-	2	37	20	-	-	59
Rotorua District	-	56	514	386	96	19	1,071
Ruapehu District	-	5	36	35	5	-	81
Selwyn District	-	-	3	13	11	-	27
South Taranaki District	-	4	60	56	6	-	126

South Waikato District	-	-	12	28	9	1	50
Southland District	-	-	1	1	-	-	2
Stratford District	-	5	19	22	4	-	50
Taranua District	-	-	7	2	-	-	9
Tasman District	-	8	123	70	12	1	214
Taupo District	-	12	116	90	17	2	237
Tauranga City	-	204	169	118	77	29	597
Thames-Coromandel District	-	18	102	77	14	-	211
Timaru District	-	55	191	172	19	-	437
Upper Hutt City	-	16	149	233	44	8	450
Waikato District	-	4	151	204	55	4	418
Waimakariri District	-	68	90	63	18	5	244
Waimate District	-	6	8	6	3	-	23
Waipa District	-	3	101	126	19	1	250
Wairoa District	-	6	24	42	2	3	77
Waitaki District	-	12	43	51	7	1	114
Waitomo District	-	4	52	42	4	-	102
Whanganui District	-	87	304	164	39	3	597
Wellington City	24	610	868	434	42	9	1,987
Western Bay of Plenty District	-	1	31	14	-	-	46
Westland District	-	-	30	17	3	1	51
Whakatāne District	-	32	212	226	55	6	531
Whangārei District	-	125	575	677	164	33	1,574
Total³	379	8,264	29,041	25,461	7,825	2,177	73,147

FOOTNOTES:

¹Excludes Community Group, CHP Lease, and Transitional Housing.

²A bedsit does not have a separate bedroom.

³ Figures include the remaining 76 NPH in Greys Ave / Te Mātāwai in the count of public homes

- Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.



**Managed Kāinga Ora Rental Properties by
Auckland Council Local Board as at 30 June 2025**



	Number of bedrooms						Total
Local Board ¹	Bedsit ²	1	2	3	4	5+	
Albert-Eden	16	498	916	490	184	40	2,144
Devonport-Takapuna	-	56	172	58	20	3	309
Franklin	-	33	155	183	116	27	514
Henderson-Massey	-	60	1,116	1,178	597	140	3,091
Hibiscus and Bays	-	-	38	58	12	3	111
Howick	-	27	283	410	155	47	922
Kaipātiki	-	210	608	407	156	41	1,422
Mangere-Ōtāhuhu	-	340	1,486	1,651	969	478	4,924
Manurewa	-	96	1,280	1,591	598	217	3,782
Maungakiekie-Tāmaki	8	433	989	606	264	94	2,394
Orakei	30	135	342	198	33	11	749
Otara-Papatoetoe	-	156	1,295	1,851	517	226	4,045
Papakura	-	28	530	830	348	93	1,829
Puketāpapa	-	407	868	824	255	47	2,401
Rodney	-	1	17	24	14	1	57
Upper Harbour	3	6	20	12	5	-	46
Waiheke	-	14	-	-	-	-	14
Waitākere Ranges	-	8	156	188	129	39	520
Waitematā	179	533	463	120	12	-	1,307
Whau	-	551	1,013	641	249	83	2,537
Total³	236	3,592	11,747	11,320	4,633	1,590	33,118

FOOTNOTES:

¹ Excludes Community Group, CHP Lease, and Transitional Housing.

² A bedsit does not have a separate bedroom.

³ Figures do not include the remaining 76 Non-Public Homes in Greys Ave / Te Mātāwai in the count of public homes. These homes are in the Waitematā Local Board.

Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.