



Managed Kāinga Ora Properties by Number of Bedrooms as at 31 March 2025



	Number of bedrooms						Total
	Bedsit ⁴	1	2	3	4	5+	
State Rentals	379	8,140	28,622	25,300	7,695	2,140	72,276
Community Group Housing ¹	1	247	378	132	215	497	1,470
CHP Lease Portfolio ²	10	134	289	466	71	4	974
Transitional Housing ³	335	509	890	445	221	63	2,463
Non-Public Housing (NPH) ⁵	22	33	21	-	-	-	76
Total	747	9,063	30,200	26,343	8,202	2,704	77,259

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 31 March 2025



Territorial Local Authority ¹	Number of bedrooms						Total
	Bedsit ²	1	2	3	4	5+	
Ashburton District	-	40	102	80	24	6	252
Auckland	236	3,523	11,721	11,276	4,609	1,572	32,937
Buller District	-	12	89	29	5	1	136
Carterton District	-	-	5	-	-	-	5
Central Hawke's Bay District	-	-	25	28	2	-	55
Central Otago District	-	-	4	15	-	-	19
Christchurch City	-	1,245	3,361	2,085	538	115	7,344
Clutha District	-	-	10	17	-	-	27
Dunedin City	3	180	711	520	73	3	1,490
Far North District	-	3	288	322	73	20	706
Gisborne District	-	96	462	666	137	17	1,378
Gore District	-	2	24	11	1	-	38
Grey District	-	8	84	48	11	1	152
Hamilton City	13	190	1,928	1,368	476	81	4,056
Hastings District	3	149	557	580	149	24	1,462
Hauraki District	-	2	59	41	7	-	109
Horowhenua District	-	25	126	76	9	1	237
Hurunui District	-	-	4	18	1	-	23
Invercargill City	-	18	212	160	29	2	421
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	461	1,791	1,071	200	47	3,633
Manawatu District	-	11	84	65	15	-	175
Marlborough District	-	59	226	205	30	5	525
Masterton District	-	8	51	27	1	-	87
Matamata-Piako District	-	6	64	111	18	-	199
Napier City	11	114	783	539	139	27	1,613
Nelson City	-	202	302	199	25	11	739
New Plymouth District	18	111	403	425	42	6	1,005
Opotiki District	-	1	43	52	15	2	113
Otorohanga District	-	-	19	14	1	1	35
Palmerston North City	8	245	733	496	114	12	1,608
Porirua City	-	69	298	1,259	258	67	1,951
Queenstown-Lakes District	-	-	1	12	-	-	13
Rangitikei District	-	2	29	20	1	-	52
Rotorua District	-	51	408	335	64	13	871
Ruapehu District	-	5	36	35	5	-	81
Selwyn District	-	-	3	13	11	-	27
South Taranaki District	-	4	54	56	6	-	120

South Waikato District	-	-	5	25	7	-	37
Southland District	-	-	1	1	-	-	2
Stratford District	-	3	18	22	4	-	47
Taranua District	-	-	7	2	-	-	9
Tasman District	-	8	123	70	12	1	214
Taupo District	-	12	109	87	18	2	228
Tauranga City	-	204	146	105	68	30	553
Thames-Coromandel District	-	18	102	77	14	-	211
Timaru District	-	55	188	164	19	-	426
Upper Hutt City	-	17	150	245	39	8	459
Waikato District	-	4	144	196	51	4	399
Waimakariri District	-	68	90	63	18	5	244
Waimate District	-	6	8	6	3	-	23
Waipa District	-	3	96	122	19	1	241
Wairoa District	-	6	24	42	2	3	77
Waitaki District	-	12	43	51	7	1	114
Waitomo District	-	4	47	38	2	-	91
Whanganui District	-	87	304	164	39	3	597
Wellington City	23	619	875	442	42	9	2,010
Western Bay of Plenty District	-	1	31	14	-	-	46
Westland District	-	-	28	18	3	1	50
Whakatāne District	1	31	203	223	51	6	515
Whangārei District	-	125	573	678	163	31	1,570
Total³	379	8,140	28,622	25,300	7,695	2,140	72,276

FOOTNOTES:

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

²A bedsit does not have a separate bedroom.

³ Figures include the remaining 21 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 31 March 2025**



	Number of bedrooms						Total
Local Board ¹	Bedsit ²	1	2	3	4	5+	
Albert-Eden	16	476	895	458	179	36	2,060
Devonport-Takapuna	-	56	173	58	20	3	310
Franklin	-	28	140	178	116	27	489
Henderson-Massey	-	61	1,118	1,178	600	141	3,098
Hibiscus and Bays	-	-	38	61	13	3	115
Howick	-	27	280	408	154	47	916
Kaipātiki	-	162	596	399	157	41	1,355
Mangere-Ōtāhuhu	-	340	1,493	1,658	964	472	4,927
Manurewa	-	96	1,281	1,599	592	214	3,782
Maungakiekie-Tāmaki	8	437	988	605	264	94	2,396
Orakei	30	135	331	199	33	12	740
Otara-Papatoetoe	-	156	1,296	1,855	518	226	4,051
Papakura	-	28	513	822	348	91	1,802
Puketāpapa	-	408	919	822	248	43	2,440
Rodney	-	1	17	24	14	1	57
Upper Harbour	3	6	20	12	5	-	46
Waiheke	-	14	-	-	-	-	14
Waitākere Ranges	-	8	156	189	127	39	519
Waitematā	179	534	467	120	12	-	1,312
Whau	-	550	1,000	631	245	82	2,508
Total³	236	3,523	11,721	11,276	4,609	1,572	32,937

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 21 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.