

3 June 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request to Kāinga Ora – Homes and Communities dated 5 May 2025, for information under the Official Information Act (1982):

“Under the OIA, I request a copy of the following document: Kāinga Ora Delivery Pipeline to June 2026 by TLA dated 10 April 2026”.

Kāinga Ora collates and reports on the pipeline and other statistics as at the end of the month. I am refusing your request for the document titled *Kāinga Ora Delivery Pipeline to June 2026 by TLA dated 10 April 2026* under section 18(e) of the Act, as the document alleged to contain the information requested does not exist or cannot be found, despite reasonable efforts to locate it.

Attachment 1 provides the pipeline to 30 June 2026 by Territorial Local Authority as at 31 April 2025, by the number of bedrooms. There are three tables – the pipeline of public homes (tenanted under a tenancy agreement) and supported homes (Community Group Housing and transitional housing) and total, by bedroom.

The pipeline through to 30 June 2026 is subject to change as detailed business cases and budgets are developed. This may include changes in the number of developments, and the number of homes, bedrooms or storeys in some developments. The delivery date may also change.

This pipeline is a forecast of expected gross deliveries, mainly through the redevelopment of older homes to deliver an increased number of warm and dry homes. It includes homes in evaluation and in progress.

Kāinga Ora remains focused on delivering on our 2024/25 new housing commitment of 3,400 homes (gross) and disposing of 1,170 homes to deliver a net total of 2,230 homes. In 2025/26, Kāinga Ora expects to deliver a net increase of 420 homes across New Zealand.

More information about recent and proposed developments across New Zealand, including an interactive maps, can be found at [Social housing developments :: Kāinga Ora – Homes and Communities](#). The following link provides regular updates on the number of Kāinga Ora homes across New Zealand: [Housing statistics :: Kāinga Ora – Homes and Communities](#)

You have the right to seek an investigation and review by the Ombudsman of this decision. There is Information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/en/NZ/publications/oia-and-proactive-releases/responses-to-oia-requests/> with your personal information removed.

Nāku iti noa, nā


Gareth Stiven

General Manager – Strategy, Finance and Policy

Pipeline as at 30 April 2025

State housing

	1 bed	2 bed	3 bed	4 bed	5 bed+	Total
Ashburton District	4	5	-	-	-	9
Auckland	242	644	410	231	74	1,601
Buller District	4	10	-	-	-	14
Central Hawke'S Bay District	-	2	-	-	-	2
Christchurch City	27	41	28	34	3	133
Dunedin City	18	39	11	5	2	75
Far North District	1	51	28	9	2	91
Gisborne District	-	88	18	15	2	123
Gore District	-	16	-	-	-	16
Grey District	-	32	1	-	-	33
Hamilton City	5	84	26	11	-	126
Hastings District	-	13	7	3	1	24
Horowhenua District	-	10	4	-	-	14
Invercargill City	1	4	-	3	-	8
Kaikoura District	-	2	-	-	-	-
Kapiti Coast District	-	6	-	-	-	6
Lower Hutt City	12	78	42	10	1	143
Manawatu District	-	10	11	7	-	8
Marlborough District	-	19	3	3	2	27
Matamata-Piako District	-	-	8	-	-	8
Napier City	1	74	21	9	4	109
Nelson City	8	58	28	1	5	10
New Plymouth District	30	17	9	-	-	65
Opotiki District	-	16	13	5	-	34
Palmerston North City	-	19	9	3	-	31
Porirua City	-	69	52	15	2	138
Rangitikei District	-	2	1	-	-	3
Rotorua District	28	9	52	3	10	298
South Taranaki District	-	7	3	-	-	10
South Waikato District	-	7	3	2	1	13
Stratford District	2	1	-	-	-	3
Taupo District	-	15	-	-	4	22
Tauranga City	-	29	21	12	-	62
Thames-Coromandel District	-	2	8	4	-	14
Timaru District	-	7	11	-	-	18
Upper Hutt City	-	34	12	19	-	67
Waikato District	-	6	10	7	-	23
Waipa District	-	11	10	1	-	22
Wairoa District	-	12	11	6	1	30
Waitomo District	-	5	6	-	-	11
Wellington City	1	20	-	-	-	21
Westland District	-	6	4	1	-	11
Whakane District	12	57	17	9	2	97

Supported (Community Group Housing and Transitional housing)

	1 bed	2 bed	3 bed	4 bed	5 bed+	Total
Auckland	6	18				24
Transitional	6	8				4
Hamilton City	4			1		
Transitional		3		1		8
Horowhenua District					2	2
Community					2	2
Total	10	21	-	1	2	34