

12 February 2025

s 9(2)(a)

Dear s 9(2)(a)

I refer to your request dated 5 January 2025 under the Official Information Act 1982 (the Act) requesting the following information from Kāinga Ora – Homes and Communities:

1. *The total number of homes currently managed by Kāinga Ora and any updates on planned developments.*
2. *Data on the regional distribution of public housing stock and the number of homes built in the past five years.*
3. *The success rate of Kāinga Ora initiatives in reducing the public housing register waitlist.*

Relevant Kāinga Ora staff have been consulted and I have provided responses to your questions below. I also note that some of the links below were provided to you in our initial email to you on 8 January 2025.

1. The total number of homes currently managed by Kāinga Ora and any updates on planned developments.

Kāinga Ora publishes data on the number of homes it manages on a quarterly basis. Tables for the quarter ending December 2024 are due to be published after 17 February 2025. You can find these tables on our website at:

- <https://kaingaora.govt.nz/en/NZ/publications/oia-and-proactive-releases/housing-statistics/>.

As at 31 December 2024, 267 proposed social housing projects (totalling 4,042 homes) were under assessment. In terms of our updates on our developments, Kāinga Ora has a significant pipeline of social housing projects which has been built up over time to meet the requirements set out by the previous public housing plan. We are unable to say at this stage how many projects will not proceed as we are still working through our assessment process.

We expect to complete the assessment process in the coming months. By that time a number of these projects will be progressing to meet our targets to 30 June 2026, while others may need to await further decisions on our build programme beyond the 2026 financial year. More information about the work being undertaken can be found here as well as the Government's direction for Kāinga Ora can be found here:

- <https://kaingaora.govt.nz/en/NZ/news/second-stage-of-assessments-under-way-for-state-housing-projects/>
- <https://kaingaora.govt.nz/en/NZ/publications/minister-publications/ministers-letter-of-expectation/>.
- <https://www.beehive.govt.nz/release/turnaround-plan-get-k%C4%81inga-ora-back-track>.

2. Data on the regional distribution of public housing stock and the number of homes built in the past five years.

Please find included with this response a list of housing delivered by Kāinga Ora over the last five years. For additional data outside of the housing delivered by Kāinga Ora, I recommend visiting the Ministry of Housing and Urban Development's website at:

- <https://www.hud.govt.nz/stats-and-insights/the-government-housing-dashboard/public-homes>.

3. The success rate of Kāinga Ora initiatives in reducing the public housing register waitlist.

Although in providing housing, Kāinga Ora plays an important role in addressing the demand for social housing, reducing the waitlist for social housing is not our primary role.

Kāinga Ora places people from the housing register into our homes, providing tenancy services to social housing tenants, and maintains and develops social houses. We also provide home ownership products and other services.

For information about the management of the social housing register or efforts to address housing demand across New Zealand, I recommend visiting the websites of the Ministry of Social Development and the Ministry of Housing and Urban Development:

- <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/housing-register.html>
- <https://www.hud.govt.nz/our-work/social-and-transitional-housing>.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available online at <https://www.ombudsman.parliament.nz/> or by phone on 0800 802 602.

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/publications/official-information-requests/> with your personal information removed.

Yours sincerely



pp. Rachel Kelly
Manager Government Services

Social Homes delivered from FY20 to FY25 YTD (up to 31 Dec 2024)

Social Homes delivered	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grand Total
Acquire New	236	280	292	1,032	1,895	706	4,441
Redevelopment	993	1,586	940	1,590	2,851	720	8,680
Lease New Build	–	–	–	100	–	–	100
Acquire Existing	326	277	186	463	106	13	1,371
Leases	6	11	8	10	2	–	37
Grand Total	1,561	2,154	1,426	3,195	4,854	1,439	14,629

Social Homes delivered by TLA	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grand Total
ASHBURTON DISTRICT	–	–	8	23	28	18	77
Acquire New	–	–	8	9	12	–	29
Redevelopment	–	–	–	8	16	18	42
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	6	–	–	6
Leases	–	–	–	–	–	–	–
AUCKLAND	984	1,266	843	1,531	2,112	497	7,233
Acquire New	95	167	145	545	674	199	1,825
Redevelopment	733	1,027	624	906	1,410	293	4,993
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	153	63	67	74	27	5	389
Leases	3	9	7	6	1	–	26
BULLER DISTRICT	–	–	1	2	22	4	29
Acquire New	–	–	1	–	18	–	19
Redevelopment	–	–	–	–	2	3	5
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	2	2	1	5
Leases	–	–	–	–	–	–	–
CARTERTON DISTRICT	–	–	–	–	–	5	5
Acquire New	–	–	–	–	–	5	5
Redevelopment	–	–	–	–	–	–	–
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	–	–	–	–
Leases	–	–	–	–	–	–	–
CENTRAL HAWKE'S BAY DISTRICT	–	–	8	2	1	12	23
Acquire New	–	–	8	–	–	12	20
Redevelopment	–	–	–	–	–	–	–
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	2	1	–	3
Leases	–	–	–	–	–	–	–
CHRISTCHURCH CITY	146	205	160	398	681	162	1,752
Acquire New	52	38	46	111	181	45	473
Redevelopment	61	150	109	263	476	115	1,174
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	32	16	5	23	24	2	102
Leases	1	1	–	1	–	–	3
DUNEDIN CITY	–	3	3	28	92	35	161
Acquire New	–	–	–	16	53	13	82
Redevelopment	–	–	–	10	38	22	70
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	3	3	2	1	–	9
Leases	–	–	–	–	–	–	–
FAR NORTH DISTRICT	12	5	1	27	15	8	68
Acquire New	7	5	–	–	–	8	20
Redevelopment	–	–	1	22	13	–	36
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	5	–	–	5	2	–	12
Leases	–	–	–	–	–	–	–
GISBORNE DISTRICT	12	11	26	45	69	3	166
Acquire New	–	–	–	10	52	–	62
Redevelopment	11	11	20	32	17	3	94
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	1	–	6	3	–	–	10
Leases	–	–	–	–	–	–	–
GREY DISTRICT	1	–	–	1	18	–	20
Acquire New	–	–	–	–	12	–	12
Redevelopment	–	–	–	–	5	–	5
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	1	–	–	1	1	–	3
Leases	–	–	–	–	–	–	–
HAMILTON CITY	153	112	61	175	502	206	1,209
Acquire New	65	59	43	128	292	110	697
Redevelopment	62	42	–	22	205	95	426
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	26	11	18	25	5	1	86
Leases	–	–	–	–	–	–	–

HASTINGS DISTRICT	5	71	117	69	91	26	379
Acquire New	2	4	14	34	57	20	131
Redevelopment	—	67	102	33	29	6	237
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	3	—	1	2	5	—	11
Leases	—	—	—	—	—	—	—
HAURAKI DISTRICT	—	—	—	—	2	—	2
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	—	2	—	2
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	—	—
Leases	—	—	—	—	—	—	—
HOROWHENUA DISTRICT	1	7	1	4	31	6	50
Acquire New	—	—	—	3	22	6	31
Redevelopment	—	3	—	—	6	—	9
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	1	4	1	1	3	—	10
Leases	—	—	—	—	—	—	—
INVERCARGILL CITY	—	5	12	12	35	8	72
Acquire New	—	—	12	12	28	2	54
Redevelopment	—	3	—	—	6	6	15
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	2	—	—	1	—	3
Leases	—	—	—	—	—	—	—
KAIPARA DISTRICT	—	—	—	4	1	—	5
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	2	—	—	2
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	2	1	—	3
Leases	—	—	—	—	—	—	—
KAPITI COAST DISTRICT	5	10	—	3	21	2	41
Acquire New	—	—	—	—	—	—	—
Redevelopment	2	9	—	2	2	2	36
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	3	1	—	1	—	—	5
Leases	—	—	—	—	—	—	—
KAWERAU DISTRICT	—	1	—	1	—	—	2
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	1	—	1	—	—	2
Leases	—	—	—	—	—	—	—
LOWER HUTT CITY	43	78	12	35	128	41	337
Acquire New	—	—	—	8	—	13	21
Redevelopment	40	74	2	22	127	28	293
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	3	4	10	5	1	—	23
Leases	—	—	—	—	—	—	—
MANAWATU DISTRICT	6	4	1	—	12	9	32
Acquire New	—	1	—	—	11	9	21
Redevelopment	5	3	—	—	1	—	9
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	1	—	1	—	—	—	2
Leases	—	—	—	—	—	—	—
MARLBOROUGH DISTRICT	9	18	24	42	21	13	127
Acquire New	8	6	10	6	16	—	46
Redevelopment	—	8	6	24	5	13	56
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	1	4	8	12	—	—	25
Leases	—	—	—	—	—	—	—
MASTERTON DISTRICT	—	—	—	16	44	15	75
Acquire New	—	—	—	16	44	14	74
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	1	1
Leases	—	—	—	—	—	—	—
MATAMATA-PIAKO DISTRICT	2	—	4	15	9	8	38
Acquire New	—	—	—	7	3	8	18
Redevelopment	—	—	—	7	6	—	13
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	2	—	4	1	—	—	7
Leases	—	—	—	—	—	—	—
NAPIER CITY	10	14	10	45	81	39	199
Acquire New	—	—	—	7	14	7	28
Redevelopment	—	5	2	29	67	32	135
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	10	9	8	9	—	—	36
Leases	—	—	—	—	—	—	—
NELSON CITY	1	148	2	5	13	1	170

Acquire New	—	—	—	—	9	—	9
Redevelopment	—	5	—	—	3	—	8
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	1	142	2	5	1	1	152
Leases	—	1	—	—	—	—	1
NEW PLYMOUTH DISTRICT	3	—	4	3	55	—	65
Acquire New	—	—	—	—	44	—	44
Redevelopment	1	—	3	2	10	—	16
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	2	—	1	1	1	—	5
Leases	—	—	—	—	—	—	—
OPOTIKI DISTRICT	—	—	—	8	17	3	28
Acquire New	—	—	—	—	6	—	6
Redevelopment	—	—	—	8	10	3	21
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	1	—	1
Leases	—	—	—	—	—	—	—
PALMERSTON NORTH CITY	26	46	33	26	54	21	206
Acquire New	—	—	—	18	31	14	63
Redevelopment	19	44	30	1	21	6	121
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	7	2	3	4	2	1	19
Leases	—	—	—	3	—	—	3
PORIRUA CITY	—	80	6	21	23	2	132
Acquire New	—	—	—	10	—	—	10
Redevelopment	—	80	3	—	23	2	108
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	3	11	—	—	14
Leases	—	—	—	—	—	—	—
RANGITIKEI DISTRICT	—	—	—	2	—	—	2
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	2	—	—	2
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	—	—
Leases	—	—	—	—	—	—	—
ROTORUA DISTRICT	11	34	21	100	75	54	295
Acquire New	—	—	—	—	47	32	79
Redevelopment	4	34	12	93	28	22	193
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	7	—	8	7	—	—	22
Leases	—	—	1	—	—	—	1
RUAPEHU DISTRICT	—	—	—	2	—	—	2
Acquire New	—	—	—	2	—	—	2
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	—	—
Leases	—	—	—	—	—	—	—
SELWYN DISTRICT	3	—	3	8	5	—	19
Acquire New	—	—	—	—	3	—	3
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	3	—	3	8	2	—	16
Leases	—	—	—	—	—	—	—
SOUTH TARANAKI DISTRICT	—	—	2	—	—	—	2
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	2	—	—	—	2
Leases	—	—	—	—	—	—	—
SOUTH WAIKATO DISTRICT	—	—	—	—	4	—	4
Acquire New	—	—	—	—	—	—	—
Redevelopment	—	—	—	—	4	—	4
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	—	—
Leases	—	—	—	—	—	—	—
STRATFORD DISTRICT	—	—	1	—	9	—	10
Acquire New	—	—	—	—	9	—	9
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	1	—	—	—	1
Leases	—	—	—	—	—	—	—
TARARUA DISTRICT	—	—	—	2	—	7	9
Acquire New	—	—	—	2	—	7	9
Redevelopment	—	—	—	—	—	—	—
Lease New Build	—	—	—	—	—	—	—
Acquire Existing	—	—	—	—	—	—	—
Leases	—	—	—	—	—	—	—
TASMAN DISTRICT	2	7	—	7	30	6	52
Acquire New	—	—	—	7	23	5	35

Redevelopment	–	7	–	–	1	–	8
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	2	–	–	–	6	1	9
Leases	–	–	–	–	–	–	–
TAUPO DISTRICT	4	–	–	8	39	15	66
Acquire New	–	–	–	–	29	15	44
Redevelopment	3	–	–	6	10	–	19
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	1	–	–	2	–	–	3
Leases	–	–	–	–	–	–	–
TAURANGA CITY	39	8	6	226	93	40	412
Acquire New	4	–	–	13	56	40	113
Redevelopment	–	–	–	–	33	–	33
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	35	8	6	213	4	–	266
Leases	–	–	–	–	–	–	–
THAMES-COROMANDEL DISTRICT	–	–	1	–	9	–	10
Acquire New	–	–	–	–	–	–	–
Redevelopment	–	–	1	–	9	–	10
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	–	–	–	–
Leases	–	–	–	–	–	–	–
TIMARU DISTRICT	–	2	–	3	9	3	17
Acquire New	–	–	–	2	–	–	2
Redevelopment	–	2	–	–	9	3	14
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	1	–	–	1
Leases	–	–	–	–	–	–	–
UPPER HUTT CITY	–	–	1	1	40	12	54
Acquire New	–	–	–	–	14	2	16
Redevelopment	–	–	–	–	25	10	35
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	1	1	–	–	3
Leases	–	–	–	–	–	–	–
WAIKATO DISTRICT	1	–	7	9	9	–	26
Acquire New	–	–	5	3	4	–	12
Redevelopment	–	–	–	2	5	–	7
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	2	4	–	–	6
Leases	–	–	–	–	–	–	1
WAIMAKARIRI DISTRICT	6	10	17	5	55	25	118
Acquire New	1	–	–	–	34	–	35
Redevelopment	–	9	15	–	19	25	68
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	5	1	2	5	2	–	15
Leases	–	–	–	–	–	–	–
WAIPA DISTRICT	–	1	5	6	24	4	40
Acquire New	–	–	–	–	8	–	8
Redevelopment	–	–	–	2	16	4	22
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	1	5	4	–	–	10
Leases	–	–	–	–	–	–	–
WAITAKI DISTRICT	–	–	1	1	–	–	2
Acquire New	–	–	–	–	–	–	–
Redevelopment	–	–	–	–	–	–	–
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	1	1	–	–	2
Leases	–	–	–	–	–	–	–
WANGANUI DISTRICT	14	1	5	–	14	–	34
Acquire New	–	–	–	–	8	–	8
Redevelopment	14	–	5	–	5	–	24
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	1	–	–	1	–	2
Leases	–	–	–	–	–	–	–
WELLINGTON CITY	12	–	3	215	130	44	404
Acquire New	–	–	–	57	31	36	124
Redevelopment	12	–	–	56	98	8	174
Lease New Build	–	–	–	100	–	–	100
Acquire Existing	–	–	3	2	1	–	6
Leases	–	–	–	–	–	–	–
WESTERN BAY OF PLENTY DISTRICT	–	–	–	2	1	13	16
Acquire New	–	–	–	–	–	13	13
Redevelopment	–	–	–	–	–	–	–
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	–	2	1	–	3
Leases	–	–	–	–	–	–	–
WESTLAND DISTRICT	–	–	1	–	1	–	2
Acquire New	–	–	–	–	–	–	–
Redevelopment	–	–	–	–	–	–	–

Lease New Build	–	–	–	–	–	–	–
Acquire Existing	–	–	1	–	1	–	2
Leases	–	–	–	–	–	–	–
WHAKATANE DISTRICT	27	–	1	3	25	–	56
Acquire New	–	–	–	–	16	–	16
Redevelopment	26	–	–	–	4	–	30
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	1	–	1	3	5	–	10
Leases	–	–	–	–	–	–	–
WHANGAREI DISTRICT	23	7	14	54	104	72	274
Acquire New	2	–	–	6	34	71	113
Redevelopment	–	3	5	36	66	1	111
Lease New Build	–	–	–	–	–	–	–
Acquire Existing	20	4	9	12	3	–	48
Leases	1	–	–	–	1	–	2
Grand Total	1,561	2,154	1,426	3,195	4,854	1,439	14,629

RELEASED UNDER THE
OFFICIAL INFORMATION ACT 1982