



Vacant Kāinga Ora properties by reason as at 31 March 2025



	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Ready to Let	Under Repair	Coming into Service	Pending Decision	
State Housing	545	317	-	258	1,120
Supported Housing	1	20	1	6	28
Total	546	337	1	264	1,148

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.
- Total Kāinga Ora stock of all housing types as at 31 March 2025 was 77,259 properties.
- As at 31 March 2025 there were 37 Kāinga Ora state house properties in the 'Staggered Tenancies' category (17 in Palmerston North and 20 in Wellington). These properties are not included in the above table.
- For additional commentary regarding the above table, please refer to the glossary.

Glossary

Vacant Homes

Those homes being made available to re-tenant

Vacant homes - Being made available to let

Coming Into Service	Newly completed homes that may require final completion works or may be part of a larger project where they cannot be tenanted until work on the wider site is complete for health and safety reasons.
Ready to let	Homes that are in the process of being matched to a suitable tenant.
Under Repair	Homes receiving minor repairs and upgrades before new tenants move in to ensure the home is safe, warm, dry, and we are meeting our obligations as a landlord.

Vacant Homes - Unavailable for letting

Pending Decision	Homes that are waiting decision on best future use.
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Staggered Tenancies

Staggered Tenancies	New homes that are part of buildings with around 30 or more units. Kāinga Ora takes care regarding the speed at which it matches and places tenants in multi-storey developments that are typically in larger cities. From experience and observations of international best practice, progressively having tenants move into these buildings allows for better management of the logistical challenges that occur with lots of people moving into a location at the same time.
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Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 March 2025



Kāinga Ora
Homes and Communities

Territorial Local Authority	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Ready to Let	Under Repair	Coming into Service	Pending Decision	
Ashburton District	5	1	-	-	6
Auckland	242	120	-	34	396
Buller District	-	1	-	2	3
Carterton District	-	-	-	-	-
Central Hawke's Bay District	-	1	-	1	2
Central Otago District	-	-	-	-	-
Christchurch City	15	23	-	6	44
Clutha District	-	-	-	-	-
Dunedin City	1	6	-	1	8
Far North District	3	1	-	-	4
Gisborne District	15	10	-	3	28
Gore District	-	-	-	2	2
Grey District	-	1	-	-	1
Hamilton City	6	10	-	1	17
Hastings District	7	20	-	1	28
Hauraki District	-	-	-	-	-
Horowhenua District	2	2	-	2	6
Hurunui District	-	-	-	-	-
Invercargill City	-	-	-	1	1
Kaikōura District	-	-	-	-	-
Kaipara District	-	1	-	-	1
Kāpiti Coast District	1	1	-	-	2
Kawerau District	-	1	-	-	1
Lower Hutt City	126	15	-	48	189
Manawatū District	1	-	-	-	1
Marlborough District	1	4	-	4	9
Masterton District	7	-	-	-	7
Matamata-Piako District	-	1	-	-	1
Napier City	14	31	-	3	48
Nelson City	1	5	-	-	6
New Plymouth District	1	5	-	2	8
Ōpōtiki District	-	3	-	-	3
Ōtorohanga District	-	-	-	-	-
Palmerston North City	21	9	-	5	35
Porirua City	27	6	-	4	37
Queenstown-Lakes District	-	-	-	-	-
Rangitikei District	-	-	-	-	-
Rotorua District	4	11	-	1	16
Ruapehu District	-	2	-	-	2

Selwyn District	-	-	-	-	-
South Taranaki District	-	-	-	-	-
South Waikato District	-	-	-	-	-
Southland District	-	-	-	-	-
Stratford District	-	-	-	-	-
Taranua District	-	1	-	-	1
Tasman District	6	-	-	-	6
Taupō District	-	-	-	1	1
Tauranga City	5	3	-	-	8
Thames-Coromandel District	-	1	-	-	1
Timaru District	1	2	-	-	3
Upper Hutt City	8	-	-	9	17
Waikato District	-	1	-	-	1
Waimakariri District	1	-	-	-	1
Waimate District	-	-	-	-	-
Waipā District	1	-	-	-	1
Wairoa District	-	-	-	-	-
Waitaki District	-	-	-	1	1
Waitomo District	-	-	-	-	-
Whanganui District	-	2	-	2	4
Wellington City	21	6	-	124	151
Western Bay of Plenty District	-	-	-	-	-
Westland District	-	-	-	-	-
Whakatāne District	-	1	-	-	1
Whangārei District	2	9	-	-	11
Total	545	317	-	258	1,120

Footnotes:

- As at 31 March 2025 there were 37 Kainga Ora state house properties in the 'Staggered Tenancies' category (17 in Palmerston North and 20 in Wellington). These properties are not included in the above table.
- For additional commentary regarding the above table, please refer to the glossary on page two.
- Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.
- Total Kāinga Ora stock of all housing types as at 31 March 2025 was 77,259 properties
- For additional commentary regarding the above table, please refer to the glossary below.

Vacant Homes

Those homes being made available to re-tenant

Vacant homes - Being made available to let

Coming Into Service	Newly completed homes that may require final completion works or may be part of a larger project where they cannot be tenanted until work on the wider site is complete for health and safety reasons.
Ready to let	Homes that are in the process of being matched to a suitable tenant.
Under Repair	Homes receiving minor repairs and upgrades before new tenants move in to ensure the home is safe, warm, dry, and we are meeting our obligations as a landlord.

Vacant Homes - Unavailable for letting

Pending Decision	Homes that are waiting decision on best future use.
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Vacant Kāinga Ora Rental Properties by Auckland Council Local Board as at 31 March 2025



Auckland Local Board	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Ready to Let	Under Repair	Coming into Service	Pending Decision	
Albert-Eden	32	4	-	1	37
Devonport-Takapuna	-	3	-	1	4
Franklin	1	1	-	-	2
Henderson-Massey	10	10	-	11	31
Hibiscus and Bays	-	-	-	-	-
Howick	4	3	-	-	7
Kaipatiki	8	5	-	-	13
Mangere-Ōtāhuhu	4	14	-	4	22
Manurewa	48	14	-	-	62
Maungakiekie-Tāmaki	40	4	-	2	46
Ōrākei	1	2	-	-	3
Ōtara-Papatoetoe	-	21	-	6	27
Papakura	3	6	-	-	9
Puketāpapa	34	9	-	3	46
Rodney	-	-	-	-	-
Upper Harbour	-	-	-	-	-
Waiheke	-	-	-	-	-
Waitākere Ranges	4	2	-	-	6
Waitematā	11	16	-	3	30
Whau	42	6	-	3	51
Total	242	120	-	34	396

Footnotes:

- As at 31 March 2025 there were 37 Kainga Ora state house properties in the 'Staggered Tenancies' category (17 in Palmerston North and 20 in Wellington). These properties are not included in the above table.
- Figures 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.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- Total Kāinga Ora stock of all housing types as at 31 March 2025 was 77,259 properties.
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