



Vacant Kāinga Ora properties by reason as at 30 June 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	526	408	249	235	1,418
Supported Housing	5	14	1	5	25
Total	531	422	250	240	1,443

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- Figures include the remaining 76 NPH in Auckland in the count of social homes.
- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,204 properties.
- As at 30 June 2025 there were 19 Kāinga Ora state house properties in Rotorua in the 'Staggered Tenancies' category. 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 30 June 2025



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	-	4	6	-	10
Auckland	185	150	135	45	515
Buller District	-	-	4	-	4
Carterton District	-	-	-	-	-
Central Hawke's Bay District	-	1	-	-	1
Central Otago District	-	-	-	-	-
Christchurch City	20	38	-	-	58
Clutha District	-	-	-	1	1
Dunedin City	-	4	-	10	14
Far North District	8	7	-	-	15
Gisborne District	15	9	4	-	28
Gore District	-	-	-	5	5
Grey District	8	-	-	-	8
Hamilton City	11	11	8	3	33
Hastings District	10	6	4	-	20
Hauraki District	1	2	-	-	3
Horowhenua District	-	1	-	1	2
Hurunui District	-	-	-	-	-
Invercargill City	-	2	-	5	7
Kaikōura District	-	-	-	-	-
Kaipara District	1	1	-	-	2
Kāpiti Coast District	2	-	-	-	2
Kawerau District	-	1	-	-	1
Lower Hutt City	64	33	-	26	123
Manawatū District	-	-	-	1	1
Marlborough District	1	5	-	2	8
Masterton District	-	1	-	-	1
Matamata-Piako District	1	-	-	-	1
Napier City	10	15	16	-	41
Nelson City	3	4	-	1	8
New Plymouth District	1	5	3	2	11
Ōpōtiki District	-	3	5	-	8
Ōtorohanga District	-	-	-	-	-
Palmerston North City	8	8	-	5	21
Porirua City	26	13	-	3	42
Queenstown-Lakes District	-	-	-	-	-
Rangitikei District	-	-	-	-	-
Rotorua District	93	9	11	-	113
Ruapehu District	-	-	-	-	-

Selwyn District	-	-	-	-	-
South Taranaki District	5	1	-	-	6
South Waikato District	-	1	13	-	14
Southland District	-	-	-	-	-
Stratford District	2	-	-	-	2
Taranua District	-	-	-	-	-
Tasman District	-	-	-	-	-
Taupō District	2	-	-	-	2
Tauranga City	4	20	-	-	24
Thames-Coromandel District	1	4	-	-	5
Timaru District	5	6	-	3	14
Upper Hutt City	2	5	-	-	7
Waikato District	12	3	-	-	15
Waimakariri District	1	-	-	-	1
Waimate District	-	-	-	-	-
Waipā District	1	1	4	1	7
Wairoa District	-	-	-	-	-
Waitaki District	-	-	-	1	1
Waitomo District	-	-	11	-	11
Whanganui District	-	8	-	1	9
Wellington City	14	9	-	119	142
Western Bay of Plenty District	-	-	-	-	-
Westland District	2	-	-	-	2
Whakatāne District	3	9	-	-	12
Whangārei District	4	8	25	-	37
Total	526	408	249	235	1,418

Footnotes:

- As at 30 June 2025 there were 19 Kainga Ora state house properties in Rotorua in the 'Staggered Tenancies' category. 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 76 NPH in Auckland in the count of social homes.
- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,204 properties.
- For additional commentary regarding the above table, please refer to the glossary below.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.

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 30 June 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	45	9	40	2	96
Devonport-Takapuna	-	1	-	-	1
Franklin	-	3	-	2	5
Henderson-Massey	7	13	-	7	27
Hibiscus and Bays	-	-	-	-	-
Howick	3	4	-	-	7
Kaipatiki	13	2	56	-	71
Mangere-Ōtāhuhu	-	17	2	-	19
Manurewa	2	20	17	2	41
Maungakiekie-Tāmaki	20	19	-	-	39
Ōrākei	12	4	-	-	16
Ōtara-Papatoetoe	1	11	-	14	26
Papakura	9	1	18	8	36
Puketāpapa	18	14	-	1	33
Rodney	-	-	-	-	-
Upper Harbour	1	-	-	-	1
Waiheke	-	-	-	-	-
Waitākere Ranges	1	1	2	-	4
Waitematā	1	21	-	1	23
Whau	52	10	-	8	70
Total	185	150	135	45	515

Footnotes:

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- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,204 properties.
- Above table does not include supported housing properties.

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Vacant Homes - Unavailable for letting	
Pending Decision	Homes that are waiting decision on best future use.
Staggered Tenancies	
Staggered Tenancies	New homes that are part of buildings with 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.