



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 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.
- 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.
- 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.
-------------------------	---

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.
----------------------------	--