



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	39	45	419
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	153	235	1,322

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 78,164 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.