



Vacant Kāinga Ora properties by reason as at 30 September 2024



Kāinga Ora
Homes and Communities

	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Coming into Service	Ready to Let	Under Repair	Pending Decision	
State Housing	593	414	209	128	1,344
Supported Housing	14	29	1	4	48
Total	607	443	210	132	1,392

Footnotes:

- Supported Housing Team 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 30 September 2024 was 75,814 properties.
- As at 30 September 2024 there were no Kainga Ora properties in the 'Staggered Tenancies' category.
- For additional commentary regarding the above table, please refer to the glossary.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 30 September 2024



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	-	1	-	3	4
Auckland	263	125	116	47	551
Buller District	2	2	-	-	4
Carterton District	4	-	-	-	4
Central Hawke's Bay District	-	1	-	-	1
Central Otago District	-	-	-	-	-
Christchurch City	18	28	-	6	52
Clutha District	-	-	-	-	-
Dunedin City	1	12	-	1	14
Far North District	1	7	-	-	8
Gisborne District	2	13	-	-	15
Gore District	-	-	-	-	-
Grey District	2	1	-	-	3
Hamilton City	26	21	-	-	47
Hastings District	1	15	-	-	16
Hauraki District	-	-	-	-	-
Horowhenua District	6	2	-	-	8
Hurunui District	-	-	-	-	-
Invercargill City	-	3	-	-	3
Kaikōura District	-	-	-	-	-
Kaipara District	1	3	-	-	4
Kāpiti Coast District	1	4	-	-	5
Kawerau District	-	-	-	-	-
Lower Hutt City	89	34	57	34	214
Manawatū District	6	2	-	-	8
Marlborough District	4	6	-	-	10
Masterton District	4	-	-	-	4
Matamata-Piako District	-	-	-	-	-
Napier City	-	25	-	-	25
Nelson City	5	9	-	-	14
New Plymouth District	-	7	-	-	7
Ōpōtiki District	-	-	-	-	-
Ōtorohanga District	-	-	-	-	-
Palmerston North City	8	13	9	-	30
Porirua City	14	12	-	-	26
Queenstown-Lakes District	-	-	-	-	-
Rangitikei District	-	-	-	-	-
Rotorua District	1	3	-	-	4
Ruapehu District	-	-	-	-	-
Selwyn District	-	-	-	-	-

South Taranaki District	-	2	-	-	2
South Waikato District	-	-	-	-	-
Southland District	-	-	-	-	-
Stratford District	-	-	-	-	-
Taranua District	-	-	-	-	-
Tasman District	7	2	-	-	9
Taupō District	-	3	-	-	3
Tauranga City	-	3	-	-	3
Thames-Coromandel District	-	-	-	-	-
Timaru District	-	3	-	-	3
Upper Hutt City	28	4	4	7	43
Waikato District	2	2	-	-	4
Waimakariri District	-	-	-	-	-
Waimate District	-	-	-	-	-
Waipā District	4	1	-	-	5
Wairoa District	-	1	-	1	2
Waitaki District	-	-	-	-	-
Waitomo District	-	1	-	-	1
Wanganui District	1	13	-	-	14
Wellington City	80	21	23	29	153
Western Bay of Plenty District	-	-	-	-	-
Westland District	-	-	-	-	-
Whakatāne District	-	2	-	-	2
Whangārei District	12	7	-	-	19
Total	593	414	209	128	1,344

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- 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 30 September 2024 was 75,814 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 Kāinga Ora Rental Properties by Auckland Council Local Board as at 30 September 2024



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	7	11	61	2	81
Devonport-Takapuna	3	-	-	2	5
Franklin	9	1	-	-	10
Henderson-Massey	36	11	-	10	57
Hibiscus and Bays	-	-	-	2	2
Howick	5	2	-	-	7
Kaipatiki	17	3	55	-	75
Mangere-Ōtāhuhu	3	13	-	-	16
Manurewa	11	13	-	-	24
Maungakiekie-Tāmaki	30	11	-	-	41
Ōrākei	2	5	-	2	9
Ōtara-Papatoetoe	18	11	-	-	29
Papakura	1	7	-	-	8
Puketāpapa	9	5	-	6	20
Rodney	-	-	-	-	-
Upper Harbour	-	-	-	-	-
Waiheke	-	-	-	-	-
Waitākere Ranges	6	3	-	-	9
Waitematā	12	17	-	4	33
Whau	94	12	-	19	125
Total	263	125	116	47	551

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional Housing.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- 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 30 September 2024 was 75,814 properties.
- For additional commentary regarding the above table, please refer to the glossary below.
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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 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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