



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 30 September 2025



Kāinga Ora
Homes and Communities

	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
Territorial Local Authority	Ready to Let	Under Repair	Coming into Service	Pending Decision	
Ashburton District	-	2	-	-	2
Auckland	63	138	-	6	207
Buller District	-	-	-	-	-
Carterton District	-	-	-	-	-
Central Hawke's Bay District	-	-	-	-	-
Central Otago District	-	-	-	-	-
Christchurch City	14	30	-	-	44
Clutha District	-	-	-	-	-
Dunedin City	1	7	-	1	9
Far North District	2	6	-	-	8
Gisborne District	4	6	2	-	12
Gore District	-	-	-	2	2
Grey District	-	1	-	-	1
Hamilton City	5	4	8	-	17
Hastings District	-	6	-	1	7
Hauraki District	1	1	-	-	2
Horowhenua District	1	7	-	-	8
Hurunui District	-	-	-	-	-
Invercargill City	1	2	-	-	3
Kaikōura District	-	-	-	-	-
Kaipara District	2	2	-	-	4
Kāpiti Coast District	5	1	-	-	6
Kawerau District	-	1	-	-	1
Lower Hutt City	25	17	-	22	64
Manawatū District	-	1	-	-	1
Marlborough District	-	-	-	-	-
Masterton District	-	-	-	-	-
Matamata-Piako District	-	2	-	-	2
Napier City	1	8	-	2	11
Nelson City	1	5	-	-	6
New Plymouth District	-	2	-	8	10
Ōpōtiki District	-	-	-	-	-
Ōtorohanga District	-	-	-	-	-
Palmerston North City	-	6	-	1	7
Porirua City	6	7	-	2	15
Queenstown-Lakes District	-	-	-	-	-
Rangitikei District	-	-	-	2	2
Rotorua District	6	4	-	-	10
Ruapehu District	-	-	-	-	-

Selwyn District	-	-	-	-	-
South Taranaki District	-	-	-	-	-
South Waikato District	-	-	-	-	-
Southland District	-	-	-	-	-
Stratford District	-	-	-	1	1
Taranua District	-	-	-	-	-
Tasman District	-	2	-	-	2
Taupō District	-	-	-	-	-
Tauranga City	-	1	-	8	9
Thames-Coromandel District	-	-	-	-	-
Timaru District	-	4	-	-	4
Upper Hutt City	-	3	-	-	3
Waikato District	1	-	-	-	1
Waimakariri District	-	-	-	-	-
Waimate District	-	-	-	-	-
Waipā District	-	-	-	-	-
Wairoa District	1	-	-	-	1
Waitaki District	-	-	-	-	-
Waitomo District	-	-	-	-	-
Whanganui District	-	4	-	-	4
Wellington City	4	10	-	63	77
Western Bay of Plenty District	-	-	-	-	-
Westland District	-	-	-	-	-
Whakatāne District	-	1	-	-	1
Whangārei District	10	6	-	-	16
Total	154	297	10	119	580

Footnotes:

- As at 30 September 2025 there were no Kainga Ora state house properties in the 'Staggered Tenancies' category.
- 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 September 2025 was 78,006 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.
-------------------------	---