Attachment to WPQ 9076 (2026)

Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 December 2025

		Vacant homes				Vacant homes Total
		Vacant homes - being made available to be let			Pending Decision (unable for letting)	
Use	**Territorial Local Authority**	**Ready to Let**	**Under Repair**	**Coming Into Service**		
Public Homes	Ashburton District	-	1	-	-	1
	Auckland	14	100	-	1	115
	Buller District	-	1	-	-	1
	Christchurch City	4	22		-	26
	Dunedin City	1	5	-	1	7
	Far North District	-	-	-	-	-
	Gisborne District	2	6	-	-	8
	Gore District	-	-	-	2	2
	Grey District	-	-	-	-	-
	Hamilton City	2	18	-	-	20
	Hastings District	3	3	-	-	6
	Hauraki District	-	1	-	-	1
	Horowhenua District	-	3	-	-	3
	Invercargill City	-	1	-	-	1
	Kaipara District	-	1	-	-	1
	Kapiti Coast District	-	-	-	-	-
	Kawerau District	-	-	-	-	-
	Lower Hutt City	26	19	-	20	65
	Manawatu District	-	1	-	-	1
	Marlborough District	-	7	-	-	7
	Masterton District	-	1	-	-	1
	Matamata-Piako District	-	2	-	-	2
	Napier City	6	6	-	-	12
	Nelson City	1	7	-	-	8
	New Plymouth District	-	3	-	6	9
	Opotiki District	-	-	-	-	-
	Otorohanga District	-	-	-	-	-
	Palmerston North City	1	9	-	-	10
	Porirua City	1	20	-	-	21
	Rangitikei District	-	-	-	-	-
	Rotorua District	-	3	-	-	3
	South Taranaki District	-	1	-	-	1
	Stratford District	-	-	-	1	1
	Tasman District	-	-	-	-	-
	Taupo District	-	1	-	-	1
	Tauranga City	-	-	-	-	-
	Thames-Coromandel District	-	2	-	-	2
	Timaru District	-	-	-	-	-
	Upper Hutt City	2	3	-	-	5

	Waikato District	-	3	-	-	3
	Waipa District	-	-	-	-	-
	Wairoa District	2	1	-	-	3
	Waitomo District	-	1	-	-	1
	Wanganui District	1	3	-	-	4
	Wellington City	2	7	-	63	72
	Westland District	-	1	-	-	1
	Whakatane District	-	-	-	1	1
	Whangarei District	3	4	-	1	8
	South Waikato District	-	-	-	-	-
	Clutha District	-	-	-	-	-
	Waimate District	-	-	-	-	-
	Kaikoura District	-	-	-	1	1
Supported Homes	Auckland	4	3	-	-	7
	Central Hawke's Bay District	-	-	-	-	-
	Christchurch City	-	6	-	-	6
	Dunedin City	-	1	-	-	1
	Gisborne District	-	1	-	-	1
	Hamilton City	-	4	1	-	5
	Hastings District	1	1	-	-	2
	Horowhenua District	1	2	-	-	3
	Kapiti Coast District	1	-	-	-	1
	Lower Hutt City	-	1	-	-	1
	Masterton District	-	1	-	-	1
	Napier City	-	1	-	-	1
	Nelson City	-	-	-	-	-
	New Plymouth District	-	-	-	-	-
	Porirua City	-	1	-	-	1
	Rotorua District	1	2	-	-	3
	Tasman District	1	-	-	-	1
	Waipa District	-	1	-	-	1
	Wellington City	1	-	-	-	1
	Westland District	-	2	-	-	2
	Whakatane District	-	-	-	-	-
Grand Total		**81**	**294**	**1**	**97**	**473**

Homes removed from service by Territorial Local Authority as at 31 December 2025

		Homes removed from service					**Homes removed from service Total**	**Staggered Tenanting**	**Grand Total**
		Homes under refurbishment		**Redevelopment and disposal**					
Use	**Territorial Local Authority**	**Major Repairs**	**Retrofit Process**	**Demolition Process**	**Redevelopment Process**	**Sales & Lease Expiry**			
Public Homes	Ashburton District	-	3	-	-	4	7	-	8
	Auckland	108	6	36	67	182	399	-	514
	Buller District	-	-	-	-	3	3	-	4

	Christchurch City	20	22	4	2	50	98	-	124
	Dunedin City	2	11	2	-	2	17	-	24
	Far North District	2	7	-	-	5	14	-	14
	Gisborne District	2	10	2	9	-	23	-	31
	Gore District	-	-	-	-	2	2	-	4
	Grey District	-	3	-	-	2	5	-	5
	Hamilton City	7	-	1	17	35	60	-	80
	Hastings District	2	5	-	-	26	33	-	39
	Hauraki District	1	1	-	-	3	5	-	6
	Horowhenua District	-	-	1	-	-	1	-	4
	Invercargill City	1	3	-	-	1	5	-	6
	Kaipara District	-	-	-	-	-	-	-	1
	Kapiti Coast District	1	-	-	-	-	1	-	1
	Kawerau District	-	-	-	-	1	1	-	1
	Lower Hutt City	84	10	6	-	65	165	-	230
	Manawatu District	-	-	-	-	-	-	-	1
	Marlborough District	-	-	-	-	14	14	-	21
	Masterton District	2	-	-	-	-	2	-	3
	Matamata-Piako District	-	4	-	-	7	11	-	13
	Napier City	5	2	6	-	13	26	-	38
	Nelson City	3	6	-	8	2	19	-	27
	New Plymouth District	-	6	-	-	22	28	-	37
	Opotiki District	1	-	1	-	-	2	-	2
	Otorohanga District	-	1	-	-	-	1	-	1
	Palmerston North City	8	7	-	-	13	28	-	38
	Porirua City	13	6	15	-	14	48	-	69
	Rangitikei District	-	-	-	-	3	3	-	3
	Rotorua District	4	-	3	-	9	16	-	19
	South Taranaki District	-	3	-	-	1	4	-	5
	Stratford District	1	-	-	-	1	2	-	3
	Tasman District	1	-	-	3	-	4	-	4
	Taupo District	1	-	-	-	3	4	-	5
	Tauranga City	-	-	1	-	12	13	-	13
	Thames-Coromandel District	1	2	1	-	6	10	-	12
	Timaru District	1	2	-	-	3	6	-	6
	Upper Hutt City	25	-	-	-	1	26	-	31
	Waikato District	-	2	-	-	2	4	-	7
	Waipa District	-	-	-	-	7	7	-	7
	Wairoa District	-	-	-	2	1	3	-	6
	Waitomo District	-	-	1	-	-	1	-	2
	Wanganui District	2	8	2	-	7	19	-	23
	Wellington City	53	29	-	-	153	235	-	307
	Westland District	-	1	-	-	-	1	-	2
	Whakatane District	1	4	2	-	12	19	-	20
	Whangarei District	5	16	2	-	27	50	-	58
	South Waikato District	-	-	-	-	1	1	-	1
	Clutha District	-	-	-	-	1	1	-	1
	Waimate District	-	-	-	-	2	2	-	2

	Kaikoura District	-	-	-	-	-	-	-	1
Supported Homes	Auckland	3	-	-	12	-	15	-	22
	Central Hawke's Bay District	-	-	-	-	3	3	-	3
	Christchurch City	1	1	-	-	-	2	-	8
	Dunedin City	-	-	-	-	6	6	-	7
	Gisborne District	1	-	-	-	2	3	-	4
	Hamilton City	2	-	-	-	1	3	-	8
	Hastings District	1	-	-	-	2	3	-	5
	Horowhenua District	-	-	-	-	-	-	-	3
	Kapiti Coast District	-	-	-	-	-	-	-	1
	Lower Hutt City	8	-	-	-	-	8	-	9
	Masterton District	-	-	-	-	1	1	-	2
	Napier City	7	-	-	-	4	11	-	12
	Nelson City	-	-	-	-	1	1	-	1
	New Plymouth District	-	-	-	-	2	2	-	2
	Porirua City	-	-	-	-	-	-	-	1
	Rotorua District	-	-	-	-	-	-	-	3
	Tasman District	-	-	-	-	-	-	-	1
	Waipa District	-	-	-	-	-	-	-	1
	Wellington City	-	-	-	-	-	-	-	1
	Westland District	-	-	-	-	-	-	-	2
	Whakatane District	-	-	-	-	1	1	-	1
Grand Total		**380**	**181**	**86**	**120**	**741**	**1,508**	**-**	**1,981**

Footnotes:

As at 31 December 2025 there were no Kāinga Ora properties in the 'Staggered Tenancies' category.

Table above excludes CHP Lease Portfolio and Non-Public Housing.

Total Kāinga Ora stock of public and supported housing as at 31 December 2025 was 76,706 properties.

Glossary:

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 more in to ensure the home is safe, warm, dry, and we are meeting our obligations as a landlord.
Pending Decision	Homes that are waiting decision on best future use.