



Vacant Kāinga Ora Properties by Reason as at 30 September 2021



	Total Vacant ⁴	Short Term ²		Long Term			SLED ³
		Ready to let	Under Repair	Pending Decision ⁵	Renewal & Maintenance ⁶	Pending Redevelopment	
State Rentals	1,752	137	315	354	461	298	187
Community Group Housing ¹	39	8	21	7	2	–	1
Total	1,791	145	336	361	463	298	188

FOOTNOTES:

¹Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community.

² Short Term vacants are those that are (or soon to be) available for new tenants.

³ SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio. Of these, 119 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 60 are lease expiries, and 9 are pending sale (1 of which is a Community Group House). SLED total does not include transitional housing properties.

⁴ Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

⁵ Managed stock that is unavailable for letting where a decision is required. Properties may move from this category to any other long vacant term category.

⁶ Includes 35 methamphetamine contaminated houses. Five properties were suspected of contamination and are due for testing.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 30 September 2021



Territorial Local Authority ¹	Total Units	Total Vacant	Short Term ²		Long Term			SLED ³
			Ready to let	Under Repair	Pending Decision ⁴	Renewal & Maintenance ⁵	Pending Redevelopment	
Ashburton District	192	8	—	1	4	3	—	—
Auckland	29,548	717	81	113	57	140	225	101
Buller District	112	10	—	7	3	—	—	—
Central Hawke's Bay District	34	1	—	1	—	—	—	—
Central Otago District	19	—	—	—	—	—	—	—
Christchurch City	6,353	123	16	40	3	25	17	22
Clutha District	27	—	—	—	—	—	—	—
Dunedin City	1,376	49	—	9	16	22	2	—
Far North District	674	14	—	5	3	1	3	2
Gisborne District	1,260	31	1	13	5	6	4	2
Gore District	38	1	—	1	—	—	—	—
Grey District	138	12	—	5	5	2	—	—
Hamilton City	3,285	53	8	14	2	22	3	4
Hastings District	1,204	28	1	11	7	6	—	3
Hauraki District	108	1	—	—	—	—	1	—
Horowhenua District	181	15	—	—	6	9	—	—
Hurunui District	24	—	—	—	—	—	—	—
Invercargill City	359	13	—	—	9	4	—	—
Kaikōura District	24	—	—	—	—	—	—	—
Kaipara District	114	3	—	3	—	—	—	—
Kāpiti Coast District	220	1	—	—	—	—	—	1
Kawerau District	39	—	—	—	—	—	—	—
Lower Hutt City	3,441	187	12	11	99	61	—	4
McKenzie District	1	1	—	—	1	—	—	—
Manawatū District	160	3	—	1	2	—	—	—
Marlborough District	452	22	1	2	6	9	1	3
Matamata-Piako District	172	1	—	—	—	1	—	—
Napier City	1,497	30	—	5	7	5	—	13
Nelson City	709	32	—	13	7	11	1	—
New Plymouth District	949	25	2	5	11	6	1	—
Ōpōtiki District	108	9	—	2	4	1	2	—
Otorohanga District	36	—	—	—	—	—	—	—
Palmerston North City	1,472	38	—	8	7	20	—	3
Porirua City	1,970	44	6	6	14	13	—	5
Queenstown-Lakes District	13	—	—	—	—	—	—	—
Rangitikei District	48	—	—	—	—	—	—	—
Rotorua District	682	34	—	8	9	9	8	—
Ruapehu District	84	5	—	—	—	—	—	5
Selwyn District	12	—	—	—	—	—	—	—
South Taranaki District	119	2	—	1	—	1	—	—
South Waikato District	35	—	—	—	—	—	—	—

Southland District	4	1	—	—	1	—	—	—
Stratford District	38	1	—	—	—	1	—	—
Tasman District	166	6	—	2	1	2	—	1
Taupō District	172	1	—	—	—	—	1	—
Tauranga City	233	19	1	2	2	1	13	—
Thames-Coromandel District	209	4	—	—	—	3	1	—
Timaru District	418	22	—	2	11	9	—	—
Upper Hutt City	396	18	1	1	8	8	—	—
Waikato District	388	1	—	—	1	—	—	—
Waimakariri District	178	9	1	1	4	3	—	—
Waimate District	23	1	—	1	—	—	—	—
Waipā District	218	3	1	1	—	1	—	—
Wairoa District	83	—	—	—	—	—	—	—
Waitaki District	112	—	—	—	—	—	—	—
Waitomo District	91	—	—	—	—	—	—	—
Whanganui District	580	17	—	1	7	9	—	—
Wellington City	1,668	91	4	5	23	30	14	15
Western Bay Of Plenty District	13	—	—	—	—	—	—	—
Westland District	41	3	—	—	1	2	—	—
Whakatāne District	522	21	—	5	6	9	1	—
Whangarei District	1,369	21	1	9	2	6	—	3
Total*	64,211	1,752	137	315	354	461	298	187

FOOTNOTES:

¹ Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.

² Short Term vacants are those that are (or soon to be) available for new tenants.

³ SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio.

⁴ Managed stock that is unavailable for letting where a decision is required. Properties may move from this category to any other long vacant term category

⁵ Includes 35 methamphetamine contaminated houses and five houses that were suspected of contamination and due for testing.

* Total Kāinga Ora stock as at 30 September 2021 was 68,323 properties.

Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.



Vacant Kāinga Ora Rental Properties by
Auckland Council Local Board as at 30 September 2021



Local Board ¹	Total Units	Total Vacant	Short Term ²		Long Term			SLED ³
			Ready to let	Under Repair	Pending Decision ⁴	Renewal & Maintenance	Pending Redevelopment	
Albert-Eden	1,811	77	10	2	25	8	32	—
Devonport-Takapuna	264	3	1	2	—	—	—	—
Franklin	382	23	—	1	—	—	22	—
Henderson-Massey	2,779	36	2	11	20	12	—	2
Hibiscus and Bays	115	1	—	1	—	—	—	—
Howick	682	9	—	7	—	1	—	1
Kaipātiki	972	70	17	6	—	3	9	35
Mangere-Ōtāhuhu	4,607	133	—	20	26	43	32	12
Manurewa	3,391	35	9	8	—	6	10	2
Maungakiekie-Tāmaki	2,282	114	—	12	1	8	54	39
Orakei	715	16	—	6	2	—	7	1
Ōtara-Papatoetoe	3,589	28	6	11	—	5	6	—
Papakura	1,597	13	—	7	1	3	—	2
Puketāpapa	2,396	56	4	5	—	4	43	1
Rodney	55	1	—	—	—	1	—	—
Upper Harbour	45	—	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—
Waitākere Ranges	480	4	1	2	—	1	—	1
Waitematā	1,174	53	1	5	—	45	—	2
Whau	2,198	45	26	7	1	1	5	5
Total	29,548	717	81	113	57	140	225	101

FOOTNOTES:

¹Excludes Community Group, CHP Lease, and Transitional Housing.

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