



Vacant Kāinga Ora Properties by Reason as at 31 March 2023



		Short Term ²		Long Term				
	Total Vacant ⁴	Ready to let	Under Repair	Temporary Accommodation ⁷	Pending Decision	Renewal & Maintenance ⁶	Pending Redevelopment	SLED ³
State Rentals	3,285	712	414	234	82	796	682	365
Community Group Housing ¹	51	13	20	5	7	1	1	4
Total	3,336	725	434	239	89	797	683	369

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, 300 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 56 are lease expiries, and 13 are pending sale. The 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 27 methamphetamine contaminated houses. Another two properties were suspected of contamination and are due for testing.

⁷ Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 March 2023



Territorial Local Authority ¹	Total Units	Total Vacant	Short Term ²		Long Term				SLED ³
			Ready to let	Under Repair	Temp. Accommodation ⁶	Pending Decision ⁴	Renewal & Maintenance ⁵	Pending Redevelopment	
Ashburton District	202	20	2	1	10	—	4	2	1
Auckland	30,216	1,263	389	119	3	22	244	419	67
Buller District	114	19	—	8	—	—	9	1	1
Central Hawke's Bay District	44	1	—	1	—	—	—	—	—
Central Otago District	19	—	—	—	—	—	—	—	—
Christchurch City	6,528	164	26	33	15	23	22	14	31
Clutha District	27	—	—	—	—	—	—	—	—
Dunedin City	1,385	66	—	6	12	21	21	6	—
Far North District	678	45	3	20	—	—	14	—	8
Gisborne District	1,284	53	2	18	8	1	11	9	4
Gore District	38	—	—	—	—	—	—	—	—
Grey District	139	22	—	6	3	—	10	1	2
Hamilton City	3,340	136	31	21	—	4	12	57	11
Hastings District	1,341	65	—	12	8	—	—	44	1
Hauraki District	107	4	1	—	2	—	1	—	—
Horowhenua District	185	16	—	—	9	—	3	—	4
Hurunui District	24	—	—	—	—	—	—	—	—
Invercargill City	383	28	2	—	16	—	9	1	—
Kaikoura District	24	1	—	1	—	—	—	—	—
Kaipara District	116	3	—	—	—	—	3	—	—
Kapiti Coast District	217	11	3	—	—	—	—	—	8
Kawerau District	39	1	—	—	1	—	—	—	—
Lower Hutt City	3,473	286	43	12	10	1	171	15	34
MacKenzie District	—	—	—	—	—	—	—	—	—
Manawatu District	158	3	—	1	2	—	—	—	—
Marlborough District	488	45	3	10	7	—	10	15	—
Matamata-Piako District	183	13	—	—	—	—	3	10	1
Napier City	1,514	87	5	9	10	—	14	48	1
Nelson City	709	46	1	16	8	—	7	12	2
New Plymouth District	952	32	—	6	14	1	5	1	5
Opotiki District	102	11	2	2	2	—	2	—	3
Otorohanga District	35	—	—	—	—	—	—	—	—
Palmerston North City	1,498	87	3	9	17	2	28	—	28
Porirua City	1,974	108	18	14	2	—	33	—	41
Queenstown-Lakes District	13	—	—	—	—	—	—	—	—
Rangitikei District	50	1	—	1	—	—	—	—	1

Rotorua District	714	47	4	14	10	1	3	2	13
Ruapehu District	84	5	—	—	—	—	—	—	5
Selwyn District	22	—	—	—	—	—	—	—	—
South Taranaki District	121	3	—	—	2	—	1	—	—
South Waikato District	35	2	—	1	—	—	—	1	—
Southland District	3	1	—	—	—	—	—	—	1
Stratford District	39	1	—	—	1	—	—	—	—
Taranua District	2	2	—	—	—	2	—	—	—
Tasman District	171	7	—	2	—	—	3	2	—
Taupo District	169	5	4	—	—	—	—	—	1
Tauranga City	437	30	14	1	2	2	2	—	9
Thames-Coromandel District	208	13	2	3	5	—	2	—	1
Timaru District	418	40	3	3	26	—	8	—	—
Upper Hutt City	398	24	3	1	1	—	17	—	2
Waikato District	399	13	3	2	—	—	4	4	—
Waimakariri District	179	16	2	1	5	—	—	1	7
Waimate District	23	1	1	—	—	—	—	—	—
Waipa District	226	10	1	1	—	1	1	6	—
Wairoa District	82	2	—	1	—	—	1	—	—
Waitaki District	114	1	—	1	—	—	—	—	—
Waitomo District	91	1	1	—	—	—	—	—	—
Wanganui District	584	21	—	4	10	—	5	2	—
Wellington City	1,800	316	129	40	3	—	83	4	57
Western Bay Of Plenty District	13	—	—	—	—	—	—	—	—
Westland District	42	6	—	1	1	—	2	1	1
Whakatāne District	518	33	8	3	9	—	5	2	6
Whangarei District	1,398	48	3	9	—	1	23	2	10
Total*	65,889	3,285	712	414	234	82	796	682	365

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 27 methamphetamine contaminated houses. Another two houses were suspected of contamination and due for testing this quarter.

⁶ Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.

* Total Kāinga Ora stock of all housing types as at 31 March 2023 was 70,649 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 31 March 2023



Local Board ¹	Total Units	Total Vacant	Short Term ²		Long Term				SLED ³
			Ready to let	Under Repair	Temp. Accommodation ⁵	Pending Decision ⁴	Renewal & Maintenance	Pending Redevelopment	
Albert-Eden	1,918	129	43	11	—	—	26	49	—
Devonport-Takapuna	312	22	20	—	—	—	—	—	2
Franklin	414	21	13	1	2	—	5	—	—
Henderson-Massey	2,871	105	57	6	—	2	26	8	6
Hibiscus and Bays	115	3	1	1	—	—	1	—	—
Howick	744	27	16	4	—	—	1	6	25
Kaipātiki	959	42	13	—	—	—	4	—	2
Mangere-Ōtāhuhu	4,650	95	20	14	—	—	38	21	6
Manurewa	3,407	89	28	13	—	—	9	33	1
Maungakiekie-Tāmaki	2,320	203	69	7	—	3	8	115	8
Orakei	758	49	2	3	—	—	2	34	1
Ōtara-Papatoetoe	3,722	72	30	10	—	—	5	26	5
Papakura	1,613	40	13	3	—	—	8	11	—
Puketāpapa	2,433	140	9	23	—	—	50	58	—
Rodney	54	2	1	1	—	—	—	—	—
Upper Harbour	45	—	—	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—	—
Waitākere Ranges	488	14	11	1	—	—	1	—	1
Waitematā	1,162	110	24	13	1	1	56	6	9
Whau	2,217	100	19	8	—	16	4	52	1
Total	30,216	1,263	389	119	3	22	244	419	67

FOOTNOTES:

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

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