



Vacant Kāinga Ora Properties by Reason as at 31 March 2021



		Short Term ²		Long Term			
	Total Vacant ⁴	Ready to let	Under Repair	Pending Decision ⁵	Renewal & Maintenance ⁶	Pending Redevelopment	SLED ³
State Rentals	1,766	177	330	255	372	346	286
Community Group Housing ¹	46	14	24	5	1	—	2
Total	1,812	191	354	260	373	346	288

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.

³SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio. Of these, 234 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 45 are lease expiries, and 9 are pending sale (2 of which are Community Group Houses). 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.

⁵Managed 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 36 methamphetamine contaminated houses. Eight properties were suspected of contamination and are due for testing.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 March 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	—	—	5	3	—	—
Auckland	29,514	847	134	139	2	132	309	131
Buller District	112	1	—	—	1	—	—	—
Central Hawke's Bay District	34	—	—	1	—	—	—	—
Central Otago District	19	—	—	—	—	—	—	—
Christchurch City	6,274	77	13	27	—	17	5	15
Clutha District	27	—	—	—	—	—	—	—
Dunedin City	1,378	35	—	5	12	18	—	—
Far North District	678	14	2	4	—	4	3	1
Gisborne District	1,256	19	—	7	2	8	2	—
Gore District	38	—	—	—	—	—	—	—
Grey District	138	5	—	—	—	—	—	—
Hamilton City	3,237	37	2	21	—	11	—	3
Hastings District	1,202	54	—	9	12	8	—	25
Hauraki District	108	—	—	—	—	—	—	—
Horowhenua District	178	12	1	2	4	5	—	—
Hurunui District	25	—	—	—	—	—	—	—
Invercargill City	359	14	—	3	9	2	—	—
Kaikoura District	24	—	—	—	—	—	—	—
Kaipara District	114	—	—	—	—	—	—	—
Kāpiti Coast District	219	3	1	1	1	—	—	—
Kawerau District	39	—	—	—	—	—	—	—
Lower Hutt City	3,439	184	6	12	103	59	1	3
McKenzie District	1	1	—	—	1	—	—	—
Manawatū District	162	3	—	1	2	—	—	—
Marlborough District	447	19	—	1	6	4	1	7
Matamata-Piako District	172	2	—	1	—	1	—	—
Napier City	1,499	37	1	22	8	3	—	3
Nelson City	708	23	5	8	6	4	—	—
New Plymouth District	951	12	—	7	—	4	—	1
Ōpōtiki District	108	4	—	1	2	1	—	—
Otorohanga District	36	—	—	—	—	—	—	—
Palmerston North City	1,465	31	—	11	5	13	—	2
Porirua City	2,044	104	9	10	3	10	—	72
Queenstown-Lakes District	13	—	—	—	—	—	—	—
Rangitikei District	50	2	—	—	—	—	—	2
Rotorua District	686	27	—	3	9	7	8	—
Ruapehu District	84	6	—	—	—	—	—	5
Selwyn District	11	—	—	—	—	—	—	—
South Taranaki District	119	—	—	—	—	—	—	—
South Waikato District	35	1	—	1	—	—	—	—

Southland District	4	1	1	—	—	—	—	—
Stratford District	38	—	—	—	—	—	—	—
Tasman District	166	5	—	2	2	—	—	—
Taupō District	172	1	—	—	—	—	1	—
Tauranga City	235	21	2	4	4	2	8	1
Thames-Coromandel District	209	2	—	2	—	—	—	—
Timaru District	418	13	—	3	6	4	—	—
Upper Hutt City	396	19	—	1	9	9	—	—
Waikato District	388	2	—	2	—	—	—	—
Waimakariri District	163	7	—	5	2	—	—	—
Waimate District	23	—	—	—	—	—	—	—
Waipā District	217	—	—	1	—	—	—	—
Wairoa District	83	—	—	—	—	—	—	1
Waitaki District	112	—	—	—	—	—	—	—
Waitomo District	91	—	—	—	—	—	—	—
Wanganui District	580	12	—	2	5	5	—	—
Wellington City	1,668	69	—	3	22	25	6	13
Western Bay Of Plenty District	13	—	—	—	—	—	—	—
Westland District	41	2	—	—	1	1	—	—
Whakatane District	525	14	—	2	6	4	2	—
Whangarei District	1,369	16	—	7	—	8	—	1
Total*	64,106	1,766	177	330	255	372	346	286

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-term vacant category.

⁵ Includes 36 methamphetamine contaminated houses and eight houses that were suspected of contamination and are due for testing.

* Total Kāinga Ora stock as at 31 March 2021 was 67,858 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 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	109	30	9	—	4	61	5
Devonport-Takapuna	264	3	1	1	—	1	—	—
Franklin	382	17	—	4	—	1	12	—
Henderson-Massey	2,770	58	2	21	—	14	—	21
Hibiscus and Bays	115	—	—	—	—	—	—	—
Howick	666	3	—	1	—	1	—	1
Kaipatiki	915	40	4	8	—	—	20	8
Mangere-Ōtāhuhu	4,555	128	13	13	—	43	49	10
Manurewa	3,382	24	1	9	—	7	5	2
Maungakiekie-Tāmaki	2,389	196	2	16	—	5	95	78
Orakei	713	9	1	3	1	—	4	—
Otara-Papatoetoe	3,591	39	1	11	—	6	21	—
Papakura	1,598	17	2	9	1	3	—	2
Puketāpapa	2,404	112	57	19	—	2	34	—
Rodney	55	—	—	—	—	—	—	—
Upper Harbour	46	—	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—
Waitakere Ranges	489	12	3	2	—	—	7	—
Waitematā	1,174	55	7	6	—	42	—	—
Whau	2,181	25	10	7	—	3	1	4
Total	29,514	847	134	139	2	132	309	131

FOOTNOTES:

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

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