



Vacant Kāinga Ora Properties by Reason as at 31 December 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	1,727	180	397	331	400	228	191
Community Group Housing ¹	41	4	24	8	3	–	2
Total	1,768	184	421	339	403	228	193

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, 121 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 60 are lease expiries, and 12 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 34 methamphetamine contaminated houses. Three properties were suspected of contamination and are due for testing.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 December 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	200	20	—	10	5	5	—	—
Auckland	29,550	654	108	175	7	89	178	97
Buller District	112	7	—	1	5	1	—	—
Central Hawke's Bay District	42	—	—	1	—	—	—	—
Central Otago District	19	—	—	—	—	—	—	—
Christchurch City	6,359	101	9	34	4	29	18	7
Clutha District	27	—	—	—	—	—	—	—
Dunedin City	1,374	44	3	7	15	19	—	—
Far North District	675	20	—	9	1	1	4	5
Gisborne District	1,264	34	3	12	3	4	—	12
Gore District	38	—	—	—	—	—	—	—
Grey District	138	13	—	1	10	2	—	—
Hamilton City	3,295	63	11	12	1	27	5	7
Hastings District	1,212	23	—	8	7	7	—	1
Hauraki District	108	3	—	2	—	—	—	1
Horowhenua District	181	16	—	1	6	9	—	—
Hurunui District	24	—	—	—	—	—	—	—
Invercargill City	359	14	—	—	9	5	—	—
Kaikōura District	24	—	—	—	—	—	—	—
Kaipara District	114	—	—	—	—	—	—	—
Kāpiti Coast District	220	3	—	2	—	—	—	1
Kawerau District	39	—	—	—	—	—	—	—
Lower Hutt City	3,444	198	10	16	105	64	—	3
McKenzie District	1	—	—	—	—	—	—	—
Manawatū District	160	4	—	2	2	—	—	—
Marlborough District	459	26	1	6	10	5	1	3
Matamata-Piako District	172	3	—	2	—	1	—	—
Napier City	1,487	23	—	8	9	4	—	2
Nelson City	709	25	1	5	10	9	—	—
New Plymouth District	949	25	—	6	10	8	1	—
Ōpōtiki District	107	9	—	1	3	1	—	4
Otorohanga District	35	—	—	—	—	—	—	—
Palmerston North City	1,480	42	—	14	7	17	2	2
Porirua City	1,970	53	7	8	19	7	—	12
Queenstown-Lakes District	13	—	—	—	—	—	—	—
Rangitikei District	48	—	—	—	—	—	—	—
Rotorua District	678	28	—	7	11	7	—	3
Ruapehu District	84	5	—	—	—	—	—	5
Selwyn District	12	—	—	—	—	—	—	—
South Taranaki District	119	3	—	1	—	2	—	—
South Waikato District	35	—	—	—	—	—	—	—
Southland District	4	1	—	—	1	—	—	—

Stratford District	39	1	—	—	—	1	—	—
Tasman District	165	8	1	2	3	2	—	—
Taupō District	172	3	—	3	—	—	—	—
Tauranga City	234	17	—	1	1	1	—	14
Thames-Coromandel District	209	8	—	2	—	5	—	1
Timaru District	418	25	—	3	16	6	—	—
Upper Hutt City	396	19	2	2	8	7	—	—
Waikato District	393	6	4	1	1	—	—	—
Waimakariri District	177	7	—	—	4	3	—	—
Waimate District	23	—	—	—	—	—	—	—
Waipā District	221	6	1	1	—	4	—	—
Wairoa District	82	1	—	1	—	—	—	—
Waitaki District	112	1	—	1	—	—	—	—
Waitomo District	91	1	1	—	—	—	—	—
Whanganui District	580	18	—	2	7	9	—	—
Wellington City	1,655	96	16	12	24	24	19	1
Western Bay Of Plenty District	13	—	—	—	—	—	—	—
Westland District	41	3	—	—	1	2	—	—
Whakatāne District	520	18	—	2	5	9	—	2
Whangarei District	1,369	28	2	14	—	4	—	8
Total*	64,250	1,727	180	397	331	400	228	191

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 34 methamphetamine contaminated houses and three houses that were suspected of contamination and due for testing.

* Total Kāinga Ora stock as at 31 December 2021 was 68,549 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 December 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	1,818	86	21	9	—	8	48	—
Devonport-Takapuna	264	4	3	1	—	—	—	—
Franklin	367	6	—	—	—	—	6	—
Henderson-Massey	2,791	66	3	41	2	10	9	1
Hibiscus and Bays	115	1	—	1	—	—	—	—
Howick	693	12	10	1	—	1	—	—
Kaipātiki	980	75	11	21	—	1	12	30
Mangere-Ōtāhuhu	4,646	81	2	24	—	2	40	13
Manurewa	3,386	30	2	13	—	3	10	2
Maungakiekie-Tāmaki	2,235	66	2	10	—	6	10	38
Orakei	714	17	4	8	1	—	3	1
Ōtara-Papatoetoe	3,606	23	—	14	—	3	6	—
Papakura	1,595	19	1	8	1	3	5	1
Puketāpapa	2,377	52	15	12	—	3	20	2
Rodney	55	1	—	—	—	1	—	—
Upper Harbour	45	—	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—
Waitākere Ranges	479	3	1	1	—	1	—	—
Waitematā	1,173	72	14	6	—	46	4	2
Whau	2,197	40	19	5	3	1	5	7
Total	29,550	654	108	175	7	89	178	97

FOOTNOTES:

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

²Short 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.