



Homes removed from service by reason as at 30 June 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Demolition Process	Redevelopment Process	Sales & Lease Expiry	
State Housing	341	301	59	171	607	1,479
Supported Housing	14	2	-	-	10	26
Total	355	303	59	171	617	1,505

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- There are 617 properties in the Sales and Lease Expiry Column. 585 are pending sale and 32 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary below.
- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,204 properties.

Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

Unavailable Homes - in construction

Major Repairs

Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.

Retrofit Process

Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation* while tenants existing homes are being retrofitted.

Redevelopment / Disposal

Redevelopment process

These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.

Demolition Process

These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.

Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.



Homes removed from service by Territorial Local Authority as at 30 June 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
Territorial Local Authority	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Ashburton District	-	3	-	-	6	9
Auckland	109	19	11	110	179	428
Buller District	-	1		4	3	8
Carterton District	-	-	-	-	-	-
Central Hawke's Bay District	-	-	-	-	1	1
Central Otago District	-	-	-	-	-	-
Christchurch City	22	31	-	10	91	154
Clutha District	-	-	-	-	-	-
Dunedin City	5	18	1	11		35
Far North District	4	10	-		7	21
Gisborne District	4	14	2	4	7	31
Gore District	-	-	-	-	-	-
Grey District	1	1	3	-	-	5
Hamilton City	5	-	-	15	36	56
Hastings District	9	5	-	-	11	25
Hauraki District	1	2	-	-	-	3
Horowhenua District	-	2	-	-	-	2
Hurunui District	-	-	-	-	3	3
Invercargill City	2	9	-	-	-	11
Kaikōura District	-	-	-	-	-	-
Kaipara District	1	1	1		-	3
Kāpiti Coast District	2		-	-	-	2
Kawerau District	-	1	-	-	-	1
Lower Hutt City	80	45	13	2	32	172
Manawatū District	-	-	-	-	-	-
Marlborough District	2	-	-	-	5	7
Masterton District	1	-	-	-	-	1
Matamata-Piako District	-	6	-	3	3	12
Napier City	5	4	1	1	9	20
Nelson City	2	9	4	8	1	24
New Plymouth District	1	9	5	-	9	24
Ōpōtiki District	-	3	-	1	-	4
Ōtorohanga District	-	2	-	-	-	2
Palmerston North City	1	6	1	-	9	17
Porirua City	7	14	3	-	8	32
Queenstown-Lakes District	-	-	-	-	-	0
Rangitikei District	-	-	-	-	3	3
Rotorua District	4	-	2	-	5	11
Ruapehu District	-	3	-	-	-	3
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	2	2	-	1	5
South Waikato District	-	2	-	-	1	3

Southland District	-	-	-	-	-	0
Stratford District	-	1	-	-	1	2
Tararua District	-	-	-	-	-	0
Tasman District	-	1	-	1	1	3
Taupō District	2	2	2	-	3	9
Tauranga City	-	-	-	1	4	5
Thames-Coromandel District	1	3	4	-	5	13
Timaru District	2	3	-	-	-	5
Upper Hutt City	24	2	-	-	2	28
Waikato District	-	5	-	-	5	10
Waimakariri District	-	-	-	-	-	-
Waimate District	-	-	-	-	-	-
Waipā District	-	-	-	-	3	3
Wairoa District	-	-	-	-	1	1
Waitaki District	1	-	-	-	-	1
Waitomo District	1	-	-	-	-	1
Wanganui District	3	5	2	-	2	12
Wellington City	30	37	-	-	133	200
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	1	1	-	-	-	2
Whakatāne District	2	4	2	-	10	18
Whangārei District	6	15	-	-	7	28
Total	341	301	59	171	607	1,479

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,204 properties.
- As at 30 June 2025 there were 19 Kāinga Ora state house properties in Rotorua in the 'Staggered Tenancies' category. These properties are not included in the above table.
- For additional commentary regarding the above table, please refer to the glossary.

Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

Unavailable Homes - in construction

Major Repairs

Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.

Retrofit Process

Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation* while tenants existing homes are being retrofitted.

Redevelopment / Disposal

Redevelopment process

These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.

Demolition Process

These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.

Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.



Homes removed from service by Auckland Council Local Board as at 30 June 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
Auckland Local Board	Major Repair	Retrofit Process	Demolition Process	Redevelopment Process	Sales & Lease Expiry	
Albert-Eden	26	-	-	2	6	34
Devonport-Takapuna	1	-	-	1	11	13
Franklin	-	5	-	6	3	14
Henderson-Massey	7	1	1	1	14	24
Hibiscus and Bays	-	-	-	-	6	6
Howick	7	-	-	-	-	7
Kaipatiki	3	2	-	-	1	6
Mangere-Ōtāhuhu	26	1	-	34	5	66
Manurewa	4	-	-	14	18	36
Maungakiekie-Tāmaki	2	-	4	16	12	34
Ōrākei	2	-	-	-	25	27
Ōtara-Papatoetoe	1	1	-	10	12	24
Papakura	-	4	-	4	8	16
Puketāpapa	12	-	1	22	4	39
Rodney	-	4	-	-	1	5
Upper Harbour	-	-	-	-	2	2
Waiheke	1	-	-	-	-	1
Waitākere Ranges	1	-	-	-	-	1
Waitematā	14	-	4	-	30	48
Whau	2	1	1	-	21	25
Total	109	19	11	110	179	428

Footnotes:

- Table excludes supported housing (Community Group, CHP Lease, and Transitional/Emergency).
- As at 30 June 2025 there were no Kāinga Ora state house properties in Auckland in the 'Staggered Tenancies' category.
- There are 179 properties in the Sales and Lease Expiry Column in Auckland. Of these, 171 are pending sale and 8 are lease expiries.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- For additional commentary regarding the above table, please refer to the glossary.

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