



Homes removed from service by reason as at 30 September 2024



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
State Housing	317	667	331	383	87	1,785
Community Group Housing	6	4	7	16	2	35
Total	323	671	338	399	89	1,820

Footnotes:

- There are 89 properties in the Sales and Lease Expiry Column. 75 are pending sale and 14 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 September 2024 was 75,814 properties.
- For additional commentary regarding the above table, please refer to the glossary.



Homes removed from service by
Territorial Local Authority as at 30 September 2024



Territorial Local Authority	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Ashburton District	1	3	1	-	-	5
Auckland	114	58	77	205	66	520
Buller District	1	3	2	4	-	10
Carterton District	-	-	-	-	-	-
Central Hawke's Bay District	-	1	-	2	-	3
Central Otago District	-	-	-	-	-	-
Christchurch City	30	41	9	-	3	83
Clutha District	-	-	-	-	-	-
Dunedin City	9	16	2	20	1	48
Far North District	2	8	1	4	2	17
Gisborne District	5	22	2	18	-	47
Gore District	-	-	-	-	-	-
Grey District	3	4	-	2	1	10
Hamilton City	10	6	1	23	4	44
Hastings District	-	17	-	-	-	17
Hauraki District	-	1	-	-	1	2
Horowhenua District	1	9	-	-	-	10
Hurunui District	-	-	-	-	1	1
Invercargill City	3	10	2	-	-	15
Kaikōura District	1	-	-	-	-	1
Kaipara District	-	1	-	-	-	1
Kāpiti Coast District	-	-	2	-	-	2
Kawerau District	-	3	-	-	-	3
Lower Hutt City	33	98	23	6	-	160
Manawatū District	-	2	-	-	-	2
Marlborough District	16	8	-	7	-	31
Masterton District	-	-	-	-	-	-
Matamata-Piako District	1	7	1	3	-	12
Napier City	2	12	3	-	-	17
Nelson City	8	14	15	10	-	47
New Plymouth District	6	15	12	-	-	33
Ōpōtiki District	-	2	6	2	-	10
Ōtorohanga District	1	1	-	-	-	2
Palmerston North City	3	37	17	-	-	57
Porirua City	10	23	2	7	-	42
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	-	-	2	-	-	2
Rotorua District	2	3	29	-	-	34
Ruapehu District	-	4	-	-	-	4
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	2	1	-	-	3
South Waikato District	-	-	-	-	-	-

Southland District	-	-	-	-	-	-
Stratford District	-	1	1	-	-	2
Tararua District	-	-	-	-	-	-
Tasman District	1	2	-	2	1	6
Taupō District	-	5	3	-	-	8
Tauranga City	-	1	2	5	-	8
Thames-Coromandel District	-	7	3	1	1	12
Timaru District	4	7	-	3	1	15
Upper Hutt City	11	6	14	1	-	32
Waikato District	-	18	2	3	-	23
Waimakariri District	-	4	-	-	1	5
Waimate District	-	-	-	-	-	-
Waipā District	-	-	1	5	-	6
Wairoa District	2	-	1	-	-	3
Waitaki District	-	-	-	-	-	-
Waitomo District	-	1	-	-	-	1
Wanganui District	2	15	2	-	-	19
Wellington City	24	147	74	24	2	271
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	4	-	2	-	-	6
Whakatāne District	2	13	9	2	1	27
Whangārei District	5	9	7	24	1	46
Total	317	667	331	383	87	1,785

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- There are 87 state housing properties in the Sales and Lease Expiry Column. 73 are pending sale and 14 are lease expiries.
- Total Kāinga Ora stock of all housing types as at 30 September 2024 was 75,814 properties.
- For additional commentary regarding the above table, please refer to the glossary.



**Homes removed from service by
Auckland Council Local Board as at 30 September 2024**



Auckland Local Board	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Albert-Eden	15	-	3	6	1	25
Devonport-Takapuna	-	-	-	-	-	-
Franklin	1	7	-	5	-	13
Henderson-Massey	15	-	-	7	1	23
Hibiscus and Bays	-	-	1	-	-	1
Howick	-	-	1	4	-	5
Kaipatiki	4	-	2	-	-	6
Mangere-Ōtāhuhu	31	-	-	50	3	84
Manurewa	4	-	-	53	-	57
Maungakiekie-Tāmaki	5	-	17	27	1	50
Ōrākei	5	-	4	6	9	24
Ōtara-Papatoetoe	1	-	1	28	-	30
Papakura	1	-	-	4	-	5
Puketāpapa	8	51	3	13	5	80
Rodney	-	-	-	-	-	-
Upper Harbour	-	-	-	-	-	-
Waiheke	1	-	-	-	-	1
Waitākere Ranges	-	-	-	-	2	2
Waitematā	22	-	4	2	2	30
Whau	1	-	41	-	42	84
Vacant	114	58	77	205	66	520

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional Housing.
- There are 80 properties in the Sales and Lease Expiry Column. Of these, 59 are pending sale and 7 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.

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.