Homes removed from service by Territorial Local Authority as at 31 March 2025

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	-	4	-	-	3	7
Auckland	105	18	170	110	103	506
Buller District	-	1	4	-	-	5
Carterton District	-	-	-	-	-	-
Central Hawke's Bay District	-	-	-	-	-	-
Central Otago District	-	-	-	-	-	-
Christchurch City	15	40	-	-	30	85
Clutha District	-	-	-	-	-	-
Dunedin City	3	18	17	1		39
Far North District	1	16	-	1	5	23
Gisborne District	3	16	7	1	4	31
Gore District	-	-	-	-	-	-
Grey District	-	1	2	-	1	4
Hamilton City	4	3	19	-	16	42
Hastings District	5	7	-	-	-	12
Hauraki District	2	2	-	-	1	5
Horowhenua District	1	3	-	-	-	4
Hurunui District	-	-	-	-	1	1
Invercargill City	3	11	-	-	1	15
Kaikōura District	-	-	-	-	-	-
Kaipara District	1	1	-	-	-	2
Kāpiti Coast District	1	-	-	2	-	3
Kawerau District	-	1	-	-	-	1
Lower Hutt City	65	61	4	19	12	161
Manawatū District	-	1	-	-	-	1
Marlborough District	1	3	-	-	-	4
Masterton District	-	-	-	-	-	-
Matamata-Piako District	-	6	3	-	2	11
Napier City	9	4	1	1	4	19
Nelson City	1	10	5	5	1	22
New Plymouth District	1	16	-	9	2	28
Ōpōtiki District	1	3	1	2	-	7
Ōtorohanga District	-	2	-	-	-	2
Palmerston North City	5	13	-	19	-	37
Porirua City	4	17	-	3	3	27
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	-	-		1	1	2
Rotorua District	5	-	-	3	2	10
Ruapehu District	1	5	-	-	-	6
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	2	-	1	1	4
South Waikato District	-	1	-	-	1	2

Southland District	-	-	-	-	-	-
Stratford District	-	2	-	-	-	2
Tararua District	-	-	-	-	-	-
Tasman District	-	1	1	-	1	3
Taupō District	1	3	-	2	1	7
Tauranga City	-	1	4	1	3	9
Thames-Coromandel District	3	4	-	4	1	12
Timaru District	2	6	1	-	-	9
Upper Hutt City	11	2	-	14	1	28
Waikato District	1	10	3	-	-	14
Waimakariri District	-	4	-	-	-	4
Waimate District	-	-	-	-	-	-
Waipā District	-	-	5	-	-	5
Wairoa District	-	-	-	-	1	1
Waitaki District	1	-	-	-	-	1
Waitomo District	-	-	-	-	-	-
Wanganui District	3	9	-	2	-	14
Wellington City	25	44	-	25	124	218
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	-	1	-	-	1	2
Whakatāne District	3	10	2	2	1	18
Whangārei District	6	19	-	19	3	47
Total	**293**	**402**	**249**	**247**	**331**	**1,522**

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- There are 331 state housing properties in the Sales and Lease Expiry Column. 303 are pending sale and 28 are lease expiries.
- Total Kāinga Ora stock of all housing types as at 31 March 2025 was 77,259 properties.
- For additional commentary regarding the above table, please refer to the glossary.

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.