



Homes removed from service by Territorial Local Authority as at 30 September 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	-	2	-	-	3	5
Auckland	97	9	43	49	275	473
Buller District	-	-	-	4	5	9
Carterton District	-	-	-	-	-	-
Central Hawke's Bay District	-	-	-	-	1	1
Central Otago District	-	-	-	-	-	-
Christchurch City	16	26	4	12	96	154
Clutha District	-	-	-	-	2	2
Dunedin City	1	16	2	-	4	23
Far North District	1	8		-	7	16
Gisborne District	1	10	2	5	2	20
Gore District	-	-	-	-	2	2
Grey District	1	2	3		1	7
Hamilton City	3	-	1	17	40	61
Hastings District	1	5	-	-	26	32
Hauraki District	-	2	-	-	3	5
Horowhenua District	-	1	1	-	-	2
Hurunui District	-	-	-	-	1	1
Invercargill City	-	6	-	-	6	12
Kaikōura District	-	-	-	-	-	-
Kaipara District	-	-	-	-	-	-
Kāpiti Coast District	1	-	-	-	-	1
Kawerau District	-	-	-	-	-	-
Lower Hutt City	90	29	18		55	192
Manawatū District	-	-	-	-	1	1
Marlborough District	1	-	-	-	11	12
Masterton District	1	-	-	-	-	1
Matamata-Piako District	-	4	-	3	5	12
Napier City	3	3	3	-	12	21
Nelson City	-	9	1	9	1	20
New Plymouth District	1	8	1	-	13	23
Ōpōtiki District	1	-	1	-	-	2
Ōtorohanga District	-	1	-	-	-	1
Palmerston North City	5	4	1	-	11	21
Porirua City	11	9	14	-	13	47
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	-	-	-	-	1	1
Rotorua District	3	-	3	-	13	19
Ruapehu District	-	2	-	-	-	2
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	3	2	-	1	6

South Waikato District	-	2	-	-	1	3
Southland District	-	-	-	-	-	-
Stratford District	1	-	-	-	1	2
Tararua District	-	-	-	-	-	-
Tasman District	-	-	-	2	1	3
Taupō District	1	1	3	-	3	8
Tauranga City	-	-	1	-	3	4
Thames-Coromandel District	-	1	2	-	8	11
Timaru District	-	2	-	-	6	8
Upper Hutt City	26	2	-	-	1	29
Waikato District	-	4	-	-	3	7
Waimakariri District	-	-	-	-	-	-
Waimate District	-	-	-	-	1	1
Waipā District	-	-	-	-	6	6
Wairoa District	-	-	-	-	2	2
Waitaki District	1	5	-	-	-	1
Waitomo District	-	-	1	-	-	1
Wanganui District	2	7	2	-	6	17
Wellington City	45	31	-	-	54	130
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	-	1	-	-	-	1
Whakatāne District	1	5	2	-	12	20
Whangārei District	1	15	3	-	28	47
Total	316	230	114	101	747	1,508

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- Total Kāinga Ora stock of all housing types as at 30 September 2025 was 78,006 properties.
- As at 30 September 2025 there were no Kainga Ora state house properties in the 'Staggered Tenancies' category.
- 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.
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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.
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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.
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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.
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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.
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