



## Homes removed from service by Territorial Local Authority as at 31 December 2023



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	10	9	8	-	28
Auckland	190	39	219	135	60	643
Buller District	3	4	3	3	-	13
Central Hawke's Bay District	-	-	-	2	-	2
Central Otago District	-	-	-	-	-	-
Christchurch City	12	29	26	74	1	142
Clutha District	-	-	-	-	-	-
Dunedin City	6	12	12	14	-	44
Far North District	4	17	-	5	-	26
Gisborne District	7	20	17	2	-	46
Gore District	-	-	-	-	-	-
Grey District	2	9	4	4	-	19
Hamilton City	5	9	40	2	4	60
Hastings District	4	25	5	5	-	39
Hauraki District	-	3	-	-	-	3
Horowhenua District	2	12	-	-	-	14
Hurunui District	-	-	-	-	-	-
Invercargill City	2	10	-	1	-	13
Kaikōura District	-	-	-	1	-	1
Kaipara District	-	4	-	-	-	4
Kāpiti Coast District	1	-	-	2	-	3
Kawerau District	-	2	-	1	-	3
Lower Hutt City	30	164	31	13	3	241
Manawatū District	-	2	-	-	-	2
Marlborough District	2	15	23	-	-	40
Masterton District	-	-	-	-	-	-
Matamata-Piako District	-	5	7	-	-	12
Napier City	8	15	9	53	1	86
Nelson City	4	15	21	-	1	41
New Plymouth District	9	17	-	3	-	29
Ōpōtiki District	1	2	1	14	1	19
Ōtorohanga District	-	-	-	-	-	-
Palmerston North City	6	44	-	41	-	91

Porirua City	5	25	1	15	1	47
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	-	1	-	2	-	3
Rotorua District	1	11	1	37	-	50
Ruapehu District	1	3	-	-	-	4
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	2	-	-	-	2
South Waikato District	-	1	-	-	-	1
Southland District	-	-	-	-	-	-
Stratford District	-	1	-	-	-	1
Taranua District	-	-	-	-	-	-
Tasman District	-	3	2	-	-	5
Taupō District	-	1	-	-	-	1
Tauranga City	1	5	-	6	-	12
Thames-Coromandel District	2	4	-	1	-	7
Timaru District	1	10	2	1	-	14
Upper Hutt City	3	9	8	2	-	22
Waikato District	-	7	9	-	2	18
Waimakariri District	-	5	1	-	-	6
Waimate District	-	-	-	-	-	-
Waipā District	-	-	5	1	2	8
Wairoa District	2	-	-	-	-	2
Waitaki District	-	-	-	-	-	-
Waitomo District	-	4	-	-	-	4
Wanganui District	1	15	-	3	-	19
Wellington City	15	113	24	67	7	226
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	1	2	2	-	-	5
Whakatāne District	2	12	2	16	3	35
Whangārei District	1	14	-	28	1	44
<b>Total</b>	<b>335</b>	<b>732</b>	<b>484</b>	<b>562</b>	<b>87</b>	<b>2,200</b>

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- There are 87 properties in the Sales and Lease Expiry Column. 27 are pending sale and 60 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary.
- Total Kāinga Ora stock of all housing types as at 31 December 2023 was 72,750 properties.
- For additional commentary regarding the above table, please refer to the glossary below.

## 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.