



Homes removed from service by reason as at 31 December 2023



	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	335	732	484	562	87	2,200
Community Group Housing*	1	3	-	2	1	7
Total	336	735	484	564	88	2,207

Footnotes:

- There are 88 properties in the Sales and Lease Expiry Column. 28 are pending sale and 60 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 31 December 2023 was 72,750 properties.
- 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 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
Total	335	732	484	562	87	2,200

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.



**Homes removed from service by
Auckland Council Local Board as at 31 December 2023**



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	30	-	6	1	2	39
Devonport-Takapuna	1	-	-	-	-	1
Franklin	2	11	-	-	-	13
Henderson-Massey	11	-	11	12	4	38
Hibiscus and Bays	1	-	-	-	-	1
Howick	2	-	8	-	-	10
Kaipatiki	3	-	-	4	-	7
Mangere-Ōtāhuhu	41	-	40	18	1	100
Manurewa	7	-	16	-	1	24
Maungakiekie-Tāmaki	12	-	84	1	1	98
Ōrākei	6	-	5	-	9	20
Ōtara-Papatoetoe	4	-	13	-	-	17
Papakura	4	-	1	1	2	8
Puketāpapa	11	28	28	-	-	67
Rodney	-	-	-	-	-	-
Upper Harbour	-	-	-	-	-	-
Waiheke	-	-	-	-	-	-
Waitākere Ranges	1	-	-	-	2	3
Waitemata	47	-	6	-	16	69
Whau	7	-	1	98	22	128
Vacant	190	39	219	135	60	643

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional Housing.
- There are 60 properties in the Sales and Lease Expiry Column. Of these, 24 are pending sale and 36 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.
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Redevelopment / Disposal	
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