



## Homes removed from service by Territorial Local Authority as at 31 March 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	-	5	11	3	-	19
Auckland	137	46	172	115	78	548
Buller District	-	3	4	2	-	9
Central Hawke's Bay District	1	1	-	2	-	4
Central Otago District	-	-	-	-	-	-
Christchurch City	10	35	24	72	2	143
Clutha District	-	-	-	-	-	-
Dunedin City	6	14	18	8	-	46
Far North District	-	20	-	1	-	21
Gisborne District	3	23	18	2	-	46
Gore District	-	-	-	-	-	-
Grey District	-	9	5	-	-	14
Hamilton City	6	12	27	1	2	48
Hastings District	4	22	4	7	-	37
Hauraki District	-	2	-	-	-	2
Horowhenua District	2	10	-	-	-	12
Hurunui District	-	-	-	-	-	-
Invercargill City	3	8	-	1	-	12
Kaikōura District	-	-	-	-	-	-
Kaipara District	-	5	-	-	-	5
Kāpiti Coast District	-	-	-	2	-	2
Kawerau District	-	3	-	1	-	4
Lower Hutt City	32	148	14	22	3	219
Manawatū District	-	2	-	-	-	2
Marlborough District	1	15	20	-	-	36
Masterton District	-	-	-	-	-	-
Matamata-Piako District	-	4	4	-	-	8
Napier City	3	15	6	54	-	78
Nelson City	2	16	26	-	-	44
New Plymouth District	6	16	-	4	-	26
Ōpōtiki District	-	1	1	17	-	19
Ōtorohanga District	-	-	-	-	-	-
Palmerston North City	5	40	-	22	-	67

Porirua City	7	26	-	5	2	40
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	-	-	-	2	-	2
Rotorua District	1	12	-	41	-	54
Ruapehu District	-	3	-	-	-	3
Selwyn District	-	-	-	-	-	-
South Taranaki District	1	1	-	1	-	3
South Waikato District	-	1	1	-	-	2
Southland District	-	-	-	-	-	-
Stratford District	-	-	-	-	-	-
Taranua District	-	-	-	-	-	-
Tasman District	-	6	2	-	-	8
Taupō District	-	1	-	-	-	1
Tauranga City	1	5	-	3	-	9
Thames-Coromandel District	-	7	-	1	-	8
Timaru District	1	8	4	-	-	13
Upper Hutt City	2	10	1	13	-	26
Waikato District	-	16	8	-	2	26
Waimakariri District	-	5	1	-	-	6
Waimate District	-	-	-	-	-	-
Waipā District	-	-	5	1	-	6
Wairoa District	2	-	-	-	-	2
Waitaki District	-	-	-	-	-	-
Waitomo District	-	4	-	-	-	4
Wanganui District	7	14	-	-	-	21
Wellington City	8	124	25	44	6	207
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	-	2	4	-	-	6
Whakatāne District	1	12	2	12	2	29
Whangārei District	1	10	1	20	1	33
<b>Total</b>	<b>253</b>	<b>742</b>	<b>479</b>	<b>408</b>	<b>98</b>	<b>1,980</b>

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- There are 98 state housing properties in the Sales and Lease Expiry Column. 65 are pending sale and 33 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 March 2024 was 73,303 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.