Attachment to WPQ 37027 (2026)

Kāinga Ora – Homes and Communities state homes unoccupied and removed from service, by Territorial Local Authority – July 2026

Territorial Local Authority	Unoccupied												Unoccupied Total
	Homes removed from service							Vacant Homes					
	Homes under refurbishment		Redevelopment / Disposal			Homes removed from service Total	Staggered Tenancy Total	Vacant homes - Being made available to let			Pending Decision	Vacant Homes Total	
	Major Repairs	Retrofit Process	Redevelopment process	Demolition Process	Sales & Lease expiry			Coming Into Service	Ready to let	Under Repair			
Ashburton District	-	-	-	-	1	**1**	**-**	-	-	1	-	**1**	**2**
Auckland	88	-	124	24	116	**352**	**-**	3	10	83	4	**100**	**452**
Buller District	-	-	-	-	5	**5**	**-**	-	-	-	-	**-**	**5**
Carterton District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Central Hawke's Bay District	-	-	-	-	1	**1**	**-**	-	-	-	-	**-**	**1**
Central Otago District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Christchurch City	15	7	9	12	10	**53**	**-**	-	19	33	-	**52**	**105**
Clutha District	-	-	-	-	2	**2**	**-**	-	-	-	-	**-**	**2**
Dunedin City	1	7	-	1	8	**17**	**-**	-	-	3	-	**3**	**20**
Far North District	2	3	-	-	15	**20**	**-**	-	-	3	-	**3**	**23**
Gisborne District	5	7	10	-	1	**23**	**-**	9	9	10	-	**28**	**51**
Gore District	-	-	-	-	4	**4**	**-**	-	-	-	-	**-**	**4**
Grey District	-	2	-	-	-	**2**	**-**	-	-	1	-	**1**	**3**
Hamilton City	5	7	15	1	21	**49**	**-**	-	-	14	2	**16**	**65**
Hastings District	2	5	-	-	6	**13**	**-**	-	5	6	-	**11**	**24**
Hauraki District	-	-	-	-	3	**3**	**-**	-	-	1	-	**1**	**4**
Horowhenua District	1	-	-	1	1	**3**	**-**	-	1	2	-	**3**	**6**
Hurunui District	-	-	-	-	1	**1**	**-**	-	-	-	-	**-**	**1**
Invercargill City	-	6	-	-	6	**12**	**-**	-	-	3	-	**3**	**15**
Kaikoura District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Kaipara District	-	1	-	-	-	**1**	**-**	-	-	1	-	**1**	**2**
Kapiti Coast District	1	-	-	1	-	**2**	**-**	-	3	-	-	**3**	**5**
Kawerau District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**

Territorial Local Authority	Unoccupied												
	Homes removed from service							Vacant Homes					
	Homes under refurbishment		Redevelopment / Disposal			Homes removed from service Total	Staggered Tenancy Total	Vacant homes - Being made available to let			Pending Decision	Vacant Homes Total	Unoccupied Total
	Major Repairs	Retrofit Process	Redevelopment process	Demolition Process	Sales & Lease expiry			Coming Into Service	Ready to let	Under Repair			
Lower Hutt City	67	16	1	6	66	**156**	**-**	-	15	39	-	**54**	**210**
Manawatu District	-	-	-	-	2	**2**	**-**	-	-	1	-	**1**	**3**
Marlborough District	-	-	-	-	5	**5**	**-**	-	-	3	-	**3**	**8**
Masterton District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Matamata-Piako District	1	3	-	-	6	**10**	**-**	-	-	-	-	**-**	**10**
Napier City	5	-	-	12	26	**43**	**-**	-	4	4	-	**8**	**51**
Nelson City	1	5	8	-	1	**15**	**-**	-	6	2	-	**8**	**23**
New Plymouth District	3	3	-	1	20	**27**	**-**	-	1	6	2	**9**	**36**
Opotiki District	1	-	-	-	1	**2**	**-**	-	2	-	-	**2**	**4**
Otorohanga District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Palmerston North City	2	4	-	-	17	**23**	**-**	-	4	10	-	**14**	**37**
Porirua City	5	5	2	5	9	**26**	**-**	-	17	19	1	**37**	**63**
Queenstown-Lakes District	-	-	-	-	-	**-**	**-**	-	-	1	-	**1**	**1**
Rangitikei District	-	-	-	-	1	**1**	**-**	-	-	-	-	**-**	**1**
Rotorua District	1	1	-	1	1	**4**	**11**	-	6	8	-	**14**	**29**
Ruapehu District	-	-	-	-	-	**-**	**-**	-	-	1	-	**1**	**1**
Selwyn District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
South Taranaki District	-	-	-	-	3	**3**	**-**	-	-	-	-	**-**	**3**
South Waikato District	-	-	-	-	1	**1**	**-**	-	-	1	1	**2**	**3**
Southland District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Stratford District	-	-	-	-	1	**1**	**-**	-	-	-	-	**-**	**1**
Tararua District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Tasman District	-	-	-	-	-	**-**	**-**	-	1	2	-	**3**	**3**
Taupo District	-	-	-	-	2	**2**	**-**	-	-	1	-	**1**	**3**
Tauranga City	-	-	-	-	12	**12**	**-**	-	-	2	-	**2**	**14**

Territorial Local Authority	Unoccupied												Unoccupied Total
	Homes removed from service					Homes removed from service Total	Staggered Tenancy Total	Vacant Homes				Vacant Homes Total	
	Homes under refurbishment		Redevelopment / Disposal					Vacant homes - Being made available to let			Pending Decision		
	Major Repairs	Retrofit Process	Redevelopment process	Demolition Process	Sales & Lease expiry			Coming Into Service	Ready to let	Under Repair			
Thames-Coromandel District	-	-	-	-	7	**7**	**-**	-	2	2	-	**4**	**11**
Timaru District	-	-	-	-	1	**1**	**-**	-	-	1	-	**1**	**2**
Upper Hutt City	7	-	-	-	1	**8**	**-**	-	6	16	-	**22**	**30**
Waikato District	1	-	-	-	2	**3**	**-**	-	-	-	-	**-**	**3**
Waimakariri District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Waimate District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Waipa District	-	-	-	-	2	**2**	**-**	-	-	-	-	**-**	**2**
Wairoa District	-	-	-	-	1	**1**	**-**	-	1	1	-	**2**	**3**
Waitaki District	-	-	-	-	-	**-**	**-**	-	-	1	-	**1**	**1**
Waitomo District	-	-	-	-	-	**-**	**-**	-	-	-	-	**-**	**-**
Wanganui District	1	2	-	-	2	**5**	**-**	-	-	3	-	**3**	**8**
Wellington City	34	24	31	-	40	**129**	**-**	-	11	20	2	**33**	**162**
Western Bay Of Plenty District	1	-	-	-	-	**1**	**-**	-	-	-	-	**-**	**1**
Westland District	-	1	-	-	-	**1**	**-**	-	1	-	-	**1**	**2**
Whakatane District	-	3	-	1	4	**8**	**-**	-	3	1	-	**4**	**12**
Whangarei District	12	11	-	3	10	**36**	**-**	-	31	7	-	**38**	**74**
Grand Total	**262**	**123**	**200**	**69**	**445**	**1,099**	**11**	**12**	**158**	**313**	**12**	**495**	**1,605**

*State Housing only