



## Homes removed from service by Auckland Council Local Board as at 30 June 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
Auckland Local Board	Major Repair	Retrofit Process	Demolition Process	Redevelopment Process	Sales & Lease Expiry	
Albert-Eden	26	-	-	2	6	34
Devonport-Takapuna	1	-	-	1	11	13
Franklin	-	5	-	6	3	14
Henderson-Massey	7	1	1	1	14	24
Hibiscus and Bays	-	-	-	-	6	6
Howick	7	-	-	-	-	7
Kaipatiki	3	2	-	-	1	6
Mangere-Ōtāhuhu	26	1	-	34	5	66
Manurewa	4	-	-	14	18	36
Maungakiekie-Tāmaki	2	-	4	16	12	34
Ōrākei	2	-	-	-	25	27
Ōtara-Papatoetoe	1	1	-	10	12	24
Papakura	-	4	-	4	8	16
Puketāpapa	12	-	1	22	4	39
Rodney	-	4	-	-	1	5
Upper Harbour	-	-	-	-	2	2
Waiheke	1	-	-	-	-	1
Waitākere Ranges	1	-	-	-	-	1
Waitematā	14	-	4	-	30	48
Whau	2	1	1	-	21	25
Total	109	19	11	110	179	428

### Footnotes:

- Table excludes supported housing (Community Group, CHP Lease, and Transitional/Emergency).
- As at 30 June 2025 there were no Kāinga Ora state house properties in Auckland in the 'Staggered Tenancies' category.
- There are 179 properties in the Sales and Lease Expiry Column in Auckland. Of these, 171 are pending sale and 8 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.
- 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.