



Homes removed from service by Auckland Council Local Board as at 30 September 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	28	-	-	-	20	48
Devonport-Takapuna	-	-	-	1	3	4
Franklin	-	-	-	7	5	12
Henderson-Massey	5	4	5	1	21	36
Hibiscus and Bays	-	-	-	-	13	13
Howick	7	-	-	-	-	7
Kaipatiki	-	1	-	-	3	4
Mangere-Ōtāhuhu	14	-	4	9	8	35
Manurewa	3	-	-	6	20	29
Maungakiekie-Tāmaki	4	-	27	8	7	46
Ōrākei	1	-	-	-	31	32
Ōtara-Papatoetoe	3	-	-	-	23	26
Papakura	1	-	1	4	25	31
Puketāpapa	11	1	5	12	7	36
Rodney	-	3	-	-	2	5
Upper Harbour	-	-	-	-	8	8
Waiheke	-	-	-	-	-	-
Waitākere Ranges	1	-	-	-	2	3
Waitematā	19	-	-	-	37	56
Whau	-	-	1	1	40	42
Total	97	9	43	49	275	473

Footnotes:

- Table excludes supported housing (Community Group, CHP Lease, and Transitional/Emergency).
- As at 30 September 2025 there were no Kāinga Ora state house properties in Auckland in the 'Staggered Tenancies' category.
- There are 275 state housing properties in the Sales and Lease Expiry Column in Auckland. Of these, 260 are pending sale and 15 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.