



**Homes removed from service by  
Auckland Council Local Board as at 31 March 2024**



|                      | Homes removed from service |                  |                          |                    |                      | Total Homes removed from service |
|----------------------|----------------------------|------------------|--------------------------|--------------------|----------------------|----------------------------------|
|                      | Homes in construction      |                  | Redevelopment / Disposal |                    |                      |                                  |
| Auckland Local Board | Major Repair               | Retrofit Process | Redevelopment Process    | Demolition Process | Sales & Lease Expiry |                                  |
| Albert-Eden          | 8                          | -                | 7                        | 4                  | 1                    | 20                               |
| Devonport-Takapuna   | 1                          | -                | 1                        | -                  | -                    | 2                                |
| Franklin             | 1                          | 8                | 1                        | -                  | -                    | 10                               |
| Henderson-Massey     | 12                         | -                | 14                       | 17                 | 4                    | 47                               |
| Hibiscus and Bays    | -                          | -                | -                        | 1                  | -                    | 1                                |
| Howick               | 1                          | -                | 5                        | -                  | -                    | 6                                |
| Kaipatiki            | -                          | -                | -                        | 6                  | -                    | 6                                |
| Mangere-Ōtāhuhu      | 30                         | -                | 45                       | 20                 | 3                    | 98                               |
| Manurewa             | 3                          | -                | 26                       | -                  | 2                    | 31                               |
| Maungakiekie-Tāmaki  | 4                          | -                | 38                       | 22                 | 1                    | 65                               |
| Ōrākei               | 10                         | -                | 5                        | 5                  | 9                    | 29                               |
| Ōtara-Papatoetoe     | 6                          | -                | 12                       | 1                  | -                    | 19                               |
| Papakura             | 1                          | -                | 1                        | -                  | 2                    | 4                                |
| Puketāpapa           | 7                          | 38               | 15                       | 7                  | 4                    | 71                               |
| Rodney               | -                          | -                | -                        | -                  | -                    | -                                |
| Upper Harbour        | -                          | -                | -                        | -                  | -                    | -                                |
| Waiheke              | -                          | -                | -                        | -                  | -                    | -                                |
| Waitākere Ranges     | -                          | -                | -                        | -                  | 1                    | 1                                |
| Waitematā            | 52                         | -                | -                        | 4                  | 9                    | 65                               |
| Whau                 | 1                          | -                | 2                        | 28                 | 42                   | 73                               |
| <b>Vacant</b>        | <b>137</b>                 | <b>46</b>        | <b>172</b>               | <b>115</b>         | <b>78</b>            | <b>548</b>                       |

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional Housing.
- There are 78 properties in the Sales and Lease Expiry Column. Of these, 60 are pending sale and 18 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.

## 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

|                         |   |
|-------------------------|---|
| <b>Major Repairs</b>    | 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.   |
| <b>Retrofit Process</b> | 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

|                                 |   |
|---------------------------------|---|
| <b>Redevelopment process</b>    | 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. |
| <b>Demolition Process</b>       | These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.   |
| <b>Sales &amp; Lease expiry</b> | 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.  |