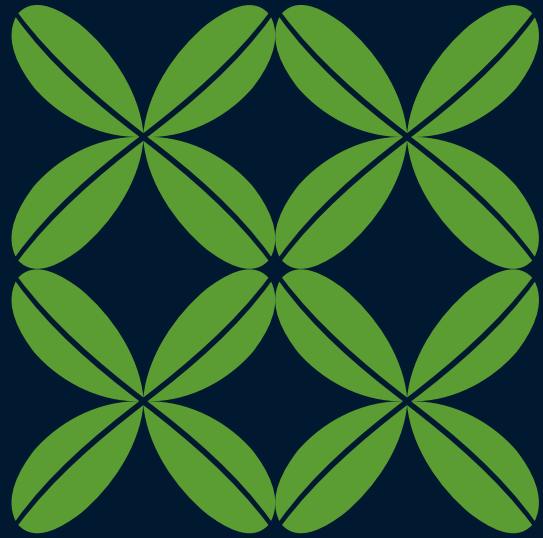
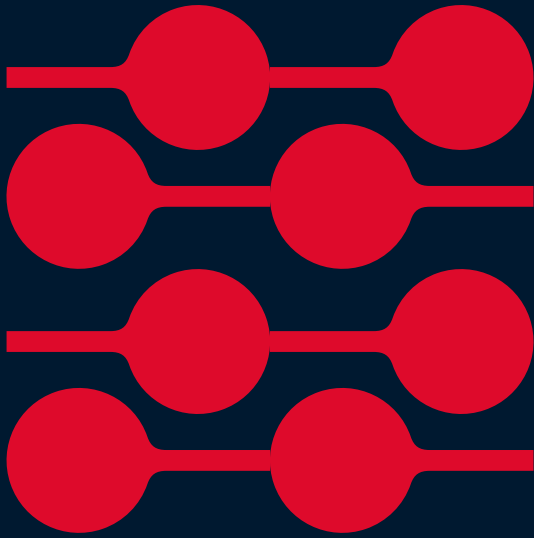


STORM AFFECTED LAND PROGRAMME



Future land use and Category 3 dwelling removals



Information for shared owners

May 2026



About this guide

This guide is for people who own a dwelling in a cross-lease or unit title site where the site includes a Category 3 dwelling purchased by the council following the 2023 storms.

We recognise that living at a property affected by the storms and navigating the changes that follow can be stressful and uncertain. You may also have been storm affected yourself and may still be dealing with the impacts of that on your financial or mental wellbeing.

Auckland Council is committed to managing this process as considerately as possible, and to keeping you informed as plans develop and decisions are made about the future of the council-owned property.

This guide covers why the property has been purchased, how we'll work with you and what to expect, and how decisions about the land's future use will be made.

Please note this guide is intended as general information only and does not constitute legal advice. For advice specific to your situation, please consult a qualified professional.

You can find more information about the future of storm affected land by visiting [our.auckland.nz/future use](https://our.auckland.nz/future-use) or by scanning this QR code



Contents

About this guide.....	1
What is a Category 3 property?.....	1
What does Auckland Council intend to do with Category 3 properties?.....	1
Will you remove the Category 3 dwelling?	2
Shared ownership (cross-lease and unit title) arrangements.....	3
Council’s responsibility as a landowner.....	5
Site maintenance and security	5
Insurance.....	5
How we’ll work with you.....	7
Your key contacts.....	7
Getting your permission for work	9
What will happen to the dwelling next door?.....	10
Cross-lease titles.....	10
Unit titles	11
Before removal begins.....	11
How will the dwelling be removed?	11
The stages of dwelling removal	12
Utility disconnection	14
Asbestos survey	14
What you’ll experience during works.....	15
Future and interim use of land	17

What is a Category 3 property?

The council assessed storm-damaged properties using a national categorisation system that was introduced by the Government in 2023, following the Auckland Anniversary floods and Cyclone Gabrielle.

Property owners were able to register to have their individual dwelling assessed and for a category to be assigned to it. Category 3 means the dwelling on the property has been assessed as being too high risk for people to continue living there safely.

Owners of Category 3 properties became eligible for a voluntary buyout, funded through a combination of central government and council funding. These homeowners made the choice to sell their home to council. When a buyout is completed, ownership of the property transfers fully to Auckland Council.

Getting a category

Registrations for property risk assessments closed in 2024 and **no more properties will be added to the programme.**

If your property is in a flood-affected area, there is advice available on how to prepare your home for flooding, and you can find more information on the [council website](#).



Why didn't the council automatically assign Category 3 to all dwellings on the site?

To receive a property category, the property owner had to register for voluntary categorisation before the 30 September 2024 deadline. If a property owner did not voluntarily register, the council could not give that property a category.

Risk is assessed based on the characteristics of an individual dwelling. The risk assessments consider the features of the property (such as the shape or slope of the land), where the dwelling is in relation to where water flows, the construction of the dwelling, or where it's situated on the land.

What does Auckland Council intend to do with Category 3 properties?

The number one priority is to ensure Category 3 properties are safe and hazards are managed.

Beyond that, council will make plans – in consultation with shared owners - for the future of the buildings and the land that has been bought across the region. These plans will take several years because there are over 1,150 Category 3 properties across Tāmaki Makaurau, and each individual site must be assessed to identify options for future use.

We need to find safe and sensible options for the purchased properties. Although the Category 3 dwelling(s) were unsafe for people to continue living in, there is potential to do something useful with much of the land.

We'll consider whether there is a service need which means that council should retain the land. Examples could be where land is kept for flood resilience and stream management, adding it to neighbouring parkland, or managing it as high-hazard land.

Alternatively, the council may decide to sell the property, for example if it can be redeveloped safely for housing or is suitable for use as green space by neighbours. Auckland Council has a [Future Land Use policy](#) which will guide this decision making. Safe housing and green spaces are only two examples of many options.

The programme to decide the future of the Category 3 sites is led by the Storm Affected Land team which is within the council's Property department.

➔ **Learn more about the future use of storm affected land on page 17.**



Will you remove the Category 3 dwelling?

Most Category 3 dwellings will be removed via relocation, deconstruction or demolition. In a small number of cases, a dwelling may be kept where it can be made safe for someone to live in again. An example of this could be the removal of a detached minor dwelling from the site, and the retention of the main dwelling – if the main dwelling can be safely lived in.

Some situations are very complex –such as where a Category 3 dwelling is attached to another dwelling (like a unit or townhouse).

Decisions around the future of these sites will vary from site to site, depending on the situation. It's possible that some dwellings will be too difficult to remove and an alternative option will be considered. You can read more about dwelling removals on page 10.



Shared ownership (cross-lease and unit title) arrangements

Where the council has bought out one or more properties within a cross-lease or unit title arrangement, the council becomes a co-owner of the shared underlying parcel of land (or common areas in a unit title arrangement), together with the remaining private owner or owners. We refer to these as **shared ownership sites**.

This means:

- the council holds a legal interest in the shared parts of the title (such as the land, driveway, or shared structures)
- the remaining private owner(s) on the same underlying parcel of land continue to hold their own interest
- all parties have rights and responsibilities under the cross-lease or unit title arrangement
- the council has the same rights as a private owner and does not hold the property in any regulatory capacity

Where council has bought properties within a cross-lease or unit title arrangement, the council steps into the role of the previous owner and will meet any existing obligations such as paying body corporate fees. If you have any shared arrangements in place, such as maintenance of a shared driveway or common area, please let us know by emailing stormaffectedland@aucklandcouncil.govt.nz.

Auckland Council's ownership of the property next door does not affect your property rights and your title interests remain your own.

Our priority is to work toward removing council from arrangements where it has shared ownership interests in a site. The approach to achieving this will differ from site to site, depending on the existing ownership structure, planning context, and future use of the land.

In some cases, addressing council's involvement may require changes to the current ownership arrangements. This could include, for example, converting a cross-lease title to freehold, updating or cancelling a unit plan where a dwelling has been removed, or making other title or legal adjustments to reflect the future configuration of the site.

Each site will be assessed on its own individual circumstances. Any proposals for future use, or changes that may affect you or your legal interest in a site, will be discussed with you in detail before decisions are made. In many cases, formal consent from affected owners will be required before changes can proceed.

Council's primary objective is to reduce its exposure to ongoing legal, financial, and operational risks by removing itself from shared ownership arrangements, while ensuring that affected parties are appropriately engaged and that outcomes are reached transparently.

Attached dwellings

We know that where your home shares a wall, roof, or other structure with the council-owned dwelling, the removal process raises concerns and complexities that go beyond those of a standalone neighbouring dwelling.

Where your home is physically connected to the council-owned dwelling, we will work closely with you on the process before any work begins.

A building consent is required to remove a structurally attached building, and this includes making good any remaining wall or roof to building code standard.

Auckland Council will arrange and pay for the building consent application and will ask for your signature as an affected party as part of the application.

Please be reassured that you will not be left with an unfinished or exposed structure. At all stages, we will work with you and talk through the proposed process.



➔ [Learn more about dwelling removal on shared-ownership sites on page 10.](#)

Council's responsibility as a landowner

Where Auckland Council owns a share in, or all of the properties next door, it takes on the responsibilities of a property owner. In practical terms this means the council is responsible for:

- maintaining the property to a reasonable standard (what that is may be different from site to site)
- securing the site if the dwelling is unoccupied
- complying with relevant health, safety, and building legislation
- making decisions about the future use of the land and seeking relevant co-owner consent
- consulting with shared owners and obtaining their consent where needed, for example before removing the dwelling and updating land titles and other changes to the land.

Site maintenance and security

The council maintains council-owned properties to a reasonable standard, with a focus on areas visible from roads and footpaths such as berms and front yards. Sites with dwellings still on them are monitored by regular security patrols. Where specific maintenance requirements are set out in lease agreements, or body corporate arrangements, council will meet these requirements.

If you notice overgrown vegetation, vandalism, or anything else concerning, let us know using the [Report a Problem](#) tool on the Auckland Council website, or email stormaffectedland@aucklandcouncil.govt.nz. If you witness suspicious or illegal behaviour, please call the Police.

Note: the council can't undertake maintenance until the property has been purchased and it is owned by council. Until that point, the previous owner remains responsible for the property.

In some cases, issues at a property may relate to long-term issues that are outside the expertise or scope of the storm affected land programme programme. The Storm Affected Land team will work with you to identify these and can support to refer them to specialist departments in council for resolution, such as Healthy Waters for stormwater or infrastructure issues.

Insurance

We know insurance is a common concern for neighbours of Category 3 properties. Auckland Council has worked closely with the insurance industry since the 2023 weather events and insurers are aware that risk categories apply only to the specific dwelling that voluntarily registered and received a category, and not to neighbouring dwellings.

To date, we have not encountered situations where insurance has been completely unavailable to neighbours of Category 3 properties. However, individual insurers may make their own decisions about cover and premiums based on their risk models for an area, so we cannot guarantee this on your behalf.

We recommend you speak directly with your insurer to understand whether there is any impact on your policy. If your insurer does change your cover or increase your premiums, it is worth shopping around as another provider may offer better terms for your situation. An insurance broker can help you compare options.

Tree protection

If there is tree protection in place for specific trees under legislation or regulatory protections, then the tree will be afforded protection. If not, consent from all cross-lease owners (and any regulatory consents) may be required should council wish to remove a tree from other cross-lease owner's exclusive use areas or

from common property. For a unit title property, body corporate resolutions may be required to complete removal.

Subject to the terms of the lease, as well as any legislative/regulatory protections and regulatory consent required, council is likely able remove a tree from its own exclusive use area.




How we'll work with you

We know having the council buy into your shared site is an unsettling situation, and not knowing exactly what will happen next can create real anxiety.

Where council decisions affect shared land, access, structures, or services, we will work directly with you. That means explaining what is proposed, why it is needed, and what it could mean for your property. We will not start removal or major structural work on shared ownership sites without the permissions that are legally required (if they are required), and we will take the time to talk through what you're being asked to agree to. Whilst we cannot provide legal advice, we encourage property owners to seek any independent legal advice required if they do not understand what they are consenting to


This process happens in stages and it takes time. Each site and dwelling is different, and some issues can't be resolved all at once. While we can't give all the answers upfront, we are committed to staying in contact, being clear about next steps, and working through matters with you as they arise.

Your key contacts

**Site resolution manager**
Your main point of contact

- ✓ Explains what is being considered
- ✓ Works through the future of the site with you
- ✓ Manages expectations about timeframes and next steps

Assigned when your site moves into the investigation phase. Contact details provided when assigned.

**Deconstruction liaison**
During removal works

- ✓ Coordinates contractors and on-site issues
- ✓ Obtains permissions for access or removal works
- ✓ Works closely with the site resolution manager and removals project manager

Assigned when your site moves into the removals phase. Contact details provided when assigned.

**Storm affected land team**
In the meantime

Site Resolution Manager

A site resolution manager will be your main point of contact. They are responsible for working through the future of sites where there is shared ownership or other complex situations. They look at what options are realistic, including investigating the site, assessing risks, getting expert advice from other parts of council, and developing practical options for how the council can exit or resolve its ownership over time.

The site resolution manager works directly with remaining owners on the site. This means explaining the process, outlining what options are being considered, and being clear about what can and cannot be

decided at each stage. They will also listen to what matters to you and help manage expectations about timeframes and next steps.

A site resolution manager will be assigned as sites move into an investigative phase. When they are assigned to your site, we'll get in touch and provide you with their details.

Until then, you can continue to contact the Storm Affected Land team via their shared email address: stormaffectedland@aucklandcouncil.govt.nz.

Deconstruction liaisons and project managers

There are two deconstruction liaisons that work on Category 3 sites where dwellings are being removed. They work alongside our dwelling removal project managers to coordinate contractors, manage any on-site issues, and work with neighbours to obtain their permission for access or removal where it is required. For shared ownership sites, the deconstruction liaison and site resolution managers will work closely together.

In addition to council team members, the contractors that do the dwelling removal have site managers that are responsible for the safe removal of the dwelling. You'll be provided with their contact details before any physical works begin.

General council enquiries

Some concerns that shared owners or neighbours raise with us go beyond the responsibility of the Storm Affected Land team and are better handled by other parts of Auckland Council, and we are happy to point you in the right direction.

The storm affected land team is **not** the right contact for:

- issues within your own private ownership area
- general stormwater or drainage concerns
- building compliance matters
- legal or specialist advice
- other matters handled through Auckland Council's business-as-usual services

For any of these, Auckland Council's main contact channels ([Online enquiry](#) / tel: 09 301 0101) are the best starting point, noting Auckland Council cannot provide legal advice to property owners.

Getting your permission for work

We will contact shared owners directly to ask for your written permission before any removal or structural work begins, where this is required. We will provide you with clear information about what is planned, including the removal method, expected timeframe, and any likely impact on shared areas such as driveways, fences, or drainage. You'll be able to ask questions about anything you don't understand.

Before the council can begin removing a dwelling on a cross-lease or unit title site we may be required to obtain the consent of all other shared owners in writing, unless the terms of the registered lease, or body corporate rules differ. Removing a dwelling is a significant structural change and most cross-lease and unit title sites require all co-owners of the underlying land to consent before structural work of this kind can begin.

For **cross-lease properties**, most leases require the written consent of all cross-lease owners before structural alterations can be carried out. However, consent cannot be unreasonably withheld. This is reinforced by section 224 of the Property Law Act 2007 (which states lessor consent for all leases cannot be unreasonably withheld or delayed). Removing the dwelling next door is a structural change, which means your permission is a legal requirement before work can start.

For **unit title properties**, section 80 of the Unit Titles Act 2010 requires that the Body Corporate be notified and give written permission to any structural work that materially affects other units or common property. Resolutions may need to be passed by the Body Corporate to enable certain actions.

You may also be asked to provide your permission for any changes council may want to make to shared walls, or shared utility connections.

Your permission is unlikely to be needed for minor internal changes to the council-owned property. Larger changes (e.g. converting a habitable ground level to storage or garage space) may require co-owner consent in a cross-lease dwelling.

Obtaining your permission for removing a dwelling on shared property is separate from any building consents or resource consents the council may also need. Permission from co-owners is a requirement under the shared ownership arrangement and separate to any regulatory requirement.

What will happen to the dwelling next door?

Most Category 3 dwellings will be removed. Auckland Council has a panel of companies with expertise in dwelling relocations, deconstruction and demolition, and work is allocated to these companies based on the individual site requirements.

Dwelling removals run as a separate programme of work to the shared ownership programme, but the teams work very closely together to coordinate work where possible to minimise the impact on the remaining owners.

In some cases the dwelling may be retained because it can be made safe for someone to occupy in the future, or because it is too difficult to remove.



Why aren't you resolving the title issues before removing the dwelling?

Getting the resource consent required to update titles can take time – and generally takes longer than the dwelling removal.

In our experience the longer the dwelling remains on site, the more vulnerable it is to vandalism, anti-social behaviour, and pests. Our priority is to remove the dwelling as soon as possible to minimise these impacts on neighbours.

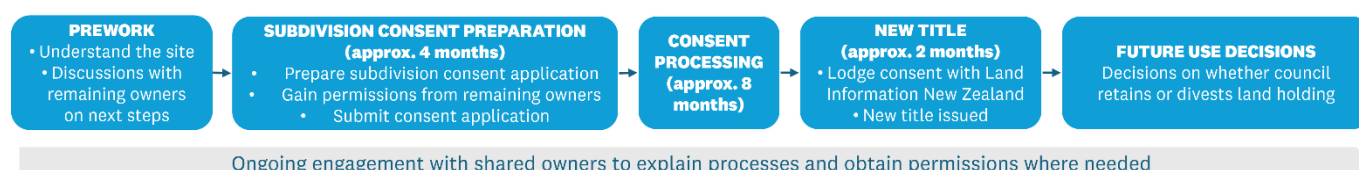
Cross-lease titles

Generally, when a dwelling is removed from a cross-lease site, the flats plan (the legal map that shows where the buildings are located on the land and who owns them) or lease may need updating to reflect what physically remains on the land.

Where council is removing dwellings, we will consult with other cross-lease owners about options for this site. This may include freeholding the property to remove the cross-lease element, or **where there are more than two other cross-lease owners**, redefining the flats plans.

Auckland Council will take responsibility for updating the title arrangement via a subdivision consent and we will fund the cadastral surveying, preparation and lodgement of the subdivision consent, and LINZ lodgement fees. If you have a mortgage over your unit, you may need to discuss parts of this with your bank, or any other parties who have an interest in your unit.

Pathway to resolving council ownership in shared sites



While in most cases, we will cover the core subdivision costs, there may be other unexpected issues that arise through the consent preparation related to shared utilities or infrastructure in common areas. Resolving these issues will be a shared cost responsibility, and we will discuss these if this happens.

Eventually, an adjustment to the land titles may be necessary, however, determining the best way to configure the parcels will require consideration of several factors. This includes the extent of land that remains classified as High Hazard, whether certain parcels should be combined, and site access requirements, among other matters. We will work through this with you.

Unit titles

Where one or more council-owned units on a unit title site become vacant or are removed, the impact on the unit title depends on the structure of the development and the body corporate rules. In some cases, changes may be required to unit plans, unit entitlements, or common property arrangements to reflect what remains on the site. What those changes involve will differ from site to site, and owners should consider getting independent legal advice about how their individual title may be affected.

While Auckland Council remains a registered owner of a unit, it retains its rights and obligations within the body corporate, including voting rights. For most unit title developments, insurance is held at the body corporate level rather than by individual owners. We recommend unit owners speak with their body corporate manager and insurer to understand how coverage is arranged and whether any changes are needed.

Before removal begins

After the council takes ownership of the property, a number of technical checks must be completed before removal work can start. These may include geotechnical assessments of the land, asbestos testing, selecting the safest removal method, confirming access requirements, setting up contractors to do the work, and arranging any required resource or building consents or traffic management.

While this is happening, Auckland Council will maintain the property on a monthly schedule, focusing on areas visible from the road and footpath, or meet any specific maintenance requirements set out in lease agreements or body corporate rules.

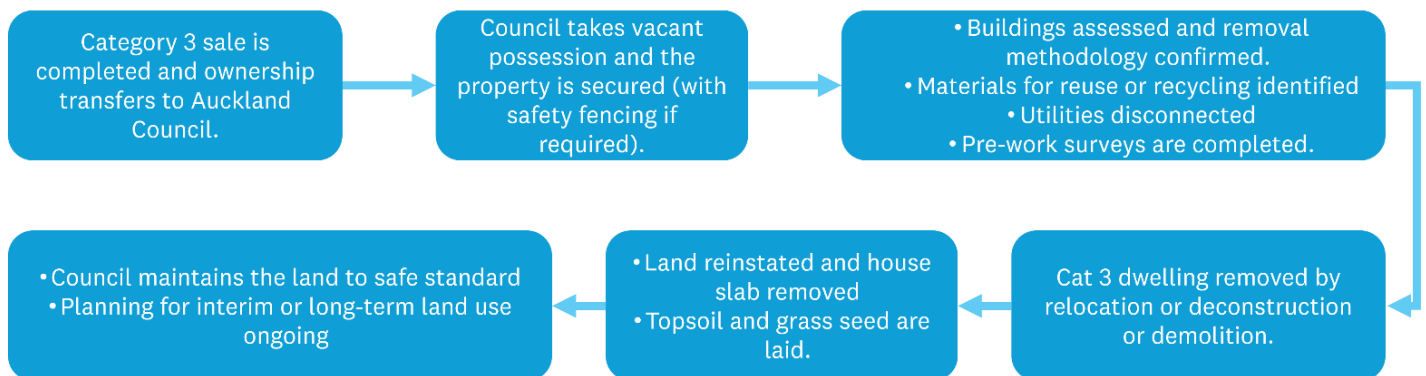
How will the dwelling be removed?

Before any work starts, the dwelling is assessed and a removal plan (called a Resource Recovery Schedule) is developed. This is a plan which identifies how the dwelling will be removed, itemises all material in the dwelling, and sets out where that material will end up.

Dwellings are removed in one of three ways:

1. **Relocation** is the preferred option. About one third of dwellings can be relocated and reused as a home in another location. The remainder cannot be relocated due to the extent of storm damage, how the dwelling has been built or access restrictions at the property.
2. **Deconstruction** is used where relocation is not possible. The dwelling is carefully taken apart by hand and then using machinery, with materials salvaged and reused to minimise waste going to landfill.
3. **Demolition** is only used when it is unsafe to relocate or deconstruct the dwelling, for example where it sits on unstable ground or has been severely damaged. This is the least preferred option.

The stages of dwelling removal



Dwelling relocation

A relocation crew will prepare the dwelling for removal, which typically involves cutting and bracing the dwelling into sections and separating it from its foundations.

The dwelling is then lifted onto a relocation trailer. Where site access is restricted such as down a hill or along a narrow right-of-way, a crane may be used to lift sections out. Trees along the access route may need to be trimmed, and structures such as fences or sheds may need to be temporarily removed.

Preparation work takes place during the day. The actual movement of the dwelling is considered an over-dimension vehicle movement and is governed by rules set by NZTA. Typically moves can't happen until after 10pm. This is because slow-moving trucks have less impact on traffic at night, and it is safer for pedestrians and other road users. You'll be notified in advance of the night the neighbouring dwelling is scheduled to be moved.

After the house has been removed, a work crew will clear any remaining structures and slabs, and spread topsoil and grass seed across the site.

The typical timeframe from site preparation through to land remediation is approximately three weeks.

Dwelling deconstruction

A deconstruction crew will begin by removing materials by hand, following the removal plan to salvage and reuse as much material as possible.

Once all recoverable material has been removed by hand, machinery will arrive and complete the mechanical deconstruction. This typically involves a 12-tonne digger. After the concrete dwelling slab has been removed, the final crew will spread topsoil and grass seed across the site.



Mechanical deconstruction in action

The typical timeframe from site preparation through to land remediation is approximately two to three weeks.

You may notice different crews arriving at different stages and there may be short gaps between them - this is normal and expected. If a crew packs up and leaves and the site doesn't look finished, please don't be concerned. A further crew will be scheduled to complete the ground remediation. The job is not complete until topsoil and grass seed have been spread.



Different stages of dwelling removal

Dwelling demolition

In rare cases where a dwelling is too severely damaged to be salvaged, or where site conditions make deconstruction unsafe for workers, it will be demolished. Demolition crews will work within the Auckland Unitary Plan rules that manage construction noise, vibration, traffic management, and construction hours.

The demolition can usually be completed in a few days, from when the crew arrives on site.

Utility disconnection

One of the first steps in the removal process is the disconnection of electricity and gas. Disconnection applications are made to the utility provider and the disconnection is completed by Vector. Water disconnections are usually completed once the dwelling has been removed as water is used during the deconstruction process to keep dust levels to a minimum.

Asbestos survey

As part of the assessment process, an asbestos survey is completed to identify whether there is any asbestos-containing material (ACM) in the dwelling. If asbestos is found, a team of licensed asbestos removalists will remove it. An asbestos assessor will then carry out a final review and issue a certificate confirming all ACM has been removed.

Asbestos removal is subject to strict quality controls. If asbestos is identified in the dwelling next door, you will be notified directly. The risk to neighbours and surrounding areas during licensed asbestos removal is minimal.



When will the dwelling be removed?

It's difficult to give a timeframe for all sites as there is a lot that needs to be worked through between purchasing the property and then removing the dwelling.

We know it can be frustrating waiting to hear when nearby properties will be removed – please be assured our removal team is working as quickly as possible.

The timeline for each dwelling removal is dependent on several factors such as the property location, complexity, and type of property ownership.

For example,

- a property with a steep site or other access issues
- heritage considerations (which often require a resource consent)
- cross-lease or unit title shared ownership (where we need to work closely with remaining owners).

We will share indicative timeframes for removal as soon as we have them.

What you'll experience during works

We will take steps to minimise any disruption on people living next door to dwellings being removed.

The main contractor for each property will have a dedicated site manager and their contact details will be displayed on site signage. They are your day-to-day contact in case of any issues during the works, or if you have questions about what is happening at the property.

A deconstruction liaison will also be assigned from the council team. Their role is to work with the council project manager to ensure the contractors are delivering the works in an agreed way and are managing any issues. They will be your point of escalation if you need it.

Health and safety	<ul style="list-style-type: none"> Deconstruction areas are restricted work zones. Please follow all signage and the directions of the site manager to keep yourself and others safe.
Hours of work	<ul style="list-style-type: none"> Monday to Friday: 7:30am to 6:00pm Saturday: 7:30am to 5:00pm Sunday and Public Holidays: Work only by exception <p>You can speak with the site manager if you have any concerns about hours or work or construction noise.</p>
Utilities	<ul style="list-style-type: none"> In the unlikely event that any temporary interruptions to services are needed (e.g. power, water) you'll receive at least 48 hours' notice of plans (except where an urgent safety issue arises).
Shared driveways and common areas	<ul style="list-style-type: none"> A survey of shared driveways and common areas will be completed before and after the dwelling removal work to inspect for any damage. These surveys are referred to as dilapidation surveys and often are photos and video walk-about of the site to show the physical condition before and after removal. Any damage to common property will be repaired to the same or equal condition prior to damage at Auckland Council's cost. The contractors will talk to you about any practical matters relating to access over shared driveways or common areas. They will work with you directly to make sure removal activity does not unreasonably disrupt you.
Construction traffic and parking	<ul style="list-style-type: none"> Contractors may need temporary access across shared or adjacent areas and your site manager will discuss this with you. Access will be maintained to all surrounding residents during the works. If any access restrictions need to be put in place they will be clearly communicated with you. The exact number of vehicle movements will depend on how the dwelling is being removed or how much material is being removed from the site. In some cases, a Traffic Management Plan will be required, and in these cases, it will be provided to neighbours. If the dwelling is to be relocated, the contractor will be required to obtain any necessary road access permits from the relevant road controlling authorities.

	<ul style="list-style-type: none"> • In some cases, contractors may request neighbours vehicles to be parked away from the relocation area during removal to provide clear access and prevent accidental damage.
Noise and dust	<ul style="list-style-type: none"> • Demolition/deconstruction noise and vibration will be managed to the standards required by the Auckland Unitary Plan. • Dust suppression (e.g., water) will be used where needed.
Trees	<ul style="list-style-type: none"> • We try and avoid removing any trees and it will only be done in circumstances where contractors need to create access to remove a dwelling or get machinery in. • Where there are trees within in an exclusive use lease area that require removal we will work with you and obtain your consent before any works are started. • Fallen trees will only be removed if they present a health and safety risk. • Where we are operating in Significant Ecological Areas or in Kauri dieback areas, best practice controls will be implemented.

How sites are left

Sites that have had dwellings removed won't necessarily look like other parks in your neighbourhood. The priority is to move the structures that are no longer considered safe to live in. Typically concrete driveways are left in place as they may be useful for whatever future land use is decided. You may also see some structures left in place, this is usually because they are providing some sort of retaining function.

All sites will be grassed and put onto a monthly maintenance schedule.



Concrete wall and slab left in place as acting as retaining (grass is still to establish)



Driveways are usually left in place and sites have a lower level of maintenance than what you may be used to

Future use of land

Deciding what to do with more than 1,150 sites is a significant undertaking and making the right decisions will take several years.

Storm affected properties purchased by the council will be repurposed in a way that considers the risks. This includes public use where there is value in retaining the land for an identified service need and private use where value can be returned to the council and Aucklanders.

While decisions are being made

Reaching a decision on the future use of each site requires thorough analysis, including geotechnical or other hazard assessments to understand whether the land/dwelling can be made safe, and working across council teams to explore options such as stream management or other flood resilience work. Working with other owners on a site to identify future options for a site will also be part of this process. This takes time, and we appreciate your patience while this work is underway.

In the meantime, all council-owned vacant land is maintained to ensure a tidy appearance, with a focus on areas visible from roads and footpaths.

Many sites are active worksites or have land stability hazards that make them unsafe. We strongly discourage anyone from entering these sites. Where it is safe to do so, some sites may be used temporarily in a way that considers safety while long-term decisions are being worked through.

Having a say

We want communities to be part of the process of determining the future use of land where possible, and we are exploring partnership opportunities with mana whenua. If you have ideas or suggestions for how a site could be used, you can register these through our [expressions of interest register](#). This information will be considered as part of the future land use process.

Long-term outcomes

Our priorities are making sites safe, and managing the long-term financial impact on Aucklanders. Land use options (subject to risk assessment) may include:

- Retention for high hazard management where flood and land instability mean there is no viable use for the site other than hazard management activities.
- Divestment to another party with appropriate conditions for:
 - redevelopment where risks can be adequately mitigated
 - private green space where there is no redevelopment potential
 - remediation where risks to the existing **dwelling can be mitigated**.
- Use for a council group service needs where business cases, service requirements and funding can be confirmed. In some situations, there may be a feasible solution for the dwelling as well as the land.

Given the hazards associated with the land, decisions on the best use of land are made on a case-by-case basis, considering risk management, legal considerations, other owners' preferences, financial implications, local board plans, other local planning documents and potential benefits to communities.

We will work with other cross-lease and unit title owners to hear their ideas, and obtain consents where required. It may not always be possible to use the land in the way neighbours or the wider community would prefer.

Future sale of sites

The buyout programme has cost more than \$1 billion, and Aucklanders have told us it is important to minimise the impact of this on rates. Selling some land for redevelopment is one way we will look to do that. However, this may be a future use after a cross-lease is resolved (i.e. the cross-lease is cancelled and the land is now freehold)

Where site hazards can be mitigated, we will explore opportunities to sell land for redevelopment, or to adjacent landowners. Although the existing dwellings were unsafe to live in, there may be options to build new housing on some sites in a way that manages risk differently. This may include combining neighbouring sections into larger clusters.

Where land is sold, appropriate conditions will be attached to manage any remaining risk, for example, requiring ground floor units to be used as storage rather than living space, or special rules placed on development of sites (e.g. land covenants, encumbrances) or other title, or agreement arrangements.



Why is the council planning to sell some land? If the land has a risk to life, shouldn't the council hold on to it?

Intolerable risk to life was identified through a risk assessment of the existing dwelling on a property. Once the dwelling is removed, there may be options to redevelop the site in a different way and build new housing that doesn't have the same levels of risk.

Even where there is no option to redevelop the property, it may be that neighbours can do a better job of looking after the land than the council can with its limited maintenance budgets. Where we do sell land, we'll ensure that it is sold with conditions appropriate to manage the level of risk.

