

Removal of storm-affected homes – what’s happening in Milford, Sunnynook and Totara Vale?

July 2025

Twenty-four storm-affected homes have now been removed in Milford, Sunnynook and Totara Vale with 17 in Milford (mainly on Nile Road), six in Totara Vale (on Totara Vale Drive) and one in Sunnynook (on Sunnynook Road).

The most recent cluster of properties to be removed in Milford included one set of multi-units and two cross-lease sites – totally 12 homes.

One of the biggest projects coming up is the removal of the Woodbridge Lane bridge and a number of houses on this street.

- **Number of Category 3 storm-affected homes: 161**
- **Number of Category 3 homes purchased by Auckland Council: 105**
- **Number of homes removed: 24**

Twenty-four storm-affected homes have now been removed in Milford, Sunnynook and Totara Vale with 17 from Milford (mainly on Nile Road), six from Totara Vale (on Totara Vale Drive) and one in Sunnynook (on Sunnynook Road).

Approximately a third of these houses have been relocated to provide homes for others around the country. The others have been deconstructed with some of the materials going to community recycling centres to be reused by local residents. Both relocation and deconstruction ensure we minimise waste from the home removal programme.

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One of the biggest projects coming up is the removal of the Woodbridge Lane bridge and a number of houses on this street.

The contractors working in this area are McMahon Services and Green Way. Please contact Cherri Davidson (cherri.davidson@aucklandcouncil.govt.nz) if you require more information.

The removal of around 1200 Category 3 homes across Auckland is scheduled for completion in November 2027. We will be removing these homes in clusters to reduce disruption for neighbours. This means waiting until a good number of homes in a neighbourhood have finalised their buy-outs with us.

The timeline for the completion of house removals in Milford, Sunnynook and Totara Vale will only be known once all houses have been purchased, which is forecast to occur at the start of 2026.

Maintenance/security of Category 3 homes

After settlement of a property, Auckland Council provides a basic level of maintenance on a monthly schedule. The focus is on maintaining areas visible from roads and footpaths i.e. berms and front yards on properties that have road frontages. Regular security patrols will also monitor the properties.

If you have an issue with a Category 3 home that has been purchased by the council, please raise a maintenance request in the '[Auckland Council Report a Problem tool](#)'. Note that until council takes ownership of a property, we are unable to do any work on it.

Damage from break-ins and vandalism is an ongoing issue, with more and more houses having to be boarded up to prevent this. If you see any suspicious behaviour please report it to the police.

Future use of storm-affected land

The future use of vacant land may take several years to be determined, with more than 1200 high-risk properties expected to be purchased by Auckland Council.

We want to ensure Auckland's land is used effectively to provide homes and maintain strong communities, while managing risk and reducing the financial impact to ratepayers.

If we keep the land, options for use could include:

- flood resilience and stream management
- adding it to neighbouring parkland or bush
- managing it as high-hazard land.

If we don't keep the land, options could include:

- sale for safe redevelopment
- sale with conditions to manage the risk (eg. converting ground floor units to storage)
- sale to neighbours for extra backyard space.

To find out more or make a suggestion about a vacant property visit ourauckland.nz/futureuse

Wellbeing support and community-led recovery

A range of support services are available for storm-affected residents.

With hundreds of affected homes to be removed across Auckland, the changes can lead to feelings of uncertainty. Connecting with friends and neighbours helps to normalise these feelings and reminds us we're not alone in our experiences.

Having opportunities to participate in how your community adapts to your new normal and prepares for any future events is also important. To get involved in Recovery Planning for Milford contact the Milford Residents Association chairs@milford.org.nz or the North Shore Community-led Recovery Specialist neesha.bremner@aucklandcouncil.govt.nz

Check out the available wellbeing resources on [OurAuckland](#).