

Ngāti Whātua Ōrākei Housing Survey ~ 2018 ~

Interim Results

21 December 2018

Disclaimer

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Recommended citation

Ngāti Whātua Ōrākei Whai Rawa Ltd. (2018). *Ngāti Whātua Ōrākei Housing Survey 2018: Interim Results*. Auckland, NZ: Ngāti Whātua Ōrākei Whai Rawa Ltd.

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Document control

Document status:	Interim Results
Revision number:	1
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NGĀTI WHĀTUA ŌRĀKEI



Housing Survey

Interim Results

Introduction

As part of the Ngāti Whātua Ōrākei – Whātua Ahurutanga Strategy, Ngāti Whātua Ōrākei are embarking on a new phase of papakāinga housing for our membership.

Ngāti Whātua Ōrākei, along with the University of Otago and the National Science Challenge 11 (Building Better Homes, Towns and Cities: Ko ngā wā kāinga hei whakamāhorahora) have developed a whānau survey specifically focusing on housing and community. The purpose of the survey was to provide more understanding about current and future housing aspirations of the Ngāti Whātua Ōrākei membership.

Colmar Brunton, a New Zealand research agency, administered the survey on our behalf. Survey responses were then analysed by our research partners at the University of Otago.

This interim report provides the first initial overview of the survey responses received. A complete summary of results is expected to be completed by late January 2019.

Contents

This report contains results and feedback from the following housing survey sections:

1. Demographics;
2. A snapshot of current housing;
3. Housing aspirations; and
4. Housing priorities and values.

Section 1: Demographics

Survey responses

A total of 305 responses were received for the housing survey. Of these, 32 were completed on paper with the remainder completed online.

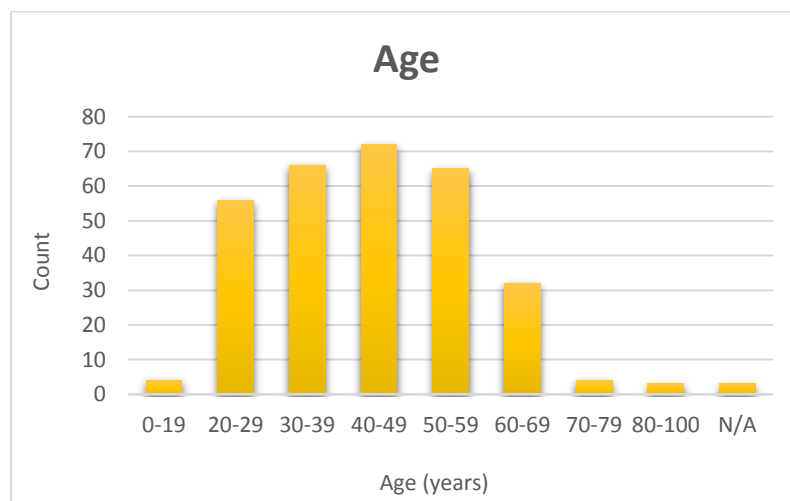
Gender

Approximately 61% of participants were female and 37% male.

Gender	Count
Male	113
Female	187
Preferred gender	0
Invalid response	2
No response	3
Total	305

Age

Participants ranged in age from 18 to 99 years. The average age was 42 years.



Membership

97% of responses are members of Ngāti Whātua Ōrākei. 1% were not, but are parents of a Ngāti Whātua Ōrākei member. The remaining 2% (5 responses) chose not to answer.

Employment

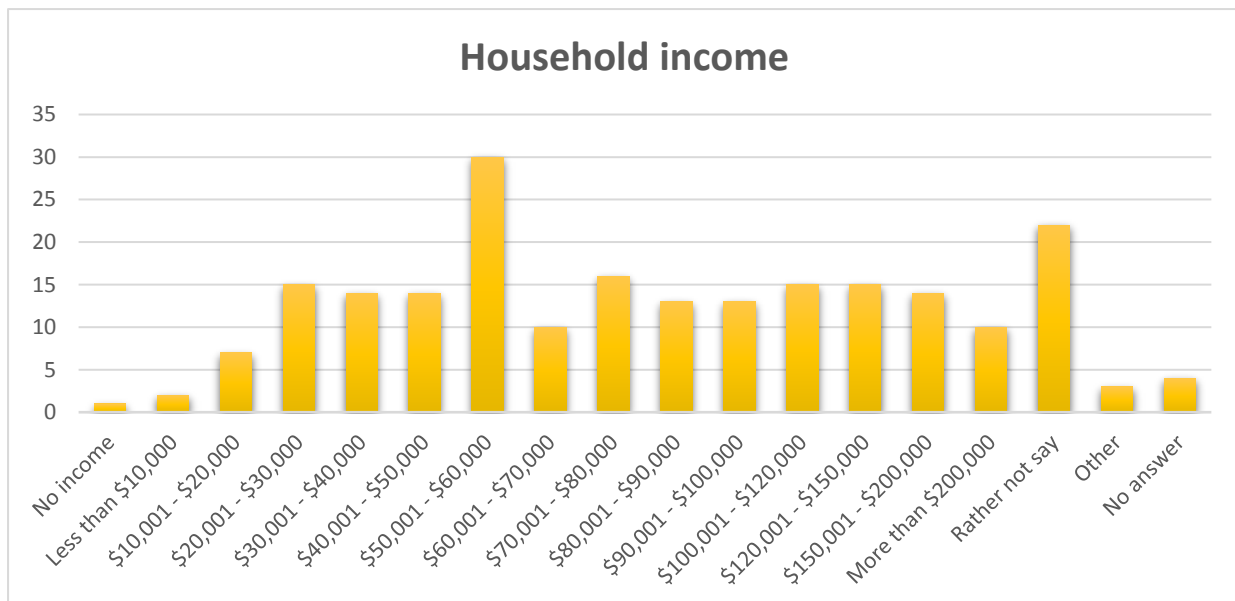
The majority of respondents (73%) are employed or self-employed workers. Those in the 'other' category included

- students (with or without part-time employment)
- apprenticeship holders
- stay at home/work from home mothers
- on call casual employment
- caregivers
- combinations of employment (e.g. both an employee and a business owner/self employed).

Employment status	Count (%)
Paid employee	62%
Self employed	11%
Unpaid worker	1%
Not employed	8%
Not in labour force	8%
Rather not say	3%
Other	7%
No answer	2%
Total	100%

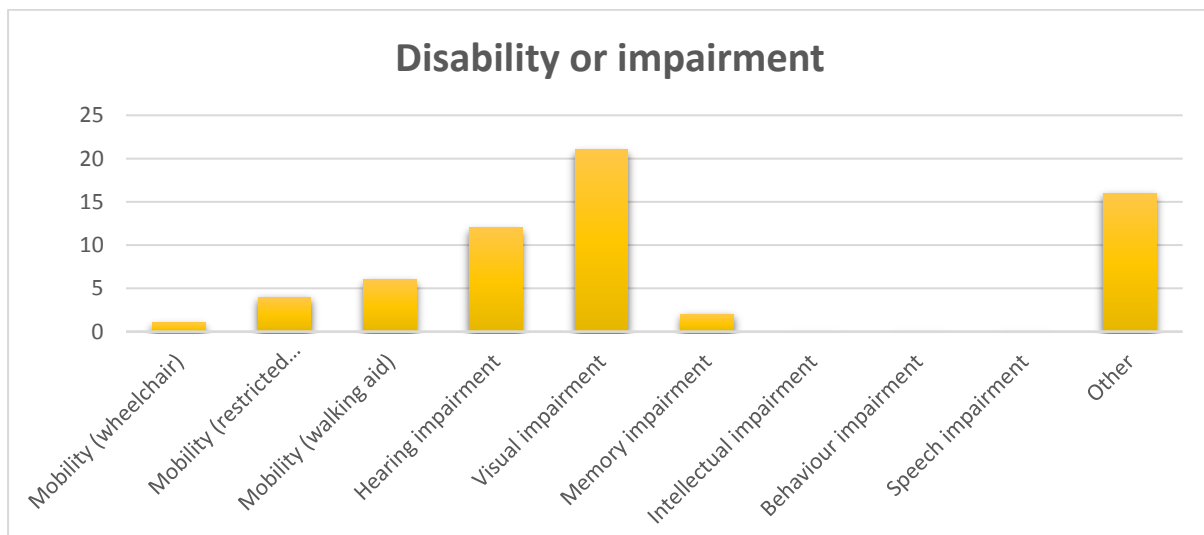
Household income

Participants' household income is graphed below.



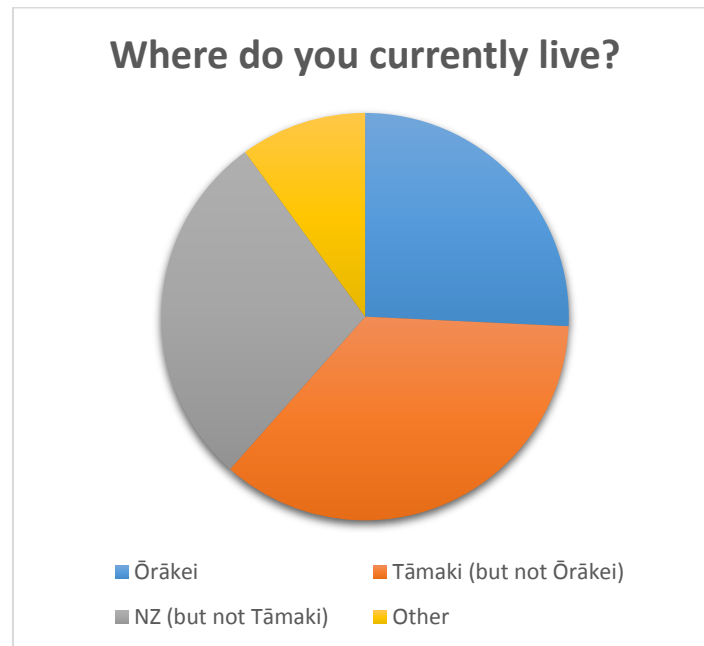
Disability

Approximately 20% of respondents have (or someone in their household has) a form of impairment including those related to reduced mobility, hearing and visual impairments, mental health issues, respiratory (e.g. asthma), and memory impairment.



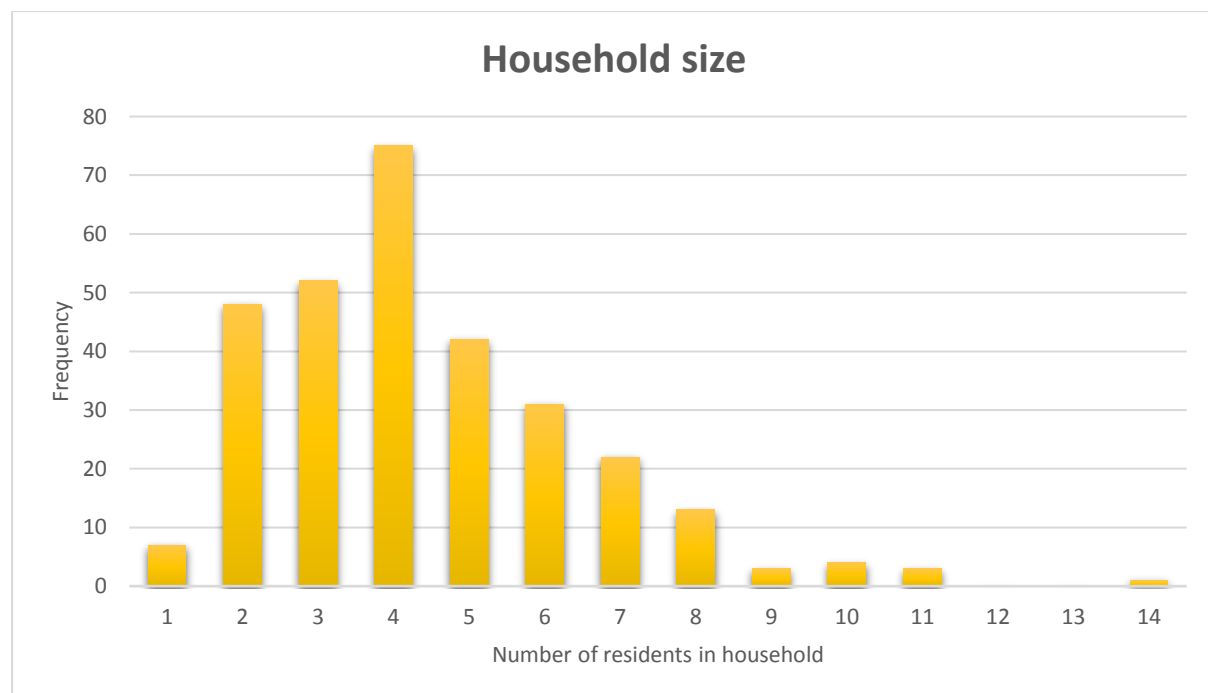
Section 2: Housing snapshot

Responses have come from participants from across the motu, with a fairly even spread between those who live in Ōrākei, those who live in the rest of Auckland and those who live in the rest of New Zealand, and approximately 10% living overseas.



Household size

Household sizes vary from one person up to 14 people, though the average household size is 4.5 people. When broken down by age, most age groups are fairly evenly represented, but possibly with the exception of those aged 60 years and above (only 10%). Note the percentage of 40-59 year olds is higher, but this covers a 20 year age range where most other categories are only 10 year ranges.



Household breakdown by age	Count (#)	Count (%)
Under 5	136	10%
5 - 9 yrs	120	9%
10 - 19 yrs	252	19%
20 - 29 yrs	217	16%
30 - 39 yrs	157	12%
40 - 59 yrs	310	23%
60 - 79 yrs	119	9%
80+ yrs	16	1%
Total	1327	100%

Typology

The majority (73%) of respondents currently live in standalone houses, with the next most common (20%) being duplex or terraced houses. Only 4% currently live in an apartment. Other responses included a sleepout or granny flat, as well as some unspecified typologies (question possibly misinterpreted). No participants are recorded as currently being unhoused.

Type of house	Count (%)
Single detached house (i.e. standalone house)	73%
Side attached house (e.g. duplex, terraced house)	20%
An apartment	4%
I am unhoused	0%
Other	3%
No answer	0%
Total	100%

Tenure

Current housing situation

Approximately 37% of respondents recorded that they either own (or partly own) the house they live in, and/or have a mortgage. A further 45% are renters, and 8% are boarding. Ten percent of respondents do not fall within these three categories, so these figures are likely to be conservative. Some of this ten percent may be attributed to:

- Participants might own a house which they do not currently live in;
- Participants may be staying with a partner, friends, parents or other whānau, and not specifically falling under the category of renting or boarding;
- Participants living in accommodation provided to them by their place of work;
- It is possible that some participants have selected only the most relevant or applicable item from the list without realizing they could select multiple options – for instance, a renter may have selected “I have never owned a home” presuming this covered their situation, without also selecting “I am renting”. In future, this could be clarified by separating this question out into more specific and distinct questions about housing tenure.

Renting

Of those who selected that they are renting, 60% are renting from a private landlord. Approximately 18% of renters' homes are owned by Ngāti Whātua Ōrākei. The remainder

are owned by whānau members (5%), Community Housing Providers (e.g. Housing NZ) (15%) or other iwi groups.

Owner of rental home	Count (% of total renters)
A private landlord	60%
Ngāti Whātua Ōrākei	18%
A whānau member	5%
A Community Housing Provider - e.g. Housing NZ	15%
Other	3%
No answer	-
Total	100%

House size

Almost half (46%) of the existing houses that participants live in contain 3-bedrooms. The average number of bedrooms of participants surveyed is 3.1 bedrooms. The largest houses surveyed contain 7 bedrooms.

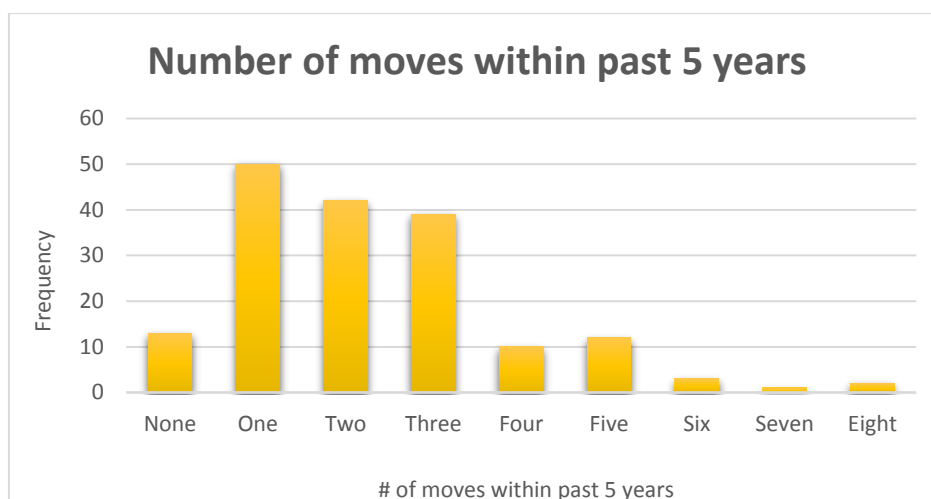


Mobility / transience

Approximately 57% of respondents have lived in their current house for less than 5 years.

Length of residence	Count (%)
Less than 1 year	16%
1 - 5 years	41%
5 - 10 years	12%
Longer than 10 years	30%
No answer	1%
Total	100%

Of those who have only lived in their current house for up to 5 years, the majority have moved between 1 and 3 times within the past 5 years, however some have moved up to 8 times during this time.



Reasons for moving

When asked “Why did you move here” participants offered a range of reasons for moving to their current house. Some of the responses included:

- To be closer to whānau
- To care for parents
- The location
- Where I was born/where I grew up/I’ve always lived here
- Landlord sold previous house/previous tenancy ended
- For mahi
- Affordability
- To enter the property market/to move up the property ladder
- To stop being homeless
- Needed a healthier home
- Needed a bigger house/more space
- For a better lifestyle
- School zones
- To return to the papakāinga, to live on my whenua
- For a new start
- To live closer to marae
- To live closer to nature
- To be able to save for a mortgage
- Nowhere else to go
- Needed somewhere to live/it was the only place available/only place I could go.

Cars

Households had between 0 and 9 cars, with most within the 1-3 range (accounts for 88% of responses).

The number of cars per household is tabulated below.

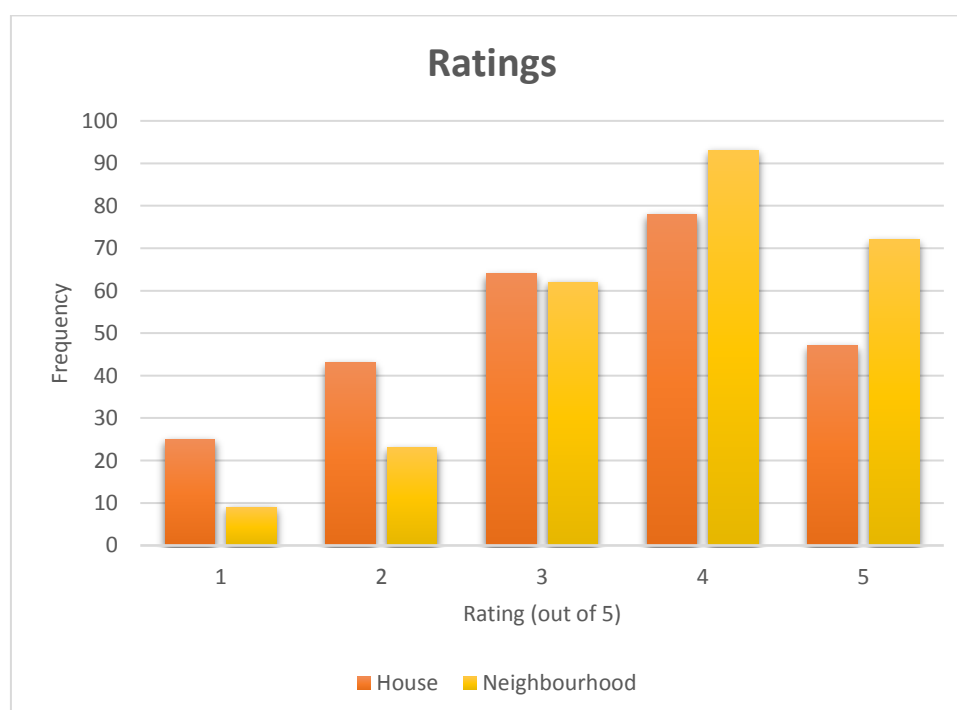
Number of household cars	Count	Count (%)
None	10	3%
1	89	29%
2	121	40%
3	59	19%
4	9	3%
5	5	2%
6	1	0%
7	3	1%
8	0	0%
9	1	0%
Other	2	1%
No answer	5	2%
Total	305	100%

Ratings

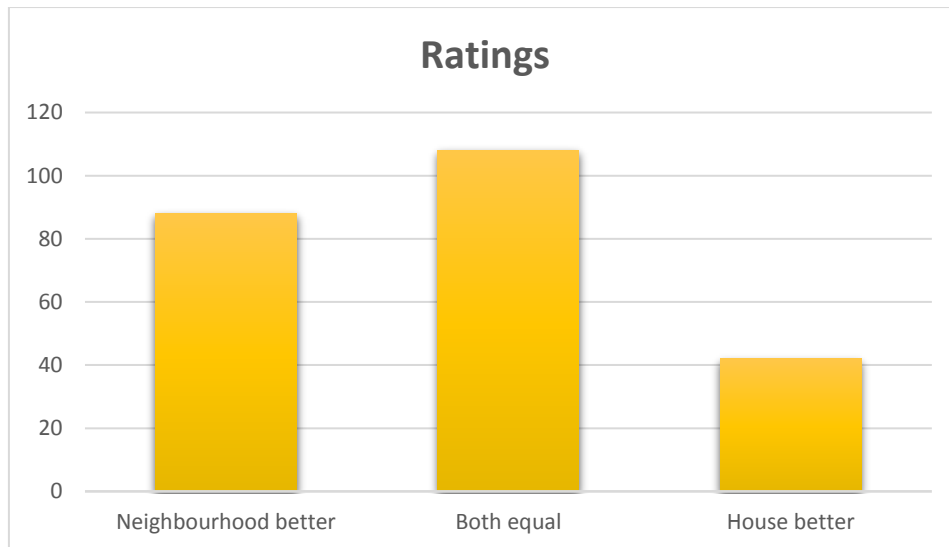
Participants were asked to rate their house and their neighbourhood on a scale of 1 to 5, where 1 is terrible and 5 is great. A higher number of participants did not answer one or both of these questions compared to other questions in the survey (16% did not rate their home and 15% did not rate their neighbourhood, compared with a typical non-response rate of around 1-3% in most other questions).

Of those who did answer these questions:

- The average house rating was 3.3.
- The average neighbourhood rating was 3.8.



When we look at individual responses comparing house and neighbourhood ratings, approximately half of the participants rated their house and neighbourhood equally (45%), though almost twice as many rated their neighbourhood higher than their house (37% compared with 18% respectively).



The positives and negatives

Participants also responded to three open-ended questions about the best thing about where they live, as well as something they would change about their house or their neighbourhood. These will be categorized into themes and drawn out in the next iteration of this summary report.

A word-cloud produced from all raw responses to the question “What do you like the most about where you currently live?” is shown below.



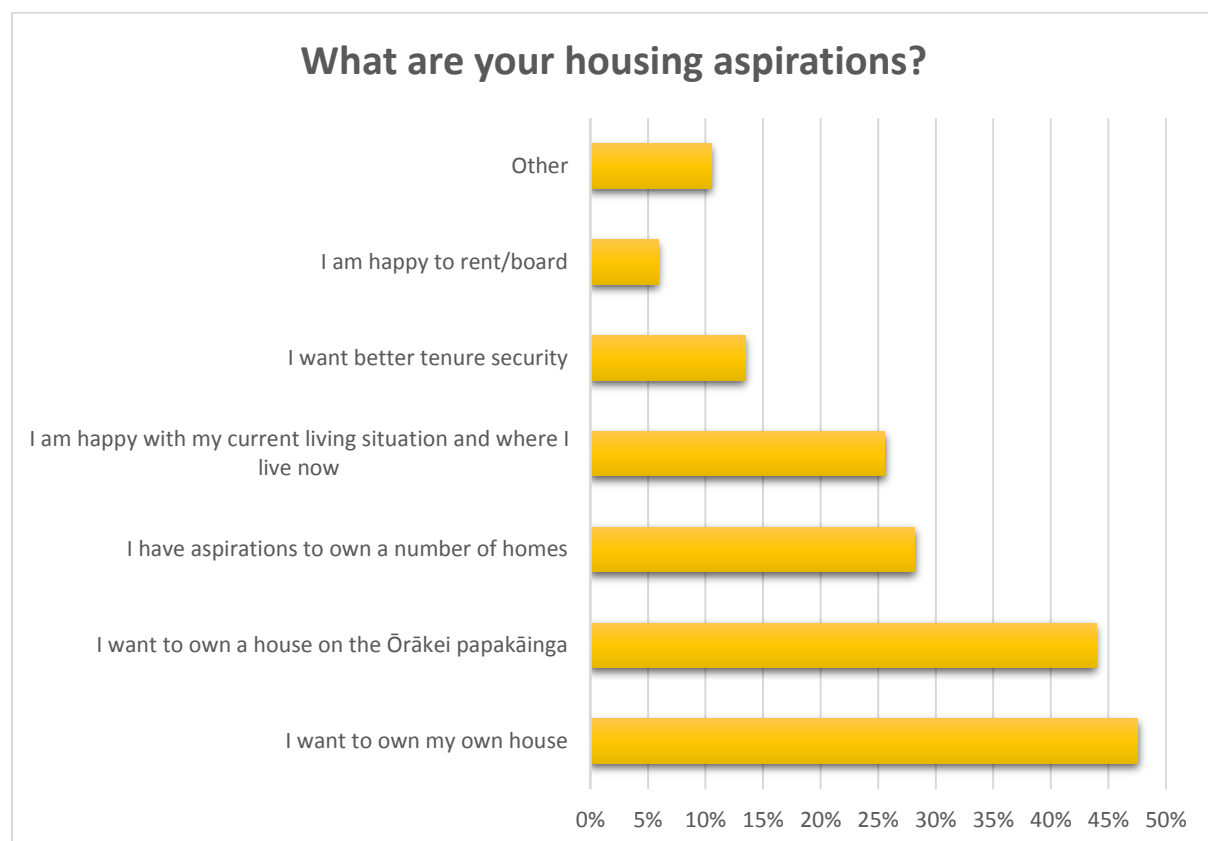
Section 3: Housing aspirations

Aspirations

The most common aspiration held is for participants to own their own house. A snapshot of some of the 'other' aspirations expressed include:

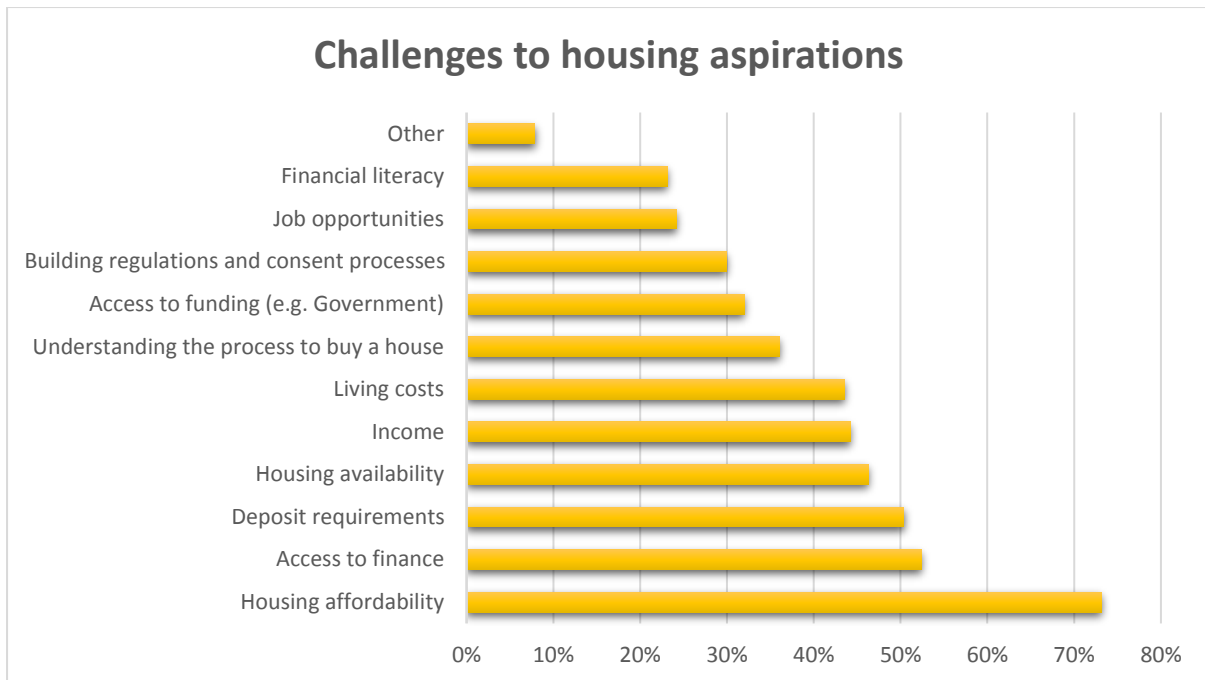
- Wanting to downsize
- Wanting to upgrade or modernize current house
- Wanting to develop a second house or unit on the section for whānau to come and stay
- Wanting to sell current home
- Wanting to pay off mortgage
- Wanting to provide houses for other whānau in need
- Wanting to rent at an affordable rate until home ownership is attainable
- Wanting stability
- Wanting to rent on the Ōrākei papakāinga

The survey did not look at participants' understanding of 'tenure security', although the benefits of tenure security (i.e. stability) were raised within the 'other' option. This may be worth exploring further in future.



Challenges

Housing affordability was the most frequently recognised challenge preventing participants from achieving their housing aspirations (73% of respondents considered housing affordability as a challenge).

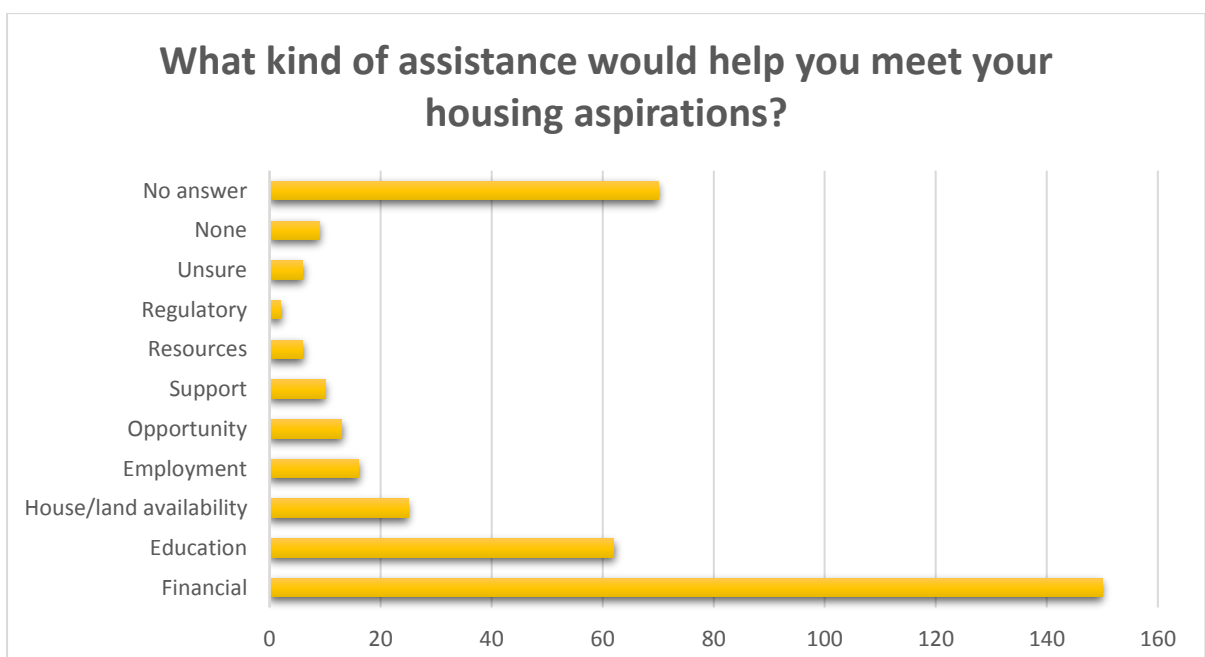


Other challenges included motivation and discipline; balancing all financial needs; ability to access equity in the property; land availability; having bad credit and age/health issues.

Assistance

Participants were given the opportunity to write about the kinds of assistance (if any) they thought would help them to meet their housing aspirations. Answers to the open-response question have been grouped into the general categories graphed below (individual responses were grouped in up to three different categories). Overall, participants seemed to fall into one of three main groupings:

1. Those happy where they currently are and don't need any or much assistance;
2. Those who have clear aspirations and want/need assistance to get there;
3. Those who might be disenfranchised and have less or no hope.



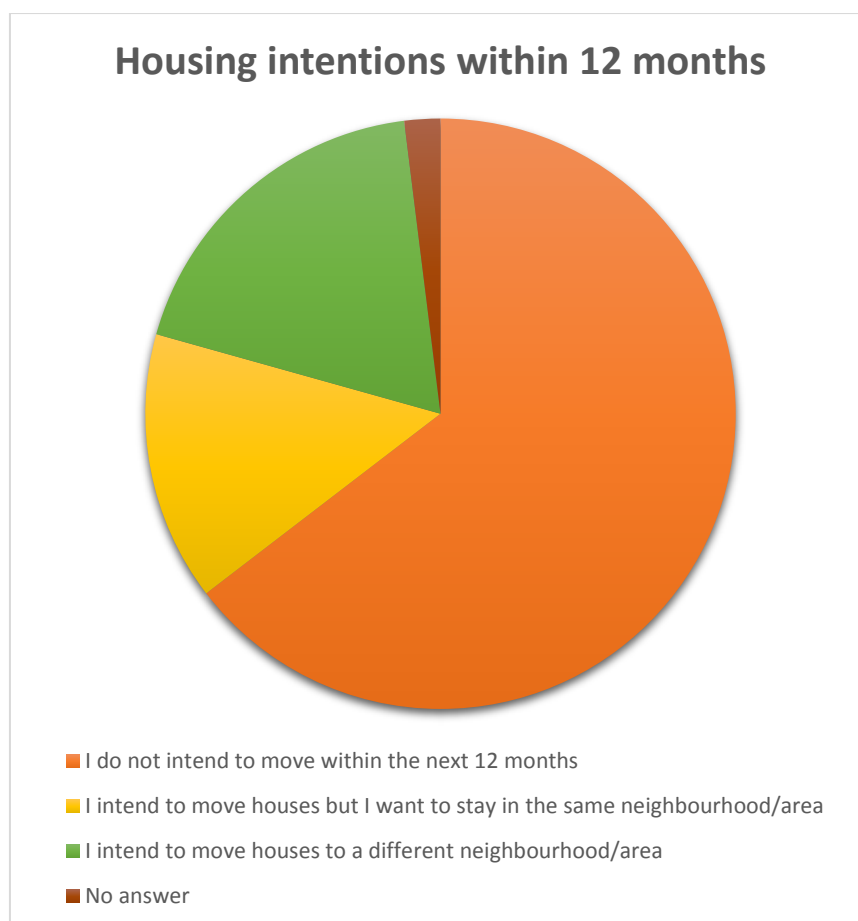
Some examples of the assistance suggested within each of the categories are listed below:

- Financial
 - For example: help to gain access to funding, to get a loan, to get cheaper loans, help with a deposit, help with applying for a loan, budgeting, financial literacy, access to same lending as other whānau moving into new builds.
- Education
 - For example: understanding the process of buying a house, learning about the whenua, learning how to make it possible to buy a house with or for their children, advice on how to buy a house, financial literacy, knowing how to access kiwisaver/first home buyers grant, seminars about buying your first home, one to one (or whānau to whānau) hui to help understand/forge a pathway to our own aspirations, mentorship (someone to look at our current finances, instruct on how to get into a favourable position to be able to purchase a home), guidance to help me understand and achieve my goal, planning/setting up a plan, business/strategic advice.
- Regulatory
 - For example: assistance getting around the building and resource consent process, permission to put a unit on the back of the section.
- Employment
 - For example: help finding better employment, a better paying job, to find work in the area.
- Resources
 - For example: access to affordable builders to renovate/build, assistance for home improvements, and help with house repairs (particularly for elderly).
- House/land availability
 - For example: finding a home, finding an affordable home, making iwi-bought state houses available for removal/purchase, for iwi to build more houses, housing for couples (not just families).
- Opportunity
 - For example, the opportunity to build on vacant land, the opportunity to buy affordable housing, the opportunity to move back home, fair allocation of available housing, opportunities for help outside of Ōrākei, rent-to-own options within the papakāinga.
- Support
 - For example: guidance, advice, hope, support to be made accountable, more communication, anything, any and all assistance.

“At our age [owning a house on the papakāinga] probably isn’t possible, but it would be lovely...like every dream, being in Ōrākei is just that.”
(Female respondent, aged 60, NWO Housing Survey 2018)

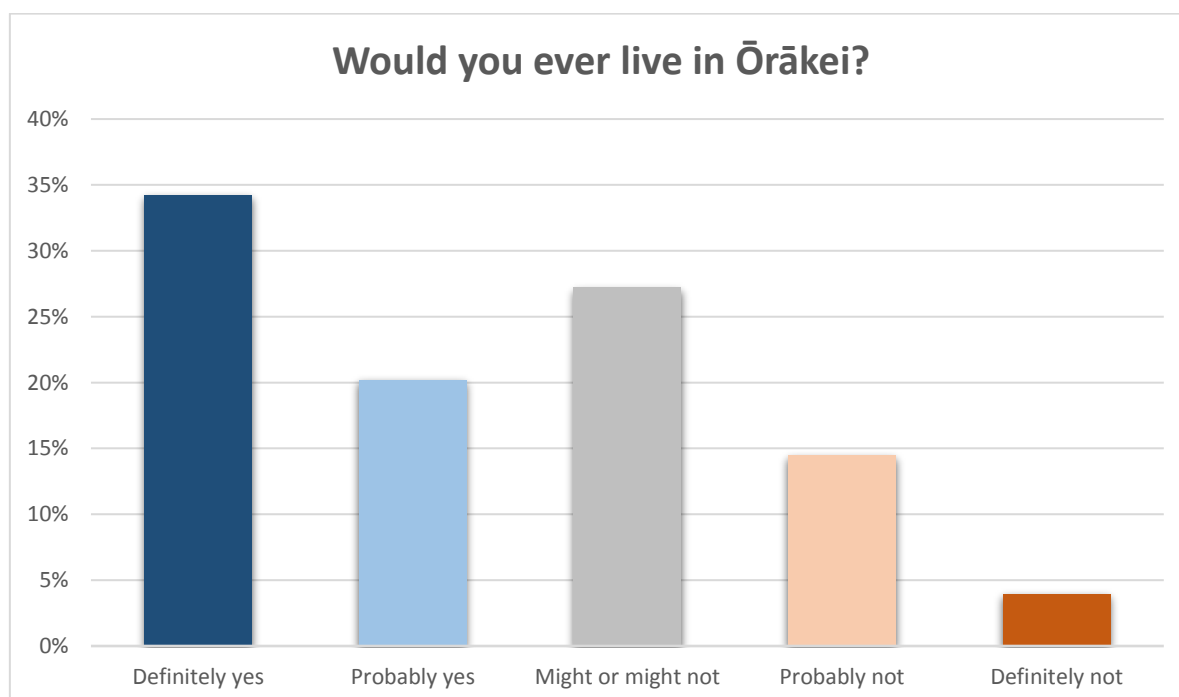
Intentions of moving

The majority of participants do not intend on moving within the next 12 months. Those that do plan on moving plan to do so for a range of reasons: changing household size/requirements (downsizing, or house currently overcrowded), for work and work opportunities, to be closer to family/whānau, a better lifestyle, landlord selling current house, for better living conditions.



Intention to live in a Ngāti Whātua Ōrākei development

Participants who do not currently live in Ōrākei were asked if they would ever consider living in Ōrākei. 54% probably or definitely would, with a further 27% undecided. Only 18% probably or definitely would not.

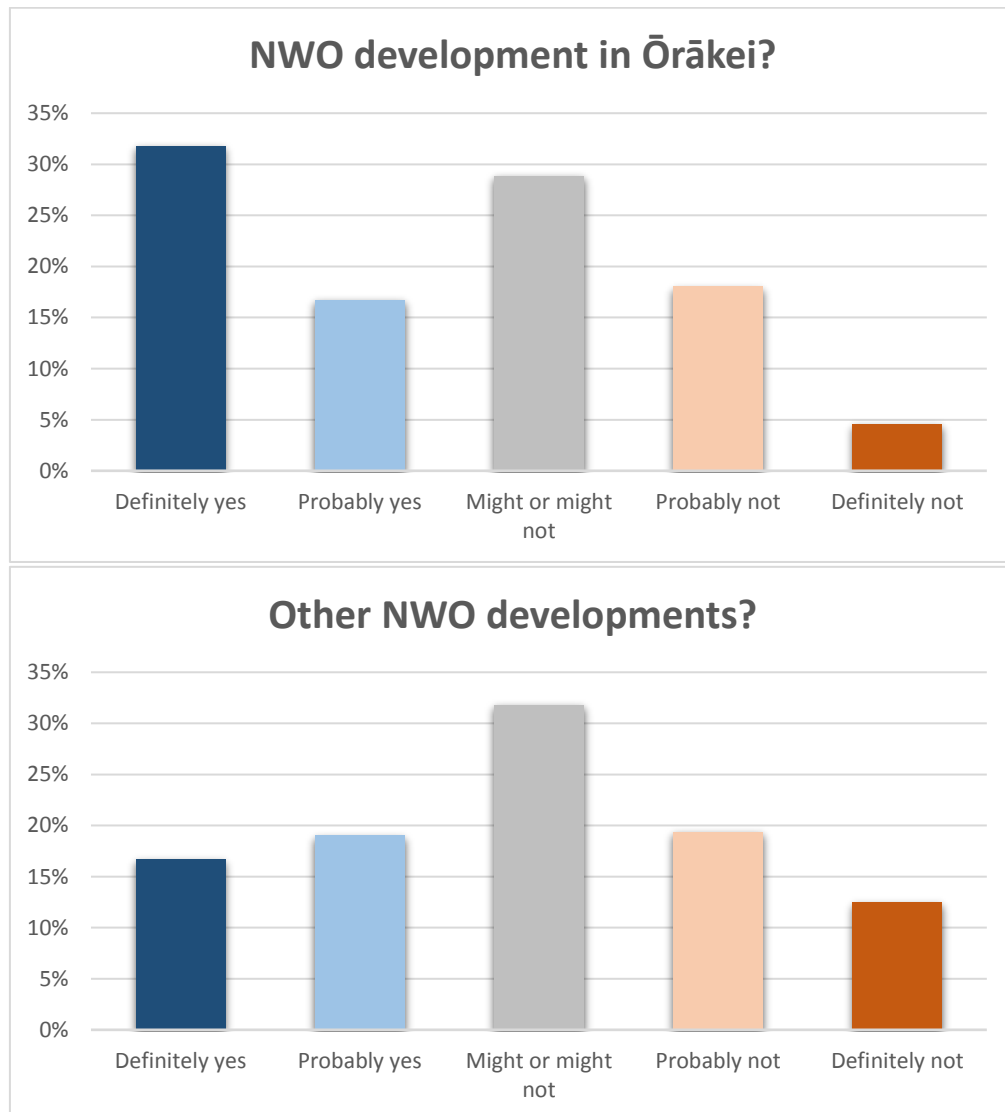


At Ōrākei

When asked if they would be interested in living in Ngāti Whātua Ōrākei's next housing development at Ōrākei, 49% participants were probably or definitely interested, with 29% undecided. 23% were not interested.

At another location (e.g. North Shore, Massey etc)

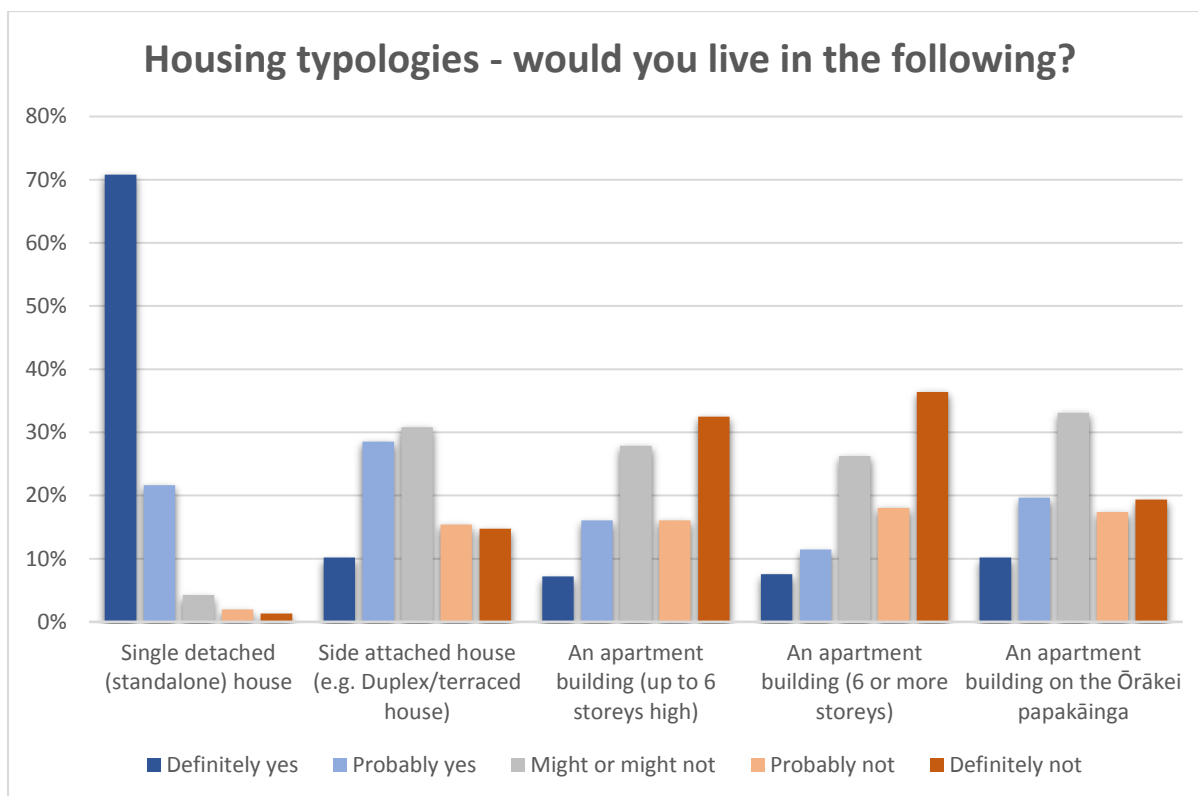
When asked if they would be interested in living in Ngāti Whātua Ōrākei's next housing development at another location such as the North Shore or Massey, 36% participants were probably or definitely interested, with 32% undecided. 31% were not interested.



Housing typologies

All participants were asked how willing they would be to live in a range of different housing typologies, on a five-point scale from 'definitely yes' to 'definitely not'. The raw percentages of responses are shown graphically below.

A single detached house appears the most acceptable typology to the majority of respondents. There seems to be resistance to an apartment building typology, but when an apartment on the Ōrākei papakāinga is posited, the number of 'definitely not' responses drops by about 15%, so there may be some acceptance of a tradeoff due to the location.



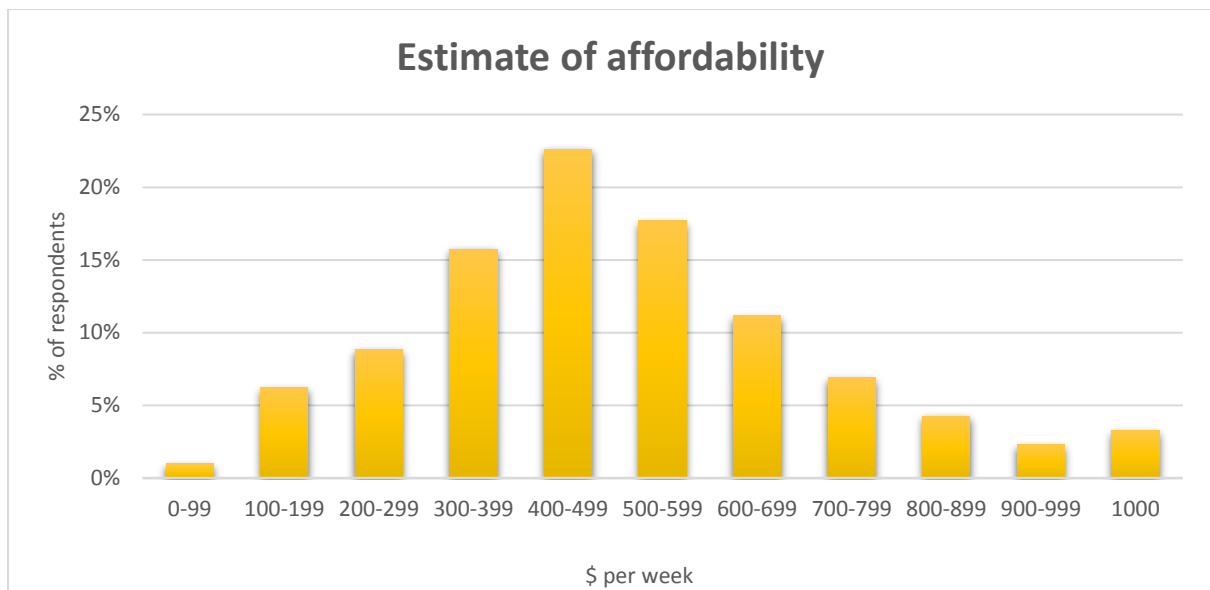
Houses of 2-4 bedrooms capture 86% of the current need of respondents in terms of housing size.

What size house (# of bedrooms) meets your current needs?	Count (%)
Studio	1%
1	2%
2	13%
3	41%
4	32%
5	5%
6	1%
7	0%
Other	3%
No answer	1%
Total	100%

Affordability

Estimates of the amount of money (\$ per week) that participants believe they, or their household, could realistically afford to pay towards their housing costs varied between \$0 and \$1000. The average of all estimates is \$470 per week.

These are the figures provided from all respondents. Analysis of figures related to different subgroups will be carried out separately (e.g. affordability of those who are specifically interested in living in the next development at Ōrākei).



Section 4: Housing priorities and values – what is important?

This section comprises open-ended questions and ranking questions which will take further time to analyse. However, some initial comments are made below.

Important things in a dream home

Participants were asked to rank 15 factors or qualities from most important to least important.

- Most important: home ownership and affordability frequently appeared as the most important factors for a high number of participants.
- Least important: having a garage or carport and intergenerational living featured commonly as having least importance.

Important things in a dream neighbourhood

Participants were asked to rank 13 factors or qualities from most important to least important.

- Most important: safety and security was selected as being the most important factor by the majority of participants (59%). Other important factors were connecting with whānau and connecting with the whenua.
- Least important: having rules or standards that people have to follow, and having communal and shared spaces was seen as having lesser importance.

In particular, the communal and shared spaces will be interesting to investigate further. The benefits of having communal and shared spaces (e.g. knowing my neighbours and having a sense of community) featured relatively highly within the rankings, which suggest that perhaps there is a common misconception on just how much is shared when we use the term 'communal spaces'.

Trade-offs

Participants were given a list of items/spaces and asked if they would prefer to have their own, to share or to possibly have both. Responses are graphed on the following page.

Some items were not clearly in favour of one option over the others, but some which appear clearer cut are:

- Own: laundry, lounge area, kitchen, car, space to work from home
- Shared: playground, vege garden
- Both: n/a

Summary

This report provides some preliminary summaries of the housing survey data analysed to date. A discussion of these findings as well as analysis of the open-ended questions and overall recommendations will follow.

Trade-offs

