

## Appendix 2: Housing Demand Analysis

### PART A: Analysis Prepared for Workshop 1

This interim report is a working document, and part of the broader work being undertaken in collaboration with Panuku to investigate the viability of supporting a community-focused development pilot project.

The purpose of this document is to establish a view of future housing demand in Panmure and Avondale to aid in the decision-making process of selecting one location to run a more detailed feasibility on as part of an indicative business case process. Further work will be undertaken on the preferred site, once selected, however we need an initial view of each area to help with site selection, as part of Workshop 1.

Information that was considered so far and that needs to be considered in the next part of the project includes:

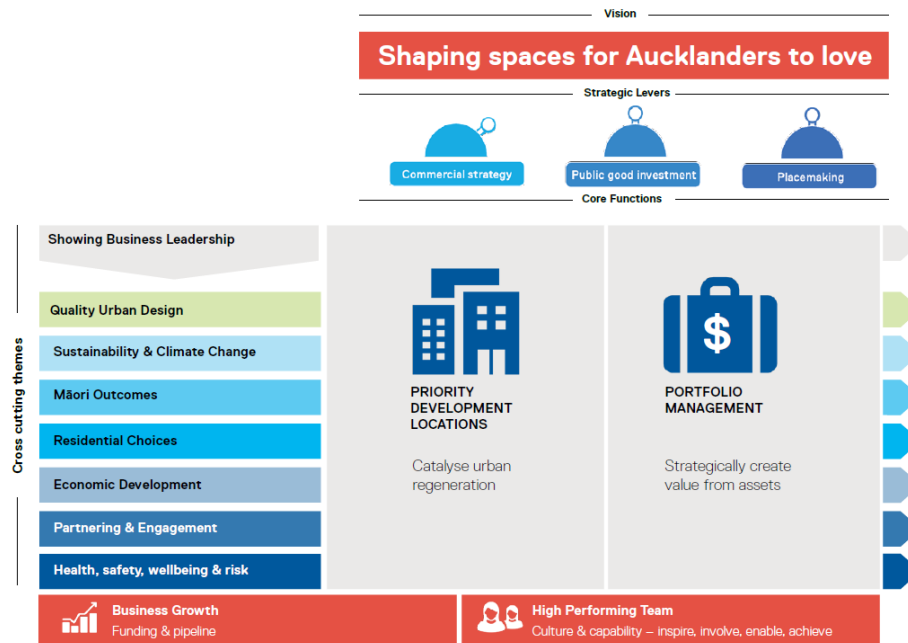
	Content Checklist	Status
	<ul style="list-style-type: none"> <li>Review material provided by Panuku</li> </ul>	Y
	<ul style="list-style-type: none"> <li>Realestate/Sales Data</li> </ul>	Y
	<ul style="list-style-type: none"> <li>Community Profile Information (including demographics based on ethnicity, age, employment status, life stage e.g. families)</li> </ul>	Y
	<ul style="list-style-type: none"> <li>Intermediate Housing Market - Ian Mitchell Reports for Auckland Council</li> </ul>	Y
	<ul style="list-style-type: none"> <li>TRC Data about housing continuum (Panmure only)</li> </ul>	Partial
	Avondale Only	
	<ul style="list-style-type: none"> <li>Current housing stock (by typology and tenure type)</li> </ul>	Part B
	<ul style="list-style-type: none"> <li>Kāinga Ora / Kiwi Build or HNZ</li> </ul>	Part B
	<ul style="list-style-type: none"> <li>Future Population Projections and the Intermediate Housing market</li> </ul>	Part B
	<ul style="list-style-type: none"> <li>General research about housing demand and preferences</li> </ul>	Part B
	<ul style="list-style-type: none"> <li>Community Engagement</li> </ul>	Not available

### 1. Introduction

Panuku Development Auckland is the council-controlled organisation that delivers urban regeneration in town centres in Tāmaki Makaurau (Auckland). Working across the city, Panuku works to meet Auckland's needs for long-term growth, which includes facilitating a range of residential choices at different price points, typologies and tenures. There are a number of regeneration programmes currently underway in local neighbourhoods and town centres across the Auckland Region. As a council controlled organisation, Panuku's current mandate requires it to

balance commercial returns and strategic outcomes (i.e. cross-cutting themes) including facilitating a greater mix of housing choices at different price points, typologies and tenures. Panuku has adopted Housing Mix Guidance (2019) to help guide its approach to housing mix in town centres.

## Panuku strategic framework



Auckland is currently experiencing a housing crisis. Along with other regions of New Zealand, the current housing ecosystem and prevailing housing culture is failing to provide for the needs and preferences of all Aucklanders. In particular, there are systemic issues of housing quality, security and affordability that exert negative impacts on the wellbeing of people and communities, particularly lower income households.

To deliver appropriate housing requires an understanding of real housing demand in a local area. Traditionally housing need has been established from a statistical analysis process, including demographics like population growth, age structure and household size, as well as historic trends of housing choice and dwelling supply. With a focus on quantitative measures, this approach produces metrics of development yield and number of bedrooms that are required to meet the perceived ‘housing need’. This understanding of housing demand is unhelpfully constrained and limited by the historic choices available in the housing market. It is an inaccurate method of profiling demand when changes in supply are projected, as is the case with Panuku’s regeneration programmes. Also, it fails to recognise that the choices people are making in the current market are more often symptomatic of the market rather than their ideal preferences (Allen, 2016).

Future housing demand studies ideally could adopt a dynamic demand approach, which uses a combination of demographic data, community profiling and qualitative data from community engagement processes (see Figure 1). Dynamic demand provides a deeper, more nuanced understanding of people’s subjective housing needs, preferences and the tradeoffs they would make around housing choice. As such, it enables a more comprehensive understanding of what the true future housing demand might be within the community. To support the business case for a potential housing pilot project, Section 2 of this report provides an introduction to understanding dynamic housing demand for Avondale and Panmure. Preliminary insights about potential demand for housing in these regeneration areas are offered through a summary of available market and demographic data related to housing.

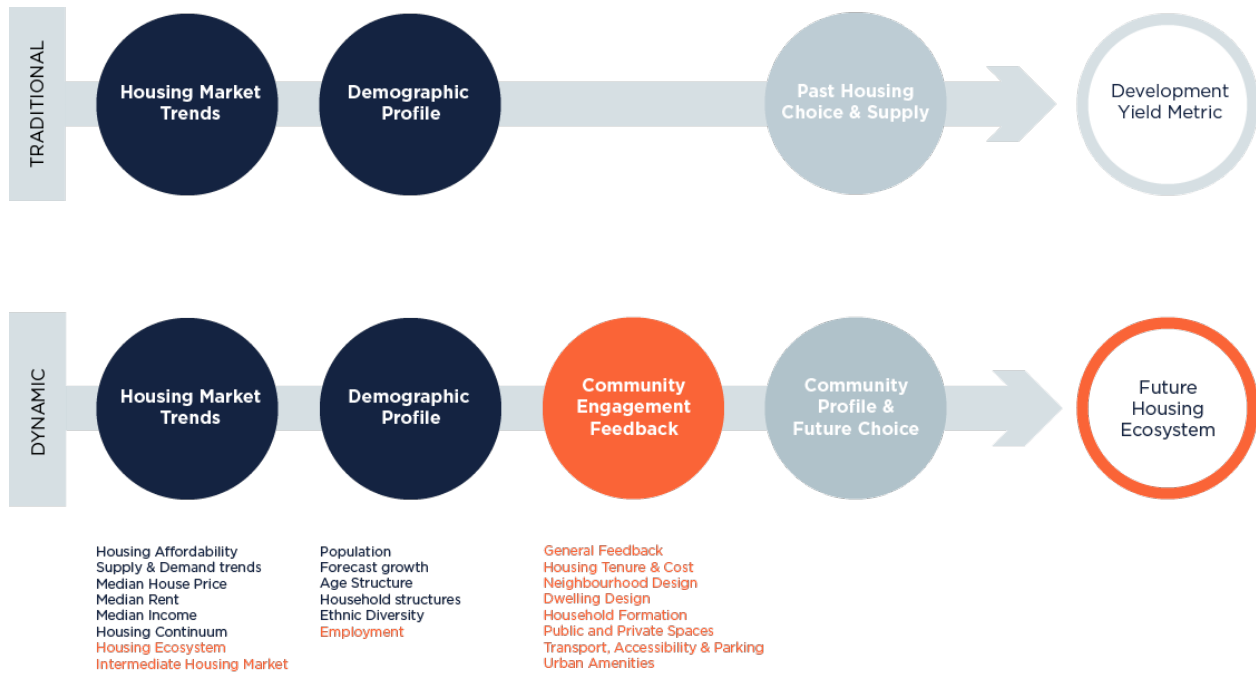


Figure 1. Housing Demand Approaches (Source: TUA, 2020)

***Avondale - Panuku has identified Avondale as an area of huge opportunity, and they will lead regeneration in this area over the next 15 years in partnership with the Whau Local Board<sup>1</sup> and mana whenua. The Avondale regeneration plan is focused on the town centre, which has a strategic location with good infrastructure, services and facilities, and access to public transport. Avondale's regeneration plan has four key moves:***

1. Enliven the heart of Avondale town centre
2. Create high-quality residential neighbourhoods
3. Strengthen connections with the town centre
4. Foster the growth of local businesses

***Panmure - Panmure town centre is also undergoing regeneration led by Panuku, in partnership with the Maungakiekie-Tāmaki Local Board<sup>2</sup> and mana whenua. Panmure town centre is well-suited for regeneration, with excellent public transport links to the wider Auckland region and large areas of underused Auckland Council land in the town centre. Panmure has an overall regeneration plan for 15-20 years, during which its population is expected to grow significantly. The vision for Panmure is to reinvigorate the town centre into a great place to live, visit and do business, with four key moves:***

1. Develop a high-quality urban neighbourhood
2. Reconnect the centre to its community
3. Enliven the heart of the mainstreet.
4. Foster mainstreet vitality and business growth.

<sup>1</sup> The Whau Local Board area comprises the suburbs of New Lynn, Green Bay, Kelston, Rosebank, Avondale, New Windsor and Blockhouse Bay.

<sup>2</sup> Maungakiekie-Tāmaki Local Board area covers the south-eastern part of the isthmus, including One Tree Hill, Onehunga, Oranga, Penrose, Mt Wellington, Panmure and Glen Innes.

## 2. Exploring Housing Demand

This section sets out the wider research about housing demand and preferences relevant to Auckland and the two potential pilot project sites chosen by Panuku.

### 2.1 The Housing Ecosystem

Effective housing strategies should enable a diversified housing system where all households can have secure, affordable housing throughout their life. To achieve this within Panuku regeneration programmes, we recommend adopting a Housing Ecosystem approach. The Housing Ecosystem employs a dual-axis framework which offers a more detailed and nuanced representation of the range of housing tenures (security) and affordable options within a community. The Housing Ecosystem (Figure 2), for example, highlights the lack of affordable and secure housing options, with limited diversity or choice for this community, particularly the large low-income cohort. Overlaid with the current and potential models of housing, the Housing Ecosystem framework is able to demonstrate the areas of lack in the current system, and the vital role of Community-focused Housing models in a diversified housing system.

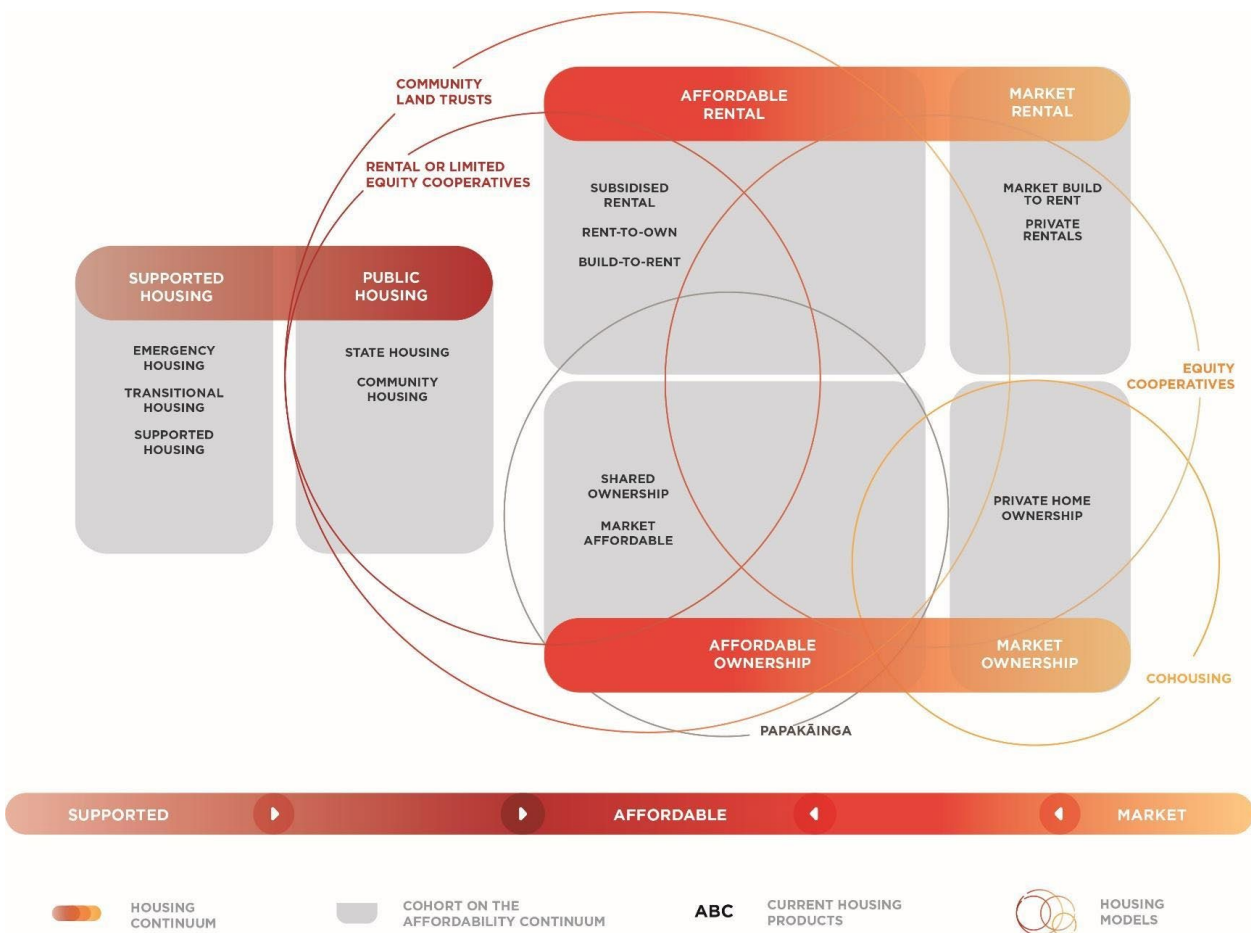


Figure 2. The Housing Ecosystem (Source: TUA, 2020)

Initially, understanding the baseline continuum for each area would be useful. However, there is inadequate data to construct a complete Housing Continuum (before progressing to a Housing Ecosystem) for Panmure and Avondale at this stage of the project. However, a simplified continuum can be provided based on New Zealand Census data supplied by RIMU (Figure 3 and 4).

### Panmure Housing Continuum (Simple)

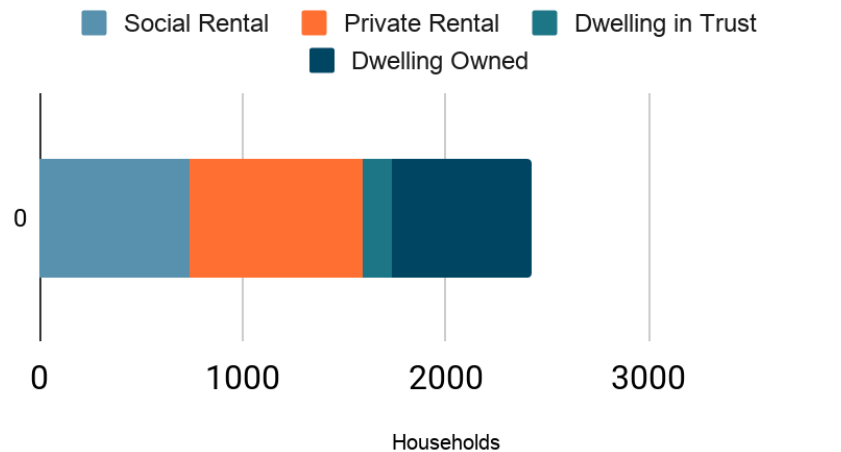


Figure 3. Panmure Housing Continuum (Surrounds Area) (Source: RIMU, 2020a)

### Avondale Housing Continuum (Simple)

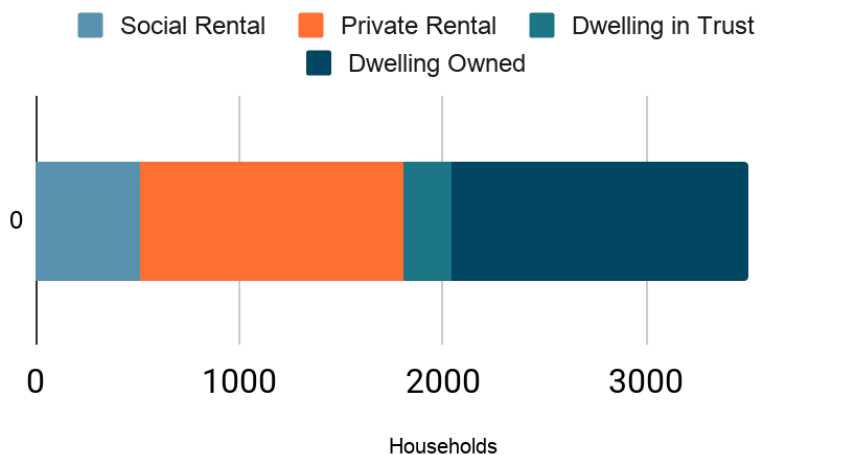


Figure 4. Avondale Housing Continuum (Surrounds Area) (Source: RIMU, 2020a)

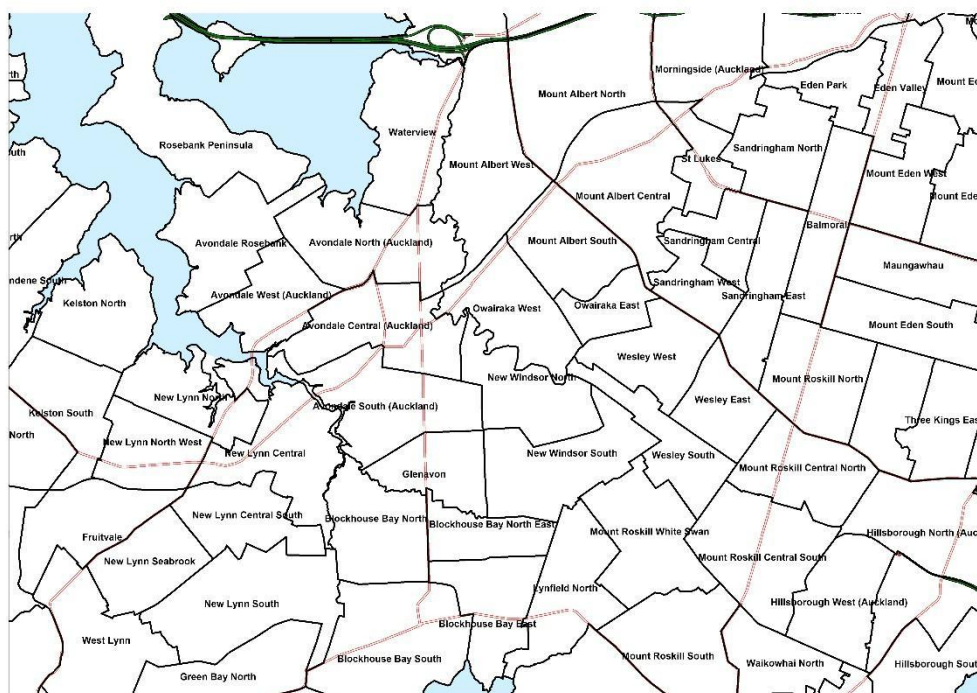
‘Dwelling not in family trust or owned’ is largely indicative of rental housing tenures, which are significant in both Avondale and Panmure, at around 37% and 35% in the ‘surrounds area’ (See Figure 9) and 48 and 42% in ‘core areas’. The community housing provider or state-owned rental housing is assumed to be a proportion of the ‘dwelling not in family trust or owned’ category, which includes rental housing tenure. The large proportion of social housing in the Panmure ‘surrounds area’ (30%) reflects the Tāmaki regeneration programme’s influence on the housing continuum of nearby Glen Innes. In the core Panmure area, this proportion is only 17% social housing.

More details about the ‘dwelling not in family trust or owned’ category, such as social and emergency housing tenancies, stressed renters and renters unable to buy at the lower quartile house price would provide a clearer picture of the housing continuum for households in Avondale and Panmure.

[Notes: Detailed information about the stressed renter segment and other intermediate housing data, to complete the continuums for each area, was not available at the time of compiling this initial demand analysis.]

Further work can be undertaken for the chosen SA2 area within Part B of the project. The map below, for example, shows how areas can be divided up. Using IDI data can reveal the stressed renter and owners segment (those that are paying more than 30% of their income in rent). Some of this work is already underway, at a board area scale, for Auckland Council, so this work may be able to be used as part of this project also.

A more detailed discussion about the impacts of not having this level of detail, or ways to obtain it, for the indicative business case can occur once a site is chosen and while planning for Part B is underway.]



## 2.2 Housing Market Trends and Affordability

More detailed statistics on lower quartile rents and house prices could provide insight on the income required to affordably pay the market rent or service a mortgage in Avondale or Panmure. However, we have been advised that household data such as income is likely going to be unavailable from the 2018 Census due to household data quality issues.

Table 1. Housing market and affordability statistics for Avondale and Panmure (Sources: various)

	Median sales price (2018-20 / 2020)	Median rent (2018-20 / 2019-20)	Median household income
<b>Whau Local Board</b>			\$63,900 <sup>3</sup>
Avondale	\$766,500 <sup>1</sup> / \$631,500 <sup>2</sup>	\$554 <sup>1</sup> / \$550 <sup>4</sup>	
<b>Maungakiekie-Tāmaki Local Board</b>			\$68,200 <sup>3</sup>
Panmure	\$785,000 <sup>1</sup> / \$715,000 <sup>2</sup>	\$603 <sup>1</sup> / \$592 <sup>4</sup>	
Auckland	\$845,000 <sup>2</sup>		\$90,900 <sup>5</sup>

1. Suburb Profiles, OneRoof (2020); 2. Dwelling sales and building consents, RIMU (2020b); 3. 2013 Census, Statistics NZ; 4. Market Rent by Tenancy Services (2020); 5. Figure from 2018, Mitchell, 2019

From the current available data, the distribution and proportion of stressed and extremely stressed private renter households in the focus areas (Avondale, Panmure) is unclear. However, trends since 1991 indicate that the intermediate housing market is growing nationwide and in Auckland (Mitchell, 2019). This has been driven by house price growth exceeding household incomes. For example, in Auckland household incomes increased 150% while lower quartile house prices increased 540% between 1991-2018 (Ibid.). Mitchell (2019) estimates that as of Jun 2018 there were 94,500 intermediate households in Auckland (increase of 231% since 1991). Figures 5, 6 and 7

provide some indication of housing affordability in Auckland, and the proportion of income required to afford housing at the lower quartile rent, median rent and lower quartile house price.

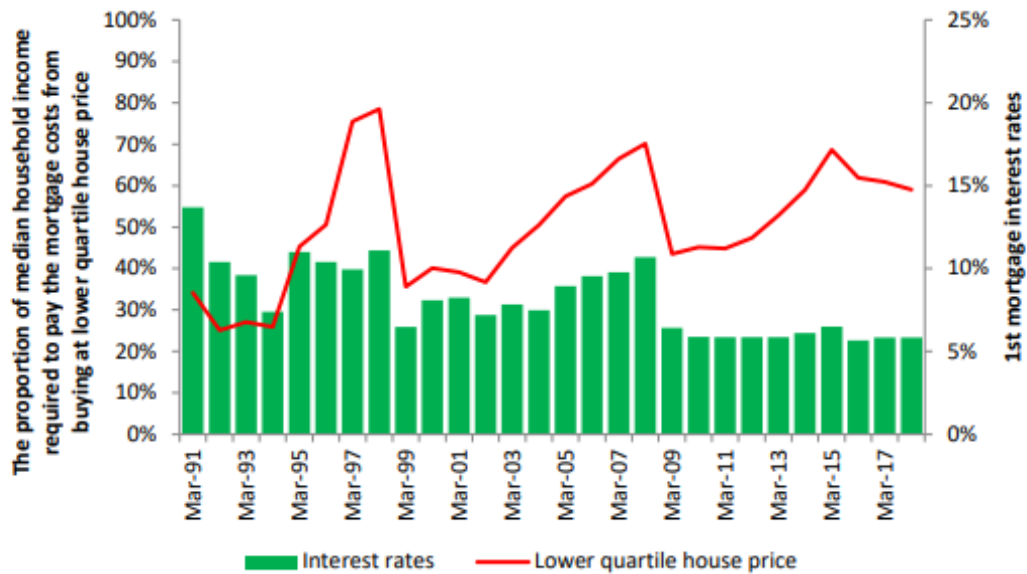


Figure 5. Auckland - Percentage of median household income required to affordable buy at the lower quartile house price and trend in mortgage interest rates (Source: Mitchell, 2019, p. 5)

	Income required to affordably pay rent or service a mortgage at:						Median gross household income	
	Lower quartile rent		Median rent		Lower quartile house price		Median	% Change
	Income Required	% Change	Income Required	% Change	Income Required	% Change		
2001	\$40,100		\$45,100		\$52,800		\$49,000	
2006	\$51,900	29%	\$57,000	26%	\$92,200	75%	\$63,400	29%
2013	\$70,200	35%	\$78,800	38%	\$95,000	3%	\$76,500	21%
2018	\$90,000	28%	\$99,000	26%	\$132,300	39%	\$90,900 <sup>3</sup>	19%
Change 01 to 18	+\$49,900	124%	+\$53,900	120%	+\$79,500	+151%	+\$41,900	+86%

Source: Modelled based on data from Statistics New Zealand, Corelogic and RBNZ

Figure 6. Auckland Region - Household incomes required to affordable pay housing costs (Source: Mitchell, 2019, p. 6)

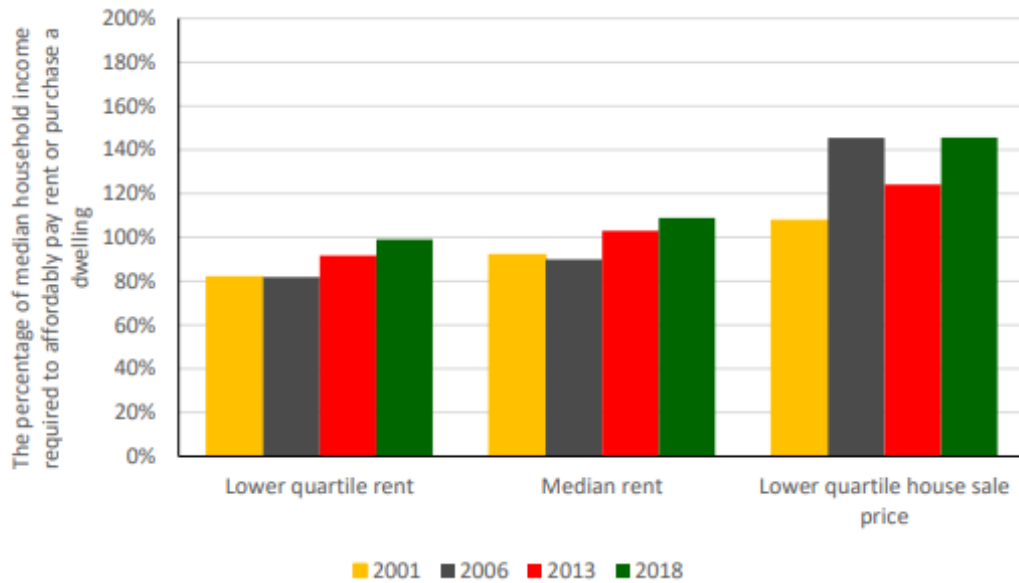


Figure 7. Auckland Region - Household incomes required to affordable pay housing costs (Source: Mitchell, 2019, p. 6)

## 2.3 Demographic Profiles

Data for this section is derived from *Maungakiekie-Tāmaki Local Board Plan* (Auckland Council, 2017), *Demographics report card Maungakiekie-Tāmaki Local Board area 2016* (Auckland Council, 2016), A55. *Panuku Areas of interest - Census 2018 data - 10Mar20* produced by RIMU (2020a) and Statistics NZ 2018 Census data.

Based off the Panuku data from RIMU, data is sometimes categorised as ‘Core Area’, which pertains to the immediate area Panuku is focusing on, or the ‘surrounds area’ which includes immediate neighbouring areas. For example, Figure 8 shows the ‘surrounds area’ as defined for Avondale (green shaded) and Panmure (purple shaded).

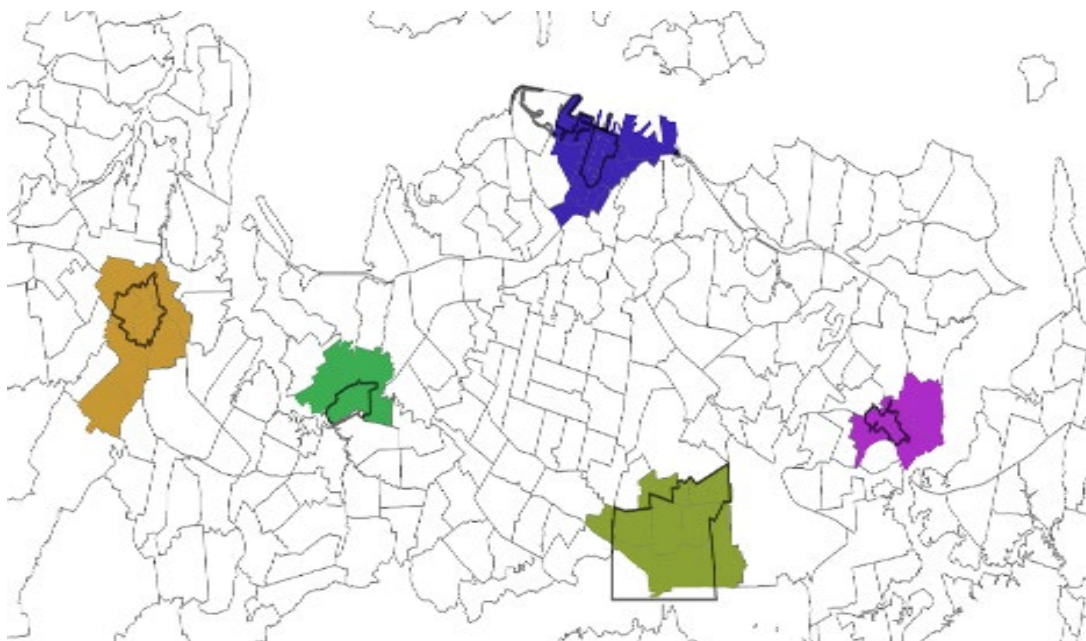


Figure 8. Panuku spatial definition of the ‘Surrounds Area’ for regeneration precincts (RIMU, 2020a)

### 2.3.1 Population

Table 2 shows the Population statistics and estimates for the relevant local board areas.



Table 2. Population statistics and estimates (Source: Stats NZ, 2018; RIMU 2020a)

	Population (2018)	Estimated Population to 2033
<b>Whau Local Board</b>	79,551	84,000
Avondale (Surrounds)	11,535	-
Avondale (Core)	3,030	-
<b>Maungakiekie-Tāmaki Local Board</b>	76,248	104,700
Panmure (Surrounds)	7,929	-
Panmure (Core)	3,651	-
<b>Auckland</b>	1,571,718	2,112,000 <sup>3</sup>

### 2.3.2 Age Structure

Age structures for Panmure and Avondale are provided in Figures 9 and 10. In 2016, the Whau Local Board had a median age of 34.9 years old and Maungakiekie-Tāmaki Local Board had a median age of 33.4 years old, compared to the regional Auckland median of 35.1 years. This reflects a slightly younger age structure

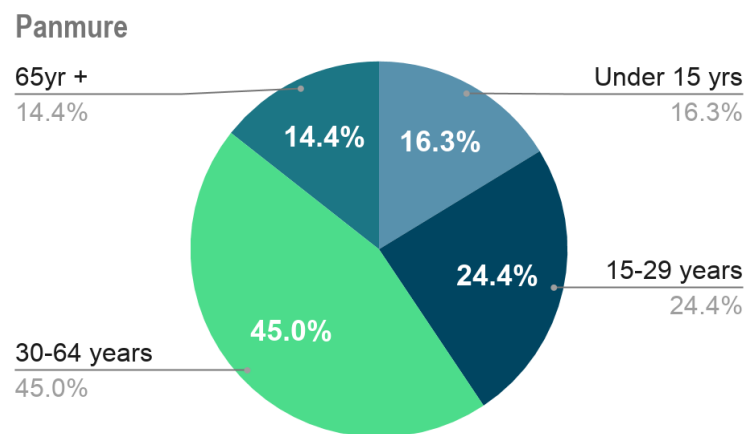


Figure 9. Panmure (Core Area) Age Structure (Source: RIMU, 2020a)

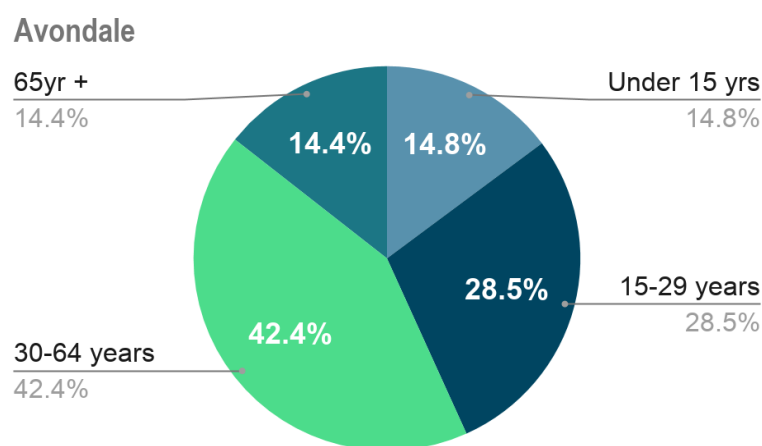


Figure 10. Avondale (Core Area) Age Structure (Source: RIMU, 2020a)

<sup>3</sup> Stats NZ, Area unit population projections, 2013(base)-2043 update

### 2.3.3 Household Structures

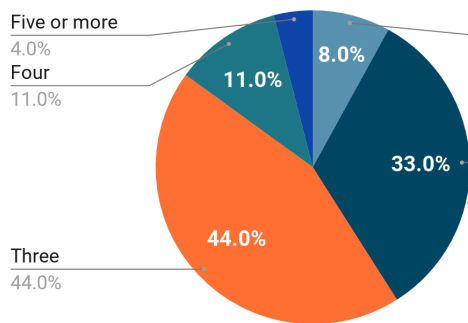
Statistics on the number of bedrooms in each occupied dwelling (Table 3, Figure 11) or the household composition (Table 4, Figure 12) represent the choices made by households in the current housing system. This does not necessarily reflect the ideal household formation or arrangements for these households, families or individuals. Further detail is required to understand the preferences and aspirations of these household units, to determine how to provide appropriate housing types in the future.

Table 3. Number of bedrooms for occupied private dwellings (2013) (Source: RIMU, 2020a\*)

	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms
<b>Avondale</b>					
Surrounds Area	11%	23%	43%	16%	7%
Core Area	20%	29%	32%	11%	7%
<b>Panmure</b>					
Surrounds Area	8%	33%	44%	11%	4%
Core Area	9%	38%	37%	11%	5%
<b>Auckland</b>	7%	20%	39%	24%	10%

\* Due to uncertainties about 2018 Census data quality for dwelling type statistics, 2013 data is used (Stats NZ, 2013).

Panmure: Bedrooms per Dwelling



Avondale: Bedrooms per Dwelling

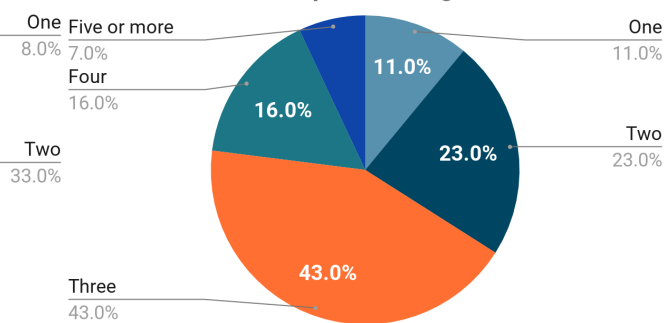


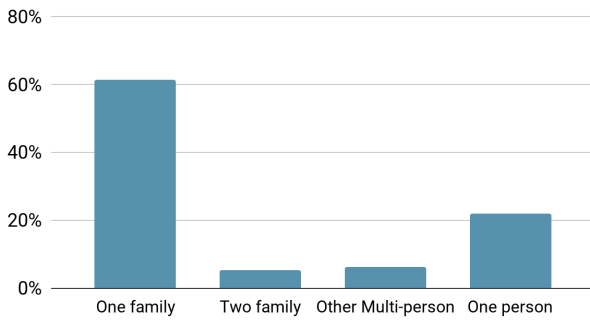
Figure 11. Dwelling bedrooms - Avondale and Panmure (Source: RIMU, 2020a)

Table 4. Household composition, for households in occupied private dwellings 3 (Source: RIMU, 2020a\*)

	TOTAL number	Households				Average residents/ household
		One family	Two family	Other Multi-person	One person	
Whau Local Board	23,931	64.5%	6.7%	5.0%	19.7%	3.0
Maungakiekie-Tāmaki	23,907	61.4%	5.4%	6.4%	22.0%	2.9
Auckland	469,500	67.6%	5.2%	5.0%	18.4%	3.0

\* Due to uncertainties about 2018 Census data quality for dwelling type statistics, 2013 data is used (StatsNZ, 2013)

Panmure: Household Composition



Avondale: Household Composition

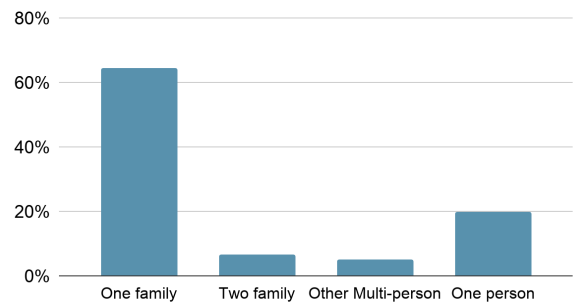


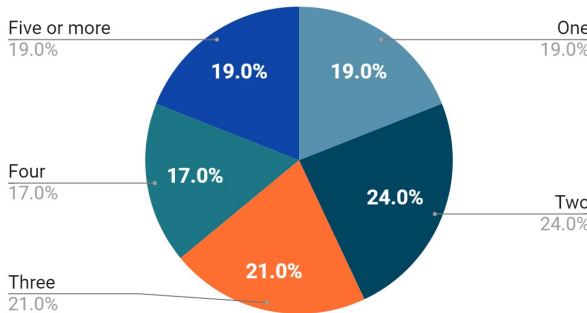
Figure 12. Household Composition - Panmure and Avondale (Source: StatsNZ, 2013\*)

\* Due to uncertainties about 2018 Census data quality for dwelling type statistics, 2013 data is used (RIMU, 2020a).

Compared to wider Auckland, multi-family households and one person households are more prevalent in Panmure and Avondale. Including the 'surrounds area', 69% of dwellings in Avondale were standalone homes and in Panmure this was 60%.

Household occupancy period statistics provide indicative data about the transience or stability of housing for all residents. This could reflect the security of different housing tenure options prevalent in these areas, the suitability of current housing options to meet changing needs, and the suitability (or lack of) for households to live in a particular area. The occupancy statistics for Avondale and Panmure are summarised in Figure 13.

Avondale: Occupants per Dwelling



Panmure: Occupants per Dwelling

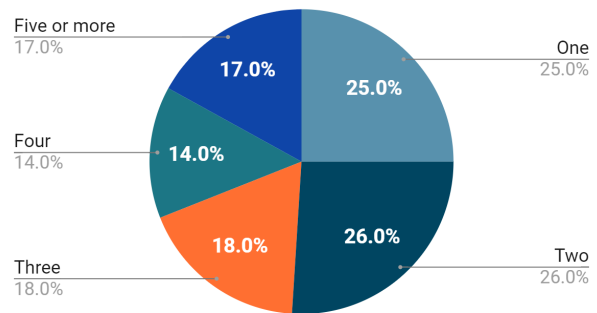


Figure 13. Household occupancy per dwelling - Avondale and Panmure (Source: OneRoof, 2020)

### 2.3.4 Cultural Diversity

Figures 14 and 15 show the ethnic composition of Avondale and Panmure (Source: RIMU, 2020a). Avondale has a larger Asian population, whereas Panmure has more Pacific and Māori representation.

Panmure

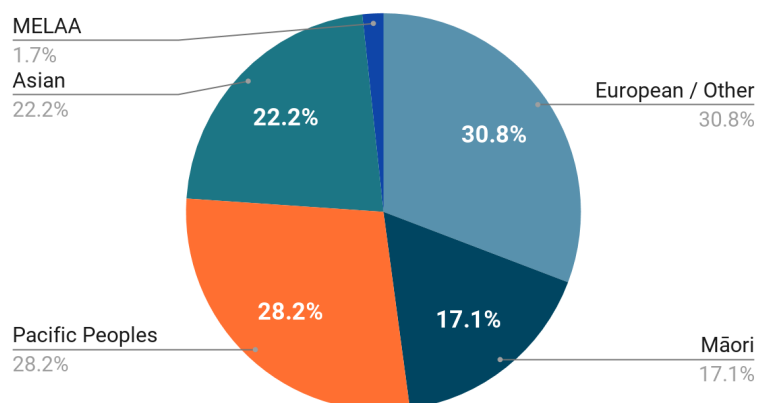


Figure 14. Ethnic Diversity - Panmure (Source: RIMU, 2020a)

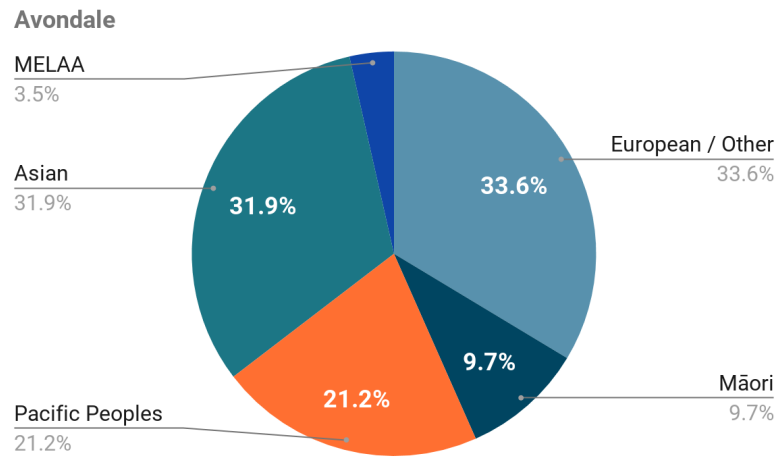


Figure 15. Ethnic Diversity - Avondale (Source: RIMU, 2020a)

### 2.3.5 Employment

Table 5 and Figures 16 and 17 show the employment statistics for Avondale and Panmure.

Table 5. Work and labour force status, for census usually resident population count aged 15 years and over (Source: RIMU, 2020a)

	Employed full-time	Employed part-time	Unemployed	Not in labour force	TOTAL persons
<b>Avondale</b>					
Surrounds Area	51%	13%	4%	32%	9,471
Core Area	46%	12%	4%	38%	2,580
<b>Panmure</b>					
Surrounds Area	49%	12%	6%	33%	6,312
Core Area	53%	11%	5%	31%	3,060
<b>Auckland</b>	52%	14%	4%	30%	1,257,879

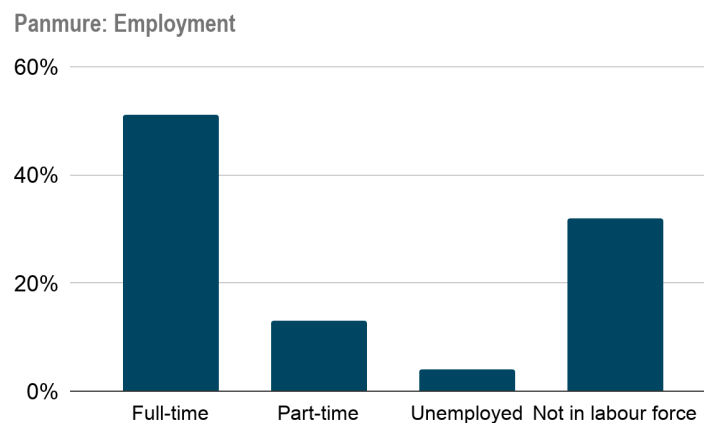


Figure 16. Employment Status - Panmure

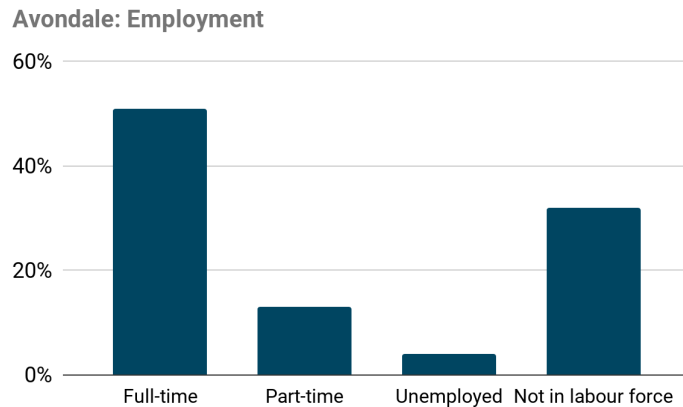


Figure 17. Employment Status - Avondale

### 2.3.6 Public Housing Tenant Profile

Ref: <https://www.msd.govt.nz/documents/about-msd-and-our-work/publications-resources/statistics/housing/quarterly-factsheets/2018/msd-public-housing-factsheet-june-quarter-update-auckland.pdf>

Public housing is owned or leased by Kāinga Ora and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing.

In 2018, the Maungakiekie-Tāmaki Local Board area had 4,145 public housing tenancies. Tāmaki Housing manages all social housing in Panmure.

In 2018, the Whau Local Board area had 1,524 public housing tenancies. In Avondale, 30% of rented dwellings are managed by Kāinga Ora

**The remainder of this information is about Avondale only**

## PART B. Avondale Specific and Data Gaps

### 3.1 Social housing profile for Avondale

Kāinga Ora currently manage 1,123 Kāinga Ora houses in the Avondale precinct. The area has a high concentration of social housing which represents 13% of all dwellings in the area and 35% of the rental market. The portfolio in this precinct consists of 55% single detached houses, 30% flats and 15% twin units. Over a third of the portfolio is past its useful life. Kāinga Ora houses 3,380 tenants in the area, representing 11% of the population. More than half of the main tenants in this precinct are at least 55 years old.

Kāinga Ora identifies one-bedroom units as the highest need across the bedroom typologies, to enable growth, renewal and reconfiguration of their portfolio in West Auckland. The availability of land zoned for high-density development (Business, MHU and THAB) through the Unitary Plan and its ideal location in Avondale, are extremely advantageous to ensure suitable development opportunities for housing single tenants and couples.

**Redevelopment in Avondale that contributes to the delivery of one-bedroom units and larger homes, will help optimise both the development potential and locational advantages of the area and meet current demand, including for other larger typologies on suitable sites.**

The need for social and affordable housing for older people in Auckland is growing, where significant contributing factors can be attributed to:

- The ageing population.
- Declining rates of home ownership.
- Higher rental costs due to increasing house prices.
- Competition in housing needs with other population groups.
- Anticipated undersupply of suitable private accommodation due to higher construction costs.

Home ownership in the older Auckland population has declined over the years, and this is expected to worsen due to pent up demand and rising house prices in Auckland and neighbouring markets. Analysis shows where, based on current stock, future development should take place to accommodate this need and where supply might exceed demand.

Excluding private sector accommodation, Kāinga Ora absorbs 63 percent of the current demand (bedsits and one-bedroom), followed by Auckland Council with 30 percent and non-for-profit agencies with 7 percent. A social housing register maintained by Ministry of Social Development (MSD) shows there are more than 700 older applicants currently on the waiting list for one-bedroom social housing in Auckland. Stats New Zealand estimates that in June 2015 there were 184,260 people aged 65 years and over living in Auckland. The ageing of the population reflects the combined impact of people having fewer children, living longer, and baby boomers moving into older ages.

Between 2001 and 2015, the population of older people in Auckland grew 65 percent faster than the other age groups combined. It is expected to grow 220 percent faster through to 2043, increasing its share from 12 percent in 2015 to 19 percent in 2043, or approximately 500 000 people.

The Avondale precinct plan accounts for 1178 existing tenancies. 656 of these tenancies are defined as to be in the 55+ age group which comprises 56% of the existing primary tenants. These 656 primary tenancies can be further broken down into 276 tenancies between the age of 55 and 64, and 380 primary tenancies 65 years of age or older.

In close proximity, there are no less than 6 Kāinga Ora redevelopment opportunities, located across the Blockhouse Bay suburb. These Block House Bay existing properties are old pensioner council blocks, built in the late 1960s to mid-1970s, and are no longer fit for purpose.

These 6 properties, account for 183 one-bedroom primary tenancies and 18 two-bedroom primary tenancies over 55 years of age. The Highbury Triangle development upon completion, in the latter half of 2022, could accommodate some or all these existing tenants. These existing properties equate to close on 5 hectares (47 145M2) of ideally suited development opportunities for family homes.

The demand side for 55+ pensioner community housing is clearly illustrated, both in terms of the MSD waiting list and our existing customer base in the relevant precinct and neighbouring suburbs. The Highbury Triangle development would not only provide a pensioner purpose-built village for the immediate demands, it could provide the solution to unlock new redevelopments for family cohorts.

**The current MSD waiting list further illustrates the exponential growth and demand for single bedroom and two-bedroom units, where 289 of these are listed for the Whau area.**

Housing Register by applicant demographics													
Assessed number of bedrooms required													
	Sep-15	Dec-15	Mar-16	Sep-17	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19
1 bedroom	1,481	1,540	1,587	2,647	2,795	3,436	3,812	4,244	4,796	4,803	5,386	6,225	6,721
2 bedrooms	1,098	1,144	1,192	2,014	2,091	2,717	3,018	3,306	3,726	3,925	4,345	4,838	5,022
3 bedrooms	526	498	482	753	838	1,141	1,236	1,331	1,463	1,625	1,823	2,050	2,186
4 bedrooms	208	216	209	318	351	460	498	499	553	547	570	659	725
5 or more bedrooms	86	78	79	112	106	135	134	152	171	166	182	193	215
Unknown	0	0	0	0	S	S	6	S	S	S	S	S	0
<b>Total</b>	<b>3,399</b>	<b>3,476</b>	<b>3,549</b>	<b>5,844</b>	<b>6,182</b>	<b>7,890</b>	<b>8,704</b>	<b>9,536</b>	<b>10,712</b>	<b>11,067</b>	<b>12,311</b>	<b>13,966</b>	<b>14,869</b>

Figure 18. Housing Register by applicant demographics

**What is the average market rent for our properties?**

- Avondale: Average: \$471. Median \$470.
- Auckland region as context: Average: \$493 market rent

**How many are paying market rent?**

- Avondale: 1.6%
- Auckland: 2.1%

**What is the average Income related rent paid by tenants?**

- Avondale: \$129.69
- Auckland: \$135.20

**What is the breakdown of tenants by duration of tenant?**

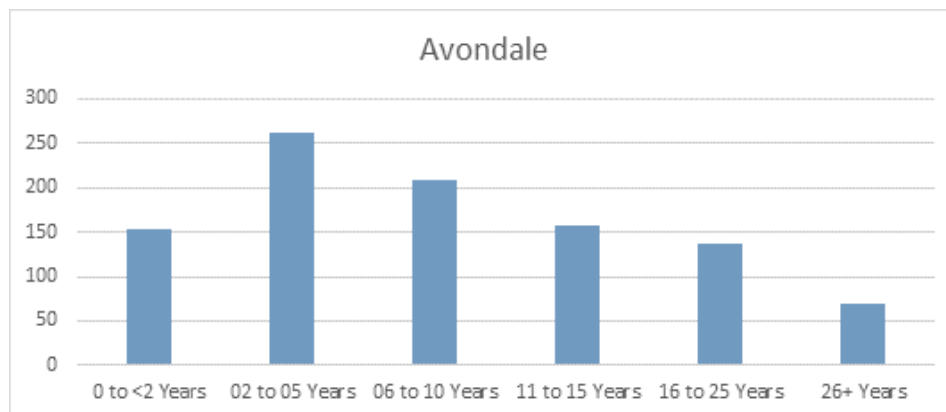


Figure 19. Average occupation by tenants in Avondale

### What are the different household types?

Row Labels	Count of Tenancy Tenure Band	Count of Tenancy Tenure Band 2	Auckland
Couple only	53	5.4%	4.5%
Couple only and other person(s)	17	1.7%	1.5%
Couple with child(ren)	131	13.3%	15.6%
Couple with child(ren) and other person(s)	54	5.5%	6.0%
Household of related and unrelated people	24	2.4%	2.0%
Household of related people	11	1.1%	2.2%
Household of unrelated people	57	5.8%	4.4%
One parent with child(ren)	215	21.8%	29.6%
One parent with child(ren) and other person(s)	85	8.6%	10.5%
One-person household	331	33.5%	22.0%
Other multi-person household	9	0.9%	1.5%
<b>Grand Total</b>	<b>987</b>	<b>100.0%</b>	

**47 tenants have moved out of state housing in the Avondale area in the last year, and 163 in the past three years (June year end).**

Row Labels	2016	2017	2018	2019
Exit				
HNZ Initiated Termination	12	8	7	
MSD Initiated Termination	8	4	3	
<b>Tenant Initiated Exit</b>	<b>45</b>	<b>56</b>	<b>60</b>	<b>47</b>
Transfer				
HNZ Initiated Transfer	15	28	32	25
MSD Initiated Transfer	7	3	1	3
<b>Grand Total</b>	<b>87</b>	<b>99</b>	<b>103</b>	<b>75</b>

### Further detail on Tenant Initiated Exit reasons:

Row Labels	2016	2017	2018	2019	Total
Tenant Choice	27	38	32	28	125
Deceased Tenant	8	11	15	8	42
Rest Home/Hospice	9	7	10	10	36



Prison	1		3	1	5
Grand Total	45	56	60	47	208

### How many tenants are on the Transfer Register in Avondale?

As at the end of March each year. 53 as at March 31 2020.

Row Labels	2017	2018	2019	2020
Housing Register	60	75	97	111
Transfer Register	20	27	37	53
Grand Total	80	102	134	164

### Projected Build numbers

Area Plan	FY20	FY21	FY22	FY23
Central and West Auckland Isthmus	427	411	467	347

The following table shows the range of bedroom requirements in New Lynn/Avondale. The first column seeks to address reconfiguration of the existing portfolio, and the second in terms of the new supply for new applicants on the MSD register.

Beds	Existing tenants	New applicants
1	27%	40%
2	21%	36%
3	23%	18%
4+	29%	6%

Reasons for being on the transfer list include the unsuitability of the home, Kāinga Ora needing to manage bad neighbour behaviour, tenants wishing to move to a different area for personal reasons (e.g. may want to be closer to family in a different part of the country) and Kāinga Ora redeveloping in the area.

Housing Register household composition managed through MSD but can provide the below. Below is the breakdown of the register. Note, it is different to how Kāinga Ora categorise.

* Avondale	Avondale
Years	2020
Household composition	
Count of Case Reference	Column Labels
Row Labels	Mar
Housing Register	111
2+ adults	7

* Avondale	Avondale
Years	2020
Bedrooms required	
Count of Case Reference	Column Labels
Row Labels	Mar
Housing Register	111
1	51

2+ adults with child(ren)	20	2	34
Single age 24 years or younger	9	3	15
Single age 25 years +	49	4	8
Single with child(ren)	26	5	3
Transfer Register	53	Transfer Register	53
<hr/>			
2+ adults	2	1	11
2+ adults with child(ren)	9	2	24
Single age 24 years or younger	1	3	13
Single age 25 years +	15	4	4
Single with child(ren)	26	6	1
<b>Grand Total</b>	<b>164</b>	<b>Grand Total</b>	<b>164</b>

### 3.2 Intermediate Housing Market Data and future Population Projections + Strategy

**The following information in this section has been extracted from the reports prepared by Livingston & Associates using 2018 census data and focuses on households which form the intermediate housing market. It has been compiled as an internal reference document to support the wider work towards the CFH case study.**

Significant work has been undertaken by Auckland Council to understand the affordability trends impacting Aucklanders, and specifically the intermediate housing market. Information on the Whau Local board has been used to distill relevant information about Avondale. More granular data for Avondale could be extracted, by combining some area units (now called SA2) together.

Mitchell (2019, p3) identifies that:

- The intermediate housing market is defined as “private renter households with at least one person in paid employment, unable to affordably purchase a house at the lower quartile house sale price for the local authority area at standard bank lending conditions.”
- The affordability criteria assumes no more than 30% of gross household income is spent on either paying rent or servicing a mortgage.
- The data assumes household incomes increase at 3.5% per annum between 2013 and 2018.

The intermediate housing market is expected to continue to increase over the next ten years and by 2028 account for 17.7% of all households, up from 10.8% in 2001. The increase in the intermediate housing market is

demonstrated in the below table.

	Number of intermediate households		Intermediate households as a % of total households	
	No of households	Change	% of total	% point change
2001	45,500		10.8%	
2006	68,900	23,400	14.8%	4.0%
2013	66,200	-2,700	13.3%	-1.5%
2018	95,350	29,150	16.5%	3.2%
2023	109,980	14,630	17.1%	0.6%
2028	123,350	13,370	17.7%	0.6%

Source: Modelled based on data from Statistics New Zealand, Corelogic and RBNZ

Figure 20. Numbers of intermediate households as a percentage of total households (Source: Mitchell 2019, p.4)

Poor housing affordability is one of the key drivers behind the growth in the intermediate market. In 2018, households required incomes in excess of \$130,000 per annum to affordably service a mortgage associated with buying a property at the lower quartile house sale price (Mitchell, 2019).

### 3.2.1 Age and household composition of the intermediate housing market

“The age profile of intermediate households is also expected to change between 2018 and 2028. Projected growth suggests there will be a decline in the number of intermediate households with reference people aged less than 30 years and strong growth in those aged between 30 and 39 years (accounting for 58% of total growth). Pressures within the rental market are projected to result in strong growth in the number of intermediate couples with children households, which are expected to account for 58% of total growth. The number of one-person intermediate households is also expected to experience strong growth” (Mitchell, 2019, p.3)..

The people most impacted are those on moderate incomes (between 80 and 120% of median incomes. This mainly affects ‘essential workers’ including teachers, those working in trades, services industry.

Households with single incomes typically cannot affordably buy at the lower quartile house sale price; effectively they need two full time incomes to affordably buy at the lower quartile house price (Mitchell, 2019, p.5). The following table demonstrates the rise in the intermediate housing market over the last 10 years.

	Auckland			New Zealand		
	No of	Intermediate as a % of		No of	Intermediate as a % of	
	intermediate households	Renter households	Total households	intermediate households	Renter households	Total households
2001	45,750	31.7%	10.9%	121,930	27.1%	8.5%
2006	68,840	41.9%	14.8%	187,420	37.2%	12.1%
2013	66,208	34.8%	13.3%	150,630	26.2%	9.1%
2018	95,350	40.2%	16.5%	210,040	31.3%	11.5%

Source: Modelled from data sourced from Corelogic, Headway Systems, RBNZ, and Statistics New Zealand

Figure 20. Rise in the intermediate housing market over the last 10 years (Source: Mitchell, 2019, p.16)

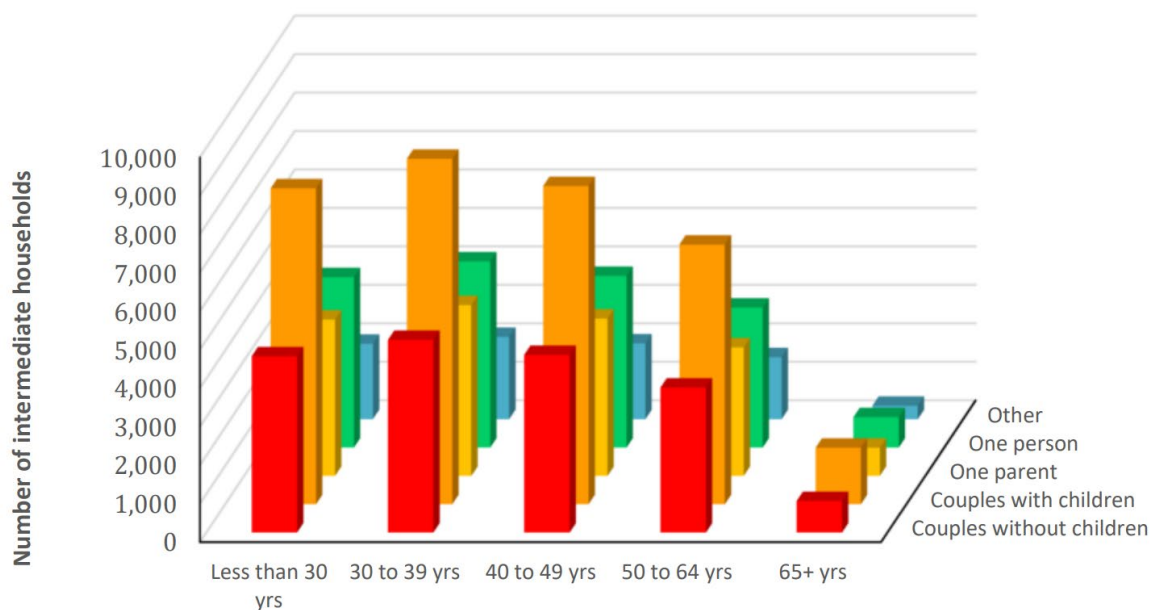
“Intermediate households as a proportion of all renter households increased from 31.7% in 2001 to 40.2% in 2018. Nationally, intermediate households as a proportion of all renter households followed a similar trend and increased from 27.1% in 2001 to 3.13% in 2018” (Mitchell, 2019, p.16).

The strongest growth occurred in households with reference people aged between 40 and 49 years old (up 14,010 households or 149% between 2001 and 2018) and households with reference people aged between 50 and 64

years of age (up 13,110 households or 219% between 2001 and 2018). To some extent this reflects the underlying trends in the rental market with owner occupation harder to achieve, and as a consequence, a growing number of families living in rented accommodation for longer resulting in an increased number of older renter households which then is reflected in the intermediate housing market (Mitchell, 2019, p.19).

Intermediate households with couples with children composition increased the fastest between 2001 and 2018 growing by 206% and accounted for 46% of all the increase in the intermediate market. The second fastest growing group were couples without children which increased in number by 169% and accounted for 24% of all the increase in the intermediate market (Mitchell, 2019, p.22).

The following graph presents the demographic mix of intermediate households by age of the reference person and household composition in 2018.



Source: Modelled from data sourced from Corelogic, Headway Systems, RBNZ, and Statistics New Zealand

Figure 21. Demographic mix of intermediate households by age (Source: Mitchell 2019, p 23).

### 3.2.2 Ethnic Diversity in the intermediate housing market

The ethnicities which are overrepresented in the intermediate market in 2018 include:

Mitchell, 2019 identified:

- Asian households account for 22% of all households in the intermediate market compared to 17% of total households.
- Pacific households being 13% of all households in the intermediate market compared to 8% of total households.
- Māori households being 11% of all households in the intermediate market compared to 7% of total households. Households with reference people of European descent were underrepresented in the intermediate market accounting for 50% of households compared to 60% of total households.

The below graph provides the total number of households, represented by ethnicity.

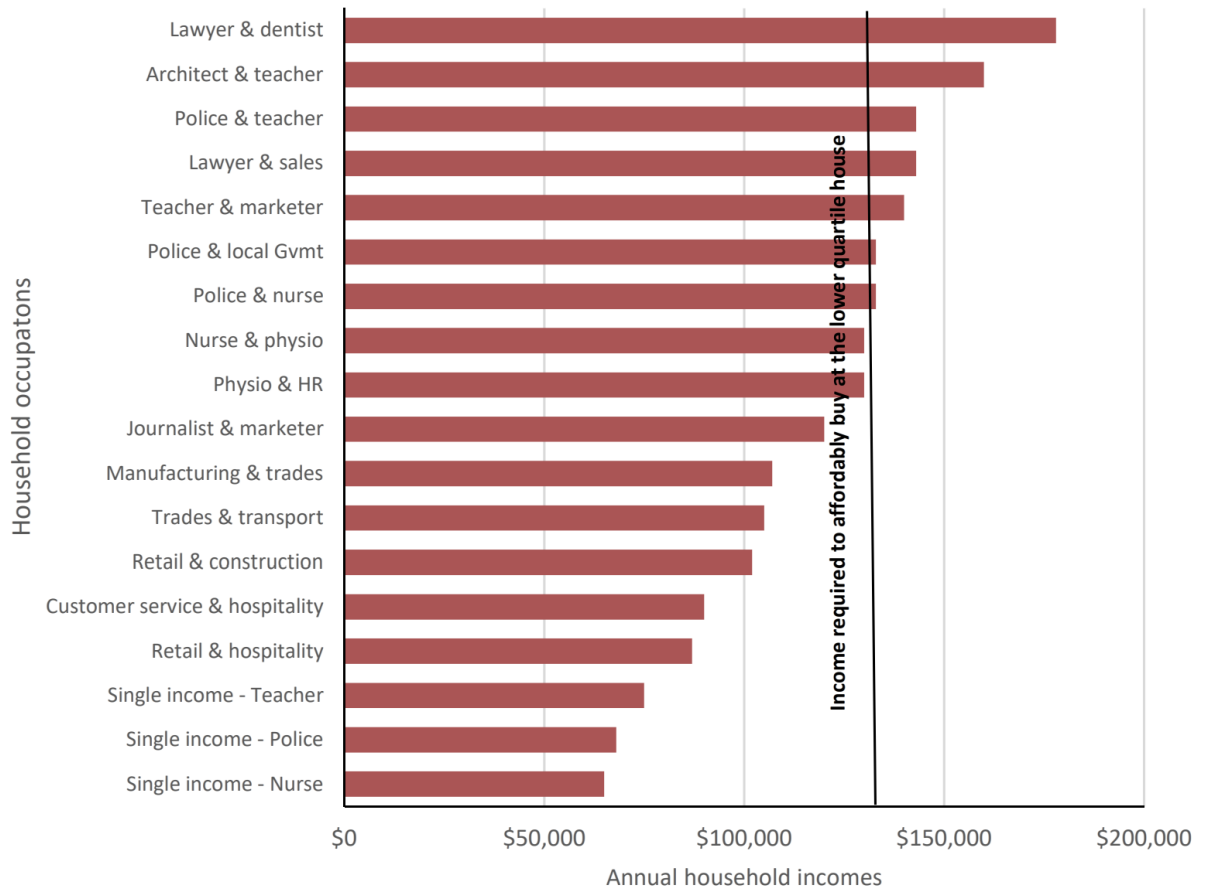
	Number of intermediate households			Intermediate households as a proportion of total households by ethnicity		
	2001	2006	2013	2001	2006	2013
European	27,090	36,160	36,310	10%	14%	12%
Asian	5,270	12,330	15,910	14%	20%	19%
Pacific Peoples	5,400	8,210	9,560	18%	24%	25%
Māori	5,770	8,630	8,060	19%	25%	22%
Middle Eastern/Latin Am /African	700	1,340	1,790	21%	27%	25%
Other Ethnicity	10	4,800	720	11%	12%	12%
Not Elsewhere Included	290	370	270	2%	2%	1%
<b>Total Stated</b>	<b>44,530</b>	<b>71,840</b>	<b>72,620</b>	<b>11%</b>	<b>16%</b>	<b>15%</b>

Source: Modelled from data sourced from Corelogic, Headway Systems, RBNZ, and Statistics New Zealand

Figure 22. Ethnicity of intermediate households (Source: Mitchell, 2019, p.27)

### 3.2.3 The intermediate housing market by occupation

The below table shows the distribution of people in the intermediate housing market, by occupation. Essential worker households on single incomes are most affected.

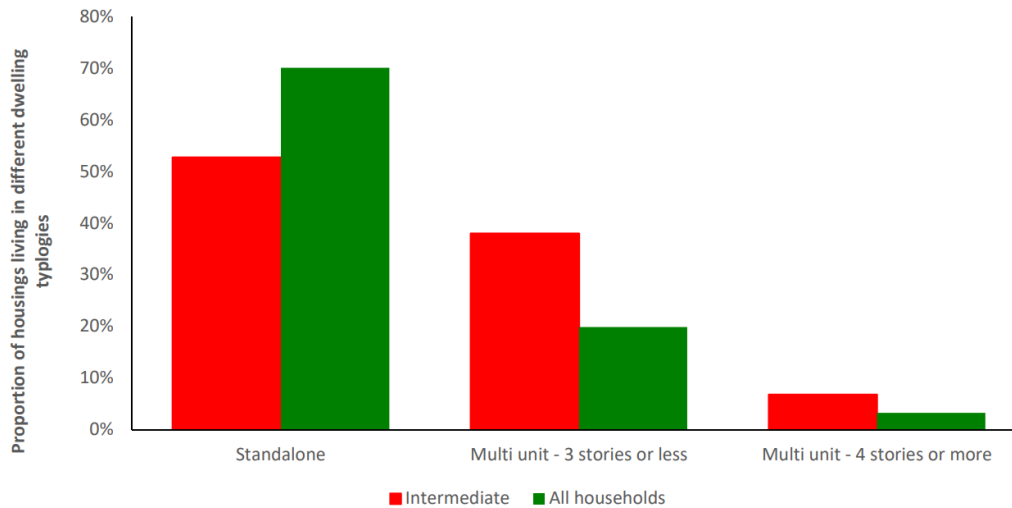


Source: Modelled from data sourced from Headway Systems, MBIE, RBNZ, & Statistics NZ

Figure 22. Occupations of intermediate households (Source: Mitchell 2019, p.30).

### 3.2.4 The intermediate housing market and dwelling typology

Mitchell (2019) identified that intermediate households have a higher propensity to live in multi-unit dwellings than Auckland’s general population. The below table presents the proportion of intermediate households living in different dwelling typologies in 2013 and compares intermediate households with all households living in Auckland. “These trends reflect the changing nature of the dwelling stock in Auckland and suggest proportionally more intermediate households live in multi-unit dwellings when compared to all households. One of the more significant trends between 2001 and 2013 was the increased likelihood of intermediate households to live in multiunit buildings of four stories or more. This increased from 3% in 2001 to 7% of all intermediate households in 2013” (Mitchell, 2019, p.32.)



Source: Statistics New Zealand

Figure 23. Proportions of intermediate households living in different typologies (Source Mitchell 2019, p.31).

### 3.4.5 Auckland growth of households and the intermediate housing market in Whau Local Board area

Mitchell (2019) identifies:

- In Whau local board there were 4,680 (18%) of the total intermediate households in Auckland in 2018.
- Auckland’s housing market is projected to increase by 21% over the ten years ended 2028.
- Whau’s total household growth goes from 29,000 in 2018 to 32,000 in 2023 and 34,700 by 2028. That is an additional 5,700 new households, a 20% increase.
- The growth in the Whau Local Board Area is expected to be across multiple age brackets, as is demonstrated by the table below.

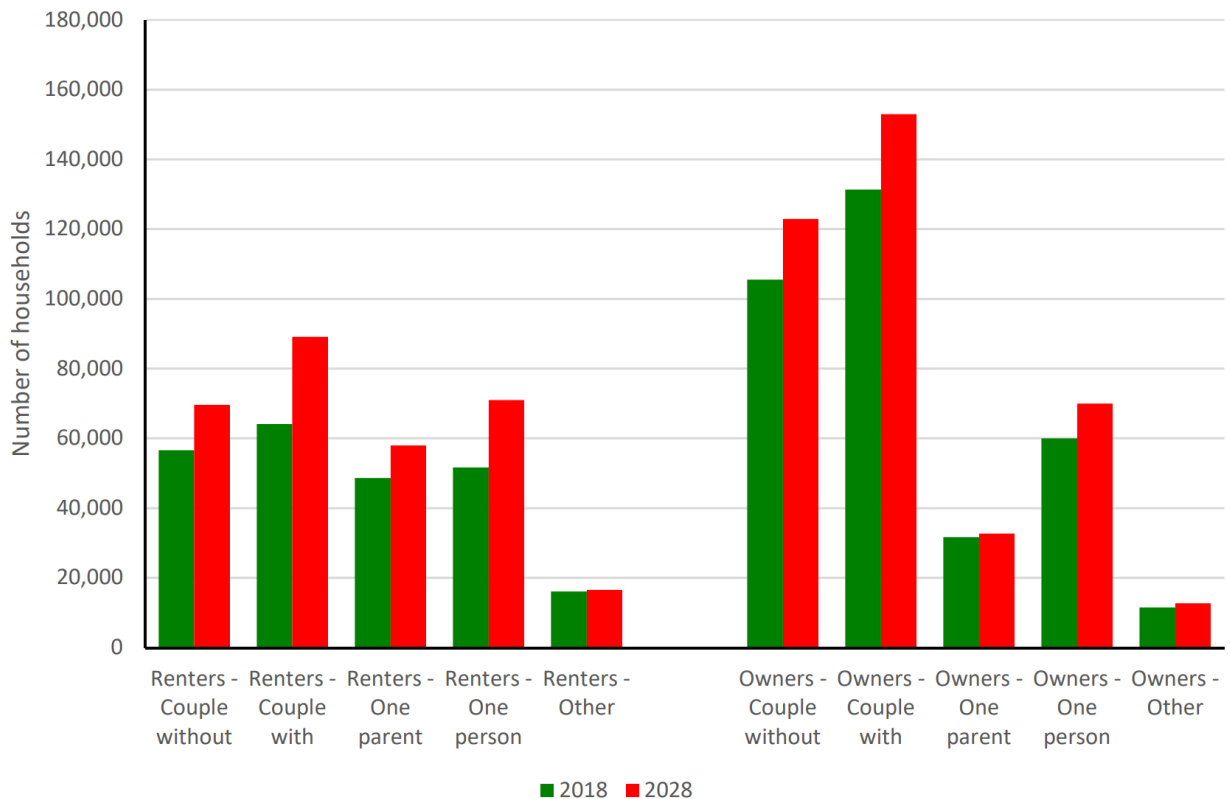
	Renters						Owner occupiers					
	0-29	30-39	40-49 Y	50-64	65 +	Total	0-29	30-39 Y	40-49	50-64	65 +	Total
<b>2018</b>												
Rodney	1,810	1,610	1,300	1,460	1,010	7,190	870	2,120	3,460	6,190	5,510	18,150
Hibiscus & Bays	2,550	2,380	2,320	2,230	1,780	11,260	1,640	3,500	5,130	8,710	9,370	28,350
Upper Harbour	1,750	1,970	1,340	1,190	650	6,900	1,190	2,400	3,230	5,030	3,560	15,410
Kaipatiki	2,850	3,060	2,370	2,090	1,340	11,710	1,870	4,260	4,170	5,840	5,110	21,250
Devonport-Takapuna	1,720	1,810	1,670	1,470	1,280	7,950	770	1,930	2,810	4,850	4,850	15,210
Henderson-Massey	3,480	3,900	3,280	3,170	2,190	16,020	2,180	4,380	4,910	7,190	5,830	24,490
Waitakere Ranges	1,390	1,390	1,200	1,010	610	5,600	1,030	2,180	3,090	4,580	3,000	13,880
Waiheke	400	280	320	340	270	1,610	30	260	470	950	1,030	2,740
Waitemata	14,450	9,140	3,290	2,880	1,600	31,360	1,970	2,980	3,350	5,160	3,360	16,820
Whau	2,760	3,020	2,190	2,270	1,810	12,050	1,690	3,170	3,170	4,810	4,200	17,040

Figure 24. Whau Local Board Area growth projections (Source, Mitchell 2019, p.39)

Key trends in the pattern of projected growth between 2018 and 2028 include:

- “The number of renter households (up 67,160 households) is projected to grow faster than the number of owner occupiers (up 51,170 households). Households aged 65 years and older are projected to account for 44% of all growth across both tenures. However, these households are expected to account for 62% of the growth in owner occupiers” (Mitchell, 2019, p43).

The below table provides insight into the projected growth of different household compositions. It is expected that there will be an increase in the number of renters with children, without children and single person households.



Source: Modelled based on data from Statistics New Zealand

Figure 25. Whau Local Board Area growth projections (Source: Mitchell 2019, p44).

In the Whau Local Board Area the household compositions with the highest projected growth are renter households with children (up 25,000 or 39%), one person renter households (up 19,320 or 37%), couple without children renters (up 13,030 or 23%), owner occupiers – couples without children (up 17,430 or 17%), and owner occupiers - couples with children (up 21,570 or 146%). The below table identifies the specific numbers expected in the Whau Local Board area.

	Renters						Owner occupiers					
	Couple only	Couple with	One parent	One person	Other	total	Couple only	Couple with	One parent	One person	Other	total
Rodney	900	1,090	390	950	50	3,380	1,630	1,410	160	930	100	4,230
Hibiscus and Bays	810	1,460	370	1,050	20	3,710	1,640	1,710	50	890	120	4,410
Upper Harbour	780	1,490	390	650	80	3,390	1,570	2,120	170	700	250	4,810
Kaipatiki	340	960	280	610	-100	2,090	200	730	10	240	-20	1,160
Devonport-Takapuna	380	680	90	480	50	1,680	390	390	-120	250	-20	890
Henderson-Massey	830	1,390	780	1,120	70	4,190	1,130	1,180	130	780	170	3,390
Waitakere Ranges	230	430	110	500	-20	1,250	520	200	20	430	10	1,180
Waiheke	90	80	20	150	30	370	220	20	20	70	20	350
Waitemata	2,260	2,300	1,010	5,340	120	11,030	1,420	2,740	360	1,270	210	6,000
Whau	600	1,460	530	810	70	3,470	650	1,390	90	210	40	2,380

Figure 26. Whau Local Board Area household composition (Source: Mitchell, 2019, p.46)

Mitchell (2019) identifies that these trends have implications for the demand for different types of dwellings. The change in demographic characteristics and tenure will drive and change the nature of demand providing household's propensity for different types of dwellings by composition remain the same between 2018 and 2028. Renter households tend to match their dwelling requirements with their changing demographic characteristics more closely than owner occupier households. Over the ten years ending 2028 46% of renters' growth in demand is likely to be for multi-unit dwellings whereas this is likely to account for 20% of owner occupiers growth in demand.

The below table represents the expected increase in demand for renter multi-unit dwelling (32%).

	Renters				Owner occupiers			
	Standalone		Multi-unit		Standalone		Multi-unit	
	No	%	No	%	No	%	No	%
Rodney	2,870	47%	510	56%	4,060	23%	160	30%
Hibiscus and Bays	2,370	33%	1,370	36%	3,430	14%	940	21%
Upper Harbour	2,020	50%	1,360	49%	3,940	29%	840	41%
Kaipatiki	1,220	18%	920	20%	840	4%	200	7%
Devonport-Takapuna	730	20%	980	25%	500	4%	320	10%
Henderson-Massey	3,010	25%	1,260	34%	2,810	13%	500	20%
Waitakere Ranges	930	22%	350	27%	1,030	8%	120	18%
Waiheke	320	23%	50	31%	320	12%	20	22%
Waitemata	1,750	40%	9,140	34%	3,360	39%	2,660	32%
Whau	2,020	29%	1,510	32%	1,840	13%	450	16%

Figure 27. Expected increase in demand for renter multi-unit dwelling (Source: Mitchell, 2019, p.48)

The intermediate housing market is expected to grow by approximately 123,500 houses by 2028. These projections assume household incomes increase at 3.5% per annum, house prices increase at an average of 4.0% per annum and interest rates remain unchanged.



	Number of intermediate households		Intermediate households as a % of total households	
	No of households	Change	% of total	% point change
2001	45,500		10.8%	
2006	68,900	23,400	14.8%	4.0%
2013	66,200	-2,700	13.3%	-1.5%
2018	95,350	29,150	16.5%	3.2%
2023	109,980	14,630	17.1%	0.6%
2028	123,350	13,370	17.7%	0.6%

Source: Modelled based on data from Statistics New Zealand, Corelogic and RBNZ

Figure 28. Expected increase in intermediate households (Source: Mitchell 2019, p. 49)

Mitchell (2019) highlights that in the Whau Local Board there is expected to be an increase by 1,540 (a 33% change from 2018 to 2028) of households in the intermediate housing market cohort and a 2% increase to the total number of households. The largest number of households are expected to be in the age bracket of 30-39 (900), however there is also strong growth expected in the 40-49 age bracket (approx. 400). Over 1000 of these households are expected to be couples with children.

### 3.4.6 Quality of Housing and the intermediate housing market

The below table demonstrates that renter households have approximately double the incidence of dwellings with a major problem associated with coldness when compared to owner occupied dwellings. Between 7% and 15% of renter households had a major problem with dampness whereas between 0% and 4% of owner-occupied dwellings had a similar issue (Mitchell, 2019, p.53).

Household income (2016 \$)	Major problem with dwelling colder than preferred		In need of major repair		Major problem with dampness or mould	
	Renters	Owners	Renters	Owners	Renters	Owners
\$30,000 or less	39%	21%	5%	10%	15%	4%
\$30,001 - \$70,000	41%	19%	9%	4%	13%	0%
\$70,001 - \$100,000	40%	22%	6%	7%	7%	4%
\$100,001 or more	35%	15%	6%	6%	13%	2%

Source: Statistics New Zealand

Figure 29. Household incomes related to dwelling quality concerns and issues (Source: Mitchell, 2019 p.53)

From the data available on the condition of the housing stock, the implications for the intermediate housing market paints a grim picture.

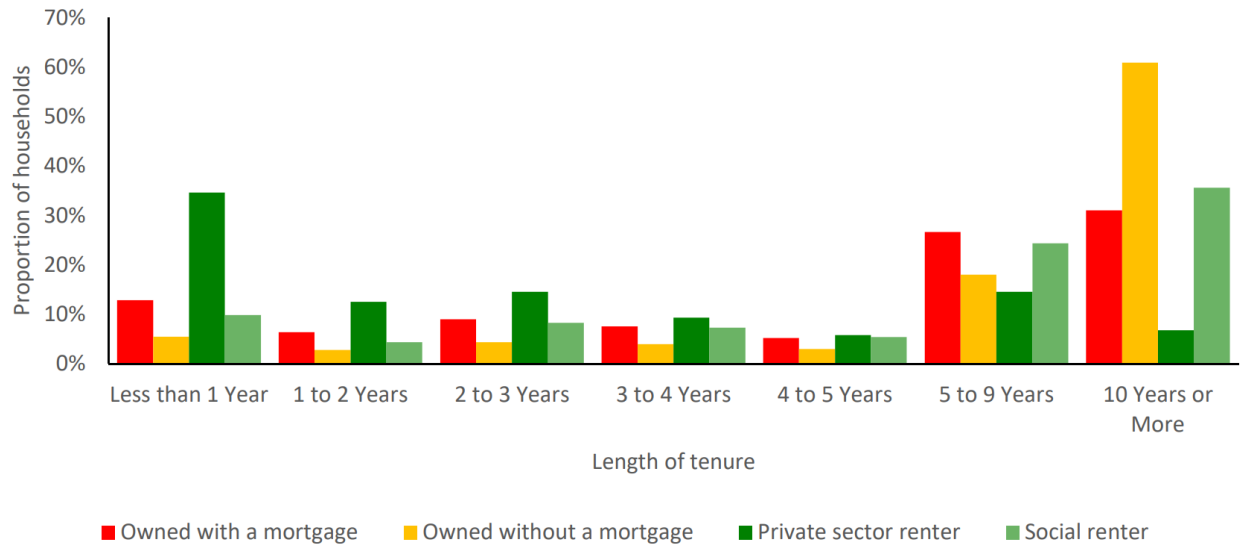
	Number of households with a major issue			Households with a major issue as a percentage of their sub-market		
	Coldness	Repairs	Dampness	Coldness	Repairs	Dampness
Intermediate households	41,600	7,400	12,600	39%	7%	12%
All renters	90,600	15,800	29,400	38%	7%	12%
Owner occupiers	60,700	21,100	7,000	18%	6%	2%
All households	151,300	36,900	36,400	26%	6%	6%

Source: Modelled based on data from Statistics New Zealand

Figure 30. Dwelling quality and household types (Source: Mitchell, 2019 p.53)

### 3.4.7 The length of tenure and the intermediate housing market

The below table demonstrates how the length of tenure is demonstrably lower than those in owner-occupier households, suggesting that a rental product that offers long term security would be desirable.



Source: Statistics New Zealand

Figure 31. Length of tenure by tenure type (Source Mitchell 2019, p64).

The below table demonstrates that there are renters that earn median to high incomes. This suggests that a rental product that is affordable (where the household is spending less than 30% of their income on housing) for moderate income earners (between 80 and 120% of median income which is \$88,651 in Whau Local Board), would be desirable (Mitchell, 2019).

Household income	Owner occupiers		Renter households	
	No of households	Median occupation	No of households	Median occupation
\$0 to \$30,000	31,550	7.2	32,200	3.6
\$30,000 to \$ 40,000	16,290	7.2	12,100	2.5
\$40,000 to \$50,000	13,860	7.4	10,720	2.6
\$50,000 to \$70,000	28,670	7.7	20,050	2.6
\$70,000 to \$100,000	43,150	7.9	23,370	2.6
\$100,000 to \$150,000	52,570	8.1	18,350	1.6
Over \$150,000	56,370	8.1	11,270	1.4

Source: Modelled based on data from Statistics New Zealand

Figure 32. Incomes and tenure types. (Source: Mitchell, 2019 p.65)

### 3.4.8 Median House prices and affordability in The Whau Local Board Area

Mitchell (2019) undertook analysis to understand the comparison of the income required to affordably pay the market rent or buy at the lower quartile house price and median household incomes by local board; and trends in the proportion of renter households paying more than 30% of their household income in rent by local board and demographic characteristics. Table 6.4 presents the trend in key property market statistics (geometric mean rent, lower quartile house sale price, and median household incomes) by local board between 2001 and 2018

- Median rent in the Whau Local Board area is \$511 a 105% increase since 2001
- The average lower quartile house price is \$656,200 a 298% increase since 2001
- The gross median income as of 2018 was \$75,890 an 88% since 2001

- To affordably pay the mean rent you would need to earn \$88,651 a year
- To affordably service a mortgage at lower quartile house prices you would earn \$122,800
- 53% of renters in Whau Local Board were stressed in 2013 (paying more than 30% of their income), while 27% were extremely stressed (paying more than 50% of their income)
- Whau local board is one of the Local Boards with the highest number of stressed renters

The below table demonstrates the percentage of persons who are stressed, within each income bracket. Those earning between \$30-70,000 dollars are most affected, with the majority of people earning between \$30,000 and \$50,000 experiencing housing stress.

Local Board Area	Less than \$30,000	\$30,000 to \$50,000	\$50,000 to \$70,000	\$70,000 to \$100,000	\$100,000 to \$150,000	Over \$150,000
Rodney	95%	78%	42%	13%	0%	0%
Hibiscus and Bays	88%	78%	22%	0%	0%	0%
Upper Harbour	91%	69%	13%	6%	0%	0%
Kaipatiki	93%	78%	42%	15%	7%	0%
Devonport-Takapuna	95%	88%	66%	31%	6%	2%
Henderson-Massey	92%	89%	68%	40%	9%	2%
Waitakere Ranges	95%	92%	63%	22%	3%	2%
Waiheke	94%	90%	68%	34%	9%	5%
Waitemata	94%	90%	57%	12%	1%	0%
Whau	94%	85%	44%	15%	3%	0%

Figure 33. Stressed households by income bracket (Source: Mitchell, 2019 p.65)

Mitchell (2019) identified that approximately half of every age bracket that are stressed renters, with a significant more amount in the over 65 category (78%). The below table demonstrates that there is more stressed renters who are single parents (80%) and a huge number of single person households (69%) that are stressed, with high representation (47%) for couple with children.

Local Board Area	Couple only	Couple with	Multi family	One parent	One person	Other
Rodney	34%	39%	37%	85%	67%	41%
Hibiscus and Bays	37%	42%	30%	82%	70%	39%
Upper Harbour	35%	49%	41%	80%	55%	43%
Kaipatiki	35%	45%	32%	79%	64%	38%
Devonport-Takapuna	30%	43%	36%	79%	61%	39%
Henderson-Massey	36%	45%	27%	83%	70%	42%
Waitakere Ranges	28%	41%	28%	83%	60%	40%
Waiheke	39%	51%	50%	84%	75%	42%
Waitemata	32%	44%	28%	75%	54%	47%
Whau	37%	47%	35%	80%	69%	44%

Figure 34. Stressed households by household composition (Source: Mitchell, 2019 p.53)

### 3.3. Data gaps - Community Engagement to support future demand analysis

To understand the Future Housing Ecosystem for subject sites in Avondale Community Engagement should be undertaken to understand the views of residents on the following:

- Housing Tenure & Cost
- Neighbourhood Design
- Dwelling Design
- Urban Amenities

**In the absence of community engagement, the following information was extracted from “Random Household Survey”, undertaken for the Avondale area, in 2014 by the Avondale Community Engagement.**

The following information summarises what participants like about living in the Avondale area. When asked what they liked about living in their community, the participants identified several areas. The areas that were mentioned most frequently and some verbatim examples were:

#### **Community, neighbours, friendliness, family and friends live close**

“young families”

“friendly people”

“Friendly - doesn’t matter if you’re new or been here for many years”

#### **Location and accessibility**

“RSA is close (400 yards)”

“close to employment”

“Flat paths”

#### **Green spaces, access to parks and beaches**

“Open, free air, no polluting factories”

“Country in the city”

“Eastdale Park exercise”

#### **Schools**

“good schools”

“Like Avondale College.”

#### **Close to facilities (for example medical, library, shops).**

“Near Pak’n’Save”

“Close to church”

“good library”

#### **Good cultural diversity**

“Lots of kind Pacific Island people & multi-culture customers.”

“Mixture of people”

“Specially pacific, real people, people down to earth.”

#### **Safe, secure and peaceful**

“Some people say it’s scary but we don’t feel it. It’s relaxing.”

“Not much disturbance”

“Not many youth hanging around like at the shops.”

#### **Affordable housing**

“Good potential on house, good sized section”

“[it is] Responsible to buy into the area.”

“Up and coming area”

**The following key questions have been extracted, as relevant to the project, being considered. As demonstrated by the below table, the need to have a sense of community and belonging rated highly in the survey.**

What makes you feel safe in your neighbourhood?		
	Responses	
	N	% of participants
Community belonging/Neighbours	102	54%
No bad experiences	27	14%
Police presence/neighbourhood watch	26	14%
Good street lighting	17	9%
Common sense, taking precautions	25	13%
Total	197	104%

The table below outlines that there are many households who do not have children and suggests that smaller dwellings would be viable in the area.

In your home do you have?		
	Responses	
	N	% of participants
Babies under 2	31	16%
Children 2-5 years	30	15%
Children 5 - 13 years	44	22%
Youth 13 - 18	26	13%
Young Adults at tertiary	18	9%
None of the above	80	41%
No response	17	9%
Total	246	126%

The below table identified that there is a large percentage (20%) who use the train, suggesting that there may be an appetite for housing that does not have car parking included.

What form of transport do you use?		
	Responses	
	N	% of Participants
Car	128	66%
Bicycle	8	4%
Bus	41	21%
Train	39	20%
Walk	12	6%
Motorbike/scooter	3	2%
Taxi	1	1%
Wheelchair	1	1%
Missing	25	13%
Total	258	133%

Well Being and Quality of Life was also explored, the following themes were provided when asked about residents hopes and dreams for themselves and their family.

- Good health and wellbeing for self and family Education and up-skilling
- Employment, increase in income, change of career, saving money, prosperity
- Buy a house, settle down, start a family, upgrade house
- To be happy, successful and to live up to their potential.

Participants identified the following when asked what was helping them to achieve their goals:

- Staying healthy
- Staying connected with people
- Having interests Employment and education
- Enjoying life with family

Of the small percentage of participants who plan to move away from Avondale, the most common reason given for these plans was housing issues. In summary the participants' hopes, dreams and priorities were mostly centered around family connectedness, health and wellbeing and achieving financial security.

## Conclusion

Avondale has a significant build programme planned, that will include both public and private sector products. There is a demonstrable gap of affordable housing products. Affordability is a relative term; the focus of the pilot project will be the intermediate housing market, and those on moderate to low incomes. It will serve both single- and double-income households, of a variety of ages and cultures as well as families within different household compositions. The project is focused around building community and built on the premise that sharing some spaces makes the private spaces more affordable. We will target essential workers, and those individuals who are registered for social housing, because there is no other appropriate option available to them in the area currently.

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