

LIFE AT WAIMAHIA

a survey of residents

Prepared for

The Waimahia Inlet Neighbourhood Limited Partnership,
managed by the general partner Tamaki Makaurau
Community Housing Limited (TMCHL)

January 2017

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Background

The vision of the Waimahia Inlet development is: ***a great place to live with quality affordable housing in a healthy, diverse and strong community. Placemaking forms a core part of this vision.***

The development was created by Tāmaki Makaurau Community Housing. This is a partnership between Ngā Mana Whenua o Tāmaki Makaurau - Tāmaki Collective, Housing Foundation, Auckland and Onehunga Hostel Endowment Trust and CORT Community Housing.

The Resident Association, which is extremely active at Waimahia, is supported by the Partnership financially and via staff resources. The aim of this is to help build a safe, secure and welcoming community with a shared sense of values.

The Partnership wish to use the Living Well survey tool (previously developed by NZ Housing Foundation) to measure quality of life at Waimahia Inlet.

Research Objectives

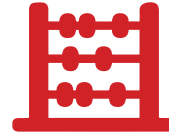
- The overall objective of the research is to determine if quality of life has improved (or not) since moving into Waimahia. Specifically, how has life changed in the following areas:
 - Employment
 - Housing costs
 - Financial stress
 - Financial behaviour
 - Expectations about longer-term financial position
 - Health
 - Education of school age children
 - Sense of community and participation
 - Perceptions of safety
 - Connection with family and friends
 - Opportunity for exercise
 - Housing suitability and Crowding

Research Method



WHO

All households resident at Waimahia invited
N=170



HOW MANY

N = 86 households completed the survey (50% response rate).



QUESTIONNAIRE

Combined for Life before and Life at Waimahia
Based on pilot survey development at Glen Eden in 2012.



ANALYSIS

Data is not weighted



WHEN

Data collection September to November 2016

KEY INSIGHTS



- The Waimahia development has been very successful in improving the quality of life for its residents.
- Nearly all indicators have improved with 53% saying that overall quality of life has improved (compared with just 7% who had a better quality of life before Waimahia).
- Compared with Glen Eden, the financial impact of increased housing costs is more contained with housing costs as a % of gross household income well under the 40% threshold.
- As with Glen Eden, the move towards home ownership has made a big impact on residents perceptions of future financial prospects (70% see the move as having improved long term financial prospects).
- The one surprising and disappointing result concerns residents perceptions of crime. Previous neighbourhoods were rated “Crime free” (Excellent or very good) by 37% of the residents compared with just 10% similar ratings at Waimahia. Clearly, crime perceptions will need to be a focus for the future.
- Perceptions of the area as a “safe neighbourhood” however, were similar for before and at Waimahia.



MAIN FINDINGS

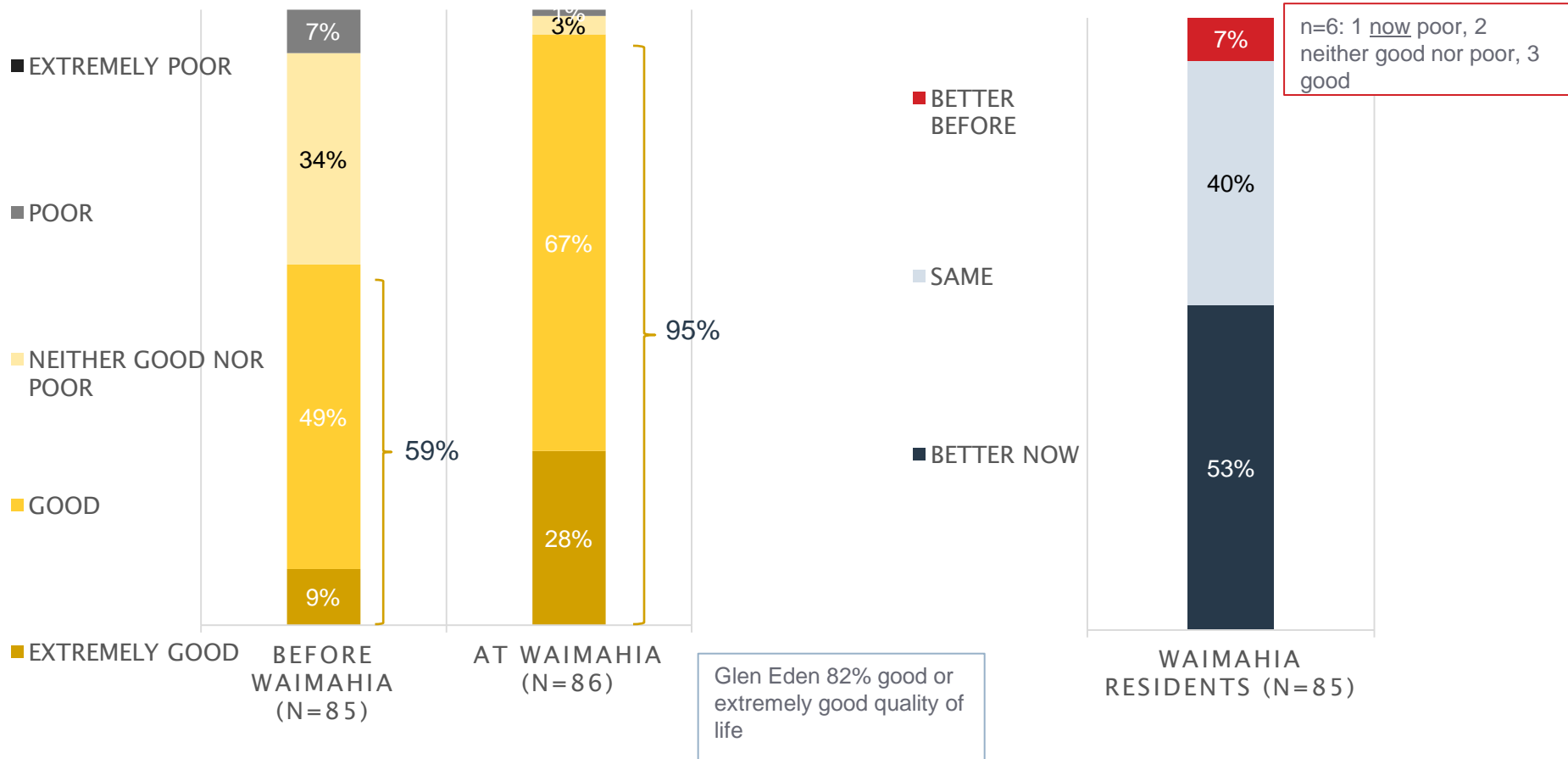
Smaller households living in larger homes, with a move towards nuclear family living

Household Tenure, Size and Composition

	Before	Now
Tenure	73% private rental 13% living with family 8% HNZ 2% Own 3% Other	70% Own 22% HF rental 8% other rental
Size of household	5.2 people per household 40% with 6+ people 7% with 10+ people	4.4 per household 20% with 6+ people 0% with 10+ people
No. of bedrooms	3.2 rooms per house	3.9 rooms per house
Composition	49% Couple with kids 29% Living with family 11% Sharing with non family 6% Partner no kids 5% Single with kids	65% Couple with kids 16% Living with family 7% Single with kids 6% Partner no kids 5% Living with non family 1% Single person hhld

Quality of Life

The move to Waimahia associated with improved quality of life for more than half of households

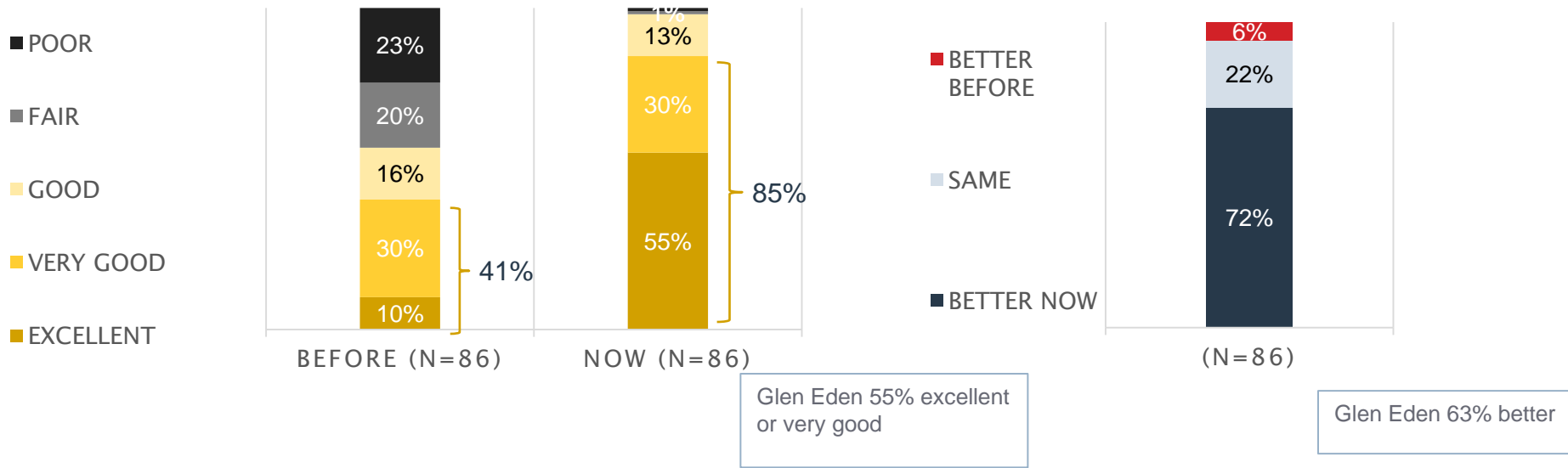


Q. Would you say your quality of life is ...
 When living in your previous home, would you say that your overall quality of life was ...
 Base: Waimahia residents

The House, Crowding & Security of Tenure

Residents feeling a lot more secure in their tenure

Tenure



Q. How would you rate your security of tenure (ie your opportunity to stay in the house as long as you want)?

Base: Waimahia residents

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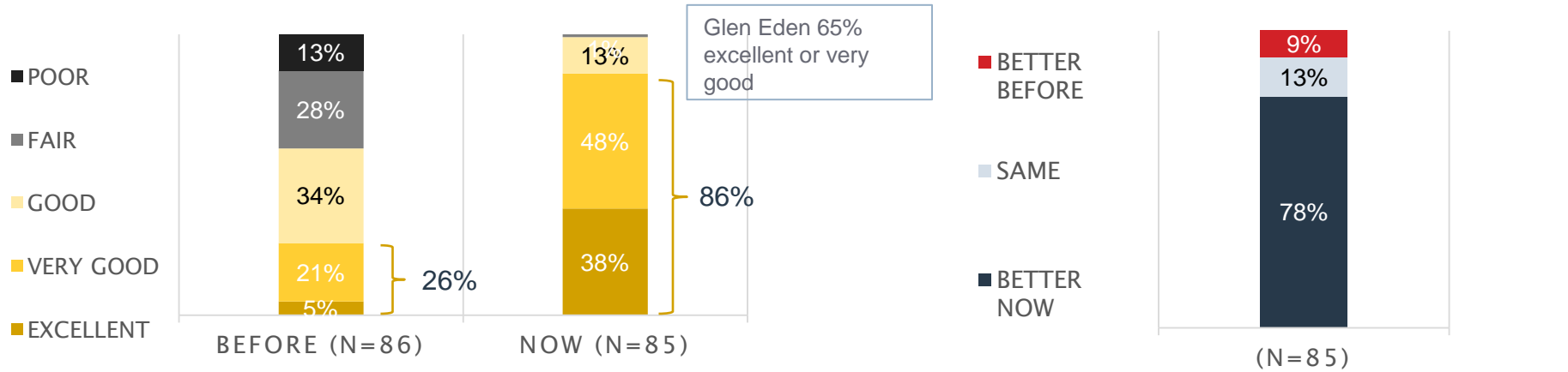
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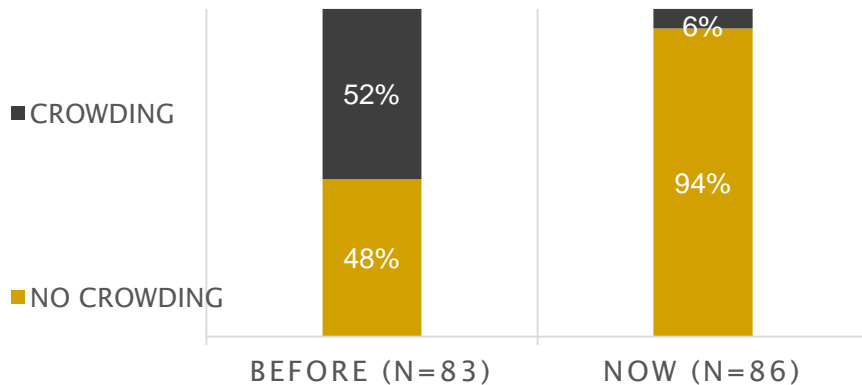
3 in 4 say the housing better meets their needs

Meeting Household's Needs & Crowding

Performance of home in meeting needs



Crowding



Previous home ...

- 22% Sleep in lounge or garage
- 28% 3 or more share a bedroom
- 11% Someone aged 18+ shares with non partner
- 7% kids over the age 10 of different genders share

Crowding includes: sleeping in lounge or garage, 3 or more share a room, someone aged 18+ shares with someone who is not their partner, kids 10+ of different genders share a room
 Q. How would you rate your home in terms of meeting your households needs? Do any of the following regularly occur in your home? Base: Waimahia residents

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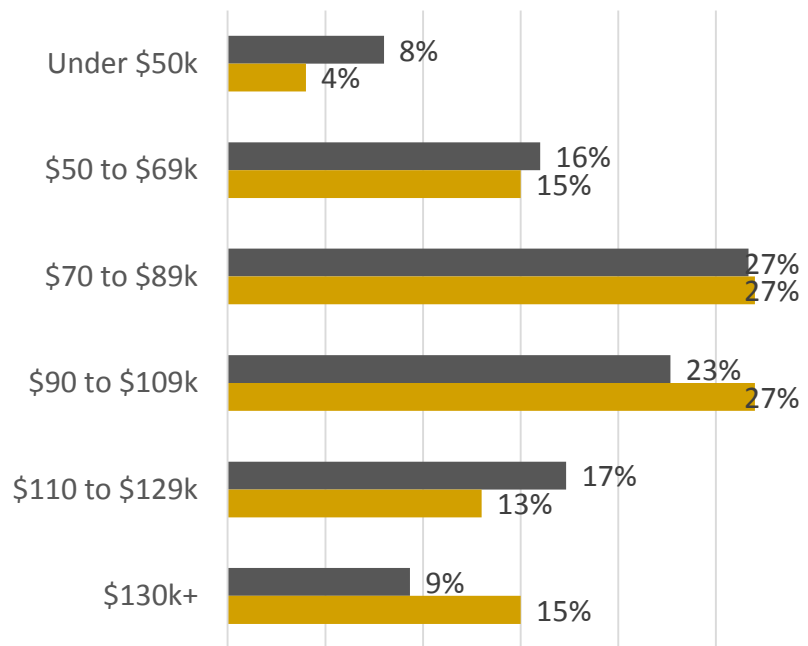


Income and Employment

Household incomes have increased since moving to Waimahia

Income

Household Income (before tax)

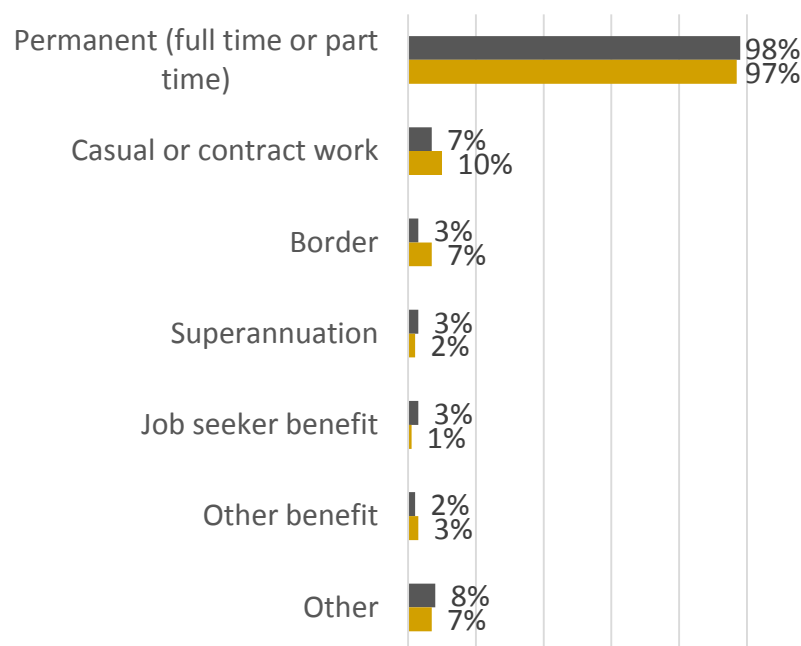


■ Previous income (n=75) ■ Current income (n=75)

Average income:

- Before moving to Waimahia: \$89,800
- Since moving to Waimahia: \$95,100

Sources of Income



■ Previous sources (n=86) ■ Current sources (n=86)

Q. What is your household's income before tax? Please include income from all sources. If you are flatting/sharing, please include only your income.

Q. What are the sources of your household's income. If you are flatting, just tell us the sources of your income.

Base: Waimahia residents (all who answered)

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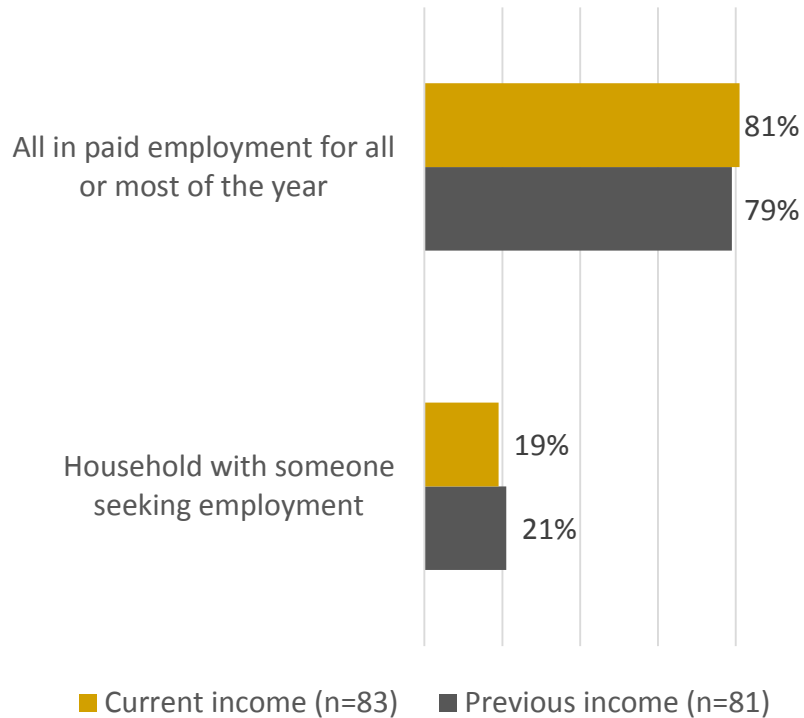


Little change in employment stability

Employment Stability

Employment Stability

% of households where all those wanting to work are in paid employment for all or most of the year



Q. In the last 12 months, since moving to Waimahia, how many of these adults have been ... in paid employment for all or most of the year, sometimes employed, sometimes seeking work, seeking paid employment for all or most of the year? % of households with full employment

Base: Waimahia residents currently in work or seeking work (all who answered)

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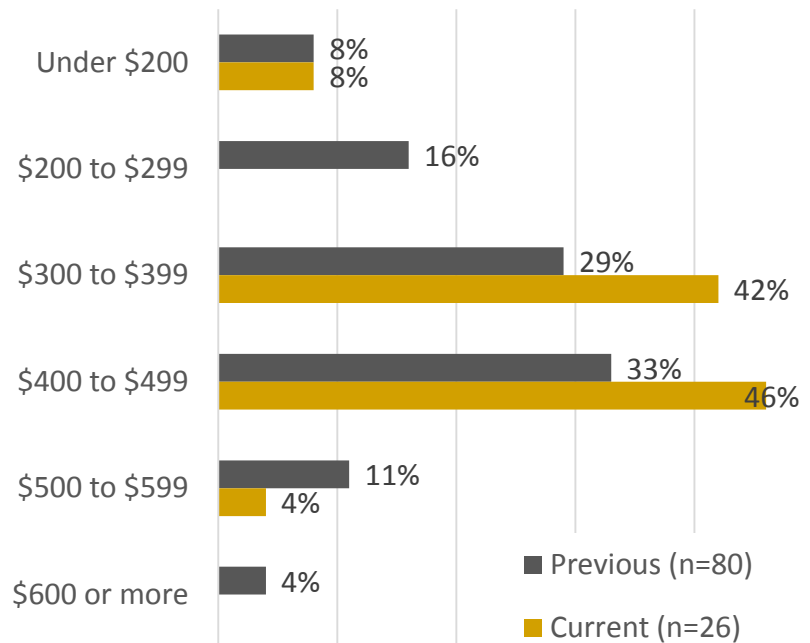


Housing Costs

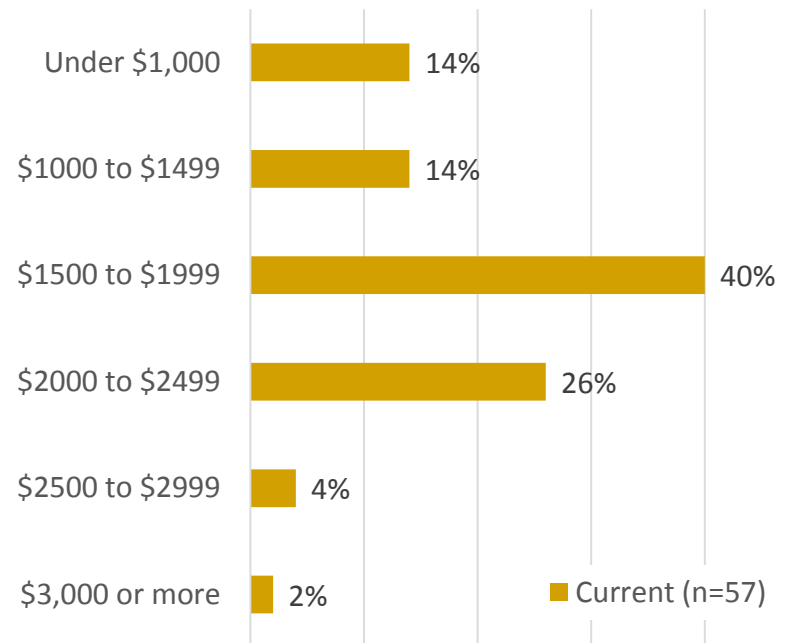
Current mortgage costs similar to previous rent

Rent and Mortgage

Rent per week



Mortgage per month



Average rent	Previous	Current
Total sample	\$371 (n=80)	\$397 (n=26)
Private landlord	\$402 (n=63)	

Average mortgage per month	\$1,678
Average per week	\$390

Q. How much do you pay each week for rent? If you are flatting, just include your share of the rent. How much are your monthly mortgage payments on the home you live in?
Base: Waimahia residents (all who answered)

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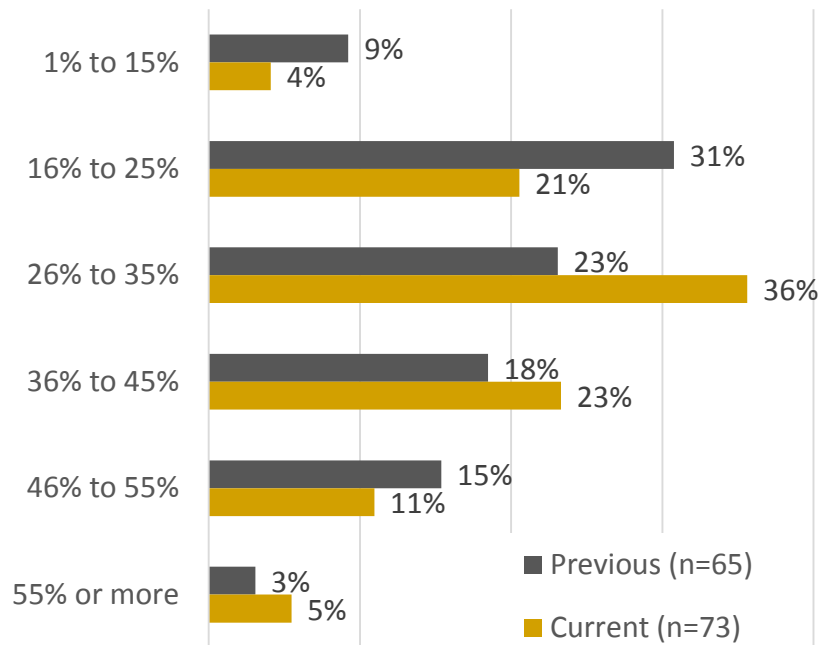
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Current % of income spent on housing similar to past

Housing Costs

% of HHld income spent on Housing



Average spend	Previous	Current
Total sample	31% (n=65)	34% (n=73)
Private landlord	33% (n=49)	

Q. What percentage of your household's income (before tax) is used for making rental or mortgage payments on the home you live in?

Base: Waimahia residents (all who answered)

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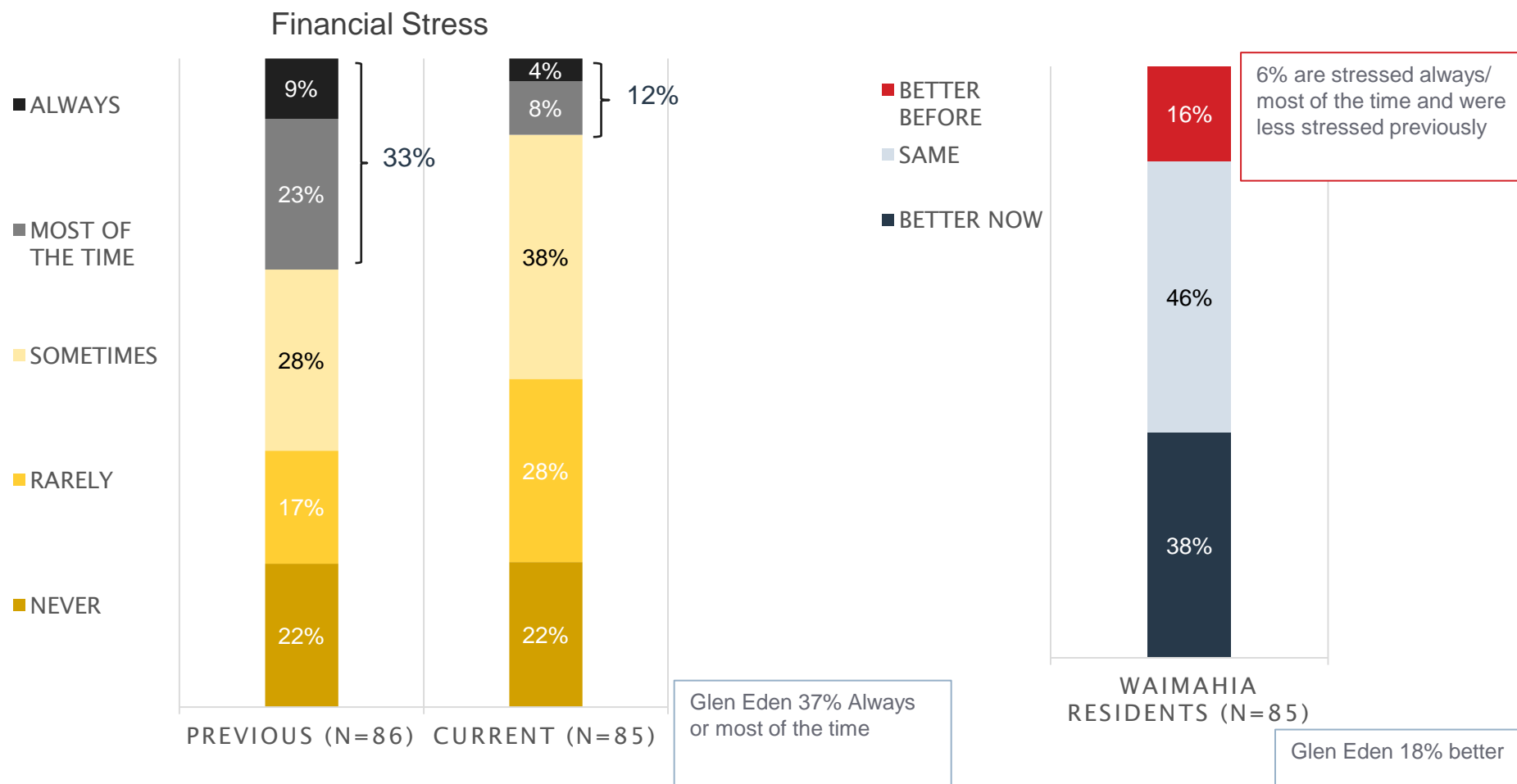
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Financial Position & Stress

For most, the level of financial stress has declined

Financial Stress



Q. In the last 12 months since moving to Waimahia, how often have you experienced stress in relation to how well your income meets your households everyday needs?

Base: Waimahia residents (all who answered)

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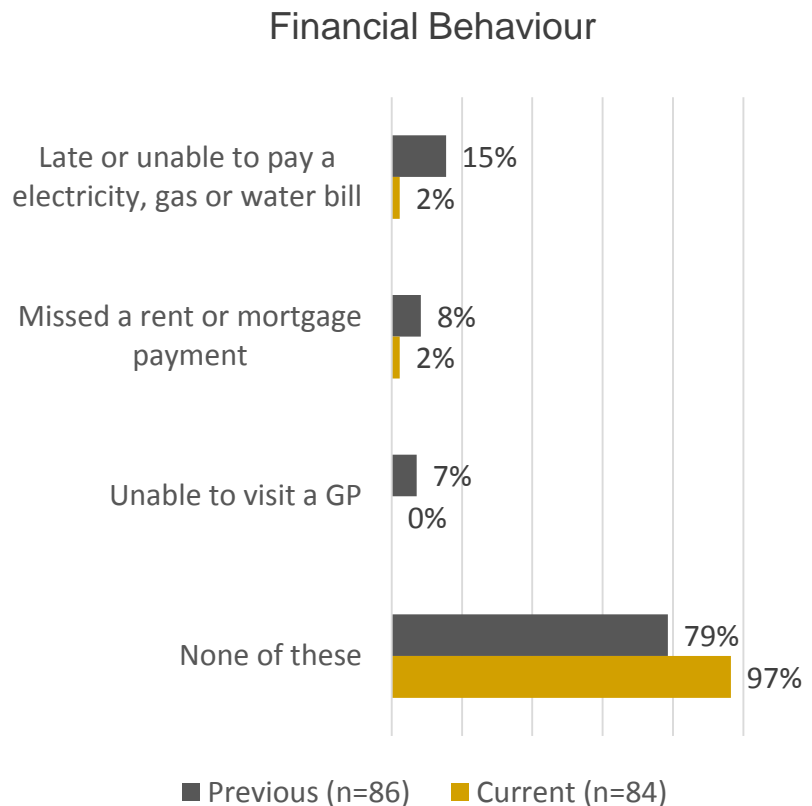
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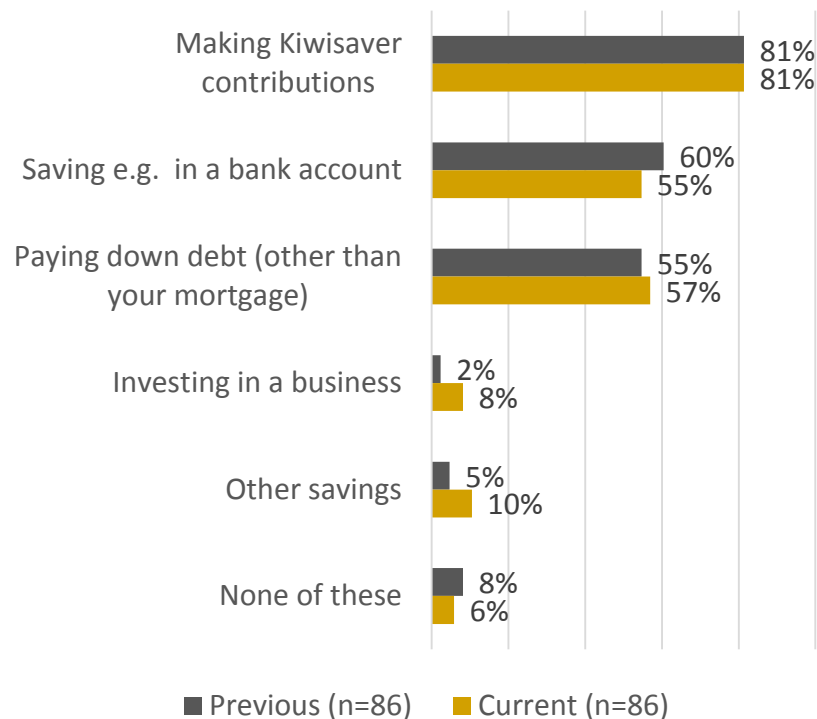


Increased incomes behind improved financial behaviour

Financial Behaviour



Savings



Amongst those who have a mortgage, 25% are paying it off faster than required.

Q. In the last 12 months since moving to Waimahia, did you experience any of the following for financial reasons?

Base: Waimahia residents (all who answered)

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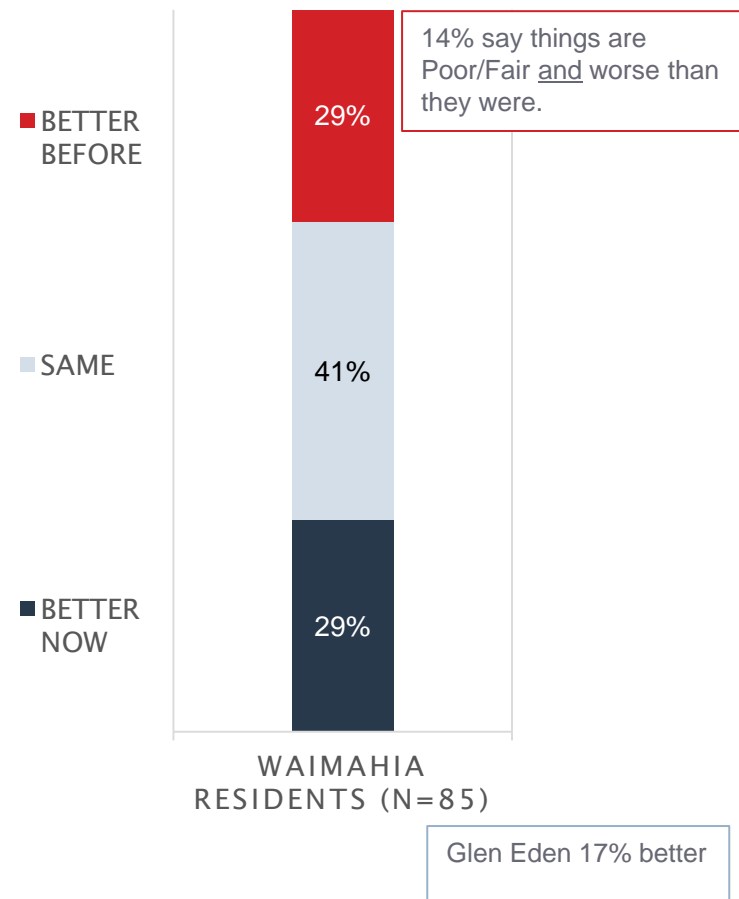
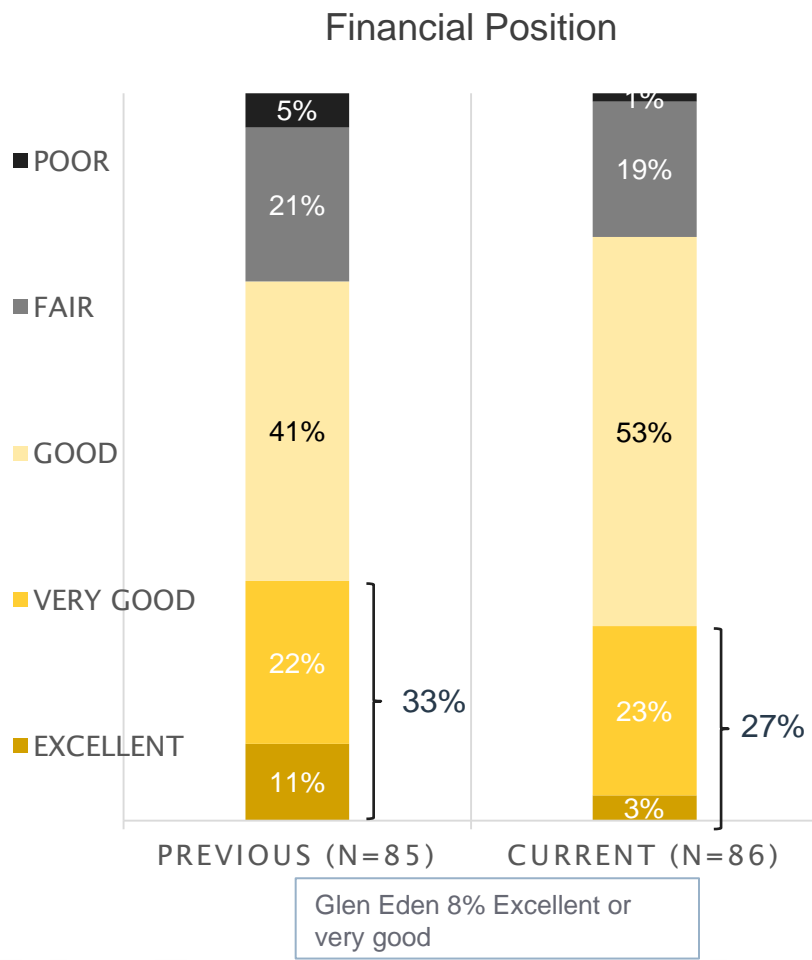
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~30% feel better about their finances, while ~30% feel worse about their current financial position

Financial Position



Q. Overall, how would you rate your current financial position?
 Base: Waimahia residents (all who answered)

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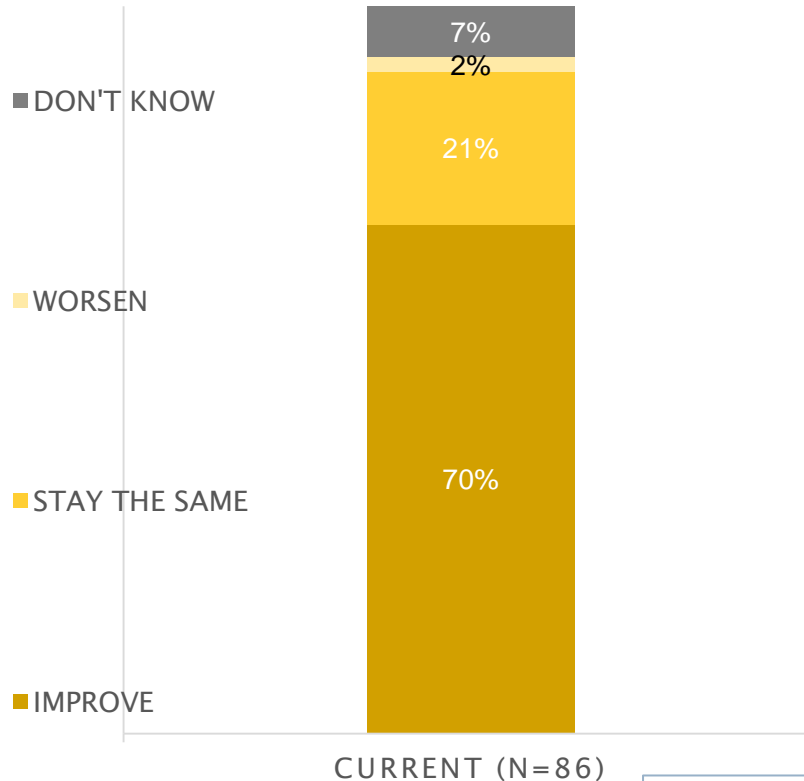
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But longer-term, residents expect the move to improve their financial position

Impact of moving to Waimahia

Impact of moving to Waimahia



Glen Eden 54% improve financial position

Q. Do you think that by moving to Waimahia your long-term financial situation will
Base: Waimahia residents (all who answered)

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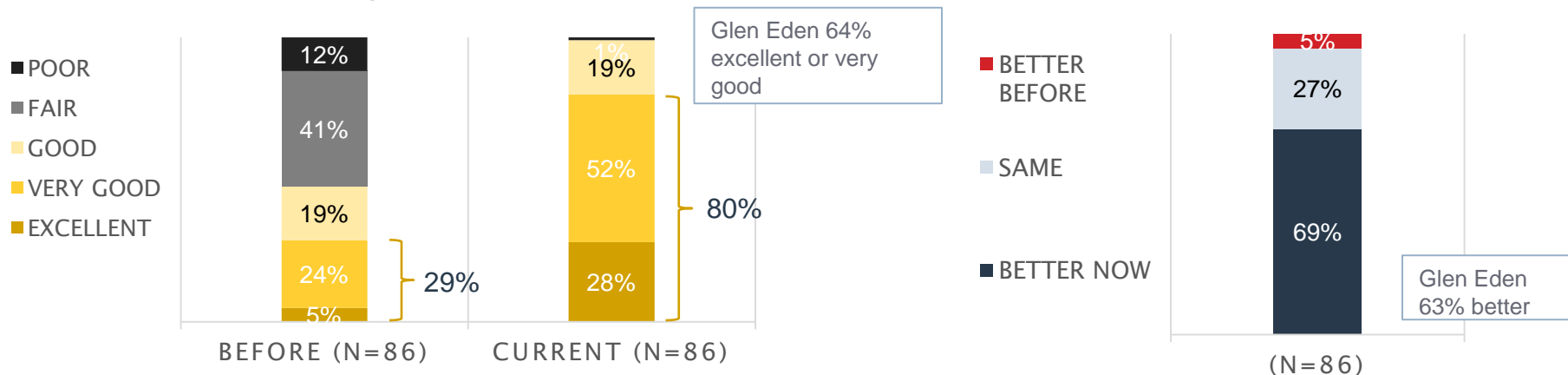


Health

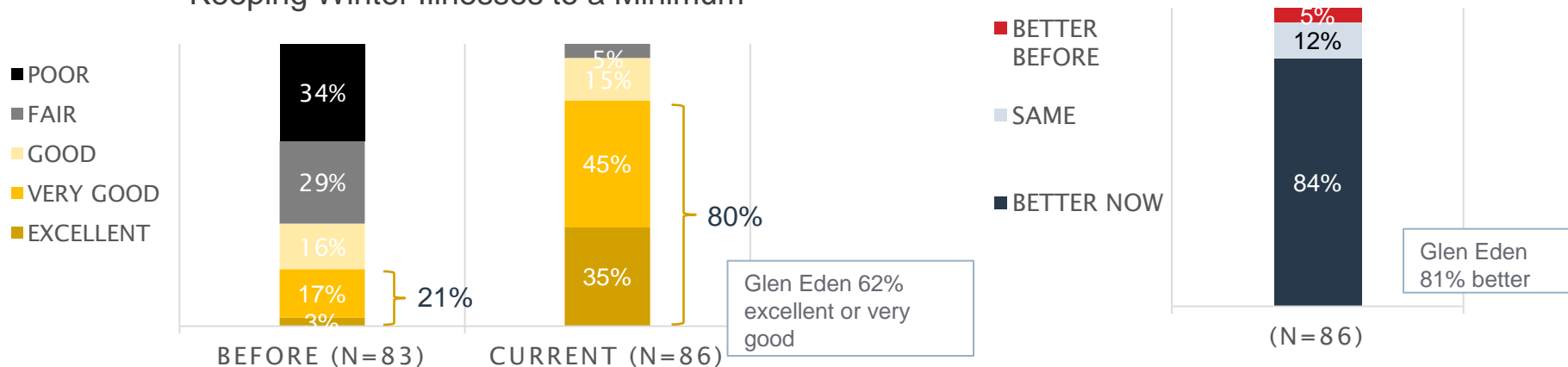
Massive improvements in household health

Health

Rating of Health Overall



Keeping Winter Illnesses to a Minimum



Q. In general, how would you rate your household's health?
 How would you rate your home in helping keep winter illnesses such as colds, flu and respiratory illnesses to a minimum?
 Base: Waimahia residents

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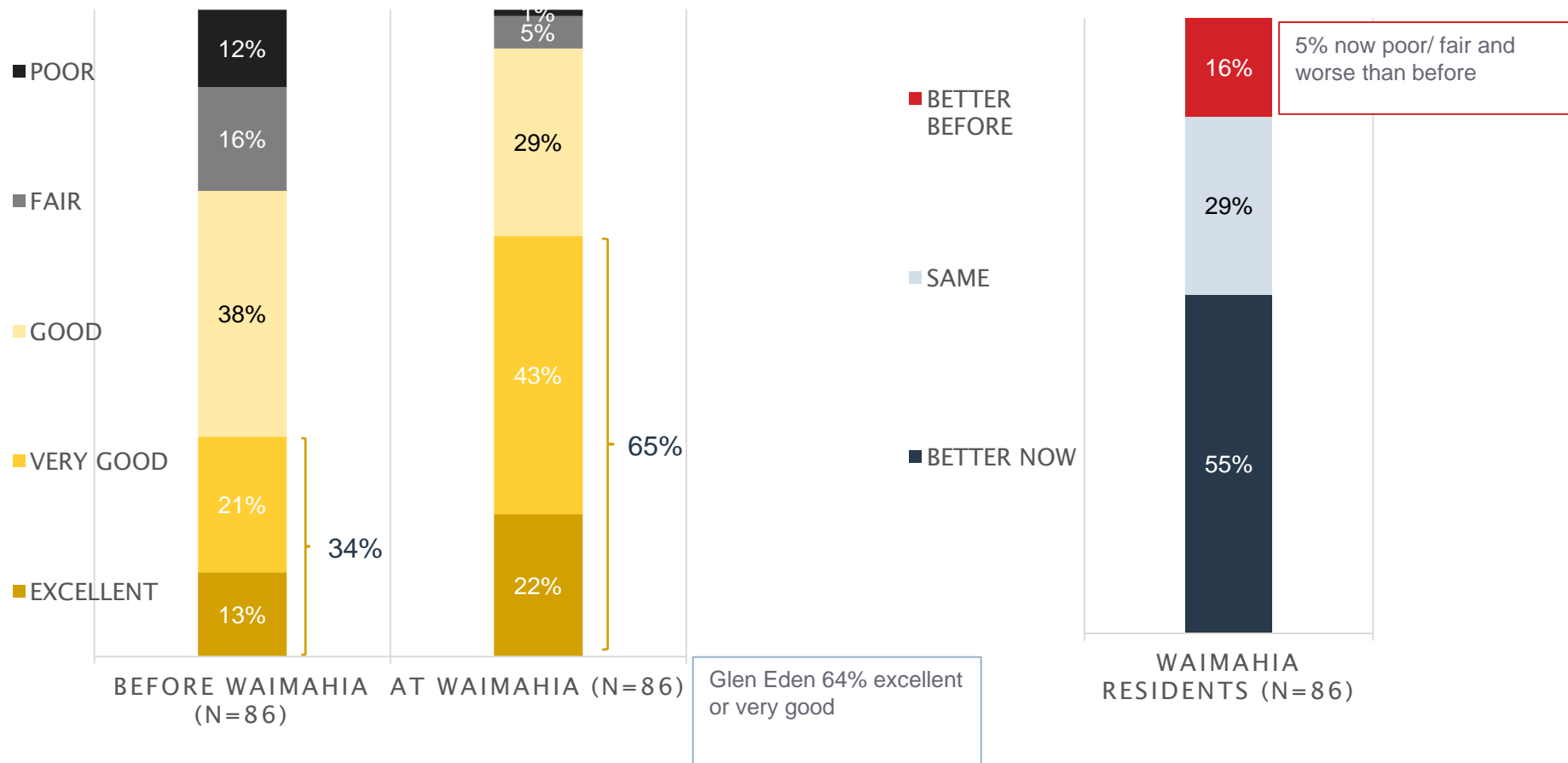




Community

Residents more positive about the Waimahia community than their previous home

Community



Q. How would you rate your community as a place to live?

Base: Waimahia residents

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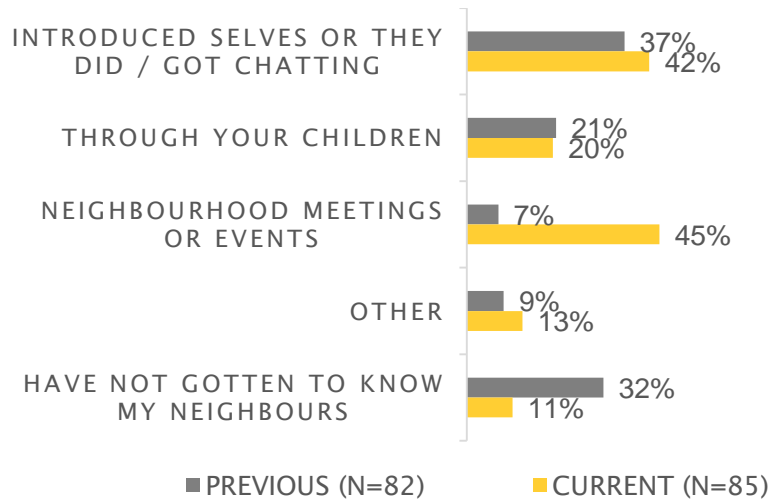
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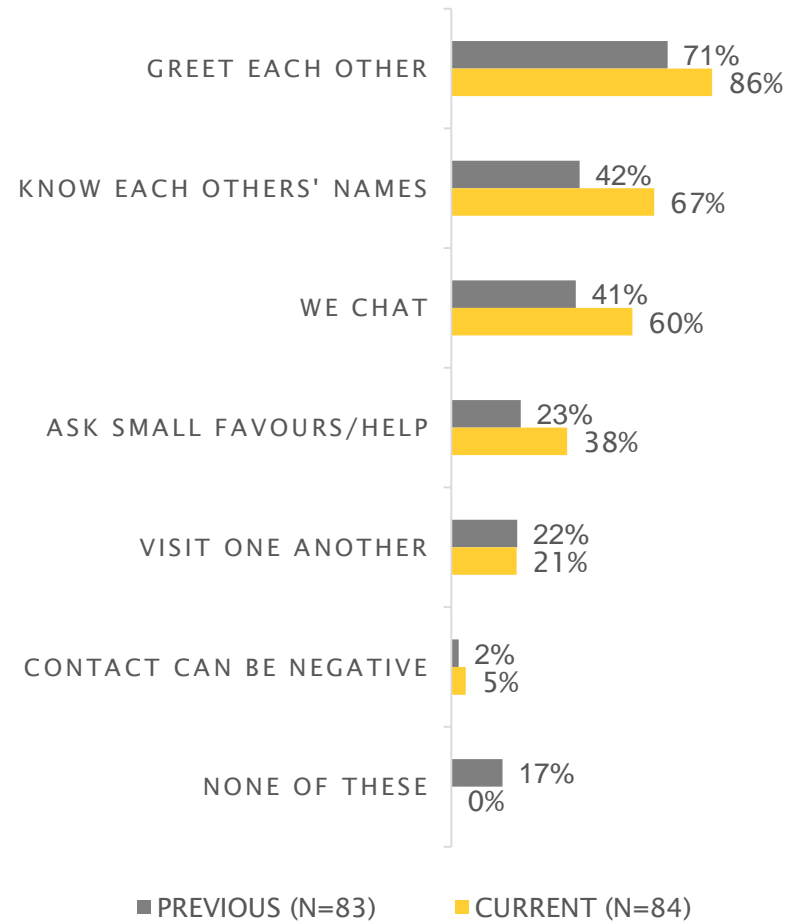
Neighbourhood events helping to build relationships with neighbours

Community

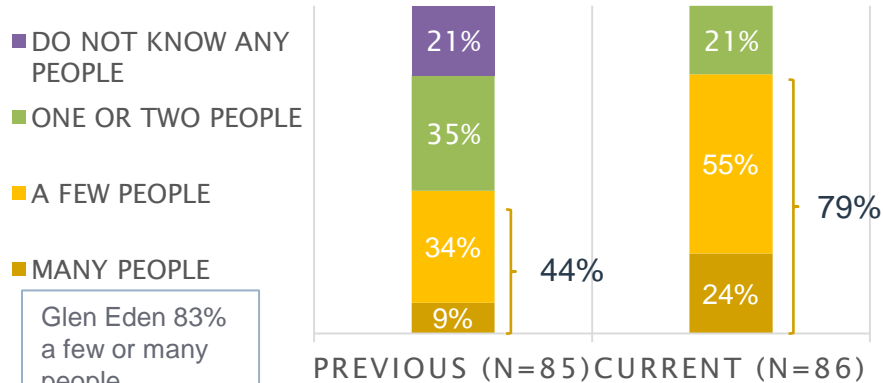
How get to know your neighbours?



Relationship with neighbours



How many people do you know?



Glen Eden 83% a few or many people

Q. How did you initially get to know your neighbours? Thinking about where you live now, do you know ...? Which of the following describe your relationship with your neighbours?
Base: Waimahia residents

The Waimahia Inlet Neighbourhood Limited Partnership

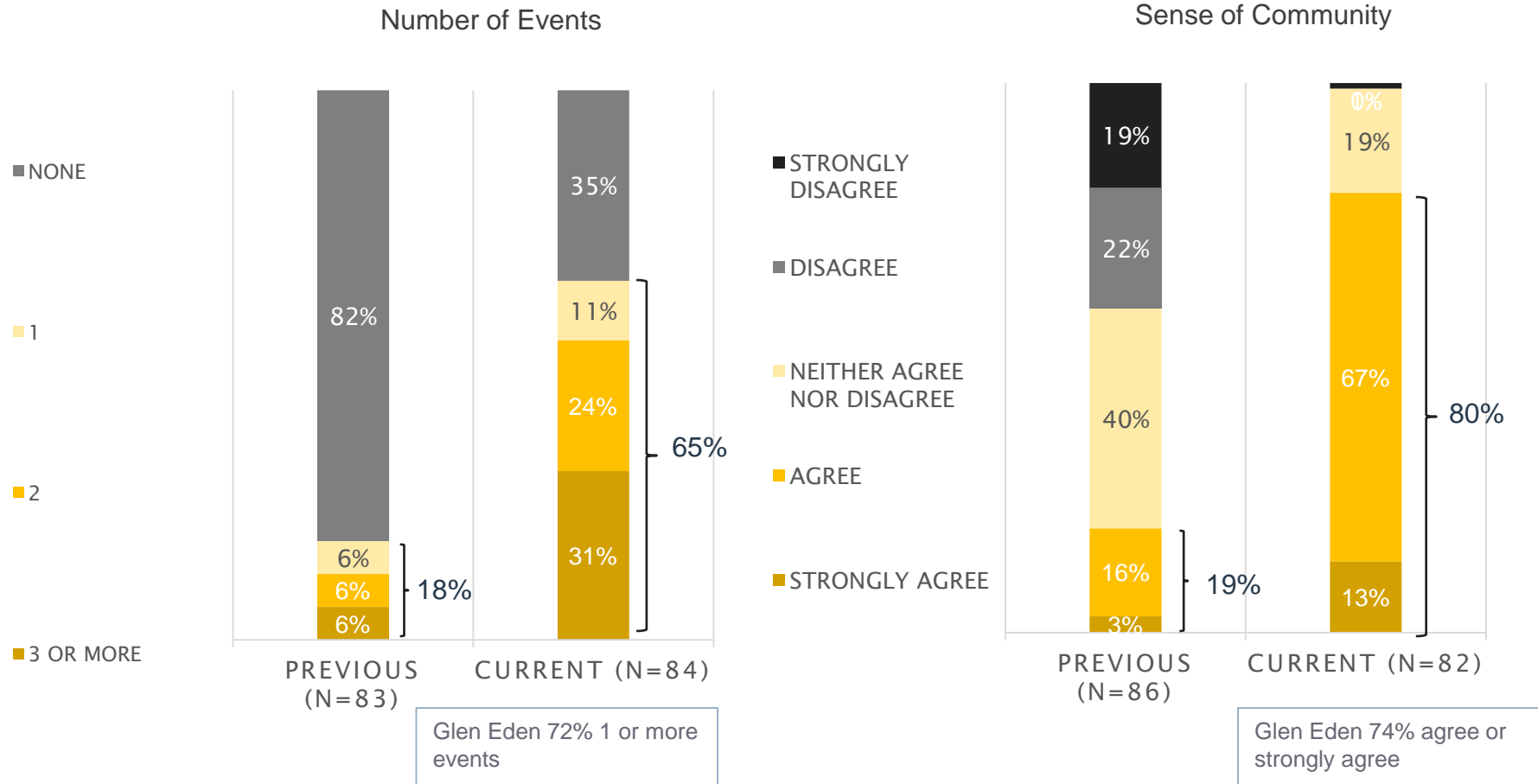
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Very strong sense of community evident

Community



Q. How many local neighbourhood events or meetings have you attended? Would you say that you feel a
 Base: Waimahia residents

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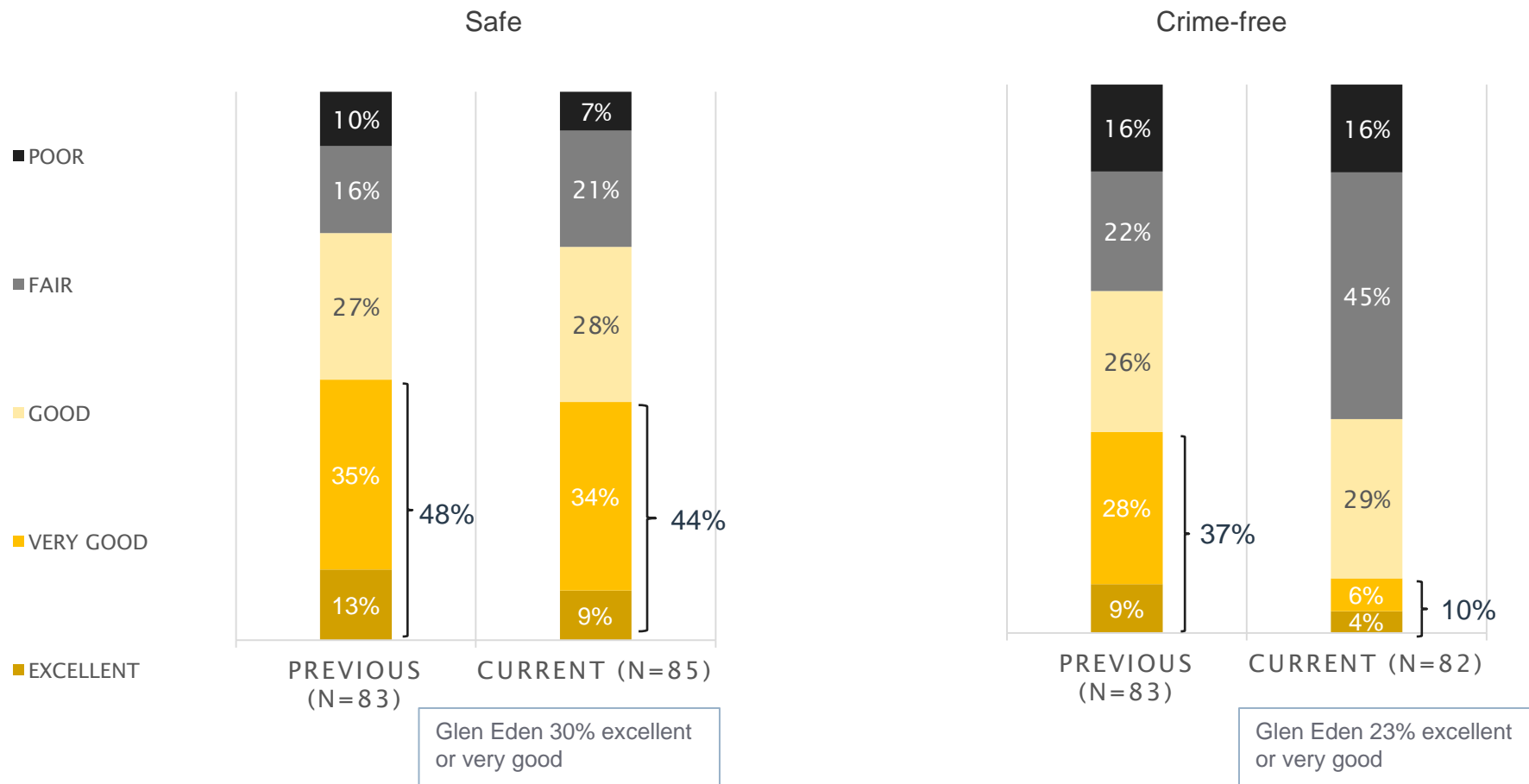
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Crime clearly an issue

Community



Q. How would you rate ... Being a safe neighbourhood ... Being crime-free?
Base: Waimahia residents

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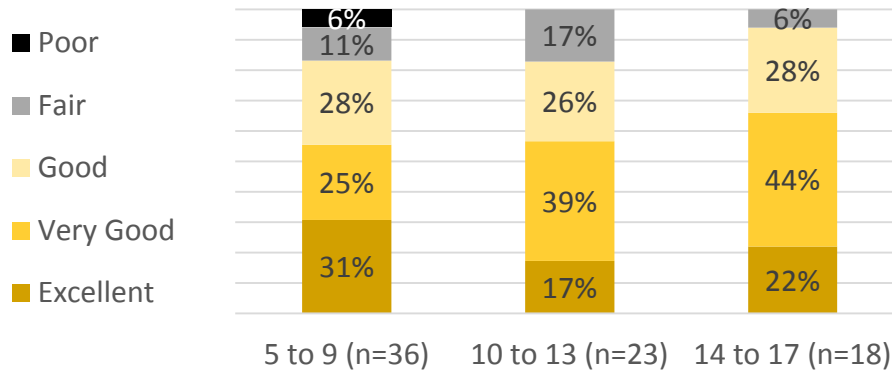


Education

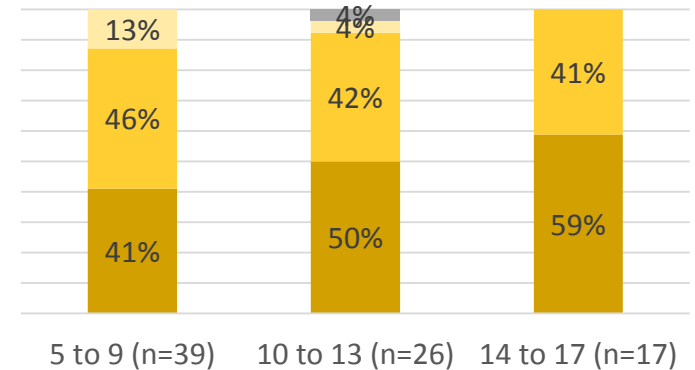
Improved attendance and achievement evident

Education

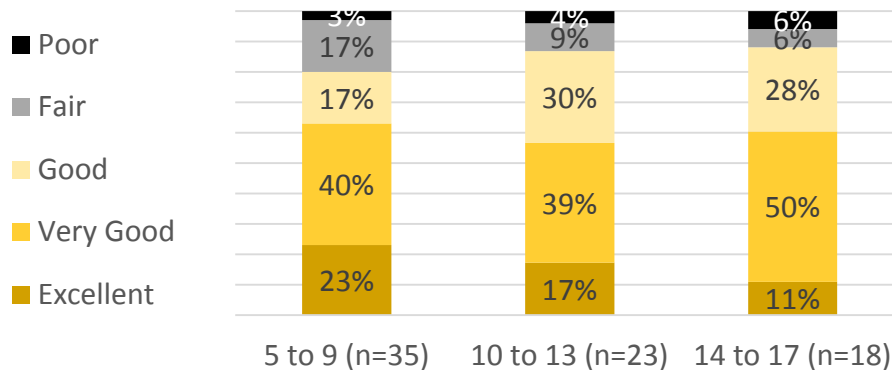
Attendance before moving to Waimahaia



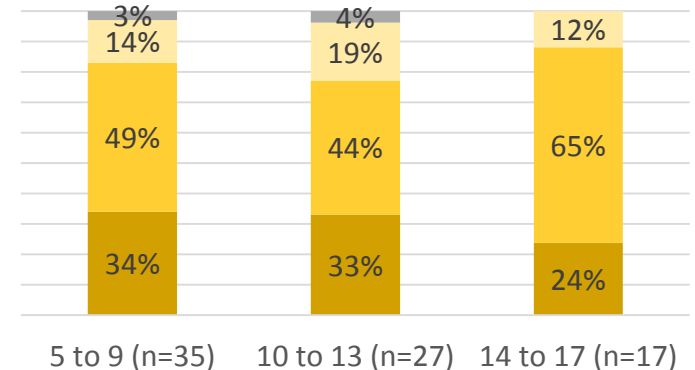
Attendance since moving to Waimahaia



Achievement before moving to Waimahaia



Achievement since moving to Waimahaia



Q. How would you rate your child's/children's attendance / achievement in the past year since moving to Waimahaia / when living in your previous house? Scale: Excellent to Poor.
Base: Waimahaia residents

The Waimahaia Inlet Neighbourhood Limited Partnership

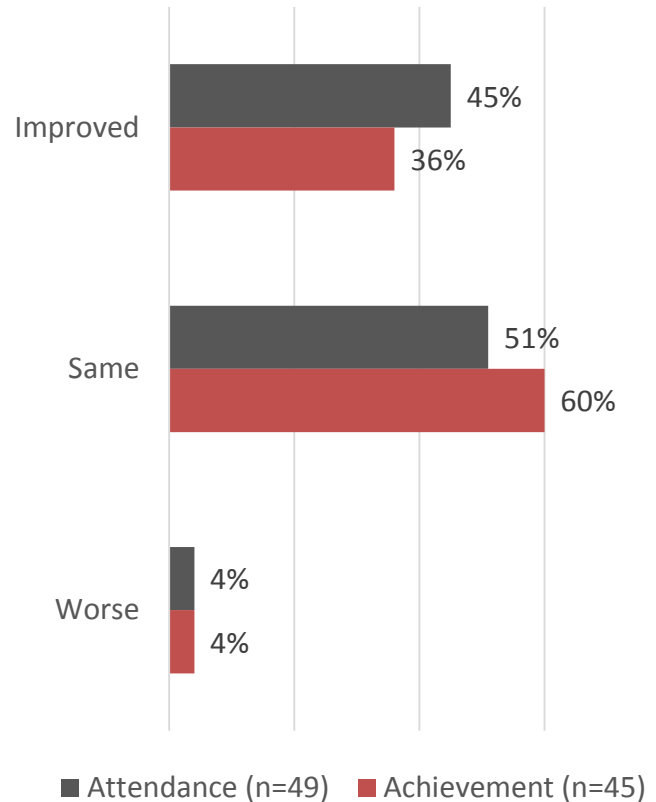
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Improved attendance and achievement

Education



Improved: At least one child/children rated as having improved; may also have children who stayed the same
Stayed the same: All children rated as staying the same
Worse: At least one child/children rated as having worsened; may also have children who stayed the same

Q. How would you rate your child's/children's attendance / achievement in the past year since moving to Waimahia / when living in your previous house? Scale: Excellent to Poor.
Base: Waimahia residents

The Waimahia Inlet Neighbourhood Limited Partnership

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**Appendix:
Key themes in the Open Ended
comments**

Please tell us in your own words what moving to Waimahia has meant to you and your household, and why? Key themes

Enable us to own our home

“The move has been life changing, I never believed we would make it on the housing market.”

“It has given me and my family an investment for life and set a foundation for my kids to grow up in and cherish.”

“Moving to Waimahia has meant my partner and myself now have the opportunity to buy our home with the help of housing foundation and raise our son and future children in a awesome community.”

“It has been a blessing to be given the opportunity for my family to own our own home, especially when I’m the sole bread winner in the family. I am very thankful.”

Feel part of a community

“The community is tight knitted, everyone keeps an eye out for one another and the people are lovely.”

“It's a step in the right direction for my family and I to grow in a like minded community. Dreams are possible, they are now a reality.”

“I love knowing my neighbours and the sense of belonging that is here.”

“Our household is just grateful to be able to live in a newly built home in a community where we feel safe & surrounded by neighbours who look after each other.”

Whole family benefited

“Moving to Waimahia has strengthen my family to become more motivated as a family and grateful for life.”

“This is important to us because we want stability for our children and a place we can make memories as our family grows. Both my husband and I are eldest children in our families and we are the first of our generation to have the opportunity to own our own home. This home will be a stepping stone for our children to one day own their own home with their families.”

Security of tenure

“We have peace of mind of going to be here for long period of time. Less stress for our landlord that he will sell their house.”

“It's much more stable because it's our own home as opposed to renting from someone else.”

“Stability - knowing that we will one day own the house we are renting.”

Financially secure

“Owning our own home in Waimahia has meant a huge deal for us, we feel financially secure.”

“A step.. no a leap up! in the financial side of our lives.”

“It has given me the opportunity to seriously commit financially to saving paying off debt.”

And if you could change one thing to improve life in the Waimahia community, what would you change? Key themes

Better/ More Parking

“People parking across footpaths and crossings - as a regular walker with pram and dog it's very dangerous to have to constantly walk onto the road to get around cars. Also people don't use the garages for car and they end up on grass verges and lawns and make neighbourhood look terrible.”

“Parking, parking, parking! the amount of bay parking and carparks on our property :)”

“Parking allotted for each household - not just first come first served but a definite one or two spaces depending on the rooms of the house.”

Security and Safety

“The security around here, the break ins and behaviour that happens around here is disgusting. Not our Waimahia community but outsiders, around our area.”

“Some of the bylaws to improve security measures fencing in the front, home alarm system with external siren.”

“Improve the security within the community by making it a gated community ,install CCTV allow us to fence the house completely.”

“Local school and cafe within the community as it is not one of the safer suburbs outside of Waimahia inlet.”

Better Facilities

“Hurry the parks along and finish the walkway.”

“Build more parks for children to play plus seats in more trees for parents to sit an watch them.”

“Sports park for the kids like basketball/ netball mini-courts. it will be nice to have a walk path/ short way to Maihia from basin.”

Crime

“The break ins and behaviour that happens around here is disgusting. Not our Waimahia community but outsiders, around our area. I have called police so many times I'm sure they know my number. Seeing people beating each other up outside our house on the main road. car accidents. Break ins, street brawls. It's horrible.”

“Our HNZ neighbour behind us. We have had to call the police numerous times, the police chase them through our yard regularly and warn us to keep everything locked and that there are prolific car thieves. These people need kicking out! “

“Being able to have small fencing at the front that might detour thieves from steeling shoes, plans, solar lights brooms.”

What are the main things that you like about living in the Waimahia community? Key themes

Sense of Community

“This community living reminds me of my childhood where everyone took pride in their properties and respected the neighbourhood. The kiwi warmth no matter race culture or age is acknowledged and again respected.”

“The fact that most of the families have moved into the neighbourhood with the goal of home ownership. This is a great factor because it indicates that most of the people we are surrounded by are hard working and family orientated. We also appreciate community events and the opportunities that are created to meet others.”

“Knowing what's going on in the community through the Facebook page, neighbours and residents being vigilant about what's happening, effort to bring people closer together, people expressing willingness to help.”

“A community where people know each other and have a common desire to make a safer and family friendly place.”

New Homes

“Finally a place to call home, warm house, my family finally have their own room especially the children.”

“Being home owners for the first time to this lovely, warm and new house.”

“We own our home - our family live close by - affordable - dry homes (my son doesn't have breathing issues anymore).”

“New housing making it look clean and tidy.”

Safe and Secure

“We know most of our neighbours in the street which makes us feel secure.”

“I like the community feel and that my neighbours are in similar positions to each other and look out for each other.”

“We know most of our neighbours in the street which makes us feel secure.”

“I like that even though it's a stone throw away from troubled streets, I just don't feel that sort of presences. It feels safe, the security, neighbours, the way houses are designed. Everyone here is looking out for each other.”

“I love that everyone is dedicated to ensuring that our community is safe.”

“I feel safer for Neighbourhood Watch.”

Walkways and green spaces

“We love being near the water and reserve walk.”

“The beauty of it (homes and our surroundings), and how it encourages better living in all aspects. Community gardens, energy efficient, water saving, parks and walkways which encourages us as a community to get outside.”

“Plenty of green space.”