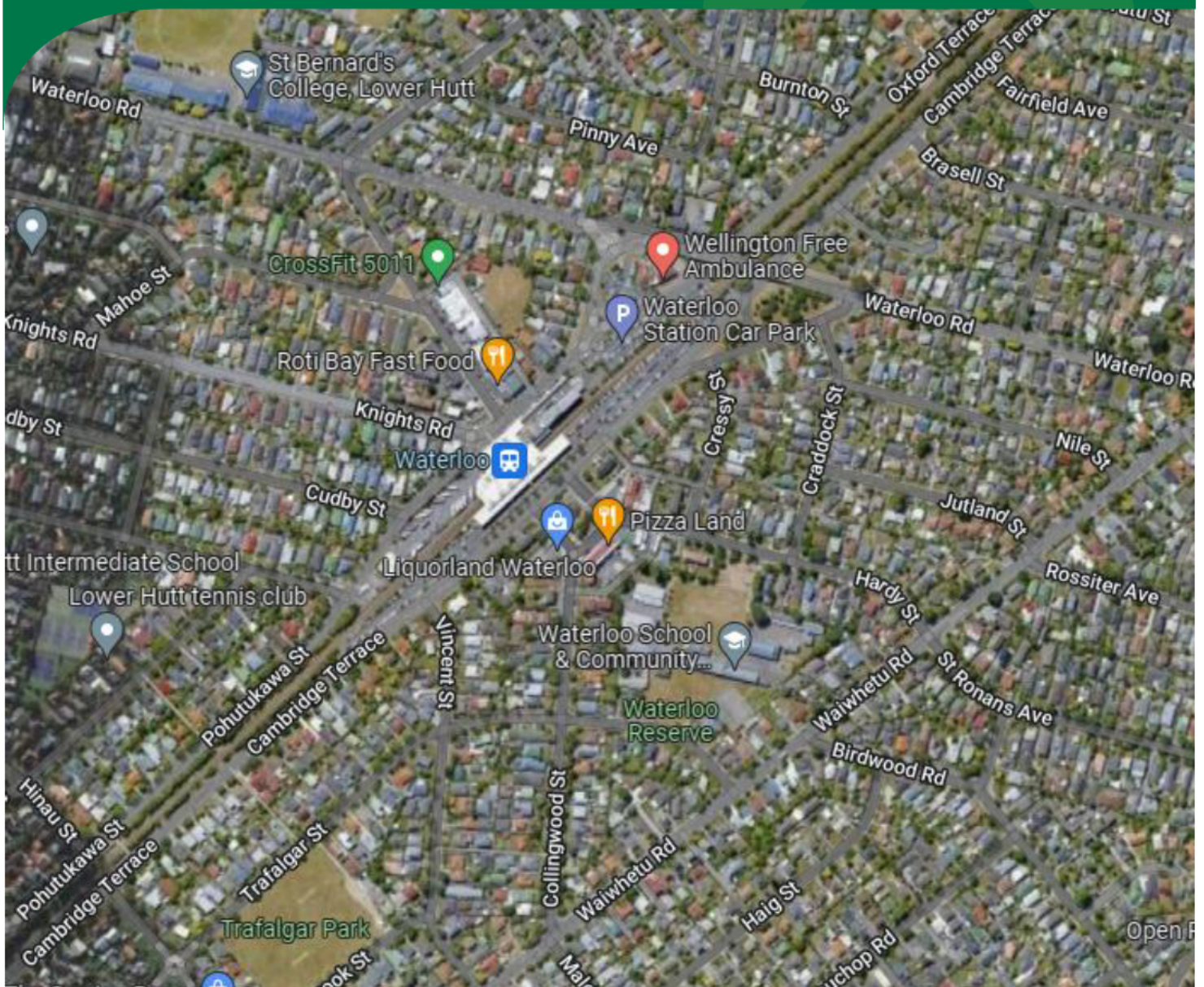


Waterloo Station Kāinga Ora Public Housing Insights

Date – April 2022



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Please note the information within this document is not for public circulation until such time as our customers can be informed of any future development work being considered by Kāinga Ora. This document provides information on public housing in the wider Waterloo neighbourhood and has been created to assist Metlink with the future redevelopment of Waterloo Station.

1 Kāinga Ora Properties

Kāinga Ora own 200 homes in the Waterloo neighbourhood, but given the close proximity of Epuni and Waiwhetu the information within this document relates to the three neighbourhoods. Kāinga Ora own 822 homes across the Waterloo, Epuni and Waiwhetu neighbourhoods.

1.1 Current housing typology and housing mix

The most common typologies within the housing portfolio are single storey semi-detached houses closely followed by single storey standalone houses.

Figure 1. Housing Typology

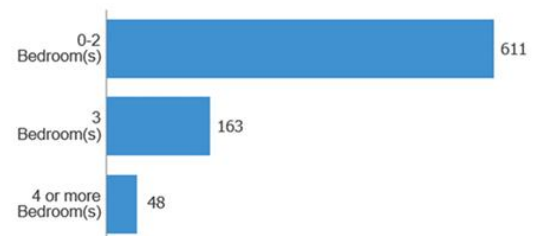
Month End Date ▶ 28-Feb-22		Property Count % of total	
Property Type Code	Property Type		
DPX	DUPLEX	44	5.4%
FTD	FLAT DOUBLE STOREY	89	10.8%
FTM	FLAT MULTI STOREY	48	5.8%
FTS	FLAT SINGLE STOREY	53	6.4%
HSM	HOUSE MULTI STOREY	27	3.3%
HSS	HOUSE SINGLE STOREY	259	31.5%
TUD	TWIN UNIT DOUBLE STOREY	27	3.3%
TUS	TWIN UNIT SINGLE STOREY	275	33.5%
Grand Total		822	100.0%



The bedroom mix within the existing portfolio is heavily weighted to 0-2 beds with just over 74% of the homes being 0-2 beds (0 bedrooms represent a studio). Within the 0-2 beds 458 (75%) are 2 beds making 2 bedrooms the most common bedroom typology within the area. The second most common is 3 beds at 20% of the portfolio.

Figure 2. Number of Bedrooms

Month End Date ▶ 28-Feb-22		Property Count % of total	
Bedroom Band			
0-2 Bedroom(s)	611	74.3%	
3 Bedroom(s)	163	19.8%	
4 or more Bedroom(s)	48	5.8%	
Grand Total	822	100.0%	

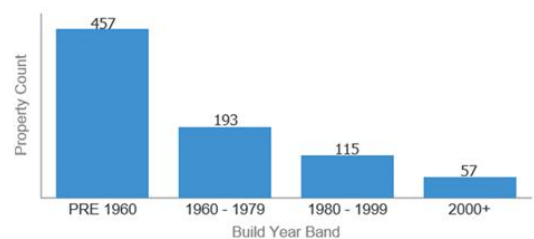


1.2 Current housing stock age

The housing stock is predominantly pre-1960's which accounts for over 55% of the stock in the Waterloo, Epuni and Waiwhetu catchment area. This increases to 80% of homes built pre-1980. Due to the ageing housing stock it is likely the retrofit programme will continue to be active in the Waterloo catchment area on sites that are not suitable for redevelopment. There are 133 completed or underway retrofit properties across Waterloo, Epuni and Waiwhetu.

Figure 3. Housing stock age

Month End Date	28-Feb-22
Build Year Band	Property Count % of total
PRE 1960	457 55.6%
1960 - 1979	193 23.5%
1980 - 1999	115 14.0%
2000+	57 6.9%
Grand Total	822 100.0%

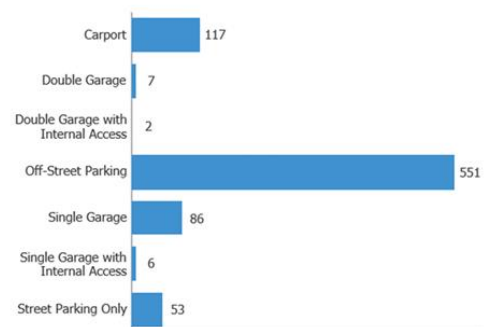


1.3 Parking provision for current housing stock

The majority of Kāinga Ora homes in the area have a level of parking provision with only 6% of homes offering no on plot car parking options. Given the proximity of the neighbourhood to the Hutt Valley train line the parking provision may change in the future particularly for new apartment developments.

Figure 4. Car parking provision

Month End Date	28-Feb-22
Parking Facilities	Property Count % of total
Carport	117 14.2%
Double Garage	7 0.9%
Double Garage with Internal Access	2 0.2%
Off-Street Parking	551 67.0%
Single Garage	86 10.5%
Single Garage with Internal Access	6 0.7%
Street Parking Only	53 6.4%
Grand Total	822 100.0%

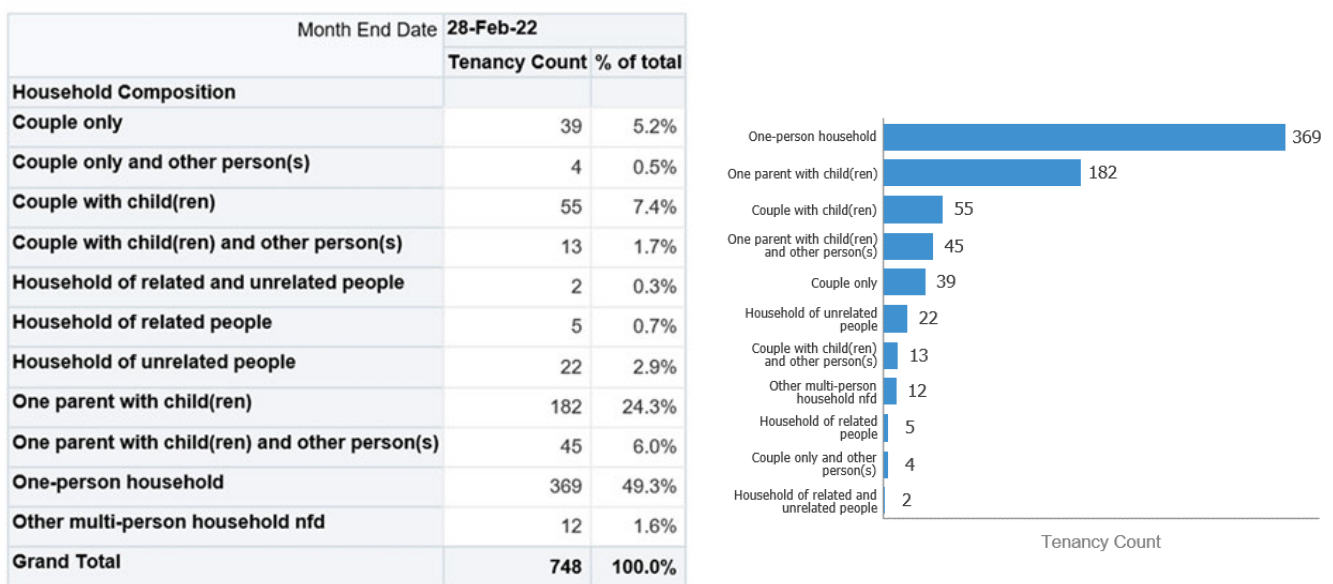


2 Kāinga Ora Tenancies

2.1 Current tenancies

There are currently 748 tenancy's recorded in the Waterloo, Epuni and Waiwhetu areas. One person households are the most common reported tenancy at 49% of the portfolio. This increases to 75% of tenancies when one person and one parent with child(ren) are combined.

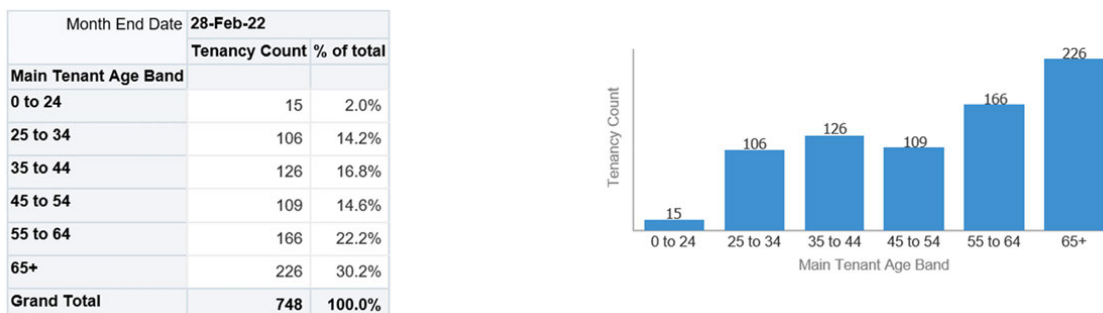
Figure 5. Existing Household composition



2.2 Age composition of tenants

Over 50% of tenants in the catchment area are 55+ suggesting a potential growing need for housing that is suitable for later life living.

Figure 6. Age composition of tenants



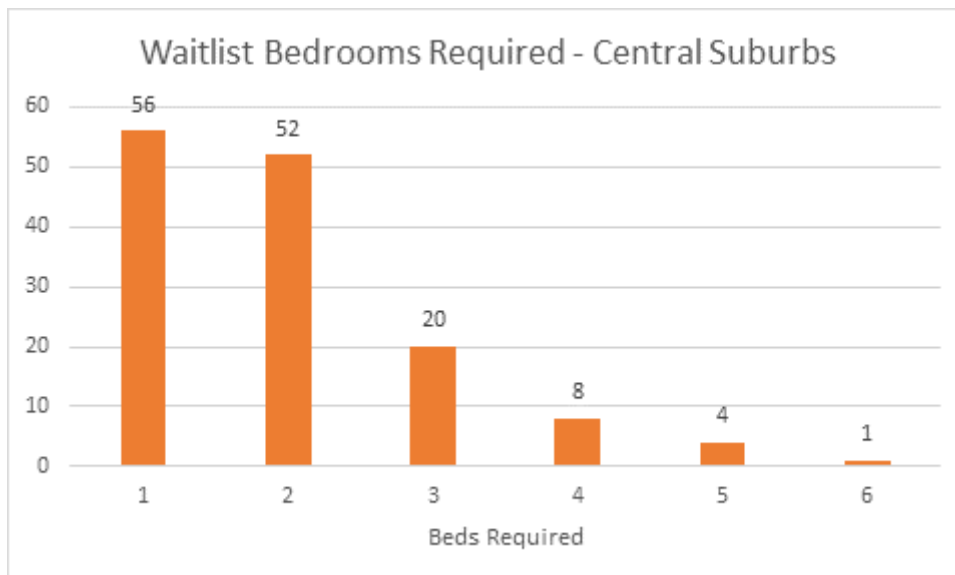
3 Public Housing Need

3.1 Public housing waitlist numbers

There are currently 919 tenancies on the waitlist for the whole of Lower Hutt. This reduces to 120 for the Waterloo, Waiwhetu and Epuni suburbs, equating to 13% of the Lower Hutt waitlist.

There is a clear demand for one and two bedroom properties in the area, which suggests future development might target apartment typologies.

Figure 7. Public housing waitlist by number of bedrooms



4 Kāinga Ora Ownership

4.1 Ownership in the local neighbourhood

The existing Kāinga Ora ownership in Waterloo, Waiwhetu and Epuni is shown hatched in blue on the maps below. Kāinga Ora does not have extensive ownership adjacent to Waterloo train station that could contribute to the redevelopment of the station. Kāinga Ora does own 9(2)(a)

Kāinga Ora does have significant land holdings in the wider neighbourhood and our tenants would benefit from any improvements to Waterloo Station and the service offering.

Figure 8- Kāinga Ora ownership Waterloo/Waiwhetu

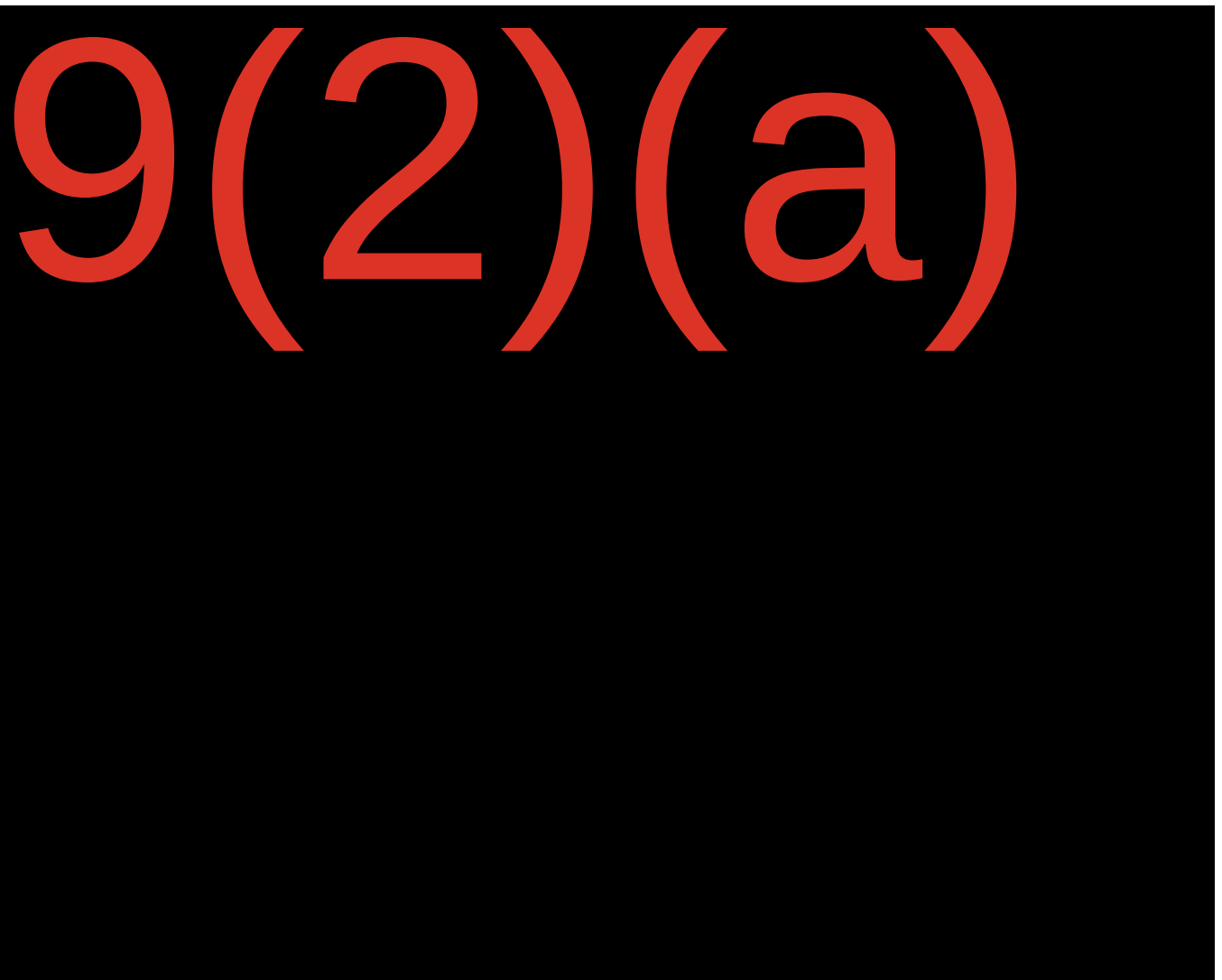
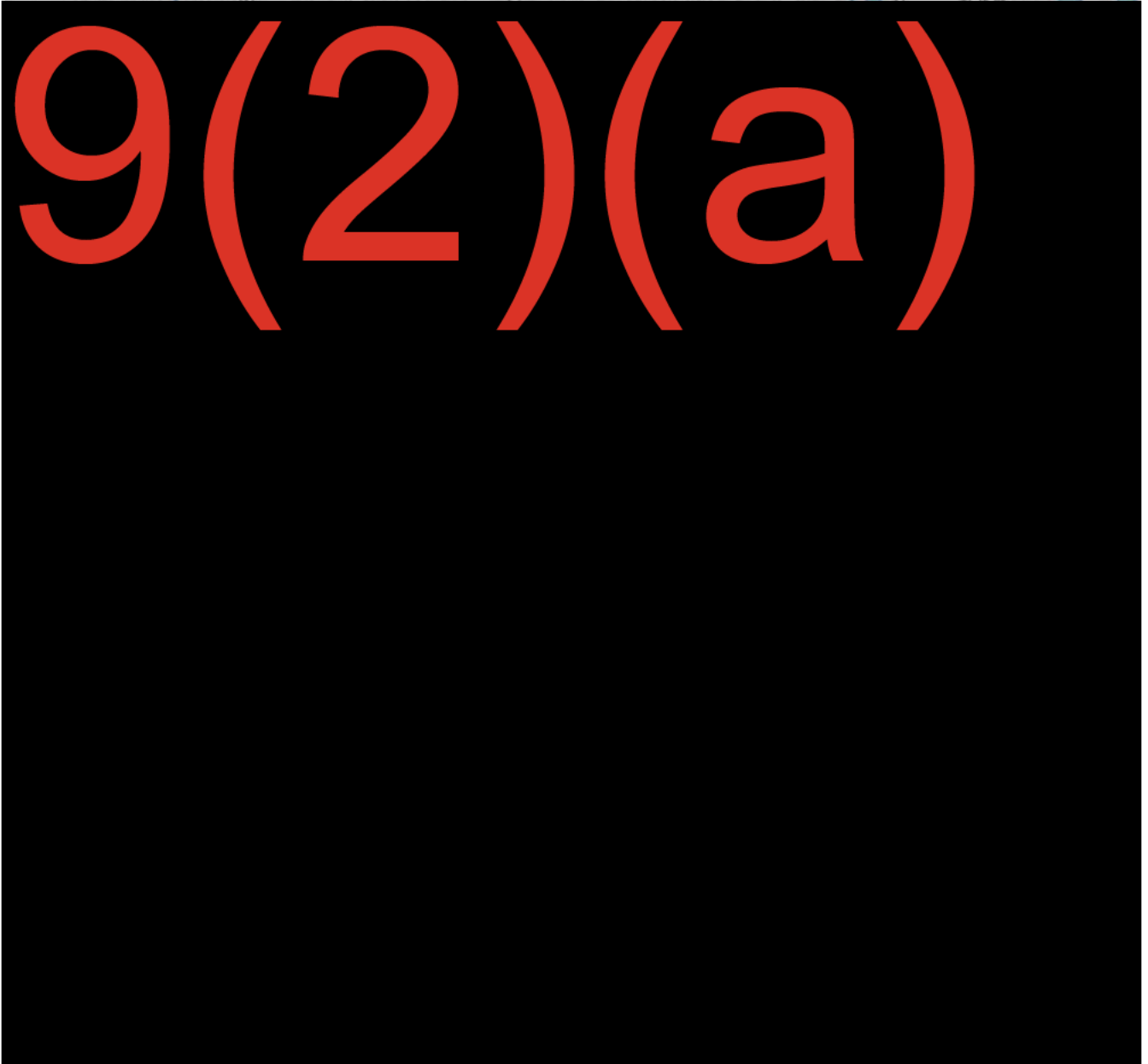


Figure 9- Kāinga Ora ownership Waterloo/Epuni



4.2 Future Kāinga Ora Development intentions

The redevelopment of Waterloo train station would influence Kāinga Ora’s future redevelopment proposals for the wider neighbourhood. There are not currently significant redevelopment proposals planned around Waterloo Station.

Kāinga Ora are prioritising redevelopment proposals along the Hutt Valley train line with housing proposals being developed around Epuni, Naenae and Tāita stations, which are the neighbourhoods where Kāinga Ora have high levels of existing ownership.