



SuperCity? Project: Survey of Public Views on Housing

Working Paper 4

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(1) Introduction

To support the *Supercity? Study* a telephone survey of 350 randomly selected residents of Auckland was commissioned from Phoenix Research. Age-gender-place quotas were used to structure the data-collection. This has confidence limits of +/- 5%. The data has been weighted to better represent the various parts of Auckland and also ethnic proportions. The main attitude questions were collected on an 11-point Likert scale and this has been reduced to a 3-category scale for presentation purposes. Field work was during July 2013. Questions covered both attitudes to performance of the Auckland Council & effects of the governance reforms and also attitudes concerning the then-forthcoming local authority elections. Included among the questions were several indicators specified by the DIA indicators framework used in the



Supercity? study:

- Interest in Local Politics, including past and likely future voting (not reported in this working paper)
- Attitude to Auckland as place to live, and whether this has changed since amalgamation
- Opinion re Auckland's future growth
- Attitude to Council plans
- Attitude to governance issues in relation to Auckland (also not covered).
- A useful question concerned whether or not the respondent thought that apartment living was suitable for their household.

A second interviewing round in November/December 2013 after the Local Authority elections was partly paid for with the original grant from the Dean but more from a further Faculty grant. Given the planning interest in intensification attempts were made to particularly incorporate areas of Auckland slated for intensification. In all, 440 phone interviews were conducted: half were re-contacts and the other half new. Most of the re-contacts completed both the voting follow-up (not reported here) and the housing questionnaire while the new contacts were only asked to complete the housing questionnaire. Re-contacts were asked some further socio-demographic information while new contacts were asked the full set. The data for re-contacts has been connected with that from their first interview so that some attitude changes over time can be tracked. Open-ended information has yet to be coded. Multiple responses are reported in combined form. 10-point scales have been frequently used so these are summarized with means and standard deviations. Don't knows/refusals etc. have been removed before percentaging.

(2) Conceptualisation of Housing Preference Questions

The housing component of the study was designed (with the active assistance of Denise Bijoux from Beacon) to investigate people's views of how well their housing, sections and neighbourhoods work for them and their lifestyle. This was specified as whether or not each of these allows the respondent to live the kind of life they would like to live, and what changes might enable them to live more comfortably and have a better quality of life, together with how feasible such changes are considered to be. For each of these levels the respondent was asked to respond to a list of what is needed to provide for its residents in order for those people to have a high quality of life.

The following classification of living environments was used:

- Detached house on full section
- Detached house on small section
- Townhouse or unit
- High-rise apartment
- Lifestyle block
- Rural

Respondents were asked their preference of the options on this list, why this was their preference and which was their least preferred type of dwelling.

Respondent were also asked about their moving intentions within the next year and the broad reasons for such intentions.

Suggested criteria for dwelling performance included:

- Providing enough personal space for everyone in your household
- Providing enough communal space for everyone in your household

- Providing enough space to host guests
- Being warm and dry
- Being efficient and cost effective to heat
- Using water efficiently
- Being cost effective to maintain.

Criteria for how well do respondents' outdoor areas perform for them were suggested to include – although since the questionnaire was already very long this question-area was not implemented):

- Providing enough outdoor space for everyone in your household
- Providing enough gathering space for everyone in your household
- Providing enough space to host guests
- Providing enough space for your preferred activities
- Enabling you to grow some of your own food
- Enabling you to compost

Suggested criteria for neighbourhood performance included:

- Feeling safe in the streets during the day
- Feeling safe in the streets at night
- Access to public transport
- Walking
- Cycling
- Enjoyment of nature
- Access to local shops
- Access to education facilities
- Access to work and employment opportunities
- Access to entertainment
- Connections to neighbours
- Providing peace and quiet

The respondent was reminded that “thinking about the next 10 years ... to accommodate growth and achieve a more liveable city, some areas of Auckland are going to intensify. This means there will be more townhouses, terraced houses and apartments available to live in. It also means our neighbourhoods will become more mixed use (include retail and commercial enterprises as well as residential) and that more public transport options will become available and these will be more frequent”. The respondent was asked if they were interested in living in a more intensively developed neighbourhood and for their reasoning. And they were further asked - in order to consider buying an intensive housing option - how they would rate the importance of having access to the following items in your neighbourhood:

- a. A built environment that looks good e.g. design of building, presence of public artworks
- b. An environment that is accessible for people of all abilities e.g. Universal design features
- c. Secure access to my building
- d. A safe play area for small children
- e. Facilities for older children
- f. Access to education facilities
- g. The ability to work from home
- h. The ability to work nearby

- i. A sound proof community hall or room for entertaining
- j. A workshop area
- k. Communal outdoor space
- l. Access to nature e.g. local parks, walkways, views
- m. Secure storage facilities for large items
- n. Secure storage for cycles and access to cycleways
- o. Car parking
- p. Access to public transport
- q. Walking access to local shops for everyday items
- r. The ability to work from home
- s. A common compost and access to garden plots
- t. Common laundry facilities
- u. Ways of engaging with other local people socially
- v. Opportunities to engage in cooperative buying
- w. Opportunities to engage in carpooling/car sharing
- x. Opportunities for joint disaster preparedness
- y. Opportunities to pool resources to reduce energy (solar, wind) and water costs
- z. Similarity to own ethnicity of neighbours
- aa. Similarity to own age of neighbours
- bb. Anything else that is important to you?

Finally, respondents were asked about whether they were considering any changes to achieve long term environmental sustainability, with pre-coded response categories including: install solar energy; better insulation; grow vegetables; other & would not like to change anything.

(3) Results: 1st Round

The (1st round) sample is evenly split between men and women and has similar proportions from North and Central Auckland together with a fifth from West Auckland. The sample is well spread across age-ranges and includes reasonable coverage of different ethnic groups. Ownership rate is high and most respondents occupy separate housing.

Three-quarters see Auckland as a good place to live.

Nearly two-thirds don't see Auckland as having got better or worse as a place to live, with pro and con evenly balanced at about 1/5th each.

Areas of high satisfaction in relation to Auckland include: library services (83%), Beaches and also Council-run parks & reserves (73% each) and recreational facilities (65%) Public transport was the only area attracting dissatisfaction – but even this only reached one-quarter of respondents. Support for Auckland becoming more of a region was a solid minority at about 40%.

A solid one-half feel that Auckland's growth is too much, with only a sliver saying it is too little.

Nearly two-thirds had heard of the Auckland Council plans and half claimed to be familiar or very familiar with them. Just under one half were neither in support of nor against the Plans with the remainder balanced between those against it and those for it.

A solid minority (some 40%) did not consider that apartment living would be suitable for their household, with the remainder of the responses evenly distributed across the range of possible answers. Very few saw themselves as suiting apartment living.

(3.1) Housing Situation

| | | Column N % |
|-----------------------|-------------------------------|------------|
| Q32 RESIDENCE OWNED | Owned | 78.4% |
| OR RENTED | or Rented | 21.3% |
| | Other e.g. Family Trust* | 0.3% |
| Q33 RESIDENCE | A separate house | 85.3% |
| SEPARATE HOUSE OR | Or a flat, unit, apartment or | |
| NOT | townhouse that is part of a | |
| | building with 2 or more | 14.7% |
| | households | |
| Q34 HOW MANY | 2 | 52.0% |
| DWELLINGS IN GROUP | 3 | 18.0% |
| | More than 3 | 30.0% |
| House | Separate House | 85.6% |
| | 2 | 7.5% |
| | 3 | 2.6% |
| | More than 3 | 4.3% |
| Q35 HOW LONG LIVED IN | Up to one year | 6.3% |
| CURRENT RESIDENCE | Up to 2 years | 4.9% |
| | Up to 3 years | 6.3% |
| | Up to 5 years | 14.9% |
| | Up to 10 years | 25.8% |
| | Up to 20 years | 24.4% |
| | More than 20 years | 17.5% |
| Q36 HOW LONG LIVED IN | Up to one year | 0.6% |
| AUCKLAND | Up to 2 years | 0.0% |
| | Up to 3 years | 1.7% |
| | Up to 5 years | 3.7% |
| | Up to 10 years | 15.2% |
| | Up to 20 years | 18.6% |
| | More than 20 years | 60.2% |

(3.2) Rating of Auckland

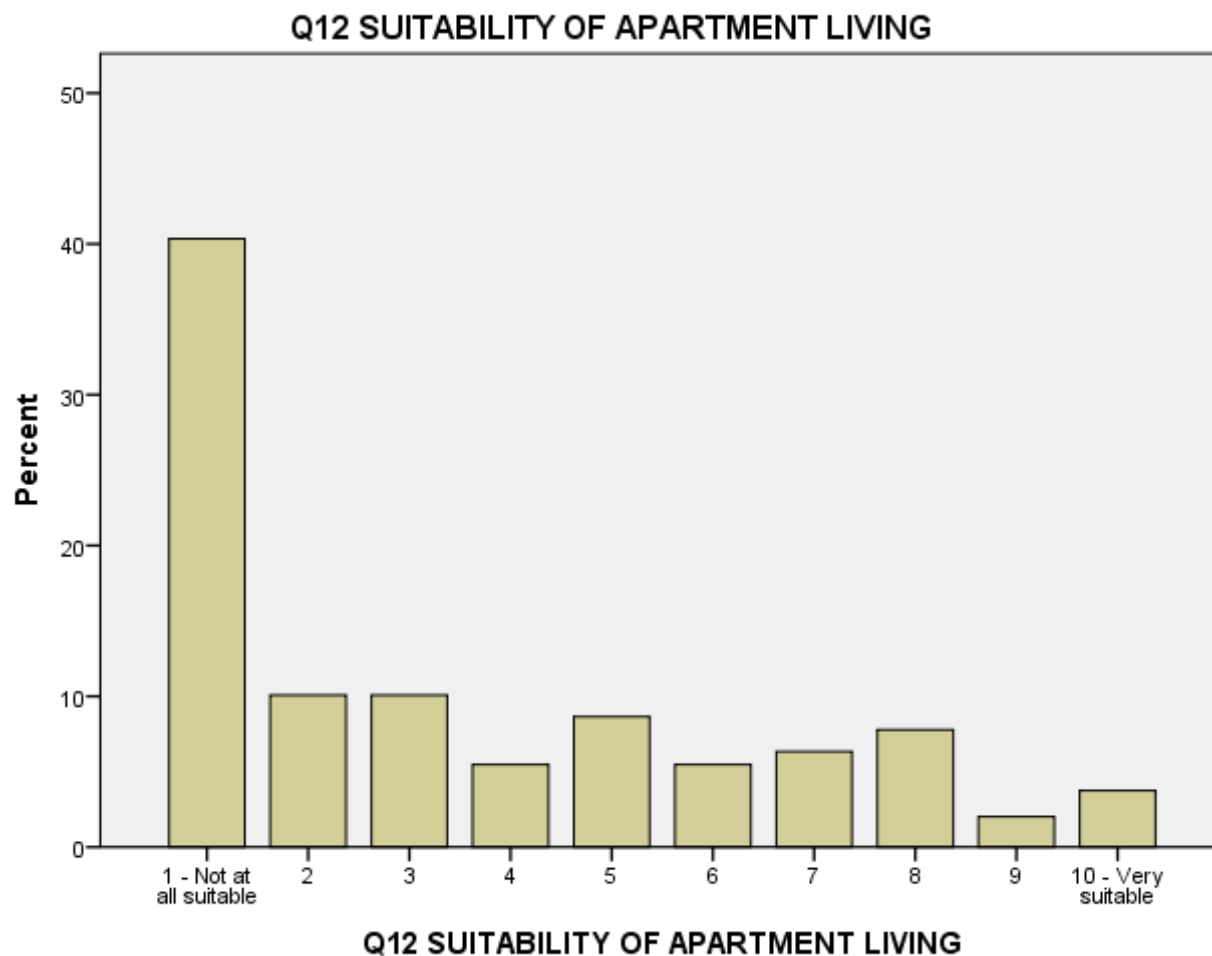
| | | Column N % |
|-----------------------|-------------------------------|------------|
| Q4 RATING OF AUCKLAND | 1 - Don t think Auckland is a | |
| AS A PLACE TO LIVE | great place to live at all | 0.9% |
| | 2 | 1.4% |
| | 3 | 3.4% |
| | 4 | 2.3% |
| | 5 | 7.5% |
| | 6 | 9.2% |
| | 7 | 24.7% |
| | 8 | 27.9% |
| | 9 | 9.8% |

| | | |
|--|--|-------|
| | 10 - Think Auckland is a great place to live | 12.9% |
| Q5 AUCKLAND BETTER OR WORSE PLACE TO LIVE SINCE AMALGAMATION | A better place to live | 16.2% |
| | A worse place to live | 19.9% |
| | About the same/no different | 63.9% |
| Q7 OPINION ON GROWTH OF AUCKLAND | Too much | 48.9% |
| | About right, or | 46.2% |
| | Too little | 4.9% |

| | Disagree | Neither | Agree | | |
|--|----------|---------|-------|------|--------|
| | Row N | Row N | Row N | Mean | StdDev |
| (3.3) Q8 SATISFACTION WITH ASPECTS OF AUCKLAND - | % | % | % | | |
| Auckland s beaches | 3.6% | 21.8% | 74.6% | 7.31 | 1.768 |
| Council facilities community halls and community centres | 4.0% | 37.1% | 58.9% | 6.72 | 1.713 |
| City-wide events | 6.6% | 38.7% | 54.7% | 6.55 | 1.923 |
| Library services | 0.6% | 14.6% | 84.8% | 7.99 | 1.570 |
| Council run parks and reserves | 2.4% | 23.0% | 74.6% | 7.28 | 1.746 |
| Recreational facilities | 5.1% | 30.0% | 64.9% | 6.84 | 1.798 |
| Public transport | 27.0% | 42.0% | 31.0% | 5.09 | 2.348 |
| Disposal and treatment of wastewater | 13.9% | 43.7% | 42.4% | 5.96 | 2.203 |
| The amount of council information available to you | 10.5% | 39.3% | 50.2% | 6.26 | 2.023 |
| The extent to which Auckland now is a single region compared to having several different councils previously | 16.4% | 44.8% | 38.9% | 5.73 | 2.340 |

| (3.4) Auckland Plans | | % |
|---|------------------------|-------|
| Q9A HEARD OF AUCKLAND COUNCIL PLAN AND DIRECTION | Yes | 65.8% |
| | No | 34.2% |
| Q9B HOW FAMILIAR WITH AUCKLAND COUNCIL PLAN AND DIRECTION | Very familiar | 10.2% |
| | Somewhat familiar | 42.0% |
| | Slightly familiar | 37.2% |
| | or not familiar at all | 10.6% |
| Q9C LEVEL OF AGREEMENT WITH AUCKLAND COUNCIL PLANS | 1 - Strongly disagree | 7.0% |
| | 2 | 4.5% |
| | 3 | 13.4% |
| | 4 | 10.0% |
| | 5 | 23.9% |
| | 6 | 13.9% |
| | 7 | 12.4% |
| | 8 | 11.4% |
| | 9 | 1.5% |
| | 10 - Strongly agree | 2.0% |

(3.5) Apartment Living



(4) Round 2 Results:

The housing characteristics are similar to those reported for round 1, but the sample has some differences.

An additional question which was posed (to help the interviewer track through the conversation) was preferred term for their dwelling. Home was the choice of over 2/3rds, with house the next most popular: flat or apartment are equally popular (although since very few multi-unit dwellings were included in the sample is small).

The relevance of housing to voting at the local election was revisited, and again received considerable emphasis but ranked lowest amongst the factors explicitly asked about.

Respondents were asked which characteristic of their current dwelling was most important in choosing it. The dwelling itself was emphasized most (over one third), but neighbourhood (nearly one third) was also important, but quite a few (one fifth) didn't feel they hadn't had much choice. In this sample (not representing the wider Auckland population) most owned their dwelling.

Some 12% (again, not representative of the wider population according to more comprehensive surveys) was intending to purchase over the next year or two and twice that portion (a quarter) to move. Preferences remain quite tradition: over half preferred a separate house with medium/large section and another 10% were interested in a lifestyle block. Interest in more

intense forms of housing was general, small (barely over 5%). Reasons for moving included moving from area for work/family reasons, not suitability of house

In assessing how well their current home performs high ratings were given to overall rating, sufficient communal space, sufficient personal space, being warm/dry, with the other items scoring highly and at a similar level (with scores of 7.5 to 7.85 on a 10-point scale).

Only a limited demand for changes to the dwelling was expressed, with rather more of these being minor in nature (e.g. redecoration). Achievability is only given a moderate score.

Most respondents described their neighbourhood as comprising separate houses.

Facilities frequently used in the neighbourhood included Schools, playgrounds, local shops, parks, walking paths, while entertainment opportunities seemed seldom available in neighbourhoods. Features scoring highly included (day) safety and walking areas, whereas (night) safety and public transport access scored lower.

Agreements were high with need for good community spirit and having such a community spirit, but likelihood of achieving neighbourhood changes scored low.

Long term changes aspired to included installing solar energy and better insulation, together with a broad 'other' category, but over one-third were not interested in long term sustainability changes.

| (4.1) Housing Situation | | Column N |
|---|--|----------|
| | | % |
| Q8 PREFERRED WORD FOR DWELLING | Home | 68.1% |
| | House | 23.8% |
| | Flat | 3.2% |
| | Apartment | 2.9% |
| | Dwelling | 2.0% |
| Q9 RESIDENCE SEPARATE HOUSE OR NOT | A separate house | 86.0% |
| | Or a flat, unit, apartment or townhouse that is part of a building with 2 or more households | 14.0% |
| Q10 HOW MANY DWELLINGS IN GROUP | 2 | 50.9% |
| | 3 | 14.0% |
| | More than 3 | 35.1% |
| Q11 LOCATION OF HOME | on a large section in an urban or suburban area | 49.1% |
| | on a small section in an urban or suburban area | 37.6% |
| | on a lifestyle block | 5.2% |
| | in a rural area | 8.1% |
| Q12 HOW LONG LIVED IN CURRENT RESIDENCE | Up to one year | 5.7% |
| | Up to 2 years | 7.1% |
| | Up to 3 years | 6.1% |
| | Up to 5 years | 13.0% |
| | Up to 10 years | 24.3% |
| | Up to 20 years | 22.9% |
| | More than 20 years | 20.9% |
| Q13 INVOLVED IN HOUSING DECISION | Yes | 87.2% |
| | No | 12.8% |

| (4.1 contd.) | | Column N % |
|-----------------------|---|---------------|
| Q32 RESIDENCE OWNED | Owned | 78.4% |
| OR RENTED | or Rented | 21.3% |
| | Other e.g. Family Trust) | 0.3% |
| Q33 RESIDENCE | A separate house | 85.3% |
| SEPARATE HOUSE OR | Or a flat, unit, apartment or townhouse that is part of a | |
| NOT | building with 2 or more households | 14.7% |
| Q34 HOW MANY | 2 | 52.0% |
| DWELLINGS IN GROUP | 3 | 18.0% |
| | More than 3 | 30.0% |
| House | Separate House | 85.6% |
| | 2 | 7.5% |
| | 3 | 2.6% |
| | More than 3 | 4.3% |
| Q35 HOW LONG LIVED IN | Up to one year | 6.3% |
| CURRENT RESIDENCE | Up to 2 years | 4.9% |
| | Up to 3 years | 6.3% |
| | Up to 5 years | 14.9% |
| | Up to 10 years | 25.8% |
| | Up to 20 years | 24.4% |
| | More than 20 years | 17.5% |
| Q36 HOW LONG LIVED IN | Up to one year | 0.6% |
| AUCKLAND | Up to 2 years | 0.0% |
| | Up to 3 years | 1.7% |
| | Up to 5 years | 3.7% |
| | Up to 10 years | 15.2% |
| | Up to 20 years | 18.6% |
| | More than 20 years | 60.2% |

(4.2) Q7 RELEVANCE OF TOPIC TO VOTING CHOICE (10-point scale)

| | | |
|------------------------|------|-------|
| - Road congestion | 7.01 | 2.271 |
| - Public transport | 7.01 | 2.382 |
| - The Auckland economy | 7.04 | 2.193 |
| - Rates | 7.21 | 2.349 |
| - Housing | 6.23 | 2.631 |
| - Crime & safety | 6.95 | 2.442 |
| - Social issues | 6.59 | 2.261 |

| (4.3) Housing Characteristics | | Column N % |
|---------------------------------|---|------------|
| Q8 PREFERRED WORD FOR DWELLING | Home | 68.1% |
| | House | 23.8% |
| | Flat | 3.2% |
| | Apartment | 2.9% |
| | Dwelling | 2.0% |
| Q14B ONE MOST IMPORTANT | The xxxxx itself | 35.4% |
| | Outdoor areas around your xxxxx | 13.4% |
| | The neighbourhood | 29.9% |
| | It was available and was the best we could get from limited options | 21.3% |
| Q15 RESIDENCE OWNED OR RENTED | Owned | 85.7% |
| | or Rented | 12.3% |
| | Other e.g. Family Trust | 2.0% |
| Q15B INTEND PURCHASE A HOME | Year | 5.4% |
| | 2 years | 7.1% |
| | Not within the next 2 years | 7.1% |
| | Would like to some time in future | 53.6% |
| | Never intend to purchase a home | 26.8% |
| Q16 PREFERRED TYPE OF HOME | Separate house on large/medium section | 52.6% |
| | Separate house on small section | 24.7% |
| | Townhouse or unit | 4.4% |
| | High-rise apartment | 1.5% |
| | Lifestyle block | 9.9% |
| | Rural | 5.2% |
| | Other | 1.7% |
| Q17A INTEND MOVING NEXT 2 YEARS | Year | 8.2% |
| | 2 years | 16.0% |
| | Not within the next 2 years | 75.7% |

| (4.4) Q14 IMPORTANCE RATING FOR ASPECTS OF CHOOSING DWELLING | N | Minimum | Maximum | Mean | Std. Deviation |
|---|-----|---------|---------|------|----------------|
| - The xxxxx itself | 276 | 1 | 10 | 8.20 | 1.866 |
| - The outdoor areas of your xxxxx | 279 | 1 | 10 | 7.66 | 1.886 |
| - The neighbourhood | 278 | 1 | 10 | 7.98 | 1.863 |
| - It was available and was the best we could get from limited options | 268 | 1 | 10 | 7.12 | 2.638 |

| | N | Mini mum | Maxi mum | Mean | Std. Deviation |
|---|-----|-------------|-------------|------|-------------------|
| (4.5) Q18 HOW WELL HOME PERFORMS | | | | | |
| - Providing enough personal space for each person in your household | 407 | 1 | 10 | 8.57 | 1.732 |
| - Providing enough communal space for everyone in your household | 407 | 1 | 10 | 8.62 | 1.712 |
| - Providing enough space to host guests | 406 | 1 | 10 | 7.68 | 2.254 |
| - Being warm and dry | 407 | 1 | 10 | 8.51 | 1.745 |
| - Being efficient and cost effective to heat | 403 | 1 | 10 | 7.72 | 1.881 |
| - Using water efficiently | 404 | 1 | 10 | 7.85 | 1.697 |
| - Being easy to maintain | 407 | 1 | 10 | 7.50 | 1.857 |
| Q21: Overall | 407 | 3 | 10 | 8.69 | 1.410 |

| | | Column N % |
|-------------------------|---|------------|
| Q17B WHY INTEND TO MOVE | Move out of the area for work or family reasons | 20.0% |
| | Move because this home is not suitable | 12.6% |
| | Move because of the neighbourhood | 2.1% |
| | Move within this neighbourhood | 10.5% |
| | Move for any other reason | 24.2% |
| | None of these | 30.5% |

| | N | Minim um | Maxim um | Mean | Std. Deviation |
|---|----|-------------|-------------|------|-------------------|
| Q20B HOW ACHIEVABLE IS IT TO MAKE CHANGES | 64 | 1 | 10 | 4.72 | 3.099 |

| (4.6) | | Column N % |
|--------------------------------------|-----------------------------|------------|
| Q23 TYPE OF HOUSING IN NEIGHBOURHOOD | Separate houses | 84.5% |
| | Flats | 0.7% |
| | Units | 1.0% |
| | Townhouses | 1.5% |
| | Apartments | 1.2% |
| | Lifestyle blocks | 3.7% |
| | Rural | 2.9% |
| | A mix of these/Can t decide | 4.4% |

| (4.7) Q24 FREQUENCY USE FACILITIES IN NEIGHBOURHOOD | N | Minimum | Maximum | Mean | Std. Deviation |
|--|-----|---------|---------|------|----------------|
| - Parks or other natural areas | 406 | 1 | 9 | 3.86 | 1.956 |
| - Walking paths other than footpaths | 405 | 1 | 9 | 3.98 | 2.386 |
| - Cycle lanes | 405 | 1 | 9 | 4.57 | 3.709 |
| - Local shop or shops | 407 | 1 | 9 | 3.69 | 1.838 |
| - Cafes or restaurants | 406 | 1 | 9 | 4.59 | 2.152 |
| - Entertainment opportunities | 404 | 1 | 9 | 5.44 | 2.559 |
| - Employment opportunities that are relevant for you or your household | 392 | 1 | 9 | 5.01 | 3.706 |
| - Schools | 406 | 1 | 9 | 2.42 | 2.588 |
| - Playgrounds other than in school grounds | 407 | 1 | 9 | 3.40 | 2.811 |

(4.8) Adequacy of Facilities In Neighbourhood -

| | | | | | |
|--|-----|---|----|------|-------|
| - Access to public transport | 182 | 1 | 10 | 7.16 | 2.788 |
| - Feeling safe in the streets at night | 178 | 1 | 10 | 7.36 | 2.090 |
| - Feeling safe in the streets during the day | 186 | 3 | 10 | 8.83 | 1.463 |
| - Walking | 185 | 1 | 10 | 8.23 | 2.091 |

| (4.9) Q27 AGREEMENT WITH STATEMENTS ABOUT COMMUNITY | | Column N % |
|--|-----------------------|------------|
| - A sense of community in my neighbourhood is very important to me | 1 - Strongly disagree | 2.2% |
| | 2 | 0.5% |
| | 3 | 1.0% |
| | 4 | 2.2% |
| | 5 | 8.6% |
| | 6 | 11.3% |
| | 7 | 14.8% |
| | 8 | 24.9% |
| | 9 | 10.3% |
| | 10 - Strongly agree | 24.1% |
| - My neighbourhood has a strong sense of community | 1 - Strongly disagree | 2.5% |
| | 2 | 2.7% |
| | 3 | 3.0% |
| | 4 | 4.2% |
| | 5 | 13.1% |
| | 6 | 11.9% |
| | 7 | 18.1% |
| | 8 | 23.0% |
| | 9 | 6.4% |
| | 10 - Strongly agree | 15.1% |
| Q28B HOW ACHIEVABLE IS IT TO MAKE CHANGES | 1 - Impossible | 23.5% |
| | 2 | 2.0% |
| | 3 | 2.0% |
| | 4 | 3.9% |

| | |
|-------------------------|-------|
| 5 | 11.8% |
| 6 | 11.8% |
| 7 | 11.8% |
| 8 | 11.8% |
| 9 | 9.8% |
| 10 - Extremely possible | 11.8% |

| (4.10) | Column N % | |
|--|--|-------|
| Install solar energy | 15.7% | |
| Better insulation | 8.1% | |
| Grow vegetables | 0.5% | |
| Q22 CHANGES TO ACHIEVE LONG TERM ENVIRONMENTAL SUSTAINABILITY | Share some facilities with neighbours | 0.0% |
| | Share activities with neighbours. | 0.0% |
| | Other | 37.3% |
| | Would not like to change anything | 38.3% |