

AUT Housing (and Voting) Survey 2016

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Based on on-line sample of Auckland adults, early September 2016.

Weighted (gender, age, ethnicity, 2015 national voting) and with missing values calculated.

- (1) *Current Dwelling Situation*: About three-quarters of respondents lived in detached housing. With those indicating their home was joined involving a wide range from one other to over 200 units. Just over half were homeowners. About a third of renters indicated that they were looking to buy.

		Column N %
For the dwelling you are currently living in which ONE of the following best describes it:	A house or townhouse NOT JOINED to another house or townhouse	72.4%
	A house, townhouse, unit or apartment JOINED to one or more other houses, townhouse, units or apartments	26.8%
	A moveable dwelling for example a caravan, boat, house-truck etc.	0.8%
Including your dwelling how many dwellings are joined?	Not Joined	79.7%
	Joined	20.3%
Which of the following describes the home you live in?	Renting and looking to buy	12.4%
	Renting and not looking to buy	25.9%
	Own home freehold	24.0%
	Own home with a mortgage	24.3%
	Live at home with parents who are renting	2.6%
	Live at home with parents who own their own home	7.1%
	Other	3.6%

(2) *Perceptions of change in their neighbourhood* fell into five somewhat similarly sized groupings of a fifth each: slightly higher proportions reported some (re)building or some renovating, while slightly smaller proportions reported a lot of renovations or rebuilding or no changes at all.

What changes have you noticed to the housing in your neighbourhood over the last few years?-	Yes
	Row N %
Nothing/ No changes	20.9%
Some being renovated	28.7%
A lot being renovated	16.5%
Some new places being built or extensive rebuilding	29.1%
A lot of new places being built or extensive rebuilding	19.6%

(3) *Impacts of Change*: Only a few (under 10%) reported that such changes involved a lot of impact, with another one quarter claiming a fair amount and a third with very little or no impact on themselves.

Two-thirds saw the changes as good for themselves and one half as good for their area, with only one sixth seeing it as bad for their area.

A near-majority reported their neighbours were mainly owners and a slightly smaller proportion both.

Less than a quarter reported any adverse impact from neighbouring properties over the last few years.

		Column N %
How much impact do these changes have on you?	A lot of impact	9.4%
	A fair amount of impact	23.0%
	Not that much impact	34.5%
	Hardly any impact	17.3%
	None at all	15.9%
Do you think these changes are good or bad for you personally?	Good	63.3%
	Bad	36.7%
And, do you think this is good or bad for your neighbourhood?	Good	47.8%
	Bad	14.2%
	Both	37.9%
And as far as your know, are most of the neighbouring properties rented out or lived in by their owners?	Rented	22.8%
	Lived in by owners	41.1%
	Both	36.0%

Have you suffered any impact from the neighbouring properties over the last few years that you considered to be unfair or negative?	Yes	23.3%
	No	76.7%

(4) *Property-Level Impacts*: Parallel questions were asked about the impact of neighbours on the respondent's property and the respondents' property's effect on neighbours. Interestingly far more nuisance related to their own property was reported than the effects of theirs on others.

The magnitudes of types of effect are only broadly similar: noise, privacy, sunlight, view.

Open-ended responses indicated a range of issues which relatively few respondents claimed affected them – or that they caused.

	How does the neighbouring property/properties affect your property?	How does your dwelling affect other properties?
	Row N %	Row N %
Limits sunlight	5.0%	2.3%
Throws sun shadow	2.9%	1.8%
Limits view	4.2%	2.2%
Affects privacy	10.8%	2.8%
Creates noise	14.2%	2.0%
Other (please specify)	6.2%	1.3%

		Column N %	As far as you are aware, does your dwelling affect neighbouring properties?
As far as you are aware, does your dwelling affect neighbouring properties?	Yes	7.9%	
	No	92.1%	
Have you suffered any impact from the neighbouring properties over the last few years that you	.0	78.9%	93.0%
	1	8.4%	4.2%
	2	6.8%	1.2%
	3	3.6%	0.9%

considered to be unfair or negative?	4	1.1%	0.4%
	5	1.1%	0.3%
	6	0.1%	

\$n6a Frequencies

		Responses		Percent of Cases
		N	Percent	
How properties affected ^a	Noise Pollution	4	5.6%	6.8%
	Limits Sunlight/Views	1	1.4%	1.7%
	Drainage/Water Run-off	11	15.3%	18.6%
	Criminal Activity/Vandalism	6	8.3%	10.2%
	Limits to Street Parking	2	2.8%	3.4%
	High Tenant Turn-over	1	1.4%	1.7%
	Stray Pets	3	4.2%	5.1%
	Annoying Neighbours	4	5.6%	6.8%
	Messy and Un-kept Rental Properties	8	11.1%	13.6%
	Issues and Dangers around Driveways	6	8.3%	10.2%
	Roading Congestion	6	8.3%	10.2%
	Other	20	27.8%	33.9%
	Total	72	100.0%	122.0%

a. Group

		Column N %
N8_6 How does your dwelling affect other properties?	Drainage/Water Run-off	12.0%
	Limits to Street Parking	6.4%
	Property in Need of Maintenance/Renovation	37.3%
	Issues with Shared Driveway	20.9%
	Overhanging Trees	15.2%
	Other	8.2%

(5) *Property Development*: About one-sixth of respondents claimed rights to alter their property in a substantial way.

Thinking about your current property. As far as you know, do you have the right to do any of the	Yes
	Row N %
-Sub-divide	10.8%
-Extend	16.0%
-Demolish and rebuild	17.0%
-Unsure	13.5%
-Prefer not to say	0.5%
-None of the above	16.2%

Nearly one fifth of respondents with applicable properties indicated that they would likely develop their property over the next couple of years with far fewer possibly doing so within the next few years after that.

Those intending to build were evenly spread amongst being concerned or unconcerned about the effects this might have on their neighbours, with a substantial one third plumping for a neutral answer.

A small proportion (under 10%) reported not getting on at all well with neighbours, with nearly 40% reporting good relations.

		Column N %
How likely is it that you will develop your property over next 1-2 years?	1 - Very likely	14.4%
	2	5.8%
	3	13.6%
	4	13.6%
	5 - Not likely at all	52.6%
You indicated that you're not likely to develop your property over the next 1-2 years, how likely are you to develop over next five years:	1 - Very likely	2.6%
	2	1.7%
	3	13.3%
	4	19.7%
	5 - Not likely at all	62.7%
If you did build further on your property - how concerned would you be about the effects this might have on your neighbours:	1 - Very concerned	15.2%
	2	15.6%
	3	33.7%
	4	11.6%
	5 - Not concerned at all	23.9%
And in general, how well do you get on with your neighbours?	1 - Very well	38.2%
	2	29.1%

3	24.9%
4	5.6%
5 - Not well at all	2.1%

The nigh-on universal write-in response to how such development might be handled was that they would talk with neighbours.