


Wakefield, New Zealand



A Short Survey on Housing

Oct. - Nov. 2020

*A report on survey results with recommendations for
Tasman District Council and housing developers.*

Homes for Wakefield for the Wakefield Community Council

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Disclosure

This report is by Homes for Wakefield, a Subcommittee of the Wakefield Community Council. All members of Homes for Wakefield are residents in the Wakefield area. Views and recommendations expressed here do not necessarily represent that of the Community Council. All possible care has been done to validate the data collection, the methods and the analysis.

Introduction

The Tasman District Council's (TDC) long-term plan earmarks Wakefield as a population growth area. The steady growth of housing in and around the village over the past 20 years will accelerate in the next few decades.

Decision making about future housing is usually a conversation amongst property development companies, building companies and TDC planners with no community consultation. In early 2020, Homes for Wakefield was formed from a group of people who aimed to give our community a greater voice in the future of housing in our village.

At the end of 2020, we decided to create a local survey to find out what Wakefield people thought about housing issues in our village.

We made the survey available in a number of ways:- we published it in the village newsletter "Window on Wakefield", shared it through the school community, and at various events in the community. Local people also shared it within their networks and groups. We provided collection boxes in our local 4 Square store and at Wakefield School. By far the most productive way of engaging the community was through our team attending village events and asking people to complete surveys.

We found people were really enthusiastic about the survey. They wanted the best for our village and our community. Thank you to everyone who participated in this survey.

Results

Our survey was returned by 194 people. Given descriptions of our local population by Statistics NZ and LINZ, the results showed a fair representation of people from residential (60%) areas of the village and rural residents (40%), and from across the three age groups (18-44 years, 45-64 years and more than 65 years old). Over half the respondents have lived in the village for more than 10 years and just under half for less than 10 years.

Approximately 60% of respondents were from families with children living at home, and 30% were couples with no children at home. Most people in our survey owned their own home (91%).

Sixty percent of people indicated they were attracted to living in Wakefield by its semi-rural aspect and the community.

Respondents were asked how important it was to them for Wakefield to have the following:

Community facilities: (medical centre, playcentre, libraries, swimming pool, school, village hall, and local businesses)

Outside activities: (access to reserves, walking paths, cycleways, hunting, fishing, dog walking)

Social events: (Country Players, Stearn Park, Apple Fair, School Gala)

Inside activities: (aerobics, pilates, knitting, games, pub, cafes)

The majority of respondents (90%) placed strong importance on having **community facilities**, while the remaining (10%) placed a little importance, no importance, or were neutral to community facilities.

Similarly, 90% of respondents placed strong importance on **outside activities**. Fifty percent of respondents placed a lot of importance on social events, while 30% of respondents placed a little

importance on **social events**, the remaining 20% placed no importance, or were neutral about social events.

Forty percent of respondents placed a lot of importance on **inside activities**, and 40% of respondents placed a little importance on inside activities. The remaining 20% placed no importance, or were neutral about inside activities.

Housing issues

Most people (70%) had some level of concern about housing issues in Wakefield.

All three age groups expressed this concern. Having a “lot of concern about housing” increased with increasing age (Figure 1).

Future Housing Options

Asked what **future housing options they would like for Wakefield**, the preferences in order of the number of **yes** responses were:

- build more 1-2 bedroom homes
- have more retirement units
- build more lifestyle properties
- build more 3-4 bedroom homes
- build more tiny homes

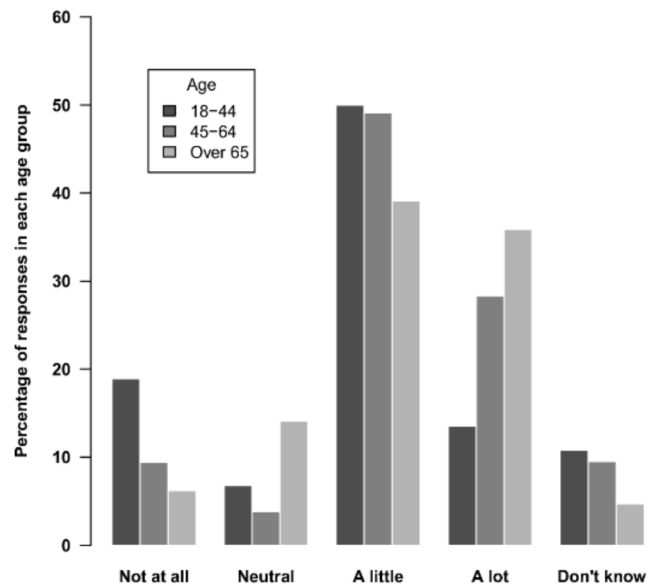


Figure 1. Percentage of respondents by age and concern about housing. Number of responses in each age group were **74** (18-44), **53** (45-64), and **64** (more than 65 years).

Age matters when comparing housing preferences.

Of those who responded to the housing option question: three quarters of those 45 years and older supported building more 1-2 bedroom homes and retirement units (Figure 2A, and B).

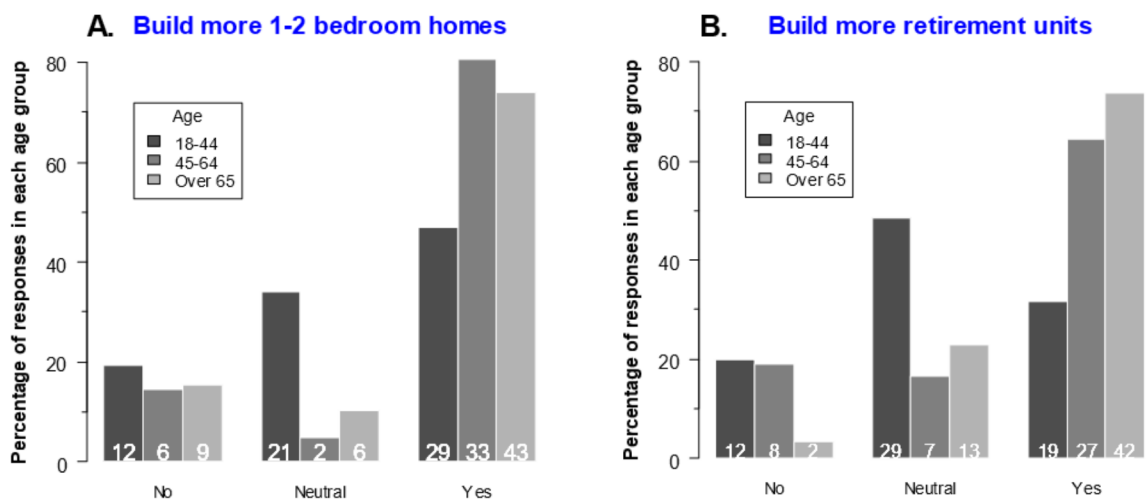


Figure 2. Percentage of responses (no, neutral, yes) for highest ‘yes’ house options for each age group (the number of respondents is at the base of each bar).

Over 70% of those less than 45 years supported more lifestyle properties and 3-4 bedroom homes (Figures 3A, and 3B). Building more tiny homes had most support from those in the 45-64 age group (Figure 3C).

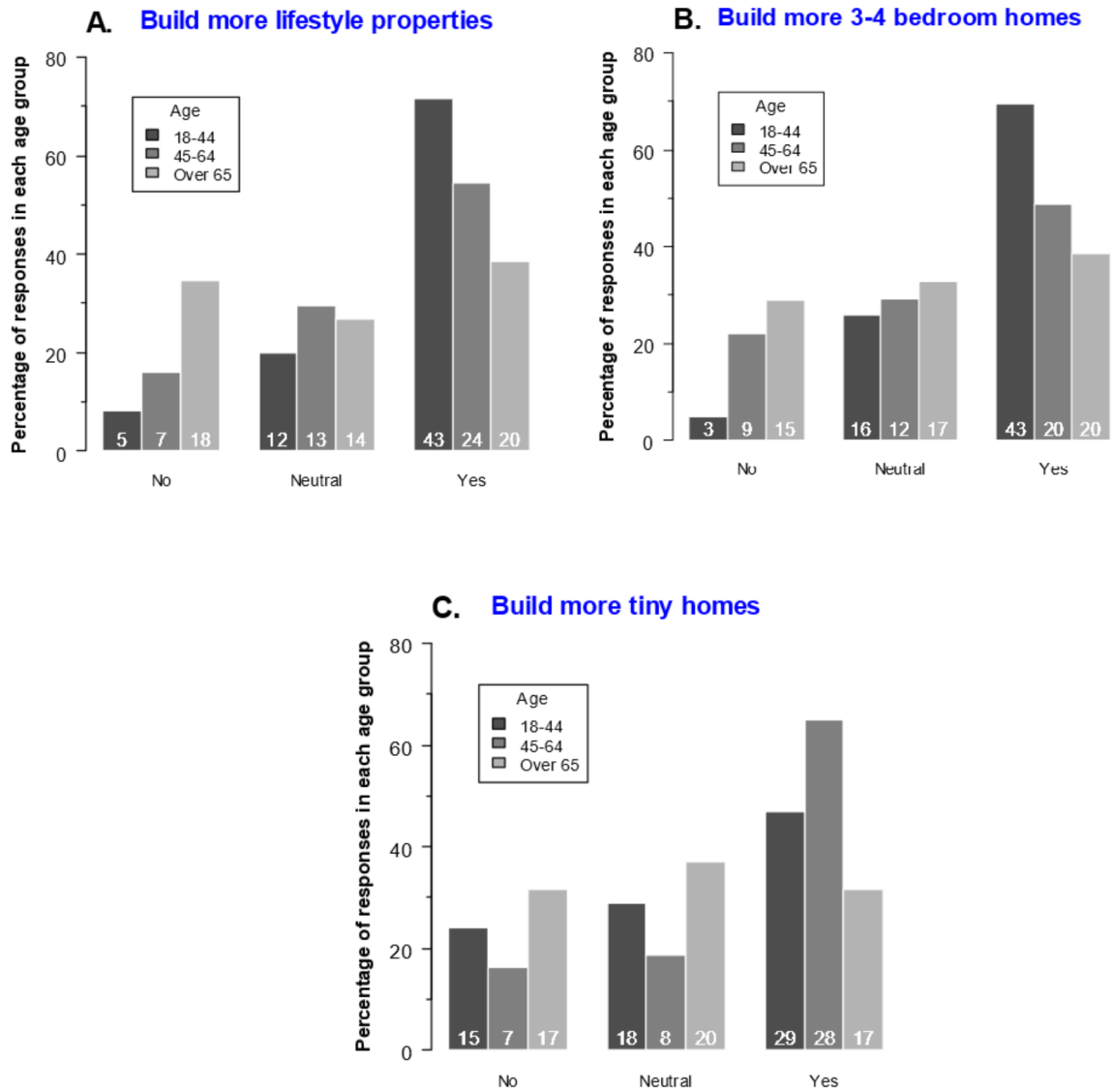


Figure 3. Percentage of responses (no, neutral, yes) for fewer 'yes' house options for each age group (the number of respondents is at the base of each bar).

Respondents in the two older groups (45-64 years, and more than 65 years) were equally 'No' and 'Yes' for building more attached or duplex homes (Figure 4A, below). On the other hand, the 18-44 year group showed a trend to more 'No' for attached or duplex homes (Figure 4A).

All age groups were clear about not wanting two of the housing options listed in the survey: having mobile home parks, and building up as in multi-level homes (Figure 4B, 4C). 'Building up' received the most negative responses in the survey (Figure 4C). Appendix 1 provides details for these results.

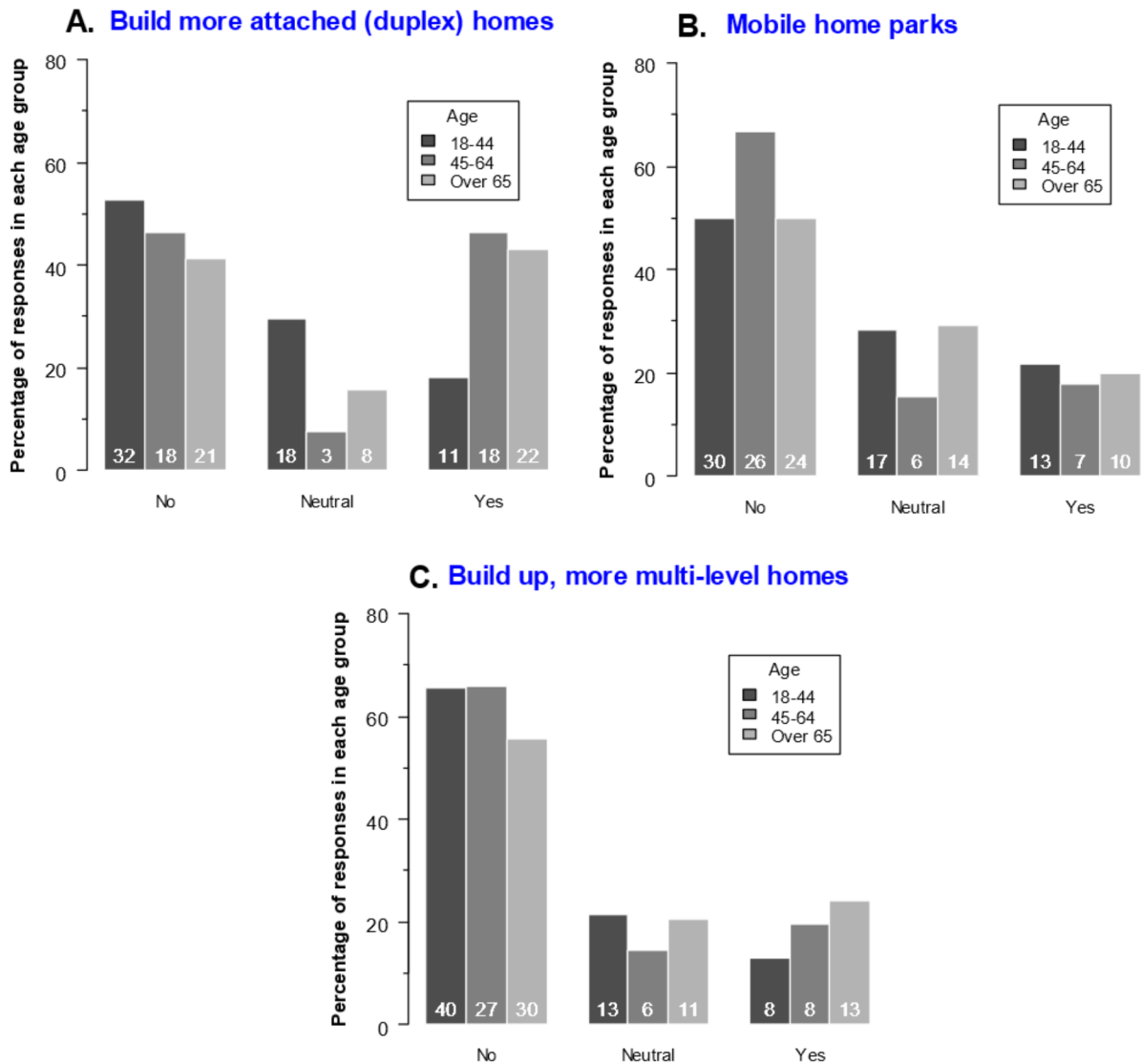


Figure 4. Percentage of responses (no, neutral, yes) for more 'no' house options for each age group (the number of respondents is at the base of each bar).

Housing options in the survey also attracted 39 written comments from respondents. Eight comments (20%) specified houses to be *'affordable'* or to a budget. Five comments (12%) featured how the area should look in the future, or as one respondent wrote, *"the Wakefield Character"*. Four comments (10%) requested options not in the survey as in *"build a few homes on one title"*.

Housing option and all other comments to this survey are provided as Appendix 2. Survey questions are reproduced as Appendix 3.

Discussion

The survey shows evidence of concern about housing in Wakefield, with 70% of respondents being concerned either *'a lot'* or *'a little'*.

Survey respondents wanted to see a mix of housing options for the future that includes both small and large houses. The option supported by more than 60% of respondents was for more 1-2 bedroom homes. More than 50% of respondents wanted to see more retirement units.

There is also support for more 3-4 bedroom homes and lifestyle properties, particularly in the 18-44 year group. Support for tiny homes is clear in the 45-64 year group. Older respondents were ambivalent about building more attached or duplex homes, while the 18-44 year group trended to 'no' for this option. Overall, we view this support as respondents being ready for a wider range of housing in Wakefield.

As a group we had assumed Wakefield has for some years been seen as the cheaper option for rental housing in the wider district. However, there were too few respondents who were renting (9% of respondents), so we cannot draw any conclusions from this survey related to renting.

Respondents were clear about what they currently did not want in the future. They did not want Wakefield to build:

- multi-level homes or small rise apartment buildings
- mobile home parks

There was little appetite at present for increasing housing by way of attached homes for the younger respondents, and multi-level homes for all age groups. Our survey showed less than 20% wanted to "build up not out" with a majority of 56% putting a clear NO in response to this question.

Survey comments offered housing directions not covered in the survey questions. Cost was important as in the comments "*variety important but focus on affordable*" also how to achieve more housing as in "*allow multiple dwellings on the same title*". Other comments on how Wakefield area should look as in the future "*lots of green space*", and "*better facilities*", while others said "*don't use up horticultural land*", "*don't squeeze out industrial zone*", and "*build more infrastructure before houses*". Such comments with potentially diverging views did support the need for this survey. We sense that the Wakefield community is open to discussion.

Wakefield is tagged on the district plan as an area for housing intensification. These survey results reveal respondents wanted increased housing in the form of 1-2 bedroom and retirement units. Respondents do not want attached or multi-level homes as a way to intensify Wakefield housing.

Recommendations

We believe the information from our survey is important to both Tasman District Council (TDC) and housing developers, particularly as Wakefield is one of the areas of housing development in the Tasman District Long Term Plan.

The 2020 Homes for Wakefield housing survey results lead to the following recommendations:

1. Developers and TDC should include more housing options, particularly 1-2 bedroom homes and retirement units in present and future developments
 2. It would be constructive for the TDC to engage with residents regarding their concerns on housing intensification, particularly plans for attached or duplex housing, and multi-level homes.
 3. Opinions from all age groups should be included before development plans are made for the future of the Wakefield area.
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Acknowledgments.

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Wakefield School, Golf and Bowling Clubs, Higgins Heritage Park, Willowbank, and the Art Group for allowing survey forms to be completed and collected on their premises.

Wakefield residents for their support of a pilot survey and all subsequent survey responses.

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R Core Team (2021, <https://www.R-project.org>) for the statistical software used to analyse survey data and produce graphics for this report.

Christensen, R. H. B. (2019). ordinal - Regression Models for Ordinal Data. R package version 2019.12-10. <https://CRAN.R-project.org/package=ordinal> for detailed analysis of ordered responses.

Appendix 1. Number of ordered responses to each house option (*No*, *Neutral* = Neut., *Yes*) by age group, and concern about housing.

		House Option														
		1-2 brm homes			Retire Units			Lifestyle			3-4 brm homes			Tiny homes		
Concern	Age	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes
NotAtAll	18-44	4	4	4	2	7	4	0	1	13	0	4	9	7	3	3
	45-64	1	1	3	2	2	1	0	2	3	0	1	4	1	3	1
	Over65	1	2	1	0	1	2	1	2	0	1	2	0	1	2	1
Neutral	18-44	0	3	2	0	2	3	0	2	3	0	1	4	0	5	0
	45-64	1	0	0	0	1	0	0	1	1	0	0	1	0	1	0
	Over65	1	3	4	0	4	4	2	3	2	0	3	4	3	5	0
A.little	18-44	7	11	17	8	17	9	3	9	22	2	10	23	7	10	18
	45-64	2	0	18	2	3	16	4	5	14	4	8	10	2	2	19
	Over65	4	0	20	0	5	18	5	5	11	4	8	8	7	8	5
A.lot	18-44	1	3	6	2	3	3	2	0	5	1	1	7	1	0	8
	45-64	2	1	12	4	1	10	3	5	6	5	3	5	4	2	8
	Over65	3	1	18	2	3	18	10	4	7	0	4	8	6	5	11

		House Option								
		Duplex homes			Mobile homes			Multi-level homes		
Concern	Age	No	Neut.	Yes	No	Neut.	Yes	No	Neut.	Yes
NotAtAll	18-44	9	3	1	8	2	3	10	3	1
	45-64	3	1	1	4	1	0	4	1	0
	Over65	2	0	1	1	1	1	1	1	1
Neutral	18-44	1	3	1	2	1	2	4	1	0
	45-64	0	0	1	0	0	1	0	1	0
	Over65	3	3	1	3	2	2	2	2	3
A.little	18-44	17	11	7	16	12	6	21	7	6
	45-64	10	2	10	13	3	4	15	4	3
	Over65	7	2	10	11	6	3	14	4	5
A.lot	18-44	5	1	2	4	2	2	5	2	1
	45-64	5	0	6	9	2	2	8	0	5
	Over65	9	3	10	9	5	4	13	4	4

Appendix 2. Respondent comments

Housing options (39 comments).

- "Affordable for 1 or 2 people."
- "Affordability for family 1st time."
- "Overpriced - no housing for kids."
- "As younger person with family we had a big house/section at that time. Not for me now!"
- "Most important to me is affordable housing - especially for young people."
- "Retired people and first home buyers need more options."
- "Need lots of housing options to suit different budgets and age demographics."
- "2-3 bedroom houses with 2 bathrooms allows for older couples to use separate bedrooms and still have room for family visits, but definitely need 2 toilets, have solar, greywater/rainwater tanks."
- "I think it is important that Wakefield attracts families and retired people, do need different size homes"
- "Community Housing options"
- "Feel variety important but focus on affordable, increase density so aged pop can remain in area, young family, affordable."
- "I think 'tiny house' established on plots of land is a positive direction to help with housing shortage, rather than more 3 bedroom houses on small sections, which is unsustainable in my view."
- "Campground as a tiny home complex"
- "Tiny homes/affordable housing so young families can get a start."
- "More lifestyle, but how without losing more good farm land. I would like to see it where I can give my boys enough land to build their own home on. So maybe give permission to build a few homes on one title "
- "Lifestyle blocks should be covenanted for regenerative/restorative use."
- "Multiple houses on one bit of land like one lifestyle block under a family group."
- "Loosen regulations to allow multiple dwellings on the same title."
- "Modular homes so can add on. We need ALL types of housing, so people can get into affordable small homes and move up into bigger & better as they are able. Up, not out but with same size lot so people have more outdoor space."
- "Being able to use my own land to put extra small houses on for my whanau without the huge costs that Council require!"
- "Yes to family size houses, but keep on the hills. SAVE the productive land. REROUTE main road so it doesn't go through the heart of Wakefield - move towards river. No more chopping up productive paddocks. NO to cheap duplexes, etc."
- "Possibility of housing that don't all look the same"
- "Unsure" [all housing options were left blank by this respondent]
- "Mix of the above, depending on demand, paired with appropriate rural commercial activities" [all housing options were left blank by this respondent]
- "Going up too unknown, what does it look like."
- "Less developers buying up land & cramming houses on the land."
- "Don't use up horticultural land."
- "Build more infrastructure before houses"
- "Need more infrastructure before houses, especially water"
- "Don't build anymore homes of any sort Wakefield has not got the infrastructure, especially Water Supply [this respondent answered 'no' to all housing options]"
- "Along with increase in housing we need better facilities - better library, shops (esp. fruit/veg shop), takeaways, craft shop. Public transport has to be considered."
- "Already too many subdivisions - detrimental to the rural aspect & infrastructure of this area"
- "Transport needs to be addressed. Closer High School, indoor recreation facility."
- "We have a unique village feel - a caring society which is close knit, supportive and covers all ages. Hate to see it change"
- "Don't squeeze out industrial zone"
- "More jobs for locals to avoid travel, commuting"

Appendix 2 (continued). Respondent comments

Housing options (concluded)

"I think it is very important to retain the ""Wakefield Character"" that we love. Lots of green space, lifestyle properties and the development of tiny homes and smaller homes to that all people in the community can afford to live here."

"No freedom camping, pay to stay"

"Avoid the concrete jungle feel. Self contained caravans and mobile campers like the North Island ones. Don't encourage folk what done appreciate our countryside with litter, fail to use their toilets. Yes I have seen at the River entrance, including trees chopped for fires."

Concern about housing (5 comments)

"Affordability yes, good to see growth"

"Growing massively, get more expensive"

"Sections need to be smaller as kids stay inside with computers, etc. So big gardens are a waste of space."

"Too many subdivisions will change the nature of Wakefield."

"Need more trails where horses can be ridden."

How important are facilities and activities to you? (12 comments)

"More public transport options, especially for teenagers"

"If I know social events happening " [a little importance was scored]

"Keep building up Wakefield centre as a shopping hub rather than getting off to busy Richmond. "

"A commuter bus service would be great."

"Churches and the history of Wakefield and also Wakefield School are steeped in history."

"I enjoy seeing people walk their dogs because of my limited mobility."

"Wakefield Guy Fawkes"

"Good mix of these available here"

"We should introduce street drags"

"Like to see music activities in the park"

"Genuine rural activities/businesses"

"bakery, supermarket, Willowbank."

Appendix 2 (concluded). Respondent comments

What (else) attracts you to living in Wakefield? (28 comments)

"Like the community spirit"

"School"

"Car Club, Higgins Park"

"Rural and easy walk to lots of amenities and facilities"

"Kindness, caring people. Lots of walking in our lovely bush"

"Nice place to raise children, good school."

"The house suited purchase requirements. It's a very pretty area with lots of trees and I very much like the historical nature of Wakefield."

"village atmosphere with almost all amenities -health, shopping, garage, etc."

"Accessibility to Richmond, Motueka, Nelson"

"My husband was a logging contractor, needed land to store gear. Also enjoy quiet life."

"Good school"

"Love living out here away from town."

"We like the semi-rural feel of Wakefield, and the community spirit which is part of Wakefield"

"Started out in business, remained"

"Village atmosphere "

"Wakefield is a village - it would be a shame if it becomes just a suburb."

"Safe, secure and caring society. Would love to see more shops open up."

"Safe place to live"

"Only place in Nelson region we could find a flat section, single level home, not overcrowded."

"Bought our 3 acres here 10 years ago."

"Fabulous neighbour"

"Amazing neighbour"

"Great grandparents settle here"

"Natural areas, bush, river, etc. Wakefield School"

"Used to be affordable"

"Proximity to National Parks"

"Has most amenities of small village so people don't have to go elsewhere much. Med Centre, churches, Village hall, grocery store, cafes, pharmacy, garage. All good. We need a REAL library."

"The village country atmosphere with the advantage of being in close proximity to Richmond."

What best describes where you live now? (please circle one, or comment)

Residential

Lifestyle property

Farm

Other (please comment) _____

How long have you lived in the Wakefield area? (please circle one)

less than 5 years

5-10

11-15 more than 15 years

What best describes you and your household? (please tick one, or comment)

One person

Couple, no children at home

1 parent/caregiver with children

2 parents/caregivers with children

boarding : total in household _____

extended family/whanau: total in household _____

non-family household (eg a flat), total in household _____

other (please comment) _____

What attracts you to living in the Wakefield area?

(circle all that apply, and/or comment)

family

job

affordable housing

grew up here

semi-rural

community

other (please comment): _____

Do you rent or own where you live now?

RENT

OWN

(please circle what best applies to you)

N/A (Not applicable)

please turn over for remaining questions ...

