

**PETER GLEN
RESEARCH**

Market Research You Can Action



Ph. (04) 564 4525

Fax. (04) 564 4528

Mobile. (0274) 914 330

peter.glen@xtra.co.nz

www.peterglenresearch.co.nz

P.O. Box 31-397

Lower Hutt

**PUBLIC CONSULTATION RESEARCH
RELATING TO RESIDENTIAL INTENSIFICATION
- THE QUANTITATIVE SURVEY -**

*Research report prepared for
Hutt City Council*

Allison Tindale

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1. BACKGROUND

Hutt City Council provided Peter Glen Research with the following background information on the proposed changes to residential intensification.

SUMMARY OF RESIDENTIAL INTENSIFICATION DISCUSSION PAPER FOR WATERLOO, EPUNI AND CBD EDGE

Earlier last year (2014), Hutt City Council released the 2012-2032 Urban Growth Strategy, which contained a target of increasing the residential population of Hutt City by approximately 11,700 persons (12%) and number of residential properties by at least 6,000 dwellings by 2032.

A key method of achieving this increase in housing and residential population is increasing the housing and population density of existing urban areas. The area of Waterloo, Epuni and the Lower Hutt CBD edge were identified in the Urban Growth Strategy as particularly suitable for residential intensification.

Increasing housing supply and housing density is consistent with the recommendations of the 2012 New Zealand Productivity Commission on Improving Housing Affordability and the 2013 Regional Policy Statement for the Wellington Region.

What is Residential Intensification?

Residential intensification refers to an increase in the density of dwellings or residential population over the existing level. Residential intensification can take a variety of forms including standalone houses on individual lots, semi-detached housing, terraced housing and apartment buildings. Higher density can be achieved vertically or horizontally, and does not always involve an increase in height.

What are the benefits of Residential Intensification?

Residential intensification has the potential to bring about substantial positive benefits. Key advantages include a more efficient use of land, increased housing options available to residents, increased opportunities for greater housing choice, ability to attract new residents, increasing the population residing close to shops and train stations, and ability to add to the vitality and liveliness of neighbourhoods.

Residential intensification does not necessarily result in cheaper or more affordable housing. However, an increase in housing supply is expected to reduce upward pressure on existing house prices.

Will Residential Intensification Change the Character of the Area?

Yes. The area is expected to transition over a long period of time from a low density area characterised by single storey houses to a higher density residential area with a number of attached and multi-storey dwellings.

Can Higher Density Residential Areas Provide a Good Quality Residential Environment?

Yes. Examples of good quality medium and high density developments around the country show that it is possible to increase residential densities, in a manner which continues to provide a high quality residential environment and a high level of amenity for existing and future residents.

Will I be affected?

The Council is considering a number of changes to the existing District Plan to provide for additional housing in this area. Changes will affect what development requires resource consent, the type of resource consent required and the matters that officers will consider when assessing applications. New rules and policies will identify the type and scale of new development, which the Council is seeking to provide for.

A New Residential Intensification Zone

It is proposed that a New Residential Zone apply to land within ten minutes walking distance (or 800m) of Waterloo and Epuni train stations and the Lower Hutt CBD edge, excluding land to the north of Hutt River, land used as open space and land zoned Special Residential Activity Area.

This zoning is intended to continue the ability to build one and two-storey standalone houses without resource consent, whilst making it easier to build a wider range of other house types, including semi-detached, terraced housing and other forms of multi-unit housing, including low-rise apartments of three storey height. Resource consent will still be needed for all housing types, except standalone housing, with applications assessed for compliance with a design guide.

This zone is to be split into two sub-areas.

- Area 1 - Intended to accommodate a wide range of residential development, ranging from standalone and semi-detached housing of one to two storey height, and multi-storey terrace housing and apartments within five minutes walking distance (or 400m) of Waterloo train station and the Lower Hutt CBD edge.
- Area 2 - Remaining area intended to accommodate additional infill housing in the form of standalone housing, semi-detached housing and terraced housing.

The exact boundaries for the intensification zone and two sub-areas have not yet been decided and will be the subject of further public consultation. Submissions on the Discussion Document are able to comment on areas which individuals consider should be or should not be included in the intensification zone and sub-areas.

The general approach under consideration by the Council for providing additional housing opportunities and housing choice is briefly outline below. A more detailed explanation with explanatory diagrams is provided in the Discussion Document (web address/e-link).

1. Increasing the number of residential properties with a minimum lot size of 300m² (of which a maximum of 120m² can be covered by buildings and structures without the need for resource consent) within 800m of Waterloo and Epuni train stations and the Lower Hutt CBD edge.
2. Providing more opportunities to build semi-detached housing, with all semi-detached housing continuing to require resource consent.
3. Making it easier to build terraced housing, with all terrace housing continuing to require resource consent.
4. Increasing opportunities to provide first floor accommodation on narrower or smaller sites through the use of dormer roof windows and gable roof ends without resource consent.
5. Providing more encouragement for the redevelopment of larger sites for multiple houses by the use of 'density bonus' on larger sites. Resource consent will be needed.
6. Allowing for the construction of three storey apartments up to 12m in height on larger sites generally within 400m of Waterloo train station and the CBD edge. Resource consent will be needed.
7. Allowing for three storey mixed-use development in the Suburban Commercial Zone within 400m of Waterloo train station. Resource consent will be needed.
8. Allowing for the replacement of existing commercial development in the General Business Zone within 400m of Waterloo train station with multi-level residential dwellings.

2. THE NEED FOR PUBLIC CONSULTATION AND RESEARCH

Hutt City Council has developed an Engagement Plan, to enable residents and stakeholders in the area to have a clear understanding of the potential impact of the proposed District Plan change and to provide feedback on it.

To complement the public consultation process, Peter Glen Research was requested to undertake a research programme to obtain feedback from the public. The role of the research is to obtain an independent reading of public awareness, understanding and opinions of the proposed changes to the District Plan. This will guide Hutt City Council with the development of communications for effective community engagement on the issues.

It is also envisaged that the research will provide Councillors, Community Boards and Community Committees (in particular the Central Community Committee) with as much information concerning public preferences as possible, to inform the decision-making process.

3. THE RESEARCH OBJECTIVES

The overall objectives for the research were defined as follows:

- (a) To measure the extent to which local residents, in the target catchment area, are aware of, and understand, the proposed changes to the District Plan relating to residential intensification
- (b) To benchmark the public's attitudes toward the proposed changes
- (c) To identify any concerns that local residents have with regard to the changes

4. METHOD

In order to measure the extent to which awareness and opinions were held, a catchment-wide survey has been undertaken among 100 Hutt City residents in the Waterloo, Epuni and CBD edge areas.

The survey was undertaken by way of stratified, random sampling. The interviews were spread broadly across the catchment in accordance with population distribution, as follows:

Catchment area	Population	%	No. of interviews	%
Boulcott	2,496	18.5	19	19.0
Epuni East	2,874	21.2	20	20.0
Epuni West	3,018	22.3	20	20.0
Waterloo East	4,254	31.5	32	32.0
Waterloo West	882	6.5	9	9.0
TOTAL	13,524	100.0%	100	100%

Sample quotas were set to ensure that the survey is proportionately representative of the adult population (18+ years of age) by key demographics (e.g. age, gender).

It is estimated that this provides a sampling variance on the *total catchment sample* of $\pm 8.2\%$ at the 90% confidence level, which enables an indicative reading of public opinion. Note that, for many of the results, the report shows the separated figures for Boulcott, Epuni and Waterloo. However, the base sizes for these sub-areas are relatively small, so comparisons between areas should be read with an element of caution.

The quantitative survey was conducted using a combination of telephone and face-to-face interviewing, to meet the stratified sample quotas.

The interview was administered by way of a structured questionnaire (see copy attached in Section 7 of this report), to which open-ended probing was applied for clarity of response. This was developed in consultation with client.

A team of experienced interviewers employed by Peter Glen Research have undertaken the interviewing.

5. TIMING

Fieldwork for the research was started in December 2014 and recommenced in mid-January through to mid-February 2015. Note there was a break in the interviewing period due to pre and post-Christmas, when it is difficult to reach respondents.

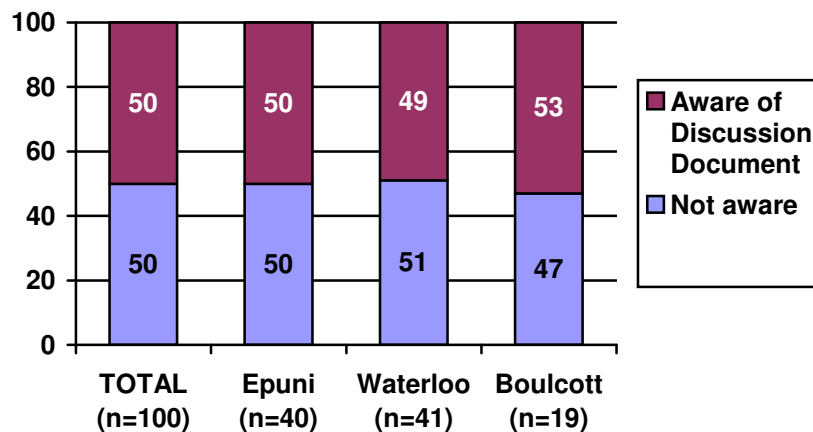
6. RESEARCH RESULTS

6.1. AWARENESS OF DISCUSSION DOCUMENT

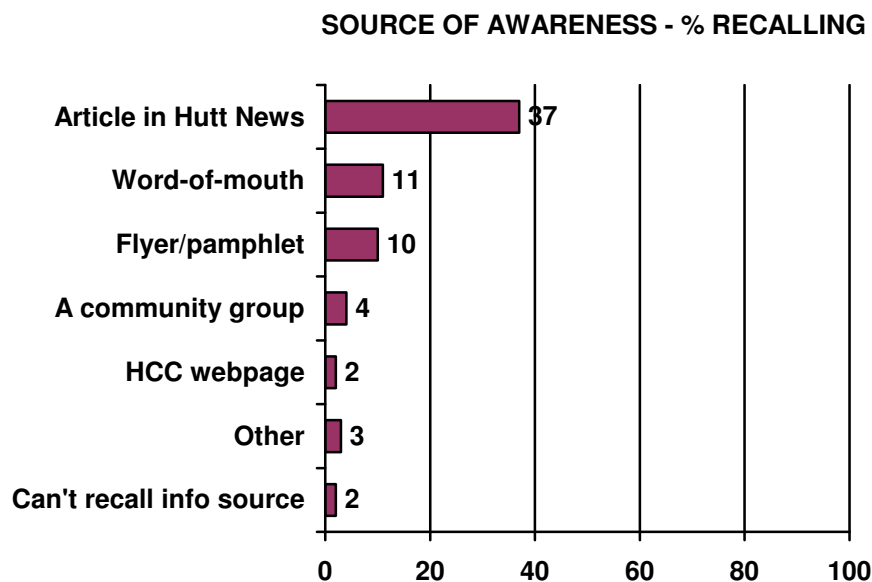
Residents were initially asked the question:

“Are you aware of the Discussion Document, relating to possible changes to planning rules, to allow for residential growth in the areas of Epuni, Waterloo and the CBD edge?”

50% of the survey participants indicated that they were aware of the document. Awareness was consistent across the three residential areas of Epuni, Waterloo and Boulcott.



Residents had heard about the Discussion Document from a variety of sources, but most prominently ‘an article in the Hutt News’, followed by ‘word-of-mouth’ (other residents, neighbours, family, friends, work colleagues) and ‘a flyer/pamphlet’.

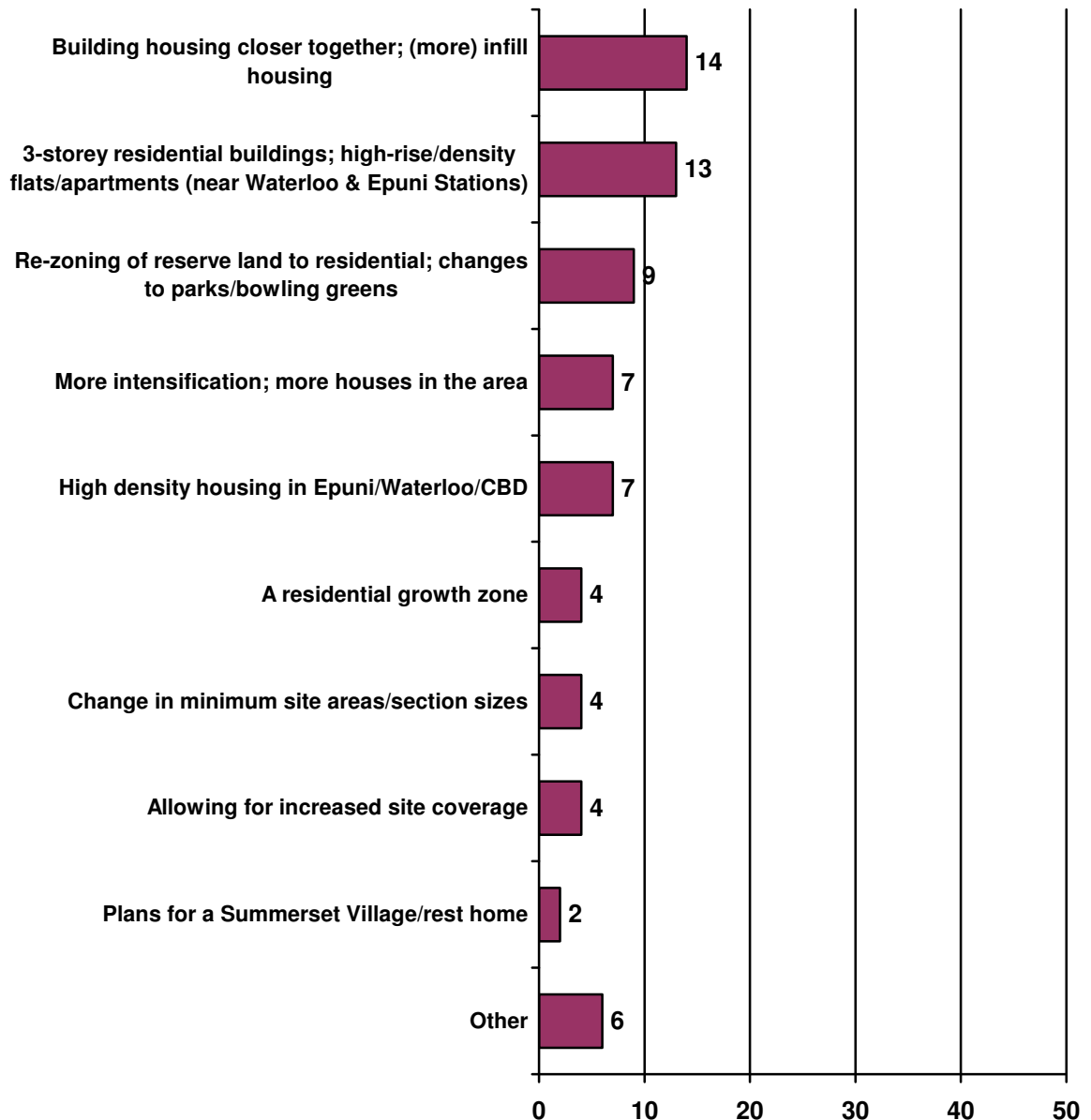


On average, the residents who were aware of the Discussion Document named 1.4 sources from which they had heard about possible changes to the planning rules, to allow for residential growth in Epuni, Waterloo and the CBD edge.

6.2. WHAT HAVE THE RESIDENTS HEARD?

The residents who had heard about the Discussion Document, were asked to outline the types of changes that had been mentioned.

The percentage of total respondents (n=100) who could recall specific changes were as follows:



It can be noted that the 'other' changes recalled were each mentioned by just 1% of respondents. These were: provisions for semi-detached houses; changed status for Epuni; site conditions; terraced housing; height restrictions of buildings within 300 metres of Waterloo Interchange; housing development in Waiwhetu.

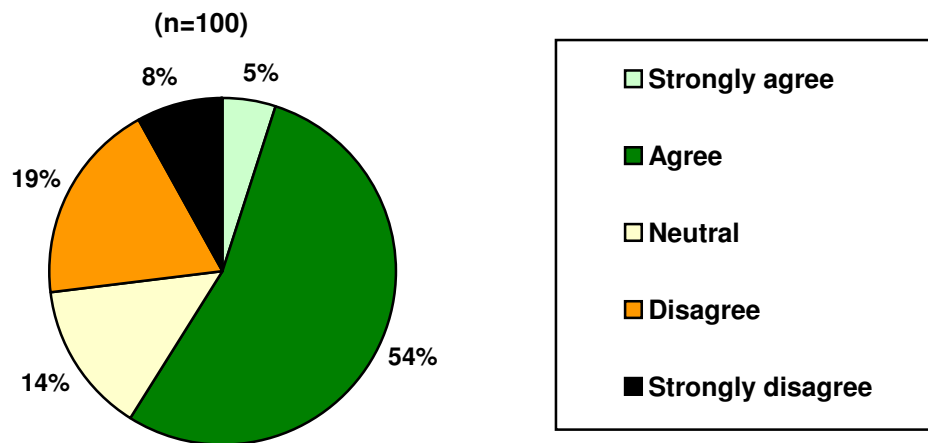
6.3. OPINIONS ABOUT RESIDENTIAL GROWTH

The research participants were asked to consider the following statements about residential growth and indicate to what extent they agreed or disagreed with each one.

STATEMENT 1:

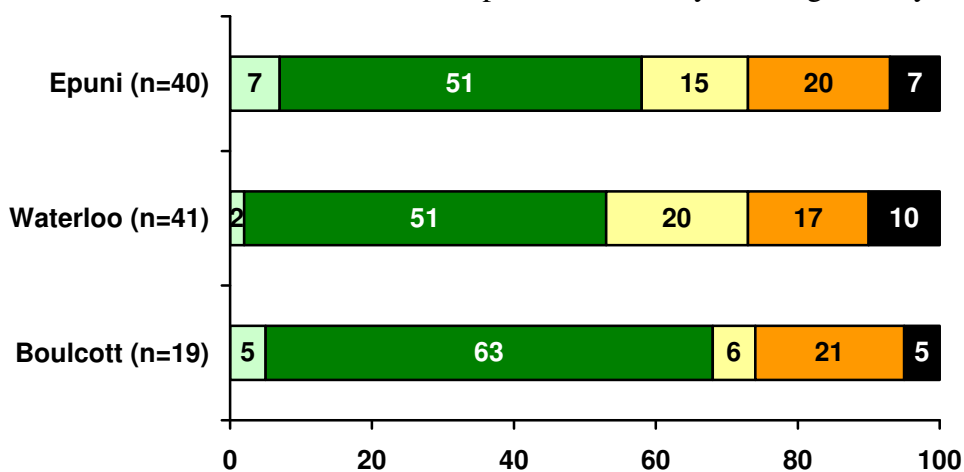
Land close to the Lower Hutt CBD and the Epuni and Waterloo train stations is a good location for increased housing supply and housing choice

Overall, 59% of residents agreed with the statement, 27% disagreed and 14% were neutral or unsure.



Results by sub-area:

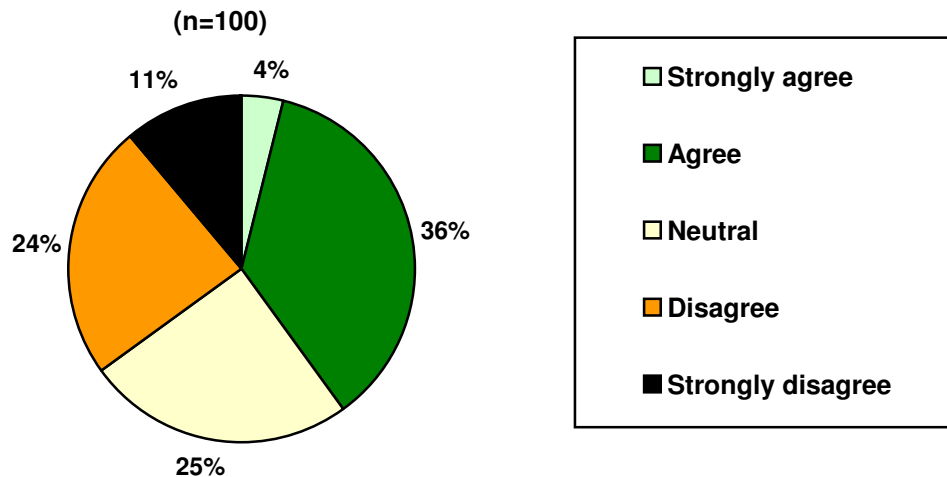
It is interesting to note that residents in the Epuni and Waterloo areas were less inclined to agree with the statement than those in Boulcott. This result may suggest that Boulcott residents did not see their particular locality as being directly affected.



STATEMENT 2:

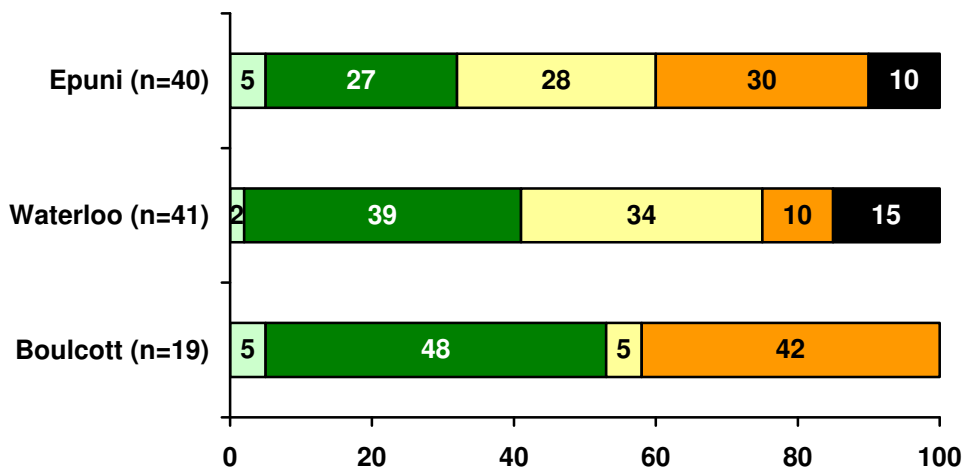
A new residential growth zone should be created for this area

The level of agreement for the second statement is shown in the graph below.



Whereby there was a higher level of agreement (59%) for the location of increased housing supply and housing choice in the designated area, the overall level of agreement for creating a new residential growth zone was only 40%.

Results by sub-area:

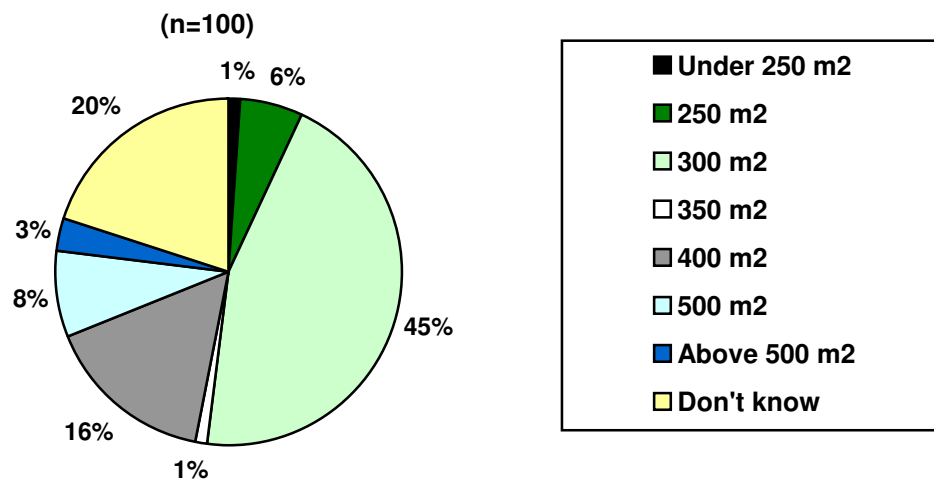


These results indicate that there may be different levels of support and indecision across the three sub-areas. The high levels of neutral response perhaps point to a need for further provision of information, especially regarding what is actually involved with a 'growth zone'.

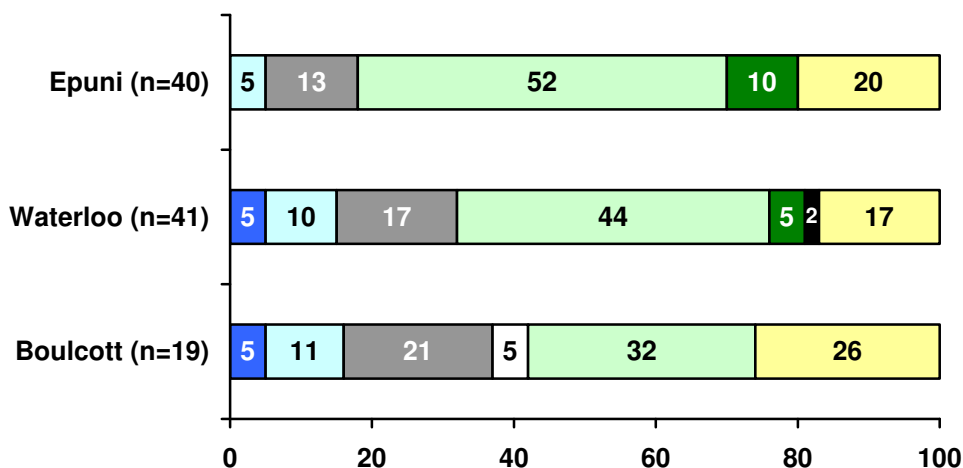
6.4. MINIMUM SITE AREA FOR NEW, STANDALONE HOUSING

Residents were informed that the current minimum site area for new, standalone (detached) housing, in the designated area, is 300m². They were then asked to indicate what they considered the new minimum site area should be.

Just under half the residents (45%) felt that the current minimum site area of 300m² should be retained. 28% indicated that they would like to see the minimum site area increased to above 300 m² and only 7% favoured a site area smaller than the current specification. There does, however, remain one-in-five residents who are neutral or undecided about this issue.

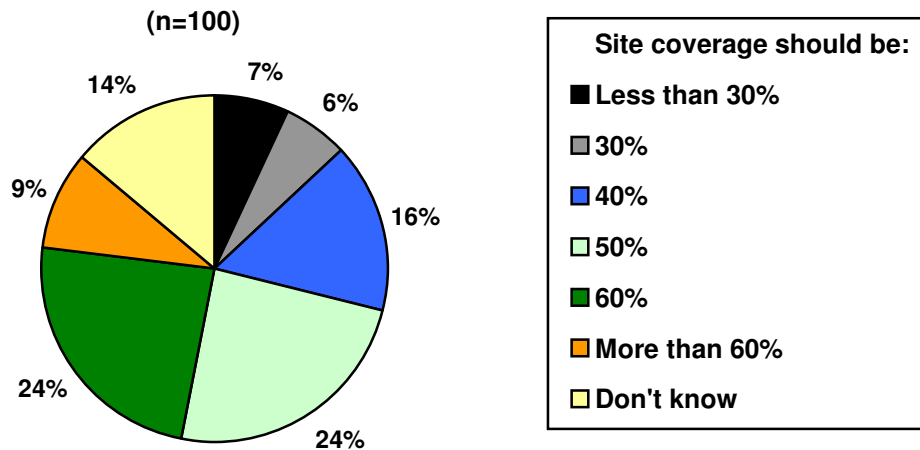


Results by sub-area:

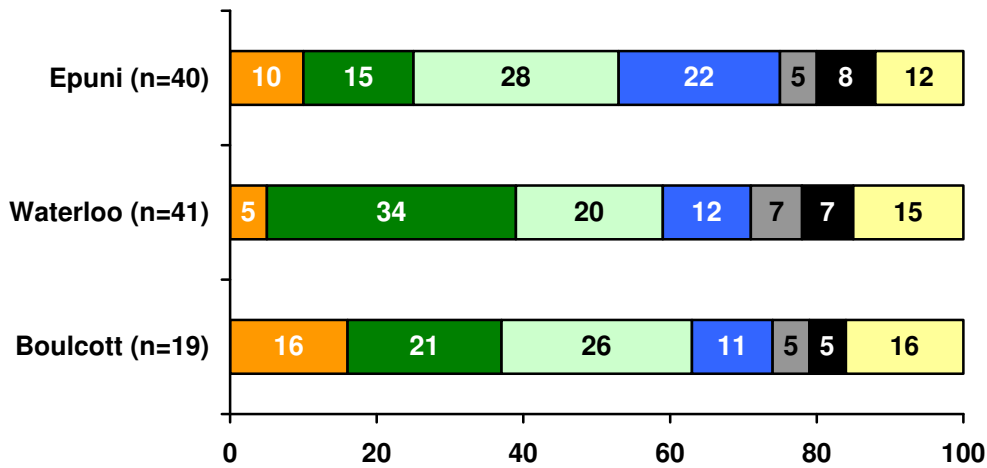


6.5. COVERAGE OF SITE FOR NEW, STANDALONE HOUSING

Respondents were then asked for their opinion on ‘how much of a lot should be able to be covered by a new dwelling and garden structures such as garages and sheds’. Opinions varied, with the most prominent coverage selected as 50% or 60% of the lot. That is:



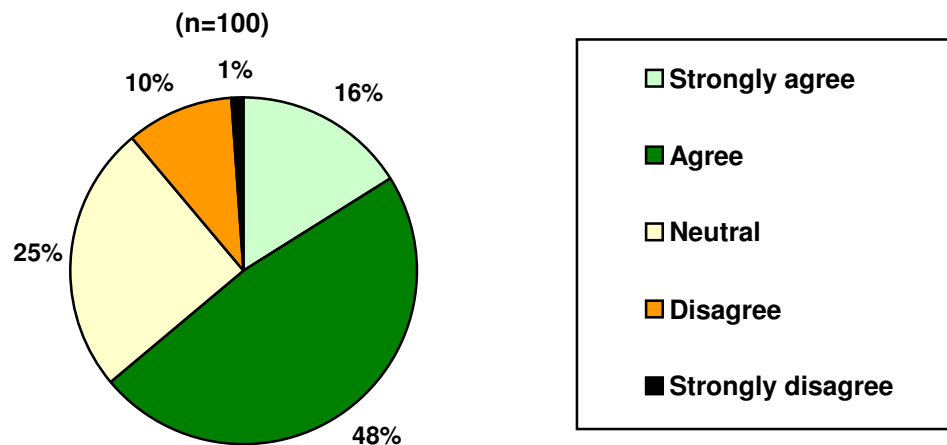
Results by sub-area:



6.6. DORMER WINDOWS AND GABLE ENDS

The research participants were next asked to indicate how strongly they *‘agreed or disagreed that more provisions should be made for dormer windows and gable ends, to help homeowners make use of taller roof spaces’*. It was further explained that *‘a dormer window is a window that is set vertically into a sloping roof, whilst a gable end is the end wall of the building, which is topped by a triangular shaped sloping roof’*.

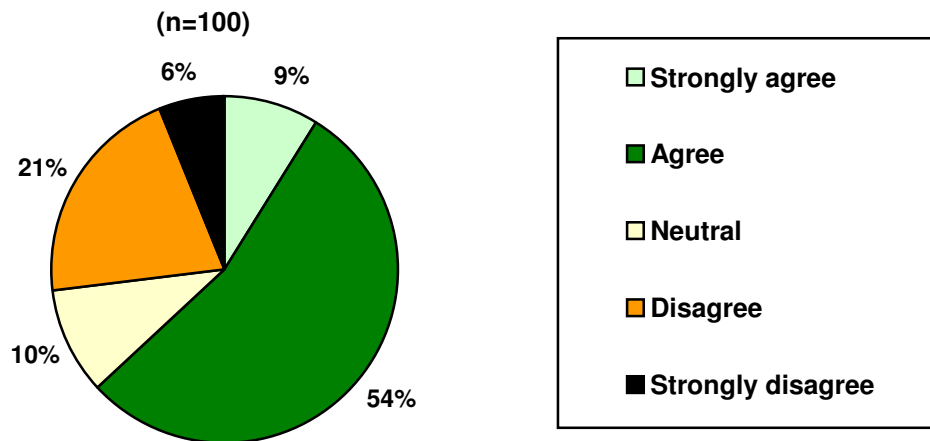
Overall, 64% of residents *‘agreed’* that these provisions should be made, whilst only 11% specifically opposed the proposition.



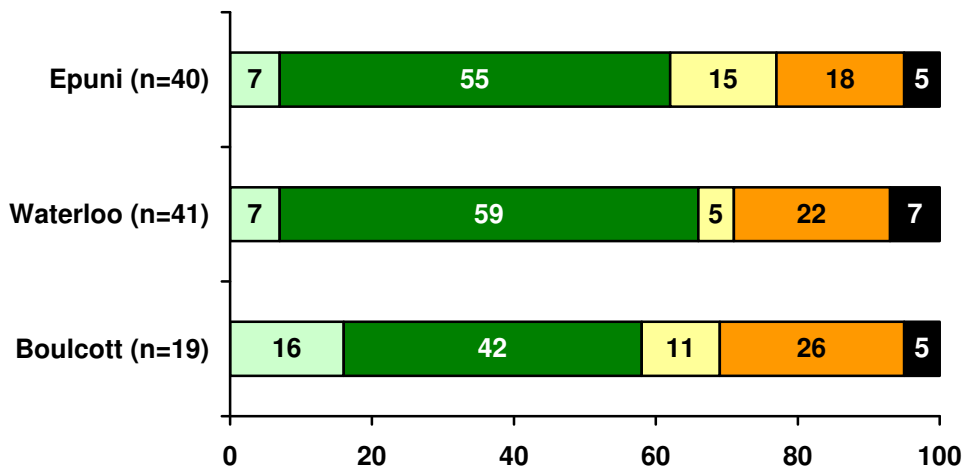
Again, there was a fairly high neutral response, with one-in-four residents being undecided.

6.7. ATTITUDES TOWARD SEMI-DETACHED DWELLINGS

Respondents were also asked whether they ‘agreed or disagreed that Hutt City Council should provide more opportunities for semi-detached dwellings in Epuni, Waterloo and the CBD edge’. Overall, 63% of residents agreed, 27% disagreed and 10% were undecided. That is:



Results by sub-area:



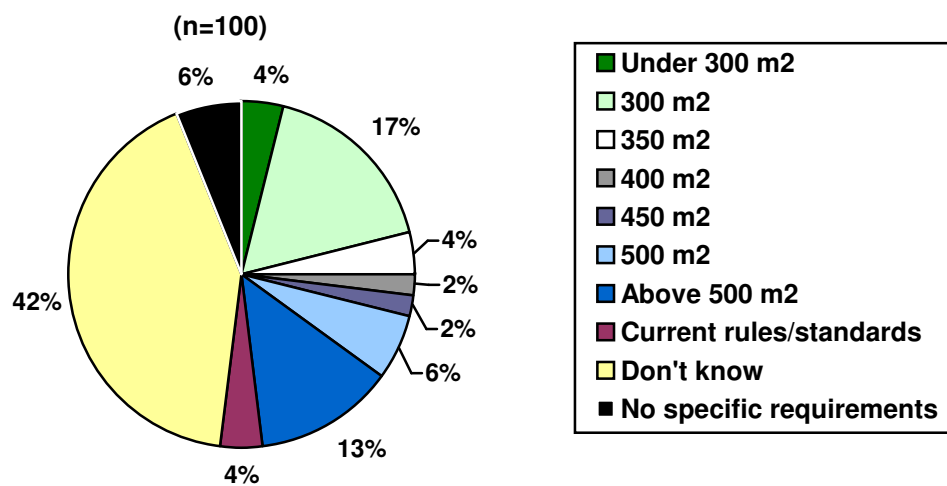
6.8. SPECIFIC REQUIREMENTS FOR SEMI-DETACHED DWELLINGS

Respondents were next asked to freely express their opinions about whether specific requirements should be required for semi-detached dwellings. When formulating their replies, they were asked to think about six specific areas of consideration (see those summarised below).

Most residents (over 90%) felt that specific requirements should apply to semi-detached dwellings. However, this section of questioning attracted some relatively high levels of ‘don’t know’ in the six areas of investigation. In other words, residents consider that policy is needed, but that the specific development of the policy would need to be undertaken before they could comment further.

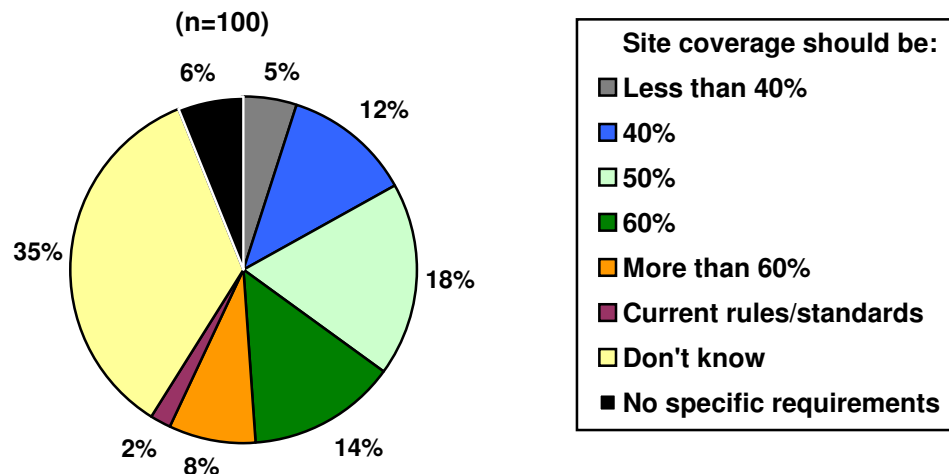
A summary of the responses to each of the six areas that were specifically investigated now follows:

a) MINIMUM SITE AREA FOR SEMI-DETACHED DWELLINGS



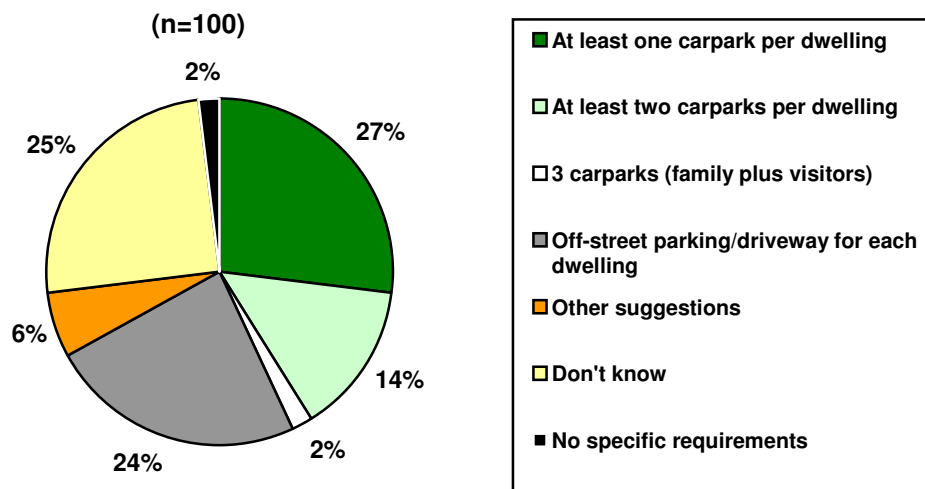
Although many residents did not feel qualified to express a view on this requirement, those who did were inclined to favour a minimum site area of at least 300m² per dwelling.

b) SITE COVERAGE FOR SEMI-DETACHED DWELLINGS



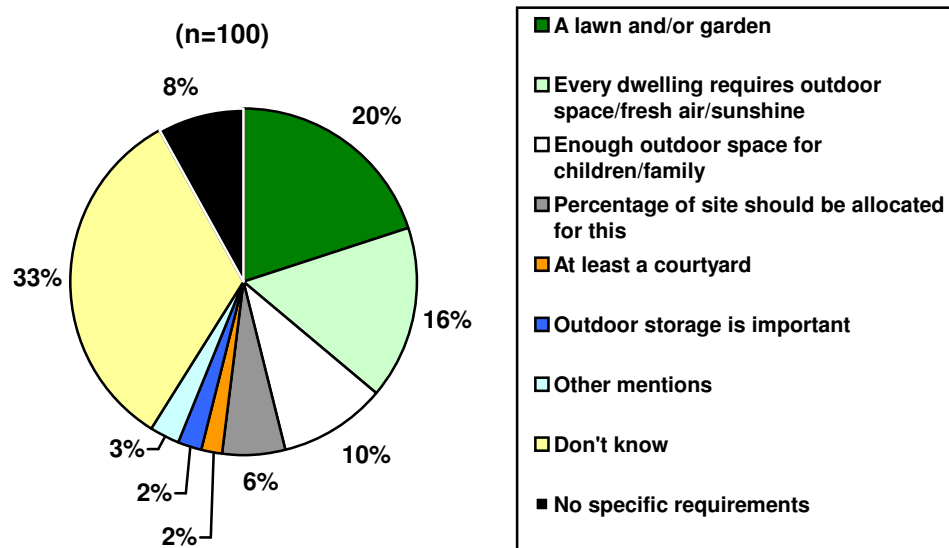
Again, a high 35% of residents were unsure about the site coverage requirement that should apply. However, almost equal numbers of residents who expressed an opinion opted for 40%, 50% and 60% site coverage.

c) PARKING PROVISION FOR SEMI-DETACHED DWELLINGS



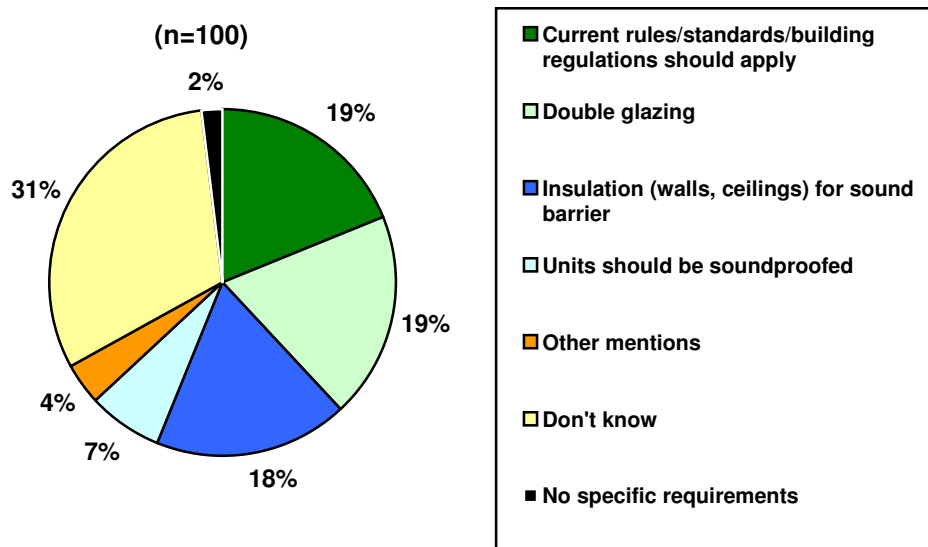
Residents generally identified the need for at least one carpark per dwelling, but many considered it should be two or three, given the situation of multi-car households and visitor requirements. Many respondents specifically mentioned that off-street parking should be a requirement and several also conveyed that individual garaging would be preferable, these being for safety and security.

d) OUTDOOR SPACE FOR SEMI-DETACHED DWELLINGS

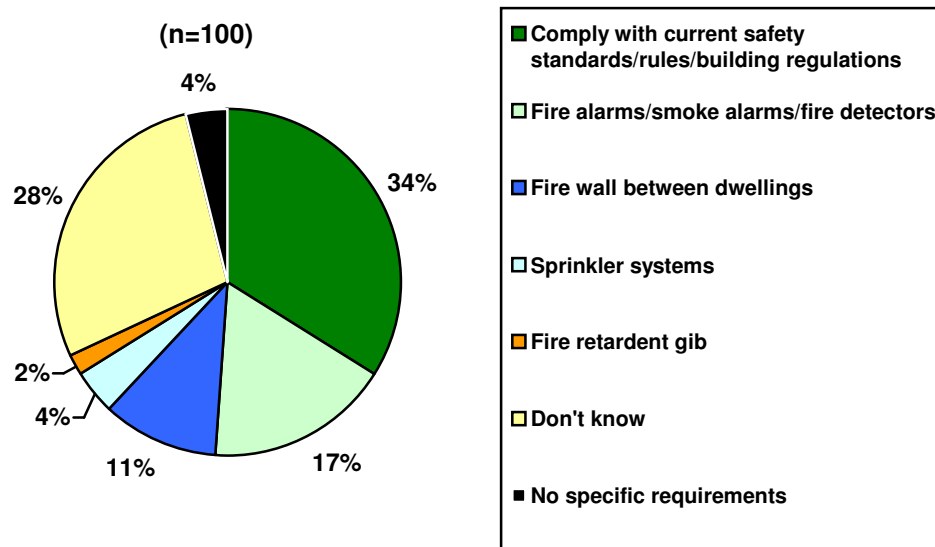


The majority of residents felt that there should be a specific requirement for semi-detached dwellings to have some outdoor space. They believed that this was important for a variety of reasons, such as providing people with recreation space, outdoor living, space for family and children, storage, as well as aesthetic appeal. Again there was a relatively high don't know response (33%) for this attribute.

e) NOISE INSULATION FOR SEMI-DETACHED DWELLINGS



Residents generally felt that semi-detached dwellings should have some form of noise insulation, consistent with current building regulations, which would include the use of double-glazing and insulation in walls and ceilings. However, one-third of the total respondents were unable to express a view on the specific requirement for noise insulation.

f) FIRE PROTECTION FOR SEMI-DETACHED DWELLINGS

Fire protection for semi-detached dwellings was also considered essential. Most residents mentioned that current safety standards/regulations were necessary. Others mentioned specific elements such as fire and smoke alarms, fire walls and sprinkler systems as important to include in the required standards.

g) OTHER

Respondents were asked to freely outline any other specific requirements that they thought should apply to semi-detached dwellings. A few residents (less than 5%) mentioned the following:

- The height of semi-detached dwellings should be kept to one or two storeys; single storey dwellings are preferable
- Adequate privacy should be considered/allowed for
- There should be a minimum standard of maintenance that should apply to all dwellings.

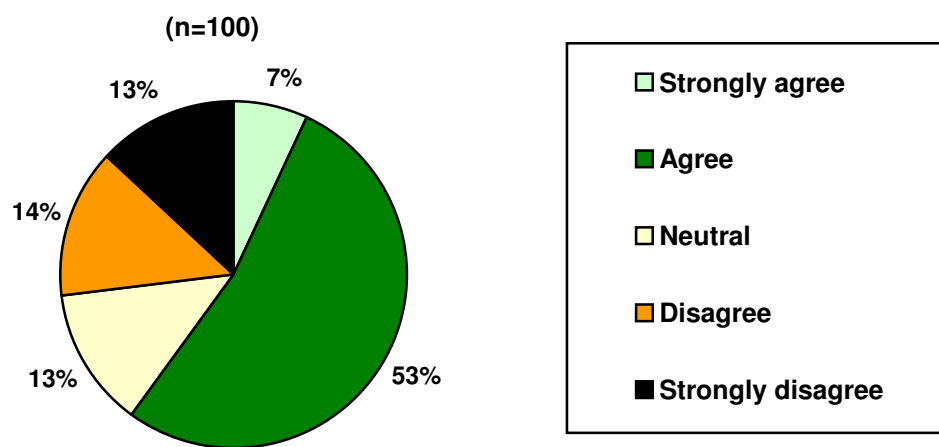
6.9. ATTITUDES TOWARD TWO-STOREY ATTACHED TOWNHOUSES

The question was asked:

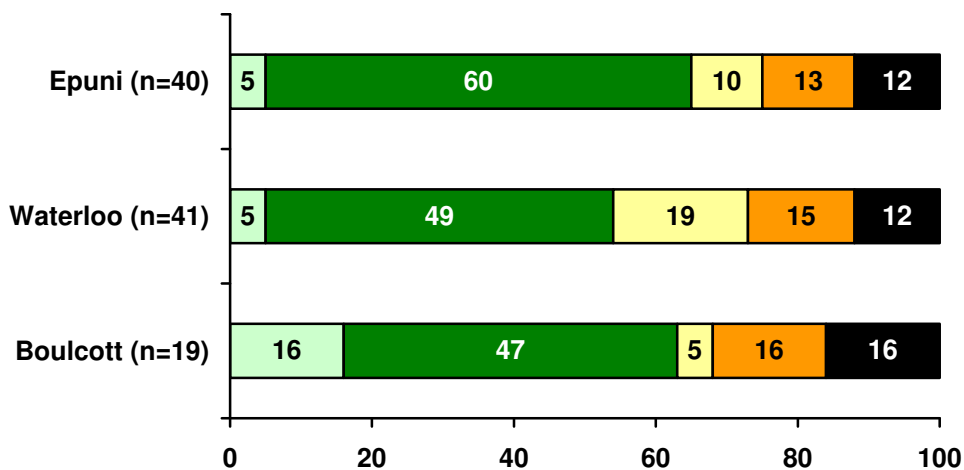
“How strongly do you agree or disagree that Hutt City Council should allow for two-storey, attached townhouses in Epuni, Waterloo and the CBD edge?”

(Where necessary it was explained that the term townhouse refers to good quality terraced, attached housing)

Overall, 60% of residents agreed with the concept, whilst 27% disagreed and 13% were unsure.



Results by sub-area:



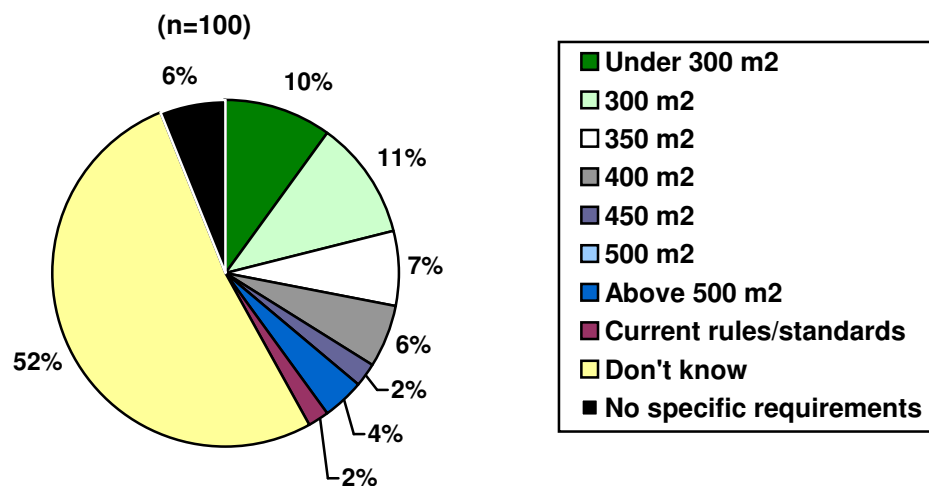
6.10. SPECIFIC REQUIREMENTS FOR TWO-STOREY TOWNHOUSES

Respondents were asked to freely express their views about whether specific requirements should be required for two-storey townhouses. The question approach followed the same format as that outlined for semi-detached dwellings in Section 6.8. Respondents were asked to think about seven specific areas of consideration for two-storey townhouses (see those summarised below).

Again, the great majority of residents (over 90%) felt that specific requirements should apply to two-storey townhouses. The questioning again attracted some relatively high levels of 'don't know' in the seven areas of investigation, but an indication of the public's opinion can be gleaned from those who expressed a view.

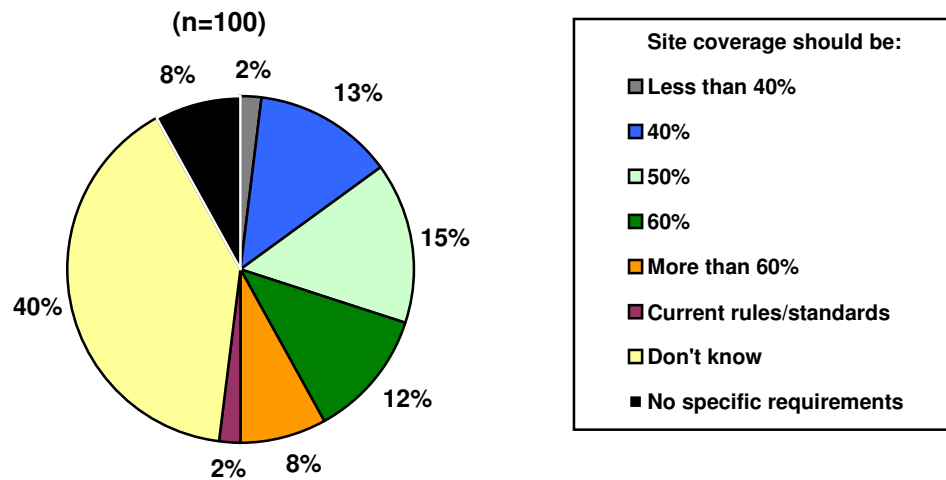
A summary of the responses to each of the seven areas that were specifically investigated now follows:

a) MINIMUM SITE AREA FOR TWO-STOREY TOWNHOUSES



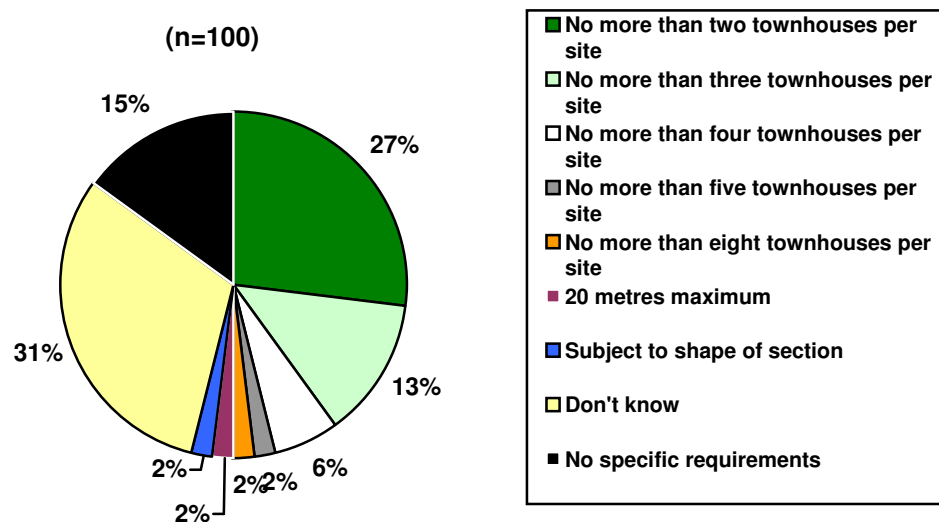
Although many residents did not feel qualified to express a view on this requirement, half of those who did offer an opinion favoured a minimum site area between 300m² and 400m².

b) SITE COVERAGE FOR TWO-STOREY TOWNHOUSES



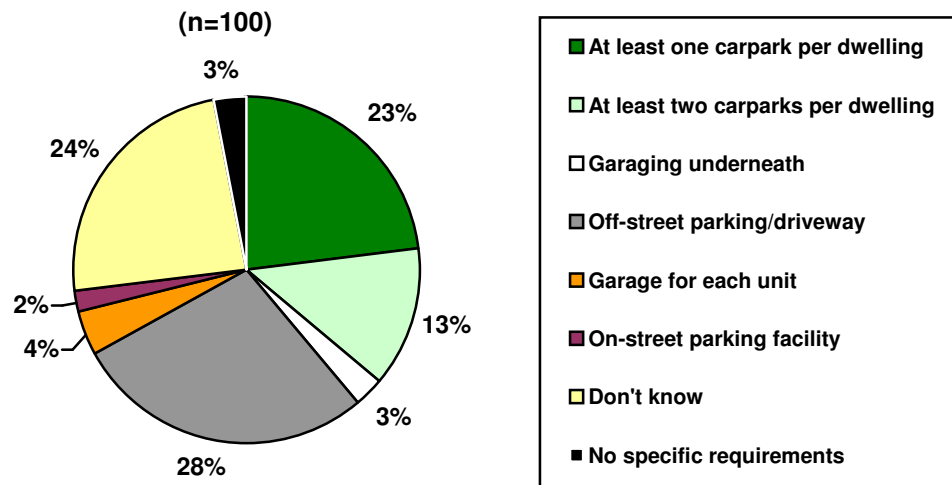
Again, a high 40% of residents were unsure about the site coverage requirement that should apply. However, almost equal numbers of residents who expressed an opinion opted for 40%, 50% and 60% site coverage. This is a similar result to that given for semi-detached dwellings.

c) TOTAL BUILDING LENGTH FOR TWO-STOREY TOWNHOUSES



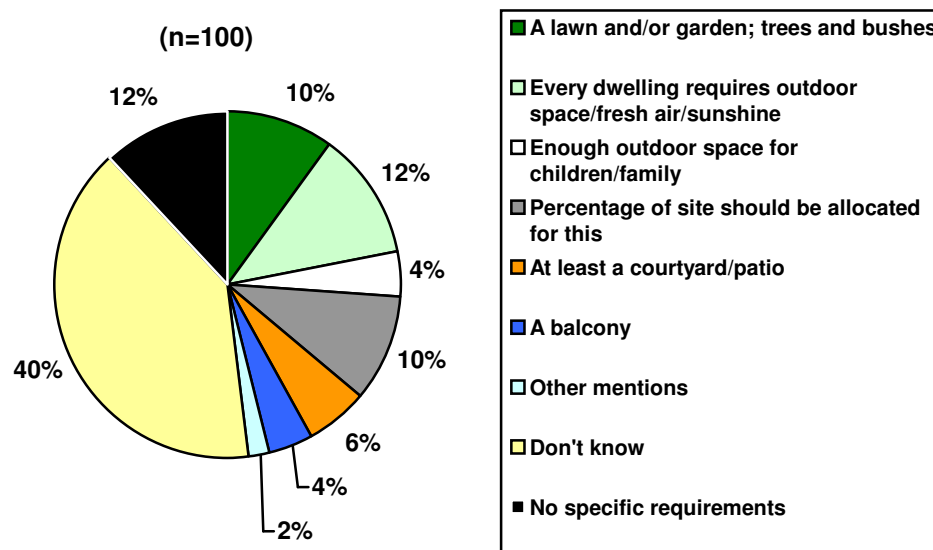
Most residents who expressed an opinion were inclined to favour two townhouses per site or three maximum.

d) PARKING PROVISION FOR TWO-STOREY TOWNHOUSES



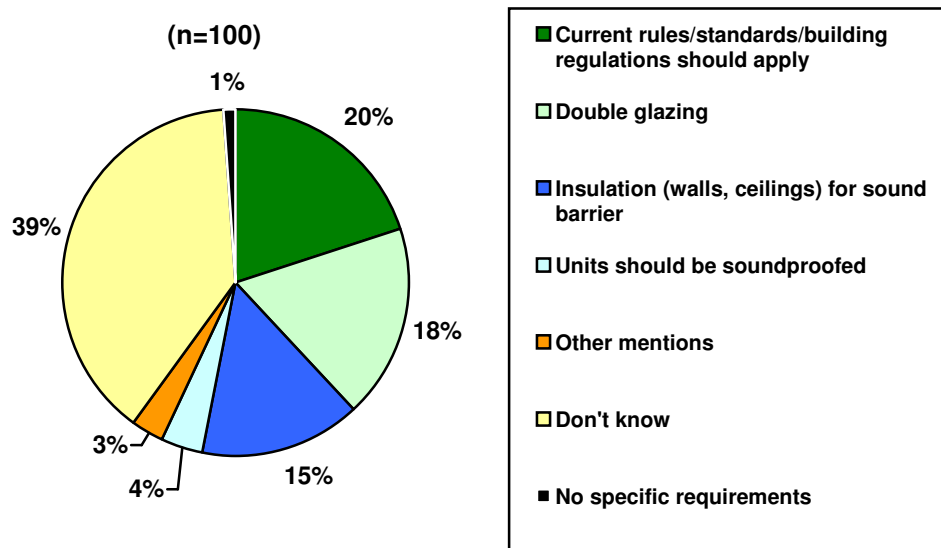
The overall result for parking provision for two-storey townhouses was similar to that given for semi-detached dwellings. Most of the survey participants who expressed an opinion favoured carparking for one or two cars, preferably off-street.

e) OUTDOOR SPACE FOR TWO-STOREY TOWNHOUSES



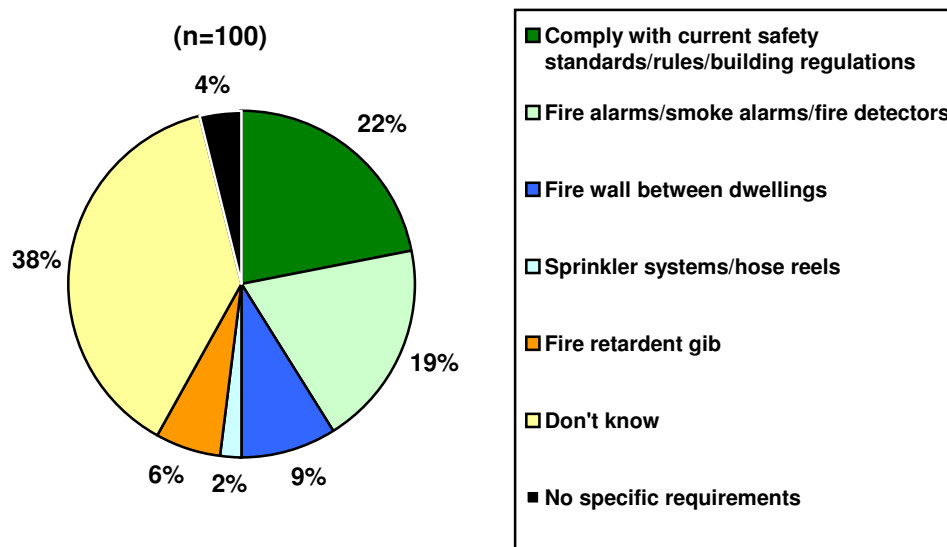
The majority of residents felt that there should be a specific requirement for two-storey townhouses to have some outdoor space. They, again, believed that this was important for many reasons, such as providing people with recreation space, outdoor living, space for family and children, storage, as well as aesthetic appeal. As with semi-detached dwellings, there was a relatively high don't know response (40%) for this attribute.

f) NOISE INSULATION FOR TWO-STOREY TOWNHOUSES



Residents again felt there should have some form of noise insulation, consistent with current building regulations, which would include the use of double-glazing and insulation in walls and ceilings. However, 39% of the total respondents were unable to express a view on the specific requirement for noise insulation.

g) FIRE PROTECTION FOR TWO-STOREY TOWNHOUSES



Fire protection for two-storey townhouses was also considered essential. Most respondents again mentioned that current safety standards/regulations should apply. Others referred to specific fire protection such as fire and smoke alarms, fire walls, sprinkler systems and hose reels as important to include in the safety standards.

h) OTHER

The research participants were again asked to freely outline any other specific requirements that they thought should apply to two-storey townhouses. A few residents (less than 5%) mentioned each of the following:

- Lighting levels/lux levels (on neighbouring properties)
- Avoid the ‘*Coronation Street look/a row of boxes*’
- Adequate privacy should be considered/allowed for
- There should be a minimum standard of maintenance that should apply to all dwellings
- Separate entrances/not a shared driveway
- No flat roofs.

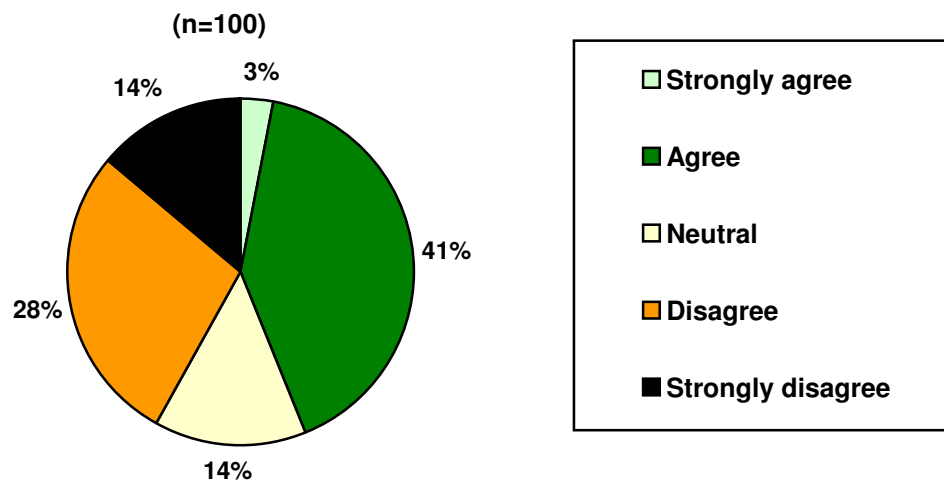
6.11. ATTITUDES TO SPECIFIC CHANGES

The respondents were introduced to ten statements about specific elements of the proposed changes to planning rules. They were asked to indicate to what extent they agreed or disagreed with each one. Results are as follows:

a) BUILDING HEIGHTS

The council should allow an increase in building heights, from 8 metres to 10 metres, on larger sites within the area of Epuni, Waterloo and the Lower Hutt CBD edge.

(If necessary: The term large site is not yet defined, but it is proposed to it applies to sites 800m² or larger)

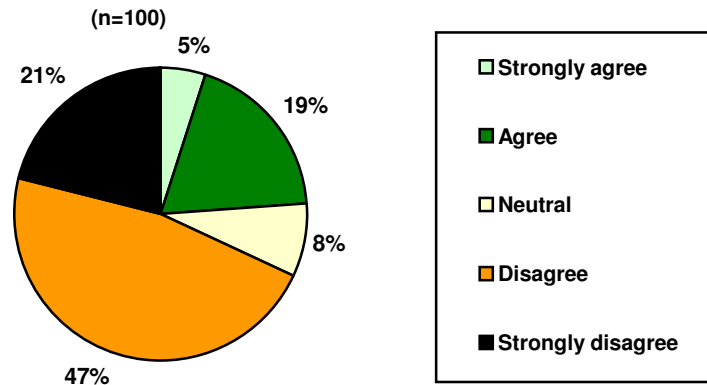


The results indicate that an almost equal percentage of residents agree with the proposal to increase building heights (44%) as those who disagree (42%).

b) THREE-STOREY APARTMENT DEVELOPMENTS

The council should allow for three-storey apartment developments up to 12 metres high on larger sites close to Waterloo Train Station and the Lower Hutt CBD.

(If necessary: Close refers to land within 400 metres of the train stations or the CBD edge)

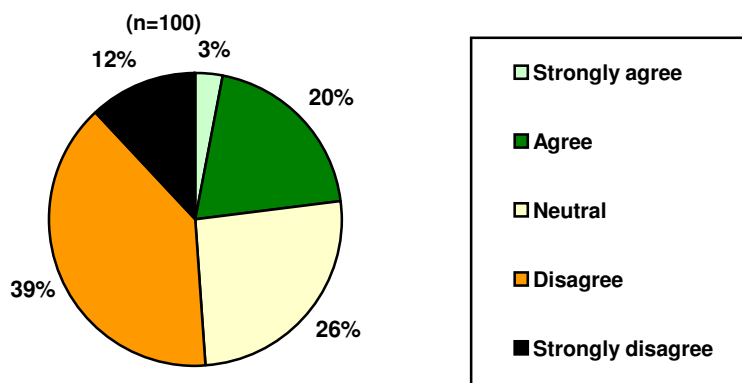


Two-thirds of the residents interviewed were clearly opposed to the proposition of allowing three-storey apartment developments in the area concerned, whilst one-in-four were in favour of this approach.

c) HEIGHT AND SETBACK RULES

Height and setback rules should only apply at the outside edge of a multi-unit housing site, and do not need to apply between proposed new housing units.

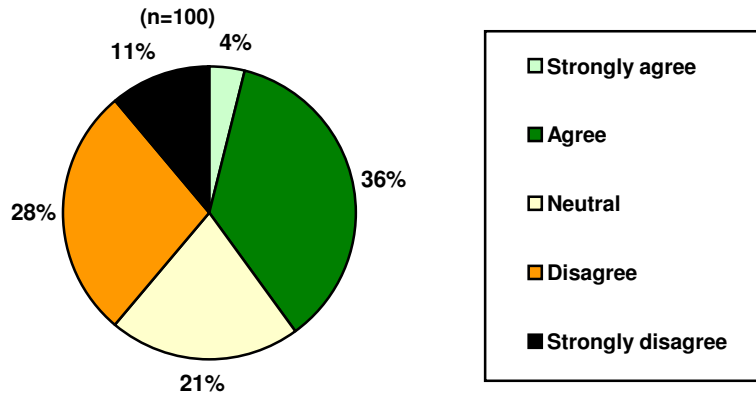
(If necessary: Inside boundaries refers to boundaries between new units on a multi-unit site. Outside edge refers to the boundary between a multi-unit housing area and existing residential housing).



Just over half the residents disagreed with the proposed height and setback rules and, again, approximately one-in-four agreed with the proposition. However, on this aspect of policy, a significant percentage of residents (26%) were undecided.

d) SPECIAL RULES FOR MULTI-UNIT HOUSING DEVELOPMENT

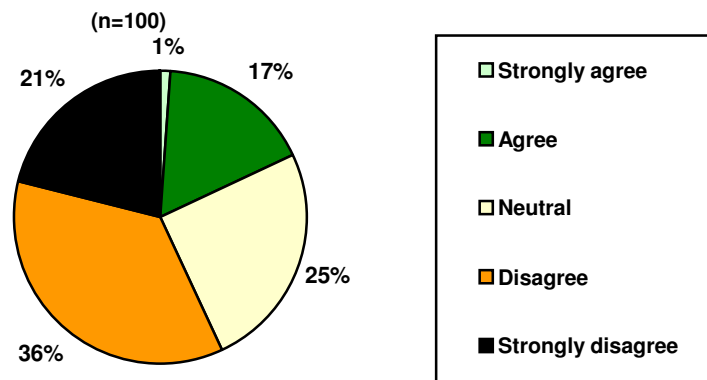
Special rules should apply to larger sites to encourage multi-unit housing development.



Approximately equal numbers of residents agreed (40%) and disagreed (39%) that special rules should apply to larger sites to encourage multi-unit housing. One-in-five respondents were unsure about this aspect of proposed policy.

e) HEIGHT CONTROLS ALONG THE ROAD BOUNDARY

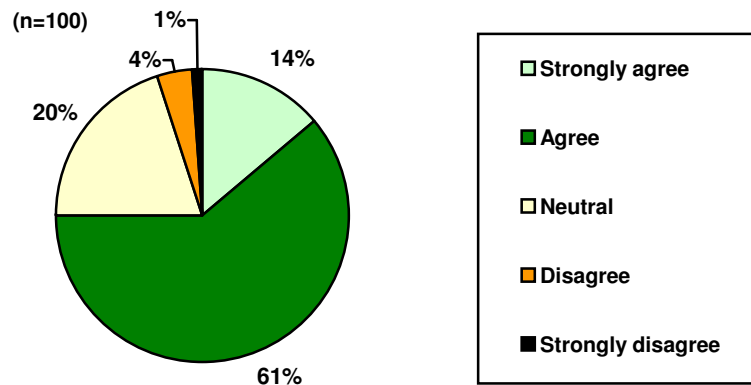
Height controls along the road boundary should be altered, so that taller dwellings could be positioned closer to the road.



A majority of residents (59%) disagreed with this proposition, whilst only 18% expressed agreement. Again, there is approximately one-in-four residents who are unsure about the proposed policy.

f) REQUIREMENTS FOR OUTDOOR OPEN SPACE

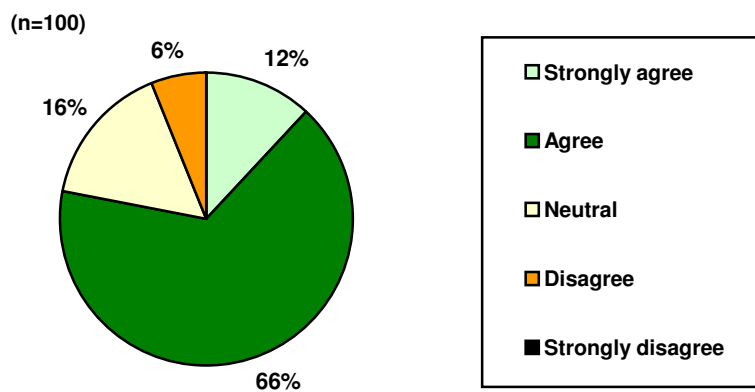
Council should introduce requirements for outdoor open space for medium density housing.



75% of the residents agreed with this policy proposition. Only 5% actively disagreed, with one-in-five being unsure.

g) REQUIREMENTS FOR MINIMUM APARTMENT SIZES

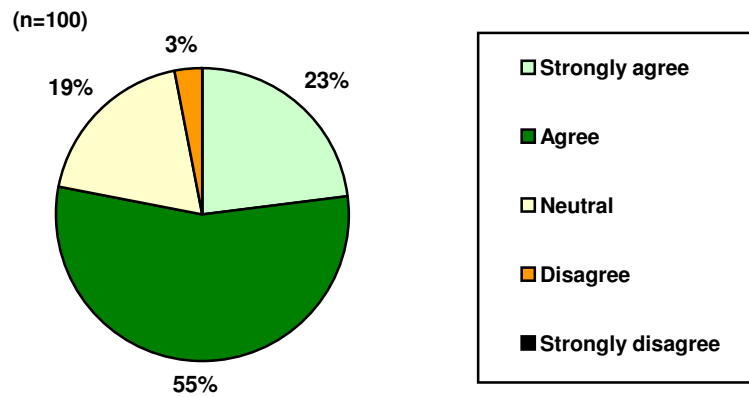
Council should introduce requirements for minimum apartment sizes for new apartment developments.



A high 78% of residents agreed with this proposition, with only 6% expressing disagreement. Slightly fewer residents (16%) were unsure about this particular policy statement.

h) DESIGN GUIDES TO CONTROL QUALITY

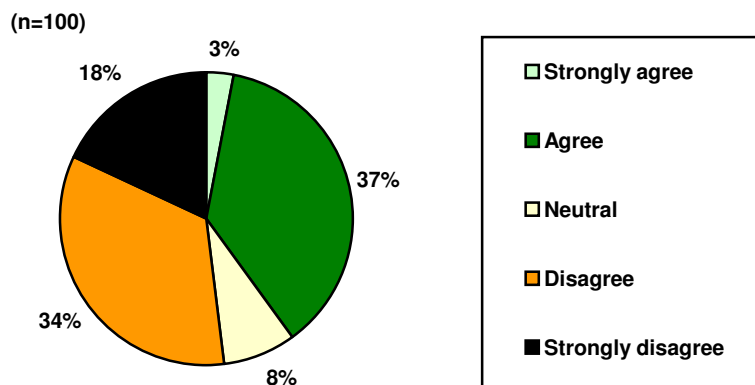
Design Guides should be used to control the quality of new medium density housing.



Again, a high 78% of residents agreed with this policy regarding Design Guides. Very few (only 3%) disagreed, with one-in-five being unsure.

i) THE HEIGHT OF BUILDINGS IN THE WATERLOO SHOPPING AREA

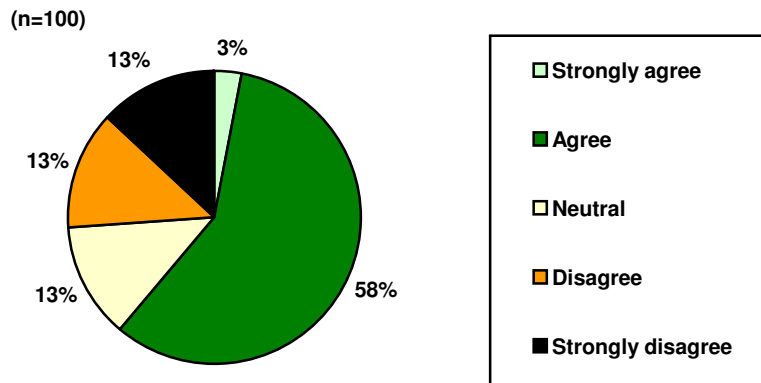
Council should allow the height of buildings in the Waterloo Shopping Area to increase from 8 metres to 12 metres.



Slightly more residents (52%) disagreed with this proposition than those who agreed (40%). 8% were unsure and/or expressed a neutral response.

j) MULTI-LEVEL RESIDENTIAL DWELLINGS TO REPLACE EXISTING INDUSTRIAL BUILDINGS

Council should allow for multi-level residential dwellings to replace existing industrial buildings close to Waterloo Train Station.



61% of residents were in favour of this policy change, compared to 26% who opposed it. A further 13% of respondents were unsure about this proposition.

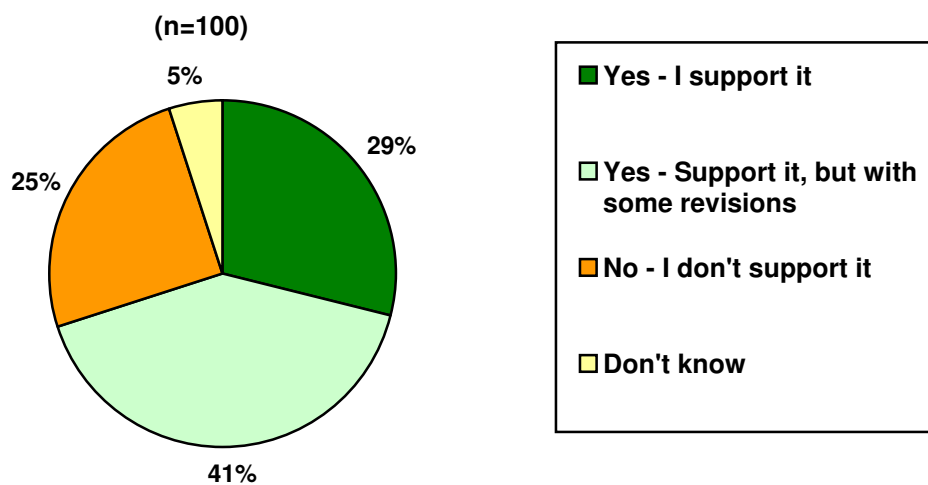
6.12. OVERALL LEVEL OF SUPPORT FOR THE POSSIBLE CHANGES

TO PLANNING RULES

The survey participants were finally asked the following question:

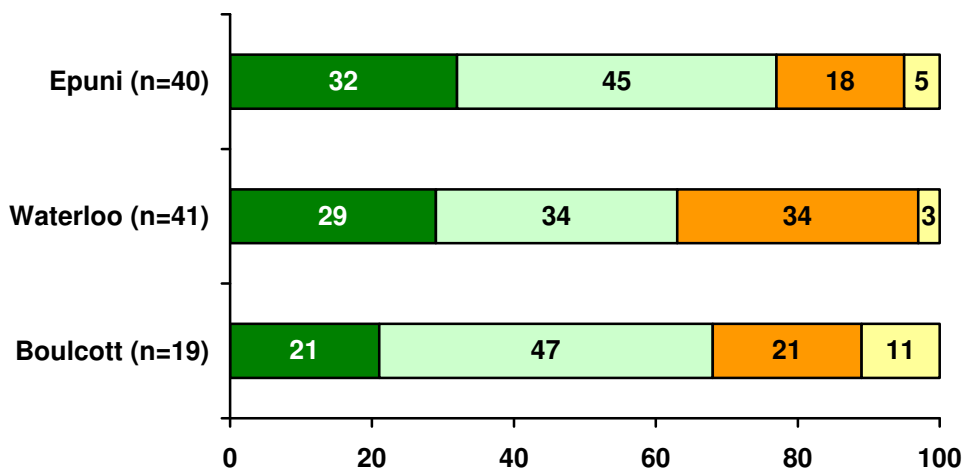
“I would like you to think about the possible changes to planning rules that we have talked about and which are included in the Discussion Document. In principle, do you support, or not support, the possible changes to planning rules, to allow for residential growth in the areas of Epuni, Waterloo and the CBD edge?”

Overall, 70% of respondents supported the concept of changes to planning rules, but a majority of these residents felt that some changes or revisions would be required to the initial proposal.



The level of support varied by sub-area. However, it is again stressed that the sample sizes for this analysis are small and the differences should, therefore, be taken as indicative only.

Results by sub-area:



7. QUESTIONNAIRE

QUESTIONNAIRE FOR THE PUBLIC CONSULTATION RESEARCH
RELATING TO RESIDENTIAL GROWTH

December 2014/January 2015

APPROACH.

“Good morning/afternoon/evening. I am from Peter Glen Research, a market research company. We are conducting a survey on behalf of Hutt City Council about the Discussion Document relating to possible changes to planning rules, to allow for residential growth in the areas of Epuni, Waterloo and the CBD edge. The proposal is currently at the public consultation stage and we are conducting this survey to obtain feedback from the community about various aspects of the proposal. For this interview I need to speak to a Hutt City resident who lives in the Epuni, Waterloo and CBD edge area.”

“Is there somebody in your household who would be able to help me with the interview please?”

IF MORE THAN ONE PERSON QUALIFIES, ASK TO SPEAK TO THE PERSON WHOSE BIRTHDAY FALLS NEXT. REPEAT INTRODUCTION IF NECESSARY.

IF APPROPRIATE PERSON IS UNAVAILABLE, ARRANGE TIME TO CALL BACK.

Respondent Name: _____ Phone number: _____

Time/day to call back: _____

“I would like to arrange a time to get your input about the possible changes to planning rules to allow for residential growth. The interview will take approximately (...) minutes. Is it convenient to either conduct the interview now, or make an appointment time to call you back to get your opinions?”

IF NECESSARY, RECORD CALL BACK DETAILS.

Respondent name: _____ Phone number: _____

Respondent address: _____

Time/Day to Call Back: _____

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THE INTERVIEW

Q.1 “Can I please check, are you aware of the Discussion Document, relating to possible changes to planning rules, to allow for residential growth in the areas of Epuni, Waterloo and the CBD edge?”

Yes _____ 01 – Ask Q.2
 No _____ 02 – Skip to Q.4

Q.2 “From what sources have you received, or heard information about the possible changes to planning rules, to allow for residential growth in the Epuni, Waterloo and CBD edge? Have you received information from any other sources?” **PROBE UNTIL ‘NO’**

DO NOT READ A flyer/pamphlet _____ 01
 An article in the Hutt News _____ 02
 Hutt City Council webpage _____ 03
 Word-of-mouth/other residents/family/
 friends _____ 04
 A community group (specify) _____ 05

 Other (specify) _____ 06

 (Can’t recall an information source) ____ 07

Q.3 “What types of changes have you heard about, with regard to the Discussion Document? Any others?”

DO NOT READ A Residential Growth zone _____ 01
 3-storey residential buildings _____ 02
 Building housing closer together _____ 03
 Allowing for increased site coverage ____ 04
 Changing setback (position from
 property boundary rules) _____ 05
 Provisions for dormer windows and
 gable ends _____ 06
 Provisions for semi-detached housing ____ 07
 Change in minimum site areas/section
 sizes _____ 08
 Other (specify) _____ 09

 (Can’t recall the types of changes) _____ 10

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ASK ALL RESPONDENTS

- Q.4 “I am now going to read some statements that have been made about residential growth in the Epuni, Waterloo and CBD edge areas. As I read each one, can you please tell me whether you strongly disagree, disagree, neither agree nor disagree, agree, or strongly agree with that statement? The (first/next) statement is...”

STATEMENTS	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
Land close to the Lower Hutt CBD and the Epuni and Waterloo train stations is a good location for increased housing supply and housing choice	01	02	03	04	05
A new residential growth zone should be created for this area	01	02	03	04	05

- Q.5 “The current minimum site area for new, standalone (detached) housing, in the areas we have been talking about, is 300m². In your opinion, what should be the new minimum site area? Should it be...?”

READ OPTIONS	Under 250m ² _____	01
	250m ² _____	02
	300m ² _____	03
	400m ² _____	04
	500m ² _____	05
	Above 500m ² _____	06
DO NOT READ	(Don't know) _____	07

- Q.6 In your opinion, how much of a lot should be able to be covered by a new dwelling and garden structures, such as garages and sheds? Should it be...?”

READ OPTIONS	Less than 30% _____	01
	30% _____	02
	40% _____	03
	50% _____	04
	60% _____	05
	More than 60% _____	06
DO NOT READ	Other (specify) _____	07
	(Don't know) _____	08

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Q.7 “Using same scale as before, how strongly do you agree or disagree that more provisions should be made for dormer windows and gable ends, to help homeowners make use of taller roof spaces?”
(If necessary: A dormer window is a window that is set vertically into a sloping roof. A gable end is the end wall of a building, which is topped by a triangular shaped sloping roof).

Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
01	02	03	04	05

Q.8 “And how strongly do you agree or disagree that Hutt City Council should provide more opportunities for semi-detached dwellings in Epuni, Waterloo and the CBD edge?”

Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
01	02	03	04	05

Q.9 “And do you think there should be any specific requirements for semi-detached dwellings? For example, with regard to:”

	<u>Yes</u>	<u>No</u>	<u>Specific requirements</u> (specify)
Minimum site area	01	02	_____
Site coverage	01	02	_____
Parking provision	01	02	_____
Outdoor space	01	02	_____
Noise insulation	01	02	_____
Fire protection	01	02	_____
Other (specify)	01	02	_____
_____			_____

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Q.10 “How strongly do you agree or disagree that Hutt City Council should allow for two-storey, attached townhouses in Epuni, Waterloo and the CBD edge?”
 (If necessary: The term townhouse refers to good quality terraced, attached housing)

Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
01	02	03	04	05

Q.11 “Do you think there should be any specific requirements for two-storey townhouses? For example, with regard to:”

	<u>Yes</u>	<u>No</u>	<u>Specific requirements</u> (specify)
Minimum site area	01	02	_____
Site coverage	01	02	_____
Total building length	01	02	_____
Parking provision	01	02	_____
Outdoor space	01	02	_____
Noise insulation	01	02	_____
Fire protection	01	02	_____
Other (specify)	01	02	_____
_____			_____

-6-

Q.12 “I now have some further statements. As I read each one, can you again please tell me whether you strongly disagree, disagree, neither agree nor disagree, agree, or strongly agree with that statement? The (first/next) statement is...”

STATEMENTS	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
The council should allow an increase in building heights, from 8 metres to 10 metres, on larger sites within the area of Epuni, Waterloo and the Lower Hutt CBD edge. <i>(If necessary: The term large site is not yet defined, but it is proposed to it applies to sites 800m² or larger)</i>	01	02	03	04	05
The council should allow for three-storey apartment developments up to 12 metres high on larger sites close to Waterloo Train Station and the Lower Hutt CBD. <i>(If necessary: Close refers to land within 400 metres of the train stations or the CBD edge)</i>	01	02	03	04	05
Height and setback rules should only apply at the outside edge of a multi-unit housing site, and do not need to apply between proposed new housing units. <i>(If necessary: Inside boundaries refers to boundaries between new units on a multi-unit site. Outside edge refers to the boundary between a multi-unit housing area and existing residential housing)</i>	01	02	03	04	05
Special rules should apply to larger sites to encourage multi-unit housing development	01	02	03	04	05
Height controls along the road boundary should be altered, so that taller dwellings could be positioned closer to the road.	01	02	03	04	05
Council should introduce requirements for outdoor open space for medium density housing.	01	02	03	04	05
Council should introduce requirements for minimum apartment sizes for new apartment developments.	01	02	03	04	05
Design Guides should be used to control the quality of new medium density housing	01	02	03	04	05
Council should allow the height of buildings in the Waterloo Shopping Area to increase from 8 metres to 12 metres	01	02	03	04	05
Council should allow for multi-level residential dwellings to replace existing industrial buildings close to Waterloo Train Station.	01	02	03	04	05

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D.5 “Which of the following ethnic groups do you belong to? One or several groups may apply to you.”

NZ Maori _____	01
NZ European _____	02
British _____	03
Other European _____	04
Pacific Island _____	05
Chinese _____	06
Indian _____	07
Other Asian _____	08
Other (specify) _____	09

D.6. “In which suburb do you live?”

WRITE SUBURB: _____ THEN CODE:

Boulcott	01
Epuni East	02
Epuni West	03
Waterloo East	04
Waterloo West	05

“Thank you very much for your help with this survey. The company I work for is Peter Glen Research and if you have any queries you can contact Peter Glen on 564-4525 or (025) 914-330.

“My name is _____” (Interviewer’s Name)