

Survey of Residential 4 Zones and San Dona Olive Groves Households 2018

Summary of Responses – February 2019

Introduction

In December 2018, the Waimakariri District Council invited all households living / owning property in the District's Residential Zone 4A or 4B (rural residential) and within the San Dona Olive Grove settlements north of Mandeville to complete a survey. Lots in the San Dona Olive Grove subdivisions were included because, although zoned Rural in the Waimakariri District Plan, the majority of these lots are in the same size range of less than 2.0 ha as lots in the District's Residential 4 Zones.

While currently reviewing the Waimakariri District Plan as well as the Rural Residential Development Plan, the Council is interested in better understanding how people living in the District's Residential 4 Zones and the San Dona Olive Grove area view the area they live in, which will help the Council plan for the future of rural and rural residential areas. Information gathered by this survey provides insight into property size preferences, character and amenity preferences, and property turnover.

Survey Methodology

The Waimakariri District Council undertook a similar survey in 2006 ('2006 Residential 4 Rural Residential Zone Household Survey'), upon which this survey is based. Some of the questions were kept identical; however many of the original questions posed in the 2006 survey were considered less relevant now and were hence excluded, with new questions added.

The survey was sent to households via email where Council records held a contact email address which allowed residents to fill in the survey electronically on the Council's website. The remaining residents received a hard copy survey together with a freepost return envelope. The survey form, cover letter and cover email are included as Appendices. The survey went out at the beginning of December and remained open until 23 December, providing around three to four weeks within which to return the completed surveys. The electronic survey was taken off the Council's 'Let's Talk' webpage on the closing day; however, completed hard copy surveys were still being accepted until mid-January.

Ahead of dissemination, the different areas of Residential Zone 4A and 4B were allocated an area number, which allowed the identification of responses by general area. The information provided in individual surveys remains confidential and any reports based on the answers cannot be traced to any individual or household.

Response Rate

A total of 1353 surveys were released, of which 347 were completed, representing a 26% response rate. This compares to a 45% response rate achieved in the 2006 Residential 4 Zone Household Survey. While the returned surveys provide a useful snapshot of perceptions and preferences prevalent among property owners/residents of the District's rural residential (and San Dona) areas, the relatively low response rate may mean that there is a significant non-response error in the findings reported. Caution should be applied when considering these findings.

The highest proportionate response rate came from the collection of households located in the San Dona Olive Grove area north of Mandeville, with 50% of households completing the survey. Those living or owning property in the Residential 4A and 4B Zones at Waikuku and Gressons Road returned

the lowest proportionate responses at just 13%. The following table provides an overview of response rate by area of distribution.

Completed surveys by area				
Area No.	Area description	No. distributed	No. completed	Response rate
1	Oxford	159	32	20%
2	West Eyreton	44	10	23%
3	Swannanoa	30	10	33%
4	Mandeville	467	127	27%
5	San Dona Olive Grove area	115	57	50%
6	Ohoka	66	18	27%
7	Fernside	78	21	27%
8	Rangiora	19	4	21%
9	Loburn	59	17	29%
10	Ashley	35	9	26%
11	Woodend / West Woodend	51	9	18%
12	Waikuku	158	21	13%
13	Woodend Beach Road	42	7	17%
14	North Kaiapoi	30	5	17%

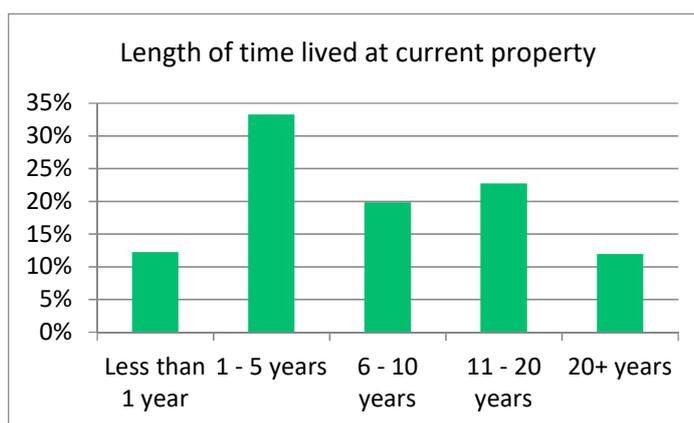
Summary of Responses

The following pages provide a summary of the responses received from the Survey of Residential 4 Zones and San Dona Olive Groves Households 2018.

How long lived at present property & purchase of present property

The highest proportion of respondent households have lived at their current address for only 1 to 5 years (33%); the lowest proportion of respondent households have lived at their current address for more than 20 years (11%).

Length of time lived at current property		
Answer Choices	Responses	
Less than 1 year	12%	42
1 - 5 years	33%	114
6 - 10 years	19%	68
11 - 20 years	22%	78
20+ years	11%	41
	Answered	343
	Skipped	4

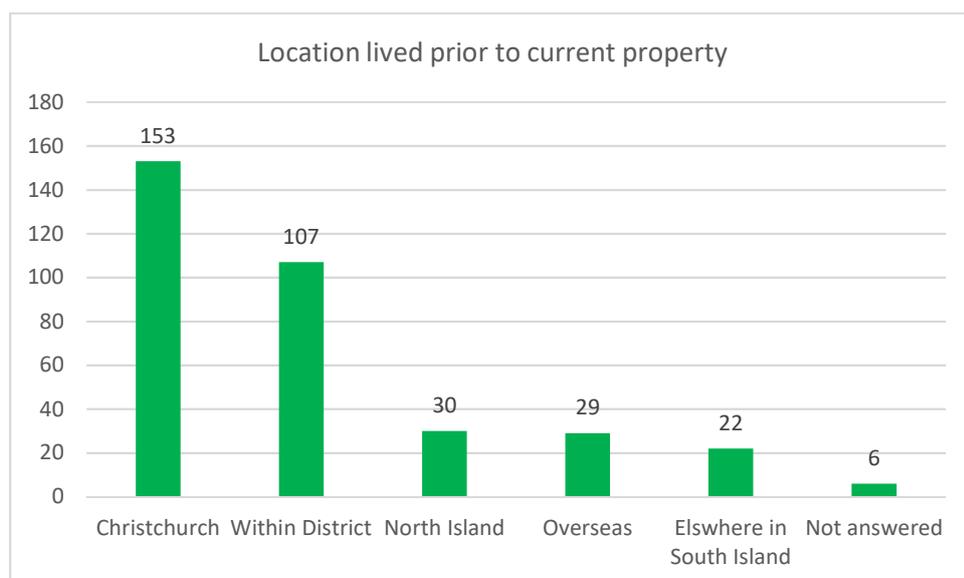


More than half of all respondents purchased their property with a house on it (57%), as opposed to as bare land (43%).

When asked whether they considered buying a larger 'lifestyle block' (e.g. around 4-5 hectares) instead of their current property, most respondents (70%) did not (11 respondents skipped this question altogether). The remaining 30% did consider buying a larger 'lifestyle block' instead, but did not, mostly because a larger block would have been too large for their purposes (39% of those who indicated they considered buying a larger block), because their current property was more affordable

(32%) or because of servicing requirements related to a larger block (11%). 28% of respondents who indicated they did consider buying a larger 'lifestyle block' instead provided 'other' reasons for not doing so, including that they ended up preferring their current property (5), that the location of a larger property did not suit them as much as the location of their current property (5), and that market drivers were such at the time that they could not find the 'right' larger property to buy (5).

Prior to moving to their current address, most respondent households lived in Christchurch (44%), or elsewhere within in the Waimakariri District (31%). Of those who lived elsewhere within the District, one in four moved from Rangiora (25%), one in five from Kaiapoi (19%) and one in six from Oxford (14%).



Reasons, likes and dislikes of present property

When asked what the main reasons were for choosing to live on their present property, the top eight general reasons given by respondents were:

Reasons for choosing to live on present property			
Reason	Description	No.	Percent*
Size of property	Both a large property for large garden, sheds and garages etc, but also smaller property for downsizing	122	36%
Location	Proximity to larger centres, commutable, close to family, desire to be north of Christchurch, close to beaches and mountains etc	84	25%
Space	From neighbours, sense of space, views, privacy etc	72	21%
Lifestyle	Desire for (semi-)rural lifestyle, retired lifestyle	72	21%
Character of area	Country atmosphere, quiet, peaceful, rural character, lack of traffic etc	69	20%
Price	Good price point, affordable	31	9%
Earthquake displacement	Often red-zoned, relocated	24	7%
House	Attractiveness / suitability of house	19	6%

*Note, the percentages when added together total more than 100 as many respondents provided multiple reasons

When asked what they like most about living on their present property, the responses could generally be grouped into the following 6 key categories:

Aspects liked most about living on present property			
Most liked	Description	No.	Percent*
Space	From neighbours, sense of spaces, views, privacy etc.	148	44%
Lifestyle	Rural character and lifestyle, country life, peace and quiet	138	41%
Property & area aspects	Attractiveness of house and (established) gardens, low density character of area, quality of other houses	73	22%
Location	Proximity to larger centres, commutable, close to nearby community facilities / schools	73	22%
Size of property	Large enough for animals, gardens, children, but small enough to manage easily	55	16%
Sense of community	Friendly neighbourhood, great sense of community, feeling safe	42	12%

*Note, the percentages when added together total more than 100 as many respondents provided multiple aspects they like most about living on their present property

When asked what they dislike most about living on their present property, the ten most frequent aspects identified by respondents were:

Aspects most disliked about living on present property			
Most disliked	Description	No.	Percent*
Roading issues	Speed of vehicles travelling on adjacent/nearby road, dust produced by unsealed roads, noise from traffic e.g. trucks, congestion	65	22%
Servicing	Lack of or issues with provision of services e.g. lack of rubbish/recycling collection, issues with water and wastewater services, water quality, lack of services generally, poor internet connection	41	14%
Property maintenance	Maintenance of property being too high / unmanageable / costly	40	14%
Distance	Far distance / commute to employment, school, facilities, services and other destinations; cost of travel	33	11%
Growth	Recent growth of rural residential area compromising character, spaciousness, rural atmosphere etc	31	11%
Neighbours	Issues with neighbours e.g. noise, cars, activities such as burning, dogs, farming operation effects e.g. spreading fertiliser	30	10%
Rates	Council rates considered too high for services provided	23	8%
Public transport	Lack of public transport provision	14	5%
Flooding	Issues related to flooding e.g. overflowing undercurrents, flooded swales and roads, poor drainage, mosquitoes	13	4%
Public maintenance	Council not appropriately maintaining public assets e.g. berms, roads	11	4%

*Note, the percentages when added together total more than 100 as many respondents provided multiple aspects they dislike most about living on their present property

It should be noted that 21 respondents did not answer this question and another 37 answered it by stating “nothing”. Together this represents around 17% of all respondents.

When asked what changes they would most like to see occur in their local area, the most common themes of changes identified by respondents were:

Changes would most like to see occur in local area			
Changes sought	Description	No.	Percent*
Roading improvements	Improvements to or provision of road safety, traffic reduction, pedestrian routes, cycleways in their local area, advocacy for Woodend Bypass construction	102	37%
Public services	Seeking Council provision of services (most seeking rubbish/recycling collection and some connectable water and sewer)	57	20%
Desire to subdivide	Seeking a change in planning rules to allow subdivision of their or other property	38	14%
Halt further development	Seeking a halt on the number of properties changing from a rural to a rural residential density	29	10%
More amenities	Want provision of more and/or closer amenities such as schools, playgrounds, commercial activities, employment opportunities etc	22	8%
Public transport	Connect rural residential areas to larger centres with public transport	15	5%
Drainage	Improving local drainage to reduce flooding issues	14	5%

*Note, the percentages when added together total more than 100 as many respondents provided multiple changes they would like to see occur in their local area

When asked what changes they would least like to see occur in their local area, the themes of changes were:

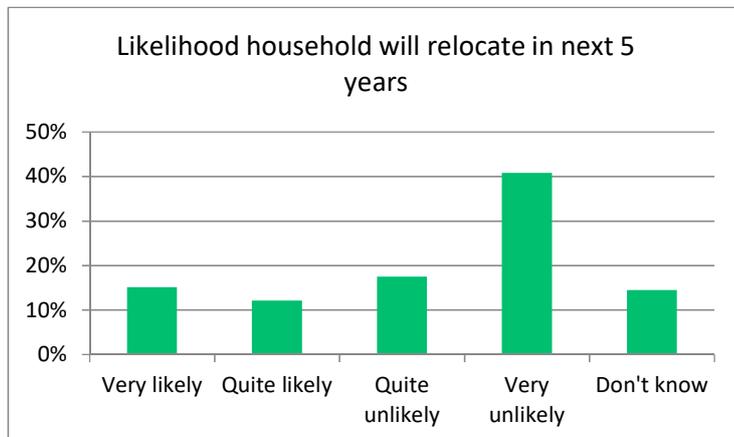
Changes would least like to see occur in local area			
Changes least like to see	Description	No.	Percent*
Residential development	More residential development / subdivision of rural land, particularly higher density, smaller lots causing a loss in rural outlook and character, loss of village feel	149	69%
Commercial development	Commercial / retail / (noisy) industrial development in the rural / rural residential area	42	19%
Council services	A change in Council services relating to rural residential zone, e.g. more street lighting and/or footpaths, rubbish collection, less public greenspace, increasing rates	16	7%
Roading	More traffic, lowered speed limits, introduction of bicycle lanes or traffic lights	13	6%
Rural activities	Increase in ‘rural’ activities such as dairy farms, quarrying, poultry farms	7	3%

*Note, the percentages when added together total more than 100 as many respondents provided multiple changes they would least like to see occur in their local area

Relocating from their property

When asked how likely it is that their household will move away from their current property in the next 5 years, 58% indicated it is quite or very unlikely.

Likelihood household will relocate		
Answer Choices	Responses	
Very likely	15%	51
Quite likely	12%	41
Quite unlikely	17%	59
Very unlikely	41%	138
Don't know	15%	49
	Answered	338
	Skipped	9



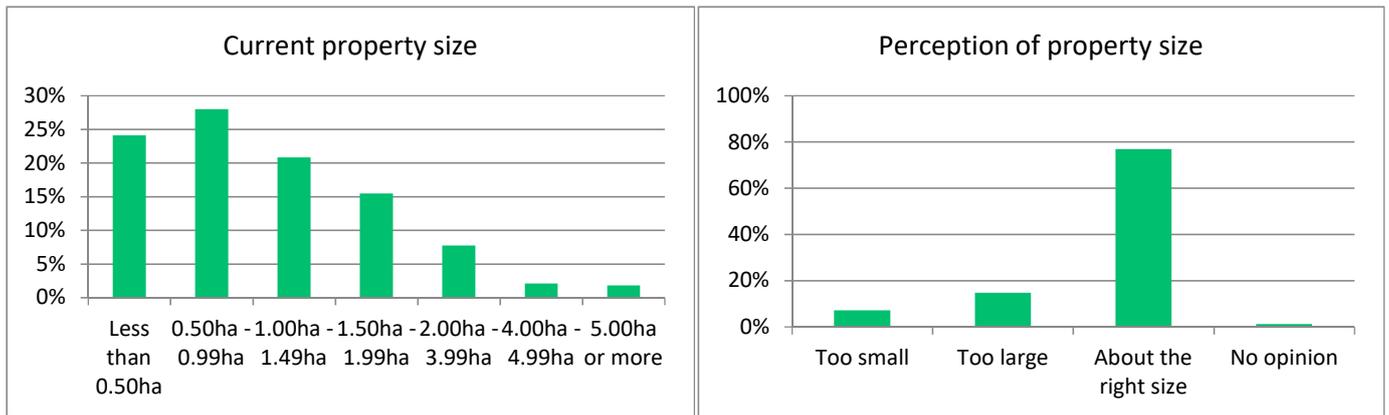
Some of the comments provided relate to respondents' health, for example they will remain as long as their health allows it. Others suggest they will downsize as they near retirement and the maintenance of a large property is becoming too onerous. Some are considering relocating now that their children have left home.

Among those who are likely to move, the largest proportion (28%) would move to one of the main urban towns within the Waimakariri District; around 10% each would move to a larger area of land, a smaller area of land in the rural zone, or a property in a rural residential zone in the Waimakariri District. Thirteen percent would be lost to Christchurch.

If relocating, where likely move to		
Answer Choices	Responses	
A larger area of land, either in the Waimakariri District or elsewhere	10%	32
A smaller area of land in the rural area, either in the Waimakariri District or elsewhere	11%	34
A property in a rural residential zone in the Waimakariri District (e.g. Fernside or Mandeville)	10%	32
A small settlement in the Waimakariri District (e.g. Cust or Waikuku)	3%	11
One of the main urban towns in the Waimakariri District (i.e. Rangiora, Kaiapoi, Woodend, Pegasus or Oxford)	29%	91
Christchurch	14%	43
Elsewhere	23%	73
	Answered	316
	Skipped	31

Respondents' current property

The largest proportion of respondents (28%) currently live on land sized 0.5-0.99ha, 24% on land less than 0.5ha, and 21% on land sized between 1 and 1.49ha. Overall most respondents (77%) think their land is 'about the right size'. Seven percent find it too small and 15% too large. The vast majority (86%) consider the distance between their house and their neighbour's house sufficient.



In response to a question asking how many hectares of land they would prefer if they find their current property size too small or too large, most of those who responded would prefer 0.4 to 0.5 hectares (30). Fifteen respondents would prefer smaller sections up to 0.3 hectares. Ten would prefer 1 hectare and 13 would prefer 2 hectares. Reasons for wanting smaller properties include less work maintaining the section. Reasons for wanting a larger property include more space for animals and farming, and more privacy from neighbours.

Most respondents (62%) are not interested in subdividing their property. Thirty-one percent would like the opportunity to subdivide. Reasons for wishing to subdivide include, among other things, the opportunity for capital gain and preferring the lifestyle of owning a smaller section requiring less maintenance, particularly in older age.

Around half of all respondents (51%) would prefer to see a mixture of smaller and larger properties within the area they live, and one third (31%) would prefer uniformity in property sizes.

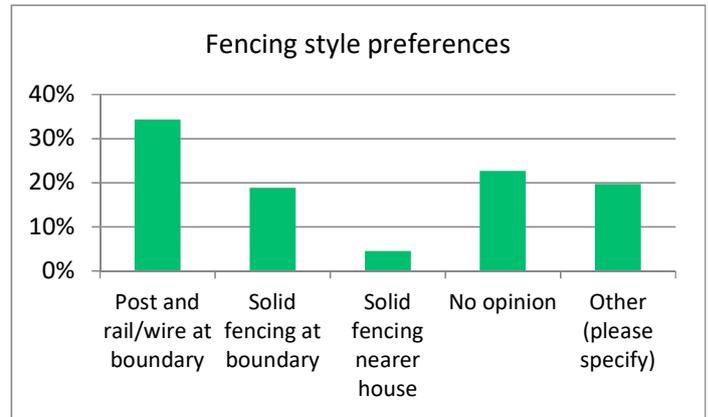
Drivers for preferring a mixture of property sizes include enabling a diverse community that caters for different living choices and allows households to remain near each other (e.g. family in different stages of life, for example, older residents preferring a smaller property with lower maintenance requirements). A mixture of property sizes is also seen to add character and interest to the area aesthetically. It means more flexibility for potential buyers with diverse needs who might not otherwise be able to purchase a property in such locations.



Reasons for preferring uniformity in property sizes include a fondness for a community that is demographically similar and such, has a similar lifestyle that is considered 'harmonious'. There is a concern that allowing smaller properties to develop in rural residential areas may lead to a loss in peaceful rural character and space, more pressure for further subdivision and a decrease in property values. It is thought that people have deliberately purchased properties in low density communities and would not like to see it change to an 'urban' character with a higher population.

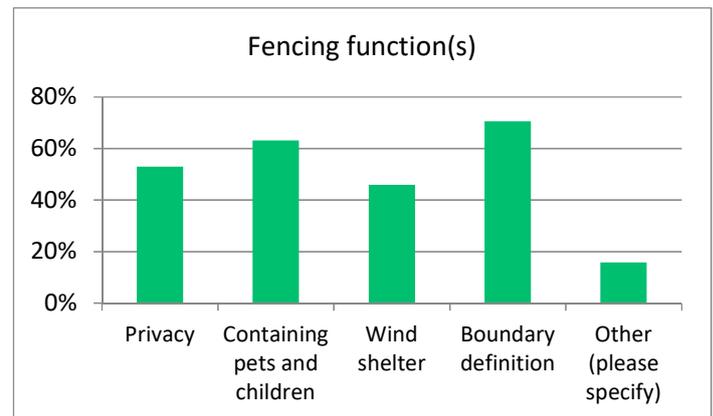
The most popular style for fencing identified by respondents is post and rail/wire at the boundary (34%), followed by solid fencing at the boundary (19%). Around one in four respondents have no opinion on the matter. 'Other' options provided include, among other things, hedging or 'green' boundaries, boundary trees / shelterbelts, gates, and farming / stock fences.

Fencing style preferences		
Answer Choices	Responses	
Post and rail/wire at boundary	34%	115
Solid fencing at boundary	19%	63
Solid fencing nearer house	4%	15
No opinion	23%	76
Other	20%	66
	Answered	335
	Skipped	12



Boundary definition is considered the most common function of fencing by respondents (71%), followed by containing pets and children (63%) and privacy (53%). 'Other' functions identified include keeping wandering dogs/stock out and security.

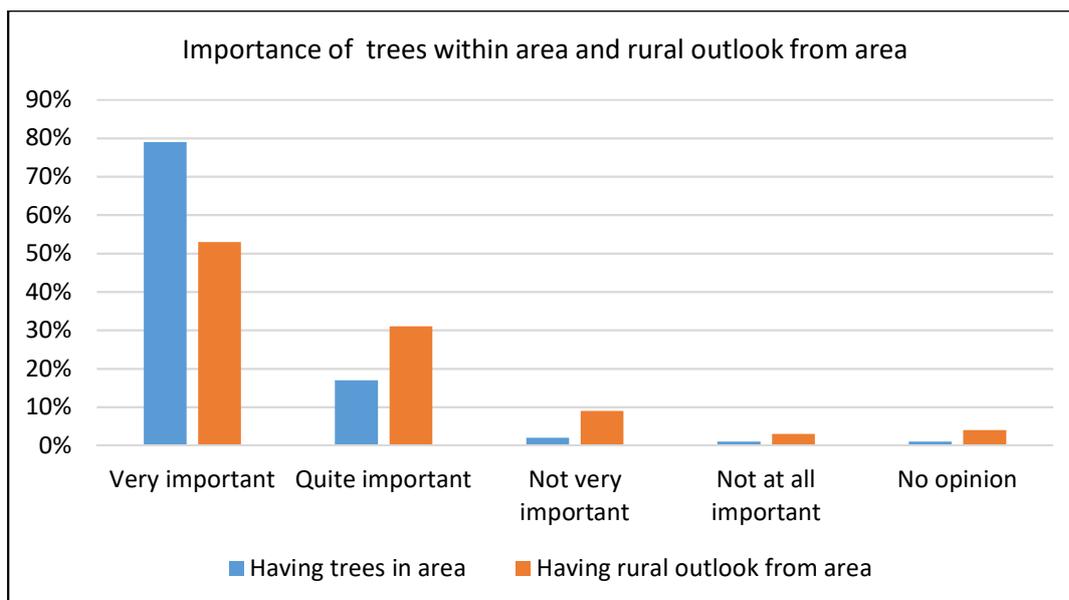
Fencing function(s)		
Answer Choices	Responses*	
Privacy	53%	178
Containing pets / children	63%	212
Wind shelter	46%	154
Boundary definition	71%	237
Other	16%	53
	Answered	336
	Skipped	11



*Note, the percentages when added together total more than 100 as many respondents ticked multiple responses

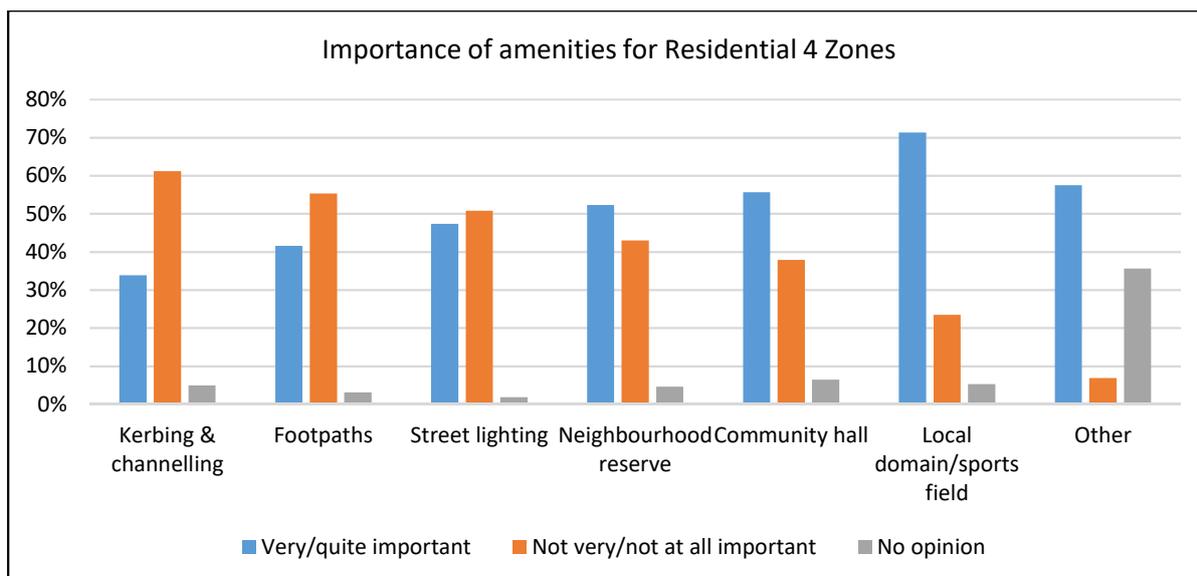
Rural residential area characteristics

The vast majority of respondents (83%) find the area within which they live (e.g. Mandeville, Ohoka etc) 'about the right size'. Ten respondents think their area is 'too small' (5 from Mandeville), and 14 think it's 'too large' (5 from Mandeville, 3 from Oxford). Having a rural outlook from the area they live and having trees within their area are both considered very important. Trees in particular are seen to add amenity and a sense of freshness, peace and serenity to the area, while also attracting bird life and providing wind protection.



Respondents were asked how important it is for Residential 4 Zones (rural residential) to have amenities including kerbing and channelling, footpaths, street lighting, a neighbourhood reserve, a community hall and a local domain/sports field, on a scale from 'very important' to 'not at all important'. The following table provides the percentage of responses. The graph groups together 'very important' and 'quite important', then 'not very important' and 'not at all important'.

Importance of amenities for Residential 4 Zones					
	Very important	Quite important	Not very important	Not at all important	No opinion
Kerbing & channelling	13%	21%	34%	27%	5%
Footpaths	16%	26%	34%	22%	3%
Street lighting	20%	27%	31%	19%	2%
Neighbourhood reserve	24%	29%	25%	18%	5%
Community hall	19%	37%	21%	17%	6%
Local domain/sports field	32%	39%	14%	10%	5%
Other	48%	9%	5%	2%	36%



Generally, amenities including kerbing and channelling, and footpaths are not considered particularly important for rural residential areas (61% thought kerbing and channelling was not very or not at all important; 55% thought footpaths were not very or not at all important). Considered the most important amenities in a rural residential area are a local domain/sports field (71% thought this is very important or quite important) and a community hall (56% thought this is very important or quite important).

'Other' suggestions include a bus service, additional flood management, local shops, playgrounds, community swimming pool, cycle/walking tracks, high speed broadband, library, medical services, rubbish collection, and road safety infrastructure.

About the respondents

The majority of respondents (73%) consider Rangiora their local service centre, followed by Oxford (9), then Kaiapoi (8%).

Respondents' local service centre		
Answer Choices	Responses	
Rangiora	73%	244
Kaiapoi	8%	26
Woodend	2%	7
Pegasus	0%	0
Oxford	9%	31
Christchurch	2%	6
Other	6%	21
	Answered	335
	Skipped	12

The most common place of work for those in paid employment is Christchurch (61%), or at home (24%).

Respondents' place of work		
Answer Choices	Responses	
Work from home	24%	79
Rangiora	18%	60
Kaiapoi	5%	18
Woodend	3%	10
Pegasus	2%	6
Oxford	6%	21
Christchurch	61%	203
Not applicable	17%	55
Other	16%	54
	Answered	332
	Skipped	15

Most respondents (63%) ticked 'not applicable' to a question asking where students or children in their household attend an educational institution. Forty-three of those who ticked 'other' identified a local primary or preschool in a rural residential area, such as Swannanoa School, Tuahiwi Preschool and School, Ohoka Preschool, Mandeville Preschool, or Fernside School.

Location of preschool, school or tertiary institution attending		
Answer Choices	Responses	
Rangiora	7%	23
Kaiapoi	3%	10
Woodend	2%	5
Pegasus	1%	4
Oxford	1%	4
Christchurch	14%	46
Not applicable	63%	202
Other	18%	58
	Answered	319
	Skipped	28

Further Comments

More than 140 respondents provided further comments relating to living in the rural residential / San Dona area at the end of the survey. Responses can loosely be grouped into the following categories.

Any further comments		
Category	Description	Number of responses
Love it	Praise for the area within which they live or their property / lifestyle	52
Halt further subdivision	Plea for not allowing further residential development as this is changing the rural character of the area too much	23

Roading issues	Including road safety, street lighting, congestion, truck movements, lack of public transport etc	16
Mandeville shops	Praise for the recent commercial development at Mandeville	12
Water infrastructure	Desire for provision of public water / wastewater infrastructure	12
Allow subdivision	Plea to allow property owners to subdivide to provide more diversity of properties in the area and opportunities for land owners	11
Refuse collection	Desire for Council to provide kerbside refuse collection	6
No more commercial development	As this compromises the rural character of the area	6
Issues with neighbours	Including noise, smell, fires etc	6
Flooding	Comments relating to local flooding and drainage issues	6
Council maintenance	Seeking Council to better maintain public spaces such as verges, roadside, parks etc	6
Provision of services	Desire for local provision of post services, medical services, eateries, employment etc as current distance is too far	4
Other	Relating to rates, internet, zoning	5

WAIMAKARIRI DISTRICT COUNCIL
SURVEY OF RESIDENTIAL 4 ZONES
AND SAN DONA OLIVE GROVES HOUSEHOLDS



Area No.

1

How long **have you lived** at your present property?

<input type="checkbox"/>	Less than 1 year	<input type="checkbox"/>	1-5 years	<input type="checkbox"/>	6-10 years
<input type="checkbox"/>	11-20 years	<input type="checkbox"/>	20+ years		

2

Did you purchase this property **as bare land or with a house on it?**

Bare Land With a house

3

Did you consider buying a larger “lifestyle block” (e.g. around 4-5 hectares) instead of your current property? If yes, what were your main reasons for not buying a larger “lifestyle block” of around 4-5 hectares?

<input type="checkbox"/>	NO we did not consider buying a larger “lifestyle block” (e.g. around 4-5 hectares) instead
<input type="checkbox"/>	YES we did consider buying a larger “lifestyle block” (e.g. around 4-5 hectares) instead. However we decided not to because (tick as many as apply):
	<input type="radio"/> Our current property was more affordable
	<input type="radio"/> A larger “lifestyle block” would have been too large for our purposes
	<input type="radio"/> Servicing requirements
	<input type="radio"/> Other, please specify <input type="text"/>

4

Where did you live **prior to moving** to your current property?

(Please name the rural area, city or town but disregard any location(s) at which you temporarily lived while transferring to your present property.)

5

What were your **main reasons** for choosing to live on your present property?

6

What do you **like most** about living on your present property?

7

What do you **dislike most** about living on your present property?

[Empty text box for question 7]

8

What **changes would you most like to see** occur in your local area?

[Empty text box for question 8]

9

What **changes, if any, would you least like to see** in your local area?

[Empty text box for question 9]

10

How likely is it that your household will **move away from your current property in the next 5 years?**

Very likely
 Quite likely
 Quite unlikely
 Very unlikely
 Don't know

Comment:
[Empty text box for comment to question 10]

11

If your household moves away from your current property, which of the following would you be **most likely to move to?**

A larger area of land, either in the Waimakariri District or elsewhere

A smaller area of land in the rural area, either in the Waimakariri District or elsewhere

A property in a rural residential zone in the Waimakariri District, e.g. Fernside or Mandeville

A small settlement in the Waimakariri District (e.g. Cust or Waikuku)

One of the main urban towns in the Waimakariri District (i.e. Rangiora, Kaiapoi, Woodend, Pegasus or Oxford)

Christchurch

Elsewhere (*please specify*)

Comment:
[Empty text box for comment to question 11]

12 What **size** is your current property?

<input type="checkbox"/>	Less than 0.50 hectares	<input type="checkbox"/>	2.00 – 3.99 hectares
<input type="checkbox"/>	0.50 – 0.99 hectares	<input type="checkbox"/>	4.00 – 4.99 hectares
<input type="checkbox"/>	1.00 – 1.49 hectares	<input type="checkbox"/>	5.00 hectares or more
<input type="checkbox"/>	1.50 – 1.99 hectares		

13 Do you find your **property size too small, too large, or about the right size** for your purposes / lifestyle?

Too small Too large About the right size No opinion

14 If you find your property size is too small or too large, **how many hectares of land would you prefer to have instead and why?** hectares

Reason:

15 Would you prefer to see a **mixture of smaller and larger properties** within the area you live or **uniformity** in property sizes (e.g. all relatively the same size)? **Why?**

Prefer a mixture of smaller and larger properties
 Prefer properties to all be relatively the same size
 No opinion

Reason:

16 Would you be interested in **subdividing** your property? **Why?**

Yes
 No
 No opinion

Reason:

17 Do you consider the **distance between your house and your neighbours' house** sufficient?

Yes
 No
 No opinion

Comment:

18

Do you have a **preference for fencing** style?

- Post and rail/wire at boundary
- Solid fencing at boundary
- Solid fencing nearer house
- Other (*please specify*)
- No opinion

19

What do you consider the **function(s) of fencing** to be at your property?
(*tick as many as apply*)

- Privacy
- Containing pets and children
- Wind shelter
- Boundary definition
- Other (*please specify*)

20

Do you find the area within which you live (e.g. Mandeville, Ohoka etc) **too small, too large, or about the right size?**

- Too small
- Too large
- About the right size
- No opinion

Comment:

21

How important to you is having a **rural outlook** from the area you live and why?

- Very important
- Quite important
- Not very important
- Not at all important
- No opinion

Reason:

22

How important to you is having **trees** within your area and why?

- Very important
- Quite important
- Not very important
- Not at all important
- No opinion

Reason:

23

How important is it for Residential 4 Zones (rural residential e.g. properties outside of towns that are typically sized 2,500-10,000m²) to have each of the following?

	Very important	Quite important	Not very important	Not at all important	No opinion
Kerbing & channelling	<input type="checkbox"/>				
Footpaths	<input type="checkbox"/>				
Street lighting	<input type="checkbox"/>				
Neighbourhood reserve	<input type="checkbox"/>				
Community hall	<input type="checkbox"/>				
Local domain / sports field	<input type="checkbox"/>				
Other (please specify)	<input type="checkbox"/>				

.....

24

Which town do you consider your **local service centre**?

<input type="checkbox"/>	Rangiora	<input type="checkbox"/>	Christchurch
<input type="checkbox"/>	Kaiapoi	<input type="checkbox"/>	Other (please specify)
<input type="checkbox"/>	Woodend		
<input type="checkbox"/>	Pegasus		
<input type="checkbox"/>	Oxford		

25

If you or other members of your household are in **paid employment or self employed**, where do they work? *(please tick all locations that apply)*

<input type="checkbox"/>	Work from home	<input type="checkbox"/>	Oxford
<input type="checkbox"/>	Rangiora	<input type="checkbox"/>	Christchurch
<input type="checkbox"/>	Kaiapoi	<input type="checkbox"/>	Other <i>(please specify)</i>
<input type="checkbox"/>	Woodend		
<input type="checkbox"/>	Pegasus	<input type="checkbox"/>	Not applicable

26

If there are tertiary students, school aged or pre-school children in your household, where do they go to **preschool, school or tertiary institution**? *(please tick all locations that apply)*

<input type="checkbox"/>	Rangiora	<input type="checkbox"/>	Christchurch
<input type="checkbox"/>	Kaiapoi	<input type="checkbox"/>	Other <i>(please specify)</i>
<input type="checkbox"/>	Woodend		
<input type="checkbox"/>	Pegasus		
<input type="checkbox"/>	Oxford	<input type="checkbox"/>	Not applicable

27

Please provide **any further comments** you would like to about living in the rural residential / San Dona area in the Waimakariri District.

Thank you for completing this questionnaire

Our Reference: DDS-06-10-02-04-01-04 / 181126138810

3 December 2018

Owner/Resident

Dear Sir/Madam

Survey of Residential 4 Zones and San Dona Olive Groves Households

We are inviting you to complete a survey as the owner/resident of a property located in the Waimakariri District's Residential 4 (Rural Residential) Zones, or within the San Dona Olive Grove area near Mandeville.

While currently reviewing the Waimakariri District Plan, the Council is interested in better understanding how people living in the District's Residential 4 Zones and the San Dona Olive Grove area view the area they live in, which will help the Council plan for the future of rural and rural residential areas. If your property is currently undeveloped (i.e. doesn't have a house on it), we are still interested in your views. Information gathered by this survey will provide insight into property size preferences, character and amenity preferences and property turnover.

Participation is voluntary, but the Council would like members of your household to answer this survey and return it in the freepost envelope provided. We have designed the survey to find out what members of your household think, so it is fine if more than one person in your household is involved with answering the questions. Many of the questions ask you to choose one response from a set of responses. For these questions, please choose the response you believe most accurately reflects the opinion of your household members.

Although a paper copy of the survey is included with this letter, you are most welcome to complete this survey online through the Council's website waimakariri.govt.nz/letstalk. If you complete the survey online, to avoid duplicate entries, please do not return the paper copy enclosed with this letter nor fill out the online survey more than once.

We have allocated the general area of your property a code "4" and you will be asked to enter this number at the beginning of the survey if you complete it electronically. This code is already at the top of the hard copy survey enclosed if you return it to us in hard copy. The information you provide will remain confidential and any reports based on the answers you give will not be able to be traced to any individual or household. Your survey is identified only by the area you live in.

If you have any questions about this survey, please contact Audrey Benbrook at the Council's Development Planning Unit on 0800 965 468 (0800WMKGOV), or email Audrey at developmentplanning@wmk.govt.nz.

We look forward to your assistance with this survey and would appreciate you completing it by 23 December 2018. Thank you in advance for your co-operation.

Yours sincerely

Trevor Ellis
Development Planning Manager

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To avoid duplicate entries and skewing results, please only fill in the survey once. If you would prefer to fill out a paper copy of the survey, please reply to this email indicating this preference and we will post you a hard copy with a freepost return envelope.

We have allocated the general area of your property a code "1" and you will be asked to enter this number at the beginning of the survey. The information you provide will remain confidential and any reports based on the answers you give will not be able to be traced to any individual or household. Your survey is identified only by the area you live in.

If you have any questions about this survey please contact Audrey Benbrook at the Council's Development Planning Unit on 0800 965 468 (0800WMKGOV), or by reply email.

We look forward to your assistance with this survey and would appreciate you completing it by 23 December 2018. Thank you in advance for your co-operation.

Yours sincerely
Development Planning Unit