



Rural Residential Living in the Kapiti Coast District

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TABLE OF CONTENTS

List of Tables and Charts	2
CHAPTER 1: INTRODUCTION	3
1.1 Background.....	3
1.2 Aims and objectives of the study.....	4
1.3 Report structure.....	5
CHAPTER 2: RURAL RESIDENTIAL SUBDIVISION: ISSUES AND MANAGEMENT	7
2.1 Introduction	7
2.2 General issues of rural residential subdivision for sustainable planning.....	7
2.3 How is rural residential subdivision managed within the Wellington Region?	9
2.4 Focus on the Kapiti Coast District Council's policy	11
2.5 Conclusion: towards a coordinated policy for rural residential subdivision in the Wellington Region?	12
CHAPTER 3: METHODOLOGY	15
3.1 Introduction	15
3.2 Description of the questionnaire	15
3.3 Response rate.....	17
3.4 Conclusion	17
CHAPTER 4: RESULTS	19
4.1 Introduction	19
4.2 General information on the properties and the rural residents.....	19
4.3 Use of the land by the rural residents	23
4.4 Motivations for living in a rural residential property on the Kapiti Coast.....	26
4.5 Satisfaction with living in a rural residential property on the Kapiti Coast.....	30
4.6 Origins and destinations of the rural residents	34
4.7 Differences amongst respondents based on the size of the property.....	36
4.8 Differences amongst respondents based on the year they moved to their property	39
CHAPTER 5: SUMMARY OF THE RESULTS AND CONCLUSION	41
5.1 Introduction	41
5.2 Summary of the results	41
5.3 Policy implications	43
5.4 Limitations of the research.....	44
5.5 Conclusion	45
REFERENCES AND APPENDIXES	47
References.....	47
Appendixes.....	49

List of Tables and Charts

Table 1. Number of respondents for each Area Unit.....	p.20
Table 2. Size of the properties.....	p.20
Table 3. Household composition.....	p.21
Table 4. Age of the respondents.....	p.21
Table 5. Employment status of the adults of the household.....	p.22
Table 6. Places where respondents commute to work off their property.....	p.22
Table 7. Community types to which the respondents feel connected.....	p.23
Table 8. Stated identity of the respondents.....	p.23
Table 9. General land use.....	p.24
Table 10. Joint land use for respondents having a commercial production	p.24
Table 11. Detailed uses of the land in rural residential properties.....	p.25
Table 12. Ranking of the motivations for moving to respondents' current properties.....	p.27
Table 13. Importance of expectations for moving to a rural residential property.....	p.28
Table 14. Importance of factors in choosing the location	p.29
Table 15. Self-reported reasons of desiring the Kapiti Coast as a first choice.....	p.30
Table 16. Reasons for moving to Kapiti Coast even if it was not the respondents' first choice.....	p.31
Table 17. Importance of factors in choosing the location of a rural residential property.....	p.32
Table 18. Importance of the disadvantages of living in a rural residential property	p.33
Table 19. Number of years the respondents intend to stay in their current property.....	p.34
Table 20. Years the respondents moved to their current property.....	p.34
Table 21. Location of the respondents' previous properties.....	p.35
Table 22. Type of the respondents' previous properties.....	p.35
Table 23. Potential location of the respondents' next property.....	p.36
Table 24. Kind of property the respondents would likely move to.....	p.36
Table 25. Type of land use by size range of the properties.....	p.37
Table 26. Trends in the choice of property size by the new rural residents.....	p.37
Table 27. Differences of location by size range of the properties.....	p.38
Table 28. Satisfaction with rural residential living by property size range.....	p.38
Table 29. Type of land use by year the respondents moved to their current property.....	p.39
Table 30. Difference of importance for each motivation based on the year etc	p.40
Table 31. Respondents' mean satisfaction according to the year etc.....	p.40
Chart 1. Importance to move to a rural residential property, compared to other options.....	p.26
Chart 2. The Kapiti Coast as a first choice for the location	p.29
Chart 3. Satisfaction with living in a rural residential property.....	p.31
Chart 4. Year the respondents moved to their current property.....	p.35

CHAPTER 1: INTRODUCTION

This is the report of an investigation of rural residential living in the Kapiti Coast District, New Zealand.

Note: in this report, the term “rural residential properties” is used as a synonym of “smallholding”. Further definition will be given below.

1.1 Background

Rural residential demand has been persistent in New Zealand and the Wellington Region for many years. It has been estimated that in 2004 the total area covered by smallholdings (properties up to 20 hectares in size) in New Zealand was 753,020 hectares and that just over 37,600 hectares of rural land is converted to smallholding per year (Sanson, Cook and Fairweather, 2004). This trend is the result of the combination of social demand and the ability to subdivide rural lots.

Because the demand for rural residential properties can conflict with other rural uses, such as farming, horticulture or forestry, recreation or biodiversity, it is important to ensure that rural residential land is identified and used appropriately. Moreover the probability of future energy shortages and possible global disruption to food supply suggests that the food-generating capacity of local land should be valued and protected. The increasing number of rural residential properties can also be expected to lead to particular social effects involving changes in rural communities. Last, the growth in smallholding creates an increasing density of housing in rural areas and raises the questions of urban sprawl and of “good urban form”. Thus rural residential living is an important issue of sustainable urban planning in New Zealand.

A significant programme of New Zealand research has been conducted over the last two decades on smallholdings and smallholders (people living in these properties). But these studies do not provide a detailed representative account of rural residential living issues in the Kapiti Coast District. This survey has been conducted in order to identify accurate characteristics and data for this specific area.

This survey was started at the same time as the review of the District Plan led by Kapiti Coast District Council. It also contributes to the studies and projects conducted under the framework of the Wellington Regional Strategy (WRS). The WRS was fully adopted in May 2007 and developed

by the nine local authorities in the region¹, including Kapiti Coast District. This “sustainable economic growth strategy” aims to enhance the “regional form” and the quality of life.

According to the highest projection, the population of the Wellington region is expected to grow from 450,000 persons today to 539,200 in 2026, mostly in Wellington City and Kapiti Coast (WRS, 2007). The region will need to manage the impacts and distribution of its overall population growth.

Since 1996, the Kapiti Coast District has had relatively high population growth compared to the rest of New Zealand. 38,583 persons were living in the District in 1996. There were 46,200 in 2006, and there are expected to be 56,844 in 2026 (medium projection). This is a growth of 67.9 per cent in 30 years. To face this remarkable surge of population and to suggest pertinent planning, the Kapiti Coast District Council will need to clearly identify what people moving to the Kapiti Coast are looking for, in terms of property values and lifestyle. This notably includes the demand for rural residential living.

1.2 Aims and objectives of the study

The purpose of this research is to better understand the dynamics of rural residential subdivision in the Kapiti Coast District (and more widely in the Wellington region), and to assist the Council in planning for this land use in a more efficient manner. It focuses on the demand side for small rural properties, i.e. **properties of less than 4 hectares located in the Rural Zone under the operative Kapiti Coast District Plan (1999)**.

This study should provide accurate data on rural residential living in the District and identify the social, economic and environmental issues that may be of interest to the Kapiti Coast District Council.

Towards these general aims, the research has the following objectives:

- identify the specific land characteristics desired by those seeking rural residential properties, including the size of property, the location, the rural or coastal outlook, the proximity to wildlife or services;
- construct a demographic, social and economic profile of the rural residents, comprising of employment status and household composition, their previous farm experience, their belonging to the urban or rural community;
- determine the values and expectations of people moving to this kind of properties, choosing this specific lifestyle and this District;
- establish the way people use their land, including the extent of business activity and of organic farming;

¹ The nine local authorities involved in the Wellington Regional Strategy are: Greater Wellington Regional Council, Wellington City Council, Porirua City Council, Hutt City Council, Upper Hutt City Council, Carterton District Council, Masterton District Council, South Wairarapa District Council and Kapiti Coast District Council.

- determine the satisfaction of the rural residents compared with their initial expectations and the disadvantages of living in this kind of properties on the Kapiti Coast;
- explore the questions of turnover in the properties, the destination of those leaving, and the contributing factors to this decision.

1.3 Report structure

This report is organised as follows. After this introductory chapter, the second section of the report presents a short identification of the main issues of rural residential subdivision in New Zealand and the different solutions suggested throughout the country, then more specifically in the Wellington Region and in the Kapiti Coast District Council.

From Chapter 3, the report focuses on the survey. An overview of the questionnaire used to gather the data for this research and the results concerning the answer rate are provided in Chapter 3. In the following chapter, the significant results of the survey are presented. Finally, Chapter 5 provides a general discussion and draws a conclusion to this study.

CHAPTER 2: RURAL RESIDENTIAL SUBDIVISION: ISSUES AND MANAGEMENT

2.1 Introduction

In the following chapter about the issues and the management of rural residential subdivision, we will not consider the properties under 4 hectares only, given that the New Zealand literature on this subject usually focuses on smallholdings up to 40 hectares in size.

In the late 1970s smallholdings were the focus of considerable research attention in New Zealand by a variety of institutions, including the Town and Country Planning Division of the Ministry of Works (Jowet, 1976; Gardner, 1978) and the Geography Department at the University of Auckland (Moran et al., 1980).

During the 1990s and the early 2000s there was a second surge in literature on smallholding. The University of Canterbury (Blakie, 1996), Lincoln University (Swaffield and Fairweather, 1998; Lee, 1999), Massey University (Hunt, 1994), several district councils, the Ministry of Agriculture and Fisheries (Sanson, Cook and Fairweather, 2004), all carried out studies on rural subdivision and new rural residents.

This broad interest in rural residential living can probably be explained by the important issues for sustainable planning that arise from the continuously increasing number of smallholdings throughout New Zealand. In this chapter we will try to identify the main issues of rural residential living and what policy has been developed in the Wellington region – then more precisely in the Kapiti Coast District – to manage these issues.

2.2 General issues of rural residential subdivision for sustainable planning

If subdivision is primarily concerned with the changing ownership of land, the creation of new parcels of land is most of the time accompanied by expectations of associated land use (e.g. a dwelling on a new lot). Thus subdivision provides a vital framework for managing land development, but only if the relevant land use issues have been previously identified.

The following are the main strategic planning issues of rural residential subdivision, identified in various New Zealand studies:

- **Conflicts with existing land uses and rural amenity values².** Intensive rural land use, as any productive activity, creates noise, odours and traffic on the roads. The arrival of new rural residents, seeking peace and quiet, in the vicinity of such areas could create obvious conflicts. The feedback from councils and case law confirm that the pattern of subdivision continues to have a determining influence on amenity conflicts. Quite simply, the chances of conflicts between activities in the rural environment are significantly increased where subdivision results in an increase in the number of small blocks located close together and where the pattern of settlement intensifies as a result (Ministry of the Environment, 2000).
- **Effects on landscape.** The urbanisation of rural areas usually goes with vegetation clearance, earthworks associated with the construction of building platforms, new dwellings, provision of infrastructure, including roads and driveways. These effects on landforms and vegetation, and the potential change of land use can modify the traditional rural pattern and irreversibly affect the perception of the natural and rural landscape character.
- **Loss of productive soil.** Based on a mean block size (5.53 ha per block), the Ministry of Agriculture and Forestry estimated that an additional 6,800 lifestyle blocks are created each year nationwide, accounting for more 37,600 ha. If we assumed that this was all productive farmland, the area going into lifestyle blocks is equivalent to the loss of 247 dairy farms per year, based on a mean dairy farm size of 152 ha (Sanson, Cook and Fairweather, 2004). Earlier studies of smallholdings (Fairweather, 1993; Swaffield and Fairweather, 1998) have found out that smallholders do not necessarily engage in productive activity on their smallholdings and many have no production intentions. This has given substance to a common concern that productive agricultural land is being lost in subdivision of rural land for smallholding (Cook and Fairweather, 2005). In a context of possible global disruption to food supply, this issue may appear more and more important in the next few years.
- **Effects on infrastructures.** As for any kind of urban development, rural residential subdivision may lead to increased demands on stormwater, sewerage, roading, energy, and water supply, or on services such as schools and health centres. This could represent a considerable economic cost for the councils. In rural areas, developments may rely on on-site septic tanks, wells, rainwater and ground soakage, but with potential risks for the population's and the environment's health.
- **Effects on important natural and cultural features.** Earthworks and development associated with rural residential subdivision can fragment natural, historic, archaeological or cultural sites and landscapes, including the sites of significance to Tangata Whenua. Moreover, small-block holders are generally motivated in different ways to conventional farmers with regard to environmental issues. They are not generally reliant on their properties as a primary source of income so the withdrawal of land from production is not always a prime concern. However, smallholders can occasionally be quite reluctant to offer land for conservation type reasons, such as for riparian restoration or growth of

² The Resource Management Act 1991 (RMA) defines amenity values as “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

native bush, as it would remove a disproportionately large amount of their property from their own direct control (Ministry for the Environment, 2001).

- **Effects associated with hazards.** Location and outlook are apparently two important motivations for rural residential living. Many councils experience pressure to allow for subdivision in coastal areas, close to river beds or on steep slopes. But the creation of allotments within areas that may be susceptible to natural hazards could create increasing risks of flooding, inundation or erosion.
- **Effects on the local communities.** The arrival of additional people in rural areas, with purposes and values different from the traditional farmer's may result in a change in the existing social coherence and reduce the wellbeing of the existing population. Moreover, many studies revealed that a large number of blocks change hands within a relatively short period of time of less than 3 years (Sanson, Cook and Fairweather, 2004; Paterson, 2005). This high turnover in the ownership of smallholding is the evidence of a general dissatisfaction amongst the rural residents and may weaken the strength of the local communities.
- Obviously, the main issue of rural residential subdivision comes from the **cumulative effects** of numerous subdivisions. A single subdivision for rural residential purpose will generally have minor effects, but may contribute to significant cumulative effects that need to be addressed at a policy level.

Rural residential subdivision creates economical, social, environmental and cultural issues. Therefore it should be carefully considered by all the local authorities who have a responsibility in sustainable urban planning.

2.3 How is rural residential subdivision managed within the Wellington Region?

At the regional level

In 2007 the nine local authorities of the Wellington region – including Greater Wellington Regional Council, Wellington City Council, Porirua City Council, Hutt City Council, Upper Hutt City Council, Carterton District Council, Masterton District Council, South Wairarapa District Council and Kapiti Coast District Council – have adopted a “sustainable economic growth strategy for the region”, known as the Wellington Regional Strategy (WRS). The WRS identifies three focus areas for this sustainable growth:

- develop leadership and partnership, in bringing together the key players of the region's development;
- grow the region's economy, especially its exports
- support a good regional form, i.e. “the physical arrangement of urban and rural communities and how they link together” (WRS, 2007).

This study participates to this last focus area. The WRS recognizes that the “region offers excellent opportunities for rural residential living” (WRS, 2007). These opportunities can attract potential investors, make better use of poor productivity areas, strengthen smaller communities, unlock related economic development opportunities and enhance the management of special

environment features. But at the same time, the WRS worries that uncontrolled rural residential subdivision could take quality soils out of rural production, threaten sensitive ecosystems or significant landscapes and require costly extension of the urban services.

As a consequence the WRS proposes to “look in more details at the regional opportunities and constraints to rural residential and lifestyle developments, in identifying and managing areas suitable for long-term lifestyle developments or transitional development preceding urbanization” (WRS, 2007). But the WRS’s policy regarding rural residential subdivision does not go further for the moment.

Greater Wellington Regional Council has not developed an extensive or very precise policy about rural residential subdivision so far. But in the draft of its next Regional Policy Statement (Greater Wellington, 2008), Greater Wellington identified the importance to “maintain and enhance a compact, well designed and sustainable form” (Policy 69). This will notably include “promoting best practice guidance on the location and design of rural residential development. [...] Best practice guidance will look at how districts and cities can gain from the benefits of rural residential housing while:

- managing, and in some cases protecting, rural economies that are functioning and productive
- protecting and managing sensitive environmental and amenity values
- avoiding natural hazards
- considering infrastructure limitations and requirements
- managing urban sprawl and protecting future urban growth areas”.

For the moment, the regional level does not seem to have been the level where effective management policies for rural residential subdivision have been developed but still provides good general statements. Districts and cities probably have had to define a more precise regulatory position.

At the districts and cities’ level

The following review of the councils’ policies attempts to give a quick overview of the management of rural residential subdivision of the districts and cities of the Wellington region rather than an in-depth analysis. The two tables based on the District Plans and presented in Appendix 2 give more details about each council’s management issues, objectives, policies and rules.

Every council identifies rural residential subdivision as an important issue in its District Plan. All the councils recognise that subdivision and inappropriate development can have irreversible effects on “general visual amenity, biodiversity values and rural character” (Wairarapa combined District Plan). “The loss of life supporting capacity of soil” (Upper Hutt City³), “the constraint imposed on the future use or development of land” (Hutt City) and “the preservation of the natural character of the coastal environment and the maintenance and enhancement of public access” (Porirua) also are common issues. The “urging change that is the demand for rural/residential living and lifestyle farming blocks” (Wellington City) and the “unplanned pressure for infrastructure and public services” (Wairarapa) are also generally shared.

³ NB: In this section, all the quotations are issued from the different councils’ working District Plans.

From these issues, three main objectives have been identified by all the Councils that we could summarise as follows:

- “to ensure subdivision and land development maintain and enhance the character, amenity and visual qualities” of the Rural Zone (Wairarapa)
- “to promote a pattern of land ownership which enhances the opportunities for the sustainable management of resources” (Porirua)
- “to maintain and enhance natural features” (Wellington City), including “the coastal environment, areas adjoining lakes and rivers and other environmentally sensitive areas” (Hutt City).

But from this common ground, each council has developed its own policies and rules without what seems to be a clear coordination with its neighbour’s.

First of all, the perception of the characteristics of the Rural Zone – and so the ground on which policies and rules can be defined – differs from one council to the others. Most of the councils have identified sub-zones in their Rural Zone. But some are based on land use – as the “Rural Primary Production Zone”, “Conservation Zone” and “Rural Special Zone” of the Wairarapa combined District Plan – when other focus on the existing density of urban development – the “Valley Floor”, “Hill” and “Lifestyle” sub-zones of the Upper Hutt City Council.

More significantly, all the councils have different rules regarding rural residential subdivision, and the limit or average sizes of the new allotments seem to have been fixed without specific regard to regional coherence. This makes a global analysis of the management of rural residential subdivision within the Wellington region very difficult.

For instance, it is very difficult to determine what can be the consequences of the strict policy of the Wellington City Council regarding rural residential subdivision for the other councils. Indeed, The Wellington City Council has determined that any subdivision of land in the Rural Zone is a Discretionary Activity, and that a minimum area of 50 hectares is required for all new allotments created (Wellington City Council). To what degree does this policy discourage new potential rural residential subdivision, or on the contrary increase the pressure on the other councils?

2.4 Focus on the Kapiti Coast District Council’s policy

In this section, we will focus on the position of the Kapiti Coast District Council (KCDC) regarding rural residential subdivision.

The Rural Zone, with the Conservation Zone, covers over 90 per cent of the land area of the district and is a major determinant of the visual character of the District. Like the other councils, the KCDC has identified the rural residential subdivision as a significant resource management issue, especially for its “cumulative effects on the environment” (District Plan, 1999).

The Council gives a specific importance to three objectives of the rural residential subdivision management:

- the use of the land and the pattern of subdivision must not threaten the possibility to meet the needs of future generations (the land use must be sustainable and reversible);
- rural lifestyle must be managed to maintain and protect productive rural lands

- the coastal environment must be protected from adverse environmental effects (Objectives and Policies, District Plan).

In order to manage these objectives, the Council has divided its Rural Zone into five sub-zones⁴. Subdivision is a Controlled Activity, permitted if all the controlled activity standards are complied with, including the minimum and average lot sizes for each sub-zone:

- in the **Hill Country**, each lot must contain a minimum area of 20 hectares;
- in the **Alluvial Plains**, a subdivision complies with the standards if each lot contains a minimum area of 4 hectares and a average size of 6 hectares;
- in the **Coastal Dune Area**, the minimum lot area shall be 4000m² for a rural hamlet and the average size of lots including the balance lot shall not be less than 4ha; for farmlets the minimum area for any lot shall be 1ha, the average area of land for all lots within the subdivision shall be not less than 4ha and for every lot less than 4ha area there shall be at least one lot greater than 4ha;
- in the **Rural Residential Area**, the minimum area for any lot shall be 1 hectare or 4 hectares according to the location
- in the **Rural water collection area**, for any subdivision, the minimum area shall be 1ha, the average area of land for all lots within the subdivision shall be not less than 20ha and for every lot less than 20ha area there shall be at least one lot greater than 20ha.

In addition, the Council reserves control over the design and layout of subdivision, including earthworks, and the degree of compliance with the KCDC *Subdivision and Development Principles and Requirements* (2005) which provide technical advice on minimum engineering requirements and design.

A specific interest has been recently taken by the Council in the life-supporting capacity and the productive potential of rural land. In 2005, a study from the Sustainable Land Use Research Initiative (SLURI) identified that “there is significant opportunity for economic growth of the productive sector within the northern region of the Kapiti Coast District” (SLURI, 2005). But “competition from urban subdivision, and an increase in lifestyle properties is beginning to encroach on the viability of the land-based primary production sector” (SLURI, 2005).

Plan Change 79 (Waikanae North Urban Edge, low-impact urban and eco-hamlet areas) has been a first response to the necessity to protect specific areas of the district from irreversible subdivision, but now that the Council is working on the review of its District Plan and its Long Term Council Community Plan (LTCCP), a better knowledge of rural residential living is essential, in order to develop an accurate sustainable planning framework for the Rural Zone.

2.5 Conclusion: towards a coordinated policy for rural residential subdivision in the Wellington Region?

Today most of the councils of the Wellington region allow the tool of the private plan change to respond to the increasing demand for small rural residential lots in the Rural Zone. The Plan Change 6 recently approved by Porirua City Council is a good illustration. But this “market-

⁴ See Appendix 3 for a map of the rural sub-zones.

driven” planning may not be the most sustainable way to manage rural residential subdivision, and in any case does not support a more coordinated regional policy.

Another approach to the management of rural residential subdivision – based on the identification of specific rural landscapes – seems to convince an increasing number of councils. The landscape character of a domain includes the interrelationships between landforms, land cover, land use and the perception that the public has of a territory. Therefore it could provide an interesting key to establish policies and rules regarding subdivision in the rural area.

Horowhenua District Council, which shares a border with Kapiti Coast District Council, has recently proposed a plan change (No. 20) to its District Plan. The main idea of this Plan Change is that within the rural environment of Horowhenua, “there are areas with unique landscape characteristics and that the subdivision rules could be developed to reflect the different opportunities and constraints of these areas” (Proposed Plan Change 20, November 2008).

The districts and cities of the Wellington region share some common landscapes. Others are unique. If it is clear that “one size does not fit all”, a coordinated approach, based on the definition of landscape domains, potentially “trans-districts”, could prove to be pertinent. A stronger leadership (from the Wellington Regional Strategy or the Greater Wellington Regional Council via its regional Policy Statement) to coordinate the districts’ policy on the regional level would probably be needed as it could encourage a more efficient and coherent – and therefore sustainable – planning of the rural residential subdivision.

CHAPTER 3: METHODOLOGY

3.1 Introduction

About 300 hours of work were available for the study. The use of a questionnaire appeared to be the easiest and most efficient way to collect the data, despite the potential bias of the results. This chapter outlines the composition of the questionnaire, which was designed in consultation with council staff members working in the areas of planning, policy and communication.

3.2 Description of the questionnaire

The questionnaire comprised 9 pages, printed on green A4 paper. A separate cover letter from the manager of the Sustainable Development Team of the Council introduced the questionnaire, explained the purpose of the study and presented the “Sustainability Pack” prizes to be won by three respondents who would have returned their surveys in the enclosed postage-paid envelope by the deadline. Attached to the last page of the booklet was a prize entry form, where the respondents could provide their name, phone number and address to be notified in case they were one of the three winners. This form also gave the possibility to the respondent to provide their e-mail address to receive a summary of the survey results. The form was detached from the questionnaire to preserve anonymity of the survey responses.

Question design drew from earlier New Zealand research, such as the extensive work of John R. Fairweather on smallholdings in Canterbury (J. R. Fairweather and N. J. Robertson, 2000; A.J. Cook and J.R. Fairweather, 2005). But the majority of questions were developed for this research and adapted to the characteristics of the Kapiti Coast District. A copy of the questionnaire is provided in Appendix 1.

There were only two open-ended questions included in the whole questionnaire (Question 2.3 about the potential intention of the respondent to significantly change the use of the land in the next few years; and Question 3.9 where the respondent was asked to explain with his own words why he decided to have their rural property located on the Kapiti Coast).

The remaining questions asked for a numerical response or to tick the appropriate box among listed qualitative options. This design meant that only minimal coding was necessary when the questionnaires were returned and that it would be quick for the respondent to fill in the form. It was estimated that the questionnaire would take approximately ten minutes to complete.

The questionnaire was divided into five sections. The first section was designed to collect some basic information about the properties. It was requested from the respondent to state the name of the road they live on. A complete address was not requested in order to preserve the anonymity of the answers. The first section also included questions on the size of the property, the number of people living in the household and the status of ownership (is the resident the owner or the renter of the property).

The second section related to land use, production and the potential economic benefits it provides. The section began with a question on the general current land use. The aim was to identify quickly what proportion of the land is used for recreation or beautification only, for production for the household's use, or for income generation. The following questions were designed to get more details about each land use, the extent of the area concerned, and residents' participation in organic farming. Questions were included on intended changes in land use, and on precise economic benefits from the potential production (with a commercial purpose or not).

The third section focused on the reasons why the respondents moved to this specific kind of property, and why they chose the Kapiti Coast. Two questions had the objective of identifying the respondent's most important motivation when moving to its property, amongst the lifestyle, the location or the affordability of the property. The following questions were designed to collect more accurate information about the factors of the respondent's choice. Expectations concerning the lifestyle were clearly separated from factors in choosing the location. It was required from the respondent to qualify the importance of each factor, using a five-level classification running from "Not at all important" to "Extremely important".

Two questions in this section were also designed to identify from where and from what kind of property the respondents were coming from, prior to moving to their current property. The idea was to complete the profile of the rural residents. A question was also asked about whether and where the respondents were commuting to work, as it could affect the choice of the location of their property. This section concluded with a question about the feeling of the respondent in terms of connection with one specific community (urban, rural, or both equally) as it may explain their motivation to move to their current property.

The fourth section began by measuring the general level of the rural resident's satisfaction with lifestyle. The next question was based on the expectations identified by the respondent on the previous section to establish the level of satisfaction for each of the factors. A six-level scale was used, anchored by "Not relevant" and "Extremely satisfied". A further question measured the importance of the potential disadvantages of living on a rural residential property on the Kapiti Coast. Ten issues likely to occur, such as "Noise and/or undesirable odours" and "Unexpected costs on the property", were presented to the respondent. The last three questions of this section asked for the intended length of stay, and if not indefinitely, to what kind of property, on which location, would they like to move.

The final section was designed to complete the profile of the rural residents, in recording some demographic information. The section included questions regarding age, employment status and previous farm experience. The questionnaire ended with the possibility for the respondent to choose which one of the following words would best describe him: "Rural resident", "Small

farmer”, “Farmer”, “Lifestyler”, or “Other” (to be specified). Purposely no definition of these terms was given in order not to influence the answers.

3.3 Response rate

An initial random sample of rural residential properties has been identified using the Geographic Information System (GIS) of the Kapiti Coast District Council. The selection was based on two criteria:

- the properties have to be located in the areas zoned Rural under the operative Kapiti Coast District Plan (1999);
- the maximum size of the property is 4 hectares.

Around 1,300 properties were identified according to these conditions in the whole District. As the questionnaire had to be hand-delivered, some isolated properties were removed from the sample. The selection finally focused on the properties located along sixty-three clearly identified roads.

1,073 envelopes were hand-delivered on 21, 22 and 24 November 2008. Each envelope contained the survey form, the cover letter and a postage-paid envelope. Three weeks later, 355 questionnaires had been returned giving a response rate of 33.1 per cent. However 43 returned questionnaires were discarded because their properties were greater than 4 hectares, resulting from errors during survey distribution. The response rate for usable answers was calculated as the proportion of useable questionnaires (312) of the 1,030 (1073 minus 43) questionnaires distributed correctly. The final response rate was therefore 30.3 per cent. Sufficient replies were thus received to give a reasonable representation of the rural residential living population.

3.4 Conclusion

The survey had a good response from the rural residents in that sufficient replies were received to give a reasonable representation of the rural residential living population.

CHAPTER 4: RESULTS

4.1 Introduction

This chapter presents the significant results provided by the survey. It generally follows the order of the questionnaire, as presented in Appendix 1. Nonetheless, some questions' results have been grouped to assist the analysis. To facilitate the reading and understanding of the results, the identification number of the questions used to establish the results will be systematically provided for each of the following tables.

N.B.: While most of the people replied to all the questions, a few of them did not. This fact has been taken into account for the results presented in this study.

4.2 General information on the properties and the rural residents

For more extensive and clear results, questions from the first, third and fifth sections of the survey form have been gathered together here. These first results give us crude data about the main characteristics of the properties and the respondents.

Location (Question 1.1)

The 312 properties identified in this survey are located along sixty-three different roads, throughout the whole District. Otaki Gorge Road (19 occurrences, 6.1 percent of the answers), Peka Peka Road (18 occurrences, 5.8 per cent of the answers) and State Highway 1 (5.8 per cent also) are the three roads from where most of answers came. The 2006 Census divides the Kapiti Coast District into 18 Area Units (see the Appendix 3 for a map of these Area Units). The following table shows the number of respondents for each Area Unit. With 29.3 per cent of the respondents living in this area, Otaki Forks is the Area Unit with the most respondents (29.3 per cent or 87 of the 297 answers).

Table 1. Number of respondents for each area Unit

Area Unit	Frequency	Percentage
Kaitawa	21	7.1
Maungakotukutuku	40	13.5
Otaihanga	27	9.1
Otaki	10	3.4
Otaki Forks	87	29.3
Paraparaumu Central	16	5.4
Peka Peka	34	11.4
Te Horo	24	8.1
Waikanae Beach	12	4.0
Waikanae East	12	4.0
Waikanae Park	6	2.0
Waikanae West	8	2.7

Note: the 6 Area Units where no respondent lives have not been included in the table.

Size of the property (Question 1.2)

The properties of more than 4ha have been eliminated from the analysis. Of the 312 relevant respondents, 308 provided the size of their property. More than 80 per cent of the properties are 2 hectares or smaller, with 106 or 34.4 per cent of them measuring less than 1 hectare.

Table 2. Size of the properties

Size of the property	Frequency	Percentage
Less than 1 hectare	106	34.4
Between 1 and 2 hectares	142	46.1
Between 2 and 4 hectares	60	19.5
<i>Total</i>	<i>308</i>	<i>100.0</i>

Previous subdivision (Question 3.2)

Rare are the rural residential properties which have been subdivided since their current occupant moved to them. Of 309 respondents only 7 (or 2.3 per cent) answered that their property has been subdivided since they moved there. The subdivisions are relatively recent: three happened in 2008, one in 2007, one also in 2004 and two in 2002.

Owners or renters? (Question 1.3)

Of the 310 respondents who answered the question regarding their ownership status on their properties, only 7 (2.3 per cent) do not own the property in which they currently live.

Household composition (Question 1.4)

307 respondents replied to Question 1.4 about the number of people residing in their home. In terms of the composition of the households, the majority (173 of 307, or 56.4 per cent) of the respondents live with one other person, which is presumably in most cases their partner.

Households of more than two persons, which we can assume in most cases are families (one or two adults with children), represent 36.5 per cent (112 of 307) of the answers.

Table 3. Household composition

Number of people in the home	Frequency	Percentage
1	22	7.2
2	173	56.4
3	36	11.7
4	41	13.4
5	25	8.1
6 and more	10	3.3
<i>Total</i>	<i>307</i>	<i>100.0</i>

Age (Question 5.1)

Table 4 shows the distribution of the age ranges of the respondents. 310 of 312 rural residents answered to this question. The majority of the respondents (177 of 310, or 57.1 per cent) are more than 55 years-old. 133 of them, or 42.9 per cent of the respondents, are 60 or older.

Respondents of less than 40 years represent less than 10 per cent of the respondents (29 of 310, or 9.3 per cent).

Table 4. Age of the respondents

Age range	Frequency	Percentage
Under 25	0	0
25 – 30	1	0.3
30 – 35	5	1.6
35 – 40	23	7.4
40 – 45	36	11.6
45 – 50	32	10.3
50 – 55	36	11.6
55 – 60	44	14.2
60 – 65	64	20.6
65 or older	69	22.3
<i>Total</i>	<i>310</i>	<i>100.0</i>

Employment status (Questions 5.2 and 5.3)

Two different questions, presented the same way, addressed employment status, to give the opportunity to obtain data from a potential additional adult living in the household, and therefore get a more precise profile of the household. The results of the two questions are analysed together here.

310 answers were given to question 5.2 (current employment status of the respondent) and 278 to question 5.3 (current employment status of the other adult living in the property).

The questions focused on employment away from the rural residential property. A large proportion of the adults living in the rural residential properties are currently employed away from their property (363 of 588, or 61.7 per cent). 25.3 per cent (149 of 588) of the respondents are retired.

Table 5. Employment status of the adults of the household

	Full-time	Part-time	Unemployed	Retired	Other
Respondent	142	57	3	81	27
	45.8%	18.4%	1%	26.1%	8.7%
Other adult	104	60	14	68	32
	37.4%	21.6%	5%	24.5%	11.5%
<i>Total</i>	<i>246</i>	<i>117</i>	<i>17</i>	<i>149</i>	<i>59</i>
	<i>41.8%</i>	<i>19.9%</i>	<i>2.9%</i>	<i>25.3%</i>	<i>10%</i>

Amongst the 10 per cent of residents who qualified their current employment status as “Other”, 31 of 59 (or 52.5 per cent) are self-employed, on a full-time or part-time basis, or own their business. 17 or 28.8 per cent considered themselves as “home makers” or “housewives”, and therefore do not receive any income. 2 persons currently benefit from ACC, one defines itself as an artist, and one is disabled.

Previous farming experience (Question 5.4)

The residents were asked whether they had any previous farming experience. Of the 301 who answered this question, 109 (or 36.2 per cent) indicated they had previous farming experience, and 192 (or 63.8 per cent) that they had not.

Commuting for the purpose of work (Question 3.10)

307 respondents answered this question. 205 of them (or 66.8 per cent) reported that they commute to work somewhere other than on their property. 33.2 (102 of 307) do not. Table 6 shows where the respondents who are commuting work. Some places’ names (Paraparaumu and Porirua) have been added to the initial list as they were frequently quoted.

Table 6. Places where respondents commute to work off their property

Area of commuting	Frequency	Percentage
Paraparaumu	25	11.9
Elsewhere in the Kapiti Coast	41	19.5
Wellington City	91	43.3
Porirua	15	7.1
Somewhere else in the Wellington Region	22	10.5
Palmerston North	8	3.8
Elsewhere in New Zealand	8	3.8

Wellington City is the most important destination of commuting for the respondents, with 43.3 per cent of the commuters heading to this place. Kapiti Coast (31.4 per cent) and more specifically Paraparaumu (11.9 per cent) also are significant areas of employment for the residents. Palmerston North, the main city of the Manawatu Region, attracts only 3.8 per cent of the commuters.

Community feeling (Question 3.11)

The rural residents were asked what type of community they feel more connected to, among the three following options: Urban community, Rural community, or Both equally. 309 respondents

replied to this question. The largest proportion of respondents (145 of 309, or 46.9 per cent) feel equally connected to the both rural and urban communities. Only 28 respondents (9.1 per cent) feel most connected to the urban community. 130 of them (42.1 per cent) consider themselves most connected to the rural community. 6 respondents of 309, or 1.9 per cent, answered that they do not feel particularly connected to any of these communities. This solution was not proposed in the initial questionnaire, but we added it in the following table.

Table 7. Community types to which the respondents feel connected

Community	Frequency	Percentage
Urban community	28	9.1
Rural community	130	42.1
Both equally	145	46.9
None of them	6	1.9
<i>Total</i>	<i>309</i>	<i>100.0</i>

Stated identity of the respondents (Question 5.5)

The last question of the survey form asked the respondents which word would best describe them. 308 rural residents answered. Most of the respondents could be divided in two groups of similar size: 43.5 per cent of the respondents identified themselves as “rural residents” whereas 45.6 per cent chose “lifestylers”. Farmers and small farmers were only 7.1 per cent (or 22 of 308).

Table 8. Stated identity of the respondents

Identification	Frequency	Percentage
Rural resident	134	43.5
Lifestyler	139	45.1
Small farmer	16	5.2
Farmer	6	1.9
Other	13	4.2
<i>Total</i>	<i>308</i>	<i>100.0</i>

13 respondents answered “other” to this question. Amongst them, the most recurrent identification was “orchardist/horticulturalist” with 4 occurrences (30.8 per cent of the “other” answers).

4.3 Use of the land by the rural residents

All the results provided in this section come from five questions of Section 2 “Land Use and Economic Benefits” of the questionnaire. They should give us both a general and specific picture of the way the respondents use their land, of the potential financial benefits they get from it, and of their intention to significantly change the use of their land in the next few years.

General land use (Question 2.1)

311 respondents answered the question about the general use of their land. A lot of residents use their land in more than just one way (respondents have in average 1.7 uses of their land), which explains the final percentage of more than 100.

The following table show that nearly all of the respondents (95.5 per cent, or 297 of 311) use their land for amenity, recreation or beautification purposes. The majority of the respondents (65.6 per cent) also grow or raise food and other products for their household's use. 26 of 311 or only 8.4 per cent use their land for income generation, with a commercial purpose.

Table 9. General land use

Land use	Frequency	Percentage
Amenity, recreation or beautification	297	95.5
Production for the household's use	204	65.6
Commercial production	26	8.4
<i>Total</i>	<i>527</i>	<i>169.5</i>

While only 8.4 per cent of the respondents use their land for commercial production, they represent 35.7 per cent of the respondents that do not use their land for amenity, recreation or beautification purposes, and only 6.5 per cent of the respondents that do not produce on their land for the household use. Table 10 shows us also that only 80.8 per cent of the respondents that produce on their properties for a commercial purpose also use their land for amenity, recreation or beautification (against 95.5 per cent of the total of the respondents) and that they proportionally produce for their own household more than the whole of the rural residents (73.1 per cent against 65.6 per cent).

Table 10. Joint land use for respondents having a commercial production on their property

Land use	Yes		No	
	Freq.	%	Freq.	%
Amenity, recreation or beautification	21	80.8	5	19.2
Production for the household's use	19	73.1	7	26.9

Precise land use (Question 2.2)

266 respondents (of the 312 usable questionnaires, or 85.3 per cent) gave more precise answers about their land use. The following table confirms the idea that a high proportion (88 per cent) of the rural residents use their land for recreation and to grow lawn. Nonetheless, it is for grazing sheep, cattle or horses that the biggest area of land throughout all the properties is used: 230.18 hectares are used for grazing (with an average size of 1.84 ha for sheep and beef, and of 1.07 ha for

horses) whereas 135.18 hectares are used for lawn and open spaces (with an average area of 0.58 hectares).

The use of the land for growing vegetables or a market garden is the third most popular amongst the respondents, with 92 occurrences (34.6 per cent of the respondents use a portion of their property for this purpose).

Results indicate that 19 per cent of the land uses have a commercial purpose. But if we remove the 2 land uses that are necessarily commercial (i.e. “tourism” and “Other business activity”), the percentage of commercial land uses amongst the properties falls down to only 7.1 per cent only. We also can calculate from Table 11 that 16.3 per cent of the whole land uses are organically farmed.

Table 11. Detailed uses of the land in rural residential properties

Land use	Average area (ha)	Frequency	Percentage	% commercial uses	% organically farmed
Recreation, open space, lawn	0.58	234	88.0	0	7.3
Tourism	0.38	4	1.5	100.0	25.0
Grazing (sheep, beef)	1.84	103	38.7	6.8	14.4
Poultry	0.41	37	13.9	5.4	37.8
Horses	1.07	38	14.3	5.3	8.1
Other animals	0.76	20	7.5	25.0	15.0
Market garden/vegetables	0.14	92	34.6	2.2	34.1
Fruits	0.24	88	33.1	4.5	28.7
Vineyards	0.11	2	0.75	0	0
Native bush	0.42	35	13.2	0	11.4
Forestry, firewood	0.41	55	20.7	7.3	11.3
Flowers	0.15	47	17.7	2.1	14.9
Other business activity	0.2	7	2.6	100.0	0
Other	0.85	14	5.3	7.1	20.0

Of the 14 respondents that use their land in an “Other” way than those proposed in the questionnaire, 6 (or 42.8 per cent) possess a wetland or water element on their property. 4 of these 14 respondents (or 28.6 per cent) just let the vegetation grow wild on a part of their property.

Intention to significantly change the use of the land (Question 2.3)

To the Question “Do you intend to significantly change the use of your land in the next few years” 306 respondents answered. Only 23 of them (or 7.5 per cent) said they do. Seven (7) of them or 30.4 per cent of these 23 respondents intend to subdivide their property or to build a new dwelling. Six (6) or 26.1 per cent wish to develop a commercial activity (bed and breakfast, nuts, hay, etc.). Six (6) other respondents intend to develop the production of vegetables or fruits for their own household’s use.

Value of the production for the commercial land uses (Question 2.4)

22 respondents (of the 26 who reported using their land for commercial production) gave the approximate gross annual income they get from the whole of their commercial land uses. The average income is NZ\$ 13,573 with a maximum of NZ\$ 100,000 and a minimum of NZ\$ -2,000 (this respondent has just started his business).

Value of the production for the household's use (Question 2.5)

Of the 204 respondents who use their land to grow or raise food or other products for their household's use (table 7), 195 provided an estimation of how much they were "saving" each year. The average annual value of these land uses is NZ\$ 1,337 with a maximum of NZ\$ 12,000. 43 of the respondents consider that the things they produce for their household do not allow them to "save" anything, as the costs of production outweigh the potential value of the land uses.

4.4 Motivations for living in a rural residential property on the Kapiti Coast

The rural residents were asked several questions to indicate the importance of various reasons for moving to their property when they decided to move into it. The results to these questions are presented in the following section.

General motivations (Question 3.5 and Question 3.6)

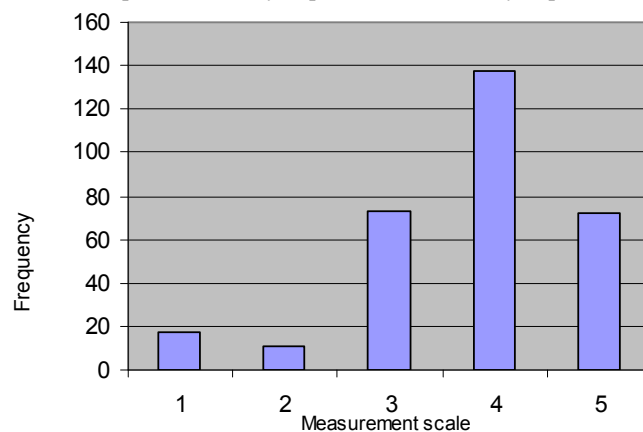
311 respondents gave an indication of how important it was for them to move to a rural residential property, compared with other options. The measurement scale runs from (1) for "Not at all important" to (5) for "Extremely important".

The mean answer is 3.76 and is thus located between "Moderately important" and "Very important".

The following chart shows the distribution of the respondents for each response. 138 respondents (or 44.4 per cent) consider that moving to this kind of property was very important. 17 of 311 (or 5.5 per cent) think it was not at all important for them.

Chart 1. Importance to move to a rural residential property, compared to other options

Note: measurement scale: (1) Not at all important (2) Slightly important (3) Moderately important (4) Very important (5) Extremely important



The respondents were asked to rank three motivations in order of importance (1 being the most important). Table 12 provides the results. The standard deviation⁵ (StDev) for the three propositions is very similar; it enhances the significance of the comparison of the means. The lifestyle appears as the most important motivation for the respondents when moving to their current property (mean=1.50). The affordability of the property was a less important motivation (mean=2.32).

Table 12. Ranking of the motivations for moving to respondents' current properties

Note: in this question the scale is reversed from the other questions. The answers were ranked 1 to 3 in order of importance, 1 being the most important.

Motivation	Number of answers	Mean	StDev
Lifestyle	289	1.50	0.73
Location	274	1.85	0.72
Affordability	264	2.32	0.81

Reasons for moving to a rural residential property (Question 3.7)

The respondents were asked to indicate the importance of 16 reasons for moving to a rural residential property. The results are shown in the following table. Space (a larger section than what they could get in town), peace and quiet, and privacy were the most important expectations when moving to this specific kind of property. The standard deviations of these three reasons (respectively 0.96, 1.00 and 1.03) are also the smallest, which shows that they are the most generally shared among the respondents.

Of lesser importance was living in a healthy environment, having a nice view from the property, the affordability of the lot and the opportunity to escape the urban "rat race". It was also generally important – but less than other reasons – to have the possibility to grow vegetables and fruits, or to have animals, and to have a place to retire. The possibility to subdivide the property for an extra dwelling, the opportunity to telecommute (work from home), the belonging to a specific community, and having a good place to raise children or a good quality soil were the least important expectations of the residents when they moved to their current property.

The respondents who ticked the option "other" gave various reasons for choosing to move to a rural residential property. The list includes factors like the possibility to practice on a musical instrument without upsetting the neighbours, the opportunity to become sustainable or to invest in valuable property.

⁵ The Standard Deviation is the most common measure of statistical dispersion measuring how widely spread the values in a data set are. If many data points are close to the mean then the standard deviation is small; if many data points are far from the mean, then the standard deviation is large. If all data values are equal, then the standard deviation is zero. In this survey, the standard deviation will give us interesting data about the homogeneity of the respondents' answers.

Table 13. Importance of expectations for moving to a rural residential property

Note: measurement scale: (1) Not at all important (2) Slightly important (3) Moderately important (4) Very important (5) Extremely important

Factors	Number of answers	Mean	StDev
Space	304	4.11	0.96
Peace and quiet	306	4.00	1.00
Privacy	305	4.00	1.03
Other	31	3.94	1.09
Healthy environment	298	3.79	1.15
View (coastal or rural outlook)	303	3.48	1.17
Affordability of the lot	297	3.43	1.11
Escape the urban 'rat race'	292	3.32	1.33
Possibility to grow vegetables/fruits	295	3.23	1.29
Possibility to have animals	297	3.05	1.58
Place to retire	298	2.87	1.42
Good quality soil	296	2.74	1.30
Good place to raise children	289	2.73	1.64
Belonging to a specific community	292	2.16	1.24
Possibility to telecommute	292	1.83	1.15
Space to subdivide for an extra dwelling	293	1.59	1.08

Factors for choosing the location of the property (Question 3.8)

Table 14 shows the importance of 11 factors to the respondents in choosing the specific location of their rural residential property. The importance of any one of these factors was smaller (Max=3.38 if we do not consider the factor "other") when compared to reasons for living in a rural residential property in the first place (Max=4.11, see Table 13). It confirms the results obtained in the Table 12 about the ranking of the relative importance of the lifestyle, the location and the affordability of the property for the respondents.

The most important factors in choosing the location of the property were living in Kapiti Coast (Mean=3.38), the proximity to Wellington (Mean=3.23) and the proximity to friends and family

(Mean=2.89). Of relatively lesser importance was the proximity to the workplace, the proximity to the beach, the possibility of staying safe from natural hazards and the proximity to the local shops. The proximity to schools, to the bush and Tararuas or to a rail station were the three least important factors for respondents when choosing the location of their property. The details provided by the respondents to the factor “other” are diverse and include amongst others the proximity to rivers, to the airfield or to cultural events.

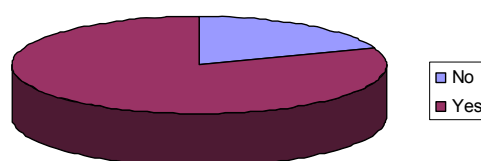
Table 14. Importance of factors in choosing the location of a rural residential property
 Note: measurement scale: (1) Not at all important (2) Slightly important (3) Moderately important (4) Very important (5) Extremely important

Factors	Number of answers	Mean	StDev
Living in Kapiti Coast	304	3.38	1.15
Proximity to Wellington	291	3.23	1.26
Proximity to friends and family	294	2.89	1.28
Proximity to workplace	293	2.74	1.30
Proximity to the beach	293	2.66	1.15
Safe from natural hazards	286	2.62	1.27
Proximity to local shops	295	2.48	1.05
Proximity to a rail station	283	2.23	1.21
Proximity to the bush and Tararuas	294	2.03	1.10
Proximity to primary and secondary schools	292	1.89	1.27
Other	17	4.48	0.72

The Kapiti Coast as a first choice for rural property (Question 3.9)

309 respondents answered the question about whether or not the Kapiti Coast was their first choice for a rural property. A very large majority of them (250 of 309, or 80.9 per cent) said it was.

Chart 2. The Kapiti Coast as a first choice for the location of the respondents' rural residential property



The respondents were free to give explanations about their choice. Six main reasons were provided by the respondents to justify their choice of the Kapiti Coast as their first wish. They are

presented in Table 15. 24.8 per cent of the respondents who wanted to live on the Kapiti Coast explained it was because they were already living here, liked the area and did not wish to move. The proximity to Wellington (19.2 per cent) but with a better climate (15.6 per cent) were also important reasons. Of relatively less importance – but still frequently quoted by the respondents – was the proximity to the workplace, the proximity to family or friends and the location (with an emphasis on the beaches).

Table 15. Self-reported reasons for desiring the Kapiti Coast as a first choice

Reasons	Frequency	Percentage
Have lived here before	62	24.8
The proximity to Wellington	48	19.2
The climate	39	15.6
The proximity to the workplace	38	15.2
To be close to the family or to friends	36	14.4
The location (especially the proximity to the beach)	21	8.4

Most of the respondents that did not have the Kapiti Coast as a first choice for their rural property explain that they had an open mind or were looking for something closer to Wellington or in the Wairarapa. But they justify their final choice by three major reasons: 24 per cent (12 of 50) came to the Kapiti Coast for the affordability of the land; 24 per cent (ibid) justify their choice by having found a good opportunity here; and 14 per cent (7 of 50) just liked the property they currently live on.

Table 16. Reasons for moving to Kapiti Coast even if it was not the respondents' first choice

Reasons	Frequency	Percentage
Good opportunity	12	24.0
Affordability of the land	12	24.0
Liked the area or the property	7	14.0
Other (various reasons)	19	38.0

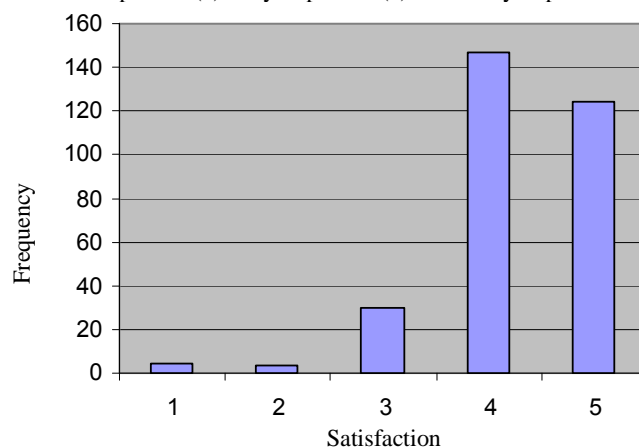
4.5 Satisfaction with living in a rural residential property on the Kapiti Coast

As well as being asked about reasons for living on a rural residential property on the Kapiti Coast the respondents were also requested to give an idea of their satisfaction today and to assess the disadvantages of living on this kind of property based on their experience so far.

General satisfaction (Question 4.1)

308 respondents gave an answer about their current satisfaction with living at their rural residential property. The majority of the respondents are satisfied. The Chart 3 below shows that 271 respondents (or 88 per cent) are either very satisfied (147 of 308 or 47.7 per cent) or extremely satisfied (124 of 308 or 40.3 per cent) with their current property. 33 respondents (10.7 per cent) are either moderately or slightly satisfied. Only 4 respondents of 308, or 1.3 per cent, are not at all satisfied with their rural residential living.

Chart 3. Satisfaction with living in a rural residential property
Note: measurement scale: (1) Not at all important (2) Slightly important (3) Moderately important (4) Very important (5) Extremely important



Satisfaction compared to the expectations (Question 4.2)

In Question 4.2 the respondents were asked about their degree of satisfaction with living on their rural residential property, compared to their expectations (presented in the previous section of this report, Question 3.7). It was possible for the respondents to tick the box “Not relevant” when they considered that they did not have real expectations about this factor. The answers “Not relevant” have not been included in the calculations shown in Table 17.

Most of the respondents’ expectations have been satisfied. The respondents are on average very satisfied (mean between 4.00 and 4.99) for five of the sixteen expectations presented in the Table. The respondents are very satisfied with the capability of their properties to provide space, a good place to raise children, privacy, the possibility to have animals, a healthy environment and the possibility to grow vegetables or fruits. The standard deviations are generally low (12 StDev of 16 are under 1.00). They show that the satisfaction is relatively well distributed amongst the respondents.

The results obtained for the expectation “other” is difficult to interpret, as it appears (due to the format of the question) that most of respondents gave an answer without consideration for their initial expectations (i.e. the respondents did not use the same words in the Question 3.7 and in the Question 4.2). Among the answers given by the respondents, we can quote inconveniences like the proximity of a street light which makes the respondent feels “like in an urban area”, or “Otaki traffic congestion”, or the “lack of public transport”.

Table 17. Importance of factors in choosing the location of a rural residential property

Note: measurement scale: (1) Not at all satisfied (2) Slightly satisfied (3) Moderately satisfied (4) Very satisfied (5) Extremely satisfied

Expectations	Not relevant	Number of answers	Mean	StDev
Space	8	293	4.31	0.67
Good place to raise children	140	156	4.13	0.73
Privacy	4	303	4.03	0.85
Possibility to have animals	75	226	4.04	0.95
Healthy environment	7	292	4.01	0.82
Possibility to grow vegetables/fruits	37	265	4.00	0.87
View (coastal or rural outlook)	18	285	3.99	0.89
Escape the urban 'race rat'	57	241	3.94	0.85
Place to retire	72	226	3.84	0.96
Peace and quiet	6	301	3.78	0.94
Affordability of the lot	27	266	3.75	0.83
Belonging to a specific community	94	197	3.52	0.96
Possibility to telecommute	168	129	3.43	1.04
Good quality soil	40	259	3.15	1.23
Space to subdivide for an extra dwelling	200	95	2.73	1.32
Other	3	15	2.40	1.64

Disadvantages of rural residential living (Question 4.3)

Another way to assess satisfaction with rural residential living is to ask the respondents what they see as the disadvantages of their living situation, at the present time. 11 potential disadvantages were proposed to the respondents; they had to precise how important they are for them.

If we do not take into consideration the answers to "other", then the disadvantages of living on a rural residential property on the Kapiti Coast are relatively not important, as they all are rated in average between "Not at all important" and "Moderately important". The six most important disadvantages, rated between "Slightly important" and "Moderately important", include the lack of infrastructure (2.43), the commuting time (2.27), the noise and/or undesirable odours (2.25), the land use conflicts with the rural neighbours (2.12) and the unexpected costs on the property (2.07).

Among the other disadvantages described by the respondents, three main inconveniences are quoted: the lack of infrastructure compared with the level of taxes (13 occurrences or 37.1 per

cent), the Kapiti Coast District Council’s planning policy and water management (20 per cent), and the nuisance of new developments and subdivisions (14.3 per cent).

Table 18. Importance of the disadvantages of living in a rural residential property on the Kapiti Coast

Note: measurement scale: (1) Not at all important (2) Slightly important (3) Moderately important (4) Very important (5) Extremely important

Disadvantages	Number of answers	Mean	StDev
Other	35	4.26	1.29
Lack of public infrastructure	286	2.43	1.39
Commuting time	291	2.27	1.35
Noise and/or undesirable odours	295	2.25	1.32
Land use conflicts (rural neighbours)	295	2.12	1.27
Unexpected work on the property	295	2.08	1.16
Unexpected costs on the property	296	2.07	1.17
Distance to local centres and/or schools	289	1.90	1.08
Impossibility to subdivide any further	293	1.89	1.33
Land use conflicts (urban neighbours)	278	1.88	1.30
Unexpected feeling of isolation	292	1.28	0.69

Intention to move (Question 4.4)

Another question relating to the satisfaction of the respondents with their rural residential living asked how many years they intend to stay in their current property. The question allowed the respondents to state a number of years or to state “Indefinitely”.

Of 289 respondents, 205 (or 70.9 per cent) intend to remain indefinitely on their current property. 49 respondents (or 17 per cent of them) intend to move within the next five years. It includes 8 respondents (2.8 per cent) who aspire to leave their property as soon as they sell it, or find another place to live in.

Table 19. Number of years the respondents intend to stay in their current property

Intention to stay	Frequency	Percentage
Leave as soon as possible	8	2.8
Less than 5 years	41	14.2
Between 5 and 10 years	21	7.3
Between 11 and 20 years	11	3.8
Between 21 and 30 years	3	1.0
Indefinitely	205	70.9
<i>Total</i>	289	100.0

4.6 Origins and destinations of the rural residents

In this section we have gathered together the results to the questions about the “route” of the respondents concerning the choice of their properties. The aim is to identify the kind of property and the place the current rural residents of the Kapiti Coast come from, and to find out to what kind of property and where they would be likely to move if they were to leave their current property. This should help us to better know the respondents’ aspirations and to identify the movements of this part of the population.

Year respondents moved to their rural residential property (Question 3.1)

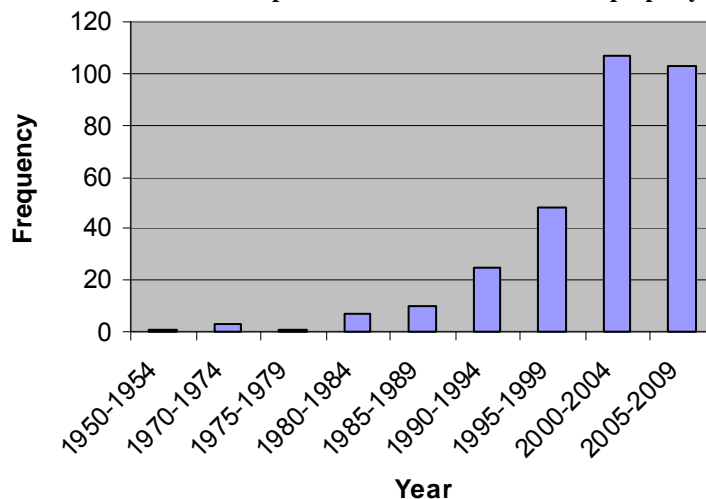
Of the 305 who provided the year they move to their current property, more than the two thirds (68.9 per cent) moved to their current property during or after 2000. The longest length of stay is 55 years, as one respondent moved to his rural residential smallholding in 1953.

Table 20. Years the respondents moved to their current property

Year	Frequency	Percentage
Before 1970	1	0.3
Between 1970 and 1979	4	1.3
Between 1980 and 1989	17	5.6
Between 1990 and 1999	73	23.9
Between 2000 and 2004	107	35.1
Since 2005	103	33.8

The following chart shows the results in a different way. Since 2005, it seems that less respondents have moved to their current property each year (35 respondents moved to their current property in 2006, 28 in 2007 and 9 only in 2008) but it is too early to identify a clear trend.

Chart 4. Years the respondents moved to their current property



Provenance of the current rural residents (Question 3.3)

311 respondents answered the question about where they lived prior moving to their current property. Almost half of the respondent (146 or 46.9 per cent) already lived in the Kapiti Coast

District before moving to their current rural residential property. 71 of 311 or 22.8 per cent came from Wellington City. Overall 87.4 per cent of the respondents already lived within the Wellington Region.

Table 21. Location of the respondents' previous properties

Place	Frequency	Percentage
Kapiti Coast District	146	46.9
Wellington City	71	22.8
Somewhere else in the Wellington Region	55	17.7
Horowhenua District	7	2.3
Somewhere else in New Zealand	18	5.8
Overseas	14	4.5
<i>Total</i>	<i>311</i>	<i>100.0</i>

7 of the 14 respondents (or 50 per cent) who answered "Overseas" come from the United Kingdom (UK). No specific trend appears for the respondents coming from "Somewhere else in New Zealand"; their previous properties were located in the North Island as well as in the South Island.

Previous type of property (Question 3.4)

Of the 309 respondents who answered this question, a very large majority (257 or 83.2 per cent) lived in a residential property in a town or a city. The average size of this type of property was 4300sqm. 32 respondents (or 10.4 per cent) already lived in a rural residential property. For 27 of them, this previous property was smaller than their current smallholding. For 15 of them, it was larger. And 10 respondents (3.2 per cent) lived in a farm.

Table 22. Type of the respondents' previous properties

Note: only 164 respondents provided the size of their previous property.

Previous property	Frequency	Percentage	Average size (ha)
A residential property in a town or a city	257	83.2	0.43
A smaller rural residential property	27	8.7	1.15
A larger rural residential property	15	4.9	4.45
A farm	10	3.2	89.75
<i>Total</i>	<i>309</i>	<i>100.0</i>	<i>23.95</i>

Next location of their property if the respondents should move (Question 4.6)

The respondents were asked to identify where they would be likely to move to if they were to leave their current rural residential property. The majority of them (142 of 275 or 51.6) wish to stay in the Kapiti Coast. 99 respondents (36 per cent) would likely move to somewhere else in New Zealand, including the Wellington Region (12.4 per cent of the respondents). 34 respondents (12.4 per cent) assessed that they would probably move overseas.

Table 23. Potential location of the respondents' next property

Location	Frequency	Percentage
Stay in the Kapiti Coast	142	51.6
Somewhere else in the Wellington Region	34	12.4
Somewhere else in New Zealand	65	23.6
Overseas	34	12.4
<i>Total</i>	<i>275</i>	<i>100.0</i>

Some trends appeared when respondents were asked to specify more precisely where they would be likely to move. 21 of them answered they will probably move to Australia. It represents 61.8 per cent of the respondents who wish to move to overseas. 10 respondents would likely move to Wellington City (29.4 per cent of the answers "Somewhere else in the Wellington Region"). Hawkes Bay is also considered as a favourite destination, as 12 of the 65 (or 18.5 per cent) respondents who chose "Somewhere else in New Zealand" would probably go there.

Type of the potential next property (Question 4.5)

As we have seen previously, almost the three quarters (70.9 per cent) of the respondents do not intend to move from their current property. Therefore only 105 of the respondents answered the question about the kind of property they are likely to move to.

Most of the respondents (73 of 105 or 69.5 per cent) wish to move to a smaller property; for 44 of them (or 60.3 per cent) it means moving to a residential property in a town or a city and for 29 to a smaller rural residential property. 16 respondents (15.2 per cent of the total) will probably move to the same kind of rural residential property. Last, 16 of the 105 respondents (or 15.2 per cent) would like to live in a larger property.

Table 24. Kind of property the respondents would likely move to

Type of property	Frequency	Percentage
A residential property in a town or a city	44	41.9
A smaller rural residential property	29	27.6
The same kind of rural residential property	16	15.2
A larger rural residential property	12	11.4
A farm	4	3.8
<i>Total</i>	<i>105</i>	<i>100.0</i>

4.7 Differences amongst respondents based on the size of the property

An investigation was performed to identify differences between the respondents according to the size of their property in order to find out whether the land use, the location or the satisfaction were susceptible to change with the size of the property, and whether today the new rural residents would prefer to live in small or large properties. The initial size categories (less than 1

hectare; between 1 and 2 hectares; between 2 and 4 hectares) were used. The categories and their proportions are shown in Table 1.

Land use differences

First, when analysed in terms of land use, there is evidence that property size is associated with differences in land use. The Table 25 shows that the bigger the properties are, the more the land is used for production, commercial or not. For 18.3 per cent of the larger properties (between 2 and 4 hectares) the land is used for income generation, against 7.5 per cent for the smaller properties (less than 1 hectare). Respondents living in properties between 1 and 2 hectares, or in properties between 2 and 4 hectares use more their land for growing or raising food or other products for their household (respectively 68.3 and 71.7 per cent of each category) than the respondents living in smaller properties (58.5 per cent).

Table 25. Type of land use by size range of the properties

Land use	Less than 1 ha (1)		1 – 2 hectares (2)		2 – 4 hectares (3)	
	Freq.	%	Freq.	%	Freq.	%
Amenity, recreation or beautification	104	98.1	136	95.8	54	90
Production for the household's use	62	58.5	97	68.3	43	71.7
Commercial production	8	7.5	7	4.9	11	18.3

Recent trends in the choice of the properties

Table 26 shows that, in proportion, more rural residents of small properties have moved to their sections since 2000 (37 per cent) than between 1990 and 1999. Proportionally less residents of properties between 1 and 2 hectares or between 2 and 4 hectares moved to their lots since 2000 (respectively 46.2 per cent and 16.8 per cent) than moved during the previous decade (respectively 55.6 and 20.8 per cent).

It is probably too early to identify a clear trend, but if the current observation maintains itself for the coming years, then we might be able to say that people moving to rural residential properties are more and more attracted by small properties (less than one hectare).

Table 26. Trends in the choice of property size by the new rural residents

Size	Before 1970		Between 1970 and 1979		Between 1980 and 1989		Between 1990 and 1999		Since 2000		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Less than 1 ha	1	100.0	1	25.0	7	43.8	17	23.6	77	37.0	104	34.4
1 – 2 hectares	0	0.0	1	25.0	4	25	40	55.6	96	46.2	141	46.7
2 – 4 hectares	0	0.0	2	50.0	5	31.2	15	20.8	35	16.8	57	18.9
Total	1	100.0	4	100.0	16	100.0	72	100.0	208	100.0	302	100.0

Location differences

The following table provides information concerning the connection between the likelihood of being located more in a specific Area Unit and the size of the property. The most interesting result is presented by the Otaki Forks area. While the properties of less than 1 hectare correspond to 31.9 per cent of the whole answers, they represent 44.8 per cent of the properties located in the Otaki Forks Area Unit. On the contrary, the properties between 2 and 4 hectares are in proportion less represented in this area (11.5 per cent against 20.1 per cent of the total).

Table 27. Differences of location by size range of the properties

AREA UNIT	Less than 1 hectare (1)		Between 1 and 2 hectares (2)		Between 2 and 4 hectares (3)	
	Count	Percentage	Count	Percentage	Count	Percentage
Kaitawa	5	26.3	7	36.8	7	36.8
Maungakotukutuku	16	41.0	14	35.9	9	23.1
Otaihanga	6	7.7	16	61.5	4	15.4
Otaki	6	60.0	4	40.0	0	0.0
Otaki Forks	39	44.8	38	43.7	10	11.5
Paraparaumu Central	2	13.3	10	66.7	3	20.0
Peka Peka	7	21.2	16	48.5	10	30.3
Te Horo	9	40.9	9	40.9	4	18.2
Waikanae Beach	1	8.3	8	66.7	3	25.0
Waikanae East	1	8.3	7	58.3	4	33.3
Waikanae Park	0	0.0	3	50.0	3	50.0
Waikanae West	0	0.0	6	85.7	1	14.3
<i>Total</i>	<i>92</i>	<i>31.9</i>	<i>138</i>	<i>47.9</i>	<i>58</i>	<i>20.1</i>

Satisfaction differences

The Table 28 shows small differences amongst the respondents' satisfaction according to the size of their properties. But the test of ANalysis Of VAriance (ANOVA) shows us that these differences are not statistically significant ($p > 0.05$)⁶. In summary, the degree of satisfaction of the respondents about their rural residential living is similar, no matter what is the size of their property.

Table 28. Satisfaction with rural residential living by property size range
 Note: measurement scale: (1) Not at all satisfied (2) Slightly satisfied (3) Moderately satisfied (4) Very satisfied (5) Extremely satisfied

Size	Mean satisfaction	StDev
Less than 1 hectare (1)	4.27	0.63
Between 1 and 2 hectares (2)	4.22	0.76
Between 2 and 4 hectares (3)	4.38	0.81

⁶ ANOVA: p-value=0.365486

4.8 Differences amongst respondents based on the year they moved to their property

In this last section of Chapter 4, we try to analyse whether the year the respondents moved to their current rural residential property has any influence on the way they use their land, on their motivation for living in this kind of property or on their satisfaction. For the needs of the investigation and the pertinence of the results we gathered the years of arrival of the current rural residents in three categories: before 2000, between 2000 and 2004 and during or after 2005. This analysis should help us to identify some of the major trends in rural residential living on the Kapiti Coast District.

Land use differences

Table 29 shows that there is no significant difference in the way the land is used between the respondents who moved to their current property before 2000 and those who moved between 2000 and 2004. The most recently arrived respondents (during or after 2005) seem to be less interested in any productive use of the land, commercial (2.9 per cent against 8.4 per cent of all the respondents; see Table 9) or not (63.1 per cent against 65.6 per cent).

Table 29. Type of land use by year the respondents moved to their current property

Land use	Before 2000		2000 - 2004		Since 2005	
	Freq.	%	Freq.	%	Freq.	%
Amenity, recreation or beautification	88	92.6	101	94.4	102	99.0
Production for the household's use	63	66.3	71	66.4	65	63.1
Commercial production	9	9.5	13	12.1	3	2.9

Motivation differences

The following table provides information concerning the differences based on the year the respondents moved to their current property regarding the importance of the lifestyle, the location and the affordability for the respondents when they decided to live in a rural residential property on the Kapiti Coast. The Analysis of Variance (ANOVA⁷) for the lifestyle and location shows that the difference between the three categories (the respondents moved before 2000, between 2000 and 2004, and since 2005) are not significant (p-values>0.05).

For the affordability of the property, the ANOVA revealed that the difference of the mean could be significant between 2 or more of the categories. Further calculations (T-Test) told us that the difference between the category (1) "Before 2000" and the category (3) "Since 2005" is significant. So it seems that the affordability of the property has become a motivation less important for the respondents who have moved to their current properties since 2005 than for those who moved before 2000.

⁷ ANOVA1 (lifestyle): p-value= 0.6802964
ANOVA2 (location): p-value= 0.991398204
ANOVA3 (affordability): p-value= 0.022010153

Table 30. Difference of importance for each motivation based on the year the respondents moved to their properties

Note: The answers were ranked 1 to 3 in order of importance, 1 being the most important.

Year	Lifestyle		Location		Affordability	
	Mean	StDev	Mean	StDev	Mean	StDev
Before 2000 (1)	1.56	0.56	1.84	0.55	2.15	0.79
2000 – 2004 (2)	1.49	0.58	1.86	0.54	2.3	0.64
Since 2005 (3)	1.46	0.48	1.85	0.48	2.49	0.54

Satisfaction differences

Table 30 shows that small differences exist between the mean satisfaction of the respondents according to the year they moved to their current property. But the Analysis of Variance told us that these differences are not significant ($p\text{-value} = 0.515245$, $p\text{-value} > 0.05$). The year the respondents moved to their rural residential lot on the Kapiti Coast does not influence their satisfaction.

Table 31. Respondents' mean satisfaction according to the year they moved to their property

Note: measurement scale: (1) Not at all satisfied (2) Slightly satisfied (3) Moderately satisfied (4) Very satisfied (5) Extremely satisfied

Year	Mean	StDev
Before 2000 (1)	4.19	0.79
2000 – 2004 (2)	4.32	0.60
Since 2005 (3)	4.26	0.43

CHAPTER 5: SUMMARY OF THE RESULTS AND CONCLUSION

5.1 Introduction

The aim of this survey was to provide useful information about rural residential living in the Kapiti Coast District and identify social and environmental issues of interest to the Council. The questionnaire and the analysis of the results offered interesting results, as we will see in this chapter.

5.2 Summary of the results

This summary corresponds to the organisation of Chapter 4. It begins with general information then deals with land use, motivations and satisfaction of the respondents. The origins and destinations of the rural residents and the differences of results based on property size will also be analysed.

General information on the properties and the rural residents

To begin with the general characteristics, in the Kapiti Coast District most rural residential properties (80.5 per cent) are two hectares or less. Nearly all the respondents were owner-occupiers. The number of one-person households appears particularly low (22 of 307, or 7.2 per cent) compared with the proportion of single person households in the whole District (29 per cent according to the 2006 Census) or even in New Zealand (23 per cent) (KCDC, 2007). The majority of the households (56.4 per cent) are composed by two persons – probably couples without children in most of the cases. This hypothesis is confirmed by the high age of the respondents (57.1 per cent of the respondents are 55 or older): grown up children from older people do not generally live with their parents anymore.

Most of the respondents (61.7 per cent) are currently employed somewhere other than their property and 43.3 per cent of the employed respondents are commuting to Wellington City. The Kapiti Coast provides a job to 31.4 per cent of the employed respondents.

Only 36.2 per cent of the respondents report that they had farming experience prior to moving to their current rural residential property. The respondents present a clear ambivalence in their feelings regarding the community they feel more connected to: 46.9 per cent of them feel equally connected to the urban and the rural communities. But very few (9.1 per cent) respondents would define themselves as “urban” smallholders. When asked to choose the word that describes them the best, almost all the respondents can be divided in two equal groups: the lifestylers (45.1 per cent) and the rural residents (43.5)

Land use and production

Production for commercial purpose is clearly not one of the reasons most respondents chose to live in a rural residential property. Indeed, only 8.4 per cent of the respondents use their land for a

commercial production and get from this activity a gross annual income of NZ\$13,600. Grazing (sheep, beef or other animals) and forestry are the most common commercial production activities.

Two thirds of the respondents grow or raise food or other products for their household's use. Grazing, market gardens, vegetables and fruits are the most frequent productive land uses with no commercial purpose, and bring to the respondents an approximate annual value of NZ\$1,300. Lawn and open spaces for the amenity and recreation of the household is the most common land use on rural residential properties, with a surface of 5,800sqm per property.

Organic farming does not appear as an essential characteristic of the respondents (20 per cent of the land uses). Intended changes in level of production are low as only 7.5 per cent of the residents intend to significantly change the use of their land in the next few years.

General motivations

There are a variety of reasons for living on a rural residential property on the Kapiti Coast. Generally speaking, the lifestyle is valued more than the location or the affordability of the property. Space, peace, quiet and privacy are the most important motivations for moving to this kind of property. Belonging to a specific community, the possibility to telecommute or the space to subdivide for an extra dwelling are of less importance.

Already living on the Kapiti Coast was an important motivation for choosing the location of the respondents' properties, especially because they have their social networks (family or friends) close by. The proximity to Wellington and to their workplace was also valued by the respondents when they decided to live on the Kapiti Coast. The proximity to remarkable natural features, like the beaches, the bush or the Tararuas was slightly important.

General satisfaction

Rural residents in the Kapiti Coast District tend to be very satisfied with their smallholding lifestyle. All their expectations are satisfied, except the possibility to subdivide for an extra dwelling. But this expectation was not important for most of the respondents when they decided to move to their current property.

The three most important disadvantages with living in their properties are the lack of infrastructure – especially compared to the high level of rates, according to the respondents –, the commuting time, and the noise and/or undesirable odours. A significant number of respondents – in line with their search for space and privacy – also consider subdivisions and new developments authorised by the Council as a nuisance. But these disadvantages are mostly judged as only slightly important. Almost three quarters of the respondents do not intend to move from their current property. It confirms the general satisfaction of the respondents with their rural residential living.

Origins and destinations of the rural residents

Most of the respondents moved recently to their current rural property. Two thirds of them moved there after 2000. Almost half of the respondents already lived in the Kapiti Coast before and almost one quarter in Wellington City. Generally, the current rural residents lived previously

in a residential property in a town or a city. Only 8.1 per cent of them come from a farm or a larger rural residential property.

Of the 25 per cent who said that they do not intend to stay indefinitely in their current property, there were 41.9 per cent of the corresponding respondents who indicated they might move to a residential section in a town or a city. However most of them (54.2 per cent) would prefer to move to another rural residential property (without regard to its size).

For the location of their potential new property, the majority (51.6 per cent) of all the respondents – including those who do not intend to move - would like to stay in the Kapiti Coast. Considering also the fact that only 25 per cent of the respondents intend to move at some point, the attachment to the District seems strong.

Differences amongst respondents based on the size of their property

Crossing the size of the properties with other factors provided interesting results. While the properties between 1 and 2 hectares are still the most frequent in the District, it seems that more and more people wish to move to smaller rural residential sections, of less than 1 hectare. This trend will need to be more clearly established in the next few years. The smaller properties are less likely to have a productive use of their land. Properties of less than 1 hectare are also more likely to be located in the Maungakotukutuku, Otaki, Otaki Forks and Te Horo area units.

The satisfaction of the respondents is not significantly different depending on the size of the properties. All the rural residents are very satisfied with their living situation.

Differences amongst respondents based on the year they moved to their property

The investigation showed that the year the respondents moved to their current property does not influence their answers to the questionnaire, except for the way they use the land. It appeared that the respondent who moved to their rural residential property during or after 2005 are less likely than the others to use their land for any productive purpose, commercial or not. No other clear trend was revealed by the cross analysis.

5.3 Policy implications

Our understanding of rural residential living in the Kapiti Coast based on the survey results is that the respondents were satisfied with their current lifestyle and properties. But this study also allows us to draw some policy recommendations, with respect to the general issues identified in the Chapter 2 of this report.

First of all the survey clearly illustrates that the rural residents value more the advantages of the rural life – like space, tranquillity and privacy – than the proximity to the beach, the bush or any remarkable feature. Even the possibility of having an outstanding view from their property is not so important for the rural residents. This could provide to the Council a relative “freedom” in choosing the location of the future rural residential developments and thus to limit the pressure on the coast, or protect natural features and outstanding landscapes, or avoid subdivision in hazards areas.

Small rural residential (under 2 hectares in size) seem to be the most attractive for the rural residents. But at the same time, the respondents affirmed their wish not to “see” their neighbours and their discontent concerning new developments in their vicinity. The Council and the developers will have to manage these conflicting requests to satisfy the current residents and to attract new lifestylers. To privilege small rural residential subdivisions as well as enhance the privacy of each smallholder could be successfully managed through a careful design. This confirms the importance for the Council and for the developers to develop and use “best practice” guides for subdivision, design and rural living (KCDC, 2005 and 2008).

While the rural residents seem to be satisfied with their living and generally do not intend to move, most of them arrived in their properties recently. So we cannot conclude whether the turn-over is high or low in these smallholdings. But it appears that the average age of the residents is high (55 or older) and that the belonging to a specific community is not really important for them. Today we can only suppose that the rural residents are maybe not as interested in community ties as could be farmers, and that this might have an impact on the dynamism or the strength of the local rural communities. The Council should probably keep this potential risk in mind in order to sustain or enhance the wellbeing of all the communities on its territory.

One of the major results of the survey for the Council – which could have important policy implications – is the land use on rural residential sections analysed by the size of the properties and their location. Thanks to the survey we are able to say that recent arrivals are choosing smaller rural residential lots (less than 1 hectare), that they are the less susceptible to support the local food production or the economic growth of the general productive sector, and that they are likely to be located in the Northern part of the Kapiti Coast District (Otaki, Otaki Forks and Te Horo Area Units).

A recent study by a team from the Sustainable Land Use Research Initiative (SLURI) provided information on the rural productive potential in the northern region of the Kapiti Coast District (SLURI, 2005). According to the study, there is a significant opportunity for economic growth of the productive sector within this region, especially for horticulture. The team from the SLURI also confirmed the idea that “there has already been significant subdivision along the main transport routes within the northern Kapiti Coast region, placing limitations on the productive potential of the region” and that “the smaller blocks tend to be [...] situated on some of the most fertile and productive soil”.

In the context of valuation of the food-generating capacity of local land and given the potential issues concerning the loss of productive soil, these results of the survey are probably important for the Council and its policy planning. To protect the productive capacity of its land, the Council will have to control and/or limit the current trend of small rural residential subdivisions in the northern region of the District.

5.4 Limitations of the research

One limitation of this research is that it is based on data from respondents living on very small rural residential properties (4 hectares and less), compared to most of the other New Zealand studies (up to 20 or 40 hectares). It makes any comparison with national or other local data difficult.

Another limitation is that the design – or wording – of some questions was not totally accurate (especially for Questions 4.3 and 4.6 in which the terms used in the question and those proposed for the answers are not perfectly associated; see the questionnaire in Appendix 1). These faults probably limited the number of answers and maybe the accuracy of the responses.

More importantly, quantitative research is not well suited to understanding meanings associated with rural residential living. Qualitative research could provide more interesting information about what the respondents value in the choice of their lifestyle, how they perceive the link between home and work on their smallholdings, or what is their precise sensitivity regarding subdivision. It could also be very interesting to have more data about the effects of the rural residential subdivision on the rural communities, including the participation of the smallholders in rural organisations, associations or social events.

Not enough time was allowed to this research to provide pertinent results about the turn-over in rural residential properties and the supply side of this type of properties in the Kapiti Coast District. Collaboration with the local real estate agencies and the identification of the total amount of land available in the District for potential rural residential subdivision could be two possible future continuations of this study.

5.5 Conclusion

The general aim of the research has been reached as this survey provides a better understanding of the dynamics of rural residential subdivision in the Kapiti Coast District. While the smallholders are satisfied with their lifestyle, are seeking the advantages of rural living – like space, tranquillity and privacy – and feel more connected to the rural community than to the urban, they still seem to be living a relatively urban life in the country. Indeed most do not really utilise the land for significant farming or growing, tend to rely on income from employment in the city to support their households and are mostly attracted by the smaller properties (less than 2 hectares).

This survey provides the first quantitative data about rural residential living in the Wellington Region. While it is focused on the Kapiti Coast only, it offers a good basis for future surveys – which could follow a similar method – and a point of comparison for potential studies led region wide or locally. In this way, it clearly contributes to the Wellington Regional Strategy “Understanding Rural Residential Subdivision”.

Finally, this research should help the Council in planning for this land use as it provides the basic and indispensable information for a sustainable management of the rural residential living in the District.

Laure Isnard
Master’s degree in Urban Planning (University Paris Pantheon-Sorbonne)
Contract Research Officer for Kapiti Coast District Council - Sustainable Development Project

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APPENDIXES

Appendix 1: The Questionnaire

20 November 2008

Dear rural resident

Survey: Kapiti Rural Residential Living

We need your help in understanding rural residential living in Kapiti

The Kapiti Coast District Council is conducting a survey of rural residents in order to better understand the demand for rural living on the Kapiti Coast. The attached survey form includes questions about the size of your land holding, the activities taking place on the land, the reasons you moved to Kapiti, the land characteristics you were seeking, and whether the experience of rural living has matched your expectations.

Why are we asking these questions?

The survey results will be used as background information for the District Plan review that the Council is now beginning, and it will also provide a District case study for the wider Wellington Regional Strategy's project on understanding rural residential subdivision trends. It will also help us understand the role that rural productive capacity or "natural capital" can contribute to the District's future.

This is your opportunity to participate and help shape the future of the rural area and local and regional land use policy at an early stage. For rural Otaki residents, this work builds on the valuable community discussions that have already occurred as part of the Greater Otaki Project. In 2009-2011, as part of the District Plan review, more formal consultation will occur districtwide on rural issues and policy through discussion documents and the circulation of draft District Plan provisions. This will include looking at food production on the Kapiti Coast and its contribution to the local economy.

Return your survey and be in to win prizes

As a 'thank-you' for taking the time to complete the survey, the Council is offering three (3) "Sustainability Pack" prizes to respondents who return their surveys in the enclosed postage-paid envelope by the deadline of **Wednesday, 10 December 2008**. The prizes consist of:

- Free visits from Council's sustainability advisors, including:
 - Green Gardener (normal fee = \$50)

(please turn over)

- Green Plumber (helps fix leaky taps and offers other advice on water-saving measures)
- Eco-Design Advisor (advice on how to make your home more healthy and energy-efficient)
- Biodiversity Advisor (advice on managing bush, streams and wetlands, and on using native plants to create habitat for native animals); and
- Up to \$100 of native plants suitable for your property plus eco-lightbulbs to put the sustainability advice into practice!

If you are interested in this prize, please write your name and telephone number on the enclosed prize entry sheet (attached at end of survey form), which will be separated from the survey form to retain anonymity of individual survey responses. The prizes will then be drawn randomly from the lists of entrants, and winners will be notified by phone by 12 December 2008.

Privacy and information-sharing

The information you provide on your survey form will be kept absolutely confidential, with results summarised so that no individuals can be identified. If you'd like to receive a summary of the survey results, please tick the box on the enclosed form (attached at end of survey).

A word on terminology

Note that, in this survey, we use the term 'rural residential' as shorthand for all rural properties with houses, not just those officially zoned as 'Rural Residential' in the Kapiti Coast District Plan. We are primarily distributing this survey to smaller rural properties (4 hectares or less), which could be considered 'lifestyle blocks,' 'small holdings,' or simply small residential lots in a rural environment. In question 5.4 we give you the chance to describe yourself with the term of your choice.

Any questions?

If you have any questions or comments, please contact Laure Isnard, Research Officer, at (04) 296 4835 or ring me at (04) 296 4828.

Thank you very much for your assistance with this important project, and good luck with the prize draw!

Yours sincerely,



Jim Ebenhoh
Sustainable Development Manager

November 2008

(1) General Characteristics of your Property

First, we are interested in some basic information about your property

1.1 What is the name of the road that you live on?

1.2 What is the size of your property (ha)?

please tick

Less than 1 ha

1ha - 2ha

2ha – 4ha

More than 4ha?

If so please specify how much

1.3 Do you own the property in which you currently live? Yes No

1.4 How many people reside at your home (including yourself)?	1	2	3	4	5	6 plus

(2) Land Use and Economic Benefits

In this section we are seeking information on how your land is used and the economic benefits it provides

2.1 What is your land use for today?	Open space/lawn/gardens for household amenity, recreation or beautification	<input type="checkbox"/>
	Growing or raising food or other products for your household's use	<input type="checkbox"/>
	Income generation (commercial purpose)	<input type="checkbox"/>

○ What is the approximate land area involved for each of the options listed (ha)? 2.2 ○ Please indicate (by a tick) if the land use has a commercial purpose and/or the produce is organically farmed.			
	What is the approximate land area (ha) for each option?	Does the land have a commercial use?	Is the produce organically farmed?
		<i>please tick if yes</i>	<i>please tick if yes</i>
recreation, open space, lawn			
tourism (<i>bed & breakfast, farm stay, outdoor adventure, etc.</i>)		√	
grazing (<i>sheep, beef</i>)			
poultry			
horses			
other animals			
market garden/vegetables			
fruit (<i>pip, berry, kiwifruit, citrus, etc.</i>)			
vineyards			
native bush			
trees for forestry/firewood			
flowers			
business activity, other than tourism, farming or horticulture (<i>please specify</i>).....		√	
other (<i>please specify</i>).....			

2.3 Do you intend to significantly change the use of your land in the next few years? Yes No

If Yes, please specify in which way:

2.4 What is your estimate of the approximate gross annual income you get from the whole of your commercial land uses?

2.5 If you produce things for your household use (e.g. firewood, horse grazing, self sufficiency...) what is your estimate of the approximate annual value of these land uses to your household – that is how much do you “save” each year?

(3) Motivation

This section asks about the reasons why you moved to a rural residential / smallholding setting and why you chose the Kapiti Coast

3.1 Which year did you move to your property?

3.2 Has your property been subdivided since you moved there? Yes No

If YES, please state what year

3.3 Prior to moving to your current property, where did you live?

- Kapiti Coast District Somewhere else in the Wellington Region
Wellington City Somewhere else in New Zealand
Horowhenua District Overseas

Please specify the city or the District if in New Zealand and the country if overseas:.....

3.4 How would you describe your previous property?

- please tick please specify its approximate land area (ha)*
- A residential property in a town or city
- A smaller rural residential property
- A larger rural residential property
- A farm

3.5 How important was it for you to move to a rural residential property, compared to other options?

- Not at all important Very important
Slightly important Extremely important
Moderately important

3.6 What was the most important motivation for you when moving to your current property?

Please rank 1 to 3 in order of importance (1 being the most important)

- The lifestyle
The location
The affordability of the property

3.7	How important were the following factors in your decision to move to a rural property (what were your <u>expectations</u>)?	Not at all important	Slightly important	Moderately important	Very important	Extremely important
		<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
	Affordability of the lot					
	Peace and quiet					
	View (coastal or rural outlook)					
	Space (larger section than what you can get in town)					
	Privacy					
	Healthy environment					
	Good place to raise children					
	Possibility to have animals					
	Possibility to grow vegetables/fruits					
	Place to retire					
	Good quality soil					
	Escape the urban 'rat race'					
	Belonging to a specific community					
	Space to subdivide for an extra dwelling (e.g. accommodation for family or friends)					
	Possibility to telecommute (work from home)					
	Other (<i>please specify</i>)					

3.8	How important were the following factors in choosing the <u>location</u> of your property?	Not at all important	Slightly important	Moderately important	Very important	Extremely important
		<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
	Living in Kapiti Coast					
	Proximity to Wellington					

<i>(continued)</i>	Not at all important	Slightly important	Moderately important	Very important	Extremely important
	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
Proximity to workplace					
Proximity to friends and family					
Proximity to a rail station					
Proximity to the beach					
Proximity to local shops					
Proximity to primary and secondary schools					
Proximity to the bush and the Tararuas					
Safe from natural hazards (flood, earthquake, sea level)					
Other <i>(please specify)</i>					

3.9 Was the Kapiti Coast your first choice for a rural property? Yes No

If YES, could you please specify in which way?

If NO, why not?

If NO, why then did you move to the Kapiti Coast?

3.10 Do you commute to work somewhere other than on your property? Yes No

If YES, then where to?

Wellington City

Palmerston North

Elsewhere in the Kapiti Coast District *please specify*.....

Wellington Region *please specify*.....

Elsewhere in New Zealand *please specify*.....

3.11 What community type do you feel more connected to?

Urban community

Rural community

Both equally

(4) Satisfaction

In this section we would like to know if you are satisfied with living at your rural property on the Kapiti Coast.

4.1 How satisfied are you with living at your rural residential property?

Not at all satisfied

Very satisfied

Slightly satisfied

Extremely satisfied

Moderately satisfied

4.2 How satisfied are you compared to your expectations (see factors in question 3.7)?

	Not relevant	Not at all satisfied	Slightly satisfied	Moderately satisfied	Very satisfied	Extremely satisfied
	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
Affordability of the lot						
Peace and quiet						
View (coastal or rural outlook)						
Space (larger section than what you can get in town)						
Privacy						
Healthy environment						
Good place to raise children						
Possibility to have animals						
Possibility to grow vegetables/fruits						
Place to retire						
Good quality soil						

<i>(continued)</i>	Not relevant	Not at all satisfied	Slightly satisfied	Moderately satisfied	Very satisfied	Extremely satisfied
	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
Escape the urban 'rat race'						
Belonging to a specific community						
Space to subdivide for an extra dwelling (e.g. accommodation for family or friends)						
Possibility to telecommute (work from home)						
Other (<i>please specify</i>)						

4.3	Based on your experience so far, what do you think are the disadvantages of living on a rural residential property on the Kapiti Coast?					
		Not at all important	Slightly important	Moderately important	Very important	Extremely important
		<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>	<i>please tick</i>
	Land use conflicts (rural neighbours)					
	Land use conflicts (urban neighbours)					
	Noise and/or undesirable odours					
	Distance to local centres and/or schools					
	Lack of public infrastructure					
	Commuting time					
	Unexpected feeling of isolation					
	Unexpected costs on the property					
	Unexpected work on the property					
	Impossibility to subdivide any further					
	Other (please specify)					

4.4 How many years do you intend to stay on your current rural residential property? (if you plan to stay indefinitely, please write Indefinite)

4.5 If not indefinitely, to what kind of property do you intend to move?

A residential property in a town or city A smaller rural residential property
 A larger rural residential property A farm
 The same kind of rural residential property

4.6 If you were to leave the Kapiti Coast, where would you be likely to move to?

Stay in Kapiti Coast
 Somewhere else in the Wellington Region *please specify*.....
 Somewhere else in New Zealand *please specify*.....
 Overseas *please specify*.....

(5) General Information

In this section we are interested in some general characteristics of the rural residential population, which will help the Council to better understand rural residential demand.

5.1 What is your age range?

Under 25 25 – 30 30 – 35
 35 – 40 40 – 45 45 – 50
 50 – 55 55 – 60 60 – 65
 65 or older

5.2 What is your current employment status (employment away from your property)?

Employed full-time Unemployed
 Employed part-time Retired
 Other *Please specify*

5.3 If another adult lives with you in the household, what is his/her current employment status (employment away from your property)?

Employed full-time Unemployed
 Employed part-time Retired
 Other *Please specify*

5.4 Before buying a smallholding did you, or another person in your household, have previous farming experience? Yes No

5.5 Which one of the following words would best describe you?

Rural resident Farmer
 Small farmer Lifestyler
 Other *Please specify*.....

**Please return your Survey Form in the enclosed postage-paid envelope
by Wednesday, 10 December 2008 to**

<p><u>Post</u> Rural Survey Kapiti Coast District Council Private Bag 601 PARAPARAUMU</p>	<p><u>Deliver</u> Council Offices, 175 Rimu Road, Paraparaumu Waikanae Service Centre, Mahara Place, Waikanae Otaki Service Centre, Main Street, Otaki</p>
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THANK YOU VERY MUCH!

Appendix 2: management of rural residential subdivision in District Plans

		Kapiti Coast District Council	Horowhenua District Council	Porirua City Council	Wellington City Council
General characteristics of the rural area		Rural Zone + Conservation Zone = over 90% of the land area of the district and less than 10% of its population. Wide range of landform types, land uses and activities, from intensive horticulture (Otaki) to pastoral farming. Forestry is a growing industry. Major determinant of the visual character of the District. Considerable value of the rural environment for the District and the residents. (Source: District Plan)	Horowhenua's rural environment encompasses a diverse range of resources and landscapes from the coast to the Tararua Ranges. There are three main land "types": <ul style="list-style-type: none"> - Coastal sands and sand country - Inland plains and river terraces - Hill country and State Forest Park Parts of the District have particular qualities of highly fertile loam soils and climate which make them highly versatile and suitable for a diverse range of uses. These soils make up about one third of the rural land area. The District has experienced a strong growth in the subdivision and development of the rural land, concentrated on the most highly versatile soil areas. (Source: District Plan)	The City Council considers that the City's rural zone provides strong opportunities for high quality rural residential living. Steep topography and low soil quality > difficult to farm > potential to explore future options for a more efficient use of the land resource and provides a choice in allotment size and servicing levels. BUT the harbour and the hills have high ecological and landscape values > need to be careful in the planning. (Source: Draft Porirua Development Framework)	About 65% of the total city area is included in the Rural Area. The landscape is rugged, characterized by steep ridges and deep gullies, and represents an important value for the whole city (+indigenous vegetation and fauna).
DISTRICT PLAN	Date	1999	1999	1999	2000
	Potential rural sub-zoning	<ul style="list-style-type: none"> - the Alluvial Plains - the Coastal Dune environment - the Hill Country of the Tararuas - the Rural residential Area 	The Plan identifies an area of "highly versatile soils" (being predominantly Land Use Capability (LUC) Class 1 and 2)		
	Significant resource management issues	<ul style="list-style-type: none"> - effects of rural lifestyle developments and non-farming activities on the life supporting potential of the soil - effects of subdivision and development on the availability and practical extraction of mineral resources - cumulative effects of subdivision and development on service infrastructures and transport infrastructures - effects on water quality (particularly when the land is within the water collection catchments) - effects of subdivision, use and development in terms of landform and associated landscape values - other effects of subdivision, use and development on the indigenous flora and fauna (coast) - potential implications for long term planning options 	<ul style="list-style-type: none"> - effects of inappropriate subdivision, use, and development on the availability of soils to meet the reasonably foreseeable needs of future generations - sustainable land management and the potentially adverse effects of inappropriate management - the characteristic amenities of the rural environment and the potential for them to be adversely affected by activities 	<ul style="list-style-type: none"> - within the suburban zone, to allow medium density for residential development is perceived as a way to obtain an efficient use of the land resource "as it has the potential to help reduce pressure for urban expansion into the Rural Zone" - subdivision for residential purposes and urban expansion into the Rural Zone are one of the main threats to the present character and future sustainable management of the rural environment - Landscape and ecology issues - Coastal issues (preservation of the natural character of the coastal environment and the maintenance and enhancement of public access). - development of the Transmission Gully Inland Motorway Route 	The primary force urging change is the demand for rural/residential living and lifestyle farming blocks. The Council needs to study this development and the capacity of the Rural Area to accommodate further subdivision. For the moment, limitations on subdivision and the erection of dwellings "have been maintained as a holding measure". The Council will have to deal with the issue of the extent of which rural land should be used for new urban development. Where the subdivision will be authorize, there will be a District Plan Change.
	Objectives	<ul style="list-style-type: none"> - ensure that any adverse effects of activities on the natural and physical environment of rural areas and of rural based activities beyond this environment are avoided, remedied or mitigated with particular regard to sustaining the life supporting capacity of the resources of the land to meet the needs of future generations - ensure that subdivision and consequent development maintains and enhances the environmental character and associated amenity values of rural areas, life supporting capacity of resources to meet the needs of future generations and avoids, remedies or mitigates adverse effects on the natural and physical environment, particularly, the coastal environment - ensure that the development of the district including the provision of the service and transport infrastructure proceeds in a controlled, efficient and consistent manner in order to avoid, remedy and mitigate adverse effects on the physical and natural environment including amenity values 	<ul style="list-style-type: none"> - to protect the long term sustainability of soils for a range of activities - sustainable management of the soils of the District to enable their long term use for a range of purpose - the management of the effects of activities in the rural environment in a way that maintains or enhances environmental amenity and to enable people in communities to provide for their social economic and cultural well being and for their health and safety - to avoid, remedy or mitigate the adverse environmental effects of development and natural processes on coastal landscapes, habitats, and heritage features/values 	<ul style="list-style-type: none"> - to identify a rural zone and continue its management so as to avoid, remedy or mitigate the effects of the activities within it - to avoid or reduce the adverse effects of activities on ecosystems and the character of the Rural Zone - to promote a pattern of land ownership which enhances the opportunities for the sustainable management of resources 	<ul style="list-style-type: none"> - to promote the efficient use and development of natural and physical resources in the Rural Area - to maintain and enhance the character of the Rural Area by managing the scale, location and rate of new building development - to maintain and enhance the amenity values and rural character of Rural Areas - to ensure that the adverse effects of new subdivisions in the Rural Area are avoided, remedied or mitigated and that subdivision is consistent with the approach to containment of the urban area in this Plan - to maintain and enhance natural features (including landscapes and ecosystems) that contribute to Wellington's natural environment - to maintain and enhance the quality of the coastal environment within and adjoining the Rural Area

		Kapiti Coast District Council	Horowhenua District Council	Porirua City Council	Wellington City Council
DISTRICT PLAN	Policies	<ul style="list-style-type: none"> - protect the open space and rural character of the Alluvial Plains - protect the coastal environment from adverse environmental effects - allow a more intensive allotment where there is undulating topography (in a sensitive manner) - protect the visual landscape values of the Hill Country and the Tararuas (no lots of less than 20 ha) + no obtrusively visible dwellings - permit rural residential subdivision only on land which is unsuitable for future residential subdivision - avoid sporadic subdivision to protect the development and the servicing of more suitable areas - protect the landscapes and the ecological features (coast, wetlands, heritage...) - protect the sustainability of water quality and quantity - protect the soil and the water from any contamination by on-site sewage systems - ensure a sufficient access to potable water - avoid any building obtrusively visible from the beach - protect the natural contour of the land - protect the native vegetation - when subdividing, make sure that all the lots can be use in a manner that avoid natural hazards - provide subdivision for the Tourist Activity Precinct (a concept plan must be approved before) - provide for anticipated demand of rural lifestyle lots within the Peka Peka north rural-residential development area by allowing subdivision and activities providing the subdivision is consistent with the structure plan for that area 	<ul style="list-style-type: none"> - manage the rate and location of subdivision of land by limiting the number of new certificates of title created on highly versatile soils to ensure the future availability of these soils are not compromised - ensure that allotments and developments intended for rural-residential, residential, and other non-farming activities do not adversely affects the soils in the balance area of the site - ensure the adverse environmental effects of land management practices on the life-supporting capacity of soil are avoided, remedied or mitigated - promote land management practices which sustain the potential of soil resources to meet the reasonably foreseeable needs of future generations - avoid, remedy or mitigate the impact of buildings on the rural landscape and maintain overall low building density and building height throughout the rural environment - maintain generous separation distances between residential buildings in the rural environment - maximise opportunities for privacy between residential buildings on properties in the rural environment - confine urban development in the coastal environment to existing settlements with no expansion along the coastal margin - ensure the protection of the coastal foredunes from erosion caused by inappropriate development, use or subdivision - preserve the natural character and intrinsic values of the coastal environment and protect the character and values from inappropriate subdivision, use and development - ensure that private development does not preclude the use of the coast by the general public 	<ul style="list-style-type: none"> - to preserve the contrast between the rural and urban areas of Porirua City - to encourage primary production activities in the Rural Zone - to ensure that activities within the Rural Zone do not detract from the character or quality of the rural environment - to allow the minor adjustment of title boundaries in the Rural Zone - to protect the long term potential of the rural land resource by ensuring that the new allotments for which a certificate of title can be issued are capable of accommodating a range of primary production activities - to encourage the maintenance and enhancement of the ecological integrity and natural character of the Rural Zone for the purposes of rationalizing existing boundaries - to ensure continuity of transport, road links, open space, walkways, cycle routes, sewer lines, watermains and other infrastructures services through proposed new areas of development and subdivisions - to protect the long-term potential of the rural land resource by controlling subdivision which does not directly contribute to the long-term sustainable management of the rural resource 	<ul style="list-style-type: none"> - encourage new urban development to locate within the established urban area - encourage the design of any rural subdivision or housing development to optimize resource and energy use - control the number and location of new building developments and activities to avoid, remedy or mitigate their adverse effects on the rural character and landscape - control the location of new structures and earthworks on ridgelines and hilltops - control greenfield subdivision to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing infrastructure - ensure the sound design, development and appropriate servicing of all subdivisions - restrict the construction of structures on undeveloped skylines and ridges that make an important contribution to the landscape of Wellington - ensure that any development near the coastal marine area are designed to maintain and enhance the character of the coastal environment
	Rules: minimum size of allotment, average size of allotment, location of the dwelling on the site, other relevant standards or conditions	<p>Subdivision is a Controlled Activity where all the controlled activity standards are complied with.</p> <p>Hill Country: each lot contains a minimum area of 20ha Alluvial Plains: each lot contains a minimum area of 4ha and an average size of 6ha Coastal Dune area: the minimum lot area shall be 4000m² for a rural hamlet and the average size of lots including the balance lot shall not be less than 4ha; for farmlets, the minimum area for any lot shall be 1ha, the average area of land for all lots within the subdivision shall be not less than 4ha and for every lot less than 4ha area there shall be at least one lot greater than 4ha Rural Residential Area: the minimum area for any lot shall be 1ha or 4ha according to the location Rural water collection area: the minimum area shall be 1ha, the average area of land for all lots within the subdivision shall be not less than 20ha and for every lot less than 20ha area there shall be at least one lot greater than 20ha.</p> <p>Council reserves control over the design and layout of the subdivision including earthworks and the degree of compliance with the KCDC Subdivision and Development Principles and Requirements 2005</p>	<p>The subdivision of land is a Controlled Activity. Conditions for the allotments permitted in areas of Highly Versatile Soils:</p> <p>1) For certificates of title created before 1 August 1983</p> <ul style="list-style-type: none"> - having an area less than 4ha, a rule shall permit the subdivision and alteration of boundaries provided no additional certificates of title are thereby created - for titles 4≤x<10ha, a rule shall permit no more than 1 additional certificate of title to be created - for titles 10≤x<20ha, a rule shall permit no more than 2 additional titles to be created - for titles having greater than 20ha, a rule shall permit no more than 3 additional titles to be created <p>2) For certificates of title created between 1 August 1983 and 1 August 1996</p> <ul style="list-style-type: none"> - having an area less than 7ha, a rule shall permit the subdivision and alteration of boundaries provided no additional certificate of title are thereby created - for titles 7≤x<10ha, a rule shall permit no more than 1 additional certificate of title to be created - for titles 10≤x<20ha, a rule shall permit no more than 2 additional titles to be created - for titles having greater than 20ha, a rule shall permit no more than 3 additional titles to be created 	<ul style="list-style-type: none"> - the creation of new allotments below 5ha is a non-complying activity - the creation of the new allotments of 5ha or more but under 40ha is a discretionary activity - the creation of large allotments of 40ha or more is a controlled activity - subdivision of allotments where the number of allotments will not be increased and no resultant allotment shall be reduced in area by more than 5% from the area of the existing allotment from which it is derived is a controlled activity <p>For the two last rules, the Council reserves its control over:</p> <ul style="list-style-type: none"> - earthworks - native vegetation clearance - the imposition of financial contributions in accordance with Part E of the Plan - the imposition of any conditions in accordance with s220 of the RMA 	<p>Any subdivision of land is a Discretionary Activity (Unrestricted).</p> <p>For all subdivision where new allotments are created, a minimum area of 50ha is required (except in Tapaku Valley where the minimum allotment size is 1ha).</p> <p>In most circumstances greenfield subdivision in the Rural Area will be considered as part of a District Plan Change to extend the urban area.</p> <p>In determining whether to grant a consent and what conditions, if any, to impose, Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> - the requirements of sections 106 of the Act - whether the subdivision is for the adjustment of boundaries where no new allotments are created - whether the new allotments have suitable access to a formed road - the extent to which allotment boundaries are located to conform with the local topography - the extent of compliance with the relevant parts of the Code of Practice for Land Development - whether the result of land clearance would adversely affects amenities

		Kapiti Coast District Council	Horowhenua District Council	Porirua City Council	Wellington City Council
DISTRICT PLAN	Rules (continued)		<p>3) For separate certificates of title created by subdivision consents given after 1 August 1996 Complying with the above minimum standards may not be further subdivided other than to provide for boundary adjustment.</p> <p>4) Allotments on land having no Land Use Capability Class1 or 2 Minimum allotment size = 2000m2</p> <p>The Council reserves its control over:</p> <ul style="list-style-type: none"> - the provision of infrastructures (access, water supply, sewage system, electricity supply, lighting...) - the disturbance of land and effects of earthworks - the degree to which any subdivision and subsequent development of the land is likely to adversely affect any natural habitat or Outstanding Landscape - the protection and revegetation of the riparian margins - the size or shape of any allotment having regard to: the maximisation of the highly versatile soils areas for primary production purposes, the avoidance of close-density urban residential patterns of subdivision, the protection of any habitat, etc. <p>the degree to which Environmental Lot Subdivision is likely to preserve the value of any natural habitat</p>		<ul style="list-style-type: none"> - whether the design of the subdivision makes adequate provision for sewage disposal for each allotment - whether land esplanade is required to be set aside as part of the subdivision - where the activity is within a Maori precinct, the outcome of consultation with tangata whenua and other Maori - where more than one new allotment of less than 50ha is to be created, whether community treatment and disposal of sewage should be required - whether more than one new allotment of less than 50ha is to be created, whether the stormwater run off control to be provided in relation to each allotment is adequate <p>All subdivision will also be considered with regard to the Rural Area Design Guide (2004?). Subdivision and residential buildings will be:</p> <ul style="list-style-type: none"> - sensitive to the unique natural landscapes of Wellington - environmentally sustainable <ul style="list-style-type: none"> - attractive places to live efficiently integrated into the infrastructure of service
Other relevant publications (web)		<ul style="list-style-type: none"> - Subdivision and Development Principles and Requirements 2005 - Best Practice Subdivision Guide 2008 (focus on urban subdivision) - Development Management Strategy - Kapiti Coast: Choosing futures 2007 - Environmental Guidelines for Rural Living 2001 	Environmental Guidelines for Rural Living 2001	Draft Porirua Development Framework 2008	<ul style="list-style-type: none"> - Rural Area Design Guide (2004?) - Long Term Plan (2006/07) (very general urban growth strategy)

		Hutt City Council	Upper Hutt City Council	Wairarapa South Wairarapa, Masterton and Caterton District Councils
General characteristics of the rural area		<ul style="list-style-type: none"> - 85% of the land area of the City is outside the urban area - Steep hillsides and exposed ridge lines - Where the rural area abuts the coast, it has high amenity values, especially headland sites - Limited flat land, soil quality generally poor - A significant amount of the rural land is in public ownership (water collection, recreation and conservation purposes) - Few opportunities for intensive agricultural use, but range of other activities - Rural residential lifestyle developments are established uses in some locations <p>(source: District Plan)</p>	<ul style="list-style-type: none"> - sector in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities - open, expansive nature of the countryside with a relatively low density of buildings and with vegetation being a dominant feature - open spaces are a key feature of the rural character - important ecological values (areas of indigenous vegetation and areas of significant habitat for indigenous fauna) - the rural area contains much of the City's agriculture and primary productive land resource which are an important part of the City's economic and social well-being - land and soil are the most important non-renewable resources in the City <p>(source: District Plan)</p>	<ul style="list-style-type: none"> - the majority of the Wairarapa's environment has a rural character - rural land is a significant resource due to the economic value of primary production activities; the use of this resource is constantly changing in response to economic demands and conditions - wide range of land uses, from the extensive pastoral farming and forestry areas in the eastern hill country through to the intensive settled farming areas that fringe the versatile soils around the main towns - open space, natural landscapes and vegetation predominate the building environment - working productive landscape - low population density - potential conflicts between the rural activities and the residential developments - attractive place for rural lifestyle - river foodplains
DISTRICT PLAN	Date	2003/04	2004	Still not approved - last amended in march 2008
	Potential rural sub-zoning	<p>Two Rural zones: a Rural Residential Activity Area and a General Rural Activity Area.</p> <p>The Rural Residential Activity Area consists of areas where the subdivision pattern has already allowed for the establishment of rural residential lifestyle development and where future urban development may occur. The more intense subdivision pattern allows for a greater intensity of buildings and development than in the General Rural Activity Area.</p>	<p>The rural environment is divided into 3 sub-zones:</p> <ul style="list-style-type: none"> - the Valley Floor sub-zone - the Hill sub-zone - the Lifestyle sub-zone (which provides for low density rural-residential development) 	<p>The Councils identified three areas within the Rural Zone:</p> <ul style="list-style-type: none"> - Rural Primary Production Zone - Rural Conservation Zone - Rural Special Zone. This zone identifies areas where there are particular land use issues that require specific management approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities
	Significant resource management issues	<ul style="list-style-type: none"> - effects of subdivision, inappropriate development and performance standards on the character and amenity values of the various rural residential areas (open space and specific subdivision pattern) - constraint imposed on the future use or development of land by the subdivision - subdivision of land in the coastal environment and in areas of ecological value can have adverse effects that need to be controlled - inappropriate subdivision of lands in the General Rural and Rural Residential Activity Areas which leads to the use of lands for more intense urban purposes such as residential development, can have adverse effects on amenity values and to an inefficient land use pattern 	<ul style="list-style-type: none"> - the loss of rural character, the destruction of significant areas of indigenous vegetation and areas of significant habitat for fauna, the degradation of amenity values from development and activities and competing expectations of, and demands for, rural resources - the loss of the life supporting capacity of soil through inappropriate development and unsustainable land use practices - limited development opportunities in the Blue Mountains Area due to infrastructural and environmental constraints - the potential adverse effects of subdivision on infrastructure and development, on the stability of the land (effects of earthworks), on natural landforms and areas of significant indigenous vegetation or significant habitats of indigenous fauna (visual amenity), and on the natural flow of surface water + the land subdivided should be suitable for the anticipated land use of the future generations 	<ul style="list-style-type: none"> - safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations - providing for a wide choice of lifestyles in the rural environment at a location, scale and intensity that is appropriate to protect the general visual amenity, biodiversity values and rural character, and avoiding standardised or obtrusive forms and patterns of development - providing for a diversity of land uses and economic activities while addressing incompatible amenity expectations between different land uses, particularly between residential and primary production activities. This may occur when new rural lifestyle development establishes in close proximity to established primary production activities. The operational requirements of primary production activities have effects which are to be anticipated and expected in the Rural Zone. - sporadic growth around Wairarapa's towns, resulting in a permanent impact on the rural character and townscapes, reduced safety and efficiency of roads, and unplanned pressure for infrastructure and public services - demand for intensified landholdings, particularly through residential development, in rural areas that are generally unsuitable for intensive residential use due to significant risks from natural hazards

DISTRICT PLAN		Hutt City Council	Upper Hutt City Council	Wairarapa South Wairarapa, Masterton and Caterton District Councils
	Objectives	<ul style="list-style-type: none"> - to ensure that the character and amenity values of rural residential areas are maintained and enhanced - to retain land as rural residential, recognizing that it may be appropriate to utilize the land for urban expansion in the future if demand justifies it - to recognize those elements within a site that determine the character and amenity values of rural residential areas and manage them appropriately - to ensure that land which is subdivided can be used for the proposed use or development - to ensure that land in the coastal environment, areas adjoining lakes and rivers and other environmentally sensitive areas are protected from inappropriate subdivision - to ensure that the amenity values and the efficient use of land in General Rural and Rural Residential Activity Areas are maintained by restricting subdivision of lands which could lead to greater intensity of use and development for urban related purposes, such as more intense residential development 	<ul style="list-style-type: none"> - the maintenance and enhancement of the open spaces, natural features and ecological systems which comprise the rural character and amenity - the promotion of an environment within which soil, water and land resources are managed sustainably - to maintain and enhance the amenity values of the rural area - the promotion of subdivision and development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of indigenous vegetation and habitats of indigenous fauna, is consistent with the sustainable use of land, and has regard for walking, cycling and public transport 	<ul style="list-style-type: none"> - to maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental amenity of different rural character areas within Wairarapa - to ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protect the efficient and effective operation of land uses and physical resources - to ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land
Policies	<ul style="list-style-type: none"> - to provide for rural residential development where the existing activities and subdivision pattern have established areas with rural residential characteristics and amenity values - to ensure that the adverse effects of activities do not detrimentally affect rural residential character and amenity values or the intrinsic values of ecosystems - to ensure that rural residential character and amenity values are not compromised by inappropriate subdivision standards (“one of the most significant factors contributing to the character and amenity values of a rural residential area is the subdivision pattern”) - to allow for rural residential development adjacent to urban environments where it may be appropriate for there to be expansion of the urban environment in the long term future - to ensure the character and amenity values of rural residential areas are maintained and enhanced through specific minimum site area for dwellings - to require minimum setback requirements and maximum site coverage for all buildings - to establish appropriate minimum conditions for the size and shape of sites - to manage the sitting of all buildings and structures to mitigate the effects of a flood hazard on development - the minimum size of allotments should be large so as to ensure that rural amenity values and an efficient land use pattern are maintained. - to ensure that allotments have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development. 	<ul style="list-style-type: none"> - to manage the adverse environmental effects arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values - to ensure that subdivision, development and land use within the Valley Floor and Hill sub-zones minimize adverse effects on rural character, areas of significant indigenous flora or fauna, and amenity values - to provide for rural lifestyle subdivision which maintains the rural character and amenity values and avoids, remedies or mitigates the effects of natural hazards (smaller lots and pattern of development much closer than in the other rural areas) - to avoid or mitigate run-off, contamination and erosion of soil from subdivision and land development so as to sustain the life-supporting capacity of the soil - to encourage new development of an urban nature to locate within the urban areas of the City - to limit the potential adverse effects of rural and non-rural activities on each other and on rural amenity values - to encourage building design, location and scale that complements the character of the surrounding area - to promote a sustainable pattern of subdivision and development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport, and transportation networks 	<ul style="list-style-type: none"> - Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings - To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to: <ul style="list-style-type: none"> i) Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural or industrial land; ii) Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads; iii) Ensure allotments are able to accommodate the likely use in accordance with the other requirements of the Plan; iv) Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks; v) Satisfactorily avoid or mitigate the potential reverse sensitivity effects in relation to either nearby industrial and rural productive activities, activities allowed by the zoning, or anticipated urban growth; vi) Ensure the actual and potential effects on rural character, amenity and natural values will not be compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development; vii) Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment. viii) Ensure a potable water supply is available on each allotment. 	

		Hutt City Council	Upper Hutt City Council	Wairarapa South Wairarapa, Masterton and Caterton District Councils
DISTRICT PLAN	Rules: minimum size of allotment, average size of allotment, location of the dwelling on the site, other relevant standards or conditions	<p>All subdivisions in the two Rural Areas are Controlled Activities. The compliance standards are:</p> <p>1) Rural residential Activity Area (for three specific areas):</p> <ul style="list-style-type: none"> - there shall be no allotment of lesser than 8000m² - the average area of all allotments shall not be less than 1.5ha - the boundaries of allotments are chosen in relation to optimum house sites - the location of any proposed works for water storage purposes be shown - areas of regenerating bush be identified and preserved <p>2) Other Rural residential Activity Areas:</p> <ul style="list-style-type: none"> - minimum size of allotment: 2ha - minimum frontage: 100m for front allotments, 6m rear allotments - other: compliance with the relevant objectives and policies of the activity area <p>3) General Rural Activity Area:</p> <ul style="list-style-type: none"> - minimum size of allotment: 15ha - minimum frontage: 150m for front allotments, 6m rear allotments - other: compliance with the relevant objectives and policies of the activity area <p>All subdivisions must take into account the performance objectives and performance criteria for engineering design standards and terms: access, street lighting, stormwater, wastewater, water supply, earthworks, gas, telephone and electricity.</p>	<p>Any subdivision which complies with the minimum requirements for subdivision is a Controlled Activity. These requirements are:</p> <ul style="list-style-type: none"> - rural lifestyle sub-zone: minimum set area: 1ha; shape factor: 50m; averaging: 5000m² with average of 1ha site area - rural valley floor: minimum net site area: 4ha - rural hill: minimum net site area: 20ha <p>Subdivisions which do not comply with access standards, or which create building platforms within 20m of a high voltage electricity transmission lines are Limited Discretionary Activities.</p> <p>Matters of consideration (matters that may be relevant in the consideration of any resource consent) for the subdivision:</p> <ul style="list-style-type: none"> - the requirements of section 106 of the Act - whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards - whether the subdivision compromises future subdivision potential of the land - the cumulative effects on existing infrastructure as a result of the proposed subdivision - the extent of compliance with Council's Code of Practice for Civil Engineering Works 	<p>Any subdivision that complies with all the standards is a Controlled Activity. Rural Special Zone:</p> <ul style="list-style-type: none"> - minimum lot area of 4ha - each front lot shall have a minimum frontage of 100m - if there are 2 or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan - each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads <p>The Councils reserve control over 27 matters, including the design and layout of the subdivision, the potable water supply, earthworks management or the natural hazard avoidance or mitigation</p> <p>In the Rural (Primary Production) Zone, provision is made for rural-residential development to afford opportunities for people to live in the rural environment, without necessarily having their livelihood depend primarily from production off the land.</p> <p>The policy recognises that, outside those areas within the Rural (Special) Zone or immediately accessed from the strategic arterial roads, there are significant opportunities for rural-residential development to occur in a manner that would not significantly degrade the general rural character and productivity of the Wairarapa. However, such development would still need to comply with some key minimum standards that seek to reduce reverse sensitivity issues and protect rural character, amenity values, wastewater disposal, the road network, and the ability of rural production activities to operate and develop effectively.</p> <p>Provision is also made for innovative small lot rural subdivision through a comprehensive development process that seeks to promote good design and layout, subject to compliance with the key minimum standards (minimum lot size of 4ha or 1ha, according to the standards).</p>
Other relevant publications (web)		<p>Draft Environmental Sustainable Strategy (2008). It focuses on waste, transport, energy, water, urban form, biodiversity; dealing with the climate change. But very general.</p>	<p>Urban Growth Strategy (2007).</p> <p>It proposes to take a slightly more flexible approach to subdivision to enable the developer to subdivide to the permitted standard yet also retain the special features, and also to re-zone the area of Gillespies Road/Teasdale (very steep topography) as Rural Lifestyle (instead of residential Zone). Rural Lifestyle zoning permits on average one dwelling per hectare, and housing would not be connected to the Council water supply or wastewater scheme. Last, the Council identifies new areas for housing: the Guildford area should be developed in a residential lifestyle development. "The proposal could involve clusters of housing interspersed with trees, retaining the green backdrop of the hills and being visually unobtrusive".</p>	<p>Regional council Input to District Council Planning (2006). Before this version of the Plan, the region was thinking that there were very few standards specified in the rules and, therefore, little opportunity to refuse applications.</p>

Appendix 3

