Central City Apartment Dwellers Survey – a summary of results

March 2009

City Planning

Executive Summary

In April 2008, Wellington City Council undertook a survey of central city apartment dwellers. Approximately 5500 survey forms were distributed to apartments located in the central city, including the CBD and Te Aro, Oriental Parade, Mt Victoria and Thorndon. This was the first survey of central city apartment dwellers undertaken by the Council and it reflects the rapid growth of the central city as a place to live over the past few years.

The aim of the survey was for Council to achieve a better understanding of the approximately 12,000 people who now live in the central city area. The survey aimed to answer questions such as:

- Who are our central city apartment dwellers?
- How big are most apartments in the central city?
- How many families live in apartments?
- Where did current apartment dwellers live previously and how long have they been living here?
- Are apartment dwellers happy with the experience of city-living?
- What are the travel patterns of apartment dwellers?
- How important is private and public open space?
- What services and community facilities do apartment dwellers use most?

Some of the key findings include:

- almost half (49%) of the survey respondents live in a two-person household
- a quarter of respondents have lived in their apartment for more than 4 years; 32% have lived in their apartment less than one year
- a third of respondents live in an apartment that is over 100 square metres in size
- over a third of survey respondents (36%) said that before moving into their current apartment they were previously living in a house in the suburbs, while 24% were living in another apartment in central Wellington
- 23% of respondents said the most important reason for choosing to live in an apartment was 'lifestyle and city living', followed by living 'close to work' (20%)
- the most common negative aspect of apartment living was 'city noise and noise from neighbours' (27%)
- 29% of respondents were considering moving from their apartment in the next 12 months – of these, 12% intend to move to another apartment in central Wellington and 10% to a house in the suburbs
- 22% of respondents travelled to the suburbs to do their grocery shopping and Pak'nSave in Kilbirnie was the preferred location
- the majority of respondents (73%) usually walk to work or their study
- 69% of respondents own a car
- use of recreational facilities and services is very popular amongst apartment dwellers with 96% of respondents stating that they use these types of facilities
- half of the survey respondents indicated they live less than 5 minutes away walk from the nearest public park; just 8% live more than 10 minutes walk away
- people renting their apartments are much more likely to move than those who own their apartment
- the vast majority of apartment residents who work in the central city, walk to work (73%) and do their grocery shopping in the central city (78%). This highlights the sustainable lifestyle of these residents.

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Central City Apartment Survey – a summary of results

1.0 Introduction

This report summarises the key results from a survey of central city apartment dwellers undertaken by the Wellington City Council in 2008. It reflects the rapid growth of the central city as a place to live over the past few years. In the last five years, the population of Wellington City has grown by over 16,000 – a significant proportion of this growth has been in the central city area.

Wellington City has seen a strong growth in apartments over the last 6-8 years. Building consent data over the last 6 years shows approximately two thirds of new housing in the city has been units or apartments.

There were approximately 1600 new apartments built in the Wellington City between 2003 and 2006. It is estimated that there are now approximately 5500 apartments in the central city. By 2026 it is estimated that there will be a further 6000 people living in the central city area – the majority of this growth will be accommodated in new apartment developments.

The purpose of the central city apartment dwellers survey was to help better understand the distinct community of approximately 12000 people who now live in Wellington's central city area. The survey results help to better understand key questions such as:

- Who lives in the central city?
- What motivates people to live there?
- How do they find the experience?

It also reveals information about travel patterns and how apartment dwellers use community facilities, services and public spaces.

The survey results will be used by the Council to help plan more effectively for central city living and to better target the services and infrastructure that the Council provides.

2.0 Methodology

The Wellington City Council undertook a survey of central city apartment dwellers over April-May 2008 (Map 1 on page 10 shows the approximate survey extent).

A total of approximately 5500 survey questionnaires were mailed out to all apartments located within or on the edge of the central area (as defined in the Wellington City District Plan) through letterbox delivery by New Zealand Post. The survey questionnaire was also able to be filled out online via the Council's website.

Several media releases, a newspaper article and a radio interview were used to raise awareness and encourage completion of the survey. As an incentive, each completed response went into the draw to win a voucher from Logan Brown Restaurant and Bar.

The survey period closed on 31 May 2008. A total of 1350 responses were received. This represents an overall response rate of 25% (considered a very good response rate).

Seventy percent (70%) of the responses were postal responses, and 30% were online responses submitted through the Council's website.

A copy of the survey questionnaire is attached as Appendix 1.

3.0 Survey Results

This section presents the key findings of the apartment dwellers survey. The results are arranged under three broad subject areas as follows:

- Demographic profile – includes demographic-related information about the survey respondents (ie. a sample of central city apartment dwellers) eg. age, gender, ethnicity, occupation, household type and household income; a simple profile of the "typical central city apartment dweller" is also presented;

- Apartment characteristics – includes information highlighting the physical and ownership characteristics of central city apartments eg. apartment locations, apartment sizes and types, tenure of apartments, rental amounts, provision of private open space;

- Apartment dwellers' lifestyles – includes information highlighting why people choose to live in apartments, the things people like and dislike about apartment living, their shopping habits, how long people have lived in their apartment, the likelihood of moving and reasons for doing this, use of community facilities, travel patterns, car and bicycle ownership, and use of public open space and parks.

Cross-tabulations comparing the results of different survey questions are also included as part of the report to highlight some of the relationships between survey results.

3.1 Demographic profile

Gender and age

Fifty four percent (54%) of the survey respondents were female.[1]

Responses were received from a range of age groups, as indicated in the table below. Although there are a wide range of different aged people living in central city apartments, the largest proportions of responses were received from people in the age groups of 25-34 years (23%) and 45-54 years (21%).

Age groups	Percent of responses
16-24 years	10%
25-34 years	23%
35-44 years	18%
45-54 years	21%
55-64 years	17%
65+ years	11%

Table 1: Age groups

[1] This distribution is similar to the proportion of females making up the Wellington City population - 52% of the city's population is female.

Ethnicity

The predominant ethnicity of survey respondents was New Zealand European (80% of responses received). The remaining 20% included various ethnicities such as Chinese, European, Irish, British, Australian, Canadian, American, Indian, Maori and others.

Ethnic group	% of responses
NZ European	80%
Chinese	4%
European	3%
British/UK/English/Irish	2%
Maori	2%
Australian	1%
American	1%
Indian	1%
New Zealander	1%
Other	5%

Table 2: Ethnicity

Main Occupation

The most commonly identified occupations of survey respondents were 'professional' (39%) and 'manager' (25%) – these professions total 64% of the responses. Nine percent (9%) of the respondents were retired and 5% are students.

Main Occupation	% of responses
Professional	39%
Manager	25%
Retired	9%
Clerical and administration	6%
Student	5%
Personal Services	3%
Manual Labourer	3%
Sales	3%
Technician and trades	2%
Other	5%

Table 3: Main occupation

Household income

Survey respondents were asked about their household's annual income before tax. Forty four percent (44%) identified their household's annual income before tax as being above $100,001 (this compares with 35% for the whole of Wellington City). Seventeen percent (17%) of respondents identified their household as earning in the range of $70,001 - $100,000.

Fifteen percent (15%) of respondents did not answer this question or did not know the household's annual income.

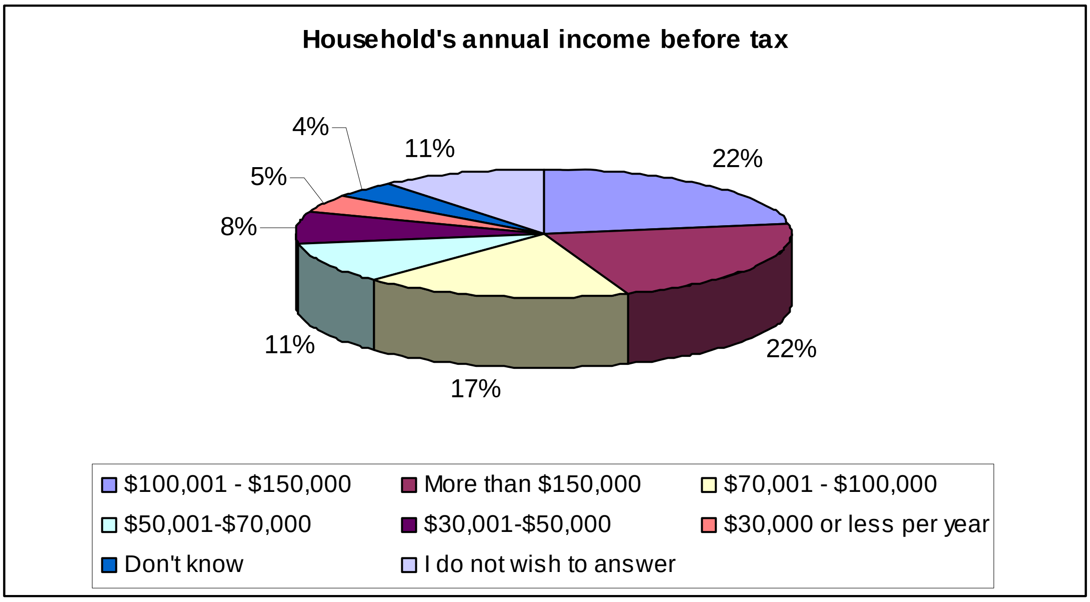


Figure 1: Annual household income (before tax)

Income group	% of responses	Wellington City comparison %
More than $150,000	22%	35%
$100,001 - $150,000	22%	
$70,001 - $100,000	17%	17%
$50,001 - $70,000	11%	14%
$30,001 - $50,000	8%	15%
$30,000 or less per year	5%	19%
Don't know	4%	
I do not wish to answer	11%	

Table 4: Annual household income compared to Wellington City

Household types

The survey results show that household structure is quite varied in the central city area. About 39% of households identify themselves as "couple without children"; a further 32% are "single person households". Fifteen percent (15%) of households are "groups" eg. people flatting together.

Contrary to popular perceptions, 12% of the apartment survey respondents have children – 8% are couples with children and 4% are single people with children.

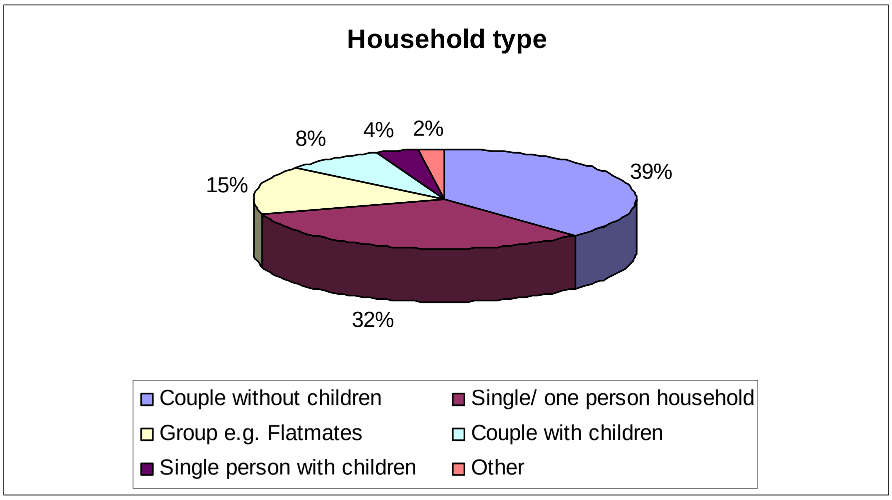


Figure 2: Household type

Work and/or study location

The majority of survey respondents (73%) have their main place of work or study in the central city area. Twelve percent (12%) have their main place of work or study outside the central area. Nine percent (9%) of survey respondents did not answer this question; 4% of respondents are retired; and 2% indicated that they work from home.

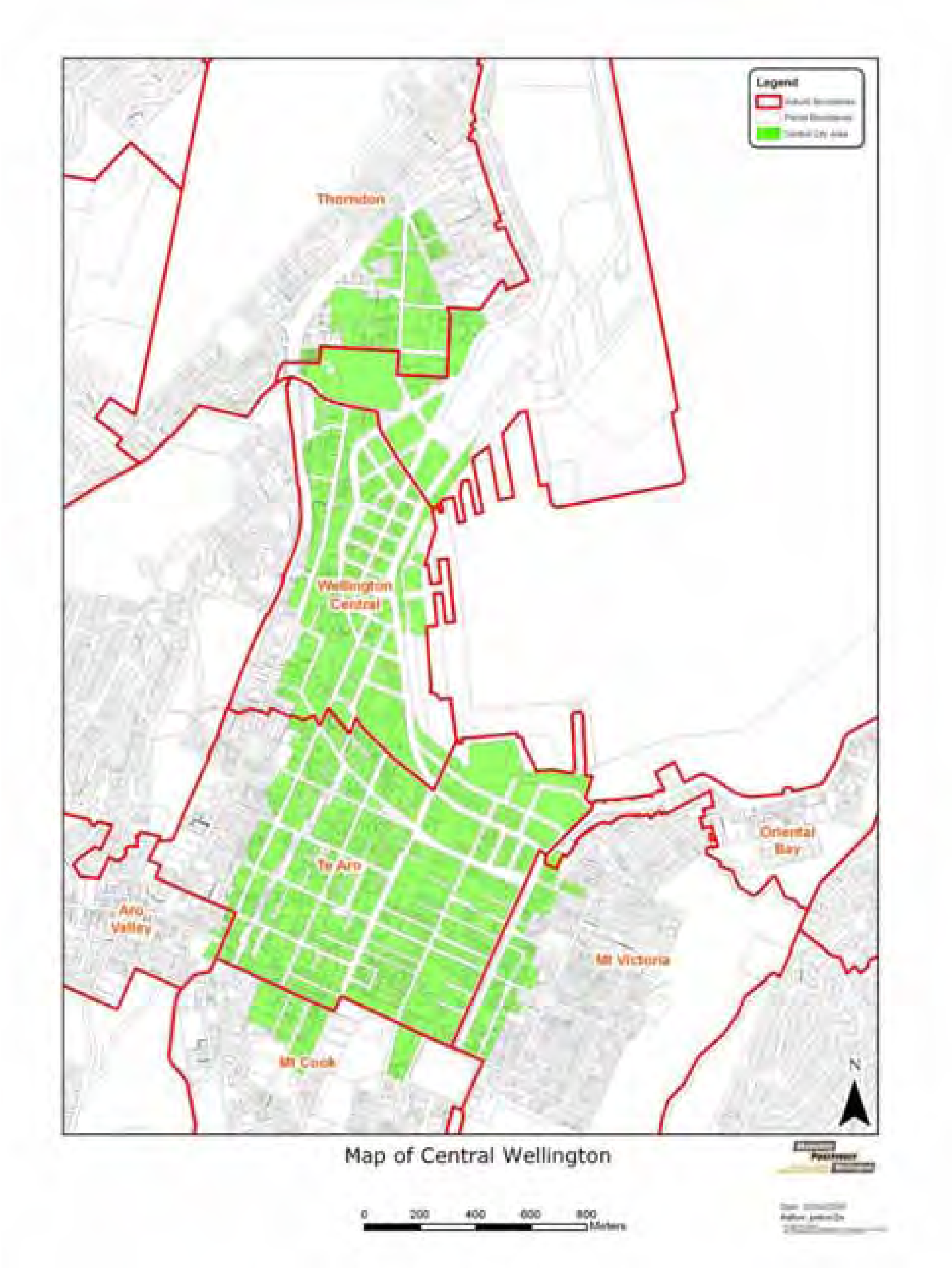
Of the twelve percent (12%) who have their main place of work or study outside the central area, 5% work in Porirua, Petone, Tawa and Lower Hutt, 3% work in the Adelaide Road/Newtown areas, and 4% work in other city suburbs such as Miramar, Karori and Island Bay.

Of the central city apartment dwellers working in the central city, the survey results show that while many people work in the Lambton Quay area (21%), workplaces are generally spread across many different central city precincts, for example:

- Lambton Quay and adjoining streets (21%)
- The Terrace (11%)
- Molesworth/Thorndon (9%)
- Courtenay Place and adjoining streets (9%)
- Willis St (6%)
- Wakefield St and Victoria St (5%)
- Jervois/Customhouse/Harbour Quays (4%)
- Victoria University and Massey University (5%)
- Cuba St (2%), and
- Manners St (2%).

The "typical central city apartment dweller"

The following description is a much simplified and generalised profile of what a "typical" central Wellington city apartment dweller could look like. The results indicate that they are most likely to be a young NZ European male or female (aged 24-35 years), with a professional job in the CBD. They are most likely to be living with a partner (no children) with a combined household income of over $100,000. Their apartment is most likely to have two bedrooms and be over 100sqm in size, located in the Willis/Cuba/Manners Street area.



Map 1: Map of Wellington Central Area

3.2 Apartment characteristics

3.2.1 Apartment location

Survey responses were received from a variety of apartments located across the central city area. Significant numbers of responses were received from the following apartment buildings:

- Kate Sheppard Apartments, Thorndon
- 5 Aitken Street, Thorndon
- 5 Kent Terrace Apartments, Kent Terrace
- QBA Apartments, Webb Street
- Sirroco Apartments, Church Street
- Sanctum Apartments at Ebor Street, Te Aro
- Chaffers Dock at Herd Street, Te Aro
- Montreaux Apartments, The Terrace
- St Paul's Apartments, Mulgrave Street, Thorndon
- St Peter's Apartments, Willis Street, Te Aro
- Terrace Heights, The Terrace
- Trinity Apartments, College Street, Te Aro
- Waterloo on Quay Apartments, Waterloo Quay.

The table in Appendix 2 lists the individual apartment buildings and the number of survey responses received from each one.

For analysis purposes, survey responses have been grouped into one of seven generalised central city location zones (refer below table):

Location Zones	**Areas/streets within zones**	**% of responses**
Zone 1	Thorndon Quay, Molesworth Street and adjoining streets	13%
Zone 2	The Terrace, Boulcott Street and adjoining streets	17%
Zone 3	Lambton Quay and adjoining streets	0.2%
Zone 4	Willis, Cuba, Manners Streets and adjoining streets	25%
Zone 5	Wakefield Street, Jervious Quay, Cable Street, Oriental Bay	10%
Zone 6	Courtenay Place, Vivian Street, Tory Street and adjoining streets	19%
Zone 7	Kent Terrace, Mt Victoria and Mt Cook	11%
	No response	5%

Table 5: Generalised central city location 'zones'

The greatest proportion of survey responses came from apartment dwellers living in Zones 2, 4, and 6. Twenty five percent (25%) of the responses were received from Zone 4, 19% of responses came from Zone 6, and 17% of responses came from Zone 2.

Only three survey responses were received from Zone 3, reflecting the area's predominantly commercial, office and retail land uses.

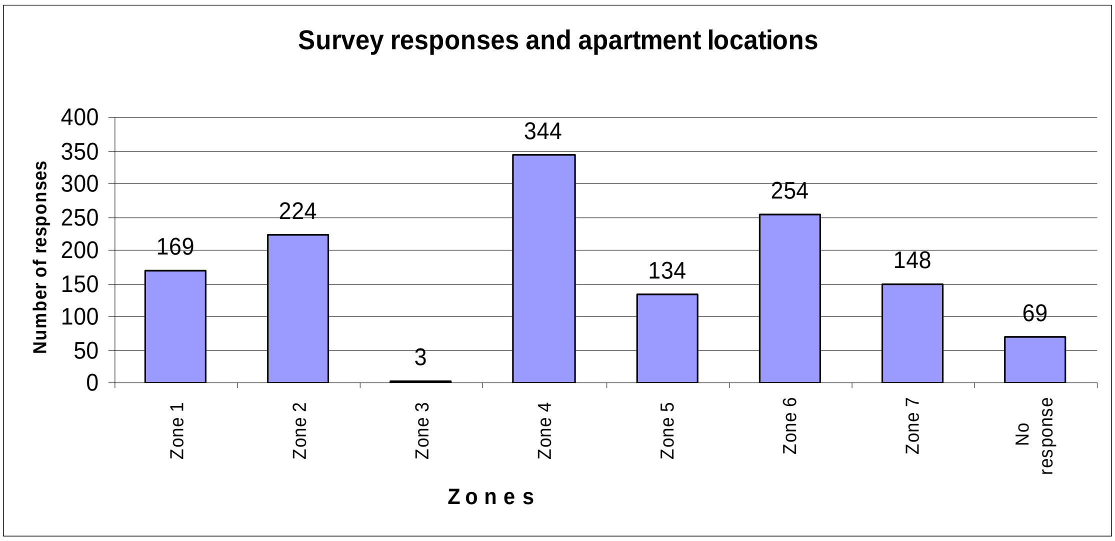


Figure 3: Number of survey responses from different apartment location zones

3.2.2 Apartment sizes

Almost a third of apartments (32%) occupied by survey respondents are greater than 100 square metres in size. A further 21% of apartments occupied by respondents ranged in size between 76-100 square metres. A further 21% of apartments occupied by respondents were between 51-75 square metres, and 10% were less than 50 square metres. The relatively large floorspace of many apartments is perhaps surprising and indicates that the central city contains a wider mix of housing styles and sizes than would appear at first glance.

Sixteen percent (16%) of respondents did not know the size of their apartment.

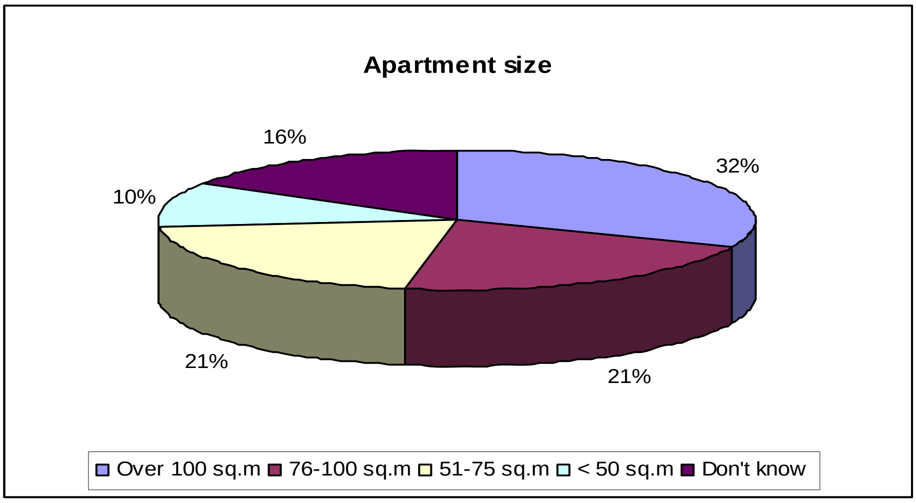


Figure 4: Apartment size

3.2.3 Apartment type

In terms of inner city apartment types, 48% of the responses were received from people living in two bedroom apartments and 24% of the responses were received from people living in three bedroom apartments. Seventeen percent (17%) of responses were received from one bedroom apartments and 5% from studio apartments.

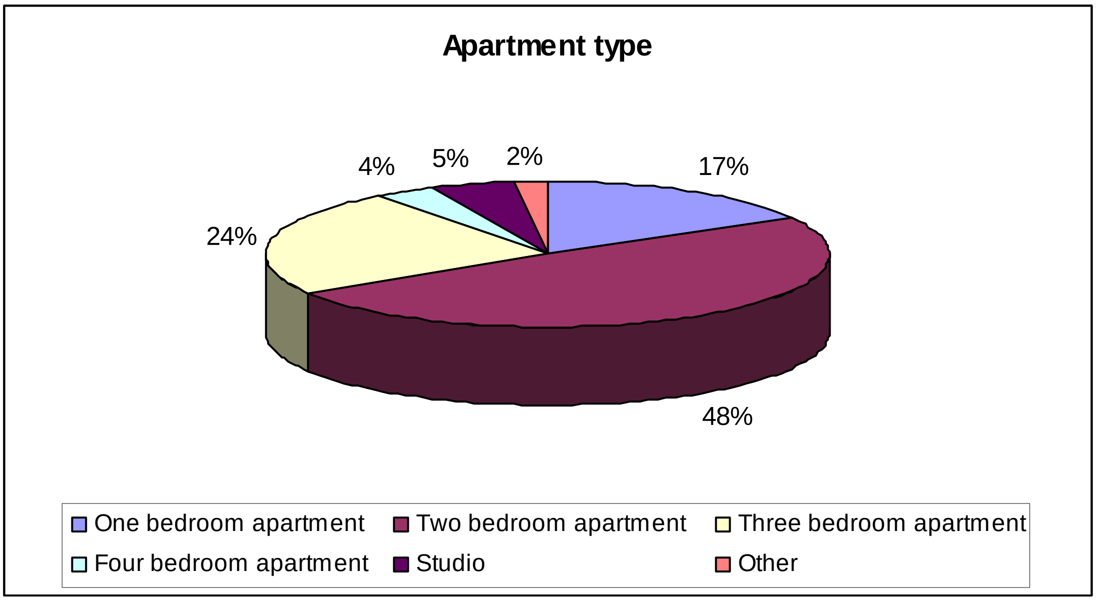


Figure 5: Apartment type

3.2.4 Apartment tenure (ie. rent versus own)

Survey responses show that 42% of apartments in the central city are rented and 56% are owned, either with or without a mortgage (29% own the apartment with a mortgage, and 27% own the apartment without a mortgage).

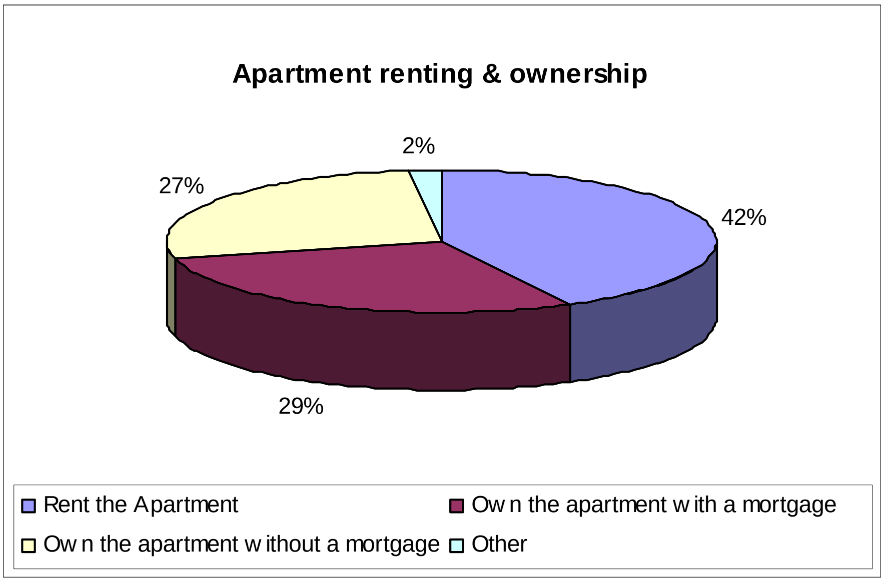


Figure 6: Apartment tenure

3.2.5 Weekly apartment rent

Fifty six percent (56%) of the survey respondents did not answer this question as they own their apartment and do not pay rent.

In terms of weekly rent, 16% of respondents are paying rent in the range of $351-$450 per week, 10% of respondents are paying rent in the range of $251-$350, and 9% of respondents are paying rent in the range of $451-$550, 3% of respondents are paying rent in the range of $151-$250, 3% of respondents are paying rent in the range of $551-$650 and 3% of respondents are paying rent in the range of $651 or greater.

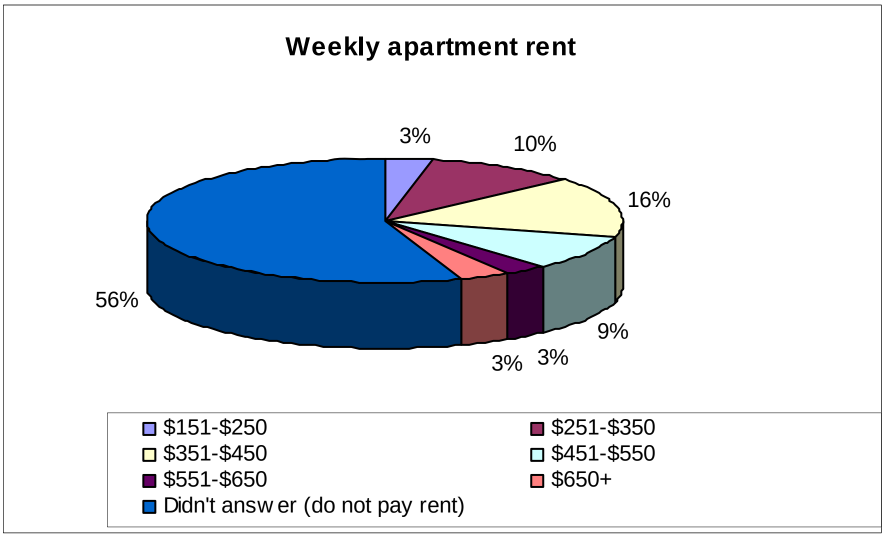


Figure 7: Weekly rent

3.2.6 Provision of private open space

Forty one percent (41%) of respondents have a small balcony in their apartment as their form of private open space. Sixteen percent (16%) have a large balcony as their private open space, 9% have a courtyard, 4% have a garden and 3% have a rooftop area. Two percent (2%) of respondents have some other type of open space (not specified in their response).

Twenty five percent (25%) of respondents have no private open space associated with their apartment. This is perhaps less than might be expected from an apartment housing typology, and reflects that residents prefer some area of private open space.

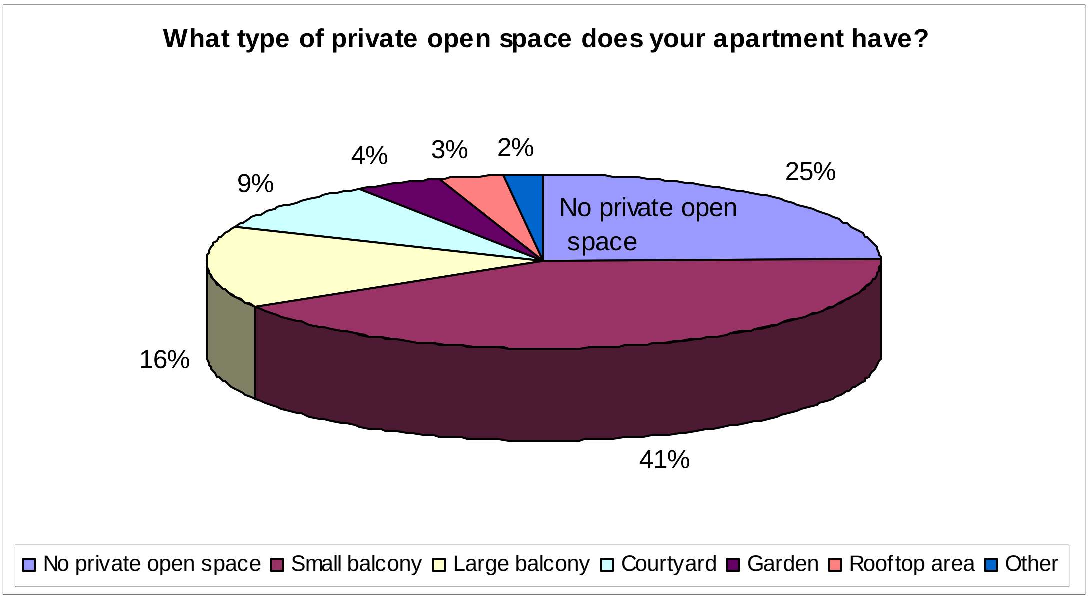


Figure 8: Type of private open space

3.2.7 Cross-tabulations - Apartment characteristics

The following sections present a number of cross-tabulated survey results that provide more detailed information on apartment characteristics.

Household income compared with apartment location

The household income percentage break-down with respect to apartment location across zones is given in the figure below:

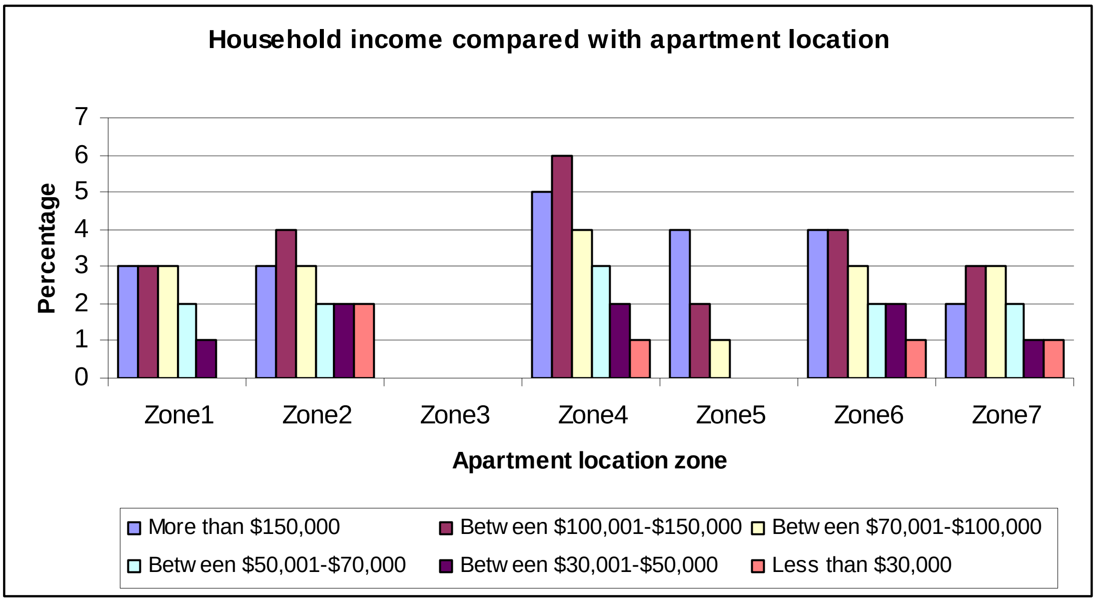


Figure 9: Cross-tab: Household income and apartment location

Household income when compared with apartment location revealed that those with higher income (above $70,000 per annum) lived all across the zones with higher percentage in zone 4 and zone 6 when compared with other zones.

Household income when compared with apartment location revealed that those with income less than $70,000 per annum were in zone 2 and zone 4 in higher percentage when compared with the other zones. No one from this income group lived in zone 5- (Wakefield St, Jervois Quay, Cable St and Oriental Bay)

Apartment size compared with respondent age group

The results show that in general, the majority of apartment dwellers living in smaller apartments (less than 75 sqm in size) are younger people. For example, 14% of respondents aged 34 years or less live in a 75 sqm or smaller apartment.

In general, a significant proportion of 'older' respondents live in larger-sized apartments (i.e. greater than 76 sqm), for example:

- 10% are aged 35-44 years
- 14% are aged 45-54 years
- 13% are aged 55-64 years, and
- 7% are aged 65+ years.

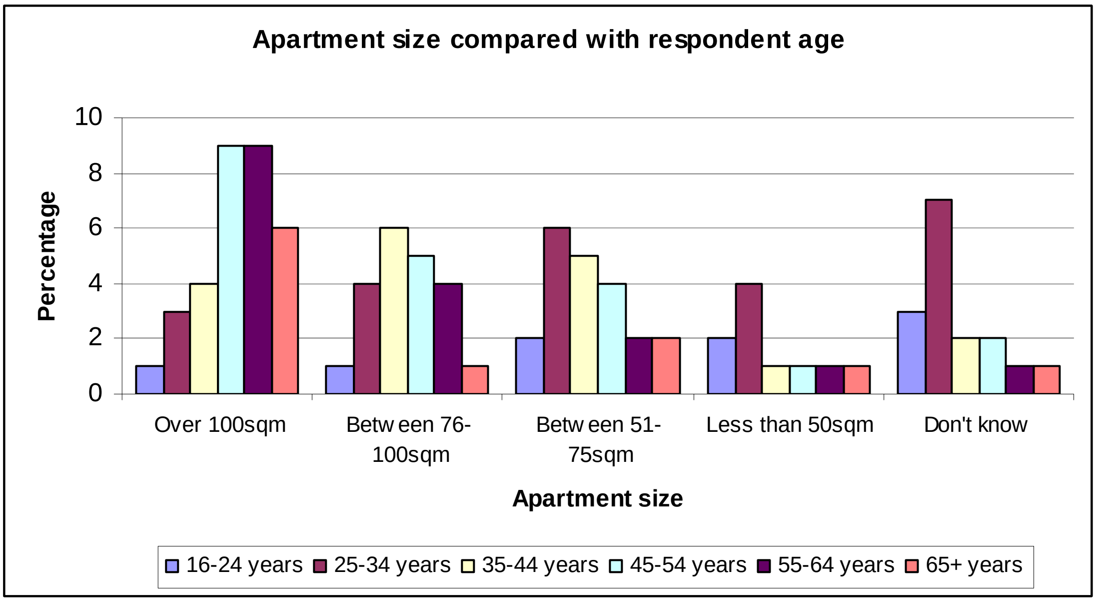


Figure 10: Cross-tab: Apartment size and age group

Apartment size compared with number of people in household

There is a clear relationship between the size of the household and the floorspace of the apartment, with 2-person households tending to live in bigger apartments (see figure 12).

Forty nine percent (49%) of households are two-person households. In terms of the size of the apartments these households live in, 17% live in an apartment over 100 sqm in size, 12% live in an apartment between 76-100 sqm and 10% live in apartment between 51-75 sqm. Five percent (5%) of two person households live in an apartment less than 50 sqm in size.

Thirty percent (30%) of households are one-person households. In terms of the size of the apartments these households live in, 7% live in an apartment over 100 sqm, 7% live in a 76-

100 sqm apartment, 9% live in a 51-75 sqm apartment and five percent (5%) live in an apartment less than 50 sqm in size.

Twelve percent (12%) of households are three- person households. In terms of the size of the apartments these households live in, 5% live in an apartment greater than 100 sqm, 2% live in a 76-100 sqm apartment, and 2% live in a 51-75 sqm apartment.

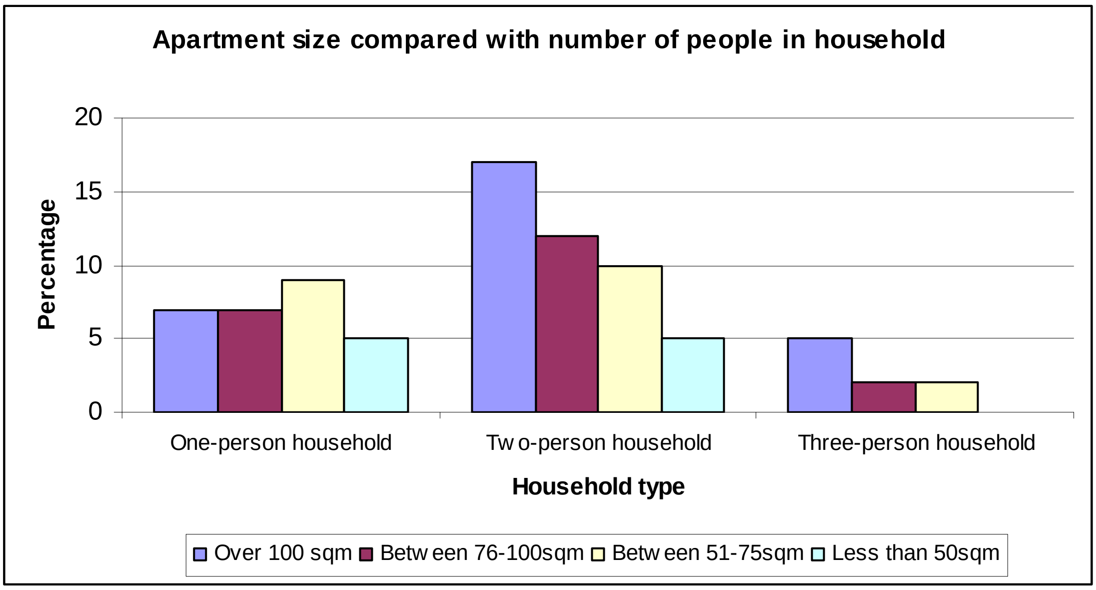


Figure 11: Cross-tab: Apartment size and number of people in household

Apartment type compared with respondent age group

Two-bedroom apartments account for 48% of the survey responses received; these apartments are mainly occupied by age group 25-34 years (12%), 35-44 years (11%) and 45-54 years (11%).

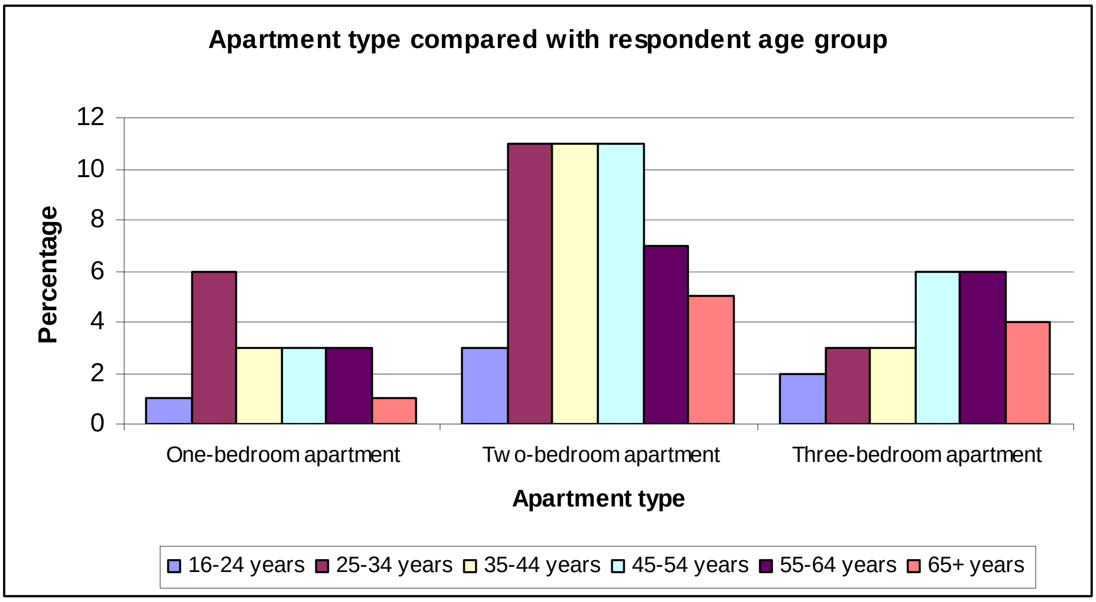


Figure 12: Cross-tab: Apartment type and age group

Three-bedroom apartments account for 24% of the survey responses received; these apartments are mainly occupied by age group 45-54 years (6%), age group 55-64 years (6%) and age group 65+ years (4%).

One bedroom apartments account for 17% of the survey responses received; these apartments are generally occupied by every age group category.

Though small in percentage, studio apartments are mainly occupied by people in the 16-24 years and 25-34 years age groups. Four-bedroom apartments are mainly occupied by people in the 16-24 years age group – who are most likely to be in a flatting situation.

Apartment type compared with apartment size

Not unsurprisingly, the less bedrooms an apartment has, the smaller in size it tends to be, and conversely, the more bedrooms an apartment has, the larger the apartment tends to be. For example:

- Of the one-bedroom apartments (17% of the survey responses received), 7% are 51-75 sqm in size and 5% are less than 50 sqm in size. Only 2% of one-bedroom apartments are over 76 sqm in size.

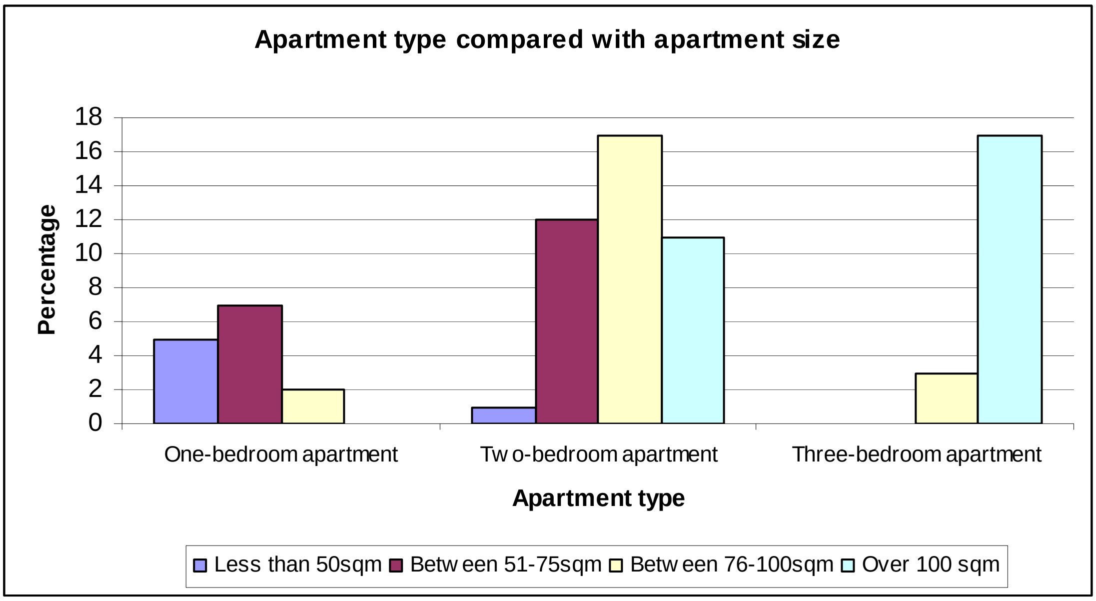


Figure 13: Cross-tab: Apartment type and apartment size

- Of the two-bedroom apartments (48% of the survey responses), 17% of these are 76-100sqm in size, 12% are 51-75 sqm in size, and 11% are over 100 sqm in size. Only 1% of two-bedroom apartments are less than 50 sqm in size.

- Of the three-bedroom apartments (24% of the survey responses), the majority (17%) are over 100 sqm in size. Only 3% of three bedroom apartments are less than 100 sqm in size.

Private open space compared with apartment size

As highlighted in section 3.2.6 of this report, small balconies are the most common form of private open space for apartment dwellers. When looking at the size of apartment these small balconies are associated with, 11% are in apartments sized over 100 sqm, 11% are in apartments sized 76-100 sqm, and 10% are in apartments sized 51-75sqm.

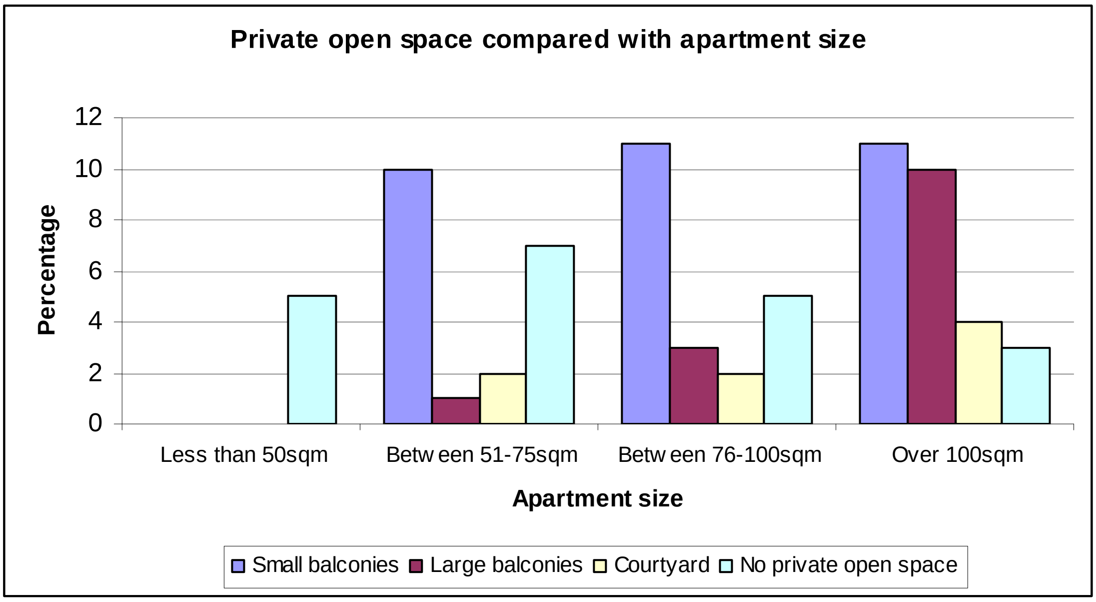


Figure 14: Cross-tab: Private open space and apartment size

Sixteen percent (16%) of respondents have a large balcony in their apartment as a private open space. The majority of these (10%) are associated with large apartments i.e. over 100 sqm in size, 3% are in apartments sized 76-100 sqm, and 1% in apartments sized 51-75 sq.m.

Nine percent (9%) of respondents have a courtyard as their private open space. Four percent (4%) are in apartments sized over 100sqm, 2% are in apartments sized 76-100 sqm, and 2% are in apartments sized 51-75 sqm.

Twenty five percent (25%) respondents have no private open space in their apartment. Seven percent (7%) of these apartments are 51-75sqm in size, 5% are apartments less than 50 sqm, and 5% are apartments 76-100 sqm in size. Three percent (3%) of apartments greater than 100 sqm have no private open space (3%).

Private open space compared with apartment location

There is little correlation between the amount of private open space in an apartment and the location of that apartment. It is more related to the individual development concept for each site and apartment building.

Zone 1 – Thorndon Quay, Molesworth and adjoining streets. Thirteen percent (13%) of the total survey respondents live in this zone. Five percent (5%) have no private open space, 5% have a small balcony as a private open space, and 2% have a courtyard as a private open space.

Zone 2 – The Terrace, Boulcott Street. Seventeen percent (17%) of the total respondents live in this zone. Five percent (5%) have no private open space, 7% have a small balcony as a private open space, and 2% have a large balcony as a private open space.

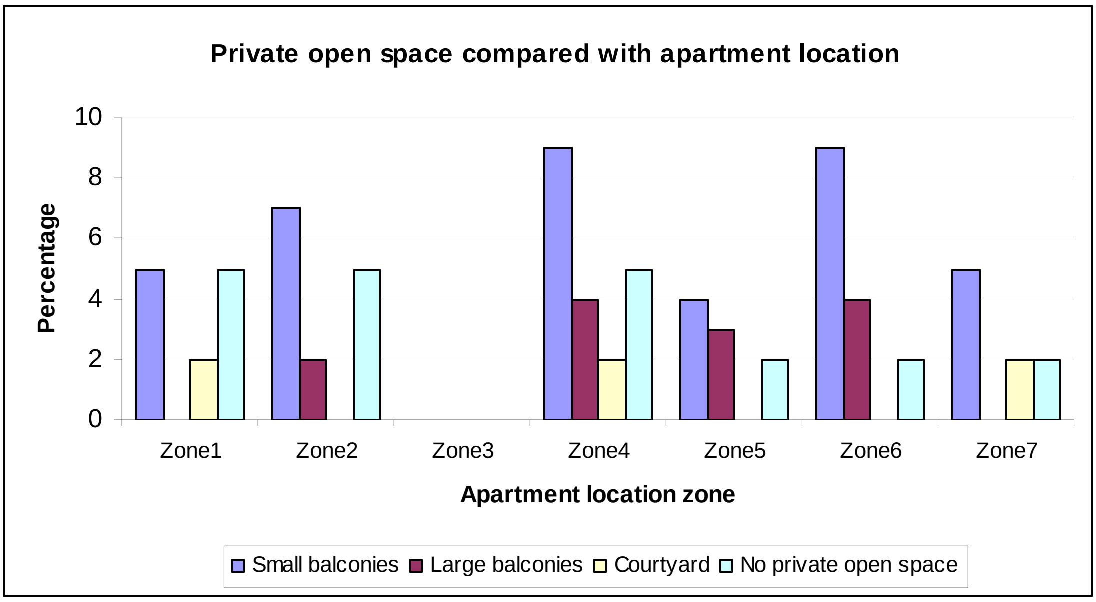


Figure 15: Cross-tab: Private open space and apartment location

Zone 3 – Lambton Quay. This zone does not have residential use as a predominant use.

Zone 4 – Willis, Cuba, Manners streets. Twenty five percent (25%) of the total respondents live in this zone. Nine percent (9%) have a small balcony as a private open space, 5% have no private open space, 4% have a large balcony as a private open space, and 2% have a courtyard as a private open space.

Zone 5 – Wakefield St, Jervois Quay, Cable St, Oriental Bay. Ten percent (10%) of the total respondents live in this zone. Four percent (4%) have a small balcony as a private open space, 3% have a large balcony as a private open space, and 2% of them have no private open space.

Zone 6 – Courtenay Place, Vivian, Tory Streets. Nineteen percent (19%) of the total respondents live in this zone. Nine percent (9%) have a small balcony as a private open space, 4% have a large balcony as a private open space, and 2% have no private open space.

Zone 7 – Kent Terrace, Mt Victoria, Mt Cook. Eleven percent (11%) of the total respondents live in this zone. Five percent (5%) have a small balcony as a private open space, 2% have no private open space, and 2% have a courtyard as a private open space.

Private open space compared with apartment type

Small balconies are the most common form of private open space for apartment dwellers, with a total of 41% of respondents having a small balcony as part of their apartment (see 3.2.6). Twenty three percent (23%) of small balconies are in two bedroom apartments, 10% are in three bedroom apartments, 6.5% are in one bedroom apartments and 1% in studio apartment.

Large balconies are the next most common type of private open space (16% of responses). Seven percent (7%) of large balconies are in three bedroom apartments and 6% are in two bedroom apartments.

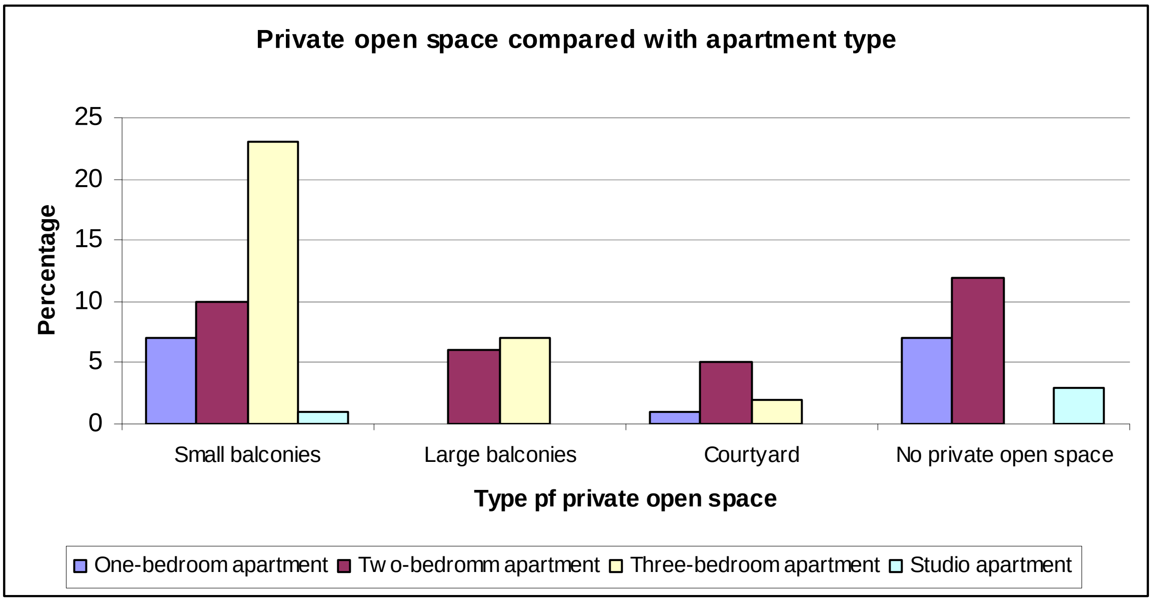


Figure 16: Cross-tab: Private open space and apartment type

Courtyards are the third most common type of private open space (9% of responses). Five percent (5%) of courtyards are in two bedroom apartments, 2% are in three bedroom apartments and 1% are in one bedroom apartments.

Twenty five percent (25%) of respondents said they have no private open space in their apartment. Of the apartments with no private open space, 12% of these are two bedroom apartments, 7% are one bedroom apartments and 3% are studios.

Types of private open space compared with aspects least liked about apartment living

Forty one percent (41%) of respondents have a small balcony in their apartment as their private open space. However, only 6% of respondents identified ‘lack of outdoor space’ as a key dislike.

Twenty five percent (25%) of respondents have no private open space in their apartment. However, only 4% identified ‘lack of outdoor space’ as a key dislike.

Number of people in household compared with the number of apartment bedrooms

Two-bedroom apartments are the most common apartment type. More than half of one and two-person households live in two bedroom apartments.

28% of two person households live in two bedroom apartments, 11% live in three bedroom apartments and 8% live in one bedroom apartments.

16% of one person households live in two bedroom apartments, 8% live in one bedroom apartments, 3% live in three bedroom apartments and 3% live in studio apartments.

5% of three person households live in two bedroom apartments, and 6% live in three bedroom apartments.

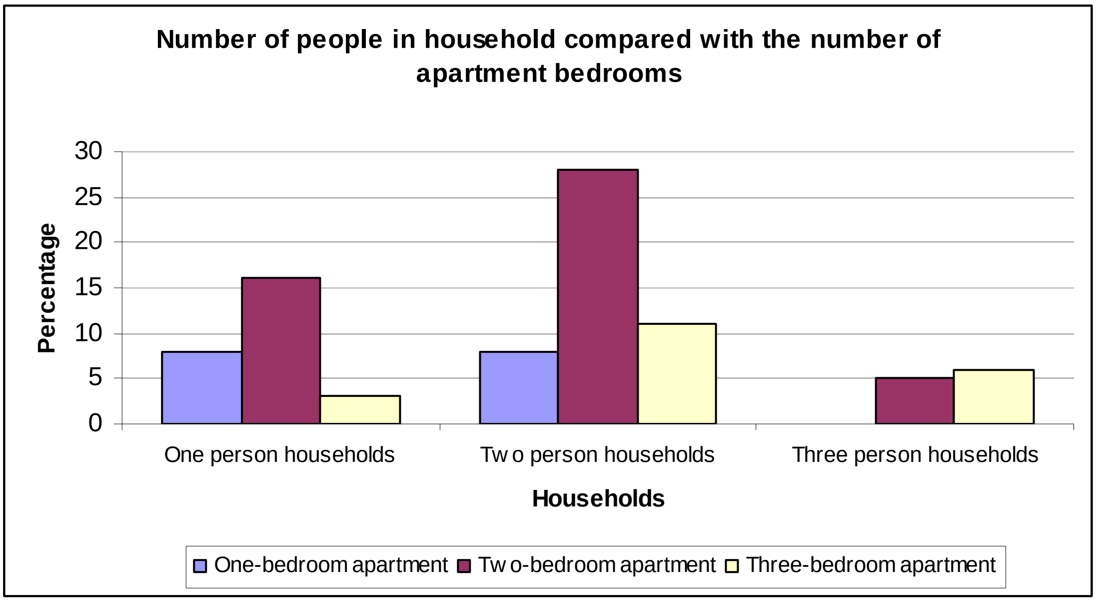


Figure 17: Cross-tab: Number of people in household and number of apartment bedrooms

Apartment type compared with annual income

There is a definite relationship between apartment size and household income, with larger apartments tending to be occupied by those households with higher incomes.

Two-bedroom apartments are the most common apartment type (48% of responses). 13% of two bedroom apartments are occupied by households earning $100,000 -$150,000, 10% are occupied by households earning $70,000-$100,000, 9% are occupied by households earning more than $150,000.

Three-bedroom apartments are the second most common apartment type (24% of responses). 9% of three-bedroom apartments are occupied by households earning more than $ 150,000, 5% are occupied by households earning $100,001- $ 150,000 and 3% are occupied by households earning $70,000-$100,000.

One-bedroom apartments are the third most common type of apartment (17% of responses). 4% are occupied by households earning $70,000-$100,000, 3% are occupied by households earning $100,000 - $150,000, 3% are occupied by households earning $50,000-$70,000 and 2% are occupied by households earning more than $150,000.

Studio apartments comprise 5% of the total apartment types. The survey results show that these are generally occupied by households earning less than $70,000.

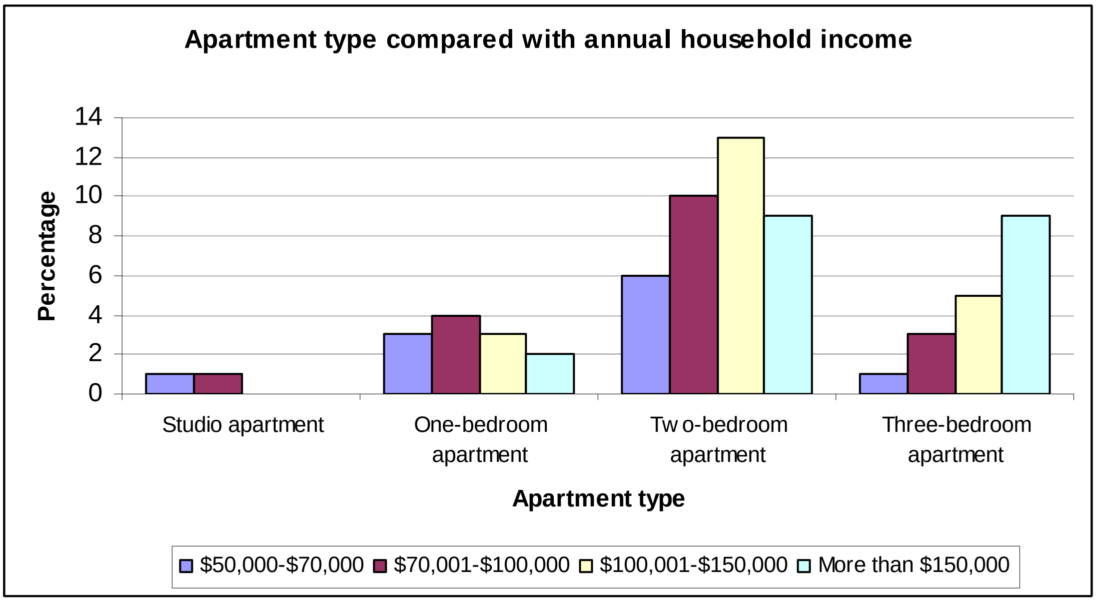


Figure 18: Cross-tab: Apartment type and annual household income

Household type compared with apartment tenure

Of the 39% of households that are ‘couples without children’, 13% are renting, 12% own the apartment with a mortgage, and 14% own the apartment without a mortgage.

Of the 32% of households that are ‘single/one person households’, 12% are renting, 10% own the apartment with mortgage, and 10% own the apartment without a mortgage.

Of the 15% of households that are ‘groups’ e.g. flatmates, the majority are renting (13%) and 2% own the apartment with a mortgage.

Of the 12% of households that are ‘families’ (single person with children and couple with children), 4% are renting, 5% own the apartment with a mortgage, and 3% own the apartment without a mortgage.

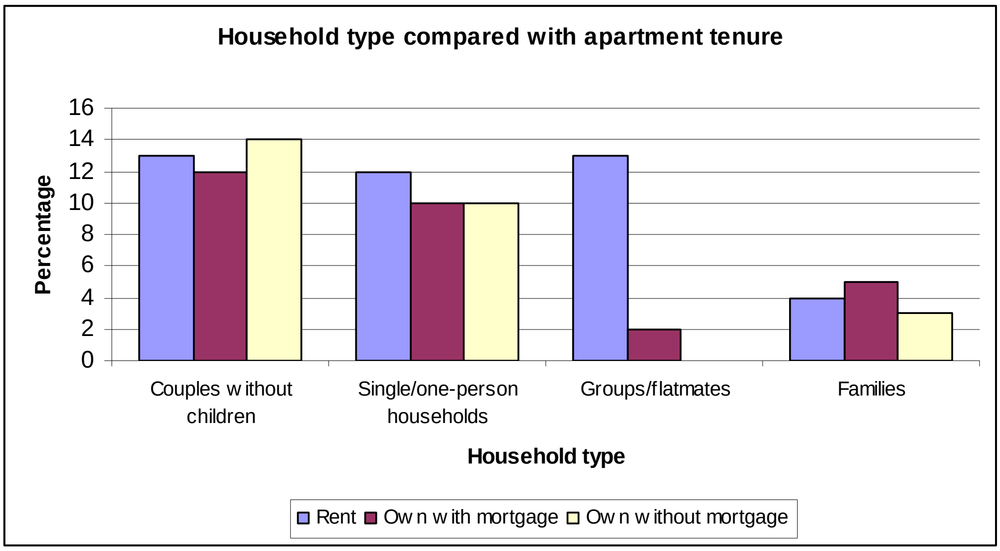


Figure 19: Cross-tab: Household type and apartment tenure

Apartment type compared with apartment tenure

Forty eight percent (48%) of apartments are two bedroom apartments – slightly more two bedroom apartments are owned than rented – 27% owned (14% with a mortgage, 13% without a mortgage) compared with 21% rented.

Twenty four percent (24%) of apartments are three bedroom apartments – a much greater proportion of three bedroom apartments are owned than rented – 18% owned (8% with a mortgage, 10% without a mortgage) compared with 6% rented.

Seventeen percent (17%) of apartments are one-bedroom apartments – equal amounts of one bedroom apartments are owned and rented – 8% are owned (5% with a mortgage, 3% without a mortgage) and 8% are rented. A very small percentage are either owned by or rented from other family members.

Five percent (5%) of apartments are studio units – a much greater proportion of these apartments (which are the smallest in size of all apartment types) are rented (4%) than owned (1%).

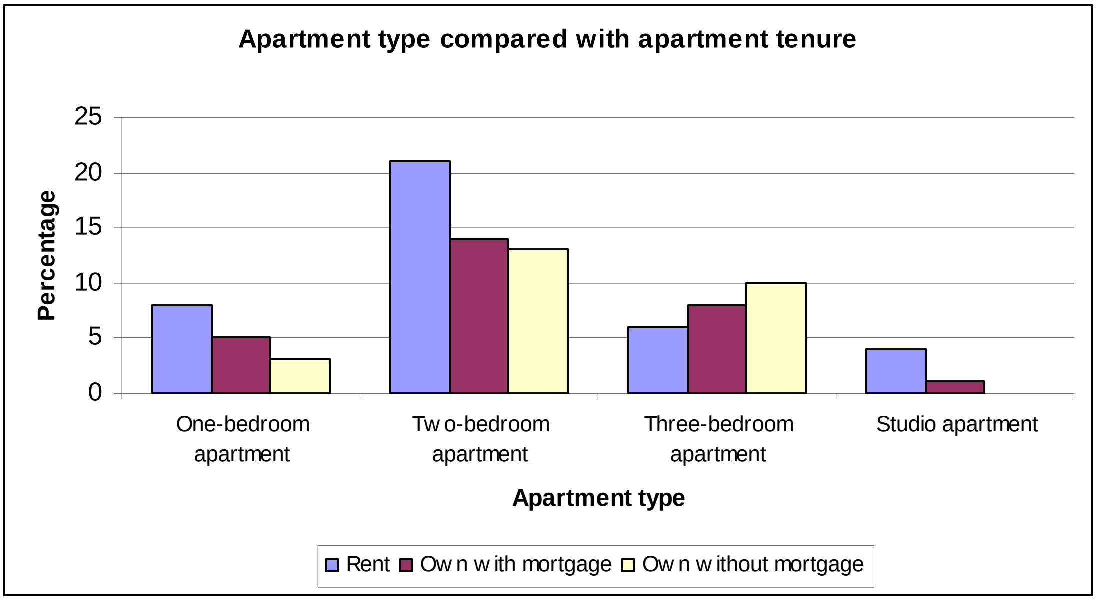


Figure 20: Cross-tab: Apartment type and apartment tenure

Apartment tenure compared with respondent age

Forty two percent (42%) of apartments are rented. The largest proportion of apartment 'renters' (a total of 16%) are people aged 25-34 years. Nine percent (9%) of 'renters' are aged 35-44 years, 8% aged 16-24 years, 5% aged 45-54 years and 4% aged 55+years.

A total of 56% of apartments are owned (i.e. with or without a mortgage). Twenty nine percent (29%) of apartments are owned with a mortgage. Of these, 10% are owned by people aged 45-54 years, 7% by people aged 35-44 years, 6% by people aged 55-64 years, 5% by people aged 25-34 years, and a total of 2% by people aged 16-24 years and 65+ years.

Twenty seven percent (27%) of apartments are owned without a mortgage. Nine percent (9%) of these are owned by people aged 65+ years; 8% by people aged 55-64 years, 6.5% by people aged 45-54 years, 2% by people aged 35-44 years and 2% by people aged less than 34 years.

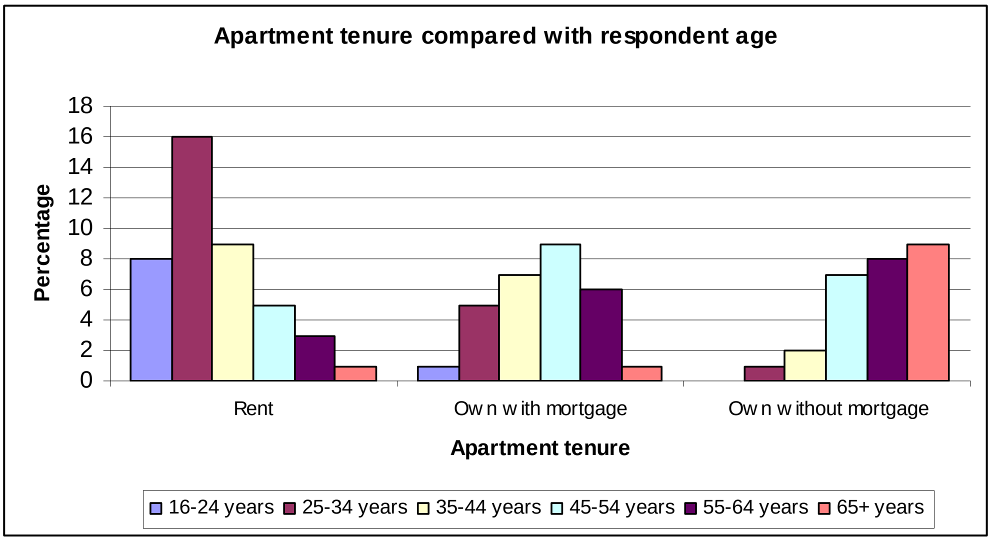


Figure 21: Cross-tab: Apartment tenure and respondent age

Apartment tenure compared with respondent occupation

Regardless of the type of apartment tenure/ownership, 'managers' and 'professionals' are the most common occupants of central city apartments.

Forty two percent (42%) of apartments are rented – these are mainly occupied by managers (11%) and professionals (15%). Four percent (4%) are occupied by students, and 3% by people with a main occupation as clerical and administration.

Twenty nine percent (29%) of apartments are owned with a mortgage – these are mainly owned by professionals (14%) and managers (9%). Twenty seven percent (27%) of apartments are owned without a mortgage – these are mainly owned by professionals (9%), managers (6%) and retired people (8%).

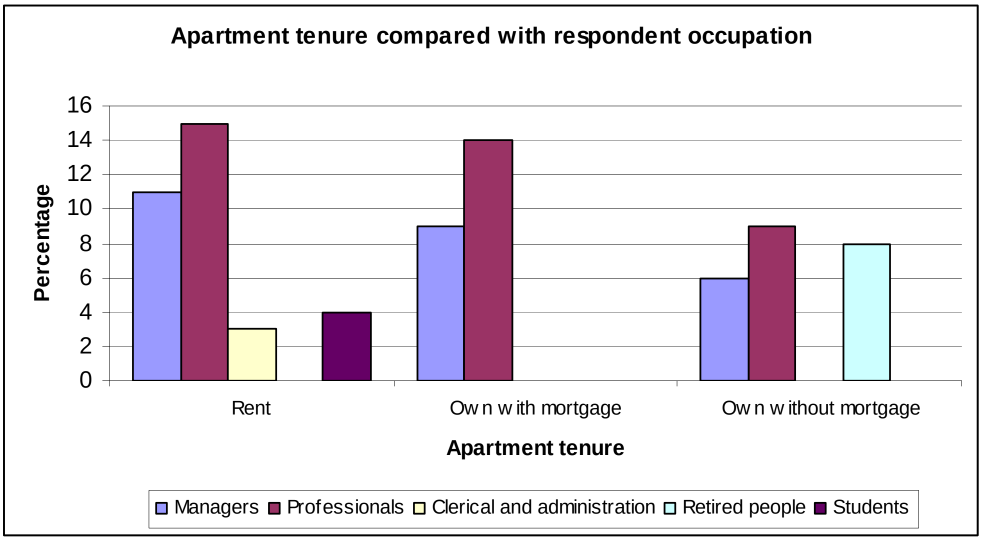


Figure 22: Cross-tab: Apartment tenure and respondent occupation

Apartment tenure compared with annual income before tax

Forty two percent (42%) of apartments are rented and they are mainly occupied by higher income groups. Nine percent (9%) are occupied by people in the $100,000-$150,000 household income bracket, 8% are occupied by households earning $70,000-$100,000, and 7% are occupied by households earning more than $150,000.

Twenty nine percent (29%) of apartments are owned with a mortgage. Eight percent (7.5%) are occupied by households earning more than $150,000, 8.5% are occupied by $100,000-$150,000 and 5% are occupied by households earning $70,000-$100,000.

Twenty seven percent (27%) of apartments are owned without a mortgage. Seven percent (7%) are owned by households earning more than $150,000, 5% are owned by households earning $100,000-$150,000, and 4% are owned by households earning $70,000-$100,000. The results do not show how many retired people own their apartments without a mortgage.

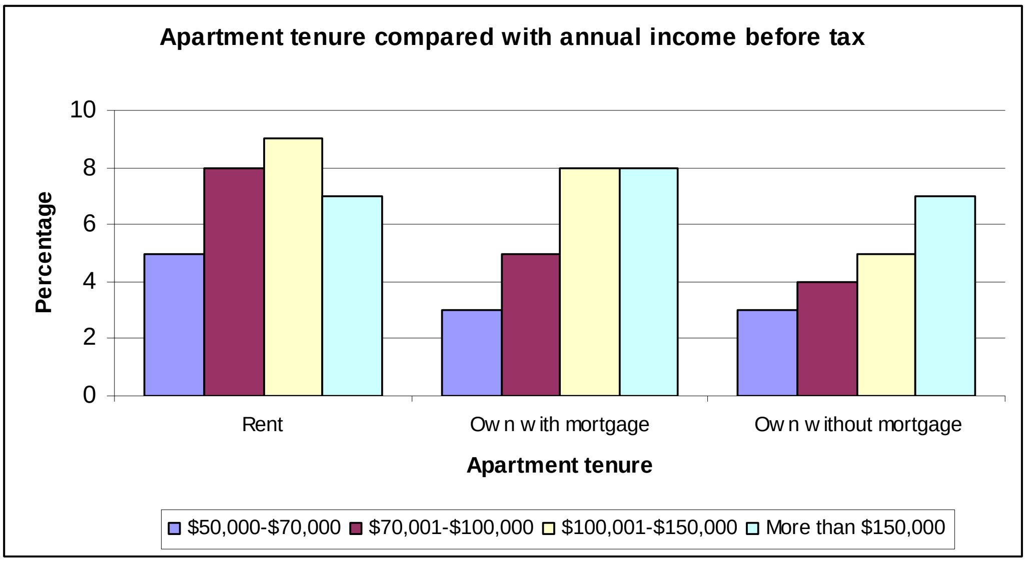


Figure 23: Cross-tab: Apartment tenure and annual household income before tax

Apartment tenure compared with length of stay in apartment

The results show that people renting their apartment are much more likely to move than those who own their apartment.

Of those people who rent apartments, 14% have been in their apartment for less than 6 months, 8% have been there between 6 -12 months, and 11% have been there between 1-2 years.

People who own their apartment with a mortgage tend to live in their apartment for a longer duration than those who rent - 9% have lived there for more than four years, 7% have lived there between 1-2 years, 3% between 3-4 years, and a further 3% between 2-3 years.

Those people who own their apartment without a mortgage tend live in their apartment for a longer duration than all other apartment dwellers, for example 14% have lived in their current apartment for more than 4 years, 4% for between 1-2 years, and 3% for between 3-4 years.

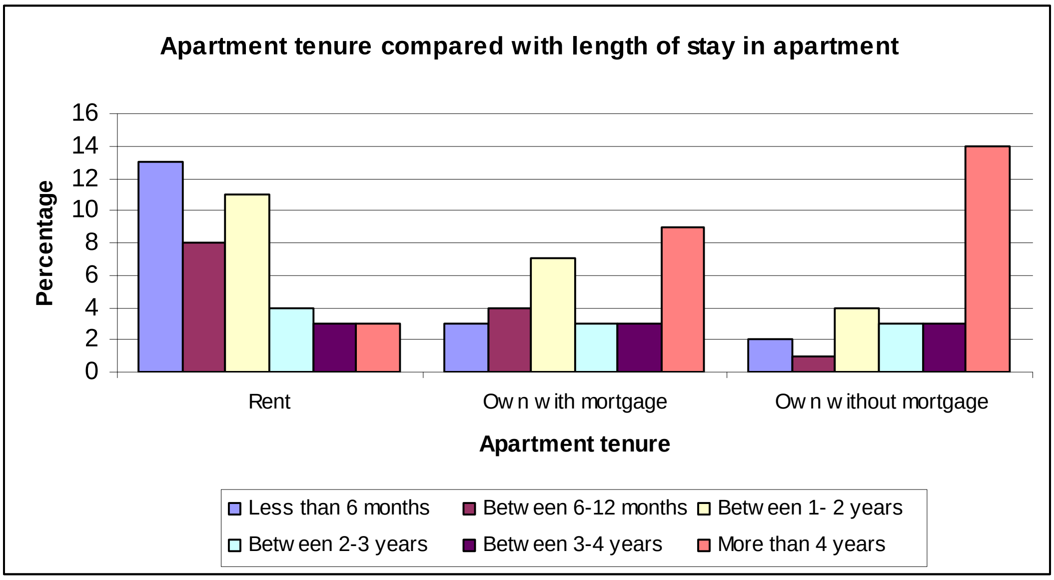


Figure 24: Cross-tab: Apartment tenure and length of stay in apartment

3.3 Apartment dwellers lifestyles

3.3.1 Apartment living – likes and dislikes

'Likes'

The four most important reasons given by survey respondents for choosing to live in an apartment are:

1. Lifestyle and 'city living' (23%)
2. To be close to work (20%)
3. To be close to shops and cafes (11%)
4. Low maintenance (11%).

Other reasons given by respondents for choosing to live in an apartment are as follows:

- Better safety and security (7%)
- Good design of apartment/building complex (6%)
- Affordable (5%)
- Close to public transport (3%)
- Close to schools or university (3%)
- Wanted a smaller place to live (2%)
- Close to recreational facilities (2%)
- Close to family or friends (1%)
- Close to parks and open spaces (1%)
- Lack of housing choice elsewhere (1%)
- Availability of apartments (1%)
- Didn't have a choice (1%)
- Other (2%).

'Dislikes'
The four aspects least liked by survey respondents about apartment living are:

- City noise and noise from neighbours (27%)
- Lack of outdoor space (17%)
- Living close to neighbours (9%)
- Apartment size and lack of storage space (8%).

Other things least liked about apartment living are outlined in the following table:

- Parking issues (7%)
- Body Corporate issues (6%)
- Vandalism, crime (6%)
- Shared communal facilities (6%)
- City rubbish (4%)
- Lack of views/sunshine (3%)
- Cost and affordability (2%)
- No pets (2%)
- Traffic and pollution (2%)
- WCC issues (1%).

3.3.2 Length of stay in current apartment

The more transient nature of apartment dwellers is revealed by the length of stay question.

When questioned about how long they have lived in their current apartment, just over a quarter (26%) of survey respondents have lived there for more than four years. Another 23% have lived in their apartment for between one and two years.

Nineteen percent (19%) of respondents have lived in their current apartment for less than 6 months.

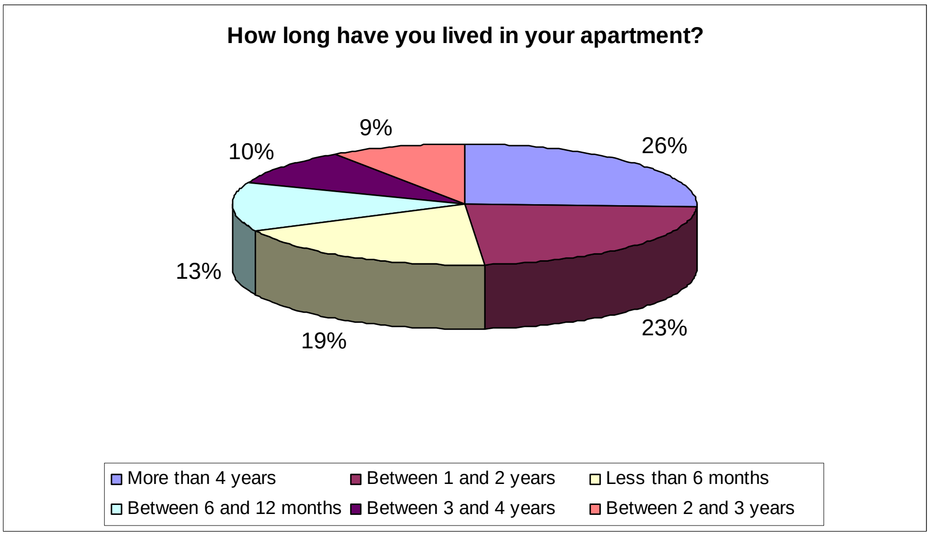


Figure 25: Length of stay in current apartment

3.3.3 Previous dwelling

Over a third of survey respondents (36%) said that before moving into their current apartment they were previously living in a house in the suburbs. This highlights a growing trend for people choosing city living and perhaps 'empty-nesters' downsizing.

Twenty four percent (24%) of respondents were living in another apartment in central Wellington; 5% were living in a townhouse in the inner city; 7% were previously living in an apartment or a house overseas; 7% were previously living in a separate house in the inner the city; 5% were previously living in a unit or apartment in the suburbs; and 4% were living in a townhouse in the suburbs.

Previous dwelling	% of responses
A house in the suburbs	36%
Another apartment in central Wellington	24%
Apartment/house overseas	7%
A separate house in the inner city	7%
A unit or apartment in the suburbs	5%
A townhouse in the inner city	5%
Apartment/house in NZ	4%
A townhouse in the suburbs	4%
A house on a lifestyle block	3%
House/apartment in NZ (Not Further Defined)	2%
House/apartment in Wellington Region	1%
Other	2%

Table 6: Previous dwelling

3.3.4 Likelihood of moving within the next 12 months

Just over half of the survey respondents (57%) said that they are unlikely to move from their apartment within the next 12 months. Twenty nine percent (29%) said that they would be likely to move within the next 12 months.

Fourteen percent (14%) of respondents were unsure of whether or not they would move within the next 12 months.

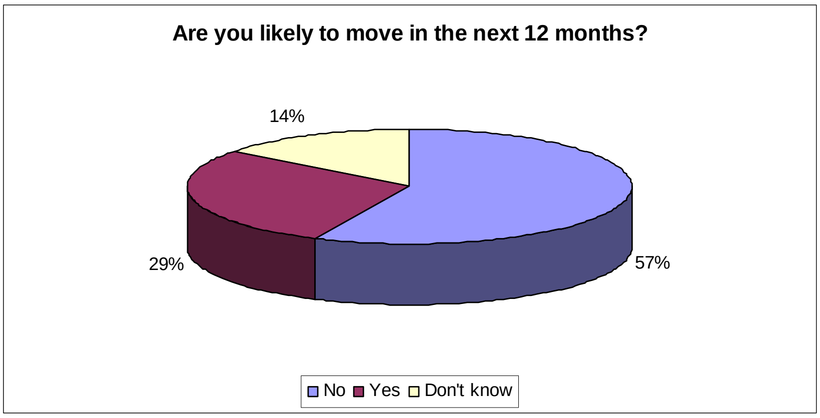


Figure 26: Likelihood of moving within 12 months

3.3.5 Reasons for moving

Of those who said they would be likely to move within the next 12 months, when questioned about their reasons for moving, 24% stated personal reasons (eg. family or partner) as the main reason for considering moving out of their apartment. Eighteen percent (18%) gave apartment size and lack of indoor/outdoor space as their main reason for considering moving.

Twelve percent (12%) gave job relocation and career development, and another 12% gave the cost of apartment living as the main reason for considering moving. Seven percent (7%) specified noise as the main reason for considering moving.

Main reasons for considering moving	% of responses
Personal reasons such as family, partner etc	24%
Apartment size/lack of indoor & outdoor space	18%
Job relocation/career	12%
Cost	12%
Ownership/developing a property	9%
Noise	7%
Quality of apartment buildings	6%
Lack of sunshine/views	2%
Safety & security	2%
Property market/new construction	2%
Close to work/city lifestyle	1%
Other	5%

Table 7: Reasons for moving from apartment

3.3.6 Dwelling likely to move to

When asked what sort of dwelling they would be likely to move to, almost one third of the survey respondents (31%) are likely to move to another apartment in central Wellington. Twenty two percent (22%) said they are likely to make a move away from apartment living and move to a house in the suburbs, perhaps because of changing household circumstances or lifestyle choice.

Seven percent (7%) of respondents considering moving are likely to move to a townhouse in the central city. Only 1% said they are likely to move into a unit or apartment in the suburbs, perhaps reflecting the lack of availability of this housing option.

Thirteen percent (13%) of the respondents considering moving do not know or have not decided what type of dwelling they are likely to move to.

What type of dwelling are you likely to move to?	% of responses
Another apartment in central Wellington	31%
A house in the suburbs	22%
A townhouse in the suburbs	4%
A separate house in the inner city	6%
A house on a lifestyle block	3%

A townhouse in the inner city	7%
A unit or apartment in the suburbs	1%
Apartment/house overseas	5%
Apartment/house in NZ	3%
Don't know	13%
Other	5%

Table 8: Type of dwelling likely to move to

3.3.7 Location likely to move to

Of the respondents considering moving (29%), when asked of the location they expect to move to, 12% said it would be somewhere within the central city. Six percent (6%) said elsewhere in the city but not the central city, and 5% said they would move overseas.

Where do you expect to move to?	**% of responses**
Somewhere within central city	12%
Elsewhere in Wellington city (but not in central city)	6%
Overseas	5%
Elsewhere in the Wellington region	3%
Auckland	1%
Elsewhere in New Zealand	2%
Not likely to move	**57%**
Don't know	**14%**

Table 9: Location likely to move to

When asked if they would consider living in an apartment in one of Wellington's other town centres, 85% of respondents said that they would not consider doing this. Nine percent (9%) of respondents would however consider living in an apartment in one of Wellington's other town centres; the remaining 6% of respondents did not know if they would.

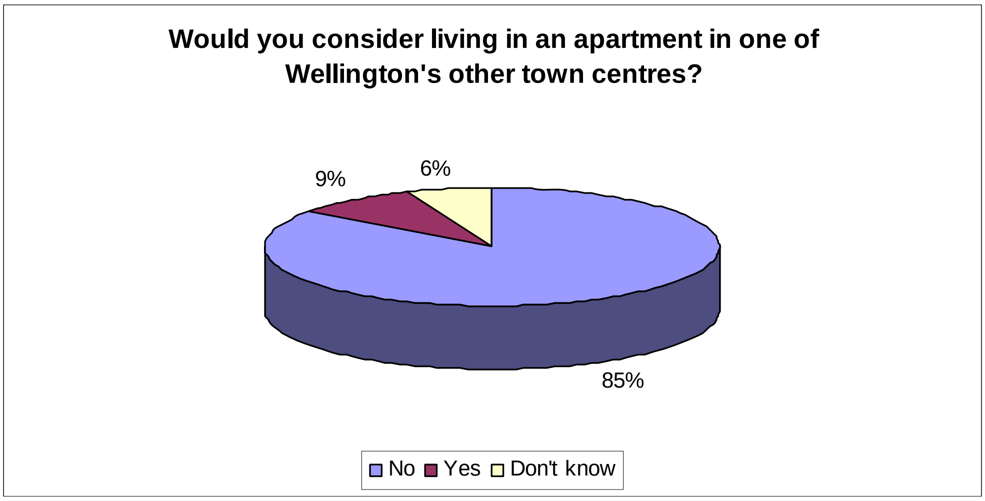


Figure 27: Would you live in an apartment in another town centre?

3.3.8 Grocery shopping

The majority of survey respondents (78%) do their grocery shopping in the central area.

Twenty two percent (22%) of respondents do their grocery shopping in the suburbs, with Pak'nSave Kilbirnie being the most commonly stated supermarket used (6% of the respondents do their grocery shopping at this particular supermarket).

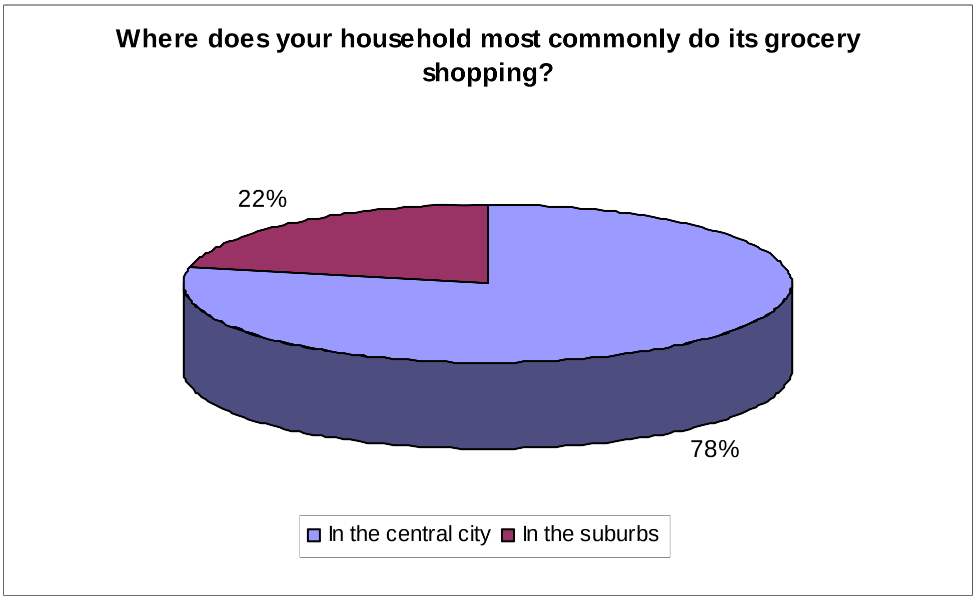


Figure 28: Grocery shopping location

3.3.9 Use of community facilities and services

Use of childcare services (eg. pre-school, kindergarten, youth activities, holiday programmes)

A total of 7% of respondents use childcare services such as pre-school, kindergarten, youth activities and holiday programmes in the central city or outside the central city. Three percent (3%) of these people use childcare services located in the central city and 4% use childcare services located outside central city.

The remaining 93% of respondents do not use childcare services – this corresponds with the majority of survey respondents not having children (88% of apartment dwellers do not have children).

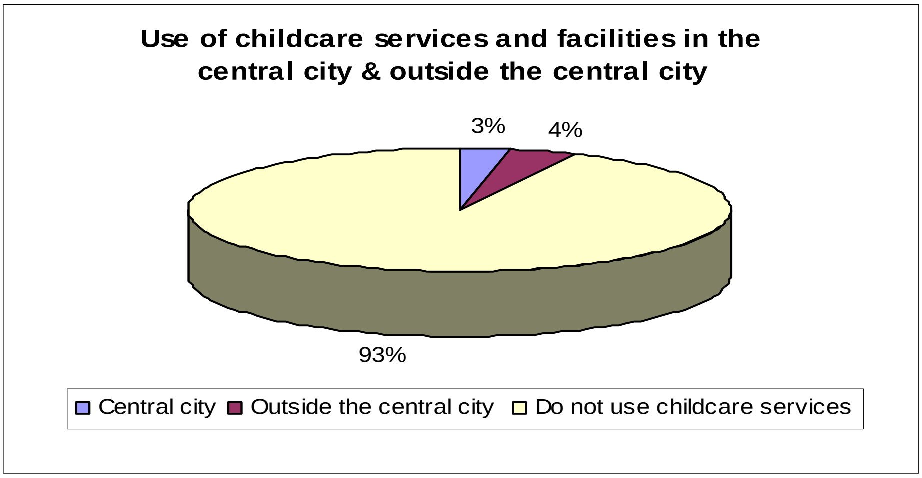


Figure 29: Use of childcare services

Use of community support services (eg. citizen's advice bureaus, community centres)

Over half of the survey respondents (55%) use community support services located either inside or outside the central city. Twenty nine percent (29%) of respondents use community support services in the central city; 26% use community support services outside of the central city.

The remaining 45% of respondents do not use community support services.

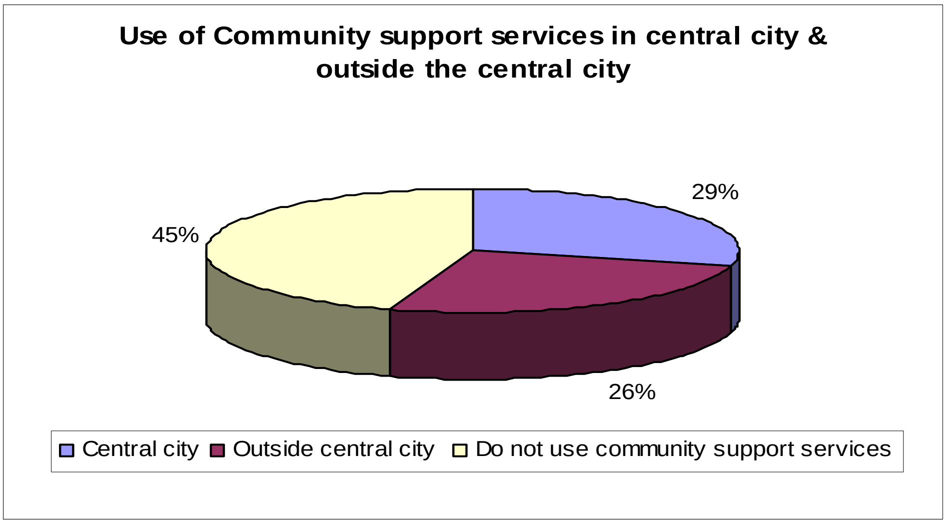


Figure 30: Use of community services and facilities

Use of recreational facilities and services (eg. open spaces, swimming pools, recreation centres)

Use of recreational facilities and services is very popular amongst apartment dwellers with 96% of survey respondents stating that they use one or more of these types of facilities. Sixty five percent (65%) of the respondents use recreational services and facilities in the central city and 31% use recreational services located outside of the central city.

Only 4% of respondents stated that they do not use recreational services and facilities.

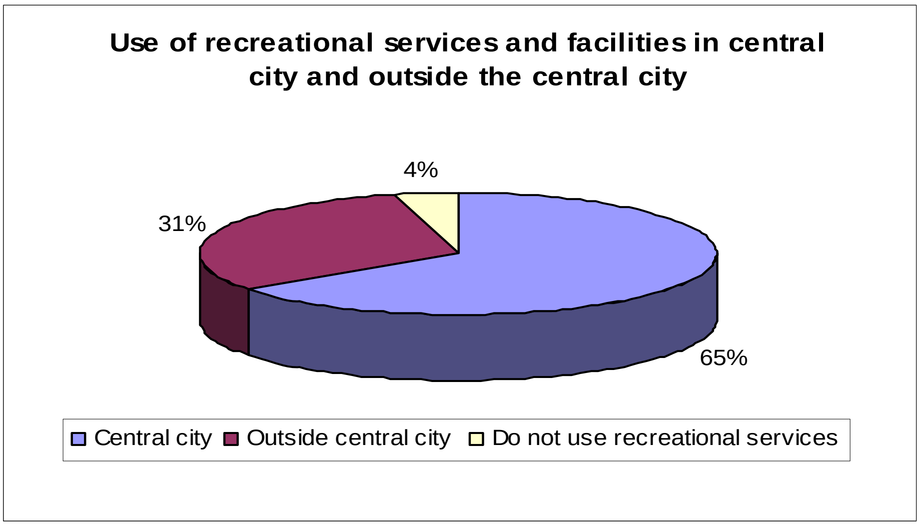


Figure 31: Use of recreational facilities and services

Use of public information facilities and services (eg. libraries)

80% of the survey respondents use public information facilities and services like libraries. Fifty eight percent (58%) of the survey respondents use facilities located in the central city and 22% of the respondents use public information facilities located outside of the central city.

Twenty percent (20%) of respondents stated that they do not use any information facilities or services.

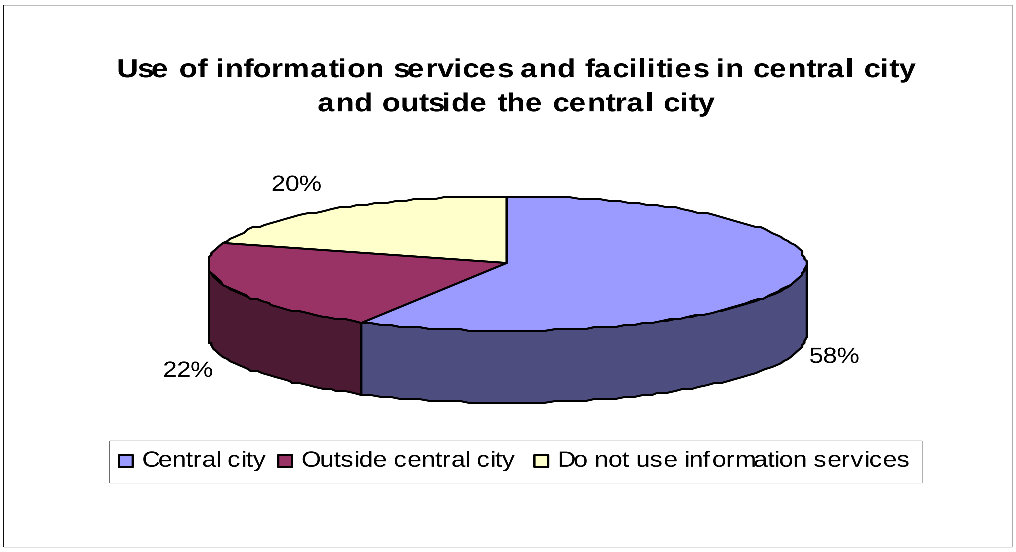


Figure 32: Use of information services

Other facilities used to meet with your social networks (eg. community groups, church group, hobbies group or club, cultural group).

Over half (54%) of the survey respondents use other community facilities to meet with their social networks such as community groups, church groups, hobby groups/clubs and cultural groups. Thirty five percent (35%) of the survey respondents use facilities located in the central city and 19% use facilities outside the central city.

Forty six percent (46%) of respondents do not use these types of facilities.

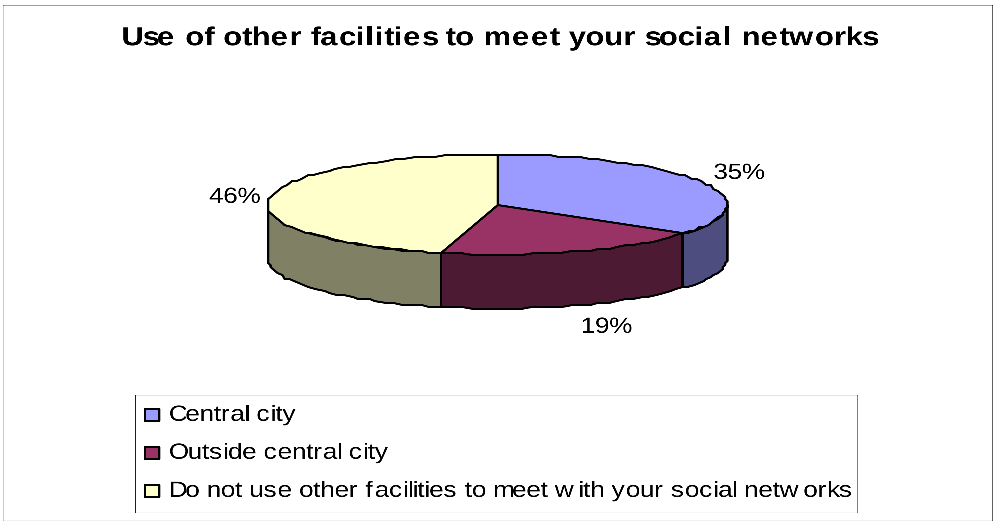


Figure 33: Use of other facilities to meet with social networks

Additional facilities or services needed

A large number of respondents are satisfied with the current public facilities and services provided with almost half (42%) of the respondents stating that they do not need any other facilities or services other than those already provided locally.

However, for those that do think there are additional facilities or services that could be provided, the most common responses were:

- more recreation facilities such as ice skating, swimming pools (14%)
- waste recycling facilities near their apartments (10%)
- more open spaces, parks and greenery (8%)
- transport-related facilities such as light rail, pedestrian access (8%).

Other facilities respondents would like	% of responses
No/Nothing	42%
Recreation (ice skating/swimming pools etc)	14%
Waste/recycling	10%
Open spaces/parks/greenery	8%
Transport (light rail/pedestrian access etc)	8%
More supermarkets/more competition	3%
More parking	3%
Technology (access to broadband, WiFi etc)	2%
More police/safety/lighting	1%
Community centre	1%
Public toilets	1%
Areas for dog exercising	1%
Other	6%

Table 10: Additional facilities and services

3.3.10 Travel patterns

Consistent with Wellington City travel to work statistics, the most common mode of travel to work or study for survey respondents is walking – 73% of responses.

The next largest mode of travel to work or study for survey respondents is by car (13%). A further 6% use the bus as their main mode of transport to work or study. Only 2% of respondents ride their bicycle to work or study.

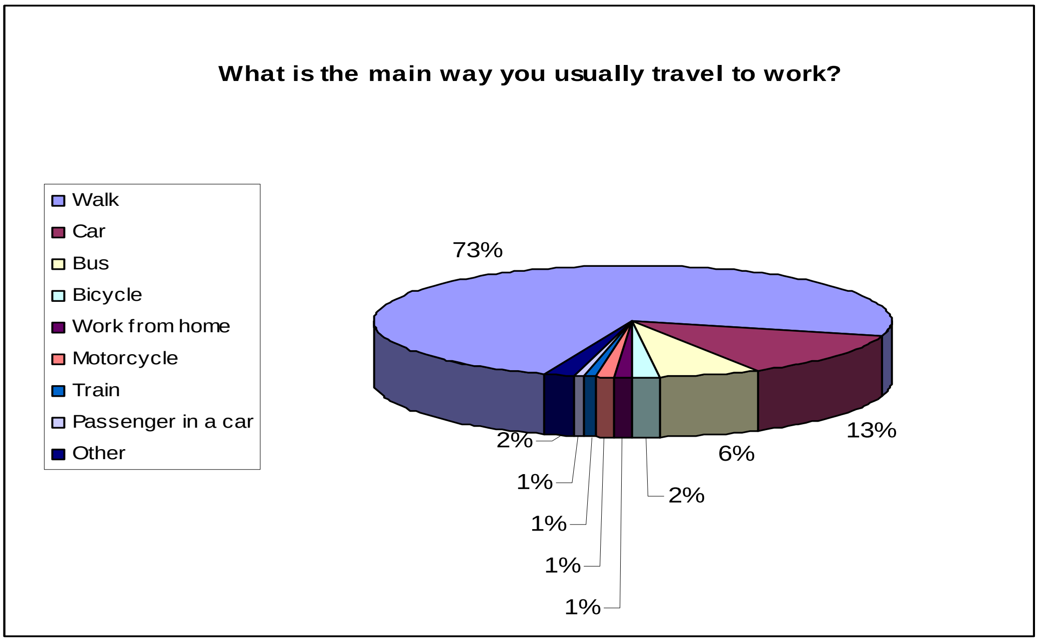


Figure 34: Main mode of travel to work or study

3.3.11 Car ownership and usage

The majority of survey respondents (69%) do own a car. However, a significant number (31%) do not own a car.

Of the respondents who do own a car, 49% said that they use their car both during the week and on the weekends, and 46% said that they only use their car on the weekend. A small number (5%) said that they only use their car on weekdays (see Figure 36).

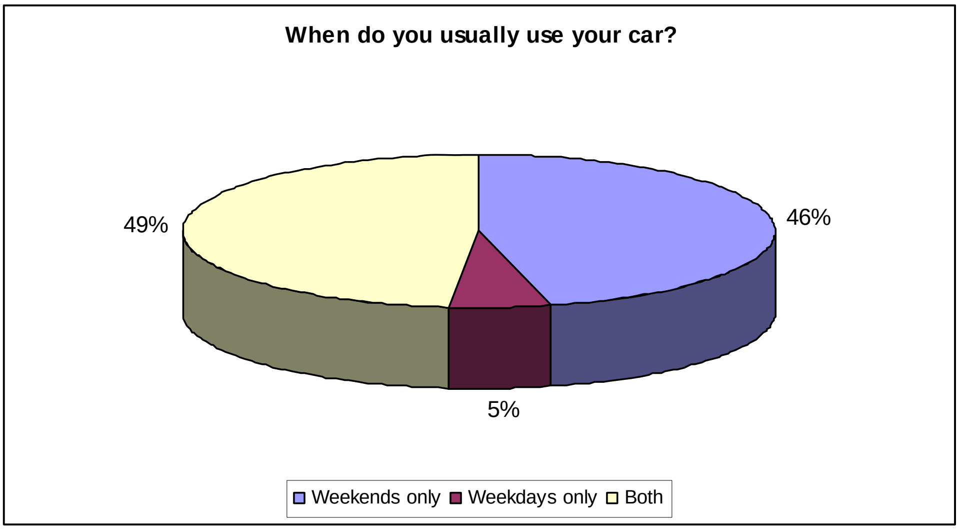


Figure 35: Car usage

3.3.12 Parking

Parking during evenings and weekends

When respondents were asked where they park their car during the evenings and weekends, a significant proportion (79%) park it in their apartment building car park. A small proportion of people (10%) park their car on the street, and 7% park their car in a leased space in a car park building.

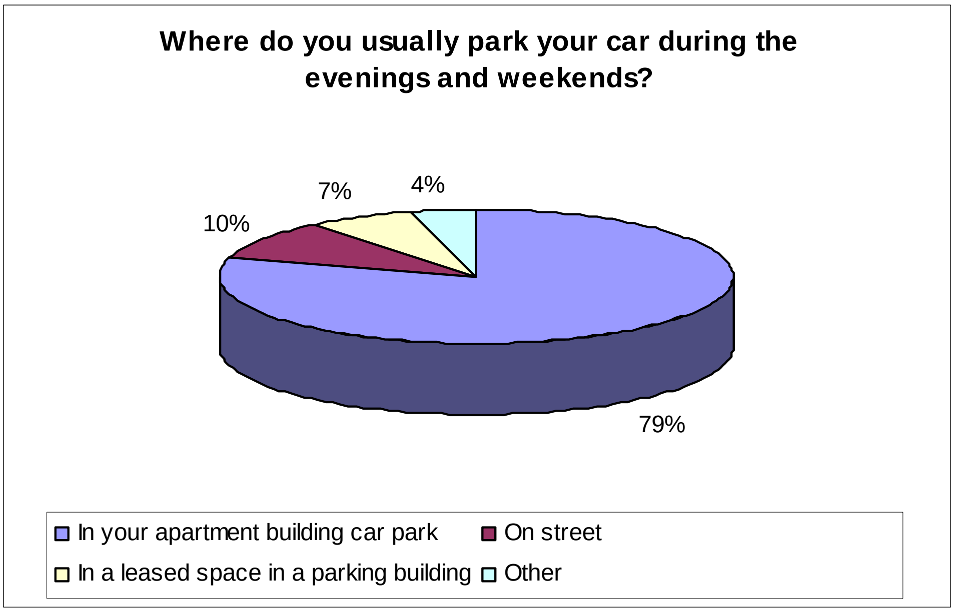


Figure 36: Parking during evening and weekends

Parking during work hours
When respondents were asked where they park their car during work hours, 59% of people said they park their car in their apartment building car park. Seventeen percent (17%) said they park their car at their work place, 10% park their car on the street, and 8% park their car in a leased space in a car park building.

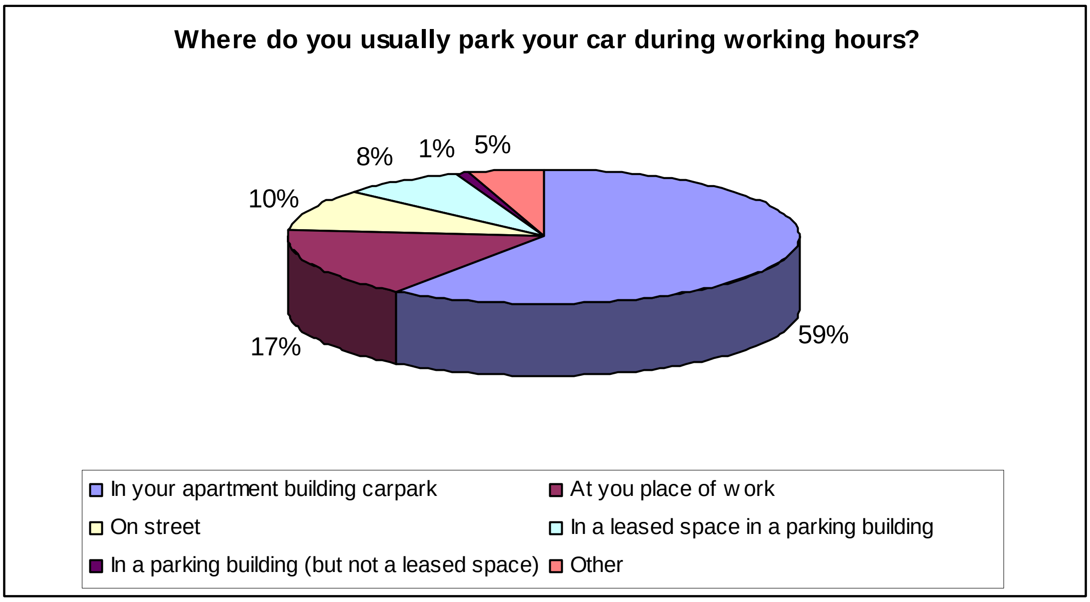


Figure 37: Parking during work hours

3.3.13 Bicycle ownership and usage

Almost a third of survey respondents (31%) own bicycles, however only 6% use them for commuting to work. Only 2% of respondents regularly use their bike as their main mode of travel to work.

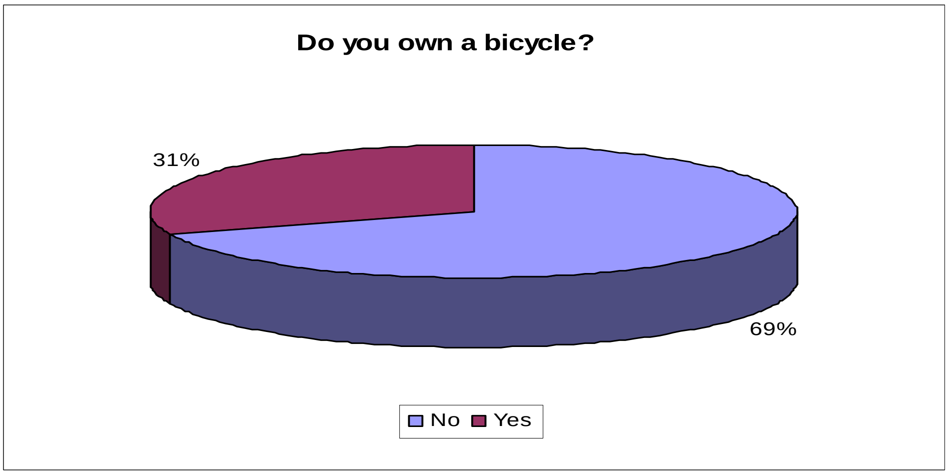


Figure 38: Bicycle ownership

Respondents were asked what would make them consider using their bikes more often for regular travel to work.

Forty six percent (46%) said that nothing would as they are unlikely to use their bike.

However, 54% said that they would consider using their bike for commuting if it was safer and there were better bicycle facilities, for example:

- 21% would like better cycle ways along major roads
- 11% would like better safety and slower traffic speeds
- 3% would like public bike parking facilities
- 2% would like better cycle-related facilities at their work place.

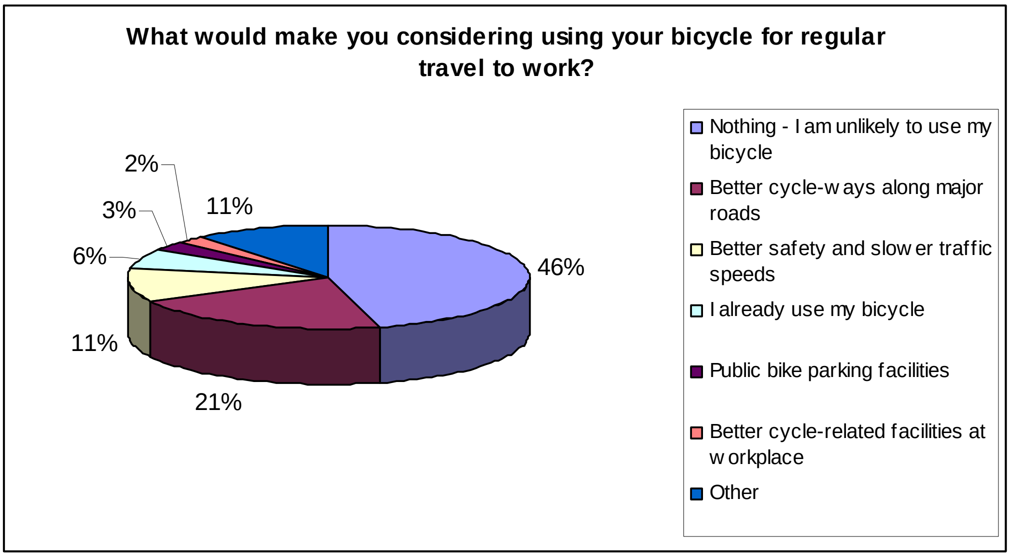


Figure 39: Things that would make people consider using a bicycle for commuting

3.3.14 Use of shared open space and public spaces/parks

Access to shared open space

Two thirds (67%) of survey respondents said that they do not have access to shared open space in their apartment complex, and a third (33%) of respondents said that they do have access to shared open space in their apartment.

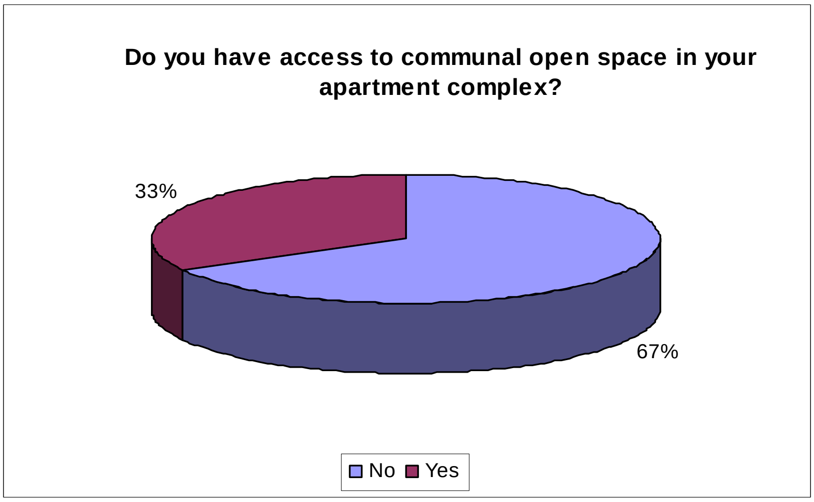


Figure 40: Access to shared open space

Use of shared open space

When questioned about their use of the shared open space that they have access to, 9% of respondents never use the shared open space in their apartment complex, 7% use the shared open space less than once a month, 5% use it everyday, and another 5% use it several times a week.

Use of shared open space	% of responses
Do not have access to shared open space	67%
Never use it	9%
Less than once a month	7%
Every day	5%
Several times a week	5%
Once a week	3%
Several times a month	2%
About once a month	2%

Table 11: Use of shared open space

Quality of shared open space

59% of the survey respondents with access to shared open space rated the quality of the space as being good through to excellent. Another 25% said that the quality of the shared space they have access to is average.

Sixteen percent (16%) of respondents think that the quality of their shared space is poor.

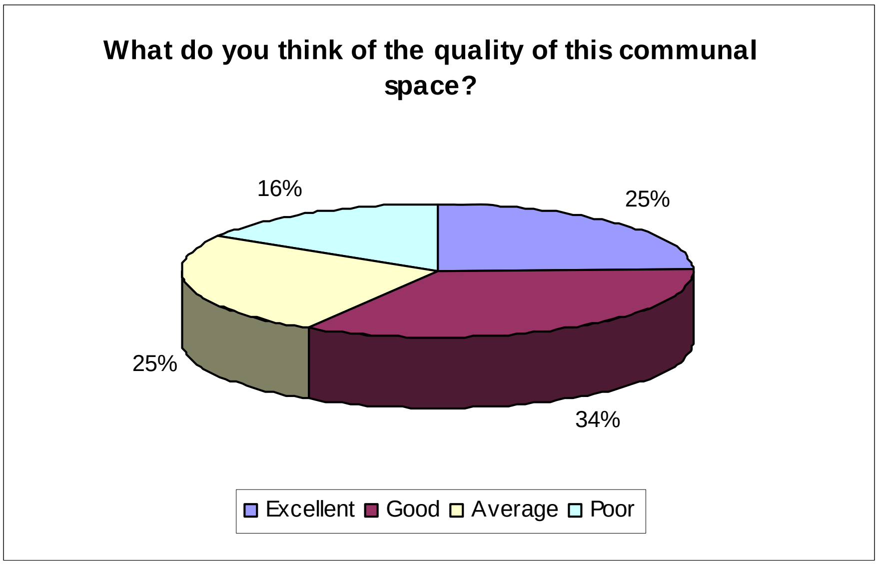


Figure 41: Quality of shared open space

Walk time to the nearest public park

When questioned about how long it takes to walk from their apartment to the nearest public park, the majority of respondents (90%) stated that they are within 10 minutes walk of a park – of these, 52% are less than 5 minutes walk, and 38% are within 5 and 10 minutes walk. This indicates good accessibility of the central city's public parks relative to the current population.

Only 8% of people said that it takes more than 10 minutes to walk to their nearest park.

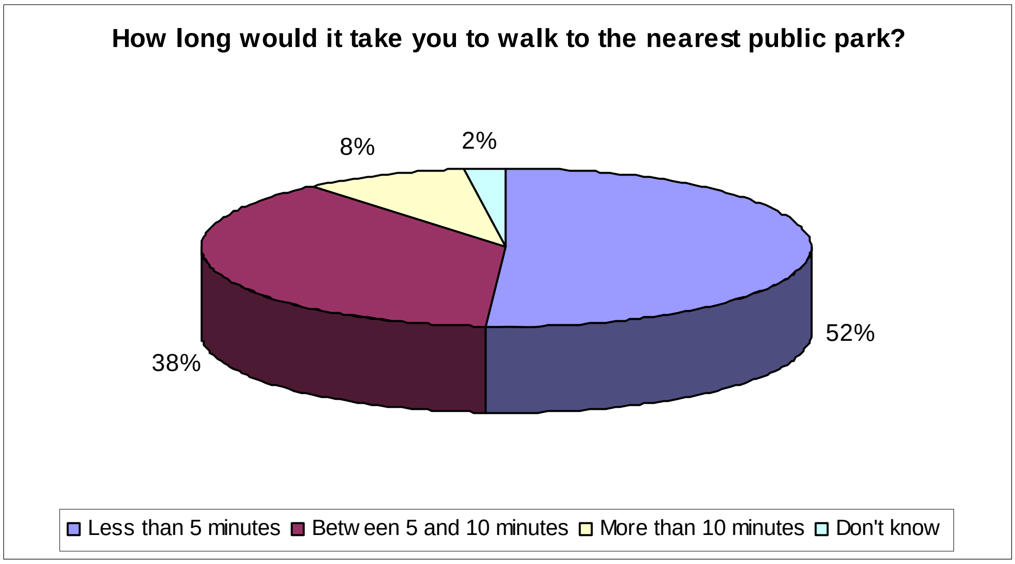


Figure 42: Walk time to nearest public park

Use of open public space

When questioned about their use of public open space, 46% of respondents regularly use a public park:

- 19% said they visited a public park several times a week
- 19% said they visit a public park once a week
- 8% said they visit a public park everyday.

Forty five percent (45%) of respondents visit public parks less frequently:

- 15% said they visit a public park several times a month
- 14% visit a public park about once a month
- 16% visit a public park less than once a month.

Nine percent (9%) of respondents never visit public parks.

Frequency of visit to public park	% of responses
Several times a week	19%
Once a week	19%
Less than once a month	16%
Several times a month	15%
About once a month	14%
Every Day	8%
Never	9%

Table 12: Public park usage

3.3.15 Cross-tabulations - Apartment dwellers lifestyles

The following sections present a number of cross-tabulated survey results that provide more information on central city apartment dwellers lifestyles. Results from key questions have been compared against one another to reveal relationships and trends and to provide more detailed information about survey responses, for example, which apartment dwellers are likely to do their grocery shopping in the central city rather than the suburbs.

Grocery shopping location compared to apartment location

Greater proportions of respondents, from across all location zones (see table 16), do their grocery shopping in the central city as opposed to going to the suburbs. However, Zone 1 (Thorndon Quay/ Molesworth) and Zone 2(The Terrace/ Boulcott St.) have much higher percentage of people who do go to the suburbs to do their grocery shopping when compared with other zones.

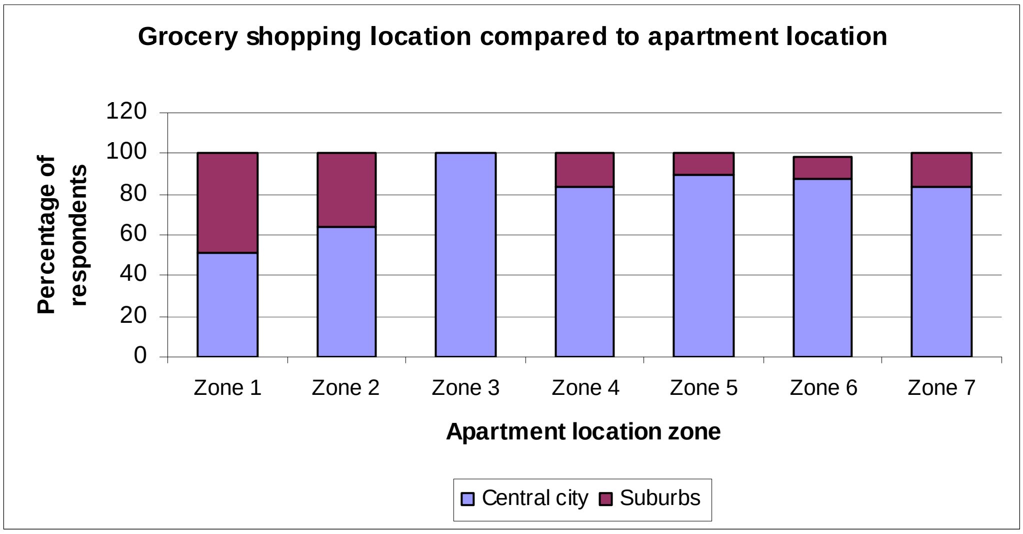


Figure 43: Cross-tab: Grocery shopping location and apartment location

Location Zones	Areas/streets within zones
Zone 1	Thorndon Quay, Molesworth Street and adjoining streets
Zone 2	The Terrace, Boulcott Street and adjoining streets
Zone 3	Lambton Quay and adjoining streets
Zone 4	Willis, Cuba, Manners Streets and adjoining streets
Zone 5	Wakefield Street, Jervious Quay, Cable Street, Oriental Bay
Zone 6	Courtenay Place, Vivian Street, Tory Street and adjoining streets
Zone 7	Kent Terrace, Mt Victoria and Mt Cook

Grocery shopping location compared to age group

The majority of respondents, from across all age groups, do their grocery shopping in the central city. However, higher percentage of people in younger age groups (<35 years) travel to the suburbs to do their grocery shopping when compared with the other age groups. This may be due to these groups seeking lower grocery prices in supermarkets such as PAK'nSAVE in Kilbirnie.

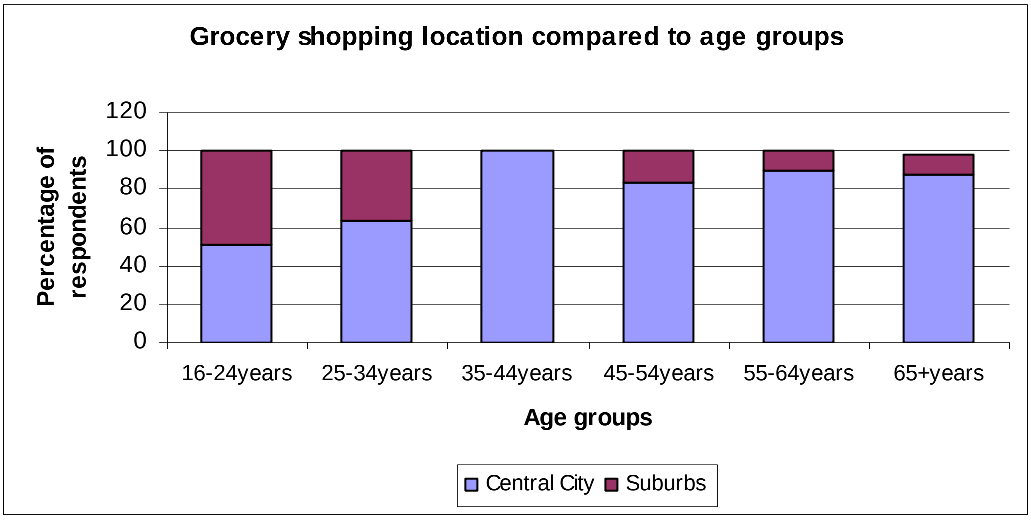


Figure 44: Cross-tab: Grocery shopping location and age group

Grocery shopping location compared to income group

The results indicate that the majority of respondents shop in the central city despite their household income group. The proportion of respondents doing their grocery shopping in the central city generally increases as income does. The exception to this trend is the income group of $100,000-$150,000 per year – 30% of these respondents do their grocery shopping in the suburbs.

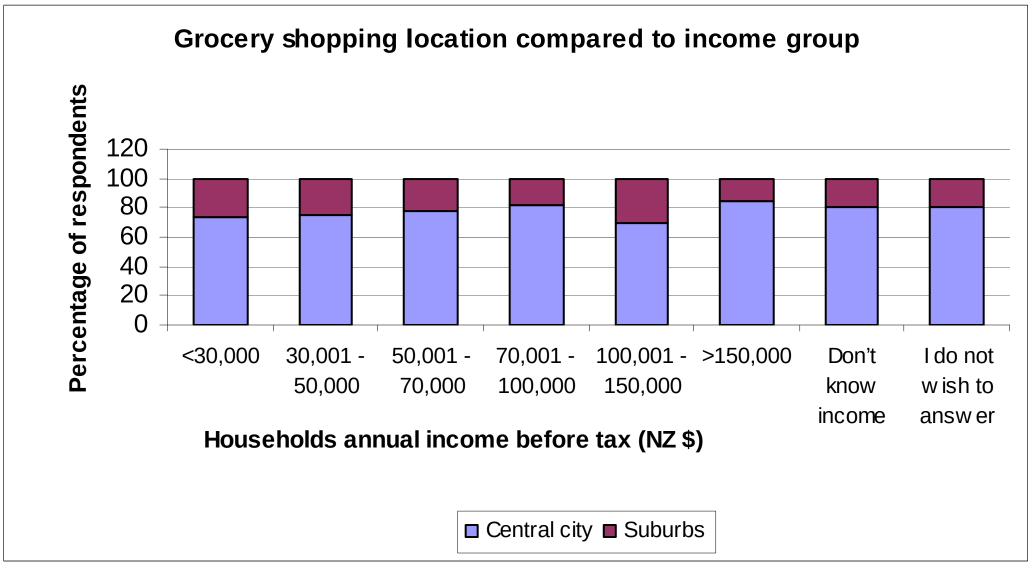


Figure 45: Cross-tab: Grocery shopping location and income group

Grocery shopping location compared to mode of travel to work

The majority of respondents shop in the central city regardless of their mode of travel to work. Slightly greater proportions of people who drive a car or take the train do their grocery shopping in the suburbs when compared with other modes of travel.

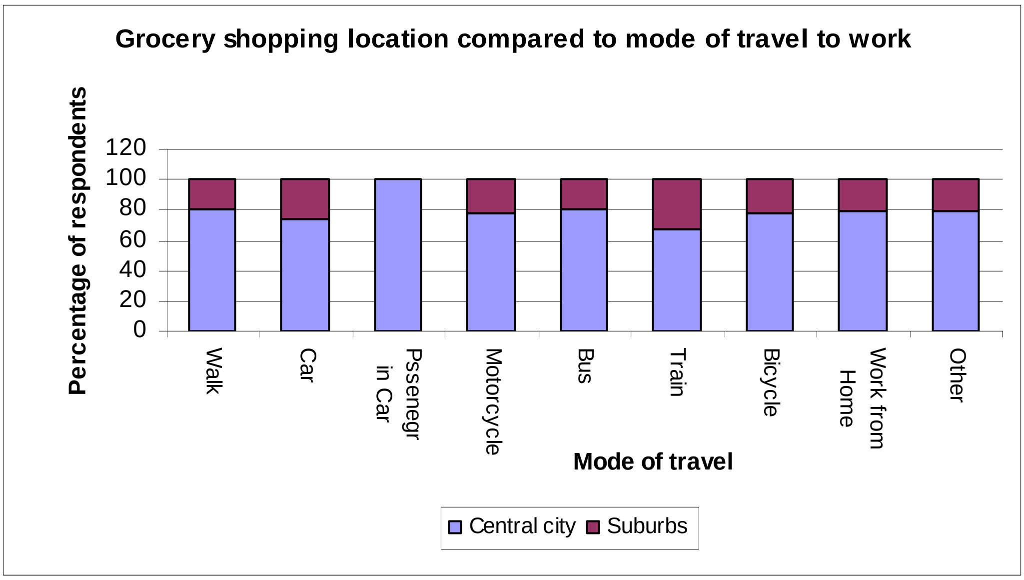


Figure 46: Cross-tab: Grocery shopping location and travel mode

Mode of transport to work compared with apartment location

The main modes of transport to work for survey respondents are:

- walk (73%)
- car (13%) and
- bus (6%).

Higher percentages of people walk to work from Zones 2 (The Terrace/Boulcott St), 4 (Willis/Cuba/Manners St) and 6 (Courtenay Place/Vivian/Tory St).

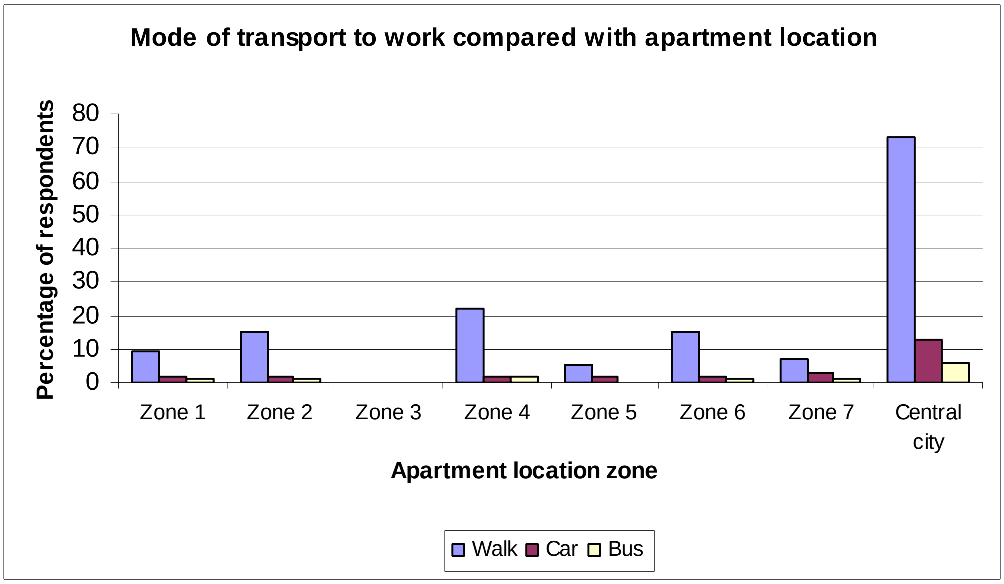


Figure 47: Cross-tab: Mode of transport to work and apartment location

Walking as a mode of transport to work (or study) compared with age group

The majority of respondents, despite their age, walk to their places of work or study.

Walking as the main mode of transport tends to decline as age increases and use of a car as the main mode of transport increases with age.

A greater proportion (10%) of younger people (16-24 years) use the bus as their main mode of transport than the other age groups.

Age group	Main mode of transport to work or study		
	Walk	Car	Bus
16-24 years	75%	5%	10%
25-34 years	79%	9%	6%
35-44 years	76%	12%	5%
45-54 years	74%	15%	6%
55-64 years	66%	19%	6%
65+ years	59%	21%	7%

Table 13: Cross-tab: Mode of transport and age group

Parking during evenings and weekends compared with apartment location

79% of respondents park their cars in their apartment building car park during evenings and weekends, 10% of respondents park their cars on street during evenings and weekends and 7% of respondents park their cars in a leased car space in a car parking building. Across all the zones a similar trend is seen except Zone 4 (Willis, Cuba and Manners St) where on-street parking is less in comparison to car parking in a leased space in car parking building.

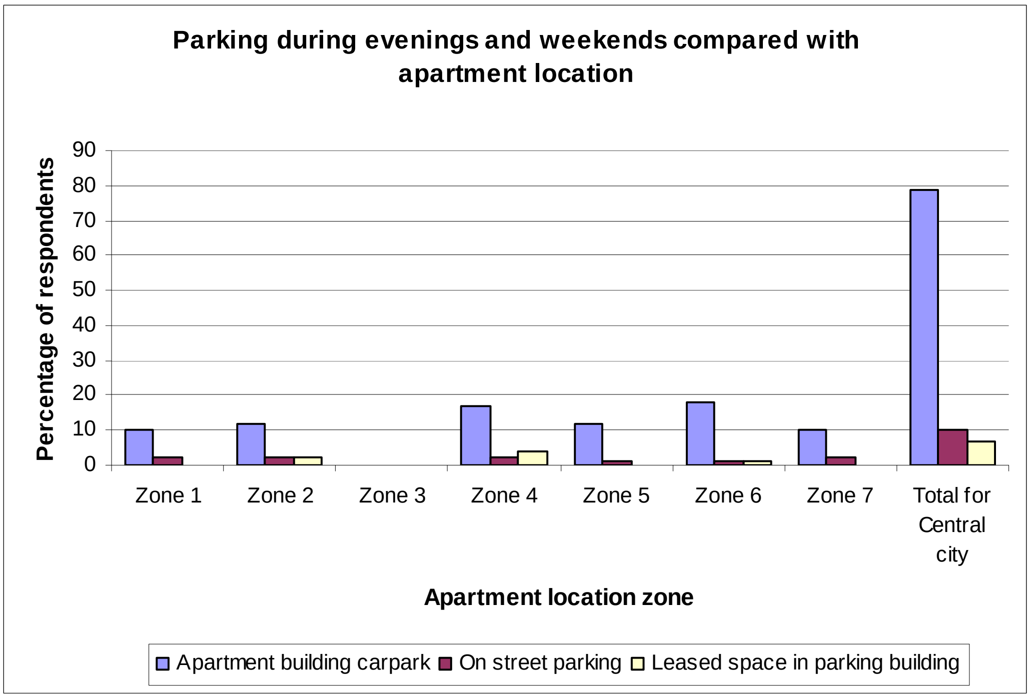


Figure 48: Cross-tab: Parking during evenings and weekends and apartment location

Parking during evenings and weekends compared to age group

Of the 79% of respondents who park their cars in their apartment building car park during evenings and weekends, the largest proportions are aged 45-54 years (20%) and 55-64 years (20%).

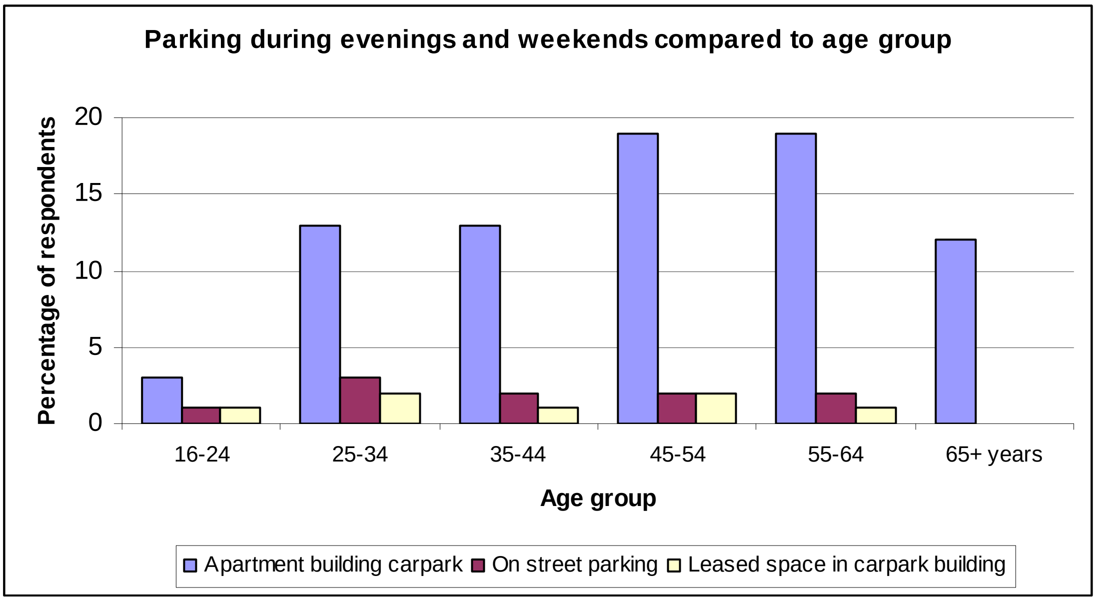


Figure 49: Cross-tab: Parking during evenings and weekends and age group

A total of 10% of survey respondents park their cars on the street. The likelihood of respondents parking their car on the street declines with age from the 25-34 year age group onwards.

Of the 7% of respondents who park their cars in a leased space in a car park building, 3% are aged 25-34 years, 2% are aged 45-54 years, 1% are aged 35-44 years, and 1% are aged 55-64 years.

Parking during work hours compared with apartment location

Of the 59% of respondents who park their cars in their apartment building car park during work hours, a higher percentage of respondents live in Zone 6 - Courtenay Place, Vivian and Tory Streets (14%) and Zone 4 - Willis, Cuba and Manners Streets (13%).

Of the 17% of respondents who park their cars at their work place during work hours, a higher percentage of respondents live in Zone 4 (4%) and Zone 6 (4%) when compared with other zones.

Of the 10% of respondents who park their cars on the street during work hours, most are from either Zone 2 (The Terrace/Boulcott St), Zone 5 (Wakefield St/Jervois Quay/ Cable St/Oriental Bay), or Zone 7 (Kent Tce/Mt Victoria/Mt Cook) – all 2% each.

Of the 8% of respondents who park their car in a leased space in a car park building, half of them live in Zone 4 - Willis, Cuba and Manners Streets.

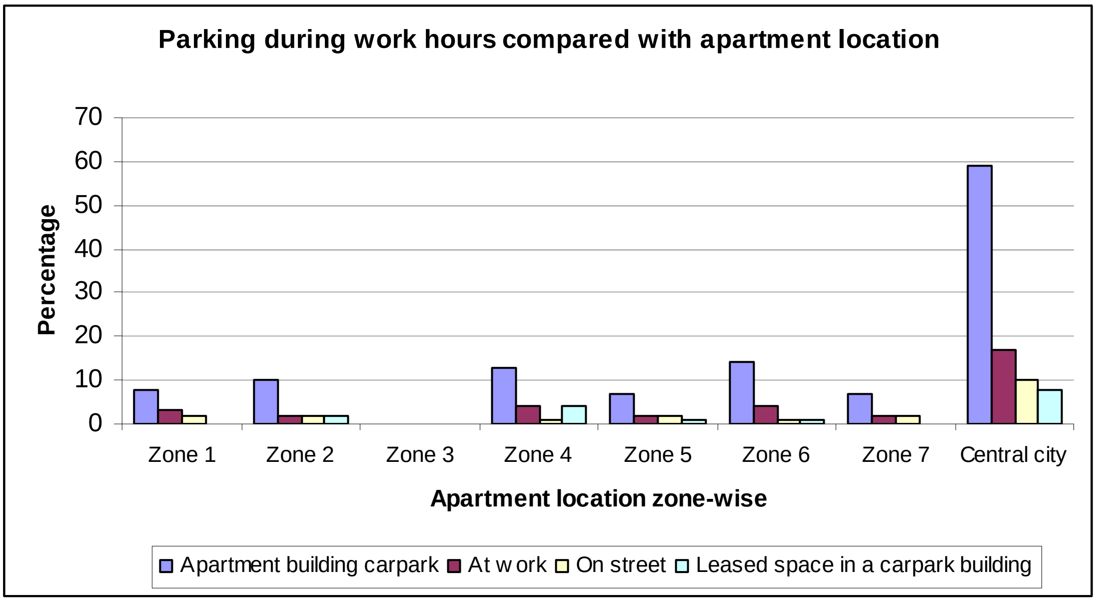


Figure 50: Cross-tab: Parking during work hours and apartment location

Parking during work hours compared to age group

The graph below shows that more survey respondents park their cars in their apartment building carpark than any other location. Of the 59% of respondents who park their cars in their apartment building car park during work hours the largest proportion are aged between 45 and 64 years- 15% are aged 55-64 years and 15% are aged 45-54 years.

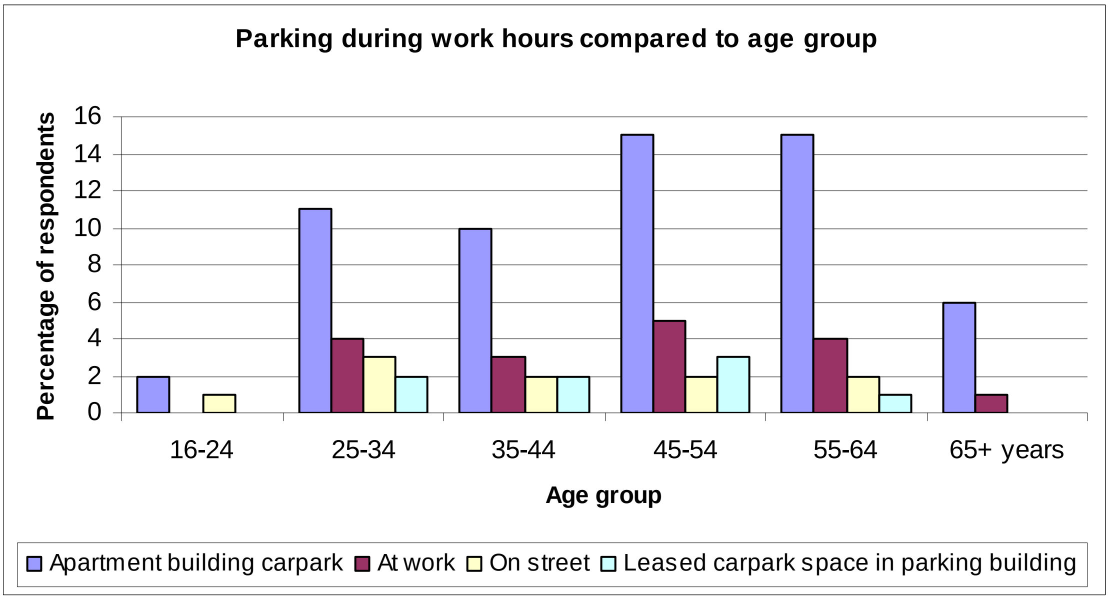


Figure 51: Cross-tab: Parking during work hours and age group

Of the 17% respondents who park their cars at their work place during work hours, the largest proportion (5%) is aged 45-54 years.

Of the 10% of respondents who park their cars on the street during work hours, the largest proportion (3%) is aged 25-34 years.

Household type compared with likelihood of moving

Of the 29% of households that are likely to move from their current apartment in next 12 months, 12% are families.

'Families' compared with aspects least liked about apartment living

Twelve percent (12%) of the household types living in apartments are families (eg. couples with children and single people with children). The results show that households with children dislike certain things about apartment living in higher percentage than other apartment dwellers, for example:

- 26% of families dislike city noise and noise from neighbours
- 14% families are not satisfied with the apartment size and the lack of storage space within them
- 11% of families are not satisfied with parking facilities.

Length of stay in apartment compared with likeliness of moving

The survey results show that 29% of respondents are likely to move out of their current apartments within the next 12 months. When the likelihood of moving is compared with how long people have lived in their current apartment, the results show that in general, the longer people have lived in their apartment, the less likely they are to move – this appears to be particularly true for those who have lived in their apartment for more than 4 years.

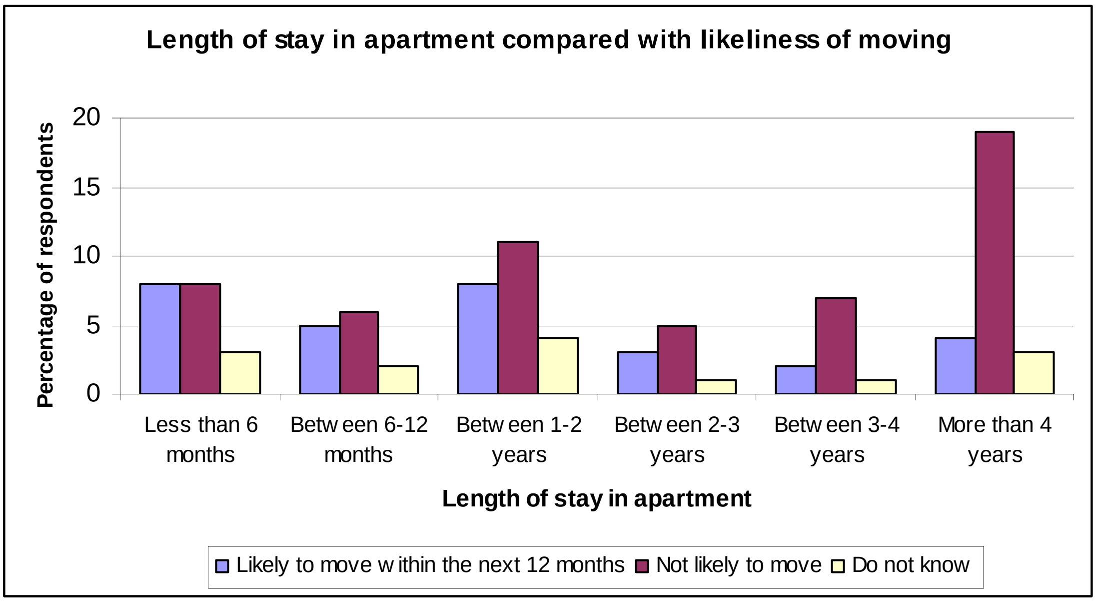


Figure 52: Cross-tab: Length of stay in apartment and likeliness of moving

- Of the 19% of respondents who have lived in their apartment for less than 6 months, 8% are likely to move within the next 12 months, 8% are not likely to move, and 3% do not know
- Of the 13% of respondents who have lived in their apartment between 6-12 months, 5% are likely to move within the next 12 months, 6% are not likely to move, and 2% do not know
- Of the 23% of respondents who have lived in their apartment between 1 - 2 years, 8% are likely to move within the next 12 months, 11% are not likely to move, and 4% do not know

- Of the 9% of respondents who have lived in their apartment between 2-3 years, 3% are likely to move within the next 12 months, 5% are not likely to move, and 1% do not know
- Of the 10% of respondents who have lived in their apartment between 3 -4 years, 2% are likely to move within the next 12 months, 7% are not likely to move, and 1% do not know
- Of the 26% of respondents who have lived for more than 4 years in their apartment, the majority (19%) are not likely to move within the next 12 months. Only 4% are likely to move, and 3% do not know.

Likeliness of moving compared with apartment tenure and respondent age

Twenty nine percent (29%) of the respondents are likely to move from their current apartments within the next 12 months. These people are more likely to be those who are renting their apartment rather than those who own their apartment. Those in the age group 25-34 years (38%) are more likely to move than any other age group.

Likeliness of moving compared with apartment size

In general, a larger proportion of people living in larger-sized apartments (eg. over 76 sqm in size) are not likely to move within the next 12 months:

- 31% of apartments are over 100 sqm in size – 24% of their occupants are not likely to move within the next 12 months, compared to 4% of their occupants who are likely to move and 3% don't know if they are likely to move within the next 12 months.
- 21% of apartments are sized between 76-100 sqm – 13% of their occupants are not likely to move within the next 12 months, compared to 6% who are likely to move and 2% don't know if they are likely to move within the next 12 months.
- 21% of apartments are sized between 51-75 sqm – 11% of their occupants are not likely to move within the next 12 months, compared to 7% who are likely to move and 3% don't know if they are likely to move within the next 12 months.
- 10% of apartments are less than 50 sqm in size – 4% of their occupants are not likely to move within the next 12 months, compared to 5% who are likely to move and 1% don't know if they are likely to move within the next 12 months.

Of the 16% of apartment dwellers who do not know their apartment size, 5% are not likely to move within the next 12 months, compared to 7% who are likely to move.

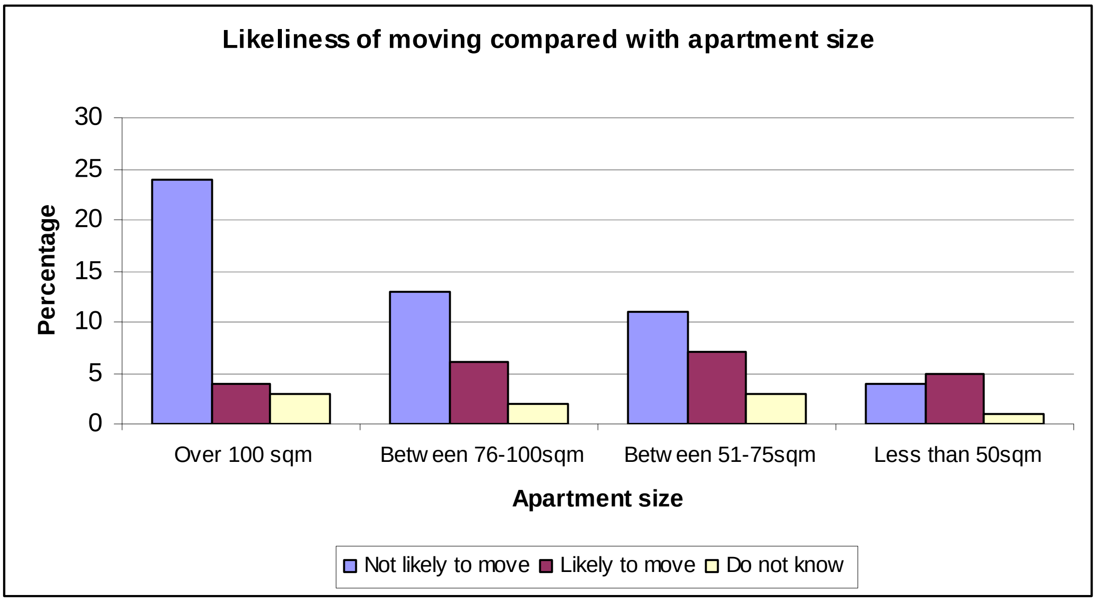


Figure 53: Cross-tab: Likeliness of moving and apartment size

Where likely to move to compared with where previously lived

The survey results show that before their current apartment, 29% of respondents were living in a house in the suburbs and 25% lived in another apartment in central Wellington, and 11% lived in an apartment/house overseas.

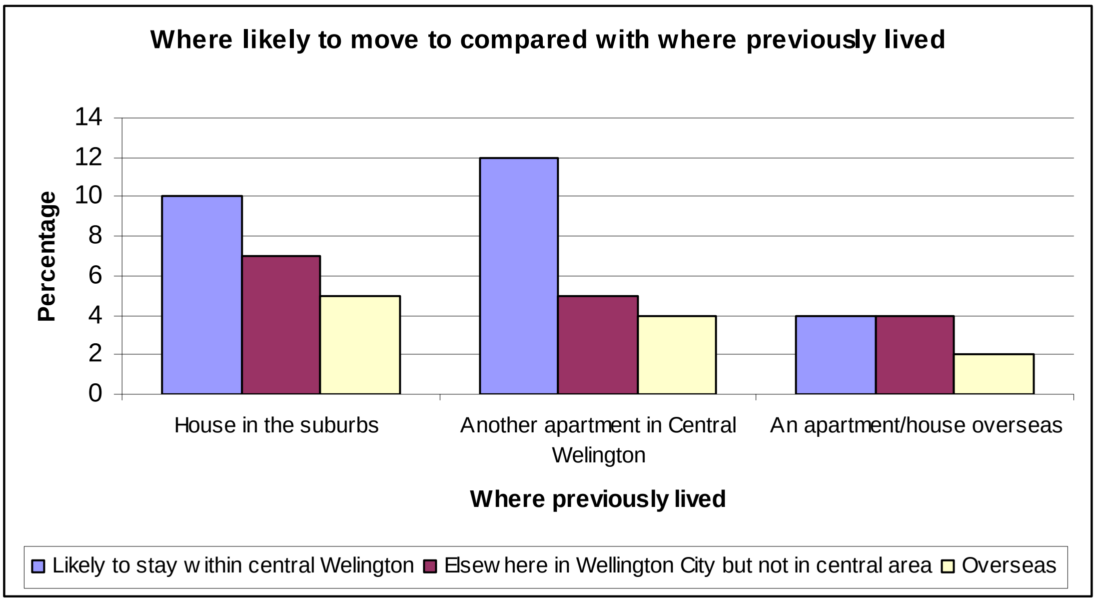


Figure 54: Cross-tab: Where likely to move and where previously lived

Looking at where the respondents are likely to move to, of those people who previously lived in a house in the suburbs, 10% are likely to stay within central Wellington when they next move. Seven percent (7%) will look to move to elsewhere in Wellington city (but not in the central area), and 5% will look to move overseas.

Of those who previously lived in apartment in central Wellington, 12% are likely to stay within central Wellington when they next move. Another 5% will look to move to elsewhere in Wellington City (but not in the central area), and 4% will look to move overseas.

Of those people who previously lived in an apartment/house overseas, 4% are likely to stay within central Wellington when they next move. Another 4% will look to move back overseas and 2% will look to move to elsewhere in Wellington City.

Reasons for likely to move compared with type of future dwelling

Of those respondents who gave personal reasons (24%) as their main reason for moving out, 3% are likely to move into another apartment in the central area, and 6% are likely to move to a house in the suburbs.

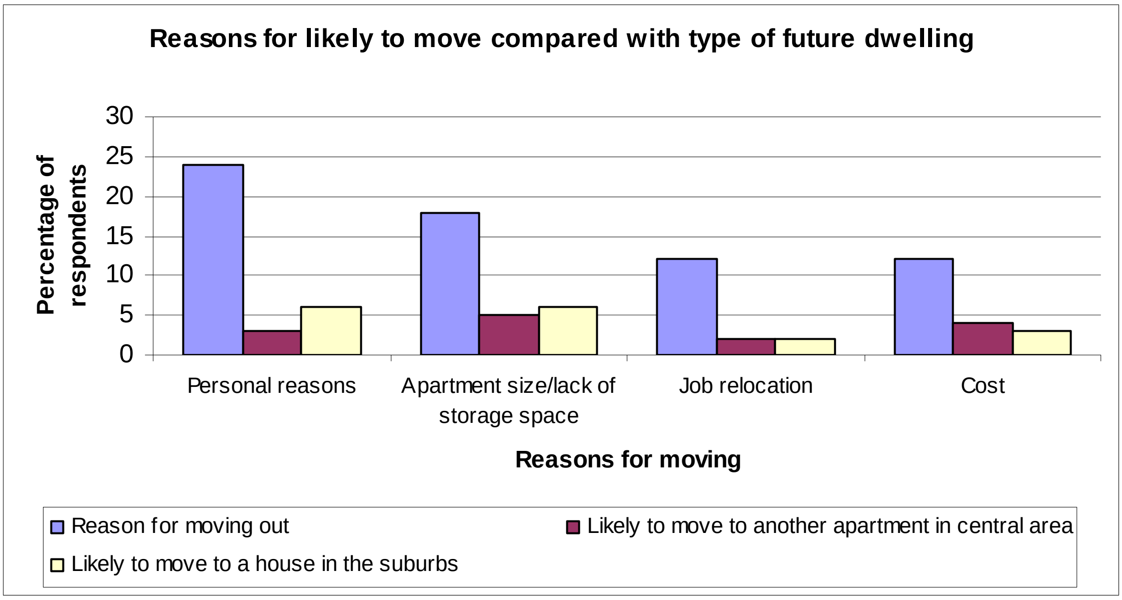


Figure 55: Cross-tab: Reasons for likely to move and type of future dwelling

Of the 18% of respondents who gave apartment size and lack of indoor storage space and outdoor space as their main reason for moving out, 5% are likely to move into another apartment in the central area, and 6% are likely to move to a house in the suburbs.

Of the 12% of respondents who gave job relocation as their main reason for moving out, 2% are likely to move into another apartment in the central area, and 2% are likely to move to a house in the suburbs.

Of the 12% of respondents who gave cost as their main reason for moving out, 4% are likely to move into another apartment in the central area, and 3% are likely to move to a house in the suburbs.

Appendix 1: List of figures and tables

Figures

Tables

Appendix 2: Copy of apartment survey questionnaire

Absolutely POSITIVELY Wellington
ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Survey of central-city apartment dwellers – April 2008

Protecting your privacy

The information you provide will be used by Wellington City Council in relation to its city planning role only. No individual responses will be identified or reported in any way. All survey responses will remain the property of the Council. We will not disclose your contact details to any third party, and we will only use these details to contact you in relation to city planning issues. Any contact details provided will be recorded by Wellington City Council and you can access them by contacting the City Planning Unit during business hours.

Prize draw – terms and conditions

All survey responses received by 5pm on 31 May 2008, that include contact details, will go in to the draw to **win a $200 voucher from the Logan Brown Restaurant and Bar, www.loganbrown.co.nz**. Entries are limited to one per apartment. The winner will be randomly drawn by the Council's City Planning Manager the week beginning 2 June 2008. The judge's decision will be final and no correspondence will be entered into. The prize draw winner will be notified by mail by 6 June 2008. The prize is not transferable for cash or an equivalent.

Section A – your household

1. What is the name and address of your apartment building? ____________________

____

____

2. Which of these best describes your household?

- ☐ Single/one person household
- ☐ Single person with children
- ☐ Group – eg flatmates
- ☐ Couple with children
- ☐ Couple without children
- ☐ Other (please specify) ____________________

3. How many people live in your household, including yourself? ☐ One ☐ Two ☐ Three ☐ Four ☐ Five ☐ More than five

Section B – your apartment

4. Which of the following best describes your apartment?

- ☐ Studio
- ☐ One bedroom apartment
- ☐ Two bedroom apartment
- ☐ Three bedroom apartment
- ☐ Other (please specify) ____________________

5. Which of the following best describes your situation?

- ☐ Own the apartment without a mortgage
- ☐ Own the apartment with a mortgage
- ☐ Renting the apartment
- ☐ Boarder
- ☐ Living with family
- ☐ Other (please specify) ____________________

If you rent, how much is the weekly rent for the entire apartment?

☐ < $150 ☐ $151–$250 ☐ $251–$350 ☐ $351–$450 ☐ $451–$550 ☐ $551–$650 ☐ $650 + ☐ Don't know

6. How long have you lived in your apartment?

- ☐ Less than 6 months
- ☐ Between 6 and 12 months
- ☐ Between 1 and 2 years
- ☐ Between 2 and 3 years
- ☐ Between 3 and 4 years
- ☐ More than 4 years

7. How big is your apartment?

☐ < 50 square metres ☐ 51 – 75 square metres ☐ 76 – 100 square metres ☐ Over 100 square metres ☐ Don't know

Section C – apartment living

8. In what type of dwelling did you previously live (ie the last place you lived before your current apartment)?

- ☐ Another apartment in central Wellington
- ☐ A house on a lifestyle block
- ☐ A house in the suburbs
- ☐ A townhouse in the suburbs
- ☐ An unit or apartment in the suburbs
- ☐ A separate house in the inner city
- ☐ A townhouse in the inner city
- ☐ Other (Please specify) ____________________

9. What are the **three** most important reasons for you choosing to live in an apartment? **(Please tick 3 only)**

- ☐ Affordable
- ☐ Close to work
- ☐ Close to public transport
- ☐ Close to shops and cafes
- ☐ Close to family or friends
- ☐ Wanted a smaller place to live
- ☐ Low maintenance
- ☐ Better safety and security
- ☐ Close to parks and open spaces
- ☐ Close to recreational facilities
- ☐ Close to schools or university
- ☐ Good access to childcare
- ☐ Lifestyle and 'city living'
- ☐ Lack of housing choice elsewhere
- ☐ Good design of apartment /building complex
- ☐ Availability of apartments
- ☐ Didn't have a choice
- ☐ Other (Please specify) ____________

10. What are the three things you like least about apartment living?

1 ____________________

2 ____________________

3 ____________________

11. Would you consider living in an apartment if it was located in one of Wellington's other town centres (ie Johnsonville, Kilbirnie, Karori, Tawa)?

☐ Yes ☐ No ☐ Don't know

12. Are you likely to move in the next 12 months?

☐ Yes ☐ No ☐ Don't know, ***If you answered 'Yes' to Q12 then please complete questions 13-15. Otherwise go directly to question 16***

13. Where would you expect to move to?

- ☐ Somewhere within central Wellington
- ☐ Elsewhere in Wellington City (but not the central city)
- ☐ Elsewhere in the Wellington Region (please specify) ____________________
- ☐ Auckland
- ☐ Elsewhere in New Zealand
- ☐ Overseas

14. What are the 3 main reasons you're considering moving?

1 ____________________

2 ____________________

3 ____________________

15. What type of dwelling are you likely to move to?

- ☐ Another apartment in central Wellington
- ☐ A house on a lifestyle block
- ☐ A house in the suburbs
- ☐ A townhouse in the suburbs
- ☐ A unit or apartment in the suburbs
- ☐ A separate house in the inner city
- ☐ A townhouse in the inner city
- ☐ Other (please specify) ____________________
- ☐ Don't know

16. Where does your household most commonly do its grocery shopping?

☐ In the Central City ☐ In the suburbs (please specify where ie Kilbirnie, Thorndon) ____________________

Section D – transport

17. What is the location of your main place of work or study (ie area and street name)? ______________________

18. What is the main way you usually travel to work? **(Please tick one)**

☐ Walk ☐ Car ☐ Passenger in a car ☐ Motorcycle ☐ Bus ☐ Train ☐ Bicycle ☐ Other (Please specify) __________

19. Do you own a car? ☐ Yes ☐ No

If yes, when do you usually use your car?

☐ Weekdays only ☐ Weekends only ☐ Both

20. Where do you usually park your car during the evening and weekends?

☐ In your apartment building carpark
☐ In a leased space in a parking building
☐ On-street
☐ Other (please specify) ______________________

21. Where do you usually park your car during working hours?

☐ In your apartment building carpark
☐ In a leased space in a parking building
☐ In a parking building (but not a leased space)
☐ On-street
☐ At your place of work
☐ Other (please specify) ______________________

22. Do you own a bicycle? ☐ Yes ☐ No

23. What would make you consider using your bicycle for regular travel to work?

☐ I already use my bicycle
☐ Nothing – I am unlikely to use my bicycle
☐ Better cycleways along major roads
☐ Better cycle-related facilities at your workplace
☐ Public bike parking facilities
☐ Better safety and slower traffic speeds
☐ Other (please specify) ______________________

Section E – open space

24. What type of private open space does your apartment have (ie space only accessible to you)?

☐ Garden
☐ Courtyard
☐ Small balcony
☐ Large balcony
☐ Rooftop area
☐ Other (please specify) ______________________
☐ No private open space

25. Do you have access to communal open space in your apartment complex? ☐ Yes ☐ No

If yes, how often do you use this communal open space?

☐ Every day ☐ Several times a week ☐ Once a week
☐ Several times a month ☐ About once a month ☐ Less than once a month
☐ Never

What do you think of the quality of this communal open space? ☐ Excellent ☐ Good ☐ Average ☐ Poor

26. How long would it take you to walk from your apartment to the nearest public park?

☐ Less than 5 minutes ☐ Between 5 and 10 minutes ☐ More than 10 minutes ☐ Don't know

27. How often would you visit this or another public park in the central city?

☐ Every day ☐ Several times a week ☐ Once a week
☐ Several times a month ☐ About once a month ☐ Less than once a month ☐ Never

Section F – community

28. Do you use any of the following services or facilities? **(Please circle the most appropriate response)**

	In the central city	Outside of the central city
Childcare services (such as pre-school/ kindergarten, youth activities, holiday programmes)	Yes/ No	Yes/ No
Community support services (such as the Citizens Advice Bureau, community centres)	Yes/ No	Yes/ No
Recreational services (such as open spaces, swimming pools, recreation centres)	Yes/ No	Yes/ No
Information services (such as libraries)	Yes/ No	Yes/ No
Other facilities used to meet with your social networks (such as community groups, church group, hobbies group or club, cultural group)	Yes/ No	Yes/ No

29. Are there any facilities or services that are not provided locally that you would like to see? ____________________

Section G – about you

30. Which of the following age groups do you fall into?

☐ 16-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65+

31. What gender are you?

☐ Male ☐ Female

32. To which ethnic group or groups do you belong?

☐ NZ European ☐ Maori ☐ Samoan ☐ Chinese ☐ Indian ☐ Tongan ☐ Other (Please specify) ____________

33. Which of the following best describes your main occupation?

☐ Manager ☐ Professional ☐ Technician and trades ☐ Personal services
☐ Clerical and administration ☐ Sales ☐ Manual labourer ☐ Student
☐ Retired ☐ Other (Please specify)

34. What is your household's annual income before tax?

☐ $30,000 or less per year ☐ $30,001 - $50,000 ☐ $50,001 - $70,000 ☐ $70,001 - $100,000 ☐ $100,001 - $150,000
☐ More than $150,000 ☐ Don't know ☐ I do not wish to answer

Thank you for your time.

Wellington City Council is interested in continuing dialogue with people who live in the central city, so we can better understand your future needs. Would you be interested in further participation?

☐ Yes [please ensure you complete your contact details below] ☐ No

If you have any questions about this questionnaire, please contact Rekha Jatav, City Planning, on (04) 499 4444 or email rekha.jatav@wcc.govt.nz

Please enter your contact details below. We will need these to be able to contact you if you win the prize draw.

Your contact details (optional): Name:____________________ Address: ____________________

Contact number : ____________________ Email:____________________

Appendix 3: Apartment buildings and number of survey responses received

The table below lists all the apartment buildings with/without names and the number of responses received from them.

	Name & Location of Apartment Building	Number of responses received
1	20 Thompson Street, Mt Cook	9
2	11-13 Ghuznee Street, Te Aro	3
3	120 The Terrace	3
4	126 The Terrace, Terrace Towers	3
5	152, The Terrace	2
6	166 Oriental Parade, Oriental Bay	4
7	178 Wakefield St	2
8	182 Wakefield St	2
9	185 Victoria Street,Te Aro	4
10	2 Hood St, Mt Victoria	3
11	222 The Terrace	5
12	227 The Terrace	2
13	240 The Terrace, Te Aro	3
14	26 Marion Street	2
15	260 Oriental Bay	5
16	310 Oriental Parade	2
17	318 Oriental Parade	3
18	326-328 Oriental Parade	3
19	345- 352 Oriental Parade	2
20	38 Roxburgh, Mt Victoria Street	2
21	Kate Sheppard Apartments, 42 Moleworths St	29
22	4 Frederick St, Te Aro	2
23	5 Aitken St, Thorndon	18
24	5 Kent Terrace Apartments	19
25	Duke Street Apartments, Mt Victoria	2
26	57 Boulcott Street, Boulcott Apartments	8
27	6 Elizabeth Street, Mt Victoria	2
28	60 Willis Street	4
29	7 Austin St, Mt Victoria	2
30	70 Marjoribanks St, Mt Victoria	3
31	8 Finlay Terrace, Mt Cook	4
32	80 Salamanca Road, Kelburn	6
33	81 Ghuznee St, Te Aro	3
34	88 Brougham St. Mt Victoria	3
35	Bond Store Apartments, 8-10 Egmont St, Te Aro	6
36	Adams Terrace Apartment, Aro Valley	2
37	QBA Apartments, 51-75 Webb Street	18
38	Sirocco Apartments, 8 Church Street	15
39	Ashley Apartments, 168 Tinakori Road, Thorndon	2
40	Aston Towers, 131-135 Abel Smith Street	2

41	Atlas House, 22 Ghuznee St, Te Aro	7
42	Atrium Towers, 154 The Terrace	8
43	Augusta Apartments, 254-266 Willis St	12
44	Aulsebrooks Buildings, 178 Wakefield st	2
45	Sanctum Apartments, 10 Ebor Street, Te Aro	44
46	Batham Court Apartments, 85 Elizabeth St, Mt Victoria	2
47	Bay Point, 172 Oriental Parade	4
48	Bolton Hotel Apartments, 12 Bolten St	3
49	Capital Hill Apartments,Hill Street Thorndon	5
50	Century City Apartments, 70 Tory Street	10
51	Chaffers Dock, 22 Herd St, Te Aro	15
52	City Light Apartments, 3 Walter Street	5
53	City Lodge Apartments, 115 Vivian St, Te Aro	10
54	Civic Chambers, 25 Cuba St, Te Aro	6
55	Columbia Private Apartments, 32-39 Cuba St	4
56	Commerce House, 126 Wakefield St	2
57	Courtenay Apartments, 120 Courtenay Place	8
58	Croxley Mills Apartments, 33 Frederick Street	9
59	De Veere Apartments, 23 Tennyson St, Te Aro	11
60	Dixon Lane Apartments, 7 Feltex Lane, Te Aro	5
61	Dominion Apartments, 78-80 Victoria St	10
62	Edwards Apartments, 3 Edward St, Te Aro	7
63	Elizabeth Court, 24-26 Elizabeth St, Mt Vic	4
64	Elms Court, 367 The Terrace, Te Aro	4
65	Endeavour Apartments, 125 Thorndon Quay	7
66	Fountain Court, 48-54 Oriental Parade	5
67	Frimaro Court, 204 Scarborough Terrace, Mt Victoria	3
68	Fusion Apartments, 2-29 Jessie St	2
69	Galleria Apartments, 77-87 Tory St, Te Aro	13
70	Girton Terrace Apartments, 8-12 Girton Terrace, Mt Cook	3
71	Hamilton Flats, 9 Hawker St, Mt Victoria	2
72	Hannah's Factory Building, 14 Leeds St, Te Aro	8
73	Hannah's Corner, 8 Leeds St, Te Aro	8
74	Hume House, 152 The Terrace	6
75	Inverleith Apartments, 306 Oriental Parade	2
76	Kelvin House, 16 The Terrace	10
77	Kent Apartments, 16 Kent Terrace, Mt Vic	6
78	Lexington Apartments, 33 Hania St, Mt Vic	4
79	Madison on Tory, 148 Tory St	7
80	Maison Cabriole, 60-64 Courtenay Place	5
81	Marion Square Apartments, 26 Marion Square St, Te Aro	8
82	Mendoza Apartments, 9-11 Ebor St, Te Aro	5
83	Metro Apartments, 220 Thorndon Quay	7
84	Mirabeau, 28 Clifton Terrace, Kelburn	4
85	Mitika Apartments, 254 Oriental Parade	2
86	Montreaux Apartments, 164-168 The Terrace	31
87	Monvie Apartments11-21 Holland St, Te Aro	6
88	Orthodox Mews, 70 Webb Street, Te Aro	3

89	Palazzo, 42 Vivian St, Te Aro	2
90	Patanga Flats, 24 Patanga Crescent, Thorndon	4
91	Plumbers Building, 124 Wakefield St, Te Aro	2
92	Portal Apartments, 42 Cable St	12
93	Queens Wharf Apartments, 1 Queens Wharf	7
94	Quest Atrium Apartments, 154 The Terrace	2
95	Robert Hannah Centre, 5 Eva St	10
96	San Marino Apartments, 4 Oak Park Avenue, Te Aro	4
97	Semple House, 84 Oriental Parade	3
98	Sherwood Mews Apartments, 28 Bidwill st, Mt Cook	4
99	SOL Apartments, 35-37 Jessie Street, Te Aro	8
100	St Paul's Apartments, 43 Mulgrave St, Thorndon	22
101	St Peters Apartments, 192 Willis Street, Te Aro	16
102	Tasman Garden Apartments, 1 Tasman St, Mt Cook	11
103	Tea Store Apartments, 20 Egmont Street, Te Aro	6
104	Tennyson Apartments, 25 -29 Tennyson St. Te Aro	7
105	Terrace Heights, 163 The Terrace	21
106	The Banks, 37-39 Majoribanks St, Mt Vic	3
107	The Cube, 240 Taranaki Street	4
108	The Hub Apartments, 185 Victoria Street	5
109	The Lofts, 185 Victoria Street	7
110	The Terrace Towers, 126 The Terrace	2
111	The Wellingtonian, 120 The Terrace	2
112	Thorndon Court, 11-14 Harriett Street, Thorndon	4
113	Thorndon Mews, Thorndon, Pitarua Street	3
114	Townsend Apartments, 26-30 Allen Street	4
115	Trieste, 346 Oriental Parade	4
116	Trinity Apartments, 19 College St, Te Aro	17
117	Urbane Apartments, 29 Webb Street, Mt Cook	7
118	Vic Central Apartments, 169 The Terrace	4
119	Vicino Apartments, 33 Taranaki Street	3
120	Victoria Flats, 109 Majoribanks, Mt Victoria	3
121	Wakefield Apartments, 126 Wakefield Street	4
122	Waterloo on Quay Apartments, 28 Waterloo Quay	16
123	Watkins Building, 167 Vivian Street	2
124	Westhaven Apartments, 127 Molesworth Street, Thorndon	5
125	Wharf Office Apartments, 1 Queens Wharf	3
126	Whitmore Apartments, 7 Stout Street	2
127	Windsor Court, 340 Tinakori Road, Thorndon	3
128	3 Plimmer Steps, Plimmer Emporium	3
129	Pitarua Court Apartments, 11 Pitarua St, Thorndon	2
130	Rostrevor House, 130 Vivian St, Te Aro	4
131	Southern Cross Apartments, 35 Abel Smith Street	2
	Sub Total	827
	Other apartments without names	439
	Other apartment with names	84
	Total	1350