Nelson-Tasman Housing We'd Choose

Housing Demand Preferences

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Executive Summary

As with other regions and areas across New Zealand, Nelson and Tasman regions are facing growth pressures and are assessing how to deliver housing solutions to address housing needs and affordability, while delivering well-functioning urban environments. The Nelson and Tasman region, with Nelson City as its core urban centre, is a high growth area, facing pressures from internal growth as well as from growth in retirees from further south, and from other areas in New Zealand.

Aligned with this growth are changes in the nature of households, their formation, and their needs. A desire to maximise the efficiency of urban space, reduce sprawl and consumption of highly productive lands, along with a belief that the current planning provisions are not delivering an appropriate mix of housing, means the councils are looking closely at what people need and want in terms of their dwelling choices and the forces working behind those choices. Through the use of planning provisions and with reinforcement from Central Government by way of the National Policy Statement on Urban Development, councils are aiming to ensure supply and demand are more closely aligned. Recognising a gap in their understanding of demand, Nelson/Tasman have commissioned this study into the housing choice process.

What did this research investigate?

The Housing We'd Choose study contributes a unique understanding of the demand side of the housing equation. This study collected the views of more than 600 residents across the Nelson and Tasman regions to understand what is important to them in choosing a place to live, and it has explored what types of housing they would choose to buy or to rent, if it were available, within their current income and financial constraints. The main difference between this study and previous research into housing preferences is that this research introduced 'real life' constraints on people's choices. As the report discusses in more detail, respondents were asked to choose between a variety of housing types, sizes and locations across the Nelson and Tasman regions, within their own financial constraints. These constraints were established using household and financial information that they provided during the survey.

Respondents were recruited by phone and invited to complete the online survey. Being online allowed presentation of unique visuals and allowed calculations of affordability to occur in real time, adjusting to respondents' answers throughout the process – again in real time. Efforts were made to ensure the survey sampled an appropriate cross section of Households. In total, 891 respondents indicated they were interested in taking part in the survey. Of those, some 622 completed the questionnaire. This equates to a completion rate of 70%. With an achieved sample size of 622, the results have a margin of error of +/- 3.9% at a 95% confidence level.

What did households choose?

It is clear from this study that residents in the Nelson and Tasman regions are generally willing to trade off both the type of dwelling and location, with dwelling price being a critical consideration. While the demand for stand-alone dwellings remains high, demand for attached dwelling, such as apartments, terraces and duplexes, is significant when compared to the supply that is being provided by the market.

The following are key findings of the demand preference survey:

- Respondents consider that the most important features of a dwelling are that it is **Safe from crime**, followed by having a **Freehold Title** and is **Sunny**. Other important features of housing include; **Safe from natural hazards** and that it is **Standalone**.

- In terms of location choice, there is a difference between unconstrained and constrained choice. The difference between the choices shows that financial constraints mean that respondents did not pick popular urban fringe areas (Stoke and Motueka) due to price. It would seem that respondents traded away from this location for other lower cost, potentially rural parts of the region due to prices being too high.

- The constrained choice data showed that some respondents currently living in stand-alone dwellings, would be willing to live within higher density dwelling types, mostly attached dwellings and some apartments.

1   Introduction

Within the Nelson and Tasman regions, as with other regions and growth areas across the country, there is considerable interest in the manner in which residential capacity is being supplied and enabled under District Plan planning provisions. There is a belief that demand for dwellings is exceeding the ability of the market to supply housing, resulting in significant house price increases and reductions in housing affordability. There is also a concern that the various planning provisions may not be providing an appropriate mix of housing by type, price and location to meet market demands. While it is important to understand the raw scale of growth in residential demand and capacity to meet that demand, it is as important to have a strong understanding of the type and nature of housing demand and more importantly, when presented with a range of choices and constraints, the trade-offs households are prepared to make to meet their needs.

This report is a study of housing preferences of the community that lives within and around the urban areas of Nelson and Tasman ('Urban Nelson-Tasman'[1]). The research method applied in this study is a continuation of similar research called Housing We'd Choose ('HWC'), which has been conducted by Market Economics/Research First for other cities in New Zealand (Auckland[2], Dunedin[3], Hamilton[4]) and Australia (Melbourne/Sydney[5] and Perth[6]).

1.1   Purpose of report

Nelson City Council and Tasman District Council are currently preparing a Housing and Business Capacity assessment ('HBA') as required by the National Policy Statement on Urban Development ('NPSUD'). To inform the HBA the councils need to understand the choices households make in response to their housing needs. The ability to provide for sufficient housing, in places where people want to live, and where services can be provided in an efficient and effective manner, is a critical matter that the updated HBA and Future Development Strategy review ('FDS') will need to address.

In relation to housing, the NPSUD seeks to enable sufficient capacity to meet community demand for housing at a range of locations and dwelling types, and prices. The first objective of the NPS-UD is for "*New Zealand to have well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural well-being and for their health and safety, now and into the future*". Therefore, provisions within planning documents need to provide for a range of residential opportunities such that all people can meet their needs. The final objective of the NPSUD is that "*New Zealand's urban*

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[1] Urban Nelson-Tasman is defined as Nelson, Richmond, Brightwater, Wakefield, Mapua and Motueka. See Figure 3.3 for details on the spatial extents of each of the urban areas.

[2] Yeoman, R. and Akehurst, G. (2015). The Housing We'd Choose: A study of housing preferences, choices and trade-offs in Auckland. A report prepared by Market Economics Limited for Auckland Council.

[3] Akehurst, G. (2019). Housing Framework Predictions: The Housing We'd Choose. A report prepared by Market Economics Limited for Dunedin City Council.

[4] Akehurst, G., Tucker, M., Yeoman, R. and Ashby, H (2020) Future Proof sub-region Housing Study: Demand Preferences and Supply Matters.

[5] Kelly, J.F., Weidmann, B., and Walsh, M. (2011). The Housing We'd Choose. Melbourne, Australia: Grattan Institute.

[6] Department of Housing & Department of Planning. (2013). The Housing We'd Choose: a study for Perth and Peel. Perth: Government of Western Australia.

environments; (a) support reductions in greenhouse gas emissions." In this context that means planning provisions should be designed to support development, largely intensification and higher density forms of housing close to centres and transport nodes, thereby reducing the transport friction that generates greenhouse gas emissions and commuter time. The purpose of this piece of research is to understand how households trade off higher priced stand-alone dwellings in more remote suburbs against more intensive forms of dwellings (Terraced houses, duplexes and apartments) that are significantly closer to places of high urban amenity (such as centres, work areas, the river, parks and social infrastructure).

The second objective of the NPSUD supports future housing development (and intensification) by seeking to ensure that planning decisions improve housing affordability by supporting competitive land and development markets. The NPSUD incorporates a new focus on offering people access to a choice of homes that meet their dwelling needs or demands, as well as providing access to jobs, opportunities for social interaction, high-quality diverse services, and open space. There is a focus on providing a range of dwelling types and locations, which include significant intensification within walking distance of large centres (central city).

Nelson City Council and Tasman District Council have significant data and models of household growth translated into housing units projected to be needed over the next 30 years. This shows where and how they are looking to provide for demand however, very little research has been carried out into people's housing preferences. Nelson City Council and Tasman District Council decision makers do not have a clear idea of preferences in terms of; housing attributes, preferred environments and the relative importance of all dwelling and locational characteristics households weigh up when making a housing decision. Finally, and importantly, there is virtually no research to date that explores the kinds of trade-offs households may be willing to make if they can't meet all of their preferences in a way that is affordable to them. The Housing We'd Choose research is seeking to better understand these trade-offs.

Tasman and Nelson Councils, will also use the report to provide evidence for the individual Resource Management Plans (RMA), which are currently at different stages of preparation, to inform the scale of zoning for different types of residential in its District/City.

1.2   Scope of report

The scope of the research was to investigate housing preferences in the Urban Nelson-Tasman area. The following objectives were noted by Nelson City Council ('NCC') and Tasman District Council ('TDC'):

- Establish research specific to the Urban Nelson-Tasman area;
- Establish a better understanding of what is important to people in the Urban Nelson-Tasman area when choosing a place to live;
- Exploring the type and location of housing that people would choose to live in, if the options were available, based on real-world constraints; and
- Comparing existing housing stock and what is coming online (currently being built, or planned to be built), with what people say they would choose if they could.

The scope of this report was to focus on new housing within the private market, primarily for purchase by owner occupiers or for rental. It is acknowledged that there is a housing continuum which includes non-market housing types, such as social housing, papakāinga and co-housing. It was beyond the scope of this report to test the preferences of households that are not catered for in the private market. We consider

that a separate study of household needs within this segment of the community would be valuable. However, such a study may be outside the purview of local government and therefore likely to be more appropriately handled by central government, iwi and other community providers who control most non-market housing.

Market Economics has led a team to undertake two sets of research to meet these objectives. First, was to collect secondary data on the households and dwellings within Nelson-Tasman regions, along with other relevant secondary data. This information was used to define the survey population, sub areas of interest within the Nelson Tasman Urban Area, dwelling typology, sales/rents of these dwellings and mortgage calculator (economic research by Market Economics).

Second, to take the information from the economic research to design a survey script that would collect primary data on the housing preferences of the community (a survey conducted by Research First Ltd).

Finally, develop a short report that provides results from the research streams. In other HWC research Market Economics has conducted post survey modelling, which has included;

1) statistical analysis of relationships that exist in the primary data. This would take the form of building a discreet choice model or conditional logit model that provided insight into what was driving trade-offs.
2) projections of housing demand based on the preferences observed in the primary data.

The team would be available to provide additional economic research if required into either of these areas.

1.3   Structure of report

This report is structured as follows:

- **Section 2 – Nelson-Tasman Housing Market**, provides a discussion on the current housing market in Nelson-Tasman area which briefly discusses the dwelling stock (both existing and new), dwelling sales prices and rents and some aspects of the community (demographics and household types). This discussion provides context about the market conditions, demand and supply, which exist within the Nelson-Tasman area.

- **Section 3 – Housing We'd Choose Method**, outlines a summary of the key steps undertaken in the research. This methodology has been applied by Market Economics and Research First to many of the high growth urban areas in New Zealand.

- **Section 4 – Demand Preferences Survey**, presents the responses that were observed in the survey, both in terms of unconstrainted preferences and constrained preferences.

- **Section 5 – Conclusions**, provides a summary of the report's findings.

2 Nelson-Tasman Housing Market

2.1 Background

The Nelson and Tasman regions are renowned for receiving the most sunshine hours in New Zealand. The regions are located in north-westerly part of the South Island, which means that they are sheltered from cold weather systems arriving from the south (Figure 2.1). Unsurprisingly the regions have experienced rapid growth, from both international and internal migrants moving to live in the area.

The population growth in Nelson City and Tasman District has been faster than most of the other areas in New Zealand. Tasman District's population grew by 2.4%, or 1,300 residents in the last year, while Nelson City's population grew by 1.9% or 1,000 residents. In total, the two areas now have a population of 111,000 residents.[7] It is likely that Nelson and Tasman region will continue to grow strongly in the coming decades. The official projections suggest that another 30,000 people may locate in the regions over the coming three decades.[8]

Growth pressures have extended out from Nelson into the urban parts of Tasman region, with large scale developments occurring around many of the towns in Tasman – Richmond, Brightwater, Wakefield, Mapua and Motueka. Nelson City has also experienced strong growth, which has mainly occurred within the existing urban area.

Figure 2.1: Map of Nelson and Tasman Regions

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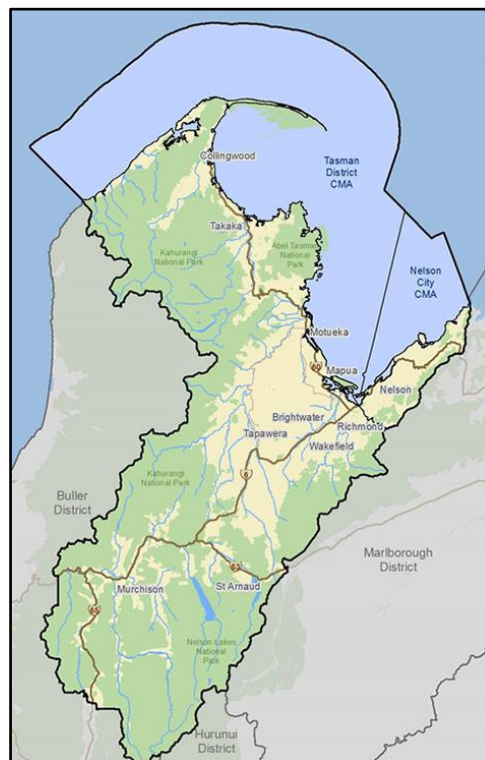
[7] Stats NZ (2020) Subnational population estimates (TA, SA2), by age and sex, at 30 June 1996-2020 (2019 boundaries).
[8] Stats NZ (2021) Population projections, by age and sex, 2018(base)-2048 – high projection.

A key concern of the councils is to understand how best to accommodate growth. Specifically, how best to encourage growth in forms that best meet the demands of households while achieving the objectives of the NPSUD and the various plans and strategic documents that outline the regions' future. A key driver for both councils is how to provide a diversity of housing options and what does this diversity look like. The councils want to understand how households will respond to a range of dwelling typologies, prices and locations and most importantly, the trade-offs households will make to achieve either locational preference or to maximise their private amenity in another manner.

Specifically, what types of dwellings and what locations should be encouraged within the regions. For the purposes of this study and to ensure that the findings of the research are able to be applied to council's HBA reporting under the NPS-UD, the focus is on the Nelson Tasman Urban Environment. However, it is recognised that this market operates in a wider sub-regional context – especially because the distances involved are not significant from some of the 'rural' hinterlands into the core urban zones. This means that the trade-offs households may be making in terms of trading more distance for a lower cost dwelling are not necessarily onerous.

2.2   Housing Supply

Dwelling consents data[9] suggests that the number of new dwellings built in the Nelson and Tasman regions peaked in early 2000 at around 950 per annum, then declined to a little over 400 per annum around 2009-2011 and has since recovered to over 800 per annum in 2020 (see Figure 2.2). While there was a significant decline in new dwelling consents during the Global Financial Crisis, supply has recovered strongly over the last decade reaching record levels in Tasman last year[10]. Figure 2.2 also shows that the role of Nelson and Tasman regions has switched, with Nelson issuing more consents in the first 5 years (1990 – 95), but with Tasman District playing the major role in supplying new dwellings from then on (58%) and Nelson providing the balance (42%).

The dwelling consent data indicates that since 1991, there has been a fairly constant split between Urban and non-urban development. In total, over the 30 years around 75% of consents have been issued in the Nelson Tasman Urban Environment and 25% in rural areas. Over the last 5 years it has averaged 78% urban, but this is similar to the 1991 – 95 period where 79% of consent were urban.
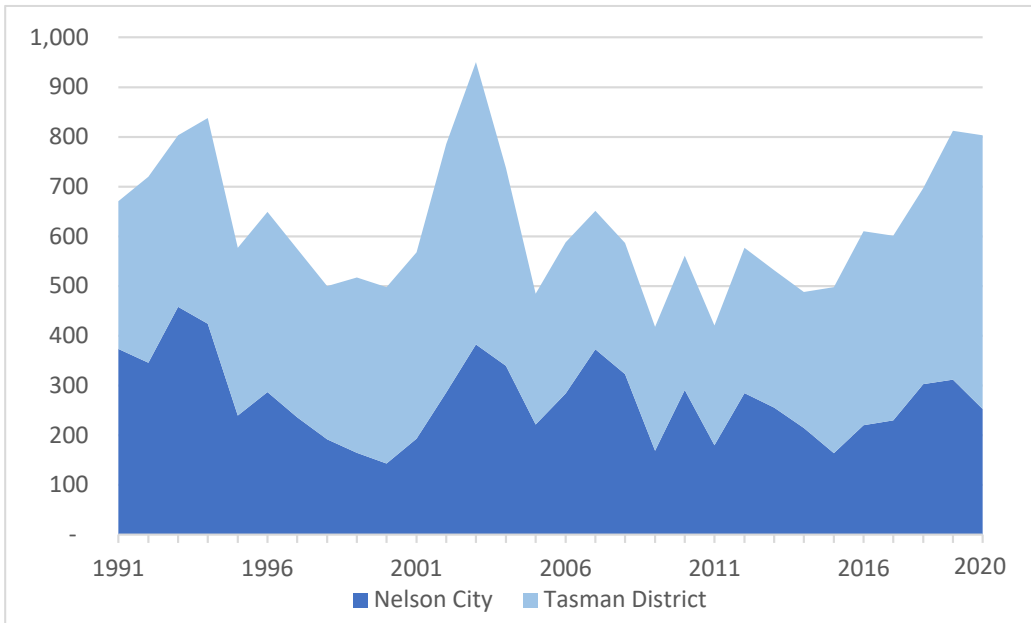
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[9] Statistics New Zealand, February 2021, Building Consents issued: December 2020
[10] Year ending March 2021, Tasman recorded a record 601 building consents issued

## Figure 2.2: New Dwelling Consents Nelson and Tasman Regions, 1991-2020

Source: Statistics New Zealand

The types of dwellings consented in the Nelson and Tasman regions have changed over the last three decades, with a growing share being retirement units and a decline in apartments in Nelson City. The number of retirement units as a share of the total has increased from 2% in the 1990 – 94 time period to almost 12% over the past decade (2010 – 2020). Apartments on the other had have declined, with over 840 issued in the 1990 – 94 period in Nelson, declining to 27 in the 2010 – 14 period before rising to 125 between 2015 and 2020. Townhouses/flats as a share have remained fairly stable across each TA. In both cases they represent around 4-5% of total consents issued. Their share peaked in Nelson during the late 1990's early 2000's at 6% share. While both low- and high-density dwelling consents have increased significantly since the GFC, there has been much more growth in consents for high density units. It is likely that Tasman has only medium density, while Nelson will have both medium density and high density.

In addition, much of the change in dwelling types has occurred in the last five years and has been driven by the developments of retirement units.

Figure 2.3: Types of New Dwelling Consented Nelson and Tasman Regions, 1991-2020
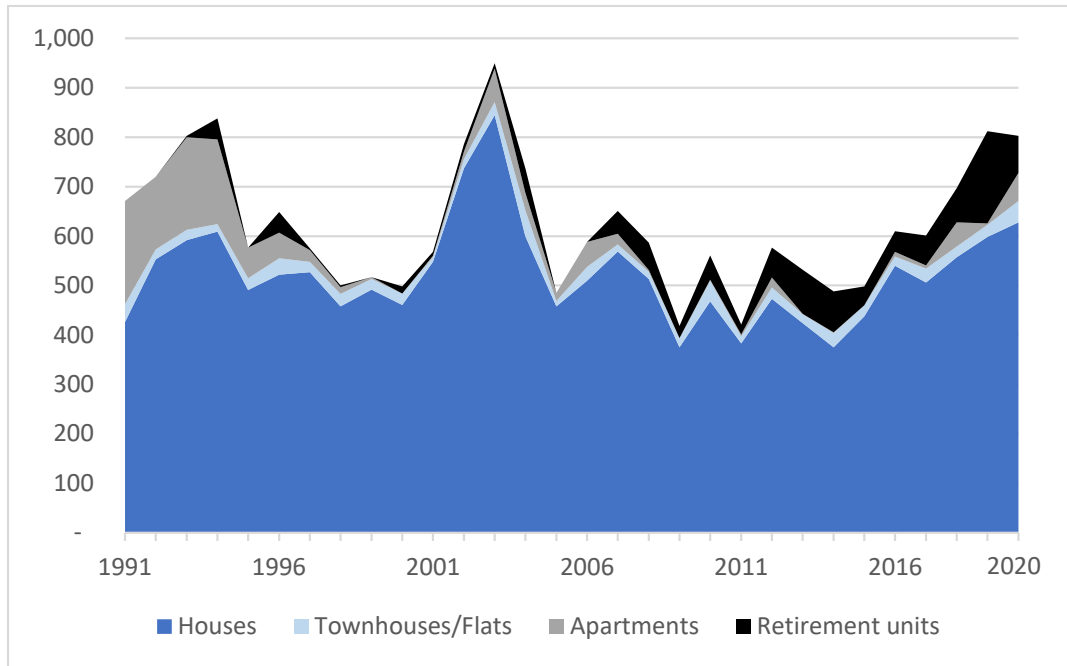
Source: Statistics New Zealand Building Consents by SA2, 1990-2020

Figure 2.3 highlights recent growth in importance of more intensive forms of residential accommodation witihn the Nelson and Tasman regions – in particular retirement accommodation. This growth has mostly occurred over the past five years (2015 – 2020). The growth in more intensive forms is also concentrated spatially into Nelson. In 2009, Nelson consented 24 retirement units and 0 apartments. By 2020 this had grown to 48 retirement units and 57 apartments – although the interveening years the data is lumpy. Tasman District in this time had an increase from 16 Townhouses/Flats, 0 retirement units and 1 apartment in 2009 to 38 townhouses and 27 retirement units in 2020 (Table 2.1). Table 2.2 presents the same data but cut according to the Nelson Tasman urban rural divide.

Interestingly for Nelson City, while there has been an increase in consents for apartments over the past 6 years (2015-2020), up to 125 issued compared with only 27 in the previous 5 years (2010 – 2014), the number of retirement units has declined slightly (down to 241 over the past 6 years versus 266 for the previous 5). Standalone dwellings are also growing strongly with over 1,060 consents issued from 2015 – 20, compared with 860 from 2010 – 2014.

In Tasman District, the total number of consents has increased to almost 2,540 (over the 2015-20 period). This is almost double the number issued between 2010 and 2014 (1,350 an 87% increase). However, consents for standalone houses have increased by 75% between these 2 periods. Tasman has experienced a significant increase in consents for Retirement Village Units (up to 229 from 2015 – 2020, up from 36 between 2010 and 2015).

This means standalone houses as a share of total consents is dropping slowly over time. IN the 2000 – 2004 period they made up 90% of building consents issued, by the 2015 – 2020 period they accounted for 81% of the total. has dropped from 83% to 78% in the combined Nelson and Tasman regions .

Table 2.1: Nelson and Tasman Regions Dwelling Consents by Type, 1990 - 2020

Years	Nelson				Tasman			
	Houses	Apartments	Retirement village units	Townhouses, flats, units, other	Houses	Apartments	Retirement village units	Townhouses, flats, units, other
1990 - 94	981	846	0	65	1,530	14	59	85
1995 - 99	878	153	20	69	1,612	3	28	55
2000 - 04	1,098	110	55	82	2,093	12	42	47
2005 - 09	1,141	91	110	29	1,284	1	16	57
2010 - 14	862	27	266	72	1,261	1	36	54
2015 - 20	1,061	125	241	55	2,206	0	229	104
Share of Each TA Total								
1990 - 94	52%	45%	0%	3%	91%	1%	3%	5%
1995 - 99	78%	14%	2%	6%	95%	0%	2%	3%
2000 - 04	82%	8%	4%	6%	95%	1%	2%	2%
2005 - 09	83%	7%	8%	2%	95%	0%	1%	4%
2010 - 14	70%	2%	22%	6%	93%	0%	3%	4%
2015 - 20	72%	8%	16%	4%	87%	0%	9%	4%

Source: Statistics New Zealand's, Building Consents by SA2

Table 2.2: Study Area Urban and Rural Dwelling Consents by Type, 1990 - 2020

Years	Nelson Tasman Urban Environment				Rural Areas			
	Houses	Apartments	Retirement village units	Townhouses, flats, units, other	Houses	Apartments	Retirement village units	Townhouses, flats, units, other
1990 - 94	1,793	854	59	116	718	6	0	34
1995 - 99	1,787	153	48	102	703	3	0	22
2000 - 04	2,216	110	97	98	975	12	0	31
2005 - 09	1,688	91	126	49	737	1	0	37
2010 - 14	1,484	27	302	111	639	1	0	15
2015 - 20	2,412	125	470	129	855	0	0	30
Share of Each TA Total								
1990 - 94	64%	30%	2%	4%	95%	1%	0%	4%
1995 - 99	86%	7%	2%	5%	97%	0%	0%	3%
2000 - 04	88%	4%	4%	4%	96%	1%	0%	3%
2005 - 09	86%	5%	6%	3%	95%	0%	0%	5%
2010 - 14	77%	1%	16%	6%	98%	0%	0%	2%
2015 - 20	77%	4%	15%	4%	97%	0%	0%	3%

2.3   Housing Demand

Over the past 25 years, the Nelson and Tasman regions have grown strongly. Between 1996 and 2020 they have grown by approximately 40% or by around 31,000 residents, collectively. The majority of growth occurred in Tasman district (57%), where population grew by 17,600 between 1996 and 2020. Nelson City grew by 13,400 people over this period, which is 43% of the regions' growth.

Figure 2.4: Population Growth 1996 – 2020, Nelson and Tasman Regions
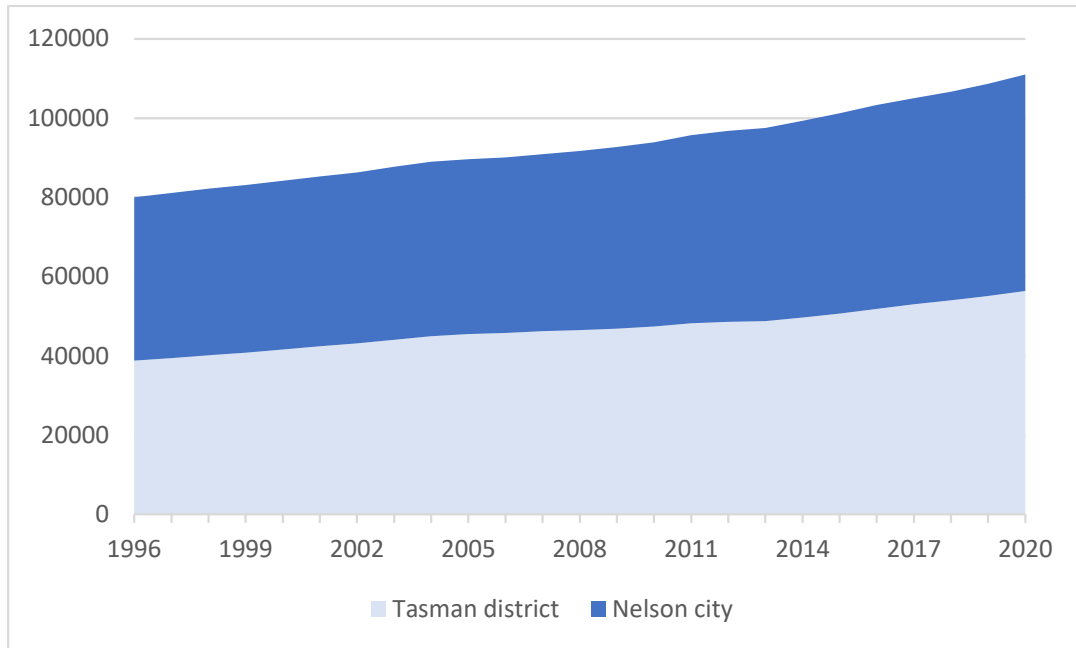
Source: Statistics New Zealand, Subnational Population Estimates 30 June 1996 - 2020

2.4   Housing Market Prices

Housing Demand has increased markedly in the Nelson and Tasman region. Since 2003 house prices have more than doubled, from $310,000 to over $680,000 for the median house.[11] **Compared with six years ago, since March 2015 median house prices in Tasman have increased by around 64%**[12]. This trend has been fairly consistent across the two regions, however prices in Nelson have been marginally higher than Tasman. Nationally, the median house price has increased at a faster rate than in the Nelson and Tasman regions. This is mostly driven by strong growth in Auckland and its high volume causing Auckland growth rates to drive the New Zealand national average.

Embodied in this growth is a general price rise (CPI). Over the same time period prices in general have increased by 40%, meaning that House Price inflation in the Nelson and Tasman region is almost 3 times general inflation (over the same time period). This is a significant level of price change, yet below the national average which is driven by Auckland growth.

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[11] Corelogic (2021) 12-month rolling Dwelling Sales Price (actual) – median price series.

[12] Ministry of Housing and Urban Development, Dashboard

Figure 2.5: Median House Prices Nelson and Tasman Regions, 2003-2020
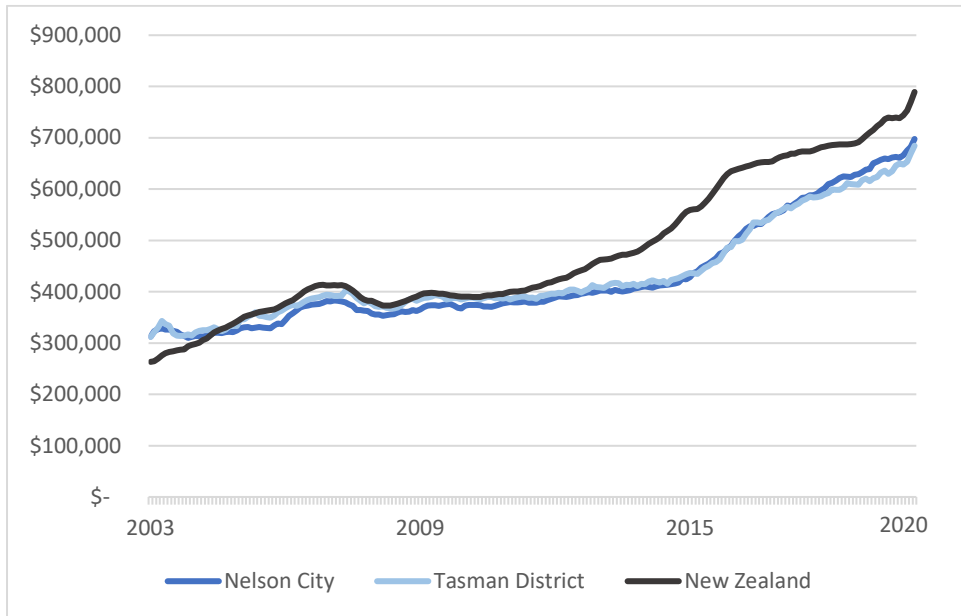
Source: Corelogic (2021) 12 month rolling Dwelling Sales Price – median price series

Demand for rental properties has also been strong in the Nelson and Tasman regions. However, weekly rents have increased by a smaller amount relative to house prices. The average weekly rent increased from $240 per week in 2003 to over $450 per week in 2020.[13] Interestingly, rental prices have not moved as far or as fast as house prices as rental prices are more likely to be driven by the need for a place to live, therefore driven more by population growth. House prices are also driven by things other than the drive to have somewhere to live. Housing's role as an investment means prices are tied to capital markets or the price of other investment goods, interest rates, tax policy and so on.

In the Nelson Tasman area, over the same time period, rentals have almost doubled – which is roughly one-fifth slower than the rate of house price growth.

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[13] MBIE (2020) 12-month rolling Dwelling Rents (actual) – nominal mean rents private bond lodgement.

Figure 2.6: Median Weekly Rental Nelson and Tasman regions, 2003-2020
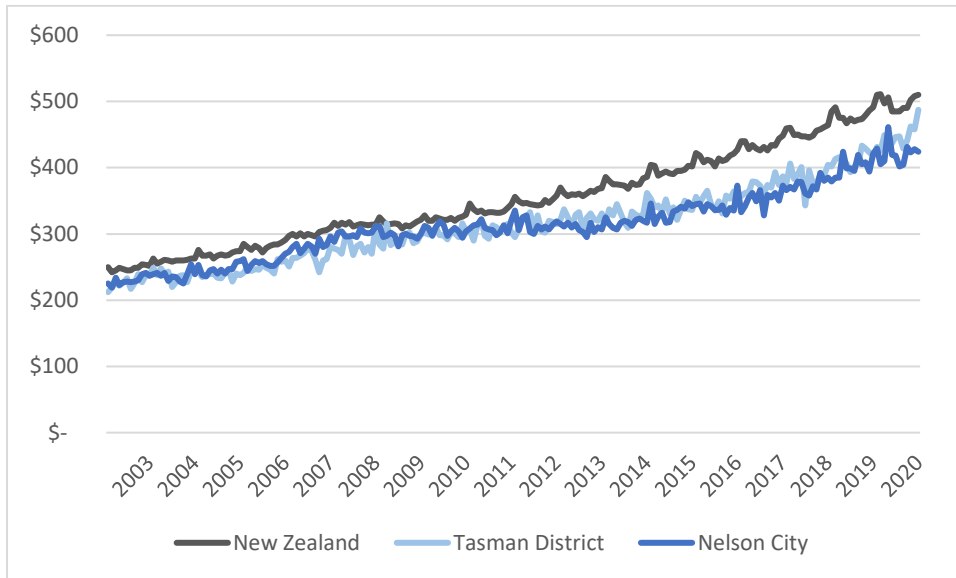
2.5 Findings on the Housing Market Situation

The Nelson and Tasman regions have experienced rapid growth, which has resulted in key changes in the housing market and housing policy. This growth is expected to continue in the coming decades, with potential for 30,000 new residents living within regions under the Statistics New Zealand High growth future (2018 – 2048)[14]. Growth will place pressure on the urban areas within the regions.

Discussion in this section provides the following key findings about the housing market,

- Consent data indicates that the market has been shifting to supply greater numbers of higher density dwellings, townhouses, flats, apartments and retirement units. Over 22% of new supply is now in these higher density typologies.
- The location of consents has changed over the last three decades, with Tasman district playing a greater role (57%) and Nelson City reducing in importance (43%).
- The majority of growth remains within the Nelson Tasman Urban Environment which has captured 75% of dwelling consents over the past 25 years. This split is reasonably stable on a year to year basis.
- Sales data shows a significant increase in prices over the last two decades, from $310,000 to over $680,000 for the median dwelling. This rapid increase in prices indicates that housing demand has been strong in the regions.
- Rental costs have grown, albeit at a slower rate compared to the sales data. The average weekly rent has increased from $240 per week to over $450 per week.

Housing policy has responded to the changing housing market. The implementation of two National Policy Statements has required councils to provide sufficient capacity for housing within Regional Policy Statements and District Plans.

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[14] Statistics New Zealand's Population Projections, 2018 (base) – 2048.

3 Housing We'd Choose Method

This chapter briefly outlines the data collection methods used in this study. The content provided here is intended to provide the reader with a broad understanding of the techniques used. Further detail is provided in the appendices and Research Firsts' technical report.

3.1 Survey Method

The primary research utilised a mixed-method research design, as it involved initial telephone recruitment of the sample population, who (subject to meeting certain criteria) were invited to complete a survey online. Respondents were asked to agree from the outset to complete the survey. In the initial telephone contact, the purpose of the research was outlined, and people were offered an incentive to participate, in line with standard market research practise. If they agreed, they were then communicated with by email.

An online surveying method was used, for a variety of reasons. First, it is not possible to display the visual or the dynamic components of the survey using traditional methods (such as telephone or hard copy). In addition, online data collection is cost-effective, as there is no interviewer presence and labour costs are minimised; and it allows respondents to complete the survey in their own time, which can maximise response rates. The survey combines what had previously been 2 surveys into a single package using the online interview suite NEBU.

An overview of the data collection process is shown in Figure 3.1.

The second part of the survey required respondents to undertake a discrete choice experiment in which they had to trade-off housing type, size, and location within 'real world' financial constraints base on the answers they provided in the first part of the survey and a house price and rental cost framework by location and type developed by M.E from Nelson and Tasman specific housing costs.

The fieldwork took place in March and April 2021 and was administered by Research First.

Initial telephone contact

Randomised sample of Nelson-Tasman urban residents drawn from Research First's database. This sample was matched to quotas from the sample frame, as interviewers gathered demographic information (household composition and suburb they lived in).

The purpose of the research was outlined and email addresses were collected.

Email with link to online survey

Participants were sent an email containing a hyperlink to the first online survey. This link was personal to the individual and matched their responses in the online survey to the information they had provided during the initial telephone contact.

The text in the email reiterated the purpose of the project and informed participants that they would need to disclose some personal financial details in the second survey.

Follow up emails

Participants who had not yet completed the survey were sent up to three reminders via email.

3.2   Survey Sample

In total, some 14,309 people were contained in the sample. Of these some 891 indicated that they were interested in taking part in the survey. This represents a response rate of 6%. Of these, approximately 622 respondents completed the survey for a completion rate of 70%. As further outlined in Chapter 4, there were several points at which respondents could be 'exited' from the online survey however, and a total of 450 respondents completed the discrete choice experiment. Regardless of whether respondents completed the fulfilled discrete choice experiment, they provided information about their preferences and who they were. This important information has been retained.

Efforts were made during recruitment and sampling to ensure that the final sample represented a variety of household types across Nelson-Tasman urban area, as it was considered by the research team that household composition plays a key role in driving housing needs and requirements. The survey was split between the two regions. In total 315 interviews were carried out with Nelson urban respondents, and 219 in Tasman urban (Figure 3.2).

Details of error margins at contained in Appendix A. However, overall the Survey has a confidence level of +/-3.9%. This is inside the maximum recommended for these types of surveys (+/-5%). Once the sample is split between the two regions, the error margins increase (see Appendix A). This limits (to a certain

extent), the reliability of smaller sub-samples and conclusions drawn from them for small towns in Tasman when viewed in isolation. However, the collective values still apply.

Figure 3.2: Locations – Population, Quota's and Completed Surveys

Location	Household Estimates	Quota	Surveys Complete	% of Population	% of Survey Respondents
Nelson					
Nelson Urban	19,112	289	315	96%	95%
Nelson Rural	710	11	17	4%	5%
Subtotal	**19,822**	**300**	**332**	**100%**	**100%**
Tasman					
Tasman Urban	11,017	240	219	56%	76%
Tasman Rural	8,535	60	71	44%	24%
Subtotal	**19,552**	**300**	**290**	**100%**	**100%**
Nelson Tasman Urban Environment	**30,129**	**529**	**534**	**77%**	**86%**

Source: Research First, Housing Preferences Study, Technical Report, May 2021

In addition, despite best efforts, households with children were under-represented in the final sample, while couples without children were over-represented. With respect to individual characteristics of the respondents, it should be noted that Māori, Pacific, and Asian people, and those in younger age groups (29 years and under) and less wealthy (under $30,000 income) were also under-represented, when compared to the general population. For an overview of the survey sample characteristics please refer to Appendix B.

3.3   Survey Sectors

For the purposes of sample selection and the discrete choice experiment, the Nelson and Tasman regions were divided into eleven 'sectors' according to land value and spatial location, with the goal of defining a limited number of markets.   The sectors are as follows (also refer to map in Figure 3.3):

- **Sector 1: 'Nelson Urban - Central'**, which covers the City centre and inner suburbs of Nelson.
- **Sector 2: 'Nelson Urban - North'**, which covers the north suburbs of Nelson.
- **Sector 3: 'Nelson Urban - South and Tahunanui'**, the suburbs south of Nelson central, which includes Tahunanui.
- **Sector 4: 'Nelson Urban - Stoke'**, the urban area around Stoke up to the edge of regional boundary.
- **Sector 5: 'Richmond'**, the urban area around Richmond.
- **Sector 6: 'Motueka'**, the urban area around Motueka.
- **Sector 7: 'Wakefield-Brightwater'**, two townships of Wakefield and Brightwater.
- **Sector 8: 'Mapua-Ruby Bay'**, the township of Mapua and the coastal area north of the town (Ruby Bay).
- **Sector 9: 'Waimea Plans'**, which covers the rural land in the Waimea Plans, which surrounds the towns in Tasman region.

- **Sector 10: 'Tasman Rural',** the remainder of the rural area in Tasman region.
- **Sector 11: 'Nelson Rural',** the remainder of the rural area in Nelson region.

Figure 3.3: Survey Sectors within Nelson and Tasman Regions
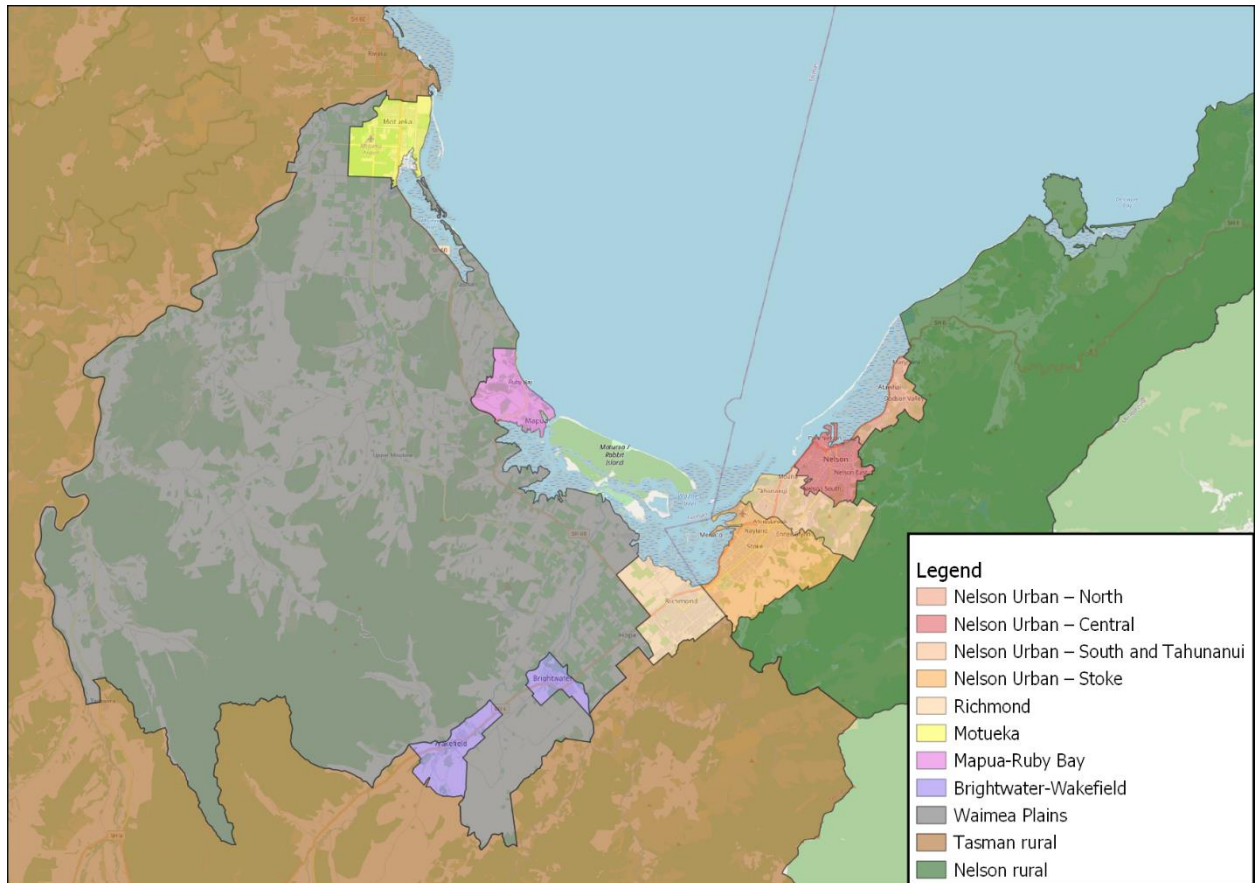
Each sector covers many suburbs, which have some unifying characteristics and geography, but also have very different characteristics. In order to identify which sector respondents lived in, they were asked what suburb they lived in and were later allocated to a sector during the data analysis stage.

The selection of eleven sectors was a compromise between providing sufficient detail and difference across parts of Nelson and Tasman regions for the choice modelling, and being succinct enough to ensure the questionnaire was not onerous. The previous Australian and New Zealand studies used similar numbers of spatial sectors and used land value as a tool to delineate boundaries between sectors.

3.4   Survey Structure

The survey was structured in two separate parts, telephone invitation and online survey.

The telephone invitation was short, with only seven questions. Many of the questions act as a filter to removing respondents that are not the target of the survey (market researchers, people 18 years and younger, non-residents) or who do not want to participate in an online survey. The remaining questions collect information about the respondent, which includes the household make up, suburb, first name and

email address. The respondents that successfully passed the invitation criteria were then sent an email with a link to the online survey.

The online survey asked a range of questions about preferences for housing, which includes questions that are both unconstrained and constrained by respondents' financial information. The Survey is separated into the following five sections,

- **Section 1: About Your Current Situation**, collects information about the respondents current housing situation. The respondents were asks questions about their current dwelling, type (stand-alone, attached, apartment, etc), ownership (occupier, rent, etc), length of tenure, intentions to move (with location considered) and motivation for move.
- **Section 2: About your Preferred Housing Features**, examines how important various features are to respondents when thinking about choosing a place to live. The respondents were asked to rate the importance of features of housing on a three-point scale of Not Important, Of some importance and Very important.
- **Section 3: Living and Working**, which collects information about the respondent's current address, where they work and where they would prefer to live in the Nelson and Tasman regions.
- **Section 4: Financial Situation**, collects information about household composition, income, expenses, liabilities, and assets. This information is used to establish the maximum amount that the respondent's household can afford to buy, or to rent.
- **Section 5: Choice Experiment**, this section of the survey shows the respondent four sets of dwellings that the respondent can afford to buy or rent, with the options shown being constrained by the financial situation of the respondent. The respondent was shown the four dwellings that they selected and asked to select which of the dwellings best reflects the housing they would choose.

This report focusses on the results in Section 2 and Section 5 of the online survey. Section 2 asks respondents about their housing preferences, in terms of types of features i.e. what dwelling would you like? Section 5 constrains the respondent preferences based on their financial position, i.e. what dwelling can you afford? The choice experiment tests how respondents undertake trade-offs when deciding which house to buy?

4 Demand Preferences Survey

In this section of the report, we summarise some of the key findings of the Housing Preferences Survey. First, we explore housing preferences to establish what households are seeking when selecting a dwelling. Household preferences at the conceptual level are then translated into a real-world selection process. In the first instance households are asked to select where they would choose to live in terms of dwelling type and location in an unconstrained way. Finally, they are asked to repeat the process with financial constraints derived from their responses. The outcomes are then compared to provide insight into the manner in which households trade off size, space and location once they are not able to have it all.

The focus in this section is on responses from Nelson Tasman Urban Environment respondents, so respondents from the rural areas have been excluded.

4.1 Current Situation

The majority of the urban respondents stated that they currently lived in stand-alone dwellings (85%), while 11% lived in a unit or a semi-detached dwelling, 2% lived in an apartment and 2% live in other dwellings.[15]

Home ownership was relatively high among the sample. Over two thirds (77%) of respondents owned the dwelling they lived in, either with or without a mortgage, and a further 7% stated that a family trust owned the dwelling (it is not possible to ascertain from the results however, whether the person completing the survey was part of that family trust). About one in five (13%) were renting from a private landlord and 3% renting from a community housing provider (Kāinga Ora, Ministry, iwi, a religious group, or a community group). The ownership distribution was the same for Nelson and Tasman respondents.

Before being asked to rate what was important to them in choosing a place to live, respondents were asked whether they were planning to move in the next five years, and if so, where to and why. Many were not planning on moving (49%), with almost a quarter indicating that they were considering moving (24%) and the rest (27%) were unsure.[16]

Of those respondents who stated they were considering moving in the next five years, over two thirds (67%) said they were thinking of moving within Nelson and Tasman area, and 17% said they would move outside of Nelson and Tasman area, while the rest (16%) were unsure.

Reasons for considering a move were mixed. For example, while 30% of survey respondents stated that they would move if they had a change in their personal circumstances, 10% said they would consider a move to a better location, 19% would consider a move to a smaller home if they were to move, a further

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[15] Nelson Urban - stand-alone dwellings (83%), while 13% lived in a unit or a semi-detached dwelling, 2% lived in an apartment and 2% live in other dwellings. Tasman Urban - stand-alone dwellings (88%), while 11% lived in a unit or a semi-detached dwelling, 2% lived in an apartment and 2% live in other dwellings.

[16] The plans to move was more or less the same for Nelson and Tasman respondents.

8% said they wanted to move to a bigger home. Approximately half of renters wished to move from renting to buying a home.

Of the people who provide free text reasons for moving many referenced the following reasons; shift to retirement villages, wish to build, or live on a lifestyle block. Many of the respondents had individual reasons for wanting to shift, such as travel, gardens, a missing characteristic of existing house, etc.

4.2   What is Important to Households?

The respondents were asked to rate the importance of features of housing on a three-point scale of Not Important, Of some importance and Very important. The "features of housing" include; its location, facilities, environment, and the nature of the property. The respondent was then asked to rank the group of features that they selected as 'Very Important'.

The set of features respondents could choose from have been drawn from both the HWC studies carried out in other parts of the country and to reflect local conditions. In the original Auckland work, the selection set of housing and locational attributes was generated through focus groups held across the city. Respondents were asked to identify the range and list of attributes that might be important to them when thinking about choosing a place to live. The set of attributes was generic enough to be applied more generally to studies of this nature. In subsequent studies, there was a good alignment between the list of selection attributes and the choices people felt they would make.
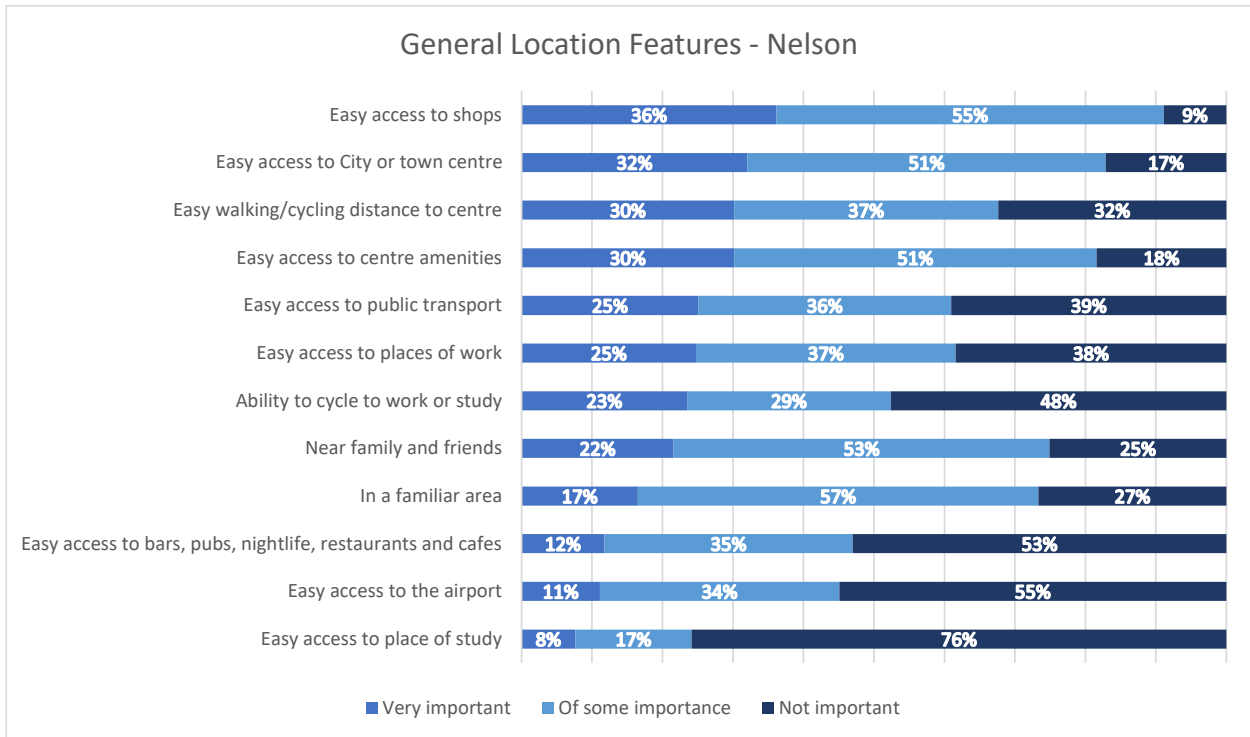
4.2.1   Location Features

The 12 features in this category related to ease of access to work, school, tertiary education facility, family and friends, restaurants and bars, as well as transport options. Because there is no universal measure of "easy access to", the survey relied on each respondent to translate "easy access to…" in their own way relative to their own situation. However, overall, these characteristics did not rate highly relative to the features in other categories.

The item rated as most important among these features was **easy access to shops** – over a third rated this as being very important (Figure 4.1 and Figure 4.2). Other important features include being **near family and friends**, **access to town centre** and **access to places of work** was very important for 20-30% of respondents. In summary, the Nelson respondents placed more importance on the location features than Tasman respondents. However, interestingly Tasman respondents placed higher importance on being **near family and friends**, than Nelson respondents.
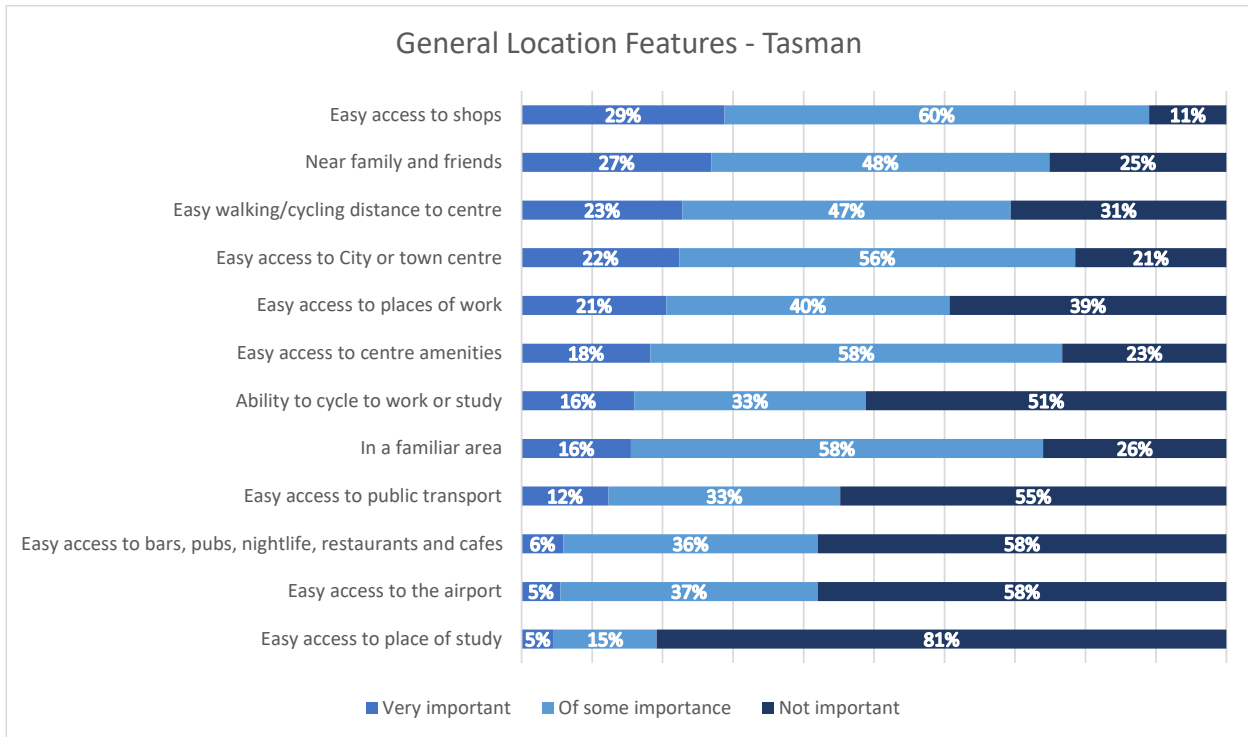
For Nelson, the item rated as very important the most among these features was also **easy access to shops**, however, this was more prominent than in Tasman with 36% rating this as being very important. This was followed by **easy walking/cycling distance to centre, easy access to city or town centre**, and **easy access to places of work** (Figure 4.1). The lowest proportion rated as being very important was **easy access to place of study** and the **airport**. In general, when compared to Tasman, the features have higher proportions rating them as very important. This may suggest that respondents in Nelson place a greater value on proximity to features.

General Location Features - Nelson

Feature	Very important	Of some importance	Not important
Easy access to shops	36%	55%	9%
Easy access to City or town centre	32%	51%	17%
Easy walking/cycling distance to centre	30%	37%	32%
Easy access to centre amenities	30%	51%	18%
Easy access to public transport	25%	36%	39%
Easy access to places of work	25%	37%	38%
Ability to cycle to work or study	23%	29%	48%
Near family and friends	22%	53%	25%
In a familiar area	17%	57%	27%
Easy access to bars, pubs, nightlife, restaurants and cafes	12%	35%	53%
Easy access to the airport	11%	34%	55%
Easy access to place of study	8%	17%	76%

■ Very important   ■ Of some importance   ■ Not important

For Tasman respondents, the item rated as very important the most among these features was **easy access to shops**, where 29% rated this as being very important. This is followed by **near family and friends**, **easy walking/cycling distance to centre**, **easy access to city or town centre**, and **easy access to places of work**. The lowest proportion rated as being very important was easy access to **place of study** and the **airport** with 6% or less of the respondents.

General Location Features - Tasman

Feature	Very important	Of some importance	Not important
Easy access to shops	29%	60%	11%
Near family and friends	27%	48%	25%
Easy walking/cycling distance to centre	23%	47%	31%
Easy access to City or town centre	22%	56%	21%
Easy access to places of work	21%	40%	39%
Easy access to centre amenities	18%	58%	23%
Ability to cycle to work or study	16%	33%	51%
In a familiar area	16%	58%	26%
Easy access to public transport	12%	33%	55%
Easy access to bars, pubs, nightlife, restaurants and cafes	6%	36%	58%
Easy access to the airport	5%	37%	58%
Easy access to place of study	5%	15%	81%

■ Very important　■ Of some importance　■ Not important

4.2.2　Facilities Features

The 'facilities' category included 11 features related to aspects of the neighbouring environment. Generally, most of these features were not rated as being 'very important' (Figure 4.3 and Figure 4.4). The preferences were different between Nelson and Tasman respondents.

For Nelson the highest rated features were **near a park or reserve**, **community centre**, **sportsclub/fields** and **Near recreational activities**. While for Tasman highest rated features were being **near a GP/healthcare provider**, and the **coast/beach**. This may reflect the different distribution of facilities within these two areas, with respondents in Nelson being comparatively close to healthcare and the coast, relative to Tasman respondents.

It may also be because Tasman residents are older than Nelson residents, therefore proximity to a GP or health care provider is more important.

Figure 4.3: Preferences for Facilities Features of Housing – Nelson Urban

Proximity to Facilities - Nelson

Feature	Very important	Of some importance	Not important
Near a park or reserve	24%	55%	20%
Near a community centre	24%	51%	25%
Near a sports club/fields	24%	43%	34%
Near a recreation activities involving, walking, running, cycling tracks, kayaking	23%	48%	30%
Near the coast or beach	18%	51%	31%
Near a library	17%	43%	40%
Near a GP/healthcare provider	15%	17%	68%
Near a hospital	6%	18%	76%
Near a preferred school	6%	15%	80%
Near to a place of worship	5%	34%	61%
Near a gym	4%	26%	69%

■ Very important ■ Of some importance ■ Not important

Figure 4.4: Preferences for Facilities Features of Housing – Tasman Urban

Proximity to Facilities - Tasman

Feature	Very important	Of some importance	Not important
Near a GP/healthcare provider	26%	55%	19%
Near the coast or beach	22%	47%	31%
Near a park or reserve	18%	53%	29%
Near a recreation activities involving, walking, running, cycling tracks, kayaking	15%	51%	34%
Near a hospital	14%	53%	33%
Near a library	13%	36%	51%
Near a preferred school	11%	21%	68%
Near to a place of worship	8%	16%	75%
Near a community centre	5%	39%	56%
Near a sports club/fields	3%	29%	68%
Near a gym	2%	18%	80%

■ Very important ■ Of some importance ■ Not important

4.2.3   Local Environment Features

The 'environment' category included 13 features related to aspects of the neighbouring or local environment. Generally, most of these features were rated as being 'very important' or of 'some importance'. Preferences were broadly consistent between Nelson and Tasman respondents (Figure 4.5 and Figure 4.6), and with other HWC studies.

The local environment category has some of the highest regarded features. A large majority of respondents (75%-78%) consider that **safe from crime** is very important and a further 21%-23% consider it to be of some importance. This was the highest rated feature overall across all categories.   Given that Safety is a fundamental need, second only to the physiological needs identified in Maslow's hierarchy of needs, it is unsurprising safety is highest on this list.

A large number of respondents also considered **Safe from natural hazards** is very important (over 60%) or of some importance (over 30%). Being **away from industrial areas** was also rated very important (over 60%). Other important features include **lack of noise**, **presence of trees**, and **away from busy road**.

Figure 4.5: Preferences for Environmental Features of Housing – Nelson Urban

Local Environment - Tasman

Feature	Very important	Of some importance	Not important
Safe from crime	78%	21%	1%
Away from industrial areas	64%	31%	5%
Safe from natural hazards (e.g. flooding, landslide, earthquake)	62%	35%	4%
Lack of noise	47%	45%	8%
Presence of trees	46%	46%	8%
Away from busy roads	43%	52%	5%
Sense of community	35%	54%	11%
A physically attractive neighbourhood	34%	53%	12%
Landscape view	30%	51%	20%
Rural/semi-rural character	26%	50%	24%
Vibrancy	13%	58%	29%
Sea view	13%	40%	47%
City view	%	18%	81%

■ Very important ■ Of some importance ■ Not important

4.2.4   Property Features

Many of the features related to properties were rated as being very important to many respondents when thinking about choosing a place to live, in particular over two thirds consider that **Sunny**, **Adequate off-street parking** and **Freehold title** where very important to over half the respondents (Figure 4.7 and Figure 4.8).

Sunny is aligned with warmth – one of the core physiological needs identified by Maslow. Given he postulated that people need to satisfy these fundamental needs before attending to needs higher up the scale – such as self-fulfilment and self-esteem, it is not surprising **Sunny** scored highly here.

For Nelson, **Sunny** was the highest rated property feature, with 77% considering it as 'very important'. Other features rated as 'very important' by more than half of respondents were **Adequate parking** (68%), **Freehold title** (68%), **Standalone dwelling** (59%), and **Section easy to maintain** (54%).

A noticeable difference between Nelson and Tasman was the lower ratings for **Has a lawn** and **Large section** in Nelson.

Property Features - Nelson

Feature	Very important	Of some importance	Not important
Sunny	77%	21%	3%
Adequate garaging/off-street parking	68%	27%	5%
Freehold title	68%	25%	7%
Standalone dwelling	59%	31%	10%
Section easy to maintain	54%	40%	6%
Balcony/courtyard/outdoor dining space	46%	46%	8%
North facing	43%	42%	15%
Is on a flat section	41%	46%	14%
Fully fenced	38%	44%	17%
No stairs	29%	38%	33%
Has a lawn	26%	41%	32%
Large section	11%	30%	58%
Attached dwelling (e.g. duplexes, townhouses or terraced housing)	6%	21%	73%
Has a second dwelling	3%	14%	83%

■ Very important   ■ Of some importance   ■ Not important

For Tasman, the top property features were **Sunny**, **Adequate parking**, and **Freehold Title**, all rated as 'very important' by 73% of respondents. **Standalone dwelling** (58%) was also very important to over half of the respondents. There are also a number of other property features that are very important to a third or more of the respondents (**Fully fenced**, **Section easy to maintain**, **Balcony/courtyard/outdoor dining space**, **North facing**, **Has a lawn**, and **is on a flat section**).

In total 10 of the features out of 14 were rated as 'very important' by a third or more and had less than 20% of respondents rate them as 'not important'.

Figure 4.8: Preferences for Property Features of Housing – Tasman Urban
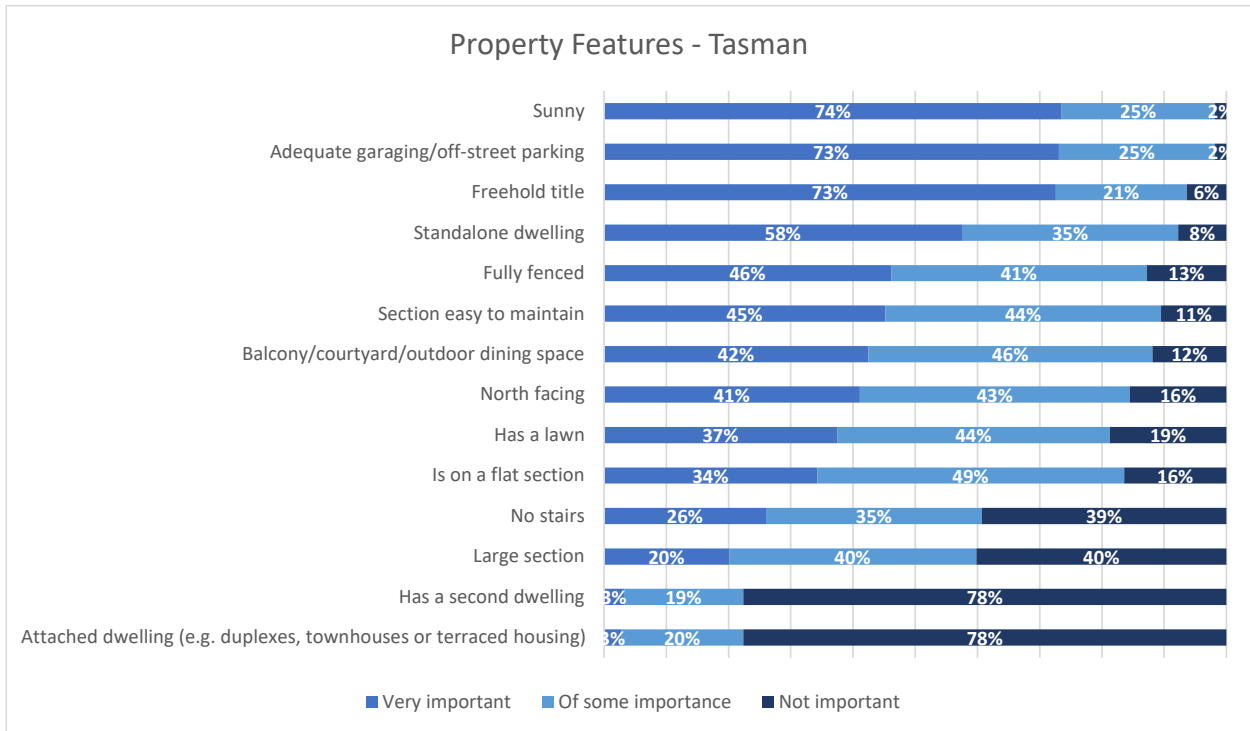
4.2.5   Overall Rankings of Features of Housing

The respondents were asked to then rank the features that they selected as 'Very Important' from 1 to 5. Figure 4.9 and Figure 4.10 below shows an index of the relative importance of these features, which is based on the most highly rated feature. The colours in the bar graph indicate which type of features they are, with green being an Environment feature, yellow being a Property feature, blue being a Location feature and purple being a Facility feature.

The figures shows that respondents ranked features that relate to environment and property most highly. By far the most important features were **Safe from crime**, **Sunny** and **Freehold title**. (index of 0.65). Other important features of housing include **Safe from natural hazards** and being a **standalone dwelling**. While there are some differences between Nelson and Tasman, the respondents in each area have broadly consistent preferences. Also we note that these results are consistent with the previous Housing We'd Choose studies.

Figure 4.9: Ranked Preferences of Housing – Nelson Urban

Ranked Preferences of Housing - Nelson

- Sunny
- Safe from crime
- Safe from natural hazards (e.g. flooding, landslide,…
- Freehold title
- Standalone dwelling
- Adequate garaging/off-street parking
- Section easy to maintain
- North facing
- Lack of noise
- Is on a flat section
- Away from busy roads
- Away from industrial areas
- No stairs
- Sea view
- Easy access to City or town centre
- Fully fenced

(x-axis: 0, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1)

Figure 4.10: Ranked Preferences of Housing – Tasman Urban

Ranked Preferences of Housing - Tasman

- Freehold title
- Safe from crime
- Sunny
- Safe from natural hazards (e.g. flooding, landslide,…
- Standalone dwelling
- Adequate garaging/off-street parking
- Away from industrial areas
- Away from busy roads
- Near family and friends
- Lack of noise
- Section easy to maintain
- No stairs
- Rural/semi-rural character
- Fully fenced
- Is on a flat section
- North facing
- Near a GP/healthcare provider
- Large section

(x-axis: 0, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1)

4.2.6   What is important to Renters

While the above assessment covers all residents within the Nelson Tasman Urban Area, it is important to focus on the renter subsection of the market as well. There are some differences between Renters as a whole across the Urban are in terms of their ranking of housing features.
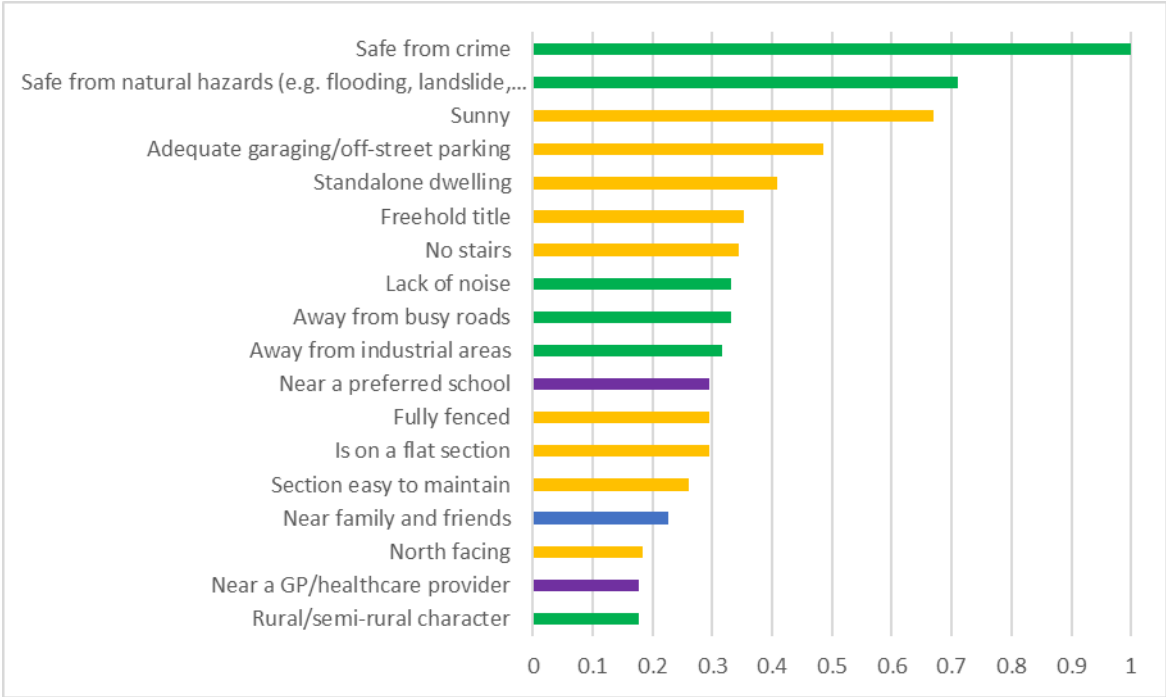
The top 2 features were safety from Crime and Natural hazards. While having Freehold Title is obviously not important (they are renting), having a Standalone dwelling still ranks highly (5th most important feature – the same as both the overall for Tasman Urban and Nelson Urban). In terms of proximity to facilities, 2 characteristics stood out; near a preferred school and near a GP/Healthcare provider. This probably reflects younger families in the rental market before purchasing a first home looking to be close to schools. This characteristic didn't feature in the overall household assessment in 4.2.2, above.

Looking at what Renters chose, that is, those that went through the survey and answered questions about rental options, the most important factor in making a decision on housing, is location (the area they chose). The location chosen was ranked as most important by 46% of rental respondents – almost twice as high as the next category (House type) (Figure 4.12).

Least important in their choice is the Dwellings value (Figure 4.12).

Feature Set	Most Important	>>>>>>>>>	>>>>>>>>>	Least Important
Dwelling features	27	34	41	18
Dwelling value	13	12	22	74
House type	30	49	32	13
Location	59	25	24	13
Total Responses	129	120	119	118

4.3   What Did Households Choose?

Before respondents undertook the choice experiment, they were asked to indicate which location they would prefer to live in (i.e. unconstrained choice). Their responses were used to refine a list of potential options presented to them in the choice exercise, both in terms of type of dwelling that can be afford and the potential to buy or rent.

In total 66% of respondents could afford to buy a dwelling within Nelson and Tasman regions, these respondents where shown dwellings from the buy set that they could afford. Approximately 34% of respondents could not afford to buy a dwelling. A share (5% of the total) of these respondents could afford a private rental, they were shown dwellings from the rental set that they could afford. The remaining 28% of respondents could not afford to buy or rent any dwelling in the list. While this outcome is a high percentage, it is not unexpected as the choice sets do not include dwellings supplied by community housing providers and was targeted at medium value new build dwellings at the request of the client. Community housing providers supply dwellings for approximately 3-5% of the households who cannot afford to buy or rent on the private market. Logic dictates that Community housing providers are catering for a portion of the 28% (but that is not confirmed in the survey) – leaving some 23-25% without new build housing options.

The respondents were then shown a range of dwellings that they could afford which were located across the Nelson and Tasman regions. The respondent then selected the dwelling from within this selection set that best fit their preference (i.e. making a financially constrained choice).

4.3.1   Dwelling Location Choice

Figure 4.13 and Figure 4.14 below compares the locational choices respondents made in both an unconstrained and constrained manner. For the Nelson urban respondents, the largest mismatch is observed in Stoke where 30% respondents would live in this location if they could, but given financial constraints only 24% are able to afford to live in this location. Conversely the constrained demand in Wakefield-Brightwater and Waimea plains is higher than the unconstrained demand. This indicates that respondents who may not have chosen to live there given a choice unconstrained by finances, are choosing Wakefield-Brightwater once their finances are limited by their ability to pay.

Figure 4.13: Dwelling Location - Unconstrained vs Choice Experiment – Nelson Urban
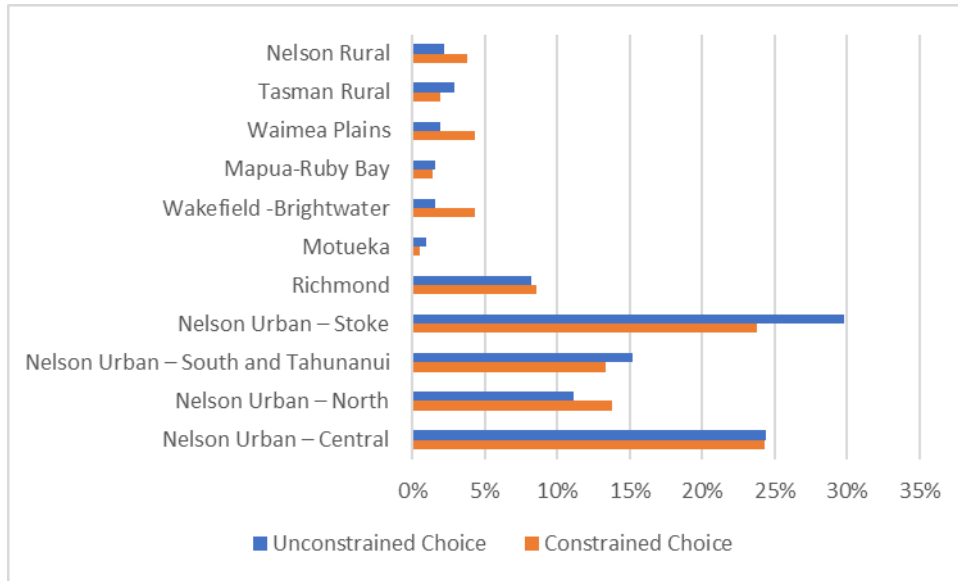
For the Tasman urban respondents, the largest mismatch is observed in Motueka where 26% respondents would live in this location if they could but given financial constraints this drops to 11%.

Conversely the constrained demand in Tasman Rural, Waimea plains and urban areas of Nelson is higher than the unconstrained demand. These are therefore locations that people choose less often when unrestrained by their financial situation. The findings indicate that some of the urban demand may be driven these more rural areas of Tasman or even back into residential parts of Nelson. given they are constrained in terms of their first choices by affordability issues.

Figure 4.14: Dwelling Location - Unconstrained vs Choice Experiment – Tasman Urban

Figure 4.14: Dwelling Location - Unconstrained vs Choice Experiment – Tasman Urban
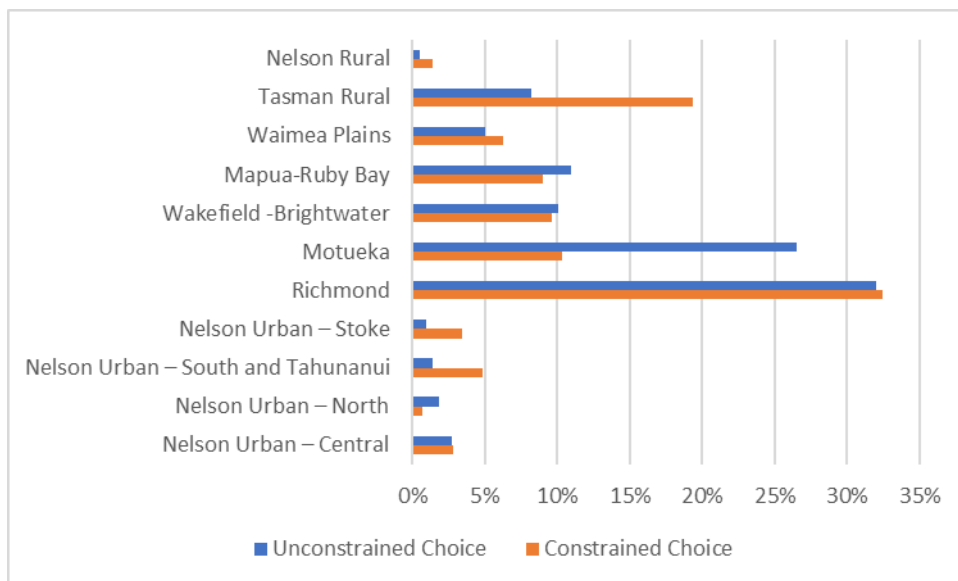
4.3.2   Dwelling Type Choice

Before the respondents undertook the choice experiment, they were asked to indicate which type of dwelling they currently live in. Respondents were shown a range of dwellings types that they could afford. The respondent then selected the dwelling that best fit their preference (i.e. make a financially constrained choice) from within their affordable range. Figure 4.15 and Figure 4.16 below shows that some of the respondents that live in stand-alone dwellings would be willing to live within higher density dwelling types, mostly attached dwellings and some apartments.

For example, 15% of the Nelson urban respondents currently live within an apartment or attached dwelling. This compares to the constrained choices within the survey which suggests that 35% would select an apartment or attached dwelling. This also can be compared to recent building consents which had 30% of new dwellings are apartment or attached dwellings.

Figure 4.15: Dwelling Type - Current vs Choice Experiment – Nelson Urban
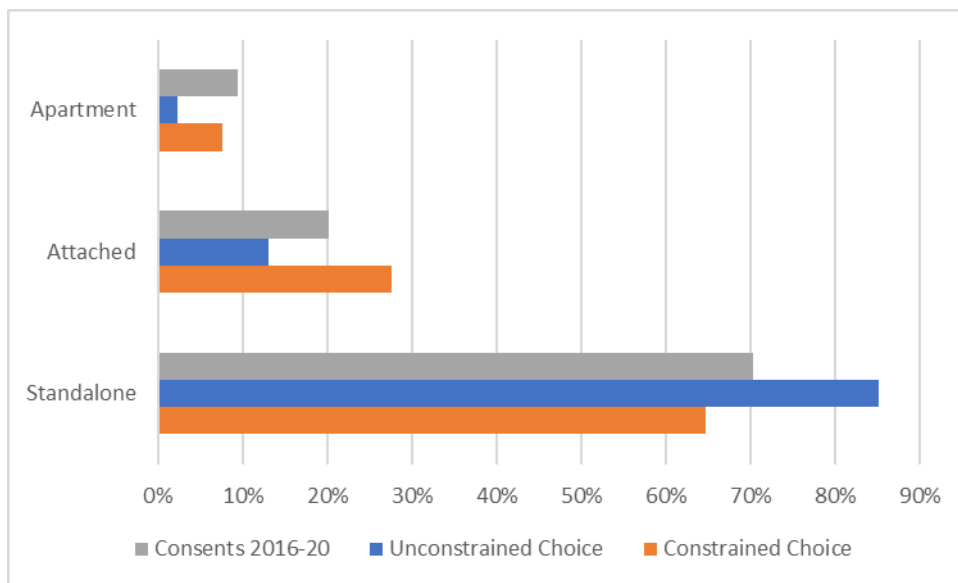
This difference is also observed in Tasman, where 10% of urban respondents currently live within an apartment or attached dwelling. This compares to the constrained choices within the survey which suggests that 29% would select an apartment or attached dwelling. The recent building consents had 14% of new dwellings being apartments or attached dwellings.
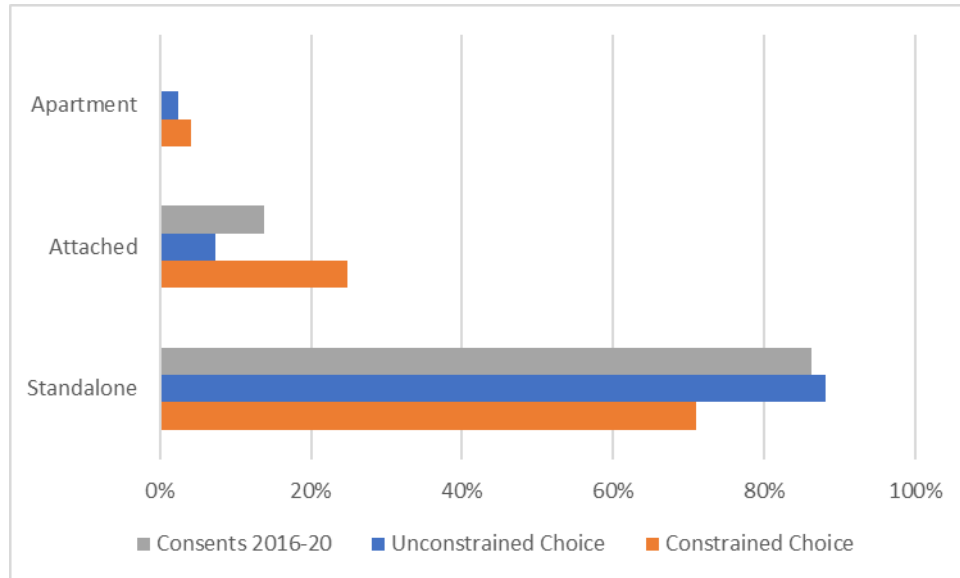
4.3.3   Choice Option Match

Finally, the respondents were asked if their most preferred constrained option reflected the choice they would make. For respondents who could afford to buy a house, just over half (66%) answered 'Yes', 20% answered 'No' and the balance were unsure. For respondents in the rent section approximately three quarters (79%) answered 'Yes', 25% answered 'No' and a small share were unsure.

We suggest there are a few explanations which account for the differences in responses between the buy and rent respondents. All housing options presented in this survey were newbuilds, given that is what Council policy going forward will influence. For households looking to rent, a new build is likely to be more desirable compared to an older house (i.e. better insulation, warmer, dryer, more energy efficient). However, newbuilds can sometimes lack character that older houses possess which was a negating factor for a number of respondents within the buy section.

Although the answers to this particular question provide some level of accuracy/validation to the survey and overall research, the survey has been specifically designed to incorporate households purchasing ability and reflect the housing market at present. For cases where respondents answered no or did not know, we suspect they would end up selecting something close to the survey results – i.e. their constrained housing choice.

The respondents were also asked to rank four factors in terms of their choice, being location, house type, dwelling features and dwelling value. Almost half of the respondents ranked location as the most important factor, while house type was most important for approximately a quarter of respondents. Dwelling features (20%) and Dwelling value (5%) were less important.

4.4   Findings of Demand Preference Survey

The following are the key findings of the demand preference survey:

- Respondents consider that the most important feature of a dwelling are **Safe from crime**, followed by **Freehold Title** and **Sunny**. Other important features of housing includes **Safe from natural hazards** and **Standalone**.

- In terms of location choice, there is difference between unconstrained and constrained choice. The difference between the choices shows that financial constraints meant that respondents did not pick popular urban fringe areas (Stoke and Motueka), the survey indicates that respondents traded-off location for price, rather than potentially choosing different typology in the same location for lesser cost.

- The choice date showed that some respondents that live in stand-alone dwellings would be willing to live within higher density dwelling types, mostly attached dwellings and some apartments.

5   Conclusion

The purpose of this report was to investigate housing preferences in the Nelson and Tasman regions, in order to identify what housing typologies will be needed in the future.   To do this, a survey of residents in the regions indicated their housing preferences, which when taken with income constraints, provides some clear conclusions about the types of housing most needed by the community currently and into the future.

It is clear from this study that residents in the Nelson and Tasman regions are generally willing to trade off, both the type of dwelling and its location, with dwelling price being a critical consideration - and is the main driver for residents changing dwelling preferences.

Overall, the demand for stand-alone dwellings remains significant. However, demand for attached dwelling, such as apartments, terraces and duplexes, grows significantly. There is a growing appetite for attached dwellings and these types of dwellings become more and more accepted over time.

The following are the key findings of the demand preference survey:

- Respondents consider that the most important feature of a dwelling are **Safe from crime**, followed by **Freehold Title** and **Sunny**. Other important features of housing includes **Safe from natural hazards** and **Standalone**.

- In terms of location choice, there is difference between unconstrained and constrained choice. The difference between the choices shows that financial constraints meant that respondents were constrained from selecting popular urban fringe areas (Stoke and Motueka), it would seem that respondents traded-off these locations for other parts of the regions that are cheaper, e.g. rural locations located further from Nelson City and Richmond.

- The choice date showed that some respondents that live in stand-alone dwellings would be willing to live within higher density dwelling types, mostly attached dwellings and some apartments.

Appendix A – Survey Technical Report

Appendix B – Survey sample

The survey sample was derived from Research First's database of land line and mobile phone numbers, which contains several hundred thousand household records.

Distribution of the final survey sample by household type, household income, respondent ethnicity and age are discussed below. The characteristics of the final survey sample are compared to the results from the 2018 Census for households living in the Nelson City and Tasman District regions.

All results were stated based upon the survey sample results. The survey results can be weighted to correct for over- and under-representation.

Household type

Market Economics used 2018 Census data to design a representative sample of household types within each sector (Table A.0.1), and Research First applied all efforts to ensure that the final sample reflected this spread (see Table A.0.2 for final sample)[17]. This was achieved by the inclusion of questions in the initial telephone contact to ascertain the individual's household composition and the part of Nelson or Tasman region they lived in.

Table A.0.1: Distribution of household type by catchment area, 2018 Census (%)

	One-person households	Couples without children	Couple/ single with children	Other multi-person household	TOTAL
Nelson Urban	8%	9%	11%	1%	29%
Stoke	5%	6%	7%	0%	19%
Nelson Rural	0%	1%	1%	0%	2%
Total Nelson City	**14%**	**16%**	**19%**	**1%**	**50%**
Richmond	3%	5%	6%	0%	14%
Motueka	2%	3%	3%	0%	8%
Wakefield -Brightwater	1%	2%	2%	0%	4%
Mapua	0%	1%	1%	0%	3%
Tasman Rural	5%	8%	8%	1%	21%
Total Tasman District	**11%**	**19%**	**19%**	**1%**	**50%**
TOTAL	**25%**	**35%**	**38%**	**2%**	**100%**

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[17] Through the survey selection process, the focus was on drawing in respondents from urban areas and minimising the presence of respondents from rural areas. As such, rural areas will be underrepresented in the same by design. Also of note, due to error, Waimea Plains respondents may have been included in Tasman Rural. Therefore, in the presentation of distribution by area, Waimea Plains and Tasman Rural has been combined.

The final sample is broadly similar to the segments required to produce a representative sample. The main differences between the final survey sample and the distribution of household types across the Nelson and Tasman regions population are as follows:

- Nelson is slightly over-represented, where Tasman is under-represented (50% for each in the population, whereas 53:47 split favouring Nelson in the sample).
- Under-representation of couple/single person with children households (36% in the population and 29% in the survey sample).
- Over-representation of couple without children households (34% in the population compared to 40% in the survey sample).
- Under-representation of smaller one person households in Tasman, with 8% of households in the sample being one-person (compared with 11% in the population).
- Over-representation of other multi-person household in Nelson (2% in population and 6% in the survey sample)[18].

Table A.0.2: Distribution of household type by sector, survey sample (%)

	One-person households	Couples without children	Couple/ single with children	Other multi-person household	TOTAL
Nelson	10%	11%	9%	3%	33%
Stoke	3%	7%	5%	3%	18%
Nelson Rural	0%	1%	1%	0%	3%
Total Nelson City	**13%**	**19%**	**15%**	**6%**	**53%**
Richmond	2%	6%	5%	1%	15%
Motueka	3%	5%	3%	1%	11%
Wakefield -Brightwater	1%	2%	3%	0%	6%
Mapua	0%	2%	0%	0%	4%
Tasman Rural	2%	5%	3%	1%	11%
Total Tasman District	**8%**	**21%**	**14%**	**3%**	**47%**
Total	**22%**	**40%**	**29%**	**9%**	**100%**

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[18] In the sample this type includes respondents whose household was classified as other or other multi-person. In the population data, this includes multi-family, non-family households, and unidentifiable household composition. The difference between the sample and the population is likely from respondents choosing other and when their situation is specified, the response fits one of the set categories.

Household income

The household income distribution of respondents in the final survey sample when to the overall population is fairly similar for Nelson and Tasman (see Table A.0.3). The distribution in the sample (blue bars) for the highest and lowest income groups (less than $30,000 and more than $100,000) is lower than the population (blue bars) showing under-representation in Nelson and Tasman. This is offset in both regions by over-representation in the income groups of $30,000 to $50,000 and $70,000-$100,000.

Table A.0.3: Household income distribution, survey sample vs population
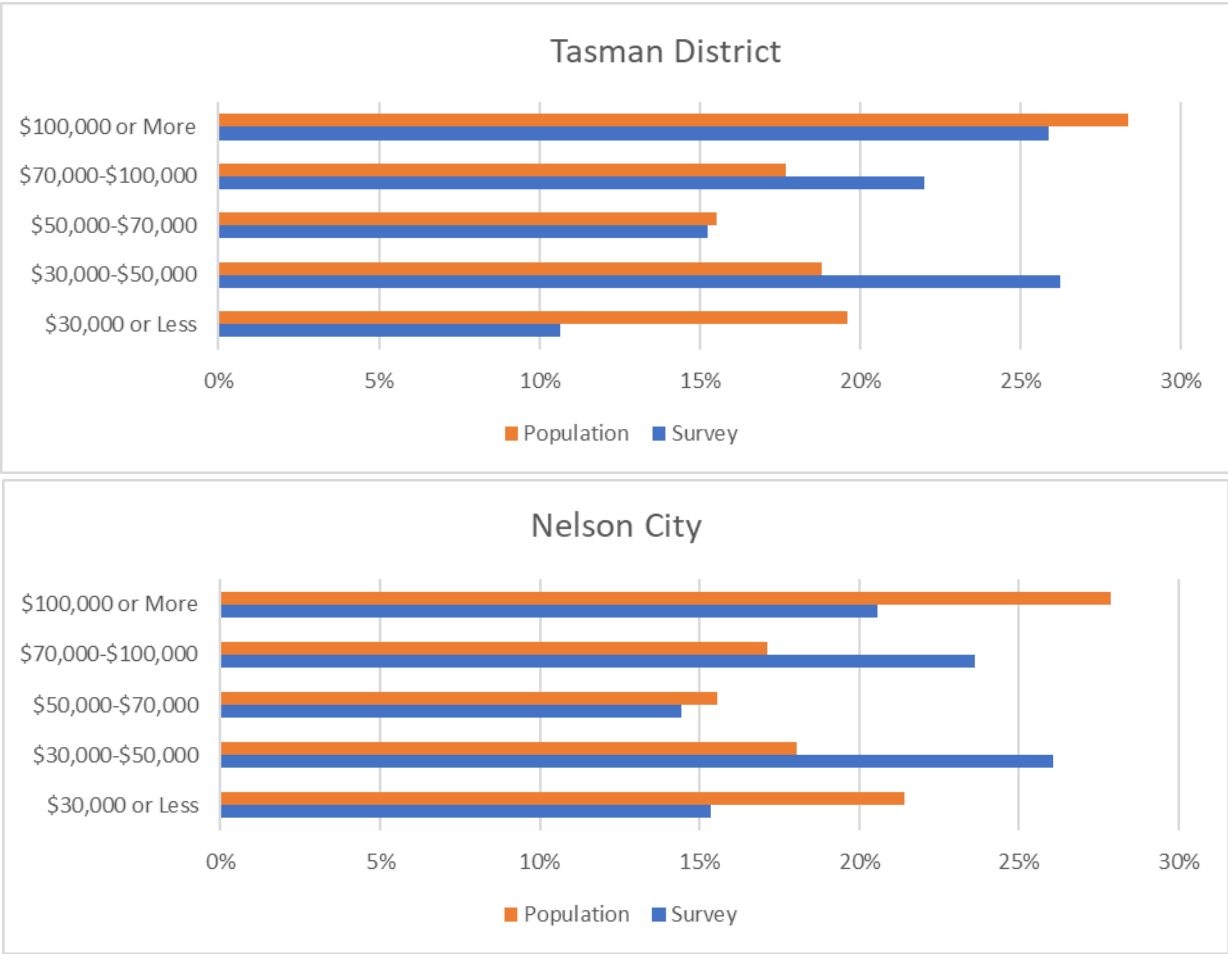
Tenure

In both Nelson and Tasman, the survey sample also included a significantly larger proportion of respondents who own their house (own their own or jointly) either outright or with a mortgage than in the general population. This means that the sample has captured fewer households in rental properties than exists in the rest of the population.

Table A.0.4: Dwelling tenure, survey sample compared to population
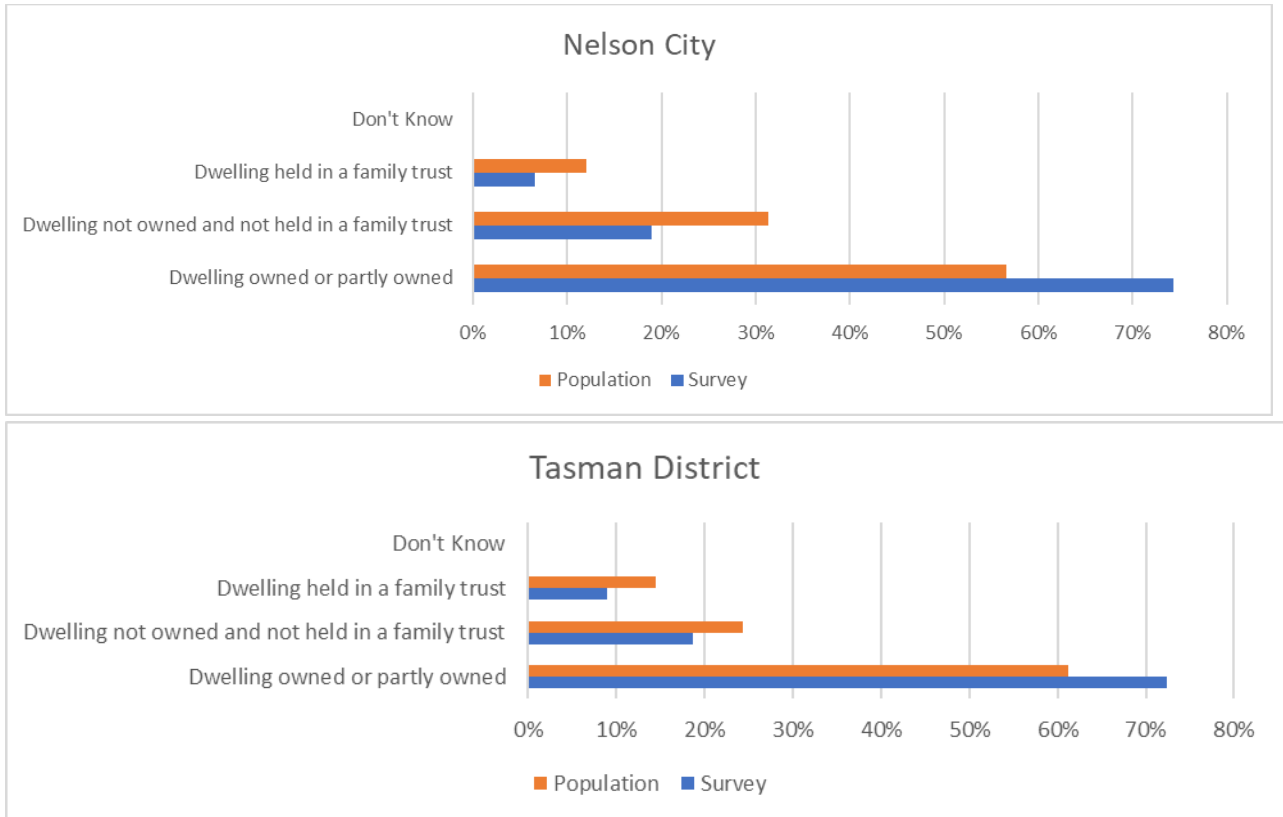
Ethnicity

Overall, the ethnicity distribution of the final survey samples for Nelson and Tasman are close to the overall. For both regions, the proportion of respondents in the survey sample who selected other ethnicity is over-represented. This means that the survey sample under-represents all ethnicity groups to some degree, notably including smaller proportions of Maori, Pacific Peoples and Asian than is present in the Nelson and Tasman populations. Upon a casual inspection of the specified response for the respondents which chose other, it appears that the majority of these are people of European ethnicity from foreign countries.

Table A.0.5: Ethnic distribution, survey sample compared with population
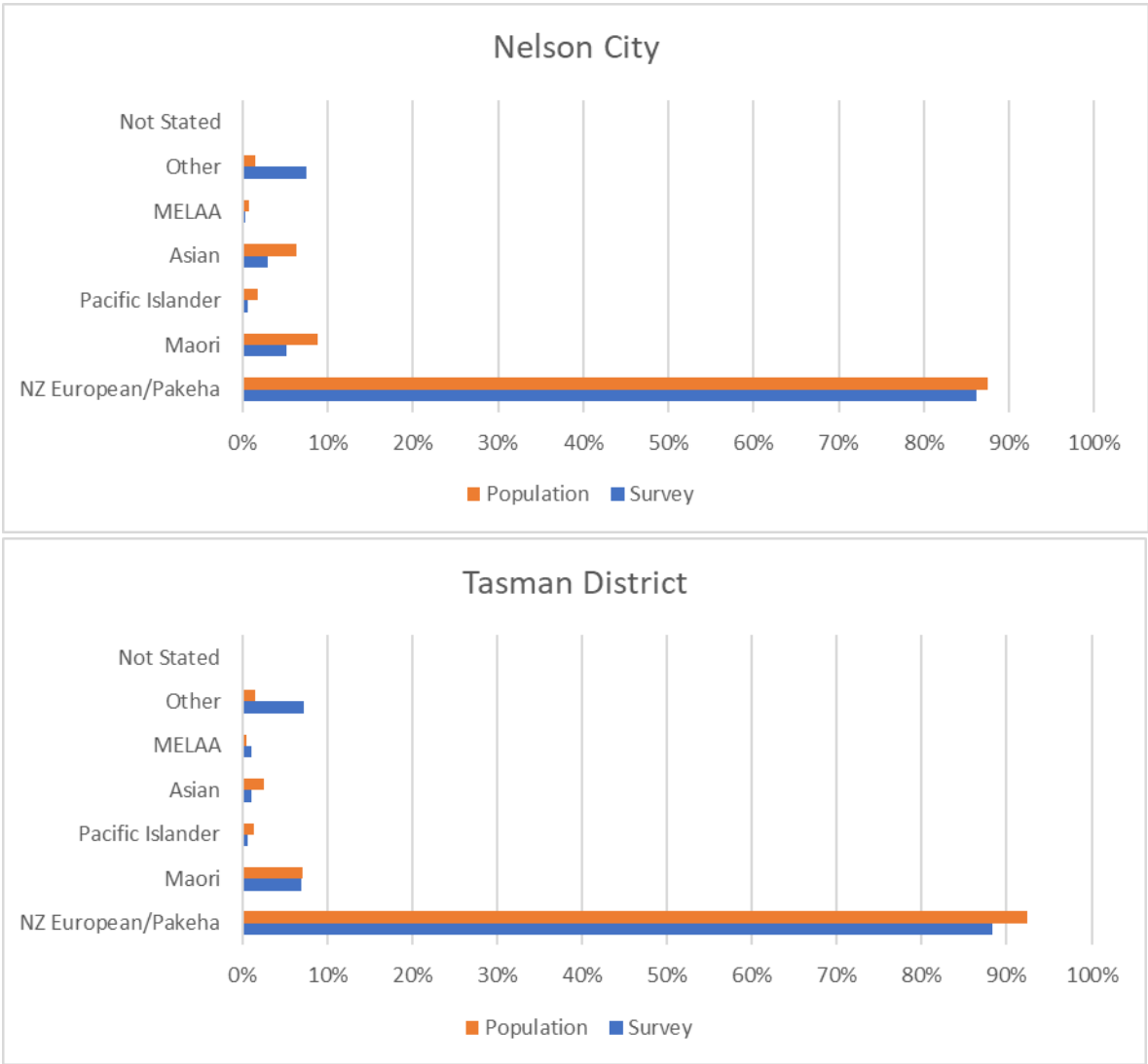
Age

The age distribution of the final survey samples for Nelson and Tasman, compared to the general population is shown in Table A.0.6. For Nelson, there was an over-representation of people in older age groups (>40 years) in the final survey sample compared to the general population, and a corresponding under-representation of people in younger age groups (<40 years), with a significantly lower proportion in the 15-29 years age group. The distribution of the Tasman sample was similar. It also had a significant under-representation of the 15-29 years age group, with an over-representation of respondents between 50 and 74 years.

Table A.0.6: Age distribution, survey sample compared with population

Tasman District and Nelson City Councils

HOUSING
PREFERENCES
STUDY

Technical Report | May 2021

Section 1

RESEARCH OVERVIEW

Tasman District Council and Nelson City Council commissioned Research First and Market Economics to complete a study to understand housing preferences in Tasman and Nelson in 2021.

Research First was responsible for the data collection and this report outlines how that study was completed. It is an adjunct to the report prepared by Market Economics.

This research project was based on a 2011 Australian study conducted by the Grattan Institute, entitled The Housing We'd Choose. Research First and Market Economics have worked in partnership to complete similar projects for Auckland City Council, Dunedin City Council, and Hamilton City Council, Waikato District Council and Waipa District Council.

Research First surveyed a representative sample of 622 respondents from Nelson and Tasman districts between 25 March and 25 April 2021 and quotas were set to ensure life stage and geographic coverage.

The sample of Nelson and Tasman residents was obtained from an online panel and by ringing households in the region and inviting them to take part in the online survey.

This survey covered what respondents look for when choosing a place to live and asked for feedback on a range of housing options and designs. It was conducted online in order to give respondents the time they needed to make decisions, and to properly conduct the choice experiment, including accounting for financial limitations and presenting visuals.

The available sample contained 14,309 records. Of these, 891 indicated that they were interested in taking part in the survey. This equates to a response rate of 6%. Out of the 891 individuals who started the online survey, 622 completed the questionnaire. This equates to a completion rate of 70%. With an achieved sample size of 622, the results have a margin of error of +/-3.9% at a 95% confidence level.

Section 2

THE SURVEY COMPONENTS

2.1 Method

Design of the research took into account two major requirements:

- The total sample needed to be representative of the region's population, so the results could be extrapolated; and
- The survey would need to involve a discrete-choice experiment where participants were shown a range of housing choices (but where the choices available to them were constrained by their personal circumstances).

Consequently, an online survey was required because it can filter choices and show visual material. The benefits of this method include:

- **Cost-effective data collection.** Online data collection is cost-effective as there is no interviewer present (and labour costs are minimised);
- **Asynchronous completion.** Online data collection allows for respondents to complete the survey in their own time, to maximise response rates; and
- **Sophisticated questionnaire programming.** Modern online survey technology allows options to be presented, and a discrete choice experiment to be conducted.

2.2 Sample Design

Quota-based sampling was used to ensure the results are representative of the region's population.

The sample framework was designed to encompass different household types and different areas of the region.

Table 2.2.1: Locations - Population, Quotas and Completed Surveys

Location	Household Estimates	Quota	Surveys Complete	% of Population	% of Survey Respondents
Nelson					
Nelson Urban	19,112	289	315	96%	95%
Nelson Rural	710	11	17	4%	5%
Subtotal	19,822	300	332	100%	100%
Tasman					
Tasman Urban[1]	11,017	240	219	56%	76%
Tasman Rural	8,535	60	71	44%	24%
Subtotal	19,552	300	290	100%	100%
Total	**39,374**	**600**	**622**		

_____

1   At the request of the client, the quota for individuals in the Tasman Urban area was increased. Rather than aim for 56% Urban and 44% Rural, we aimed for 80% Urban and 20% Rural.

Table 2.2.2: Household type - Population, Quotas and Completed Surveys

Household type	Household Estimates	Quota	Surveys Completed	% of Population	% of Survey Respondents
Nelson					
One-person households (aged <65 years)	2,471	37	34	12%	10%
One-person households (aged >65 years)	2,732	41	48	14%	14%
Couples without children (aged <65 years)	3,733	56	60	19%	18%
Couples without children (aged >65 years)	2,424	37	60	12%	18%
Couple/single with children	7,209	109	94	36%	28%
Other multi-person household	1,253	20	36	6%	11%
Subtotal	19,822	300	332	100%	100%
Tasman					
One-person households (aged <65 years)	1,952	30	27	10%	9%
One-person households (aged >65 years)	2,318	36	25	12%	9%
Couples without children (aged <65 years)	3,886	60	68	20%	23%
Couples without children (aged >65 years)	3,233	50	62	17%	21%
Couple/single with children	7,163	109	88	37%	30%
Other multi-person household	1,000	15	20	5%	7%
Subtotal	19,552	300	290	100%	100%
Total	**39,374**	**600**	**622**		

2.3 Questionnaire Design

Research First's experience with online surveying demonstrates that questionnaire design is the key to successful research outcomes. There is considerable evidence that both participation and completion rates for surveys are negatively correlated with questionnaire difficulty in general and length in particular.

When introducing the survey, Research First ensured that the participant was provided with a credible expectation of the duration of the survey. Research First worked with the Councils and Market Economics to ensure the survey questions were concise, free from misinterpretation, and provided a credible opportunity for the generation of effective data.

The full questionnaire is available in Appendix One.

2.4 Questionnaire Programming

The survey was programmed in Voxco, the online survey software used by Research First. Voxco is a robust quantitative survey platform, which allows researchers to program questionnaires in complex ways.

The data form used by the research team ensured participants could not simply 'skip' through fields of relevant information.

The use of a software system like Voxco is instrumental in delivering high quality data because it limits the opportunity for invalid or erroneous data in the datafile.

2.5 Questionnaire Pilot

All surveys undertaken by Research First are subject to a pilot phase. For this project, the online survey was initially piloted internally in 'test' mode by Research First staff and Council Staff. A second pilot was then conducted during the "soft launch" phase. The first 20 responses to the online survey were analysed to ensure individuals were able to complete the survey with ease.

This extensive testing process aimed to make sure the questionnaire was fit for purpose, and the resulting data would best meet the Councils' needs. Research First believes that high quality data collection relies on maximising response rates through a simple, clear questionnaire.

2.6 Housing Preferences

The first part of the survey aimed to identify the relative importance of different housing attributes (when unconstrained by income or assets). It first gathered some additional demographic details, including home ownership, current location of home, and tenure. It then explored residents' motivations to move, and locations under consideration.

To explore preferences for housing attributes, respondents were shown a list of 50 different housing attributes (see the questionnaire in Appendix One). These attributes were organised into four categories. Respondents were shown one category at a time, and asked to rate each attribute as 'not important', 'of some importance' or 'very important'.

Respondents were then shown the items they had selected as being 'very important', and asked to rank the top five. These were presented as their set of top five preferences for housing attributes.

2.7 Housing Trade-Offs: A Discrete Choice Experiment

The second part of the survey aimed to develop an understanding of the actual trade-offs that residents make when choosing a house. This stage of the project explored how residents considered housing type, size and location within the constraints of their incomes and assets.

The method chosen for this was a discrete choice experiment. This is a rigorous research method which can be used to assess the trade-offs residents would make when choosing a house. The experiment aimed to determine the relative importance the population places on location, housing type, and housing size. It also aimed to assist in the creation of a choice model based on the hypothetical choices made in the study. Through statistical analysis of choices between different housing options, the experiment can help determine what choices the population would make in a real-world scenario.

Research First worked with Market Economics and the Councils to determine the different housing options. These options took into consideration the types of dwelling, number of bedrooms, number of bathrooms, land area, floorspace, and locations. In total 102 different housing options were constructed.

Market Economics then determined realistic costs for each housing option, in order to be able to incorporate budgetary constraints in the model. Housing cost estimates were generated by location, by typology based on a standard development feasibility model.

Housing costs were pre-estimated for each location/typology option as an input into the trade-off questions. Market Economics also used detailed rental information from MBIE (which shows rental levels by property type and size, by location) to establish the key patterns and parameters of the rental sector. It was important for the study to determine rental prices and buying prices, and treat each separately (as the rental and buying markets may make choices in different ways).

In this choice experiment, a full-factorial model was not appropriate (because of the number of potential choice sets and the need for real-world application). Hence, the experiment first determined each respondents' budgetary

constraints. This was done by developing a simple budget calculator, similar to a mortgage calculator. The budget calculator defined the maximum mortgage a household could afford, based on key factors such as income, dependents, credit limits, fixed expenses, and equity. The maximum rent that households could afford was simply based on their income.
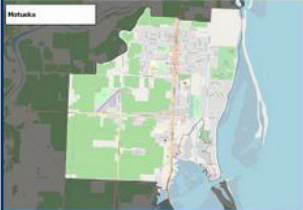
The Grattan study employed conditional logit modelling to determine the degree to which respondents valued one option over another. For this model to be reproduced, it was necessary to reduce the total potential combination of housing options presented to any one respondent. Each respondent therefore received four sets of four choices, each within their budgetary constraints. An example is shown in Figure 2.7.1. They were finally presented the four options they had chosen, and asked which was their most preferred. A full list of the housing option slides can be found in Appendix 2.

Figure 2.7.1: Example Choice Set

2.8 Quality Control

Research First has a commitment to good quality data. To this end, Research First included quality control processes, such as:

- Pre-testing the questionnaire;
- Using appropriate software to ensure data collection is managed in an efficient manner;
- Back-up of all data to an offsite location on a regular basis to ensure there is no accidental loss of response due to system failure; and

Research First reviewed the final data set to ensure that it was as clear and concise as possible.

Section 3

APPENDIX ONE: QUESTIONNAIRE

RESEARCH FIRST

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research & consulting

PART ONE: Telephone Invitation

CATI introduction text

INITIAL INTRODUCTION: Good <%~_DayPart_%> my name is <%~_IterName_%> from Research First, an independent research company.

I'm calling today on behalf of Nelson City and Tasman District Councils to carry out research about housing in Neslon and Tasman.

Housing is an important issue the Councils wish to better understand people's housing choices and preferences.

Slight pause

Would you be interested in taking part?

Pause for response – continue if yes, if no ask if anyone else in the household would like to take part.

Thanks so much, I will explain a bit more about the survey.

It is in two parts:

First, we'll gather a few details over the phone, which will only take a few minutes.

Then I'll send you a link to an online survey, which should take around 20-25 minutes to complete and you can do in your own time over the next week.

Everyone who takes part is also entered into a prize draw for a chance to win $500 cash, or a donation to a charity of their choice.

Do you have time available now to help out?

Screening Questions

Single Response

SC1. Are you employed in the market research industry?

Code	Description	Routing
1	No	
2	Yes	End2Screening

Single Response

SC2. Are you over 18 years of age?

Code	Description	Routing
1	Yes	
2	No	End2Screening

Information

Before we begin, please note that:

Tasman District and Nelson City Councils
Housing We'd Choose Survey 2021
Version 1.3 (CATI & WAPI) 26-02-2021

RESEARCH FIRST

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Research First will never pass on information to the client or any other company, which might identify you personally;

You have the right to have your personal data corrected or removed from our database;

You have the right to decline, or withdraw from the research at any time;

This call is recorded for training and auditing purposes.

Single Response
READ OUT: I'd like to start by asking a few questions about you and your household. The information will be used for ensuring that we talk to a wide and representative cross section of Nelson and Tasman residents.

SC3. Which of the following types best describes your household make up: *Read out.*

Quotas	Description	Open category
	One person households (aged under 65 years old)	
	One person households (aged 65 years and over)	
	Couple without children (aged under 65 years old)	
	Couple without children (aged 65 years and over)	
	Parent(s) or caregiver(s) with children	
	Other multi-person household (e.g., flatting/ student flat etc)	
	Other (please specify)	

Current Suburb or Town Living

Single Response

SC4. To ensure that we include people from all over the Nelson and Tasman areas, can you please tell me which suburb or town you currently live in?

Interviewer- **Type the first 3 letters of the suburb description and select "show list". From the list you can select the suburb**

Code	Description	Routing
1	Nelson	
2	Tahunanui	
3	Stoke	
4	Nelson Rural	
5	Richmond	
6	Motueka	
7	Wakefield -Brightwater	
8	Mapua	
9	Waimea Plains	
10	Tasman Rural	
11	Not in Nelson or Tasman	End2Screening

First Name

Text

SC5. **Can you please provide me with your first name? We will only use this for internal auditing purposes, and to personalise our emails to you.**

Write first name ONLY even if they give you surname.

<#Question>

Email Address

Text

SC6. **As I mentioned at the start of this call, the research involves an online survey. This is because it's easier for you to understand what we are asking you to do if you can see the questions on a screen.**

Can I please take your email address so I can send you through a unique link to the online survey?

IMPORTANT– Please check and confirm the spelling of the email - read it back to them.

The link to the questionnaire will be sent to the respondents email address when you select "next".

Farewell

Info Page

SC7. **Ok, that concludes this call.**
The link will be sent immediately, so if you don't receive it, please check your spam folder - it will be sent from 'survey@researchfirst.co.nz'.
Thanks so much for your time and assistance, just to remind you my name is <%~_IterName_%> from Research First, have a great day.

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PART TWO: Online Survey

Email invite

Thanks for taking the time to speak with us on the phone, and for your interest in taking part in the Tasman District and Nelson City Councils' Housing We'd Choose survey.

Here is the link to the online survey: **[insert link]**

As our interviewer explained on the phone, we are interested in the types of choices that people from the Nelson and Tasman areas make and the preferences they have when choosing a home.

The online survey will ask you about your current situation and the things that are important to you when choosing a home, and then present you with various options of types of housing in the Nelson and Tasman areas.

The survey should take around 20-25 minutes to complete. You don't have to finish it all in one sitting - you can close your browser, and it will remember where you go up to. Just click on the link in this email when you are ready to take part.

Everyone who takes part is also entered into a prize draw to win $500 cash, or a donation to a charity of their choice.

You will not be personally identified by this research, and we take your confidentiality seriously. For your information, we have included a link to our privacy policy.
If you have any questions about the research, please contact the project manager, James Maguire, on 0800 734 778.

Web Introduction

Info Page

Welcome to the Tasman District and Nelson City Councils "Housing We'd Choose" survey!

We are interested in the types of choices that people from Nelson and Tasman make and the preferences they have when choosing a home. The survey will ask you about your current situation and the things that are important to you when choosing a home, and then present you with various options of types of housing in the Nelson and Tasman areas.

It should take around 20-25 minutes, and you don't have to finish it all in one sitting - if you close your browser, it will remember where you got up to if you click the link in your invite email again.

Everyone who takes part is also entered into a prize draw to win $500 cash, or a donation to a charity of their choice.

If you have any questions about the research, please contact Research First on 0800 734 778.

You will not be personally identified by this research, and we take your confidentiality seriously. For your information, we have included a link to our privacy policy (please click here).

Please click below to begin.

SECTION 1: About your Current Situation

Single Response

The first part of the questionnaire asks about your current housing situation, such as the type of dwelling you live in, how long you have lived there, and your future housing requirements.

Q1. What type of dwelling do you currently live in?

Code	Description	Open category
1	A stand-alone dwelling	
2	A unit or attached dwelling (e.g. duplexes or flats)	
3	Terraced housing or unit in a building up to 2 storeys	
4	An apartment or unit in a building 3 storeys or more	
98	Other dwelling (e.g. caravan, cabin, houseboat)	

Single Response

Q1a. How many bedrooms are in your current dwelling?

Code	Description
1	1
2	2
3	3
4	4
5	5
6	6+

Single Response

Q2. Who owns the dwelling that you currently live in?

Code	Description	Open category
1	I own this dwelling with a mortgage	
2	I own this dwelling without a mortgage	
3	I jointly own this dwelling with other people with a mortgage	
4	I jointly own this dwelling with other people without a mortgage	
5	A family trust owns this dwelling	
6	Parents / other family members or a partner owns this dwelling	
7	A private landlord who is not related to me owns this dwelling	
8	A local authority or council owns this dwelling	
9	Housing New Zealand/Kāinga Ora owns this dwelling	
98	Other landlord (such as Department of Conservation, Ministry of Education, Iwi, Nelson Tasman Housing Trust, Habitat for Humanity, Abbeyfield, Golden Bay Housing Trust)	
99	Don't know	

Single Response

Q3. How long have you lived in your current dwelling?

Code	Description
1	Less than one year
2	1 year to just under 2 years
3	2 years to just under 5 years
4	5 years to just under 10 years
5	10 years or more

Single Response
Q4. **Do you plan on moving in the next five years?**

Code	Description
1	Yes
2	No
3	Unsure

ASK IF Q4 = 1, ELSE SKIP

Single Response

Q5(a). **Where are you thinking of moving to?**

Code	Description
1	Within the one of the areas highlighted on the map
2	Outside of the areas highlighted on the map
3	Unsure

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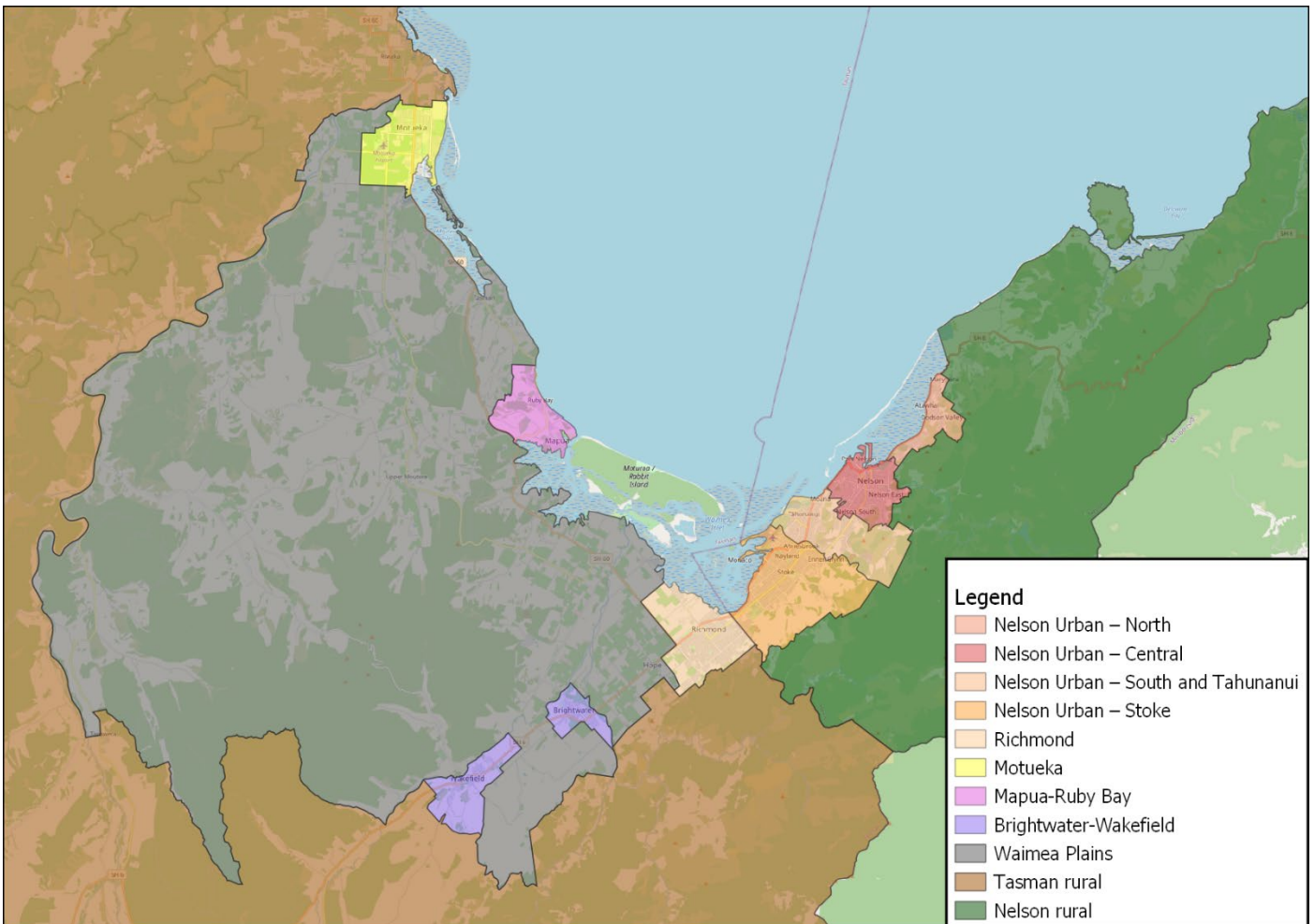
ASK IF Q5a = 1, ELSE SKIP

Single Response

Q5(b). **What part of the Nelson / Tasman areas are you considering moving to?**

Please click on 'select an answer' below and choose from the dropdown menu. If your chosen suburb does not appear, please type it in the space provided at 'Other' list.

Code	Description
1	Nelson Urban – Central
2	Nelson Urban – North
3	Nelson Urban – South and Tahunanui
4	Nelson Urban – Stoke
5	Richmond
6	Motueka
7	Wakefield -Brightwater
8	Mapua
9	Waimea Plains
10	Tasman Rural
11	Nelson Rural
96	Other (please specify)

Single Response

Q6. **What would be the main factor that would motivate you to move?** [Randomise answering options]

Description	Open category
To change to a better location, (e.g. closer to work or study, family or amenities)	
To get into a particular school zone or catchment	
To have a bigger home	
To have a smaller home	
To move from renting to buying a home	
To live in a more affordable home	
If there was a change in my personal circumstances (e.g. who I would live with)	
Other (please specify)	

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SECTION 2: About your Preferred Housing Features

The next part of the survey examines how important various features are to you when you think about choosing a place to live. This includes features related to general location, proximity to local facilities, the local environment, the property, and the dwelling itself.

Please provide an answer for each individual item and be as honest as you can in your responses.

Even if you are not intending to move in the near future, you can still complete this section. Please consider how important each of them would be to you, in your current circumstance, if you were to think about choosing a place to live.

If any of the features are not applicable to your current situation, please select "Not important".

Single Grid

Q7. **Please rate the importance of the following general location features. Please provide an answer for each individual item below.** [Randomise answering options]

Code	Description
1	Not important
2	Of some importance
3	Very important

General location features

Description	Condition
Near family and friends	
Easy access to places of work	
Easy access to City or town centre	
Easy access to centre amenities	
Easy access to shops	
Easy access to the airport	
Easy access to bars, pubs, nightlife, restaurants and cafes	
Easy access to place of study	
Ability to walk / cycle to work or study	
Easy walking/cycling distance to centre	
Easy access to public transport	
In a familiar area	

Single Grid

Q8. Please rate the importance of the proximity to the following facilities. Please provide an answer for each individual item below. [Randomise answering options]

Code	Description
1	Not important
2	Of some importance
3	Very important

Proximity to facilities

List definition

Description	Condition
Near a sports club/fields	
Near a recreation activities involving, walking, running, cycling tracks, kayaking	
Near a park or reserve	
Near a community centre	
Near a gym	
Near a library	
Near to a place of worship	
Near the coast or beach	
Near a GP/healthcare provider	
Near a hospital	
Near a preferred school	

Single Grid

Q9. Please rate the importance of the following aspects of the local environment. Please provide an answer for each individual item below. [Randomise answering options]

Code	Description
1	Not important
2	Of some importance
3	Very important

Aspects of the local environment

List definition

Description	Condition
Sea view	
Landscape view	
City view	
Presence of trees	
A physically attractive neighbourhood	
Safe from crime	
Away from busy roads	
Away from industrial areas	
Sense of community	
Lack of noise	
Safe from natural hazards (e.g. flooding, landslide, earthquake)	
Vibrancy	
Rural/semi-rural character	

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Single Grid

Q10. Please rate the importance of the following property features. Please provide an answer for each individual item below. [Randomise answering options]

Code	Description
1	Not important
2	Of some importance
3	Very important

Property features

List definition

Description	Condition
Freehold title	
Is on a flat section	
No stairs	
Standalone dwelling	
Attached dwelling (e.g. duplexes, townhouses or terraced housing)	
North facing	
Section easy to maintain	
Large section	
Has a lawn	
Balcony/courtyard/outdoor dining space	
Adequate garaging/off-street parking	
Fully fenced	
Sunny	
Has a second dwelling	

ONLY SHOW ITEMS RATED VERY IMPORTANT IN Q7 TO Q10

Q11. The table below includes all the items you have rated as being very important. Can you now please rank your top 5 preferences, in order of importance?
Please record your preferred order by typing 1 (most important preference), 2, 3, 4 and 5 in the boxes below. You may only enter one of each ranking.

Property	Value
Randomise list	Yes
Randomise	0
Maximum	5
Possible VALUES	1,2,3,4,5
Minimum total	1
Maximum total	15
Whole numbers only	Yes
All numbers unique	Yes
Empty allowed	Yes

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SECTION 3: Living and Working

Living and Working Suburbs
SHOW Q12 AND Q13 ON THE SAME SCREEN

Next, we need to know which suburbs you live and work in.

Q12. You have told us you are currently living in **(FILL FROM SC4)**

Single Response
Q13. **Which suburb are you currently working in?**

Please click on 'select an answer' below and choose from the dropdown menu. If your chosen suburb does not appear, please type it in the space provided at 'Other'

If you are not currently employed or you work in more than one area, please choose the relevant option at the bottom of the list.
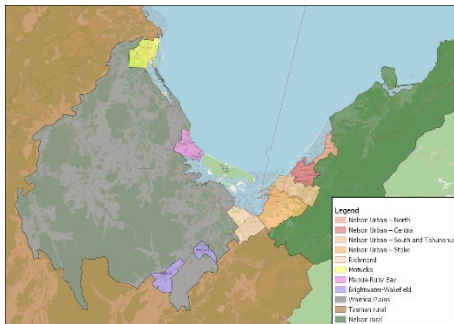
DROPDOWN LIST

Code	Description
1	Nelson Urban – Central
2	Nelson Urban – North
3	Nelson Urban – South and Tahunanui
4	Nelson Urban – Stoke
5	Richmond
6	Motueka
7	Wakefield -Brightwater
8	Mapua
9	Waimea Plains
10	Tasman Rural
11	Nelson Rural
990	Other (please specify)
994	I work outside Nelson or Tasman
995	I am not currently working
996	I am retired
997	I am a student
998	I work from home
999	I work in more than one part of Nelson or Tasman

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Preference Map

Single Grid

Q14. Please look at the map below. Given your financial situation and your knowledge of house prices and rents in Nelson and Tasman, please select the two areas where you would most like to live. Please use the grid below the map to indicate your first and second choices.

	Code	Description
Q14_A1	1	First choice:
Q14_A2	2	Second choice:

Code	Description
1	Nelson Urban – Central
2	Nelson Urban – North
3	Nelson Urban – South and Tahunanui
4	Nelson Urban – Stoke
5	Richmond
6	Motueka
7	Wakefield -Brightwater
8	Mapua
9	Waimea Plains
10	Tasman Rural
11	Nelson Rural

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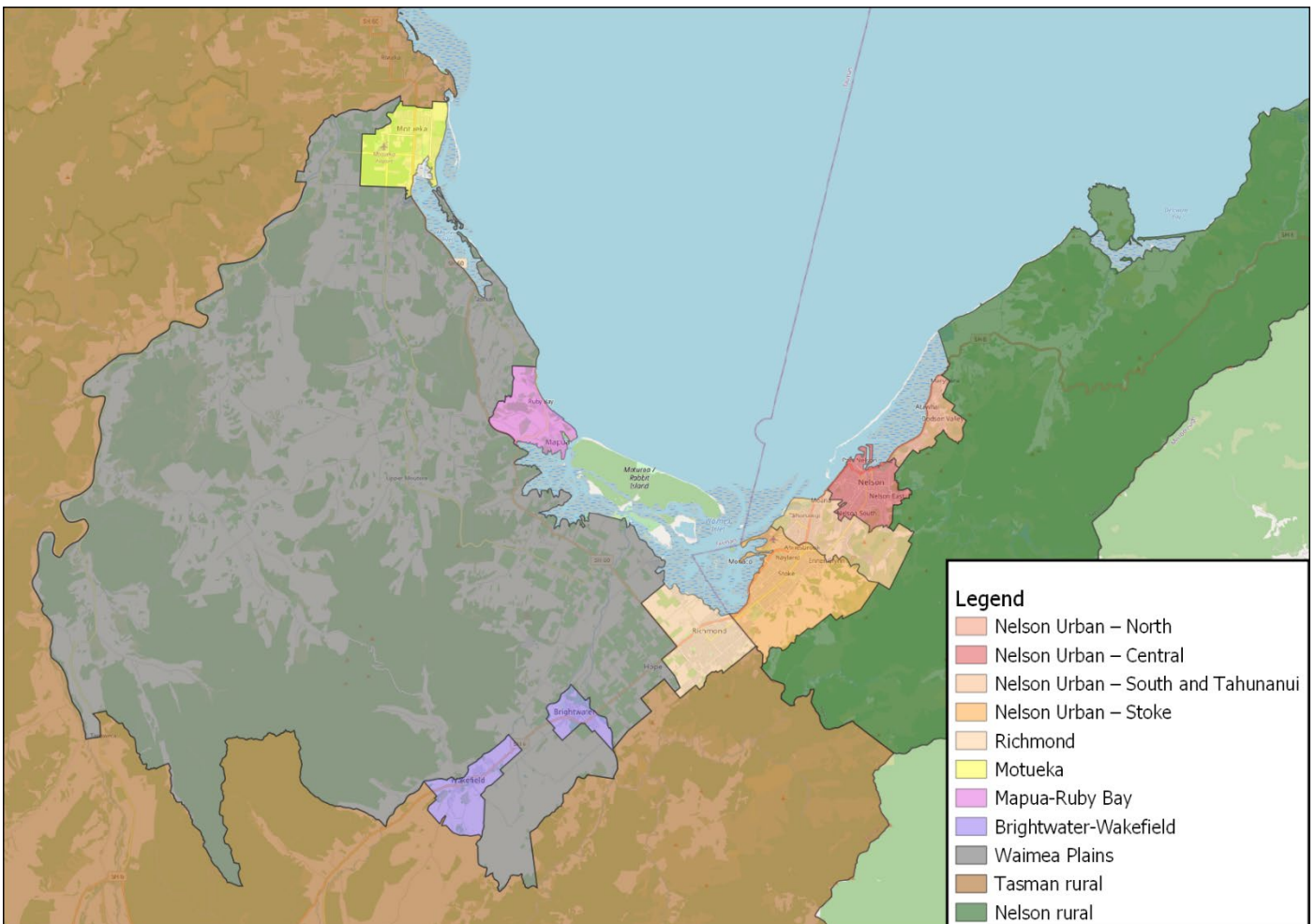
Financial Description

The rest of the survey focuses on the housing you would choose to buy, or to rent, within the Nelson and Tasman areas. In order to do this, we need to first ask some questions relating to your current financial situation.

The following questions are designed to calculate a maximum amount for your household to buy, or to rent, within your preferred parts of the Nelson and Tasman areas.

Please answer the questions as honestly and accurately as you can.

The information you provide will remain confidential and will only be used for the purposes of this survey.

Click below to continue.

Household Composition

Q15. To factor in the typical living costs (e.g. food, utilities, rates, insurance etc,) of running a household of your size, please indicate the number of dependents that would be living with you.

Composition Adult

Numerical

Q15_ADULT   Description

To start with, please can you tell us how many adults are currently living in your household, including yourself? By adults we mean people aged 18 years and over.

Composition Child

Numerical

Q15_CHILD   Description

And how many children aged up to 18 are living with you? By that we mean on a full-time basis (more than five days a week) Please enter '0' if children do not reside with you

HOUSEHOLD_SIZE = (Q15_ADULT) + (Q15_CHILD)

Presence of a Second Income Earner

Single Response

Q15a. Is the household income earned by one person, or more than one person?

Code	Description
0	One person
1	More than one person

SECOND_EARNER = IF(Q15b='More than one person',1,0)

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Income

Single Response

Q16. Please select your annual household income range (before tax) from the list below:
If you don't know, please give your best estimate.

Code	Description
1	less than $30,000
2	$30,000 - $34,999
3	$35,000 - $39,999
4	$40,000 - $44,999
5	$45,000 - $49,999
6	$50,000 - $59,999
7	$60,000 - $69,999
8	$70,000 - $79,999
9	$80,000 - $89,999
10	$90,000 - $99,999
11	$100,000 - $109,999
12	$110,000 - $119,999
13	$120,000 - $129,999
14	$130,000 - $139,999
15	$140,000 - $149,999
16	$150,000 - $174,999
17	$175,000 - $199,999
18	$200,000 - $224,999
19	$225,000 - $249,999
20	$250,000 - $274,999
21	$275,000 - $299,999
22	$300,000 - $324,999
23	$325,000 - $349,999
24	$350,000 - $374,999
25	$375,000 - $399,999
26	$400,000 or more

INCOMEVAL = PRJ(Q16, 30000, 30000, 35000, 40000, 45000, 50000, 60000, 70000, 80000, 90000, 100000, 110000, 120000, 130000, 140000, 150000, 175000, 200000, 225000, 250000, 275000, 300000, 325000, 350000, 375000, 400000)

Credit Limits

Numerical

Q17. What are your credit limits on the following?

Please type the amount in the appropriate boxes below
Please enter '0' if an item doesn't apply.
Please do not include commas or decimal points.

	Code	Description
Q17_CC	1	Credit card/s:
Q17_OD	2	Overdraft:

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Grouped Expenses

Fixed Expenses

Q18. Fixed Expenses are expenses that you are committed to regularly paying (such as hire purchase payments, child support, personal loans or student loans). This does not include typical household living costs such as groceries, power, rent and mortgage.

Please calculate a combined amount for your household and type it in the box below:
Please enter '0' if an item doesn't apply.
Please do not include commas or decimal points.

Please also indicate whether this combined amount is on a weekly, fortnightly, monthly or annual basis:

Expenses
Numerical

Q18_A1 <u>Description</u>

Total expenses or outgoings:

Expenses Timing
Single Grid

Frequency of payment:

Q18_B1	Code	Description
	0	No expenses
	1	Weekly
	2	Fortnightly
	3	Monthly
	4	Yearly

EXPENSES_NORMAL = ([Q18_A1]) *
IF((Q18_B1=0),0,(IF((Q18_B1=1),4.25,(IF((Q18_B1=2),2.125,(IF((Q18_B1=3),1,(IF((Q18_B1=4),0.083,0)))))))))

Equity

Single Response

Q19. Please select the amount of money you could realistically raise for a deposit on a home. It could include equity on an existing property, savings, help from family or other assets/ investments you may choose to sell.

Please remember to include any grants you may be entitled to such as FirstHome or money from your KiwiSaver Investments. If you don't know, please give your best estimate.

Code	Description
1	less than $50,000
2	$50,000 - $99,999
3	$100,000 - $149,999
4	$150,000 - $199,999
5	$200,000 - $249,999
6	$250,000 - $299,999
7	$300,000 - $349,999
8	$350,000 - $399,999
9	$400,000 - $449,999
10	$450,000 - $499,999
11	$500,000 - $599,999
12	$600,000 - $699,999
13	$700,000 - $799,999

14	$800,000 - $899,999
15	$900,000 - $999,999
16	$1,000,000 - $1,099,999
17	$1,100,000 - $1,199,999
18	$1,200,000 - $1,299,999
19	$1,300,000 - $1,399,999
20	$1,400,000 - $1,499,999
21	$1,500,000 or more

EQUITYVAL = PRJ(Q19, 50000, 50000, 100000, 150000, 200000, 250000, 300000, 350000, 400000, 450000, 500000, 600000, 700000, 800000, 900000, 1000000, 1100000, 1200000, 1300000, 1400000, 1500000)

Calculation

(See Market Economics' Mortgage Calculotar Spreadsheet dated 19-02-21)

INCOME_CALC = ((([INCOMEVAL])/10000) * 64867)
ADDITIONAL_INC = (([SECOND_EARNER])*51000)
ADULT_CALC = IF((Q15A=1),([Q15_ADULT]-2) * 57000,([Q15_ADULT]-1) * 57000)
CHILDREN_CALC = (([Q15_CHILD]) * 12000)
OVERDR_CALC = ((([Q17_OD]) / 1000) * 7000)
CC_CALC = ((([Q17_CC]) / 100) * 400)
IF [EXPENSES_NORMAL] > 2000, THEN FIX_CALC =((([EXPENSES_NORMAL] - 2000) / 10) * 1500).
IF EXPENSES_NORMAL] < 2000, THEN FIX_CALC = 0.
TOTAL_CALC = ((((((([INCOME_CALC]) + ([ADDITIONAL_INC]) - ([ADULT_CALC])) - ([CHILDREN_CALC])) - ([OVERDR_CALC])) - ([CC_CALC])) - ([FIX_CALC]))
TOTALMORT_INCLEQ = ([TOTAL_CALC]) + ([EQUITYVAL])

RENT_CALC = (([INCOMEVAL]) / 100) * 30
MONTHLY_RENT = ([RENT_CALC]) / 12
WEEKLY_RENT = TRC (([RENT_CALC]) / 52)

BUY SKIP (GO TO RENT) IF:
(TOTALMORT_INCLEQ_NUM < 403000) OR (TOTALMORT_INCLEQ_NUM<418000 AND HOUSEHOLD_SIZE>=4) OR (TOTALMORT_INCLEQ_NUM<562000 AND HOUSEHOLD_SIZE>=5)

RENT SKIP (GO TO Q22) IF:
(WEEKLY_RENT < 300) OR (WEEKLY_RENT<300 AND HOUSEHOLD_SIZE>=4) OR (WEEKLY_RENT<330 AND HOUSEHOLD_SIZE>=5)

If more than one Buy option available, go to Buy Section.
If not, check that more than one Rent option is available, then go to Rent Section.
If less than one Buy or Rent options available, go to Q22

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Text for BUY SECTION

In this part of the survey you will be presented with various housing options that would potentially be available to you.

Given the details you provided previously, our calculator suggests that you could potentially afford to buy a house worth: **TOTALMORT_INCLEQ**

Consider the options in each set carefully before moving forward to the next set. There will be a maximum of four sets and a final decision set.

Please note that the same housing options may be presented under multiple sectors. Your preferred sectors have been considered, but some options may be excluded due to affordability. Also it may be possible that you are shown housing that you feel is impractical for your household or family type. Please make a selection based on the most attractive and best fit in other respects as you will be given the opportunity to explain this after your final selection.

Please assume that all the housing options presented are new and of medium standard quality.

Click below to continue.
.

Text for RENT SECTION

In this part of the survey you will be presented with various housing rental options that would potentially be available to you.

Given the details you provided previously, our calculator suggests that you could potentially afford a rental of: **WEEKLY_RENT** per week.

Consider the options in each set carefully before moving forward to the next set. There will be a maximum of four sets and a final decision set.

Please note that the same housing options may be presented under multiple sectors. Your preferred sectors have been considered, but some options may be excluded due to affordability. Also it may be possible that you are shown housing that you feel is impractical for your household or family type. Please make a selection based on the most attractive and best fit in other respects as you will be given the opportunity to explain this after your final selection.

Please assume that all the housing options presented are new and of medium standard quality.

Click below to continue.

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Buy Set 1 or Rent Set 1

Single Response

Please select your preferred [housing / rental] option from the following options (Set 1).

To make your choice, click on the image of your preferred option until the frame changes from yellow to black, then click the arrow at the bottom of the page to advance to the next set.

Please choose carefully as you will not be able to alter your selection by going back.

Please assume that all the housing options presented are new and of medium standard quality.

Buy Set 2 or Rent Set 2

Single Response

Please select your preferred [housing / rental] option from the following options (Set 2).

To make your choice, click on the image of your preferred option until the frame changes from yellow to black, then click the arrow at the bottom of the page to advance to the next set.

Please choose carefully as you will not be able to alter your selection by going back.

Please assume that all the housing options presented are new and of medium standard quality.

Buy Set 3 or Rent Set 3

Single Response

Please select your preferred [housing / rental] option from the following options (Set 3).

To make your choice, click on the image of your preferred option until the frame changes from yellow to black, then click the arrow at the bottom of the page to advance to the next set.

Please choose carefully as you will not be able to alter your selection by going back.

Please assume that all the housing options presented are new and of medium standard quality..

Buy Set 4 or Rent Set 4

Single Response

Please select your preferred [housing / rental] option from the following options (Set 4).

To make your choice, click on the image of your preferred option until the frame changes from yellow to black, then click the arrow at the bottom of the page to advance to the next set.

Please choose carefully as you will not be able to alter your selection by going back.

Please assume that all the housing options presented are new and of medium standard quality..

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Buy Decide on One <u>or</u> Rent Decide on One

Single Response
Final Set¹

Below are your chosen options from the preceding questions. Please select your most preferred housing option overall.

To do this, <u>drag the all 4 images</u> from the <u>top part of the screen</u>, down into the <u>bottom part of the screen</u>, with your <u>most preferred on the left and your least prefeered on the right</u>.

Decisions Making Factors

Single Response
Q20. **If you planned to move tomorrow, does the housing option you ranked as your most preferred reflect the housing you would choose given your current financial situation?**
Show image of most preferred option

Code	Description
1	Yes [GOTO Q21]
2	No [GOTO Q20b]
3	Don't know [GOTO Q20b]

Why?
Open Ended
20b. **What would you have preferred and why?**

Top 3

Numerical

Q21. **In order to understand how you chose your preferred housing option please rank the following factors in order of importance where 1 is most important and 4 is least important.**

Please record your preferred order by typing 1, 2, 3 or 4 in the boxes below. You may only enter one of each ranking.

Code	Description
1	Location (the area you chose)
2	House type (If the house is a specific type e.g. detached, semi-detached or an apartment)
3	Dwelling features (size of lot, number of parking spaces, presence of garden, number of bedrooms and living areas)
4	Dwelling value (perceived value for money of the housing option)

---

¹ If they are only shown one set, then they don't need to be asked the final rank question. However, can you record their selection to Set 1 as their Most Preferred option in the final rank question? Then can you go to Q20 and show this image?

Rent Option

(RentSet1 is not asked) and (MonthlyRent > 1200)

Single Response

Now that you have looked at the purchase options, would you be interested in seeing what would be available as a rental?

Code	Description	Routing
1	Yes	[GOTO RentSection]
2	No	

SECTION 4: About you

Lastly a few questions about you. This is so we can compare the results for different groups of people who live in the Nelson and Tasman areas.

Single Response

Q22. In which of the following age groups do you belong?

Code	Description
1	18 - 24
2	25 - 29
3	30 - 34
4	35 - 39
5	40 - 44
6	45 - 49
7	50 - 54
8	55 - 59
9	60 - 64
10	65 - 69
11	70 - 74
12	75+

Single Response

Q23. How many years in total have you lived in Nelson/Tasman?

Code	Description
1	Less than one year
2	1 year to just under 2 years
3	2 years to just under 5 years
4	5 years to just under 10 years
5	10 years or more

ASK IF Q23 = 1, 2 or 3, ELSE SKIP

Single Response

Q23a. Where did you move from?

Code	Description
1	Auckland
2	Waikato/Bay of Plenty
3	Wellington
4	Rest of North Island
5	Marlborough
6	Canterbury
7	Rest of South Island
8	Overseas

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Multiple Response

Q24. Which ethnic group or groups do you identify with? You may choose more than one.

Description	Open category	Exclusive
NZ European/ Pakeha		
Maori		
Pacific Islander		
Asian		
Middle Eastern/ Latin American/ African		
Other (please specify)	•	
Prefer not to say		•

Comments

Open Ended

Q25. Are there any additional comments you would like to make in respect of this survey?

End 1

Thank you for completing the survey, your efforts are greatly appreciated.

Your name will be entered into the prize draw. If you win, you will have the choice of $500 cash, or a donation to a charity of our choice.

Please remember that the answers you provide will remain confidential.

If you have any questions about the research please contact James Maguire on 0800 734 778.

Good luck with the prize draw.

You may close your browser window now, or this page will direct to the Research First website shortly.

Section 4

APPENDIX TWO: HOUSING OPTION SLIDES

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$472,000
Nelson Urban - Central

J3003_Buy_set2-4.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
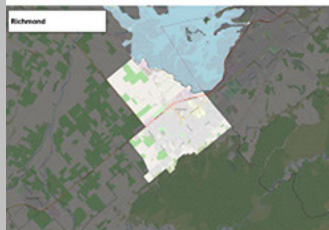Land: **600m²** Floor: **180m²**
$905,000
Nelson Urban - Central

J3003_Buy_set2-3.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$725,000
Nelson Urban - Central

J3003_Buy_set2-2.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$796,000
Nelson Urban - Central
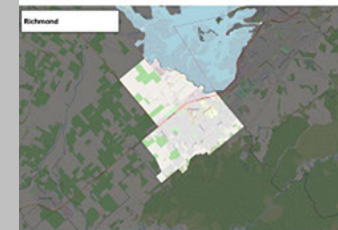
J3003_Buy_set2-6.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$634,000
Nelson Urban - Central
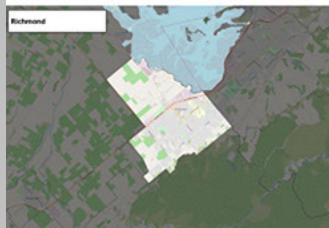
J3003_Buy_set2-5.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$636,000
Nelson Urban - Central

J3003_Buy_set2-8.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$503,000
Nelson Urban - Central

J3003_Buy_set2-7.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$832,000
Nelson Urban - Central

J3003_Buy_set2-11.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$454,000
Nelson Urban - Central

J3003_Buy_set2-10.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$802,000
Nelson Urban - Central

J3003_Buy_set2-9.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$535,000
Nelson Urban - North

J3003_Buy_set2-13.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$1,060,000
Nelson Urban - Central

J3003_Buy_set2-12.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$843,000
Nelson Urban - North

J3003_Buy_set2-15.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$675,000
Nelson Urban - North

J3003_Buy_set2-14.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$773,000
Nelson Urban - North

J3003_Buy_set2-18.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$616,000
Nelson Urban - North

J3003_Buy_set2-17.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$459,000
Nelson Urban - North

J3003_Buy_set2-16.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$638,000
Nelson Urban - North

J3003_Buy_set2-20.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$505,000
Nelson Urban - North

J3003_Buy_set2-19.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$437,000
Nelson Urban - North

J3003_Buy_set2-22.jpg

Terraced House
Bedrooms: **4**   Bathrooms: **2**
Land: **300m²**   Floor: **180m²**
$803,000
Nelson Urban - North

J3003_Buy_set2-21.jpg

Apartment
Bedrooms: **3**   Bathrooms: **2**
Land: **N/A**   Floor: **140m²**
$1,020,000
Nelson Urban - North

J3003_Buy_set2-24.jpg

Apartment
Bedrooms: **2**   Bathrooms: **1**
Land: **N/A**   Floor: **110m²**
$802,000
Nelson Urban - North

J3003_Buy_set2-23.jpg

Standalone House
Bedrooms: **3**   Bathrooms: **2**
Land: **500m²**   Floor: **140m²**
$641,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-26.jpg

Standalone House
Bedrooms: **2**   Bathrooms: **1**
Land: **400m²**   Floor: **110m²**
$508,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-25.jpg

Semi-detached (Duplex)
Bedrooms: **3**   Bathrooms: **2**
Land: **350m²**   Floor: **120m²**
$580,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-29.jpg

Semi-detached (Duplex)
Bedrooms: **2**   Bathrooms: **1**
Land: **300m²**   Floor: **80m²**
$431,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-28.jpg

Standalone House
Bedrooms: **4**   Bathrooms: **3**
Land: **600m²**   Floor: **180m²**
$802,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-27.jpg

Terraced House
Bedrooms: **2**   Bathrooms: **1**
Land: **200m²**   Floor: **110m²**
$480,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-31.jpg

Semi-detached (Duplex)
Bedrooms: **4**   Bathrooms: **2**
Land: **400m²**   Floor: **160m²**
$728,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-30.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$763,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-33.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$607,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-32.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$766,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-35.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$418,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-34.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$521,000
Nelson Urban - Stoke

J3003_Buy_set2-37.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$976,000
Nelson Urban -
South and Tahunanui

J3003_Buy_set2-36.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$822,000
Nelson Urban - Stoke

J3003_Buy_set2-39.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$659,000
Nelson Urban - Stoke

J3003_Buy_set2-38.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$589,000
Nelson Urban - Stoke

J3003_Buy_set2-41.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$439,000
Nelson Urban - Stoke

J3003_Buy_set2-40.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$487,000
Nelson Urban - Stoke

B04S

J3003_Buy_set2-43.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$738,000
Nelson Urban - Stoke

C04L

J3003_Buy_set2-42.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$773,000
Nelson Urban - Stoke

B04L

J3003_Buy_set2-45.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$616,000
Nelson Urban - Stoke

B04M

J3003_Buy_set2-44.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$767,000
Nelson Urban - Stoke

A04M

J3003_Buy_set2-47.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$418,000
Nelson Urban - Stoke

A04S

J3003_Buy_set2-46.jpg

Rural Residential
Bedrooms: **3** Bathrooms: **2**
Land: **3000m²** Floor: **190m²**
$898,000
Richmond

E05S

J3003_Buy_set2-49.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$977,000
Nelson Urban - Stoke

A04L

J3003_Buy_set2-48.jpg

Rural Residential
Bedrooms: **5** Bathrooms: **3**
Land: **3000m²** Floor: **260m²**
$1,089,000
Richmond

E05L

J3003_Buy_set2-51.jpg

Rural Residential
Bedrooms: **4** Bathrooms: **3**
Land: **3000m²** Floor: **230m²**
$1,007,000
Richmond

E05M

J3003_Buy_set2-50.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$693,000
Richmond
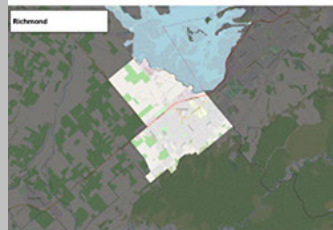
J3003_Buy_set2-53.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$549,000
Richmond

J3003_Buy_set2-52.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$862,000
Richmond

J3003_Buy_set2-54.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$616,000
Richmond

J3003_Buy_set2-56.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$465,000
Richmond

J3003_Buy_set2-55.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$488,000
Richmond

J3003_Buy_set2-58.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$767,000
Richmond

J3003_Buy_set2-57.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$774,000
Richmond

J3003_Buy_set2-60.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$617,000
Richmond

J3003_Buy_set2-59.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$403,000
Richmond

J3003_Buy_set2-61.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$941,000
Richmond

J3003_Buy_set2-63.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$739,000
Richmond

J3003_Buy_set2-62.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$672,000
Motueka
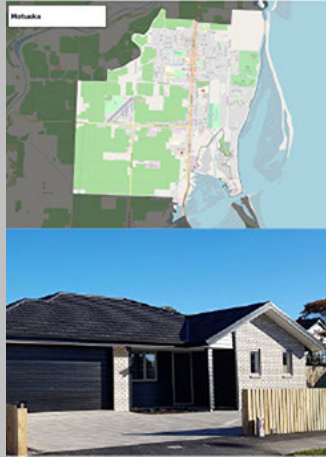
J3003_Buy_set2-65.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$532,000
Motueka

J3003_Buy_set2-64.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$837,000
Motueka

J3003_Buy_set2-66.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$619,000
Motueka

J3003_Buy_set2-68.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$467,000
Motueka

J3003_Buy_set2-67.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$493,000
Motueka

J3003_Buy_set2-70.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$770,000
Motueka

J3003_Buy_set2-69.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$623,000
Motueka

J3003_Buy_set2-71.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$521,000
Wakefield-Brightwater

D07S

J3003_Buy_set2-73.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$781,000
Motueka

B06L

J3003_Buy_set2-72.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$658,000
Wakefield-Brightwater

D07M

J3003_Buy_set2-74.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$418,000
Wakefield-Brightwater

C07S

J3003_Buy_set2-76.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$820,000
Wakefield-Brightwater

D07L

J3003_Buy_set2-75.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$562,000
Wakefield-Brightwater

C07M

J3003_Buy_set2-77.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$453,000
Wakefield-Brightwater

B07S

J3003_Buy_set2-79.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$705,000
Wakefield-Brightwater

C07L

J3003_Buy_set2-78.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$721,000
Wakefield-Brightwater

B07L

J3003_Buy_set2-81.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$573,000
Wakefield-Brightwater

B07M

J3003_Buy_set2-80.jpg

Standalone House
Bedrooms: **3**   Bathrooms: **2**
Land: **500m²**   Floor: **140m²**
$722,000
Mapua-Ruby Bay

J3003_Buy_set2-83.jpg

Standalone House
Bedrooms: **2**   Bathrooms: **1**
Land: **400m²**   Floor: **110m²**
$572,000
Mapua-Ruby Bay

J3003_Buy_set2-82.jpg

Standalone House
Bedrooms: **4**   Bathrooms: **3**
Land: **600m²**   Floor: **180m²**
$897,000
Mapua-Ruby Bay

J3003_Buy_set2-84.jpg

Semi-detached (Duplex)
Bedrooms: **3**   Bathrooms: **2**
Land: **350m²**   Floor: **120m²**
$640,000
Mapua-Ruby Bay

J3003_Buy_set2-86.jpg

Semi-detached (Duplex)
Bedrooms: **2**   Bathrooms: **1**
Land: **300m²**   Floor: **80m²**
$485,000
Mapua-Ruby Bay

J3003_Buy_set2-85.jpg

Rural Residential
Bedrooms: **3**   Bathrooms: **2**
Land: **3000m²**   Floor: **190m²**
$762,000
Waimea Plains

J3003_Buy_set2-88.jpg

Semi-detached (Duplex)
Bedrooms: **4**   Bathrooms: **2**
Land: **400m²**   Floor: **160m²**
$794,000
Mapua-Ruby Bay

J3003_Buy_set2-87.jpg

Rural Residential
Bedrooms: **4**   Bathrooms: **3**
Land: **3000m²**   Floor: **230m²**
$871,000
Waimea Plains

J3003_Buy_set2-89.jpg

Standalone House
Bedrooms: **2**   Bathrooms: **1**
Land: **400m²**   Floor: **110m²**
$536,000
Waimea Plains

J3003_Buy_set2-91.jpg

Rural Residential
Bedrooms: **5**   Bathrooms: **3**
Land: **3000m²**   Floor: **260m²**
$953,000
Waimea Plains

J3003_Buy_set2-90.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$842,000
Waimea Plains

J3003_Buy_set2-93.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$677,000
Waimea Plains

J3003_Buy_set2-92.jpg

Rural Residential
Bedrooms: **3** Bathrooms: **2**
Land: **3000m²** Floor: **190m²**
$743,000
Tasman Rural

J3003_Buy_set2-94.jpg

Rural Residential
Bedrooms: **5** Bathrooms: **3**
Land: **3000m²** Floor: **260m²**
$934,000
Tasman Rural

J3003_Buy_set2-96.jpg

Rural Residential
Bedrooms: **4** Bathrooms: **3**
Land: **3000m²** Floor: **230m²**
$852,000
Tasman Rural

J3003_Buy_set2-95.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$615,000
Tasman Rural

J3003_Buy_set2-98.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$487,000
Tasman Rural

J3003_Buy_set2-97.jpg

Rural Residential
Bedrooms: **3** Bathrooms: **2**
Land: **3000m²** Floor: **190m²**
$660,000
Nelson Rural

J3003_Buy_set2-100.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$769,000
Tasman Rural

J3003_Buy_set2-99.jpg

Rural Residential
Bedrooms: **4** Bathrooms: **3**
Land: **3000m²** Floor: **230m²**
$769,000
Nelson Rural

J3003_Buy_set2-101.jpg

Rural Residential
Bedrooms: **5**   Bathrooms: **3**
Land: **3000m²**   Floor: **260m²**
$851,000
Nelson Rural

E11L

J3003_Buy_set2-102.jpg

Standalone House
Bedrooms: **2**   Bathrooms: **1**
Land: **400m²**   Floor: **110m²**
$574,000
Nelson Urban - Central

D01S

J3003_Buy_set2-1.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$640
Nelson Urban - Central

R-D01L

J3003_Rent_set2-3.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$530
Nelson Urban - Central

R-D01M

J3003_Rent_set2-2.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$460
Nelson Urban - Central

R-D01S

J3003_Rent_set2-1.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$360
Nelson Urban - Central

R-C01M

J3003_Rent_set2-5.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$320
Nelson Urban - Central

R-C01S

J3003_Rent_set2-4.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$350
Nelson Urban - Central

R-B01S

J3003_Rent_set2-7.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$480
Nelson Urban - Central

R-C01L

J3003_Rent_set2-6.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$380
Nelson Urban - Central

A01S

J3003_Rent_set2-10.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$490
Nelson Urban - Central

R-B01L

J3003_Rent_set2-9.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$360
Nelson Urban - Central

R-B01M

J3003_Rent_set2-8.jpg

Apartment
Bedrooms: **3**   Bathrooms: **2**
Land: **N/A**   Floor: **140m²**
$620
Nelson Urban - Central

J3003_Rent_set2-12.jpg

Apartment
Bedrooms: **2**   Bathrooms: **1**
Land: **N/A**   Floor: **110m²**
$530
Nelson Urban - Central

J3003_Rent_set2-11.jpg

Standalone House
Bedrooms: **3**   Bathrooms: **2**
Land: **500m²**   Floor: **140m²**
$480
Nelson Urban - North

J3003_Rent_set2-14.jpg

Standalone House
Bedrooms: **2**   Bathrooms: **1**
Land: **400m²**   Floor: **110m²**
$410
Nelson Urban - North

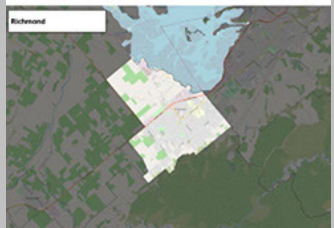J3003_Rent_set2-13.jpg

Semi-detached (Duplex)
Bedrooms: **3**   Bathrooms: **2**
Land: **350m²**   Floor: **120m²**
$340
Nelson Urban - North
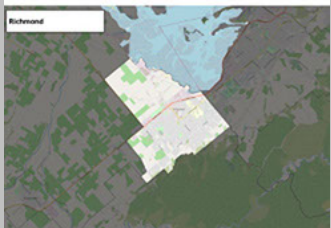
J3003_Rent_set2-17.jpg

Semi-detached (Duplex)
Bedrooms: **2**   Bathrooms: **1**
Land: **300m²**   Floor: **80m²**
$310
Nelson Urban - North

J3003_Rent_set2-16.jpg

Standalone House
Bedrooms: **4**   Bathrooms: **3**
Land: **600m²**   Floor: **180m²**
$640
Nelson Urban - North

J3003_Rent_set2-15.jpg

Terraced House
Bedrooms: **2**   Bathrooms: **1**
Land: **200m²**   Floor: **110m²**
$340
Nelson Urban - North

J3003_Rent_set2-19.jpg

Semi-detached (Duplex)
Bedrooms: **4**   Bathrooms: **2**
Land: **400m²**   Floor: **160m²**
$470
Nelson Urban - North

J3003_Rent_set2-18.jpg

Terraced House
Bedrooms: **4**   Bathrooms: **2**
Land: **300m²**   Floor: **180m²**
$490
Nelson Urban - North
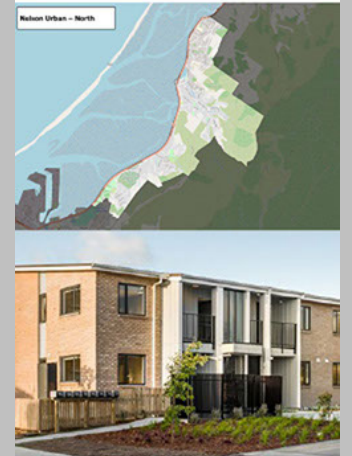
J3003_Rent_set2-21.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$360
Nelson Urban - North

R-B02M

J3003_Rent_set2-20.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$500
Nelson Urban - North

R-A02M

J3003_Rent_set2-23.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$360
Nelson Urban - North

R-A02S

J3003_Rent_set2-22.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$490
Nelson Urban -
South and Tahunanui

R-D03M

J3003_Rent_set2-26.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$430
Nelson Urban -
South and Tahunanui

R-D03S

J3003_Rent_set2-25.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$590
Nelson Urban - North

R-A02L

J3003_Rent_set2-24.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$300
Nelson Urban -
South and Tahunanui

R-C03S

J3003_Rent_set2-28.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$600
Nelson Urban -
South and Tahunanui

R-D03L

J3003_Rent_set2-27.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$490
Nelson Urban -
South and Tahunanui

R-C03M

J3003_Rent_set2-30.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$360
Nelson Urban -
South and Tahunanui

R-C03L

J3003_Rent_set2-29.jpg

Terraced House R-B03M	**Terraced House** R-B03S
Bedrooms: **3** Bathrooms: **2**	Bedrooms: **2** Bathrooms: **1**
Land: **250m²** Floor: **140m²**	Land: **200m²** Floor: **110m²**
$380	**$330**
Nelson Urban - South and Tahunanui	Nelson Urban - South and Tahunanui

J3003_Rent_set2-32.jpg

J3003_Rent_set2-31.jpg

Apartment R-A03S	**Terraced House** R-B03L
Bedrooms: **1** Bathrooms: **1**	Bedrooms: **4** Bathrooms: **2**
Land: **N/A** Floor: **60m²**	Land: **300m²** Floor: **180m²**
$360	**$520**
Nelson Urban - South and Tahunanui	Nelson Urban - South and Tahunanui

J3003_Rent_set2-34.jpg

J3003_Rent_set2-33.jpg

Apartment R-A03L
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$590
Nelson Urban - South and Tahunanui

J3003_Rent_set2-36.jpg

Apartment R-A03M
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$500
Nelson Urban - South and Tahunanui

J3003_Rent_set2-35.jpg

Standalone House R-D04M
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$480
Nelson Urban - Stoke

J3003_Rent_set2-38.jpg

Standalone House R-D04S
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$460
Nelson Urban - Stoke

J3003_Rent_set2-37.jpg

Semi-detached (Duplex) R-C04S
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$300
Nelson Urban - Stoke

J3003_Rent_set2-40.jpg

Standalone House R-D04L
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$630
Nelson Urban - Stoke

J3003_Rent_set2-39.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$450
Nelson Urban - Stoke

J3003_Rent_set2-42.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$330
Nelson Urban - Stoke

J3003_Rent_set2-41.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$340
Nelson Urban - Stoke

J3003_Rent_set2-44.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$330
Nelson Urban - Stoke

J3003_Rent_set2-43.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$350
Nelson Urban - Stoke

J3003_Rent_set2-46.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$470
Nelson Urban - Stoke

J3003_Rent_set2-45.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$590
Nelson Urban - Stoke

J3003_Rent_set2-48.jpg

Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$480
Nelson Urban - Stoke

J3003_Rent_set2-47.jpg

Rural Residential
Bedrooms: **4** Bathrooms: **3**
Land: **3000m²** Floor: **230m²**
$670
Richmond

J3003_Rent_set2-50.jpg

Rural Residential
Bedrooms: **3** Bathrooms: **2**
Land: **3000m²** Floor: **190m²**
$590
Richmond
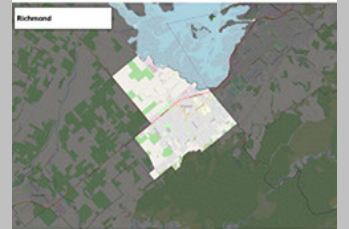
J3003_Rent_set2-49.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$440
Richmond

R-D05S

J3003_Rent_set2-52.jpg

Rural Residential
Bedrooms: **5** Bathrooms: **3**
Land: **3000m²** Floor: **260m²**
$760
Richmond

R-E05L
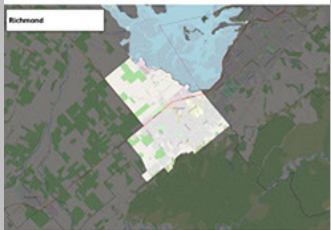
J3003_Rent_set2-51.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$630
Richmond

R-D05L

J3003_Rent_set2-54.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$550
Richmond

R-D05M

J3003_Rent_set2-53.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$470
Richmond

R-C05M

J3003_Rent_set2-56.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$390
Richmond

R-C05S

J3003_Rent_set2-55.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$410
Richmond

R-B05S

J3003_Rent_set2-58.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$510
Richmond

R-C05L
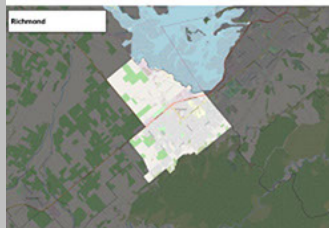
J3003_Rent_set2-57.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$470
Richmond

R-B05M

J3003_Rent_set2-59.jpg

Apartment
Bedrooms: **1** Bathrooms: **1**
Land: **N/A** Floor: **60m²**
$350
Richmond

R-A05S

J3003_Rent_set2-61.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$510
Richmond

R-B05L

J3003_Rent_set2-60.jpg

Apartment
Bedrooms: **3** Bathrooms: **2**
Land: **N/A** Floor: **140m²**
$550
Richmond

R-A05L

J3003_Rent_set2-63.jpg
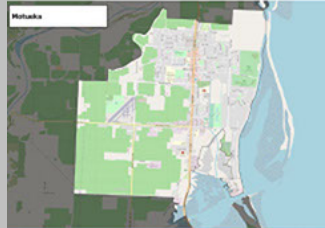
Apartment
Bedrooms: **2** Bathrooms: **1**
Land: **N/A** Floor: **110m²**
$460
Richmond

R-A05M

J3003_Rent_set2-62.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$430
Motueka

R-D06M

J3003_Rent_set2-65.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$400
Motueka

R-D06S

J3003_Rent_set2-64.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$390
Motueka

R-C06S

J3003_Rent_set2-67.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$630
Motueka

R-D06L

J3003_Rent_set2-66.jpg
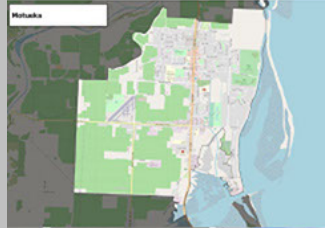
Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$450
Motueka

R-C06M

J3003_Rent_set2-68.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$410
Motueka

R-B06S

J3003_Rent_set2-70.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$510
Motueka

R-C06L

J3003_Rent_set2-69.jpg
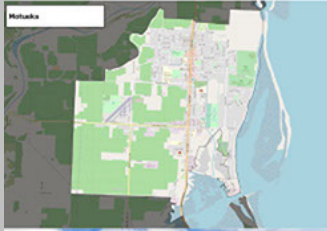
Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$530
Motueka

R-B06L

J3003_Rent_set2-72.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$490
Motueka

R-B06M

J3003_Rent_set2-71.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$450
Wakefield-Brightwater

R-D07M

J3003_Rent_set2-74.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$430
Wakefield-Brightwater

R-D07S

J3003_Rent_set2-73.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$420
Wakefield-Brightwater

R-C07S

J3003_Rent_set2-76.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$620
Wakefield-Brightwater

R-D07L

J3003_Rent_set2-75.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$490
Wakefield-Brightwater

R-C07M

J3003_Rent_set2-77.jpg

Terraced House
Bedrooms: **2** Bathrooms: **1**
Land: **200m²** Floor: **110m²**
$450
Wakefield-Brightwater

R-B07S

J3003_Rent_set2-79.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$560
Wakefield-Brightwater

R-C07L

J3003_Rent_set2-78.jpg

Terraced House
Bedrooms: **3** Bathrooms: **2**
Land: **250m²** Floor: **140m²**
$500
Wakefield-Brightwater

R-B07M

J3003_Rent_set2-80.jpg

Standalone House
Bedrooms: **2** Bathrooms: **1**
Land: **400m²** Floor: **110m²**
$490
Mapua-Ruby Bay

R-D08S

J3003_Rent_set2-82.jpg

Terraced House
Bedrooms: **4** Bathrooms: **2**
Land: **300m²** Floor: **180m²**
$570
Wakefield-Brightwater

R-B07L

J3003_Rent_set2-81.jpg

Standalone House
Bedrooms: **3** Bathrooms: **2**
Land: **500m²** Floor: **140m²**
$540
Mapua-Ruby Bay

R-D08M

J3003_Rent_set2-83.jpg

Standalone House
Bedrooms: **4** Bathrooms: **3**
Land: **600m²** Floor: **180m²**
$620
Mapua-Ruby Bay

R-D08L

J3003_Rent_set2-84.jpg

Semi-detached (Duplex)
Bedrooms: **2** Bathrooms: **1**
Land: **300m²** Floor: **80m²**
$480
Mapua-Ruby Bay

R-C08S

J3003_Rent_set2-85.jpg

Semi-detached (Duplex)
Bedrooms: **3** Bathrooms: **2**
Land: **350m²** Floor: **120m²**
$570
Mapua-Ruby Bay

R-C08M

J3003_Rent_set2-86.jpg

Rural Residential
Bedrooms: **3** Bathrooms: **2**
Land: **3000m²** Floor: **190m²**
$500
Waimea Plains

R-E09S

J3003_Rent_set2-88.jpg

Semi-detached (Duplex)
Bedrooms: **4** Bathrooms: **2**
Land: **400m²** Floor: **160m²**
$640
Mapua-Ruby Bay

R-C08L

J3003_Rent_set2-87.jpg

Rural Residential
Bedrooms: **4** Bathrooms: **3**
Land: **3000m²** Floor: **230m²**
$630
Waimea Plains

R-E09M

J3003_Rent_set2-89.jpg

Rural Residential
Bedrooms: **5** Bathrooms: **3**
Land: **3000m²** Floor: **260m²**
$720
Waimea Plains

R-E09L

J3003_Rent_set2-90.jpg

Standalone House R-D09S	
Bedrooms: **2** Bathrooms: **1**	
Land: **400m²** Floor: **110m²**	
$380	
Waimea Plains	

J3003_Rent_set2-91.jpg

Standalone House R-D09M	
Bedrooms: **3** Bathrooms: **2**	
Land: **500m²** Floor: **140m²**	
$500	
Waimea Plains	

J3003_Rent_set2-92.jpg

Standalone House R-D09L	
Bedrooms: **4** Bathrooms: **3**	
Land: **600m²** Floor: **180m²**	
$620	
Waimea Plains	

J3003_Rent_set2-93.jpg

Rural Residential R-E10S	
Bedrooms: **3** Bathrooms: **2**	
Land: **3000m²** Floor: **190m²**	
$420	
Tasman Rural	

J3003_Rent_set2-94.jpg

Rural Residential R-E10M	
Bedrooms: **4** Bathrooms: **3**	
Land: **3000m²** Floor: **230m²**	
$560	
Tasman Rural	

J3003_Rent_set2-95.jpg

Rural Residential R-E10L	
Bedrooms: **5** Bathrooms: **3**	
Land: **3000m²** Floor: **260m²**	
$640	
Tasman Rural	

J3003_Rent_set2-96.jpg

Standalone House R-D10S	
Bedrooms: **2** Bathrooms: **1**	
Land: **400m²** Floor: **110m²**	
$390	
Tasman Rural	

J3003_Rent_set2-97.jpg

Standalone House R-D10M	
Bedrooms: **3** Bathrooms: **2**	
Land: **500m²** Floor: **140m²**	
$460	
Tasman Rural	

J3003_Rent_set2-98.jpg

Standalone House R-D10L	
Bedrooms: **4** Bathrooms: **3**	
Land: **600m²** Floor: **180m²**	
$530	
Tasman Rural	

J3003_Rent_set2-99.jpg

Rural Residential R-E11M	
Bedrooms: **4** Bathrooms: **3**	
Land: **3000m²** Floor: **230m²**	
$670	
Nelson Rural	

J3003_Rent_set2-101.jpg

Rural Residential
Bedrooms: **3**   Bathrooms: **2**
Land: **3000m²**   Floor: **190m²**
$580
Nelson Rural

R-E11S

J3003_Rent_set2-100.jpg

Rural Residential
Bedrooms: **5**   Bathrooms: **3**
Land: **3000m²**   Floor: **260m²**
$760
Nelson Rural

R-E11L

J3003_Rent_set2-102.jpg