

RESEARCH REPORT

**Executive Summary of the
Auckland Inner City
Living Survey**

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1 EXECUTIVE SUMMARY – INNER CITY LIVING SURVEY 2003

1.1 Introduction

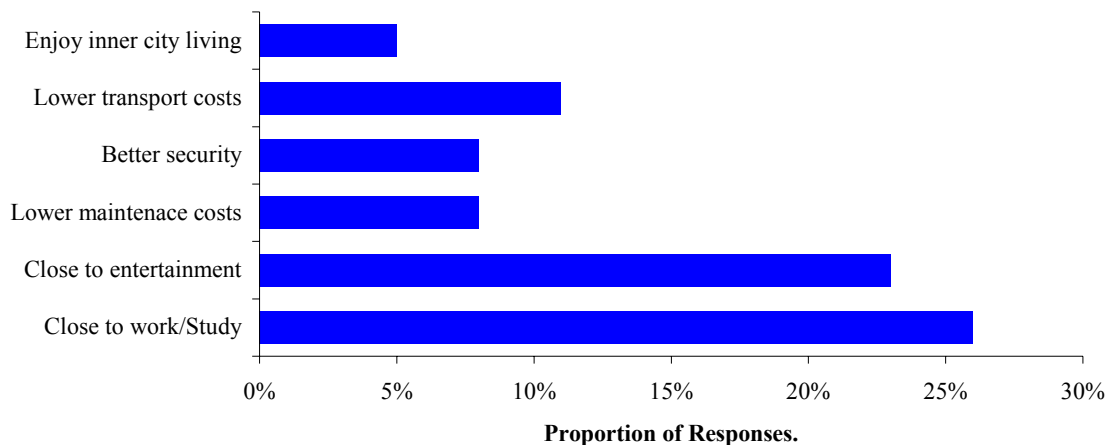
The reurbanisation of the inner city area is a phenomenon that has occurred in most of the major cities around the world over the last two decades. New Zealand is no exception with Auckland experiencing a rapid increase in the population and the number of apartments in the inner city area. Residential development activity has been a strong competitor for inner city land sites and is one reason behind the strong growth in CBD land values in recent times. Such rapid growth in the apartment market has been mirrored by the demand for quality information on the dynamics of the relatively immature market from financiers and developers alike.

The objective of this report is to provide a concise summary for Auckland City Council of some of the key results from DTZ Research's recent survey of 185 people currently living in apartments in Auckland's CBD. This report should not be used for any other purpose or by any other individual or organisation.

1.2 Section 1 – General Questions

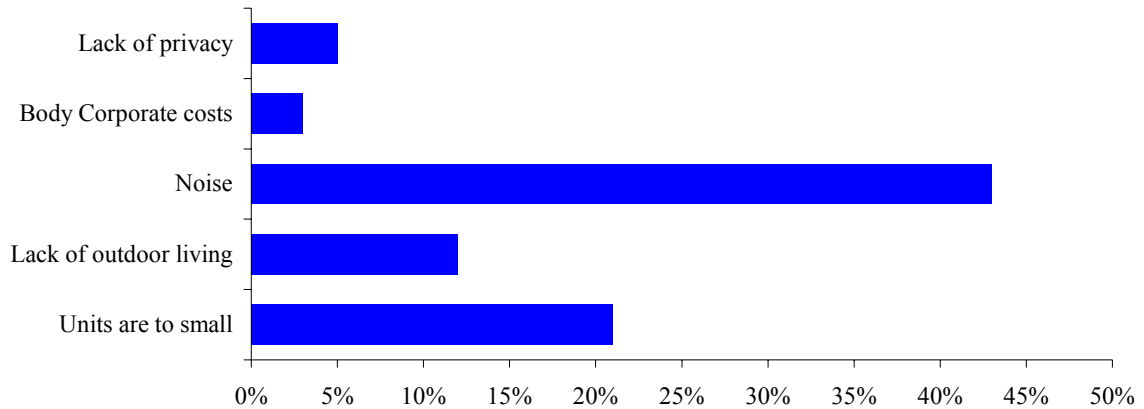
The majority of residents had lived for less than two years in their current apartment. They previously lived in a wide range of suburbs, however the majority came from suburbs in the immediate vicinity of the central city area. Respondents were asked a range of questions and the results of these included:

Why do you live in an inner city apartment?



The proximity to places of work and study were the main reasons for living in the inner city area.

What do you dislike about inner city living?



Proportion of Responses.

The key dislike was noise from surrounding buildings. Reverse sensitivity issues such as noise and odour are likely to increase as the number of apartments continues to increase in the CBD.

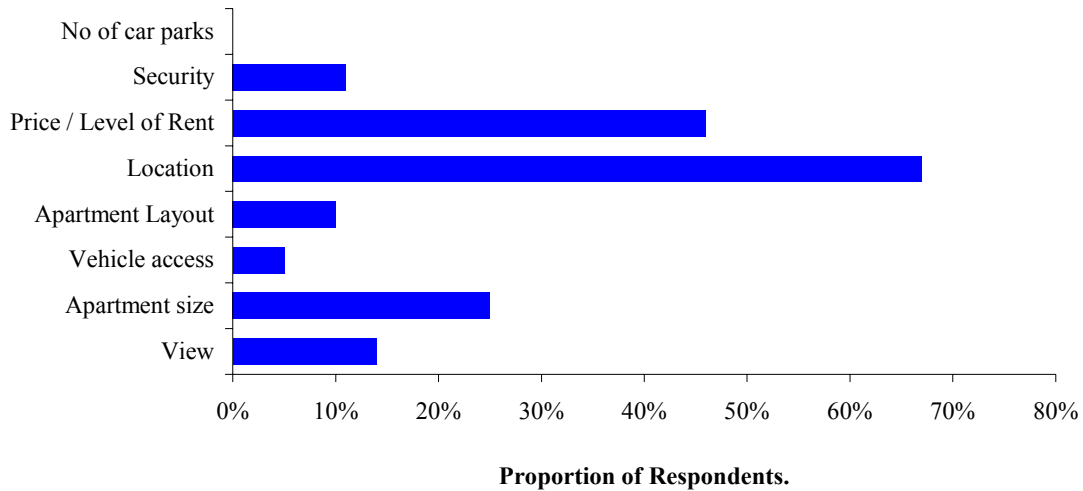
- There was no a high degree of satisfaction in their existing apartments with only 17% of respondents likely to try to lease or buy another unit in their existing building if they had to relocate.
- 57% indicated that the CBD was relatively safer than other residential areas and 31% indicated that it was no better or worse.
- 46% owned cars with only 32% having car parks in their building.
- The majority were studying
- 88% either studied or worked in the CBD with 71% either walking or jogging to work.
- There was approximately the same number of people who considered the current levels of primary and secondary schools as adequate as needs improvement. There was a high non-response rate for both these questions.
- 49% considered the availability of supermarkets needed improvement whereas 56% indicated that there was an adequate level of medical centres available.
- 56% indicated that there is adequate open space and parks provided, 46% indicated there was adequate recreational facilities, and 51% said there as adequate squares and plazas.
- 72% of respondents said that existing parks and open space met there needs and 47% said the quality of the parks was adequate and 36% said good
- 29% indicated that since moving to the CBD they used the open space and parks more frequently than before and 39% indicated the same level of usage.
- 60% indicated that the provision of open space and parks was important to them.

1.3 Section 2 – Their Existing Apartment

This section of the report asked a number of questions about the respondents' existing apartment. Key results included:

- 89% of respondents rented their apartments
- 45% did not have car parks.

Key factors considered important when selecting existing apartment



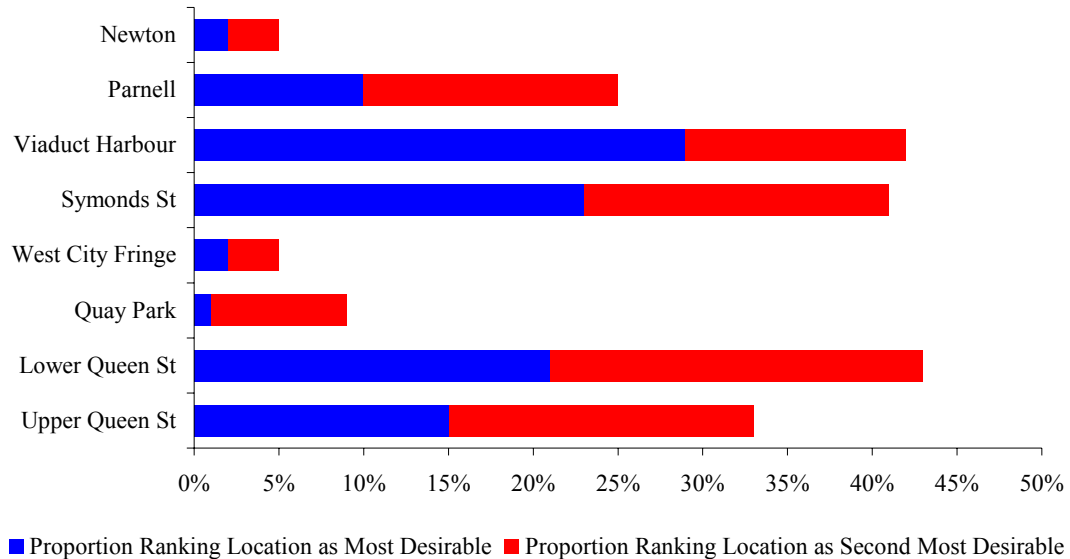
Other Key results include:

- 53% of apartment buildings had some maintenance considerations and 9% indicated their building had leaks.
- 30% indicated they knew people in the adjoining units as them well and 26% as passing acquaintances.
- 3% indicated they knew people on the same floor as them well and 34% as passing acquaintances.
- 4% indicated they knew people in the same building as them well and 20% as passing acquaintances.
- 55% indicated that they considered the inner city had a poor sense of community whereas 40% were neutral and 2% indicated it had a strong sense of community.
- 41% indicated that the living in a location with a strong sense of community was important to them.

Section 3 – Respondents Preferred Apartment

This section of the survey asked a number of questions about what they would like in their next apartment. Key results included:

The most desirable location for an apartment



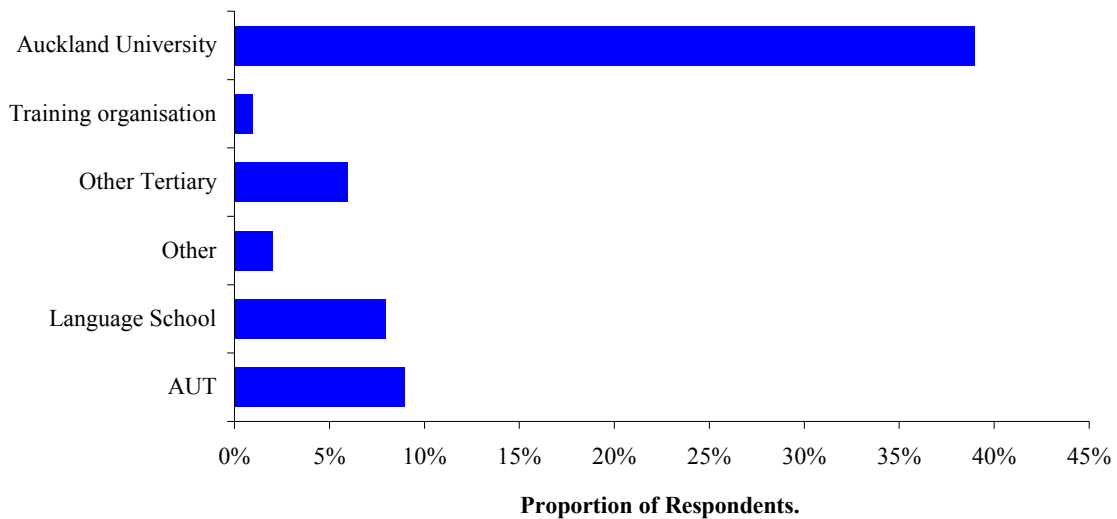
- Viaduct Harbour was seen as the most desirable location in which to have an apartment closely followed by Symonds Street and Lower Queens Street areas.
- 73% indicated that they would like a larger apartment next time.
- 53% indicated that they would like one car park whereas 40% indicated they would prefer two car parks.
- Features such as separate laundries, decks, high speed Internet access, and studies were seen as desirable.
- The most popular amenities were swimming pools and gymnasiums.
- Apartment complexes with between 26 and 75 units were considered the most desirable configuration.
- Fire alarms and auto sprinklers were the most popular forms of fire protection.
- The most popular forms of security were card access and close circuit TV surveillance.
- Opening windows and air-conditioning were the most popular forms of ventilation.

1.4 Section 4 – Demographic Profile

Key results from this section of the survey included:

- The average number of people living in the apartments was xx
- Households were typically described as xx
- The average age of apartment residents was xx
- 57% of apartment residents were females.
- NZ European and Chinese were the most common ethnic groups.
- 67% of respondents were students.
- The most common industry groups employing inner city apartment dwellers were business services and Finance and insurance, retail trade, and communication sectors.

Where did the students study?



1.5 Summary

The inner city residential area is a rapidly changing ethnically diverse area in which to live. The requirements of this sector of the community are significantly different to other residential areas due in part to the density of development and the rapid turnover of people in the units. This may be part of the reason that the inner city lacks a sense of community. At the same time it would appear that Auckland City Council is providing an adequate amount of open space and parks for inner city people to use. However there are some amenities that are not provided in particular the inner city area seems to lack a super market within walking distance of the majority of apartments.