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RURAL SMALLHOLDINGS  
IN THE WAIRARAPA:  
DESIRABILITY AND LAND USE ISSUES

by

A.D. Meister and G.D. Knighton

DISCUSSION PAPER IN NATURAL RESOURCE ECONOMICS NO. 9

Department of Agricultural Economics and Farm Management,  
Massey University, Palmerston North, New Zealand

September 1984

Errata

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## Foreward

The topic of land use planning has featured on a number of occasions in this series of Natural Resource Economics Discussion Papers. Within the wider topic of land use planning, the issue of rural smallholdings has received attention in Discussion Papers Nos. 3, 5 and 8. This ninth Discussion Paper again deals with issues relating to rural smallholdings.

The reason for continued emphasis on this topic is that the rural smallholdings 'conflict' is a dynamic land use issue. As the tastes, desires and objectives of society change over time, so does the demand for, and our attitudes to, rural smallholdings. Land use policies therefore should continually adjust to these changing circumstances.

Land use policies with regard to what is, or is not, allowed in rural areas, are primarily decided at the county or district level. Different counties face different situations, demands and constraints and hence different land use policies are needed. However, it is also desirable that within broader regions the policies of counties are to some extent consistent.

In this discussion paper, the authors specifically look at the desirability of rural smallholdings in the Wairarapa.

This Discussion Paper is based on research undertaken by Mr G.D. Knighton as part of his postgraduate Diploma in Agricultural Economics. The research was supervised by Dr Anton Meister, Reader in Natural Resource and Environmental Economics.

On behalf of the authors, I would like to acknowledge financial support for the project from the Wairarapa United Council, and to thank the following for their assistance:

The Technical Advisory Committee and Land Use Working Party of the Wairarapa United Council for valuable help and information.

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The many smallholders and county officials who participated in the survey and the personal interviews.

Without the help and cooperation of these people this research would not have been possible.

*R.J. Townsley*  
Head, Department of Agricultural Economics and Farm Management

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## Chapter One

### INTRODUCTION

The debate over smallholdings and rural subdivision has continued now for well over a decade. In that time much research has been carried out in an attempt to discover how serious the conflicts are.

The Wairarapa region has been no exception to this controversy and in particular it has been a contentious issue in both the Masterton and Wairarapa South counties for some time. District planning schemes have tended to reflect the arguments against smallholdings such as a loss of productive land to uneconomic units, conflicts with existing farming systems and pressure on Rural Services.

Most of these contentions have been shown not to be true (Meister, 1984). Instead it has been found that smallholders generally make a positive contribution to the rural scene, maintaining or increasing productivity and innovation, and adding to the viability of rural services.

This study has had two objectives:

1. To assess the contribution smallholdings are making to the economic and social environment of the Wairarapa region.
2. To assess the current district scheme ordinances with regard to subdivisions for smallholdings and the impact that these controls have.

The study area chosen consists of three counties: Masterton, Wairarapa South and Featherston. In each of these counties smallholdings have sprung up over the last fifteen years. All three



counties have dealt with the development differently and opinions amongst Councils vary about the desirability of rural smallholdings.

To get information about the role of rural smallholdings, a mail survey was conducted late 1983. This survey was followed up by personal interviews with some smallholders and with other people concerned with smallholdings. The survey and its results are presented in the first five chapters of this discussion paper.

In the second part of this study, the district schemes of the three counties chosen are discussed and emphasis is placed on the provisions and ordinances relating to rural smallholdings, rural subdivision and other matters relating to the rural area.

Finally, in Chapter Seven the two sets of results are brought together to draw conclusions and make recommendations in line with the stated desire of the Wairarapa United Council that:

*"... in district planning, the zoning of land and subdivisional standards have the flexibility to cope with and provide encouragement for new crops and forms of farming and their ancillary industries"*

(Regional Planning Scheme 37(5))

so that district planning can contribute to achieve the Council's overall objective which

*"... aims to provide for the co-ordinated development of the region's resources to ensure that the region can continue to play its existing role as a rural producer. In addition, there is a need to help stimulate sufficient employment opportunities in the region to maintain the viability of social services in rural communities.*

(Regional Planning Scheme, p. 1)

---

## Chapter Two

### METHODOLOGY

#### 2.1 The Survey

Data for the study was collected by means of a mail survey. Primarily this was done because of the constraints placed upon the study by time, finance and the widespread distribution of the population.

#### 2.2 The Sample

In consultation with the Wairarapa United Council Technical Advisory Committee it was decided to restrict the population to holdings between 2 and 20 hectares in the Masterton, Wairarapa South and Featherston Counties.

The population was identified from the Valuation Department roll files.

Where possible holdings which were identified as being run in conjunction with a larger property were excluded from the population.

From the total population of 407 holdings a random sample of 205 (50 per cent) was chosen on the advice of the Massey University Market Research Centre. It was decided that a 50 per cent sample would achieve adequate representation while still being economical.

The sample was stratified for holding size across four size categories, 2-5 hectares, 6-10 hectares, 11-15 hectares and 16-20 hectares according to the proportions of the original population.

The sample population according to county and size category is shown in Table 2.1 and the survey area is shown in Figure 2.1.

The questionnaire was first posted in the second week of October 1983. It was accompanied by a letter (contained in the appendix) informing respondents of the aims of the survey and assuring them of the confidentiality of their information. In an effort to stress the importance of responding, the support of the United Council was mentioned. The letter was counter-signed by Dr A.D. Meister.

Approximately two-thirds of the usable returns were derived from the first posting.

The second posting was dispatched three weeks after the first, containing a reminder letter and a second questionnaire.

Questionnaires from the first posting which were either "returned to sender" or did not belong to the population were reallocated to replacement smallholders, carefully selected to ensure that the county and size stratifications were maintained. A total of 18 questionnaires were redirected in this way.

Articles were published in a local newspaper and also in "The Small Farmer" journal in an effort to increase smallholder interest and response to the survey.

### 2.3 Response Rate

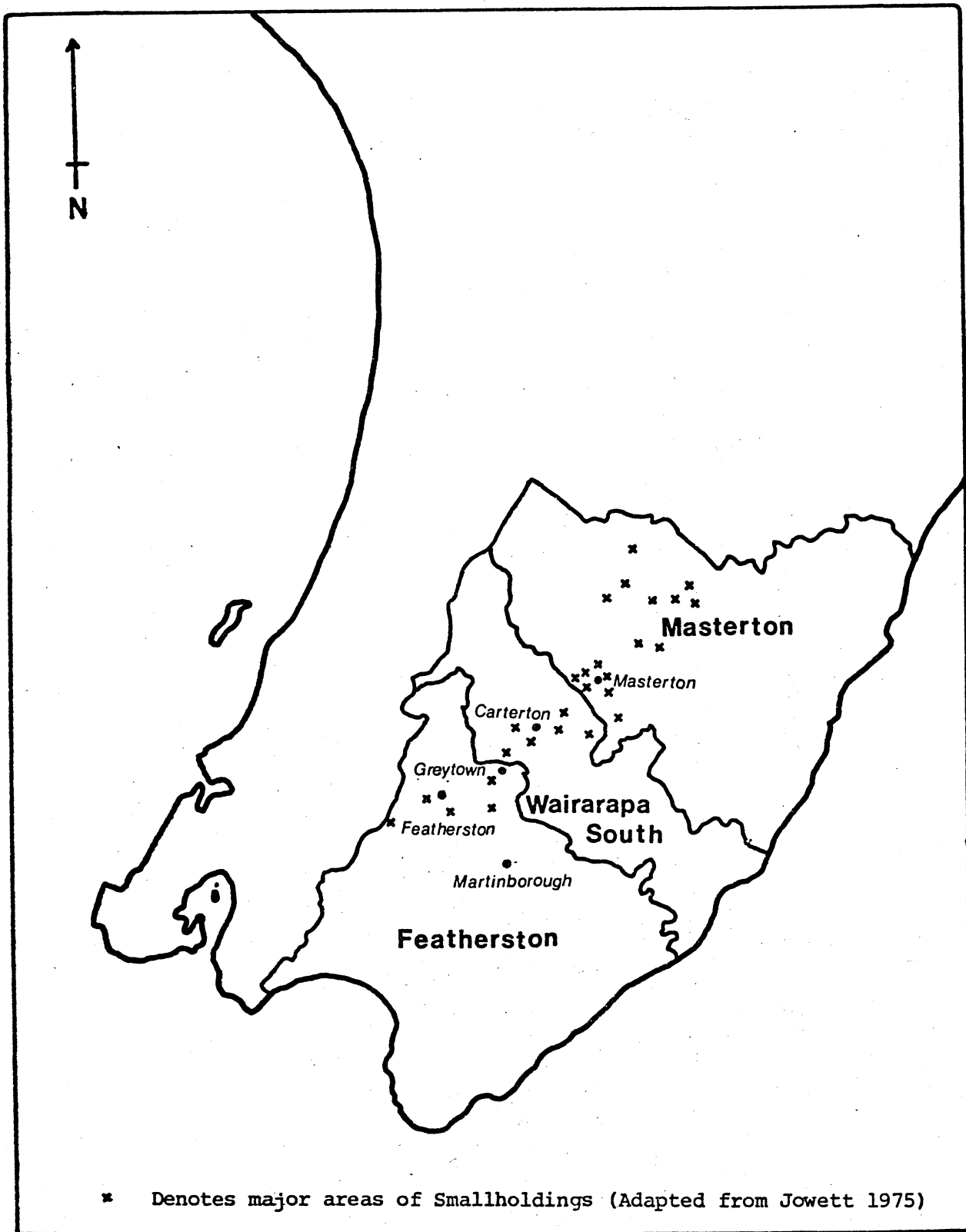
An overall response rate of 59.3 per cent usable returns was obtained. While not as great as hoped for, it is felt that the response rate is still adequate enough to ensure fair representation.

Response bias was not evident between counties though some bias was evident across the size categories. It should be emphasised

Table 2.1: Sample Population - County by Size Class

County	Population /sample	Size class (hectares)				Total																																
		2-5.4	5.5-10.4	10.5-15.4	15.5-20	Sample	Population																															
Masterton	Population	147	66	21	13	125	247																															
	Sample	74	33	11	7			Wairarapa South	Population	44	14	6	2	33	66	Sample	22	7	3	1	Featherston	Population	54	24	10	6	47	94	Sample	27	12	5	3					
Wairarapa South	Population	44	14	6	2	33	66																															
	Sample	22	7	3	1			Featherston	Population	54	24	10	6	47	94	Sample	27	12	5	3							205	407										
Featherston	Population	54	24	10	6	47	94																															
	Sample	27	12	5	3									205	407																							
						205	407																															

Figure 2.1: Map of Study Area



however, that because relatively small samples were drawn for the 10.5-15.4 hectare and 15.5-20 hectare categories their percentage response can be greatly affected by just a few non-responses.

The response rate for both county and size classes is shown in Table 2.2.

#### 2.4 The Questionnaire

The survey questionnaire (a copy of which is contained in the appendix) was constructed with a number of objectives and constraints in mind such as the amount of information usable, the number of topics to be questioned and the amount of time available to process the information. The objectives are discussed below. The scope of the inquiry was defined by these constraints and objectives.

A meeting was held with the Technical Advisory Committee of the Wairarapa United Council to discuss an earlier draft of the questionnaire. Their criticisms and local knowledge proved valuable in constructing the final questionnaire.

Several questions used in the questionnaire had been adapted from earlier smallholding surveys, notably Moral et al. (1980), Meister and Stewart (1980) and Chui (1973).

The information to be obtained and question objectives are summarised as follows:

*Question (1)* To ensure that the respondent belongs to the sample population.

*Questions (2-5)* To obtain information on productive and non-productive land use and characteristics of smallholding tenure.

*Questions (6-8)* To discover the intensity and diversity of production on smallholdings.



Table 2.2: Response Rate - Size Class by County

County		Size class (hectares)				County total	% response for County
		2-5.4	5.5-10.4	10.5-15.4	15.5-20		
Masterton	Usable returns	48	20	2	2	72	57.6
Wairarapa South	Usable returns	11	7	2	0	20	60.6
Featherston	Usable returns	12	12	2	3	29	61.7
	Size class total	71	41	6	5	121	
	% response for size class	58	75	31.5	45		

*Questions (9-10)* General information relating to length of ownership and income dependence.

*Questions (11-12)* To obtain information on factors that contribute to the purchase of a smallholding.

*Question (13)* To discover sources of finance for smallholders and the problems they face in obtaining finance.

*Question (14)* To investigate whether the district schemes have had a significant effect on the size of holdings.

*Questions (15-16)* To examine perceived and actual obstacles to development, development intentions and the use made of development resources.

*Questions (17-18)* To assess the use made of local labour and capital.

*Questions (19-22)* To obtain general information of a socio-economic nature.

*Questions (23-28)* To examine the use of services and general residential characteristics.

*Questions (29-30)* To identify characteristics of smallholders' involvement in the local community and problems encountered on the holdings.

## Chapter Three

### RESULTS

Data collected in the mail survey was analysed using the SPSS package on the Massey Prime Computer. In cases where comparison was relevant or desirable, results were partitioned according to holding size and/or county as in the original sample stratifications. All data concerned with production relates to the June 1982 to June 1983 season.

#### 3.1 Land Use

The total area occupied by survey respondents was 748.2 hectares. Of this, 409.3 hectares were in Masterton County, 122.1 hectares in Wairarapa South County and 216.8 hectares in Featherston County. The total area described as "non-productive" (used for purposes such as housing, lawns or unused gullies) amounted to 69.48 hectares (or 9.3 per cent), giving a total productive area of 678.72 hectares.

The respective total productive areas for each county were: Masterton County 372.19 hectares, Wairarapa South County 110.52 hectares, and Featherston County 196.01 hectares. In each case the percentage of non-productive land was close to 9 per cent of the total area.

The areas allotted to various productive land uses are shown in Table 3.1. The average holding size in the study was 6.18 hectares.

Not surprisingly, grazing was recorded as the major use of productive land. This was true in each county although Featherston County has a noticeably lower proportion of grazing.

Table 3.1: Land Use Areas in the Wairarapa Region

Land Use	Overall		Masterton		Wairarapa Sth		Featherston	
	Hectares	%	Hectares	%	Hectares	%	Hectares	%
Grazing	550.7	82.0	330.5	88.8	100.3	90.7	125.9	64.4
Pig production	15.05	2.2	4.65	1.25	4.3	3.4	6.1	3.1
Poultry production	3.37	0.5	2.12	0.57	0.25	0.2	1.1	.05
Cereals	26.71	3.9	11.61	3.1	0	0	15.1	7.7
Hay/silage	38.4	5.6	11.5	3.1	11.5	10.4	15.4	7.9
Vegetables	12.02	1.7	5.82	1.03	2.15	1.9	4.05	2.0
Fruit	43.57	6.4	14.12	3.8	0	0	29.45	15.02
Cut flowers	.1	0.01	.1	.02	0	0	0	0
Nursery crops	2.0	0.2	1.5	0.4	0	0	0.5	0.2
Forestry	6.3	0.93	2.3	0.62	4.0	3.6	0	0
Other (nuts, craft, glasshouses)	14.53	2.14	5.15	1.4	0.87	0.8	8.15	0.04

% = percentage of productive land

After grazing the most dominant land use practices appear to be growing cereals, silage and hay with a combined proportion of nearly 10 per cent of the regional total, and horticulture.

Horticultural land uses amount to 8.31 per cent, although most of the 2.14 per cent included in the "other" category was of a horticultural nature including glasshouse crops and nut crops. The total area of land involved in horticulture therefore is likely to be closer to 10 per cent of productive land or 68 hectares. Featherston County returned a higher percentage of horticultural land use than the other counties.

Pork production and poultry production take up only 2.2 per cent and 0.5 per cent of the regional productive area respectively. This is largely confined to a few major units, there being nine pig producing holdings with more than 30 animals. Of these, four were in Wairarapa South County, four in Featherston County and one in Masterton County. Only one holding indulged in reasonably large scale poultry production with 875 birds.

These land use patterns varied little when analysed from a size-class viewpoint (using the categories 2-5 hectares, 6-10 hectares, 11-15 hectares and 16-20 hectares). In each class grazing remained the most significant land use though in the 16-20 hectare category 33.4 per cent of the effective area was occupied by cropping and horticultural uses, namely fruit (12.8 per cent), cereals (14 per cent), vegetables (4.6 per cent) and other (2.0 per cent).

### 3.2 Tenure

Almost 90 per cent of all land considered in the survey was owned freehold. Thus only 13 properties were not owned 100 per cent freehold. Two properties were described as having "other tenure", and the other mixed with freehold land.

Of the eight properties with leasehold tenure only one was 100 per cent leasehold and five were less than 10 per cent leasehold.

No significant difference was found between the size classes in terms of tenure. Table 3.2 summarises the land tenure information.

Table 3.2: Smallholding Tenure by Size Class

Tenure	Size class (hectares)			
	2-5	6-10	11-15	16-20
Freehold	65	38	3	2
Leasehold	0	1	0	0
Other tenure	0	0	1	0
Mixed freehold/leasehold	3	2	2	3
Mixed freehold/other tenure	1	0	0	0

### 3.3 Occupation

Almost 80 per cent of those responding to the survey engaged in employment away from the property. These occupational characteristics are shown in Table 3.3.

While the classifications in Table 3.3 are of a rather arbitrary nature they are generally similar to those used in previous surveys.

The most predominant occupational category was professional-managerial (20 per cent), closely followed by those with a skilled trade and self employed on the property (17.4 per cent and 19.1 per cent respectively).

The proportion of professional workers was higher in Masterton and Featherston Counties than for Wairarapa South County. This



Table 3.3: Occupation of Smallholders

Occupation	Number of smallholders	Per cent of respondents
Professional/managerial	23	20
Administrative/technical	11	9.6
Skilled trade	20	17.4
Unskilled trade	10	8.7
Self employed (off property)	18	15.6
Self employed (on property)	22	19.1
Beneficiary	1	0.8
Retired	10	8.7
Non response	6	

possibly reflects the location of these respondents relative to Masterton Borough, the Hutt Valley and Wellington city.

While Masterton County displayed a relatively high proportion of professional/managerial workers, the proportion of those employed full-time on their own properties was relatively low (7.7 per cent). This is much lower than for Featherston County where 22 per cent of respondents were employed full-time on their own properties.

An analysis of location of work place shows that by far the majority of respondents indulge in urban-based employment. This was more noticeable in Masterton County with a large proportion of the respondents working within Masterton Borough. Generally those in Masterton County also seem to commute to less widespread locations than those in Wairarapa South County and Featherston County. Table 3.4 summarises the work place location for respondents in each of the three counties.

Table 3.4: Work Place Location by County

Work place location	County of respondent		
	Masterton	Wairarapa Sth	Featherston
Masterton (Borough)	27	2	1
Masterton (County)	2	0	0
Carterton	0	2	0
Greytown	0	0	3
Featherston (County)	0	0	1
Waingawa	1	2	1
Wellington & Hutt V.	1	2	3
Mobile	9	3	5

Those described as "mobile" were predominantly rural contractors such as shearers, operating from their properties.

Partner employment. Sixteen respondents indicated that their partner (spouse) worked full-time away from the property. A further 19 indicated that part-time work was undertaken.

Again, analysis of work place location reveals a predominance of urban based employment. Tables 3.5 and 3.6 summarise the employment characteristics and location for respondent partners.

Table 3.5: Full-time Employment of Respondent Partners

County of respondent	Number of respondent partners
Masterton	10
Wairarapa South	3
Featherston	3

Table 3.6: Work Place Location of Respondent Partners  
(full and part-time)

Work place location of respondent	County of Respondent		
	Masterton	Wairarapa Sth	Featherston
Masterton (Borough)	16	2	1
Masterton (County)	3	0	0
Carterton	0	1	0
Waingawa	0	1	0
Featherston	0	0	4
Wellington	1	1	1
Mobile	2	1	1

### 3.4 Labour

Some 44 people were identified as being employed full-time on the holdings studied (Table 3.7). Of these, half (22) were the head of household (respondent) involved in self-employment.

Naturally those respondents who worked part-time on their properties were far more abundant - a total of 79 maintained they did so. In all 174 worked part-time on the studied holdings. Significantly the majority of these were from within the family indicating that families as a whole participate in smallholding operations. However, the hours worked by individuals on each property varied widely.

Full-time employment other than for family members was evident on six properties, three in Masterton County and three in Featherston County. Casual employment was undertaken on 34 properties, 23 of these being in Masterton County.

The main tasks of casual labour were, in order of importance, shearing, fencing, general agricultural work (such as animal health and other stock work), picking, weeding and spraying, pruning and thinning, planting, packing, and finally craftwork.

Table 3.7: Labour Input by County

County	Full time or Part time	Number working on holdings				
		Respondent	Partner (Family)	Children	Permanent (Non-family)	Casual
Overall	Full time	22	13	2	6	1
	Part time	79	54	41	3	34
Masterton	Full time	10	4	0	3	0
	Part time	52	34	23	2	23
Wairarapa South	Full time	4	2	0	0	0
	Part time	14	11	9	0	4
Featherston	Full time	8	7	2	3	1
	Part time	13	9	9	1	7

A total of \$214,668 was declared to have been paid to permanent and casual workers as wages. The greatest proportion of this was paid in Featherston County (\$130,350) followed by Masterton County (\$62,258) and Wairarapa South County (\$22,060).

When analysed by size class (Table 3.8), it becomes apparent that the smallholdings provide work for an average  $\frac{1}{3}$  full-time labour unit plus a significant amount of part time work. The highest full labour occupation rate is for the 11-15 hectare size class.

In terms of full-time and casual non-family labour, the 16-20 hectare size category had a much greater proportion than any of the other size categories. This employment was almost exclusively of an unskilled horticultural nature.

Significant employment, mainly of a part-time nature was also provided on properties in the 2-5 hectare and 6-10 hectare categories. Generally this work was of a more agricultural nature although horticultural tasks were also important.

Extensive use was made of a number of contracting services by smallholders. Transport contractors were used on approximately 300 occasions. The relative frequencies with which other contractors were used were: shearing 104, harvesting 33, cultivation 19, fertiliser 45 and drainage 17.

### 3.5 Purchase Motivation

Respondents were asked to rate a number of reasons from 1 to 7 relating to their motivation firstly for purchasing a smallholding and secondly, for the purchase of their particular property. The questions were very similar to those posed in a study by Moran et al. (1980).

Table 3.8: Labour Input by Size Class

Size class (ha)	No. of properties	Full time or part time	Number working on holdings				
			Respondent	Partner	Children	Permanent	Casual
			(Family)			(Non-family)	
2-5	71	Full time	10	7	1	2	0
		Part time	47	27	20	2	17
6-10	41	Full time	9	4	1	1	1
		Part time	25	21	17	0	13
11-15	6	Full time	2	2	0	1	0
		Part time	4	2	2	0	2
16-20	5	Full time	1	0	0	2	0
		Part time	3	4	2	1	2



In that study, responses were grouped as: very important - 1 and 2; average - 3, 4 and 5; and not important - 6 and 7. Similar groupings have been used in this study.

A number of respondents indicated that they purchased because they liked the house or just liked the holding in general. Tables 3.9 and 3.10 summarise the purchase motivation information.

The major motivating force in the present study was the desire to live in a rural environment with 75 per cent of those answering the question ranking it as very important and only 6 per cent ranking it as not important. This was also the case in the study by Moran et al. (1980) which found a similar percentage.

Raising children in a rural environment was the next most highly ranked reason for purchase with 52 per cent rating it very important.

Respondents who had purchased the smallholding with an agricultural/horticultural purpose in mind also featured highly (judging by their primary ranking of 35.6 per cent and secondary ranking of 35.5 per cent). Not many, however, seemed to consider their purchase as a stepping stone unit towards greater and bigger things, which is understandable as not many these days can fulfil the dream of owning their own farm. However, the fact that nearly 10 per cent had bought their smallholding with the primary motive of it being a stepping stone unit, indicates that smallholdings do fulfil this useful role of helping young men on to farms.

Although retirement also featured highly, it is interesting to note that 46.3 per cent of the respondents thought it was not important.

Easily the most important reason given for purchasing the particular property was price, with 45.5 per cent rating it very important (Table 3.10). No comparison can be made with the Moran study in this case because price was not given as a reason for purchase.

Table 3.9: Reasons for Purchase of a Smallholding

Reasons	Ranking of reasons (%)		
	Very important 1, 2	Average 3,4,5	Not important 6,7
To live in a rural environment	27.8	47.7	24.4
To raise children in a rural environment	52.0	28.3	19.6
To develop a farming/horticulture interest	35.6	35.5	28.7
For retirement	33.7	20.0	46.3
As an investment	27.8	47.7	24.4
Cheaper cost of living	18.8	30.6	50.6
As a "stepping stone" unit	9.6	17.9	72.7
Tax deduction purposes	7.2	13.2	79.8

Several reasons were rated similarly with around 30 to 35 per cent of respondents stating that they were very important. These included proximity to work (33.7 per cent), soil quality (34.1 per cent), horticultural potential (29.1 per cent) and prospects for resale (30.8 per cent).

The high percentages for soil quality, relative flatness and potential for horticulture relate well to the high proportion of people wanting to develop the property for agricultural and horticultural purposes (Table 3.9).

Table 3.10: Reasons for Purchase of the Particular Property

Reasons	Ranking of reasons (%)		
	Very important	Average	Not important
Purchase or lease price	45.5	34.0	20.5
Soil type and quality	34.1	34.1	31.8
Proximity to places of work	33.7	38.1	28.0
Prospects for resale	30.8	44.6	24.5
Relative flatness of the property	30.3	39.3	30.3
Potential for horticulture	29.1	31.5	39.5
Distance from schools	19.5	40.3	40.2
Amenities and services available	17.5	37.2	45.4
Climate	13.7	42.5	43.7
Proximity to residence/previous residence	10.6	9.5	80.0
Availability of vendor finance	8.8	15.0	76.2
Future subdivision prospects	6.1	7.3	86.6

### 3.6 Finance

Only 60 per cent of the respondents required a first mortgage to purchase their property. Generally this high proportion of equity was financed by sale of a previous urban residence. This observation was reinforced by analysis of the amount originally borrowed on the property with nearly 65 per cent of those borrowing for purchase of their properties having mortgages of 50 per cent or less of the original purchase price. This information is shown in Table 3.11.

Table 3.11: Proportion of Purchase Price Originally Borrowed

Percentage of respondents borrowing				
Less than 20	21-40	41-60	61-80	81-100
22.3	22.3	27.8	15.6	11.8

(45 respondents stated that no money was borrowed)

Trading banks, building societies and solicitors were the major sources of first mortgage finance (see Table 3.12).

Table 3.12: Sources of Mortgage Finance

Source of finance	Number of respondents		
	First mortgage	Second mortgage	Third mortgage
Trading Bank	19	11	0
Finance Company	2	1	0
Insurance Company	8	0	0
Solicitor	16	0	0
Vendor	8	3	1
Building Society	13	0	0
Rural Bank/Housing Corp.	65	1	0
Family	0	5	1

Trading banks also provided the major source of second mortgage finance, though family sources were also prominent.

The Rural Banking and Finance Corporation was notably not a major source of finance. Several respondents noted that they had been unable to obtain finance from the Rural Bank.

### 3.7 Development Intentions

Respondents were asked a series of questions relating to their development objectives, constraints upon development and the adequacy of services possibly involved in development.

Question 15 relating to the current state of development on smallholdings showed that 61.1 per cent of respondents wished to carry out development of their property. Of these, nearly 46 per cent had already undertaken some development work. Significantly only 12 per cent indicated that they did not wish to carry out any development. This is perhaps a reflection on the high motivation of smallholders in general. Nearly 28 per cent of respondents stated that they had fully developed their properties.

Respondents were then asked to rank a series of difficulties or perceived difficulties to development, each on a scale of 1 to 7. These were later reclassified as: very important (1 and 2); average (3, 4 and 5); and not important (6 and 7), to allow for a more general analysis. Table 3.13 describes the responses to this question.

Table 3.13: Importance of Development Constraints

Development Constraint	Rating of development constraints (% of respondents)		
	Very important 1, 2	Average 3,4,5	Not important 6,7
Own time	68.4	17.8	14.0
Obtaining finance	37.8	22.8	39.4
Services available	8.0	16.2	75.8
Hiring labour	4.6	29.2	66.2
Zoning regulations	7.4	7.4	85.2
Transport costs	4.5	27.3	68.2

Respondent's own time was easily the major constraint or perceived constraint to development. This is not surprising given the high proportion of respondents who are employed full-time away from their properties and the number of young families living on smallholdings.

Obtaining finance was the next most highly ranked constraint with 38 per cent believing it to be a very important difficulty. The response to this question was bimodal however, with 39.4 per cent claiming development finance was not difficult to obtain. Obtaining finance was considered a far more significant difficulty by those who wish to carry out development work than by those who have already done so.

### 3.8 Use of Some Development Services

Question 16 asks how many contacts respondents had in the past year with a variety of professional services and how useful these contacts were.

The diverse nature of these servicing activities does not allow for direct comparison between them. The information in Table 3.14 however does show the relative use made of each service and how their usefulness was rated (again on a graded scale of 1 to 7, later recombined as: useful, 1 and 2; average, 3, 4 and 5; and not useful, 6 and 7).

Stock and station representatives were the most used service but were rated as only average in usefulness by the majority of people.

Veterinarians were used slightly less frequently than stock and station representatives and nearly 70 per cent of the 66 users found them very useful.



Table 3.14: Use of Professional Services

Professional service	Usefulness of Service (%)			Total no. of contacts	No. of users	Mean no. of contacts per user
	Very useful 1, 2	Average 3,4,5	Not useful 6,7			
MAF Advisory Officers	47.3	34.5	18.2	129	55	2.2
Veterinarians	68.7	23.5	7.8	205	66	3.1
Forestry Advisors	55.6	22.2	22.2	11	9	1.2
Catchment Board Staff	35.1	41.7	22.9	80	36	2.2
Stock and Station Representatives	39.7	42.6	17.7	308	68	5.6
Other (e.g. Fruit Federation)	70.6	29.4	0	61	17	3.6

MAF Advisory Services were used by only 55 respondents with an average of 2.2 contacts per respondent. The majority of users found them very useful although two said that they had been trying to get an advisor to visit for some time without success.

Other services listed by respondents included Fruit Growers Federation representatives. They were mentioned by four respondents and were always rated as very useful. Others to be mentioned only once included a deer buyer, a private farm management consultant, Wairarapa South County Officers and the Inland Revenue Department.

### 3.9 Taxation

The operations of 47 holdings (40 per cent) were accepted as a business for taxation purposes, 24 of these holdings were in Masterton County, nine in Wairarapa South County and 14 in Featherston County.

### 3.10 Preferred Holding Size

Only 37 of the 121 respondents stated that they would have preferred a holding of a different size. Thirty said they would prefer a larger holding and seven a smaller holding. The most commonly preferred size was 20 hectares (the maximum specified in the question) with 12 respondents. It is possible that several of these respondents may have preferred more than 20 hectares.

The range of preferred holding sizes is shown in Table 3.15.

Seven respondents felt that District Scheme Ordinances had prevented them from obtaining their preferred holding size (four from Masterton County, three from Wairarapa South County and three from Featherston County). A further three respondents commented

that their operations had been restricted by predominant use requirements of the district schemes (one from each of the counties).

Table 3.15: Preferred Holding Sizes by County

County	Preferred holding size (hectares)				
	0-2	3-5	6-10	11-19	20
Masterton	4	3	6	4	6
Wairarapa South	1	1	1	1	3
Featherston	0	2	1	1	3

### 3.11 Length of Ownership

Each respondent supplied details of when their holding was purchased. From this, length of ownership was calculated.

Table 3.16: Length of Ownership

Length of ownership (years)	No. of respondents	Percentage of respondents
Less than 2	21	17.4
2 - 5	39	32.2
6 - 10	36	29.8
11 - 20	14	11.6
21 or more	11	9.1

From Table 3.16 it can be seen that nearly half the holdings studied have been purchased since 1979 and nearly 80 per cent since 1974.

This trend was clear in Masterton and Wairarapa South Counties. However, in Featherston County properties purchased before 1979 dominated as Table 3.17 shows.

Table 3.17: Length of Ownership by County

Length of ownership	Masterton	Wairarapa South	Featherston
Less than 2	13	4	4
2 - 5	27	7	5
6 - 10	23	4	9
11 - 20	5	3	6
21 or more	4	2	5

### 3.12 Length of Residence

Full-time residence on their properties was declared by 99 respondents. Since this proportion is so high it is not unexpected that Tables 3.18 and 3.19 of length of residence, shown below, are very similar to those for length of ownership.

The one difference that can be noted, however, is that the proportions for the "less than 2" category are significantly different. This indicates that respondents had lived on the property for a shorter time than they had owned it. Taking this fact together with the fact that 22 out of 121 smallholders did not live on the property, makes one wonder if the building of dwelling houses may not be as easy as obtaining rural subdivisions. This point will be discussed further in a later chapter.

As in Table 3.16, nearly 80 per cent of the smallholders had taken up residence since 1974 with 57 per cent of the total since 1979.

Table 3.18: Length of Residence

Length of residence (years)	No. of respondents	Percentage of respondents
Less than 2	27	27.3
2 - 5	29	29.3
6 - 10	22	22.2
11 - 20	12	12.1
21 or more	9	9.1

Table 3.19: Length of Residence by county

Length of residence (years)	Masterton	Wairarapa South	Featherston
Less than 2	17	5	5
2 - 5	21	5	3
6 - 10	13	4	5
11 - 20	4	3	5
21 or more	3	2	4

3.13 Household Size and AgeTable 3.20: Household Size by County

County	Number in household							
	1	2	3	4	5	6	7	9
Masterton	0	17	14	9	8	3	2	2
Wairarapa South	1	7	2	4	1	2	0	1
Featherston	2	7	1	6	5	0	1	0

Table 3.20 shows the results of question 24 relating to household size. Nearly 36 per cent of smallholding households were occupied by 1 or 2 people only. The mean household size was 3.58 people.

There were children in 55 of the 95 responding residential smallholdings. In these households the mean number of children was 2.58.

A total of 340 people lived permanently on the residential smallholdings. Of these 202 lived in Masterton County, 63 in Wairarapa South County and 75 in Featherston County.

Table 3.21: Age Structure of Children Resident on Holdings

<u>Age group (years)</u>	<u>Number of children</u>
0 - 4	26
5 - 9	37
10 - 13	31
14+	50

Table 3.22: Age Structure of Adults (Respondent and Partner)  
Resident on Holdings

<u>Age group (years)</u>	<u>Respondent</u>	<u>Partner</u>	<u>Total</u>
Less than 25	-	2	2
25 - 34	19	20	39
35 - 44	29	31	60
45 - 54	23	13	36
55 - 64	14	18	32
65+	11	3	14

As Table 3.21 shows, the most dominant age range of household children was the 14 and over group. There were less pre-schoolers than any other group.

For household adults (respondents and partners only) the most common age group was 35 to 44 years. This information is summarised in Table 3.22.

#### 3.14 Sex and Marital Status

Of residential respondents, 86 were male, six were female and five did not state their sex. Most respondents were married (or living in a de facto relationship) with 86 claiming this as their marital status, four were never married, one divorced and four widowed. There were only two non-responses to this question.

#### 3.15 Services and Amenities

Questions 27 and 28 examined the provision of a number of amenities and community services available to smallholders, whether they use the same services at more distant locations and comments regarding adequacy and quality of these services.

The results generally showed that smallholders used mainly the nearest amenities and services and few travelled further afield to gain these services. Of the comments made, 18 said the services were good to excellent and only one respondent described them as poor.

Four respondents of the 97 residential respondents failed to answer question 27. A summary of results is noted below.

*Doctor* - Generally the service at the closest centre was used, though one respondent travelled to Upper Hutt and one to Wellington.

*Dentist* - Four respondents travelled to Wellington and Upper Hutt for dental services (mainly from Featherston County). There was an interchange of people between Masterton and Carterton for dental services, four respondents travelled to Carterton and five to Masterton rather than using closer services.

*Hospital* - Most declared Masterton as the nearest hospital though seven stated Greytown. One respondent travelled to Lower Hutt hospital.

*Banks* - Fourteen respondents did not use the nearest bank. Of these, two used banks in Wellington and 11 used banks in Masterton.

*Post Office* - The closest service was used by all but one small-holder.

*Halls/Community Centre* - Seventy-seven respondents said the nearest hall or community centre was located within one of the boroughs (51 Masterton, 11 Carterton, 10 Greytown and five Featherston). Ten respondents used rural halls (closest to their place of residence) and only one used a hall other than the closest.

*Shopping Centre* - eight respondents did not use the closest shopping centre. Of these, one shopped in Wellington, four in Masterton and three in Carterton. Sixty said Masterton was the closest shopping centre, 15 Carterton, 11 Greytown, five Featherston and one Eketahuna.

*Library* - Masterton was the closest library for 57 respondents. Four travelled from Wairarapa South and Featherston Counties to use the Masterton Library. Carterton Library was used by 14 respondents, Featherston by five and Eketahuna by one.



Of the comments made in question 28, while most were generally favourable, five comments were made about the lack of suitable information available to small farmers from libraries, especially in the smaller centres.

These results indicate that smallholders in the main used the facilities nearest to them, and as most of them lived close to an urban centre (see Map 2.1) it was the facilities of that centre that were used. However, the survey also showed that most of those that lived further away from urban centres used the rural facilities nearest to them.

### 3.16 Public Services

Question 26 asked residential respondents which of a series of public services were provided and if not provided, whether it was felt they should be. This question was taken from the Auckland study by Moran et al. (1980) and Jowett's (1975) earlier study of rural residential holdings.

Table 3.23 summarises the results for the present study for the region as a whole.

Perhaps the most important observation to be made here is that generally, smallholders did not appear to expect extensive servicing of their properties, but appeared to be reasonably satisfied with present services.

Rubbish collection and water supply were minor exceptions to this. Of the ten respondents who felt a reticulated water supply should be provided, seven were from Masterton County, while of the 18 who thought rubbish collection should be provided, only six were from Masterton County.

Table 3.23: Provision of Public Services

Public service	No. of households already provided	% of households already provided	No. of households should be provided	% of households should be provided
Reticulated electricity	97	100.0	0	0
Reticulated sewerage	3	3.1	8	8.2
Reticulated stormwater drainage	2	2.1	9	9.3
Reticulated water supply	17	17.5	10	10.3
Sealed road	83	85.6	8	8.2
School bus	56	57.7	9	9.3
Daily public transpt.	16	16.5	3	3.1
Telephone: party line	14	14.4	1	1.0
Telephone: single line	78	80.4	8	8.2
Daily postal delivery	88	90.7	4	4.1
Daily milk delivery	48	49.5	9	9.3
Rubbish collection	3	3.1	18	18.6

Respondents were given space to comment upon improvements which could be made to these services and other services which could be provided. six stated that they only had a single phase electricity supply and desired a three-phase supply. Access to libraries and other sources of information was mentioned by two Wairarapa South County respondents as being insufficient.

### 3.17 Schooling

Table 3.24: Number of Children Attending School by Age Group and Location

Location of school county	Borough /County	School age group of children			
		Pre-school	Primary	Intermediate	Secondary
Masterton	Borough	3	5	7	32
	County	3	17	0	0
Wairarapa South	Borough	1	11	0	12
	County	0	0	2	0
Featherston	Borough	2	20	1	0
	County	0	0	0	0

While 144 children were resident in smallholding households, only 116 were accounted for in question 25, which related to the schools they attended. While some of this discrepancy is accounted for by pre-school children, several respondents failed to complete the question in full.

Trends are difficult to identify, especially in the Featherston and Wairarapa South Counties, although in both, town primary

schools were preferred to rural ones. The situation was reversed in Masterton County where most of the children of pre- and primary school age attended rural schools, especially Fernridge and Solway. However, in both these cases the results may purely reflect distances from residences to schools rather than preferences of borough versus county schools.

It did not seem relevant to separate secondary school figures for borough and county in Masterton, although some were situated outside the borough, since they serve both a rural and urban need.

One child was involved in a secretarial course at Kuranui College. Four children boarded.

The contribution of smallholders to schools of the district should not be thought of in terms of numbers alone. Several respondents mentioned that they or their spouse took an active interest in P.T.A.s and School Committees.

### 3.18 Community Activities

To gain an indication of the role smallholders played in the rural and regional community, residential respondents were asked to give brief details of involvement in local community activities. Where appropriate, involvement of other household members was also requested.

Nearly 57 per cent of respondents stated some community involvement with 29 per cent also naming activities of other household adults (mainly spouses). Eleven individuals were classified as having "extensive" involvement because their activities were too numerous to code for analysis.

Table 3.25 summarises the information obtained from this question. Clearly, it can be said with some confidence that the majority of smallholders took an active and healthy interest in community activities.

Table 3.25: Community Activities of Smallholding Adults

Community activity	No. of respondents	No. of other household adults
Sports clubs	16	7
School support groups	6	9
Politics	1	0
Local politics	1	0
Mens' clubs	1	0
Service organisations	6	1
Agricultural groups	6	0
Horse society/pony club	3	3
Arts groups	3	1
Church - community organisations	4	1
C.W.I.	1	1
Environmental groups	1	0
Extensive	7	4
No activity stated	42	69

## Chapter Four

## PRODUCTIVITY

4.1 Pastoral Production

Following the methodology of previous research, notably that of Moran et al. (1980) and Meister and Stewart (1980), this study attempts to gauge the productivity of smallholdings and to compare this with surrounding larger holdings and with the results of other smallholding studies. To this end actual stock figures were converted to stock units using the conversion rates in Table 4.1.

Table 4.1: Stock Unit Conversion Rates

Livestock	Stock units
Sheep - Ewe	1.0
Ewe hogget	0.6
Other	0.8
Cattle - Beef cow	6.0
Dairy cow	6.5
Calves	2.5
Bulls	5.0
Other	4.0
Horses and ponies	8.0
Goats	1.0
Deer - Hinds	1.9
Stags	2.2
Others	1.9

(Source: Meister and Stewart (1980), p. 28.  
Deer ratios: W. Anderson (pers.comm.))

The calculated stocking rates are shown in Tables 4.2 and 4.3 for each of the four size classes and for each county. To allow comparison with stocking rates of similar studies, the calculation was first carried out for sheep and cattle only, and also for all livestock including goats, deer and horses.

Table 4.2: Mean Stocking Rate (Sheep and Cattle) per Effective Hectare by County

County	Mean stocking rate
Overall	14.5
Masterton	15.2
Wairarapa South	12.1
Featherston	14.2

Table 4.3: Stocking Rate (All Livestock) per Effective Hectare by County and size Class

County	Size class (hectares)				Mean rate for county
	2-5	6-10	11-15	16-20	
Overall	18.0	13.76	17.3	13.4	16.4
Masterton	17.9	15.0	17.0	10.2	16.8
Wairarapa South	18.6	10.0	16.5	-	15.1
Featherston	17.3	13.9	21.5	19.7	16.0

Before discussing these results it must be stressed that difficulties are inherent in applying the concept of stock units per hectare to smallholdings since the calculated figure is an average and variances may be large.

Nevertheless, in this case the results appear to be encouraging for the productivity of smallholdings. For sheep and cattle alone the regional stocking rate for the study was 14.5 SU/ha with a standard deviation of 7.1. When broken down for individual counties Masterton proved the most productive with 15.2 SU/ha, followed by Featherston County with 14.2 SU/ha, and Wairarapa South County the least productive with 12.1 SU/ha.

Data supplied by the Ministry of Agriculture and Fisheries in Masterton (Garland, pers.comm.) suggests that stocking rates of 14 stock units per hectare are common on larger holdings (approximately 200 hectares) of a similar physical nature to that on which most smallholdings are found. It can be seen then that generally, the holdings in the study compared favourably with surrounding larger holdings in terms of sheep and cattle production.

When other livestock (deer, goats and horses) were added into the calculation, the overall mean stocking rate per effective hectare became 16.4, again with a standard deviation reflecting high variability of stocking rates. Masterton county returned the highest rates with 16.8 SU/ha, followed by featherston County 16 SU/ha and Wairarapa South County 15.1 SU/ha. These figures though, included several recreational horses.

When analysed from a size class viewpoint, it was found that holdings between two and five hectares returned the highest stock units per hectare in each county.

When all livestock were considered in the two and five hectare class, a rate of 18 SU/ha was found for the three counties collectively. Individually, as Table 4.3 shows, the results for each county were very similar.

The 11-15 hectare category was the next highest stocking rate with 17.3 SU/ha, though only six observations were made and the



average was strongly influenced by an extremely large value in Featherston County.

There was a slight drop to 13.8 SU/ha for the 6-10 hectare class and finally to the 16-20 hectare class with 13.4 SU/ha.

Meister and Stewart (1980) stated, with reference to their Taranaki study, that:

*"There is extreme variability in stocking rates of the smallholdings, some exceptionally high, others particularly low, but average figures suggest that there is a decline in the intensity of pastoral activities on the smallholdings as size increases."*

While the same variability is evident in the present study, no relationship between intensity and size is apparent. However, this may be attributable to the actual size classes chosen for the study.

The results show that average pastoral productivity of smallholdings differs little from surrounding larger holdings, though variability is evident.

However, beyond pastoral activities, the survey shows that on several holdings there was diversification in livestock activities. Six respondents mentioned diversification into goat, rabbit (including Saanen) and opossum farming. Two respondents undertook deer farming activities with a total of 81 livestock.

#### 4.2 Horticultural Enterprises

Analysis and subsequent generalisation concerning cropping and horticultural production is severely limited because of the diverse nature of the operations and the quality of the data obtained. Several respondents did not complete the question fully, especially that part relating to crop yields. Often this was due to newly

established crops which had not yet produced, though several times the question relating to area of crops was unanswered.

While it is not possible to comment on the levels of horticultural production, the diverse nature of this production is worthy of note.

New enterprises included berry farming (blueberries, blackberries, raspberries, strawberries, red currants and black currants) on four properties, feijoas on three properties, table grapes on two properties, and nuts (hazel, walnut, chestnut and almond) on five properties.

Among the more traditional crops were apples (eight growers), stone-fruit (nine growers), tomatoes (four growers), pumpkin (three growers) and potatoes (two growers). Hay was cut by 14 respondents and oats and barley were each cut by three respondents.

So while traditional horticultural crops predominated on small-holdings, there appeared to be some movement towards more diverse and innovative horticultural crops and techniques.

It is noticeable, however, that virtually no horticultural activity was recorded for respondents in Wairarapa South County. It is not possible to draw any conclusions from this as the result may be due to sample bias.

#### 4.3 Other Operations

Respondents were asked to list details of any enterprises not included in questions 6 and 7. Thirteen respondents did so, with six of these having some type of woodwork or furniture operation. Other enterprises listed, each by one respondent, included growing asparagus seedlings, pottery, black sheep's wool production,

stud sheep, dog breeding, rabbit breeding and farm holidays. These results again demonstrate the wide variety of activities going on on smallholdings.

#### 4.4 Problems Encountered

Respondents were also asked to list any problems they encountered associated with their smallholding. While more than 50 per cent had no major problems, a large variety of problems hindered the others.

Lack of finance was the main problem, mentioned by 11 people, climate and water availability were both listed by ten respondents. The latter two problems were solved by a number of respondents by using shelter belts and irrigation respectively.

Other problems, usually mentioned by one individual, are listed below:

- aging capital equipment,
  - effluent disposal,
  - time,
  - location and distance,
  - lack of advisory/extension services,
  - drainage,
  - access road maintenance,
  - planning permission refusal,
  - market for produce,
  - selling small numbers of stock,
  - obtaining deer farm materials.
-

## Chapter Five

### SUMMARY OF RESULTS

In this chapter the more important findings of the study are briefly summarised.

#### The Smallholding Sample

Two hundred and five smallholdings were surveyed. One hundred and twenty-one useful responses were received. The smallholdings were divided up into four size classes: 2-5.4 (71 respondents); 5.5-10.4 (41); 10.5-15.4 (6); and 15.5-20 (5). The most common group was 2-5.4 ha (60 per cent of all smallholdings) and the overall average size was 6.18 hectares. Most of the properties surveyed were owned freehold.

#### Occupation and Labour

Almost 80 per cent of the smallholders surveyed engaged in employment away from the property. The majority of this employment was urban based (this being the direct result of the nearness of smallholdings to urban centres). Sixteen respondents indicated that their partner (spouse) worked full-time away from the property (ten indicated that part-time work was undertaken).

Most labour was supplied from within the family, with the hours worked by individuals varying widely.

Full-time employment (other than for family) was provided on six properties. Casual employment was undertaken on 34 properties.

Extensive use was made of a number of contracting services.

#### Purchase Motivation

The main motive was the desire to live (or retire) in an urban environment and raise children there. At the same time however, the motive to develop a farming or horticultural interest also featured highly as a primary and secondary reason. Ten per cent of the respondents saw their smallholding as a stepping-stone unit toward bigger and better things. This emphasises again the role that smallholdings can play in helping young men onto farms.

#### Characteristics of the Smallholders

Most of the smallholders had not lived long on (or owned) their properties. Fifty per cent of the respondents had purchased their properties in the last five years. A surprisingly high proportion (18 per cent) did not reside on the property.

The majority of smallholders appeared to be highly motivated to develop their property (61 per cent) and 28 per cent stated that they had fully developed their property.

Most respondents were married. The mean household size was 3.58 people. There were children in 55 of the 95 responding residential smallholdings. In these households, the mean number of children was 2.58.

As individuals and families they appeared to be actively involved in community activities.

### Services and Amenities

Smallholders, in the main, used the amenity and community services nearest to them. With regard to public services, the smallholders population did not expect extensive servicing of their property and they appeared reasonably satisfied with the present services.

### Land Use

The area surveyed was 748.2 hectares, of which 678.7 hectares could be used for productive purposes. As expected, the dominant land use was grazing (82 per cent of the total sample area). A further 10 per cent of the area was in horticultural crops with the remaining area in pig, poultry, agricultural crops and forestry. On a regional basis these percentages varied, with Masterton, for example, having a higher percentage of horticultural land use than the other two counties.

### Production

Pastoral production, measured in stock units, for the smallholdings was slightly above the mean stocking rate for larger units of comparable physical nature (14.5 versus 14.0 SU/ha). With all other livestock included the 14.5 SU/ha rose to 16.4 SU/ha. Properties in the 2-5 hectare class returned the best pastoral production figures. Beyond pastoral production there was a wide variety of horticultural enterprises. No yield figures were available as many of these were newly established crops.

### Other Operations

Out of the total of 121 respondents, thirteen respondents were involved in other operations. Six of these had some type of

woodwork or furniture operation, while others grew asparagus seedlings, did pottery, produced black sheep wool, bred dogs or rabbits or were involved with farm holidays.

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## Chapter Six

### THE DISTRICT SCHEMES AND LOCAL FEELINGS

In the previous chapters, the research has concentrated on the first objectives of this study. In this chapter the emphasis will be on the second objective. That is:

*"To assess the current district scheme ordinances with regard to subdivisions for smallholdings and the impact that these controls have".* (page 1)

The discussion in this chapter will deal with an analysis of the schemes' policies and ordinances. Also, through personal interviews, comments have been obtained from people in the counties regarding the flexibility or inflexibility of the ordinances, and these comments are also included in the discussion.

#### 6.1 Masterton County District Scheme

The Masterton County's district scheme is in a state of flux. It is currently "under review" and has been so for the past ten years, but a new scheme has yet to be prepared. The existing operative scheme (prepared under the 1953 Town and Planning Act) has two parts - an inner ring around the borough and an outer ring. At present the scheme for the outer ring contains nothing and applications for planning permission and departures are guided by ordinances for the inner zone.

The operative scheme as it is, contains no objectives, and outlines the zones and subdivision ordinances. The scheme, as the other two to be discussed later, is not written for ease of understanding. One has to carefully search through it to understand what is, or is not allowed.



In the rural zone, farming of any kind is a predominant use and so are "dwelling houses for any person whose employment requires that he lives in a rural area ..." (Masterton County Scheme, page 8). Subdivision is allowed but regard is to be taken of the best use of the land and its economic servicing and development. Minimum area for subdivision is four hectares.

Subdivisions for allotments of land below the minimum standard of area may be permitted if the allotment can be an independent farming unit based on the productivity of the soil and is not likely to lead to extension of any public service which is not in the economic interest of the locality or region.

All in all the scheme allows for subdivision and dwelling houses. The only questions that the ordinances raise are : what are 'independent farming units', and would a dwelling house for a home based industry like crafts fit in the mentioned predominant use category?

The Masterton County Council has dealt with subdivision allotments below minimum subdivision size as non notifiable planning applications. Most of these applications have been approved. More recently however, applications for subdivisions below four hectares need to be notified and require a hearing. The council receives approximately 60 subdivision applications annually with most of these being for four hectare lots or greater.

As yet there have been few demands for council to provide services, though the Mayor of Masterton expressed concern that some of the smallholders closer to town may wish for an extension of the borough water supply and sewerage services (which some already receive). This could place a large and unplanned burden on the borough council and its ratepayers.

## 6.2 Wairarapa South District Scheme

The operative scheme is the Wairarapa South County District Scheme Review No. 2, December 1982 - called from now on WSDR. As this is the most recent review of the three counties studied, one would hopefully expect it to deal most comprehensively with changes in the rural area.

The general objective states that the scheme aims at:

*"The development of the area in such a way as will most effectively tend to promote and safeguard the health, safety and convenience, and the economic and general welfare of its inhabitants and the amenities of every part of the area."* (WSDR, page 20)

With regard to the rural area the overriding objectives are to ensure best land use and to avoid fragmentation of land into uneconomic or unsuitable units for farming purposes (WSDR, page 20).

The rural area is divided up into four zones, A, B, C and D according to land type and conditions, so as to provide different measures of control in relation to water and soil protection. Rural subdivision is allowed if the use is suitable for the particular land in question and if it creates an *economic farming* unit (WSDR, page 27), while further on in the district scheme it must also be an *independent* farming unit (WSDR, page 44).

Subdivision for other purposes is also allowed, such as for dwelling houses (if intended for a permitted or conditional residential use) and for surplus farm houses.

The scheme introduces handicrafts for persons engaged full time in this type of occupation as a predominant use in all zones (WSDR, page 38). However, it appears that houses to go together with craft workshops are a conditional use, and dwelling houses for part time farmers are a predominant use, both still being subject to the economic concept. Houses for farm workers are a conditional use.

Overall then the scheme does mention crafts and part time farming and does make provision for subdivision for other than farming purposes. This could be said to be an improvement in that the scheme does recognize new developments in the rural area. However, when one reads the finer detail and discovers the way in which these new developments are catered for and the way in which the scheme is written, much of the initial enthusiasm disappears.

To discover what can and cannot be done under this scheme, one has to simultaneously read the policies, the predominant and conditional uses and the subdivision ordinances. To these should be added the subclauses and the "provided that's" and the whole thing becomes rather unclear. What does become clear is that the scheme does not encourage stepping stone units. Part time farming is allowed but needs to satisfy several conditions, all under a financial penalty of non-performance (even if that may be ultra viris). The scheme is still wedded to the economic unit concept, and the situation of dwelling houses to encourage people to live in the rural area again, is ambivalent.

When interviewed, the council chairman stated that he was happy with the way in which the economic unit criterion worked in practice. He further stated that council interpreted this criterion "very liberally". One councillor described this as a substantial change from the situation eight years ago when the economic unit criterion was strictly enforced.

The same councillor said he would like to see district scheme ordinances which are flexible enough not to hinder new productive developments but at the same time to ensure that a good level of production is maintained.

There seemed to be a contention among councillors that as the county was settled very early, several smaller titles were created around the Borough of Carterton, sufficient to cope with demand. It was felt by the chairman that sufficient land was available

within the county in appropriate sizes to cope with "genuine" smallholder demand. He also felt that the scheme was in line with the regional planning scheme and had the ability to cope with most land use issues.

In further interviews with people in the region, it appeared that the subdivision clauses of the scheme were not the ones that caused concern but rather the provision of dwelling houses as a conditional use.

### 6.3 Featherston County Scheme

The operative Featherston County Scheme (FS) is from May 1978. However, with regard to the rural area, a change was approved (Change No. 3) in March 1982. As this change has significance to this study the policy underlying the change is quoted in full:

*"In rural areas it is the primary objective of the Council to ensure that productive farmland is not fragmented by uncontrollable subdivision or the transfer of portions of property that forms part of an economic unit.*

*However, while it is in the Public Interest to ensure that Rural Land is retained in holdings of sufficient size for the economic production of food and primary products there is a need to provide smaller allotments for a progression of stepping stone farm units. The maintenance of public and private services all depend upon retaining an adequate population within the rural areas."*

(Change No. 3)

The sentiments expressed in the second paragraph of this quote are ones with which many can agree and one therefore expectantly reads on to see how the Council is going to achieve this policy.

The results are disappointing. Of course, as with the other schemes, it takes one a while to find this out because the scheme is not written for the layman to understand. But once one has struggled through the scheme, one finds that all that has changed to encourage stepping stone units and to retain people in the

rural area is that instead of having to be an *independent economic unit* the requirement is now only an *economic farming unit*. This is really encouraging; council appears to be solidly wedded to the economic unit concept and rural subdivision is to be for farming units satisfying this criterion only.

Farming as such is not defined in the scheme but hopefully it includes horticulture. Twenty hectares is, according to the scheme, very much the standard against which proposals are to be judged. This is also supported by the fact that dwelling houses on sites of less than 20 hectares are conditional uses. However, owners can subdivide smaller allotments when there is a redundant farm house.

In the scheme there is little encouragement for anything other than farming activities. Home based occupations are not mentioned and there is no provision for stalls or shops selling anything other than farm produce.

In light of the change in policy, as quoted above, one would have expected more than a scheme which is restrictive; a scheme which in its policies encourages part time farming, but in the ordinances talks about economic units (however defined). It is a scheme that places great emphasis on preserving farm land for economic farm activities and which pays lip service to other objectives such as the social and cultural well being of people in the rural area.

In the last 2½ years, there have been 20 applications for subdivisions, and few of these applications have been for lots below four hectares in size. Most applications have been for rural areas though others were around Greytown and Featherston townships. It became apparent from discussions with councillors that they felt no problems were created by the subdivision ordinances.

#### 6.4 Comments on Schemes by Others

A number of people who had a significant interest in the subdivision issue were also interviewed.

A local real estate agent and successful smallholder felt that smallholders brought a wide range of skills to their properties, helped keep rates down and were generally more prepared and able to take risks.

He found both the Wairarapa South and Featherston Counties' district schemes very restrictive and the councils' interpretations of them anything but liberal.

From the real estate point of view he said there was a gross shortage of small rural properties in all areas of the region, particularly Wairarapa South County. This was confirmed by other real estate agents, even though some said there was a reasonably high turn over of properties (especially those not used productively).

#### 6.5 Conclusion

This chapter has briefly analysed the district schemes of the three counties of interest. The format of the schemes and the way they are written are very similar. The ordinances of the schemes in general appeared to be restrictive with regards to activities in the rural area. The policies of the schemes in two cases appeared encouraging. However the details didn't bring out the policies.

In all three situations the councils perceived no difficulty with their schemes and they all felt they interpreted them 'liberally'. Masterton County still needs a review, Wairarapa South has a recent review which is complete, while Featherston made a few changes to the 1978 scheme in 1982.

The information gathered in this chapter needs now to be combined with the survey result into a general conclusion and recommendation. This will be done in the last chapter.

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## Chapter Seven

### CONCLUSIONS AND RECOMMENDATIONS

#### 7.1 Conclusions

The objectives of this study, as set out in Chapter 1, were:

1. To assess the contribution smallholdings are making to the economic and social environment of the Wairarapa Region; and
2. To assess the current district scheme ordinances with regard to subdivisions for smallholdings and the impact that these controls have.

With regard to the first objective, the results of this study have shown that smallholdings are beneficial to the region. In general, smallholders were found to take an active part in the community and to make use of local services such as contractors, shopping facilities, public services etc. In terms of land use, it was found that the average level of production is higher than that achieved on similar types of land in larger holdings. On top of this, smallholders have brought a greater variety of enterprises and activities into the rural area. From the results there is clear evidence of diversification into horticulture (nearly 10 per cent of the area surveyed) and other livestock activities, and 11 per cent of the smallholders surveyed were involved in arts and crafts or other non-farming activities.

The results therefore reflect a situation where the development of smallholdings has led to more people living in the rural area. People who contribute to local community life, boost local services, introduce social diversity, while on average increasing total production of the land.



It has been said by some, that many of these smallholders are city people who moved into the country and that hence there is no real gain in numbers to the region. There is, of course, truth in this statement but it is our opinion that the statement misses the real point of the issue and is a negative way of looking at the smallholdings phenomena.

The issue at stake is the welfare of the Wairarapa Region which includes the objective to "help stimulate sufficient employment opportunities in the region to maintain the viability of social services in rural communities" (Regional Planning Scheme, page 1).

The fact that many smallholders were once city people means that providing these people with the opportunity to move into the rural area may have stopped some of them from leaving the region altogether. Their current presence in the rural area has created employment opportunities, and has helped to maintain the viability of social services.

Although many people became smallholders because of the quality of life aspect, a significant proportion became smallholders because they saw their unit as a stepping stone towards a larger farm unit.

Overall then, smallholders live in the rural area for a wide variety of reasons. And although a large number live within commuting distance of urban centres, they all contribute to the viability and community life of the rural area. Where once there were a few large farms supporting a few families, there are now 121 smallholdings with a population of 340. Further, the survey showed that this has not led to a decrease in agricultural production, but rather in a slight increase with, more importantly, a greater range of enterprises and activities.

In terms of numbers, involvement, labour opportunities and personal satisfaction it can be concluded that smallholdings make a positive contribution to the objectives 36(2), 35(2) and 35(4) as spelt out in the Wairarapa Planning Scheme.

Following on from this conclusion it makes sense that, if other smallholdings can make similar contributions to the rural area, they should be encouraged. Of course, one cannot simply extrapolate the current situation and say that the whole region should be in smallholdings. Rather, what we would like to see is a balance of large farms, smallholdings and non-farming activities. It is important, therefore,

*"That in district planning, the zoning of land and subdivisional standards have the flexibility to cope with and provide encouragement for new crops and forms of farming and their ancillary industries".*

(Regional Planning Scheme 37(5))

From the analysis of district schemes in Chapter 6, it became apparent that this flexibility and encouragement does not as yet exist. In some cases, such as Masterton County, it exists by default rather than by design. Their flexible approach (non-notifiable planning applications which nearly always were approved) has raised the concern of other local authorities and central government. The concern expressed was that their approach gave insufficient consideration to planning matters such as future demands for borough services and possibilities of flooding. This of course is the direct consequence of the county not having a scheme that covers the whole county, nor having expressed policies with regard to, for instance, rural smallholdings.

Even though our desire is for district schemes to encourage smallholding, we are also fully aware that there is a difference between planning for smallholdings right on the urban fringe and for smallholdings further into the rural area. Planning techniques may have to be different in each case because one needs to look at further consequences such as demands on services and flooding.

In the Masterton case therefore, there is a clear need for the community's objectives to be defined in a scheme and for district scheme policies and ordinances to reflect these objectives.

The traditional "economic unit" approach employed by both the Wairarapa South and Featherston Counties has, as a concept, received much criticism.

*"As a planning technique the concept of an economic unit is not easy to administer in practice. It depends not only on the physical characteristics of the land but also on the type of productive activity contemplated, the farming ability and motivation of the purchaser and the future prices for farm produce.... What is considered an economic unit today, may not be considered economic under future conditions".*

(Molloy et al. 1980, p. 244)

The Wairarapa South and the Featherston County Councils (and their planners) seem to have ignored the above kind of criticism. Leaving this criterion in their schemes makes any, on the surface desirable, change such as more liberal subdivisions or a greater provision for dwelling houses, mean very little. Both schemes, by concentrating on "the protection of land having a high actual or potential value for the production of food" ignore the substantial social and downstream servicing benefits which smallholdings can bring to a region. Even the matters of national importance in the Town and Country Planning Act of 1977 recognise other values than just the production of food in the rural area. Also, with the changing fortunes of our traditional pastoral products on the world markets, all encouragement should be given to diversification in other enterprises. Who better to do this than the smallholder?

It is not only land based enterprises that should be allowed in the rural area. Sure, the best (or productive) use of our land is important and should be encouraged both on small and large holdings, but there is room for more. To retain and build up the rural community other activities like arts and crafts, cottage industries and residential living should be encouraged in the rural area. As we saw in Chapter 6, neither schemes do so, although the concepts of part-time farming, houses for rural tradesmen, and arts and crafts are mentioned in the policies. Once we search the detail of the schemes (a frustrating exercise)

one comes up against the economic unit concept and conditional uses for dwelling houses.

In conclusion then, this study found the contribution of smallholdings to the social and economic environment of the region to be real and positive. Or to put it another way, rural smallholdings appear to be a desirable development in the Wairarapa region. However, the district schemes of the counties studied are basically not encouraging in two counties, and ambivalent in the other, because of a lack of policies.

## 7.2 Recommendations

These recommendations are put forward as suggestions as to how we would like to see the process of district scheme planning in the three counties become more flexible and encouraging. We are not going to suggest that all planning controls should be removed because it is also our belief that district scheme planning is an essential element in the process of managing our resources to maximise the welfare of our society. But we do suggest that district schemes become more responsive to the need to provide for new developments, such as smallholdings, and encourage their establishment in appropriate locations as a means of creating a strong rural economy.

For schemes to be encouraging, they have to be readable. All three schemes fail in this respect (including the old Masterton County scheme). As mentioned already in Chapter 5, it is discouraging when one has to search through a scheme to discover what one can and cannot do and still finish up having to conclude that it is not clear. There should be no need to write such long, complicated schemes.

The second recommendation is for schemes to be more positive, *both* in policies and ordinances. As mentioned earlier, the

Wairarapa South scheme does mention (encouragingly) part-time farming and arts and crafts, while the Featherston scheme mentions stepping stone farms in their policies. It is a great step forward to see these new developments recognised, but the ordinances are not at all encouraging when expressed in terms of economic units and conditional uses.

It appears that district schemes try to protect what is there, i.e. the status quo. A strong case (in economic and social terms, but mainly economic) must be made for anything new before approval is given. But for those activities already in the rural area, such a case never (by virtue of supposedly existing rights) needs to be made again. In our opinion this is a very one-sided approach. We feel that the onus should not always be on those who want to come in to have to prove their worth, but just as much on the councils to state why they are, or are not acceptable.

To this end the permitted uses for the rural zones should be many and varied. Only those activities which could cause serious environmental or health problems should be conditional uses.

There should be no minimum standard area for subdivision and nor should the words "independent farming unit" or "economic unit" be mentioned. Rather, the council should provide simple guidelines by which each proposal can be judged. These guidelines should include such factors as:

- suitability of the site for the proposed use;
- the proposed use being such that it will not affect the long term productivity of the site;
- the development being in keeping with the social and environmental objectives of the scheme;
- own provision of water and sewerage facilities;
- not so near a city or borough as to lead to urban sprawl or uneconomic extension of services;

and similar guidelines, in line with the overall plan of the district scheme and its objectives.

If pressure on cities and boroughs from nearby smallholding development is too great, planning controls may have to differ in the peri-urban versus rural zone. However, we cannot see how smallholders can force boroughs to provide them with services (unless central government backs them through, for example, the Health Department - which would be a unique case). In any case, the survey results indicate that most smallholders were satisfied with the services that were provided.

Also on the topic of subdivision, there should be opportunities (as of right) to subdivide for dwelling houses for cottage industries, farm workers and rural contractors, and for those wanting to live or retire in the rural area. By not specifying minimum areas, the councils can judge each proposal for its reasonableness. Thus on the one hand councils will want to guard against wasteful subdivisions, i.e. where most of the land is not going to be used because the objective is only to live on the property or to do crafts, while on the other hand council will want to recognise the other benefits to the rural area and its community of inviting people to come and live there.

By employing the above suggestions, planning consents will need to rely heavily on policies rather than on complicated ordinances (which in some schemes seemed to be at cross purposes with the policies).

Of course, many will say you cannot do that. We need the detailed ordinances to protect us against the unforeseen or against those trying to con us into allowing them the subdivision and then not making productive use of it.

Our answer to that is that those people will not be stopped whatever the ordinances. They will achieve what they want irrespectively. However, how many of these people are there? All our surveys have discovered very few of them (Meister, 1984). Sure there is great variability in the level of production amongst

smallholders, but we find the same variability among large farming properties. Should we therefore discourage or condemn all smallholders because of those few? If we did that to the rest of New Zealand agriculture we would surely cause a storm.

Finally, all counties are different and therefore those who know the county and its problems should provide guidance for the county's development. They should write the policies and whatever ordinances that are needed. The consultant planner should only be a facilitator, not a policy maker.

The policies should be clear and stated ahead of developments. That is, they should be forward looking and not be the result of quick formulations after certain events or after conflict situations. Lastly they should be positive and encouraging, clearly reflecting the objectives of the community, and be used as the basis for decision making.

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Appendix



# Massey University

PALMERSTON NORTH, NEW ZEALAND

TELEPHONES, 69-079, 69-089, 69-099.

In reply please quote:

Department of Agricultural Economics  
and Farm Management

6 October 1983

Dear Sir/Madam,

My name is Gary Knighton and I am writing to ask for your help with a research project that is required as part of my Post Graduate Diploma in Agricultural Economics.

The project concerns smallholdings and small farming in the Wairarapa Region. In particular, I would like to learn about land use, diversity and intensity of production, the provision and use of services and general obstacles hindering the smallholders' objectives.

Since there are such a large number of smallholdings in the Wairarapa it is not possible in the limited time I have available to visit each smallholding personally to ask for information, so I am enclosing a questionnaire with a stamped, addressed return envelope and hope you will find time to complete it for me.

My project has the complete support of the Wairarapa United Council who are interested in finding out more about smallholdings and the problems of those who operate and live on them. The results may also be used by the United Council to guide local counties in formulating future subdivision ordinances.

All information you give me will be treated with the strictest confidence. All answers to the questionnaire will be collated and only the collated statistics will be reported in my dissertation and to the Wairarapa United Council.

When filling in the questionnaire, could you please either place a tick in the appropriate box, circle the most appropriate number or fill in your answer in the spaces provided, depending on the type of question. The boxes at the extreme right of the page should not be ticked however, as these are for me to use in coding your answers for computer analysis. It would be most helpful if you could put N/A in answer to any question that is not applicable to your particular situation.

Questions 18 to 21 require a response from just one individual, preferably the head of the household, so if your property is jointly owned or operated, please ensure that the questions are answered in this manner.

I look forward to receiving back your questionnaire completed or not and wish to take this opportunity to thank you for your help.

Yours sincerely,

*G Knighton*

Gary Knighton

Dr A.D. Meister

Reader in Natural Resource Economics

MASSEY UNIVERSITY

QUESTIONNAIRE ON SMALLHOLDINGS IN THE  
WAIRARAPA REGION

FOR OFFICE USE ONLY

QUESTIONNAIRE INSTRUCTIONS:

- (a) Please place ticks in the appropriate boxes or fill in the gaps and boxes unless otherwise directed for all questions.
- (b) If a question is not relevant to you please enter N/A.
- (c) Please do not fill in the boxes on the far right of each page.

+++++

1. Do you occupy and/or operate a total area of land no greater than 20 hectares and no less than 2 hectares?

Yes  No

If 'NO' then do not answer any further questions and please return your questionnaire in the stamped, addressed envelope provided.

2. The total area of land you occupy is  hectares.

3. What proportion of the property is freehold and what proportion is leasehold?

Freehold  Leasehold  Other

4. Of the total area of land specified in Question 2, how much is NOT available for production purposes? (That is, used for domestic or recreational purposes such as housing, lawns, or unused gullies etc).

hectares.

5. Of the area available for production what area was used for the following purposes in the 1982/83 season?

	Area (ha)
Grazing livestock (sheep, cattle, deer etc)	<input type="text"/>
Rearing pigs	<input type="text"/>
Rearing poultry	<input type="text"/>
Cereal crops (maize, barley etc.)	<input type="text"/>
Hay/silage/lucerne	<input type="text"/>
Growing vegetables	<input type="text"/>
Growing fruit	<input type="text"/>
Growing cut flowers	<input type="text"/>
Growing nursery crops	<input type="text"/>
Forestry	<input type="text"/>
Other (e.g. crafts, nuts) specify: _____	<input type="text"/>

1	2	3	4	5
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6

7

10

13

16

19

22

25

28

31

34

37

40

43

46

49

52

6. Please complete the table below by entering the numbers of stock on your property at June 1983.  
(Please estimate if exact figures are not known)

Type of stock	Stock numbers
Sheep - Hoggets	<input type="text"/>
Ewes	<input type="text"/>
Rams	<input type="text"/>
Lambs	<input type="text"/>
Others	<input type="text"/>
Cattle - Dairy cows	<input type="text"/>
Beef cows	<input type="text"/>
Bulls	<input type="text"/>
Others	<input type="text"/>
Horses - Recreational	<input type="text"/>
Stud	<input type="text"/>
Racing	<input type="text"/>
Farm work	<input type="text"/>
Other	<input type="text"/>
Pigs - Breeding sows	<input type="text"/>
Boars	<input type="text"/>
Others	<input type="text"/>
Poultry - Hens	<input type="text"/>
Ducks	<input type="text"/>
Geese	<input type="text"/>
Turkeys	<input type="text"/>
Deer - Hinds	<input type="text"/>
Stags	<input type="text"/>
Others	<input type="text"/>
Other types of stock (e.g. goats): please specify and list separately	<input type="text"/>
<hr/>	<input type="text"/>
<hr/>	<input type="text"/>
<hr/>	<input type="text"/>

NEW RECORD

1	2	3	4	5
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6	<input type="text"/>	<input type="text"/>	<input type="text"/>
9	<input type="text"/>	<input type="text"/>	<input type="text"/>
12	<input type="text"/>	<input type="text"/>	<input type="text"/>
15	<input type="text"/>	<input type="text"/>	<input type="text"/>
18	<input type="text"/>	<input type="text"/>	<input type="text"/>
21	<input type="text"/>	<input type="text"/>	
23	<input type="text"/>	<input type="text"/>	
25	<input type="text"/>	<input type="text"/>	
27	<input type="text"/>	<input type="text"/>	
29	<input type="text"/>	<input type="text"/>	
31	<input type="text"/>	<input type="text"/>	
33	<input type="text"/>	<input type="text"/>	
35	<input type="text"/>	<input type="text"/>	
37	<input type="text"/>	<input type="text"/>	
39	<input type="text"/>	<input type="text"/>	<input type="text"/>
42	<input type="text"/>	<input type="text"/>	<input type="text"/>
45	<input type="text"/>	<input type="text"/>	<input type="text"/>
48	<input type="text"/>	<input type="text"/>	<input type="text"/>
51	<input type="text"/>	<input type="text"/>	<input type="text"/>
54	<input type="text"/>	<input type="text"/>	<input type="text"/>
57	<input type="text"/>	<input type="text"/>	<input type="text"/>
60	<input type="text"/>	<input type="text"/>	
62	<input type="text"/>	<input type="text"/>	
64	<input type="text"/>	<input type="text"/>	

66	<input type="text"/>	67	<input type="text"/>	<input type="text"/>	<input type="text"/>
70	<input type="text"/>	71	<input type="text"/>	<input type="text"/>	<input type="text"/>
74	<input type="text"/>	75	<input type="text"/>	<input type="text"/>	<input type="text"/>

7. Horticultural/Cropping Enterprises:

Please give details of your cropping and horticultural enterprises by completing the table below. (Please include all cereal crops, vegetables, fruit crops, hay, silage, forestry, nursery stocks, cut flowers, etc.) In the column headed yield, please enter the amount and specify the units used to describe the yield (e.g. kg, no. of bales etc.), for the year June 1982 to June 1983.

Crop	Area	Yield

8. Please give details of any other enterprise that you operate on the property that has not already been included in the previous questions.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. What proportion of the household gross income is derived from production on your property?

percent

10. In which year did you acquire this property?

**NOTE:** If you did not acquire your property through purchasing or leasing, proceed directly to Question 14.

11. In general, what were your reasons for purchasing/leasing a smallholding? Please indicate by CIRCLING the appropriate number for each reason

	Very <u>important</u>	Not <u>important</u>	
	1 2 3 4 5 6 7	1 2 3 4 5 6 7	
As an investment	1 2 3 4 5 6 7		11 <input type="checkbox"/>
Cheaper cost of living	1 2 3 4 5 6 7		12 <input type="checkbox"/>
Tax deduction purposes	1 2 3 4 5 6 7		13 <input type="checkbox"/>
As a stepping stone to a larger property	1 2 3 4 5 6 7		14 <input type="checkbox"/>
To develop an interest in farming/horticulture	1 2 3 4 5 6 7		15 <input type="checkbox"/>
To live in a rural environment	1 2 3 4 5 6 7		16 <input type="checkbox"/>
To raise children in a rural environment	1 2 3 4 5 6 7		17 <input type="checkbox"/>
For retirement	1 2 3 4 5 6 7		18 <input type="checkbox"/>
Other (please specify) _____	1 2 3 4 5 6 7		19 <input type="checkbox"/>

NEW RECORD

1	2	3	4	5
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6 <input type="text"/>	8 <input type="text"/>	10 <input type="text"/>
13 <input type="text"/>	15 <input type="text"/>	17 <input type="text"/>
20 <input type="text"/>	22 <input type="text"/>	24 <input type="text"/>
27 <input type="text"/>	29 <input type="text"/>	31 <input type="text"/>
34 <input type="text"/>	36 <input type="text"/>	38 <input type="text"/>
41 <input type="text"/>	43 <input type="text"/>	45 <input type="text"/>
48 <input type="text"/>	50 <input type="text"/>	52 <input type="text"/>
55 <input type="text"/>	57 <input type="text"/>	59 <input type="text"/>

62

NEW RECORD

1	2	3	4	5
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6

9

12. What were your reasons for the purchase or lease of this particular property? Please CIRCLE the appropriate number for each reason

	Very important	Not important
Distance from schools	1 2 3 4 5 6 7	
Proximity to places of work	1 2 3 4 5 6 7	
Availability of vendor finance	1 2 3 4 5 6 7	
Amenities and services available	1 2 3 4 5 6 7	
Climate	1 2 3 4 5 6 7	
Soil type and quality	1 2 3 4 5 6 7	
Relative flatness of the property	1 2 3 4 5 6 7	
Potential for Horticulture	1 2 3 4 5 6 7	
Prospects for resale	1 2 3 4 5 6 7	
Future subdivision prospects	1 2 3 4 5 6 7	
Proximity to residence/previous residence	1 2 3 4 5 6 7	
Purchase or lease price	1 2 3 4 5 6 7	
Other (please specify) _____	1 2 3 4 5 6 7	

20

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13. (a) From what source(s) did you obtain finance for the purchase of your holding and what type of mortgage was it? (e.g. Rural Bank - 1st mortgage; Finance Company 2nd mortgage etc.)

\_\_\_\_\_

\_\_\_\_\_

33  34

35  36

37  38

(b) Approximately what proportion of the original purchase price of this holding was financed by borrowing?

percent

39

(c) Briefly comment on any difficulties you had in obtaining finance

\_\_\_\_\_

\_\_\_\_\_

42

14. (a) If you would have preferred a property of a different size (smaller than 20 ha), what size would you have preferred

ha

43

(b) Do you consider that the County District Scheme Provisions prevented you from achieving this?

Yes  No

46

If 'YES' please comment: \_\_\_\_\_

\_\_\_\_\_

47

15. (a) Do you wish to, or have you already carried out productive development work on your property? (Please tick the appropriate box)

- (i) Already developed
- (ii) Wish to develop
- (iii) Some development but wish to develop further
- (iv) Do not wish to develop at all

48

If you ticked (iv) please go to Question 16.

(b) Indicate the significance of the difficulties you have faced, or think you are likely to face in carrying out development work by CIRCling the appropriate number for each reason.

	<u>Very important</u>	<u>Not important</u>
Obtaining finance	1 2 3 4 5 6 7	
Hiring labour	1 2 3 4 5 6 7	
Zoning regulations	1 2 3 4 5 6 7	
Transport costs	1 2 3 4 5 6 7	
Services available	1 2 3 4 5 6 7	
Your own time	1 2 3 4 5 6 7	
Other (please specify) _____	1 2 3 4 5 6 7	

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16. How many contacts have you had with the following professional groups in the past year and how helpful were these contacts? Enter the number of contacts in the boxes and CIRCLE the appropriate number.

	Number of contacts	<u>Very useful</u>	<u>Of no use</u>
MAF advisory officers	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	
Veterinarians	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	
Forestry advisers	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	
Catchment Board staff	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	
Stock & Station representatives	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	
Other (please specify) _____	<input style="width: 20px; height: 20px;" type="text"/>	1 2 3 4 5 6 7	

56  57

58  59

60  61

62  63

64  65

66  67

17. How many times in the past 12 months did you engage the following contractors? (Do not include those engaged for domestic purposes)

	No. of times
Transport	<input style="width: 20px; height: 20px;" type="text"/>
Shearing	<input style="width: 20px; height: 20px;" type="text"/>
Harvesting	<input style="width: 20px; height: 20px;" type="text"/>
Spraying	<input style="width: 20px; height: 20px;" type="text"/>
Cultivation	<input style="width: 20px; height: 20px;" type="text"/>
Fertiliser	<input style="width: 20px; height: 20px;" type="text"/>
Fencing	<input style="width: 20px; height: 20px;" type="text"/>
Drainage	<input style="width: 20px; height: 20px;" type="text"/>
Others (specify) _____	<input style="width: 20px; height: 20px;" type="text"/>
_____	<input style="width: 20px; height: 20px;" type="text"/>

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If the property is jointly owned or operated please complete Questions 18-21 on an individual rather than combined basis.

18. (a) What labour was used on the property last season (June 1982 - June 1983)? Please tick the appropriate boxes in the table below. (Do not include domestic labour for lawn mowing or housekeeping etc.)

	Family			Others	
	Yourself	Partner	Children	Permanent	Casual
Full time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Part time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(b) Please estimate total hours worked last season for each of the above

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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(c) If casual labour was employed, what were the 4 main tasks undertaken?

Main tasks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(d) Please estimate the gross wages paid last season (June 1982 - June 1983)

\$

19. (a) Do you engage in any occupation or employment away from the property?

Yes  No

(b) Describe your occupation or employment and its location:

\_\_\_\_\_

(c) Is this occupation full time or part time (i.e. less than 20 hours per week or less than 26 weeks per year)?

Full time

Part time

NEW RECORD

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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48  49

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20. (a) Please indicate your sex and approximate age by ticking the appropriate boxes

<input type="checkbox"/> Male	Under 25	25-34	35-44	45-54	55-64	65 & over
<input type="checkbox"/> Female	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

52  53

(b) What is your marital status? Tick the appropriate box.

(i) Never married	<input type="checkbox"/>	(iv) Divorced	<input type="checkbox"/>
(ii) Married/Defacto	<input type="checkbox"/>	(v) Widowed	<input type="checkbox"/>
(iii) Separated	<input type="checkbox"/>		

54

If you did not tick (ii) please proceed directly to Question 22.

21. (a) What is the approximate age of your partner?

Under 25	25-34	35-44	45-54	55-64	65 & over
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

55

(b) Does your partner work off the property? Yes  No

56

(c) If so, is this full time or part time? Full time   
Part time

57

(d) What is the location of your partner's place of work?

58

22. Are your farming operations accepted as a business for taxation purposes?

Yes  No

60

23. (a) Are you resident full time on the property at present?

Yes  .. Proceed to (c)  
No  .. Proceed to (b)

61

(b) If NOT, how much time do you spend in residence on the property per year?

weeks

62

If you answered 23(b) then proceed directly to Question 30.

(c) How long have you been resident full time on the property?

years

64

(Please specify in months if less than 2 years).

24.(a) How many people reside full time in your household?

Adults


Children(secondary school age and under)

67

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(b) If there are children in the household, what are the approximate ages? Please enter the appropriate number of children for each of the age ranges below.

Age	0-4	5-9	10-13	14 and over
No. of children	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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25.(a) Please indicate how many of your children attend school and where the schools are located by placing the relevant information in the following table.

Stage of schooling	Number of children attending	Name of school
Preschool	<input type="text"/>	<input type="text"/>
Primary	<input type="text"/>	<input type="text"/>
Intermediate	<input type="text"/>	<input type="text"/>
Secondary	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>

NEW RECORD

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6  7

9  10

12  13

15  16

18  19

(b) Please indicate how many of these children board away from home.

--

21

26. Which of the following public services are already provided or you feel should be provided? (please tick)

	Already provided	Should be provided
Reticulated electricity	<input type="checkbox"/>	<input type="checkbox"/>
Reticulated sewerage	<input type="checkbox"/>	<input type="checkbox"/>
Reticulated stormwater drainage	<input type="checkbox"/>	<input type="checkbox"/>
Reticulated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Sealed road	<input type="checkbox"/>	<input type="checkbox"/>
School bus	<input type="checkbox"/>	<input type="checkbox"/>
Daily public transport	<input type="checkbox"/>	<input type="checkbox"/>
Telephone: Party line	<input type="checkbox"/>	<input type="checkbox"/>
Single line	<input type="checkbox"/>	<input type="checkbox"/>
Daily postal delivery	<input type="checkbox"/>	<input type="checkbox"/>
Daily milk delivery	<input type="checkbox"/>	<input type="checkbox"/>
Rubbish collection	<input type="checkbox"/>	<input type="checkbox"/>

22  23

24  25

26  27

28  29

30  31

32  33

34  35

36  37

38  39

40  41

42  43

44  45

Are there any aspects of these services which could be improved or any other services which could be provided?

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27. In the following table please indicate the location (town or village) of the nearest services or amenities listed below and the location of those which you regularly use if they are not the nearest.

Service/amenity	Location of nearest service/amenity	Location of those which you use elsewhere
Doctor		
Dentist		
Hospital		
Bank		
Post Office		
Community centre/hall		
Shopping centre		
Library		

48   50

52   54

56   58

60   62

64   66

68   70

72   74

76   78

28. Do you have any comments about the adequacy or quality of these services?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NEW RECORD

1 2 3 4 5

6

29. Please give brief details of your involvement in local community activities (e.g. sports clubs, school committee member, service organisations etc.) If appropriate, state involvement of other adult household members.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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30. What, if any, have been the major problems you have encountered associated with your smallholding? Please list these in order of importance and where possible describe briefly how you have, or intend to overcome these problems.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11   13

31. If for some reason I want to clarify any of the information you have given, may I contact you again?

Yes  No

14

32. Would you be interested in receiving a copy of the summary of results of the survey?

Yes  No

15

THANK YOU VERY MUCH FOR YOUR COOPERATION!

Please return the completed questionnaire promptly in the stamped, addressed envelope provided.



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