

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
APPOINTED BY THE TIMARU DISTRICT COUNCIL**

**UNDER** the Resource Management Act 1991  
**IN THE MATTER OF** submissions by Lee Anne Burdon on  
the Proposed Timaru District Plan

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**STATEMENT OF EVIDENCE OF LEE ANNE BURDON**

**HEARING G SUBMITTER NO. 72**

Dated: 27 June 2025

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GRESSON DORMAN & CO  
Solicitors  
PO Box 244, Timaru 7940  
Phone 03 687 8004  
Fax 03 684 4584  
Solicitor Acting: Nicola Hornsey  
nicola@gressons.co.nz

## **Introduction**

1. My name is Lee Anne Burdon. I own the property at 73 Connolly Street, Geraldine.
2. The property adjoins the Geraldine township Residential Zone and is currently zoned Rural 2, although the rates are assessed on a residential basis.
3. The property is very close to the Retirement Village site (zoned Residential) which in turn adjoins the Scott property which is zoned FDA3.
4. I have made a submission requesting that my property be zoned as a Future Development Area.

## **History of the Zoning of 73 Connolly Street**

5. Connolly Street was part of the early town plan but was really developed in the 1950's and 1960's as the town expanded on the Raukapuka side which is the higher, drier side of town.
6. The owners of the property before me had the proposed zoning changed from Residential to Rural in the 1980's.
7. In March 2009, the Timaru District Council initiated a study to determine the suitability of land within the Timaru District for residential development. The property at 73 Connolly Street was identified for inclusion in this study as it pertained to the Geraldine North – Residential Development.<sup>1</sup>
8. After an initial meeting on 15 April 2009 at which the various existing reports and flood risks were discussed<sup>2</sup>, there was support from the landowners for the preparation of an Infrastructure Report by the Timaru District Council.
9. Opus prepared an Infrastructure Report and Roading Layout Plan and delivered the Geraldine North – Proposal for Residential Expansion Draft Report to the Timaru District Council on 28 August 2009.<sup>3</sup>

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<sup>1</sup> Letter from Opus dated 31 March 2019 plus enclosures (Document 1)

<sup>2</sup> Letter from Opus dated 24 April 2024 plus enclosures (Document 2)

<sup>3</sup> Letter from Opus dated 8 September 2029 plus enclosure (Document 3)

10. The impact of flooding was a subject of the Report. While parts of the property were assessed as being at risk of a one in 500-year flood, the rest was not considered to be at risk. My understanding is that any proposed subdivision activity would be required to take this into account as part of the Resource Consent process.
11. While some of my property was assessed as being suitable for residential development, in 2011 the Council decided that there was no substantive basis for additional residential zoning in Geraldine.

### **Timaru District Council Growth Management Strategy**

12. In 2017, the Timaru District Council began consultation on its 2045 Growth Management Strategy.
13. The predictions for residential demand in Geraldine were challenged and a report was prepared by Insights Consultancy<sup>4</sup>.
14. The predictions adopted by the Council in 2021 the Growth Management Strategy seriously underestimated the population growth of Geraldine and the consequent demand for housing.
15. The Council predicted the population of Geraldine in 2048 would be 2,710<sup>5</sup>. In 2023 it was 3,018 and there were 1,452 dwellings compared to the 1,210 predicted for the peak of demand in 2048<sup>6</sup>.

### **Current Demand for Building Sites**

16. The demand for sections in Geraldine is strong. People moving to Geraldine generally want to have a garden and lawn and to have space between them and their neighbours. People also want to build for the sun and this drives demand for north facing sections at the north of the town. I have received numerous enquiries about the availability of sections on my property.

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<sup>4</sup> Geraldine Growth and Statistics Report by Insights Consultancy (Document 4)

<sup>5</sup> Page 14 Timaru District 2045 Growth Management Strategy (Document 5)

<sup>6</sup> Extracts from 2023 NZ Census (Document 6)

17. Based on my recent enquiries there are currently 18 building sections available, 15 of these at the less desirable bottom end of town which is prone to flooding. There are no sections available in Raukapuka which is the higher ground.
18. For those people looking for a house in the Lifestyle Village, I have been informed that there are 30 – 35 on the waiting list with an estimated wait time of up to five years for a 3-bedroom house and up to three years for a 1-2 bedroom house.

### **Use of Property at 73 Connolly Street**

19. The property is classified as having Land Use Capability Class 2 soils. However, because of the proximity to residential housing, the uses of the land for productive farming are constrained. No forestry trees can be planted, and no cropping can be undertaken so we are left with running sheep to keep the grass down. Even with this minimal farming use of the property, we have received numerous calls from residents of the nearby Lifestyle Village who are upset by stock farming activities.

### **Summary**

20. Given its very close proximity to residential Geraldine (adjacent), the High School and the town centre, providing for the future residential development of the whole or part of the property makes good planning sense.
21. Making provision for such development has been considered since the town's inception and if the demand for houses in Geraldine continues at its current rate, it is prudent to include this property as part of a cohesive plan for the future residential development of Geraldine.



Lee Burdon

27 June 2025

31 March 2009

Mr WG & Mrs LA Burdon  
73 Connolly Street  
Geraldine 7930



6DS202.03

Dear Mr & Mrs Burdon

**Geraldine North - Residential Development**

The Timaru District Council in conjunction with Opus International Consultants is currently undertaking a study to determine the suitability of land within the Timaru District for residential development. The land which you own and is legally described as Lot 1 DP 19940 and Part Lot 1 DP 4058, CB767/74 (copy of title attached) along with several others has been identified for inclusion in this study.

The study will include an assessment of the existing infrastructure (roading, reserves, sanitary sewer, drinking water, and stormwater disposal) and its ability to accommodate additional growth.

The study will expand on the 'Issues and Options Report – Retail, Industrial and Residential Development – Timaru District' prepared by Planit RW Batty & Associates Ltd in March 2008. The Issues and Options Report forecasted an increase in the population of Geraldine of 100 dwellings by 2021. A copy of this report is available on request.

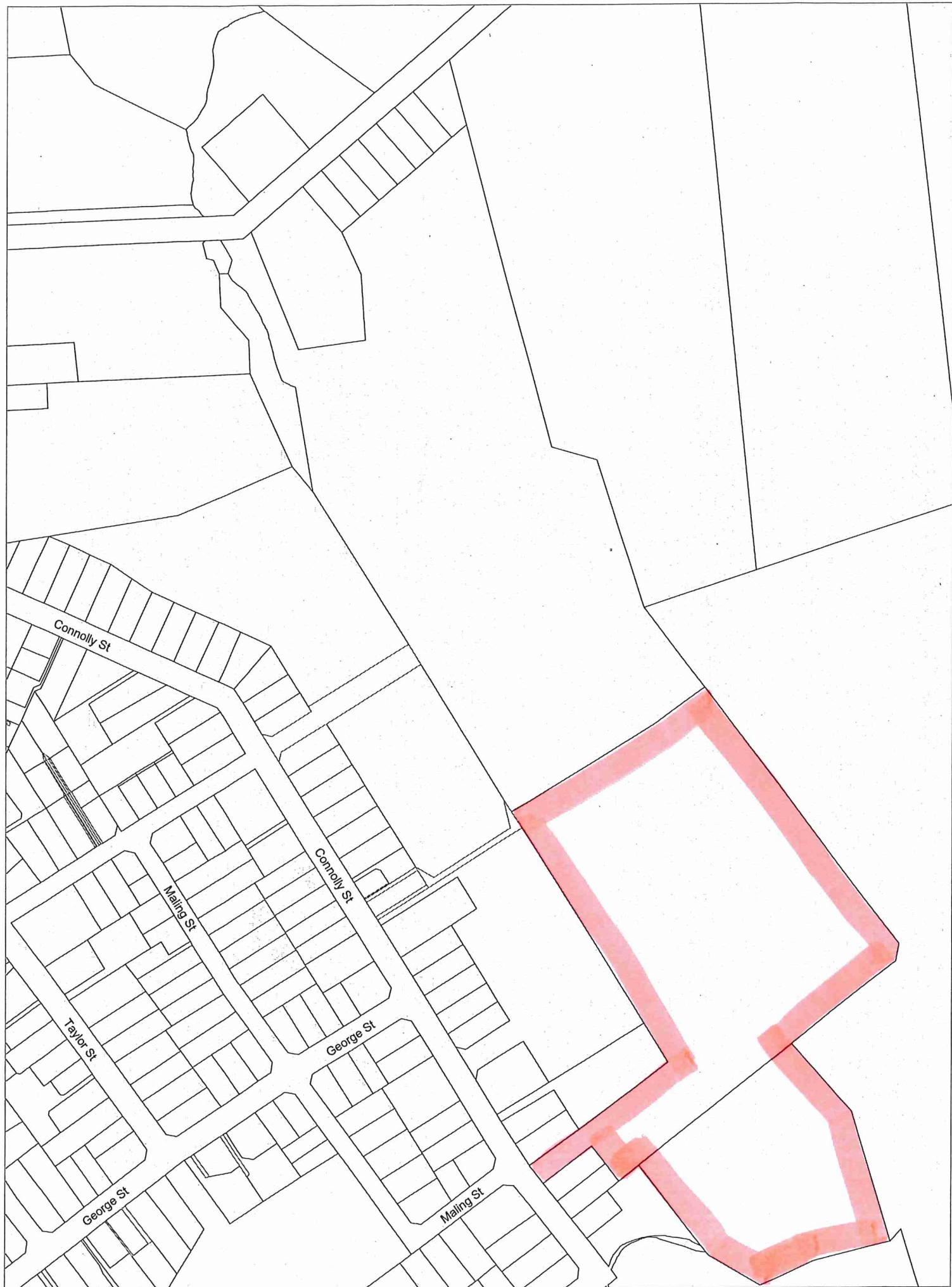
The Timaru District Council would like to make a time to meet with you to discuss your views on rezoning/future development of your property to accommodate future residential growth within Geraldine.

I will give you a call next week to make a time for myself and a Council representative to meet with you. Should you have any questions in the meantime please feel free to give me a call on (03)363 5446.

Yours sincerely

Tania Foster  
Survey Manager

Wed. 15th







# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

Identifier **CB767/74**  
Land Registration District **Canterbury**  
Date Issued 05 September 1958

Prior References  
CB405/294                      CB694/89

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Estate                      Fee Simple  
Area                      8.8717 hectares more or less  
Legal Description      Lot 1 Deposited Plan 19940 and Part Lot 1  
                                 Deposited Plan 4058

Proprietors  
Lee Anne Burdon

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Interests  
Subject to a Water Race Easement over within land (Lot 1 DP 19940) created by Transfer 129423 - 7.4.1920 at 10.00 am

Pt 22

D. P. 2717

Pt 66

D. P. 3285

I

D. P. 12914

Pt 65

D.

P. Pt 64

3285 Pt 63

17154 P.

D. 3

Connolly St. D. P. 3547

I

Pt 1

D. P. 4058

Pt 2

D. P. 8591

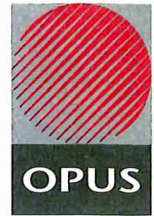
D. P. 19940

I



24 April 2009

Mr WG & Mrs LA Burdon  
73 Connolly Street  
Geraldine 7930



6DS202.03

Dear Mr & Mrs Burdon

**Geraldine North - Residential Development**

Further to our meeting 15 April 2009 please find attached a copy of the minutes. In order to progress the project we ask that each landowner provide a response to Item 6 of the attached minutes by selecting either Option 1 or 2 (for further explanation of the options please read Item 6 of the minutes).

**OPTION 1**

Significant support for preparation of an Infrastructure Report from the landowners of the subject properties.

**OPTION 2**

Limited/no support for preparation of an Infrastructure Report from the landowners of the subject properties.

Should Option 1 be selected a roading layout plan for the subject properties will be developed in consultation with the landowners and an Infrastructure Report prepared on options for servicing future development.

Should Option 2 be selected the Council will cease any further work on the project.

We ask that each landowner provide their response by 11 May 2009. Should you have any questions in the meantime please feel free to give me a call on (03)363 5446.

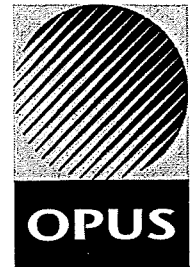
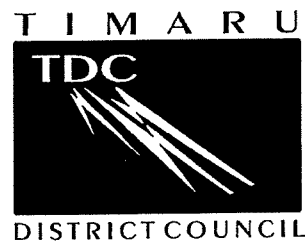
Yours sincerely

Tania Foster  
Survey Manager

# Notes of Meeting - Final

Held at 73 Connolly Street, Geraldine  
15 April 2009 at 10:00pm.

Contract: Timaru District Council  
Geraldine Concept Development Plan



<b>Present:</b>	<u>Name:</u> Peter Kloosterman Tania Foster Bill & Lee Burdon Prof Martin Kean Warren & Liz Scott John & Rosemary Shirtcliffe	<u>Company:</u> Timaru District Council Opus - Christchurch Landowner Landowner Landowner Landowner
	<b>Not Present:</b> Darsie Kean Raymond & Sandra Sutton	Landowner Landowner

Items Arising		
1.	<b>Meeting Agenda</b>	<p>This meeting was called to discuss affected landowners views on preparation of an infrastructure report by Timaru District Council (Council). The report would include the assessment of the existing infrastructure (roading, reserves, sanitary sewer, drinking water and stormwater disposal) and its ability to accommodate additional growth. The report would form the basis for a plan change. The two objectives of the plan change would be to:</p> <ul style="list-style-type: none"> <li>change the zoning to residential (from Rural 1 &amp; 2)</li> <li>provide an Outline Development Plan* to be given effect through provisions of the District Plan</li> </ul> <p>*Outline Development Plan: A plan which provides a framework for development of an area. The plan can show roading layout, areas for open space and types of land use.</p>
2.	<b>Attachments</b>	<p>Plan A: Geraldine North – 1 in 500 Year Flood Plain</p> <p>Plan B: Demographic Change and Growth Study (October 2006), Pg 13 &amp; 14</p>
3.	<b>The process so far.</b>	<p>A summary of the three existing reports was provided. The reports outline the background behind how the Council have selected this area of Geraldine and how the Council sees the approach of working with the landowners to prepare and infrastructure report as a way of avoiding ad hoc and fragmented development.</p> <p>Report 1 - Demographic Change and Growth Study (October 2006)</p> <p>This report discussed issues associated with planning for future growth and identified areas for future urban growth (Plan B) based on the ability to service the area and its proximity to the existing residential zone.</p> <p>Report 2 - Report on Demographic Change and Growth Study (April 2007)</p> <p>This report ranked areas identified in the Demographic Change and Growth Study by their ability to be serviced and where infrastructure planning would be advantageous.</p> <p>Report 3 - Issues and Options Report – Residential, Retail and Industrial Development in the Timaru District (March 2008)</p>

# Notes of Meeting

## Continuation Sheet

Timaru District Council  
Washdyke Infrastructure Plan

Page 2 of 4

		This report provides the latest assessment of statistics data for the Timaru District.
4.	<b>Roles defined.</b>	<p>Role of Timaru District Council</p> <ul style="list-style-type: none"> <li>▪ To evaluate the impact of future growth on infrastructure</li> <li>▪ To install future capacity to provide for future development where appropriate</li> <li>▪ To coordinate the installation of services where possible.</li> </ul> <p>Role of Landowner</p> <ul style="list-style-type: none"> <li>▪ Provide input on the infrastructure plan process (i.e. desire to develop property, timeframe in which development is likely to occur, roading linkages that support development of the site as a whole).</li> </ul>
5.	<b>Open discussion with landowners on their views of preparation of an Infrastructure Report.</b>	<p>The main concerns raised by the landowners were:</p> <ul style="list-style-type: none"> <li>▪ Accuracy of the data provided by Environment Canterbury (ECan) used to determine the 1 in 500 year flood plain.</li> </ul> <p>Council Response</p> <p>The 1 in 500 year flood plain is shown on Plan A to indicate a possible constraint in terms of residential development. ECan have indicated that at the time a subdivision is proposed they will provide a more detailed assessment of which areas are considered suitable for residential development.</p> <p>It was noted that it would be the responsibility of individual land owners to work with ECan on a more accurate determination of the flood plain in relation to their property.</p> <ul style="list-style-type: none"> <li>▪ Confirmation that a future roading network plan existed for Geraldine and how the development of the subject properties related to this. The landowners expressed a desire for a link between Tancred Street and Templer Street.</li> </ul> <p>Council Response</p> <p>Landowners were reminded that the reason for the meeting was to determine if there was a desire to support the Council in preparation of an Infrastructure Report for the subject properties not to look at the greater Geraldine area. The 'Big Picture' work has been carried out by the Demographic Change and Growth Study (October 2006) which identified the subject properties as being suitable for future development.</p> <p>It is noted that any proposed internal roading layout for the subject properties should support any future roading network plans.</p> <ul style="list-style-type: none"> <li>▪ The application of residential bylaws/district plan rules on their properties before subdivision occurs. In particular the ability to have outside fires (i.e. allowed if land zoned rural but not allowed if land zoned residential). One suggestion was for the rural bylaws/district plan rules to apply if the property remained greater than 7ha.</li> </ul> <p>Council Response</p> <p>Investigation of the bylaws/district plan rules would need to be undertaken by Council to determine the ability to apply them in a different manner across the same zone.</p> <ul style="list-style-type: none"> <li>▪ The need for a pumping station to service any proposed development was</li> </ul>

# Notes of Meeting

## Continuation Sheet

Timaru District Council  
Washdyke Infrastructure Plan

Page 3 of 4

		<p>noted by the landowners. It was also suggested that investigation into the serviceability of the subject properties should also take into account properties to the north of the site (particularly along Main North Road) that currently have an issue with serviceability for sewer.</p> <p>Council Response</p> <p>The current brief for this project is the preparation of an Infrastructure Report for the subject properties and not a study into the serviceability of existing rural/residential sites on septic tank systems. The Council will consider expansion of the brief should it be deemed appropriate.</p>
6.	<b>Summary</b>	<p><b><i>To enable the project to move forward a decision needs to be made on which of the following options is most suited to achieving the current desires of the individual landowners.</i></b></p> <p><b>OPTION 1</b></p> <p>Significant support for preparation of an Infrastructure Report from the landowners of the subject properties.</p> <ul style="list-style-type: none"> <li>▪ Advantages</li> </ul> <p>Future development of the properties is integrated in terms of transportation linkages and infrastructure connections.</p> <p>Method for distribution of cost of infrastructure upgrade across all benefiting landowners developed.</p> <p>Council undertake the plan change to rezone land.</p> <ul style="list-style-type: none"> <li>▪ Disadvantages</li> </ul> <p>Existing use of rural zoned land maybe unable to continue if land rezoned residential.</p> <p><b>OPTION 2</b></p> <p>Limited/no support for preparation of an Infrastructure Report from the landowners of the subject properties.</p> <ul style="list-style-type: none"> <li>▪ Advantages</li> </ul> <p>Existing use of land is unchanged.</p> <ul style="list-style-type: none"> <li>▪ Disadvantages</li> </ul> <p>Future development of the subject properties maybe adhoc and fragmented as each landowner would prepare a subdivision layout proposal of only their property without consideration for linkages to adjoining land.</p> <p>Cost of infrastructure upgrade potentially paid for by the first development.</p> <p>Individual landowners would need to apply to Council to establish a residential development on rural land.</p>
7.	<b>Where to from here?</b>	<p>We ask that each landowner provide a response to Item 6 by selecting either Option 1 or 2.</p> <p>Should Option 1 be selected a roading layout plan for the subject properties</p>

## Notes of Meeting

### Continuation Sheet

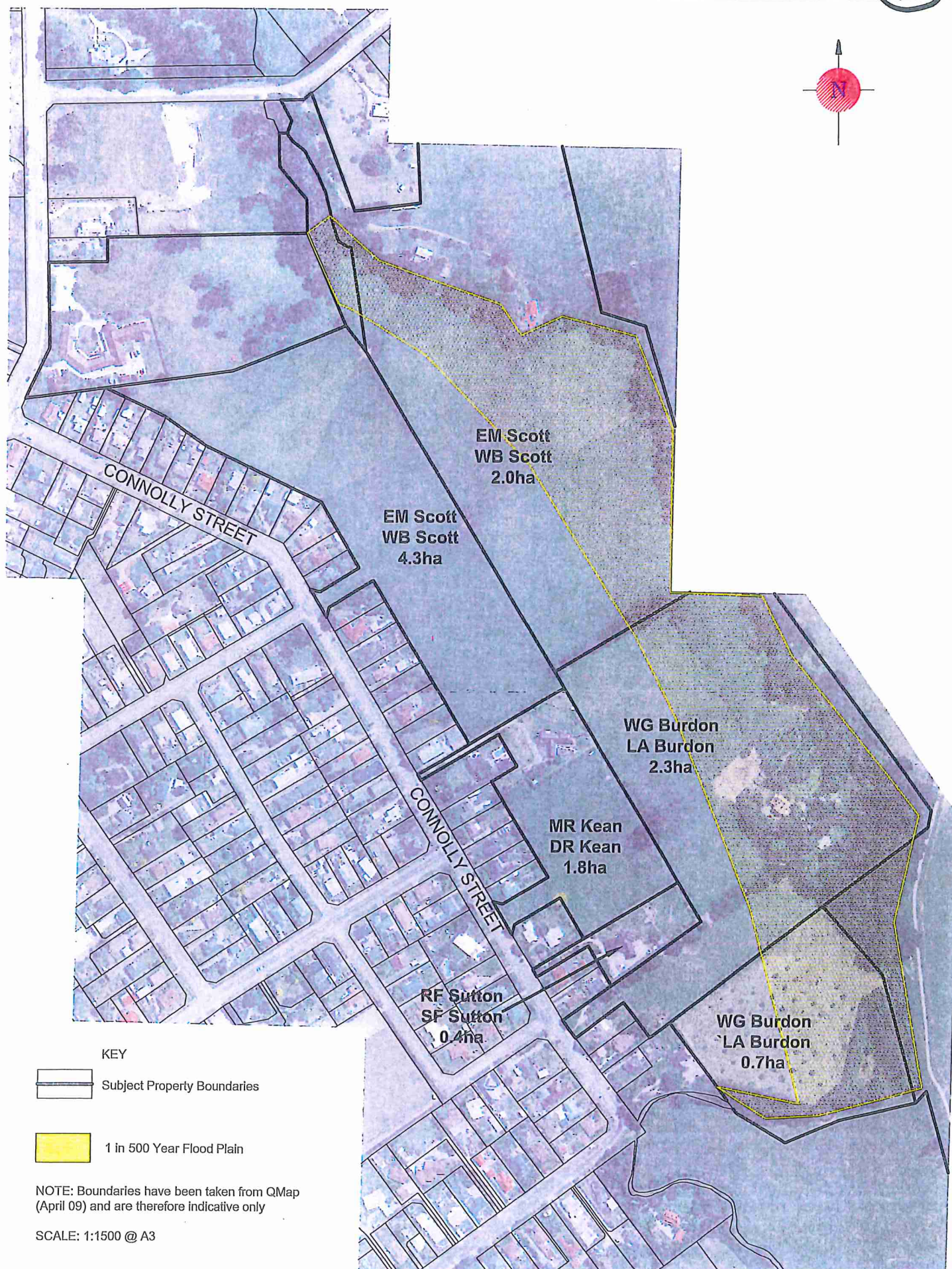
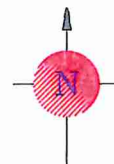
Timaru District Council  
Washdyke Infrastructure Plan

Page 4 of 4

		<p>will be developed in consultation with the landowners and an Infrastructure Report prepared on options for servicing future development.</p> <p>Should Option 2 be selected the Council will cease any further work on the project.</p> <p>Please forward responses to:</p> <p>Tania Foster</p> <p>Opus International Consultants Limited</p> <p>PO BOX 1482</p> <p>Christchurch 8140</p> <p>or email <a href="mailto:tania.foster@opus.co.nz">tania.foster@opus.co.nz</a></p>
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**Distribution:** To all above via post.





KEY

 Subject Property Boundaries

 1 in 500 Year Flood Plain

NOTE: Boundaries have been taken from QMap (April 09) and are therefore indicative only

SCALE: 1:1500 @ A3

 **OPUS**

# Geraldine North

## 1 in 500 Year Flood Plain

CLIENT: TIMARU DISTRICT COUNCIL

FILE NUMBER: 605202.03

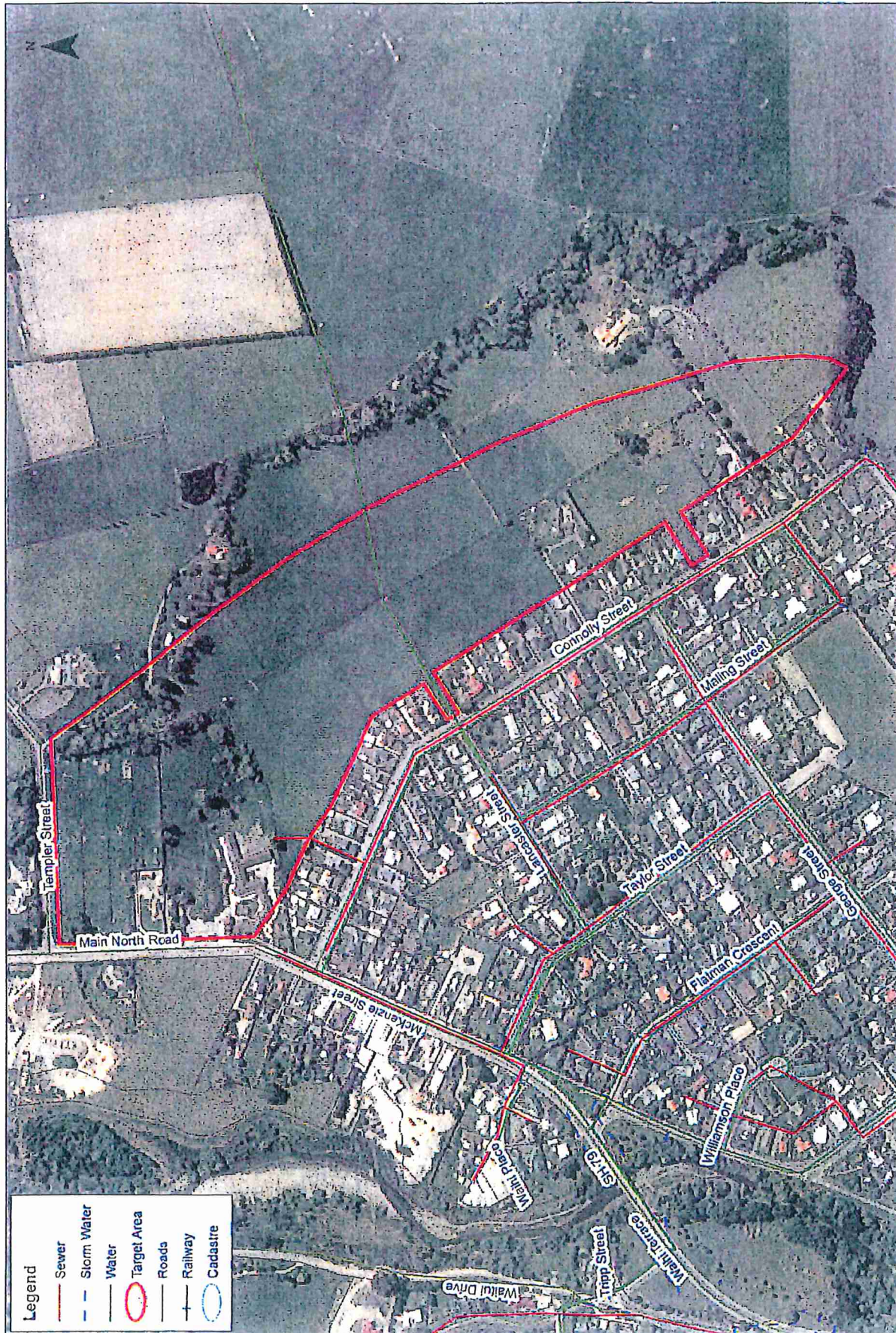
DRAWN BY: S CANDISH

CHECK BY: T FOSTER

PLOT DATE: 08 APRIL 2009

G:\Survey 2008\1-External Clients\202 TDC\605202.03 Geraldine Structure Report\Flood plan





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Ⓒ



8 September 2009

Mr WG & Mrs LA Burdon  
73 Connolly Street  
Geraldine 7930



6DS202.03

Dear Mr & Mrs Burton

**Geraldine North – Proposed Residential Expansion**

In April 2009 I wrote asking for feedback on whether there was support from the existing landowners for the Council to prepare an Infrastructure Report including preparation of a roading layout plan.

Significant support was received from the landowners and on the 5 June 2009 Opus was instructed to complete an Infrastructure Report and Roding Layout Plan.

The 'Geraldine North – Proposal for Residential Expansion' Draft Report was delivered to Council on 28 August 2009 for presentation at the Resource Planning and Committee Meeting on the 10 September 2009.

I have enclosed for your information a copy of the Roding Layout Plan which formed the basis for the comments made on servicing the area for infrastructure.

Should you have any questions please feel free to contact me on (03) 363-5446

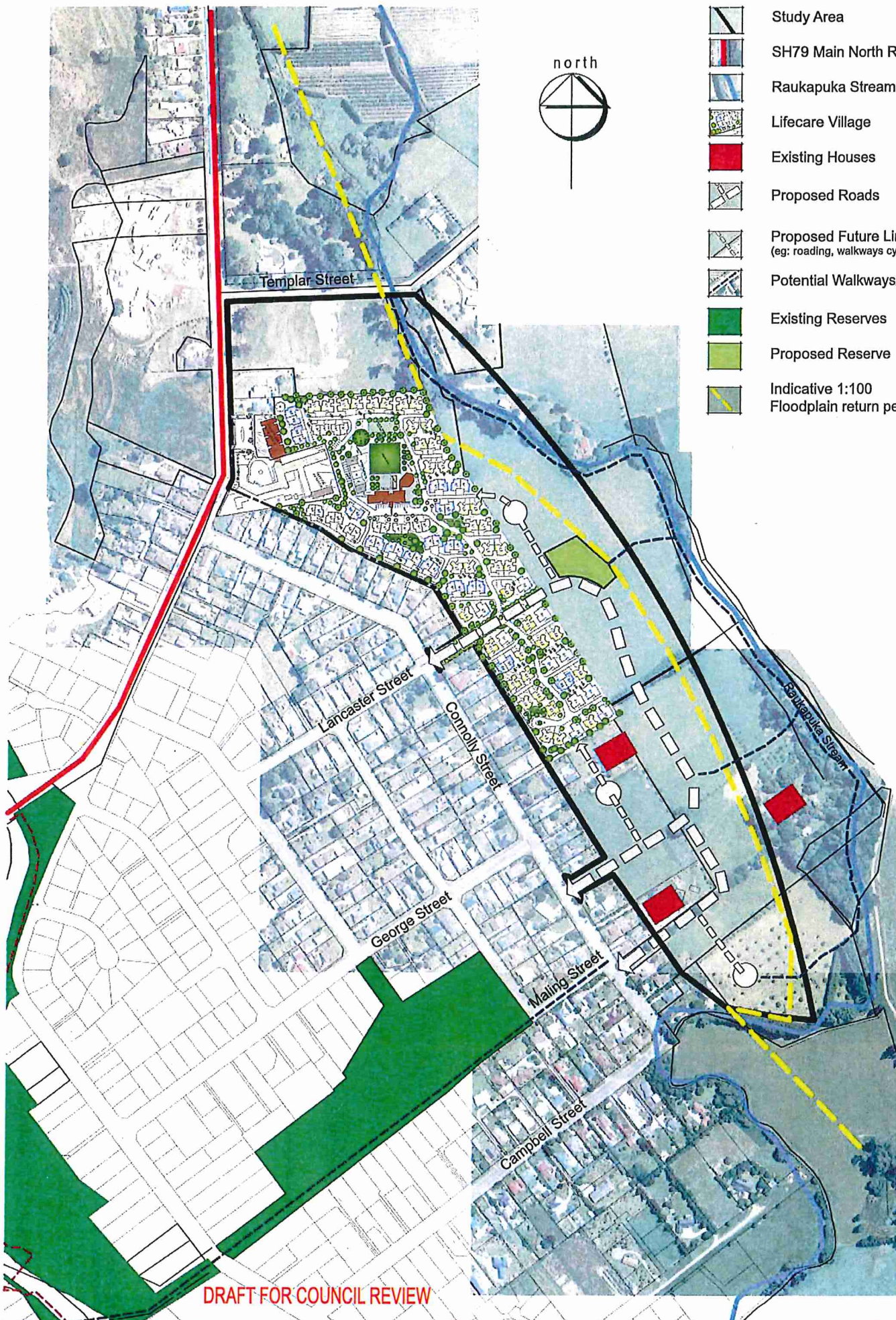
Yours sincerely

Tania Foster  
Survey Manager



# KEY

-  Study Area
-  SH79 Main North Road
-  Raukapuka Stream
-  Lifecare Village
-  Existing Houses
-  Proposed Roads
-  Proposed Future Links  
(eg: roading, walkways cycleways)
-  Potential Walkways/Cycleways
-  Existing Reserves
-  Proposed Reserve
-  Indicative 1:100  
Floodplain return period



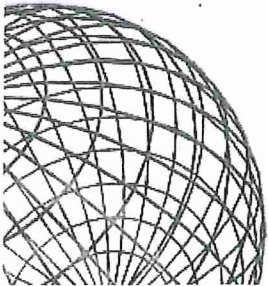
DRAFT FOR COUNCIL REVIEW



# Geraldine Growth & Statistics

There is a problem with the statistical base...

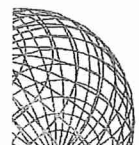
Why does it matter that this submission has hitherto been ignored...?



**Insights Consultancy**

## There is a problem with the statistical base...

- Geraldine Settlement is far larger than the existing Geraldine urban (area unit) boundary with much growth taking place outside the AU
- Households adjacent to the AU increased by 68 in 2006 – 2013 compared to 81 for the AU
- Discussion and analysis appears to fluctuate with Geraldine (AU and statistics) being used interchangeably with Geraldine settlement (no statistics)
- Geraldine AU statistics have historically been applied to describe Geraldine (settlement) growth
- Statistics NZ have acknowledged that the present geographical boundaries are no longer “fit for purpose”
- New statistical units have been designed and are being announced 7<sup>th</sup> December
- Why was the SSGA updated?
  - “The statistical geographies standard had its last major update after the 1989 local government reorganisation... But over time, the statistical geographies have become out of date, and no longer reflect current land use and population patterns...”



### Area Unit Geraldine



Amended (SNZ 2018 base) as published...

Population	Baseyear (2013)	Baseyear (2018)	Short Term (2018)	Short Term (2021)	Medium (2028)	Long Term (2043)	Long Term (2048)
DGMS	2,370		2,470		2,560	2,600	
PE (GMS)	2,370	2,500		2,540	2,630		2,710

Households	Baseyear (2013)	Baseyear (2018)	Short Term (2018)	Short Term (2021)	Medium (2028)	Long Term (2043)	Long Term (2048)
DGMS	1,008		1,062		1,121	1,151	
PE (GMS)	1,010	1,070		1,100	1,150		1,210



Insights Consultancy

DGMS Draft Growth  
mangamata State  
PE Property Economic



Perhaps the forecasts should look more like this...

	Base Year (2013)	Δ Estimate (PE/DGMS)	Base Year (2018)	Δ Estimate (PE/DGMS)	Medium (2028)	Long term (2043) Δ Estimate DGMS	Long Term (2048) Δ Estimate PE
<b>Population</b>							
SNZ AU	2301	≈120	2521	≈110*	2631	2671	2691
SNZ AU + M/B	3288	≈120	3408	≈110*	3518	3558	3578
DGMS	2370	100	2470	90	2560	2600	-
PE	2370	130	2500	130	2630	-	2710
<b>Households</b>							
SNZ AU	1050	≈56	1106	≈70*	1176	1206	1206
SNZ AU + M/B	1460	≈56	1516	≈70*	1586	1616	1616
DGMS	1008	54	1062	59	1121	1151	-
PE	1010	60	1070	80	1150	-	1210

\*Assume DGMS  
& PE growth  
estimates are  
about right

Statistics NZ  
Area Unit



Insights Consultancy



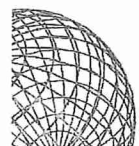
If I am right then the foregoing growth forecast will be significantly conservative...

- Why would I think that...?
  - The estimates are based upon an artificially low starting point and growth is therefore going to be dramatically underestimated
- One major example will illustrate the point
  - The Geraldine Retirement Village has, since census 2013, added an additional 78 units to date (about another 50 to come)\*
  - There are presently 122 new residents (occupancy rate approx. 1.5 per dwelling)\*
    - \*personal communication 4/12/2017, David Connolly (Sales Advisor Geraldine Retirement Village)
  - These new dwellings will add to the 2759300 mesh block (NE Geraldine) and NOT within the Area Unit
    - Population now 362 (264 + 122) **46% Growth!**
    - Households 156 (99 + 78) **79% Growth!**
    - This growth without accounting for other new building within the meshblock!!!
- **These numbers are already greater than Geraldine's entire forecast growth to 2048 from one meshblock!!**



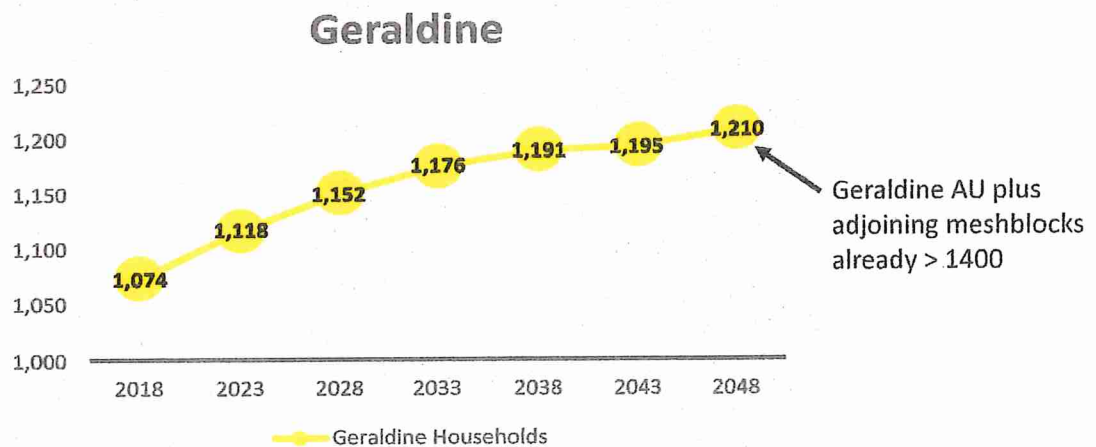
## Why does it matter that this submission has been ignored...?

- Flawed assumptions lead to flawed forecasts...
- Flawed forecasts will inevitably lead to poor planning outcomes...
  - The Geraldine settlement's population and growth have been significantly understated
  - Geraldine accounts for a significant proportion of Timaru District growth
- The forecasts will need to be fundamentally reviewed
- Although there is a planning preference (largely due to Environment Court decisions) to rely upon SNZ statistics it is accepted that these may be modified where good cause exists
  - SNZ have acknowledged that the existing geographical units are no longer "fit for purpose" and have been modified (release 7<sup>th</sup> December
  - The statistics that I have put forward clearly demonstrate flaws in the statistical base assumptions used in preparing the DGMS

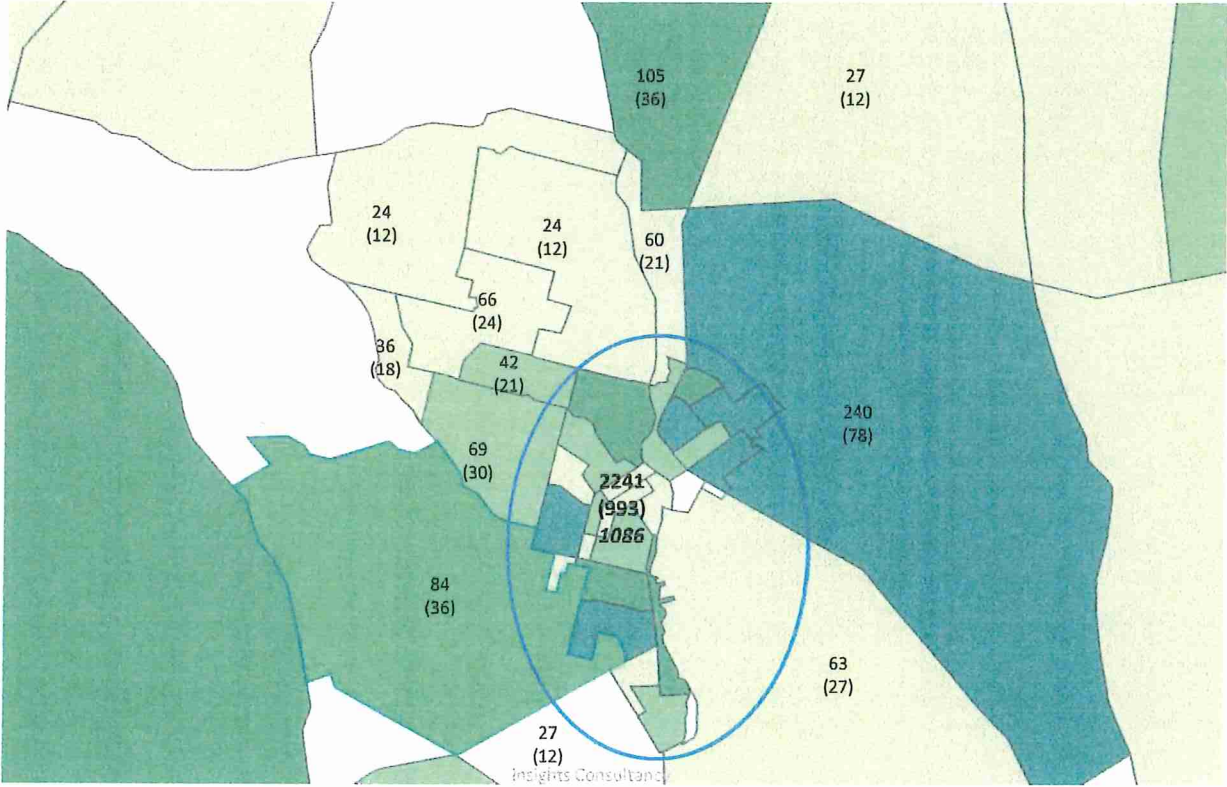


## Geraldine settlement already greater than forecast by any measure...

Figure 10 Geraldine Household Demand



Census 2006 Geraldine





### Census 2013 Geraldine

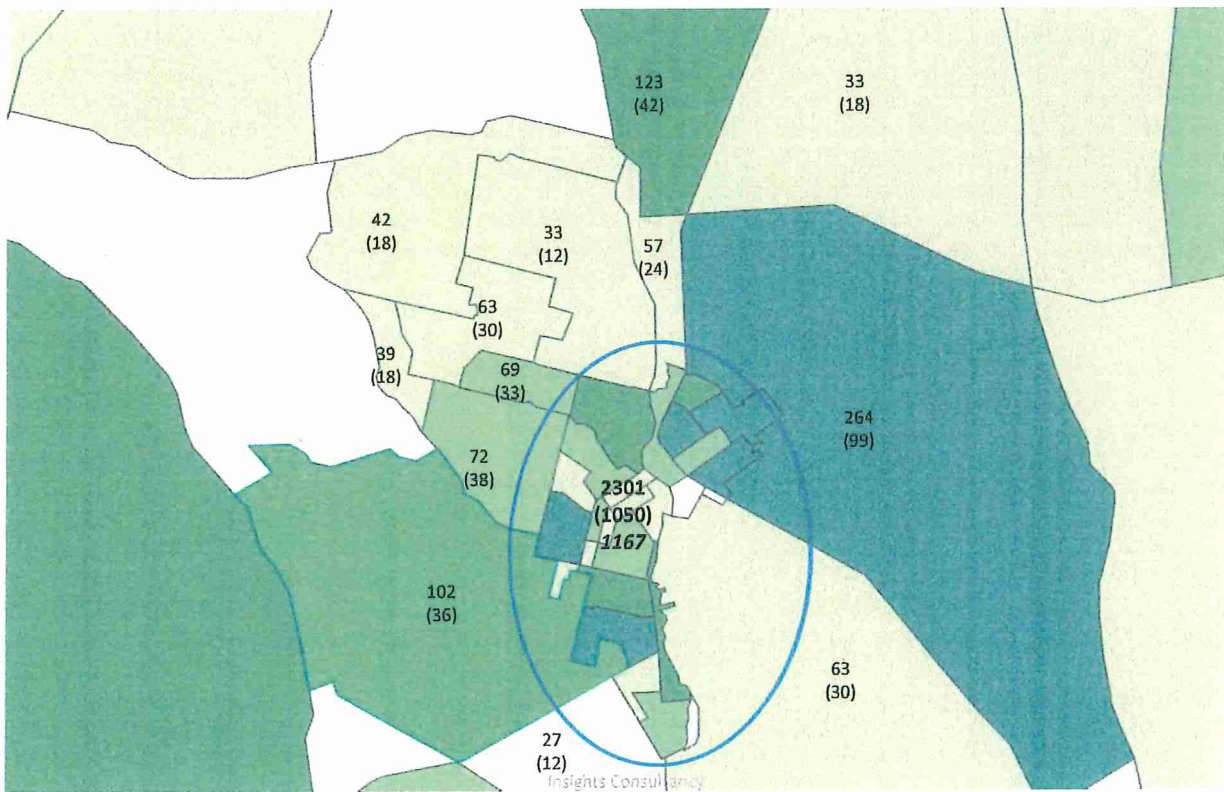


Figure 4 Geraldine Growth Areas

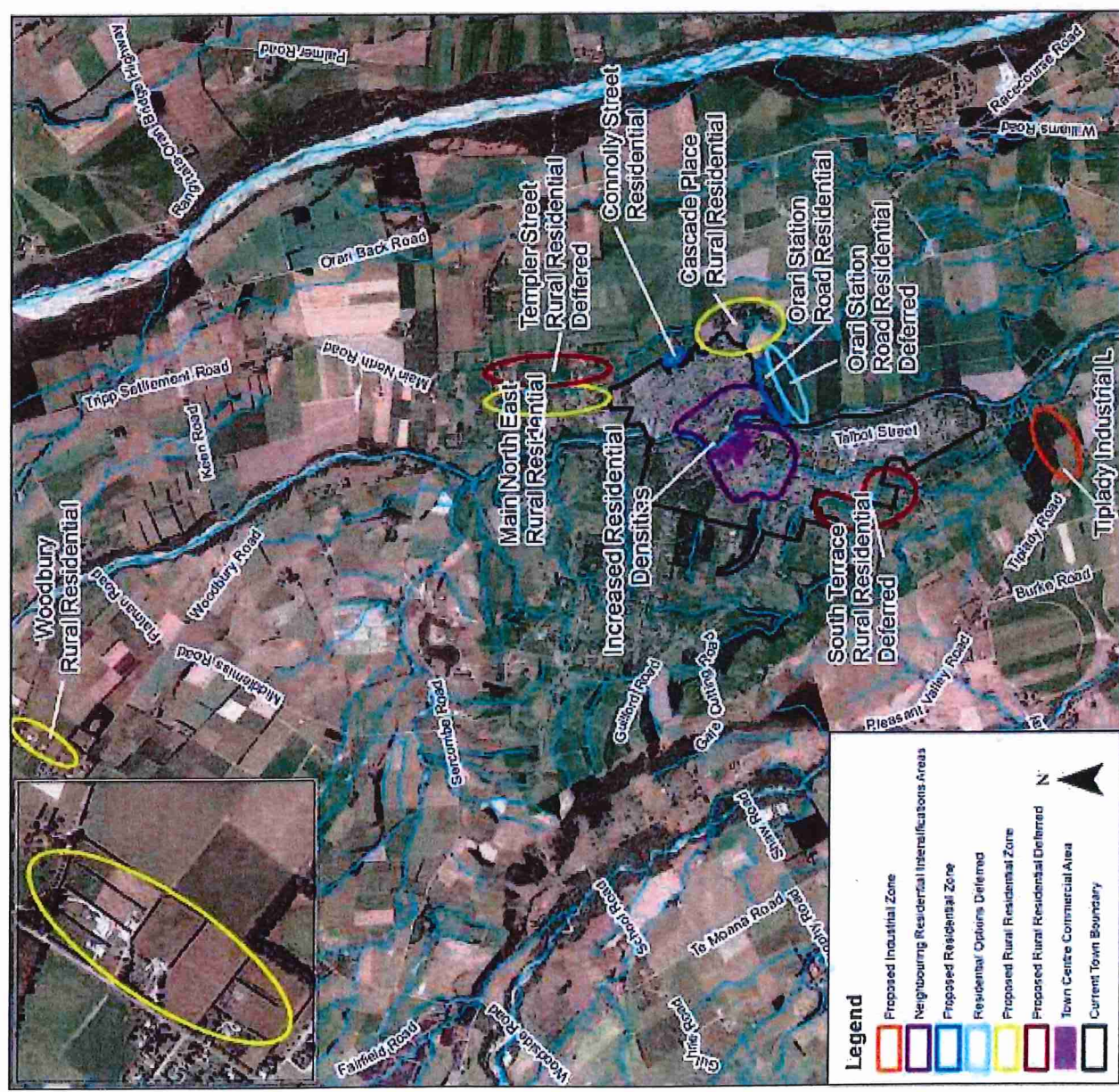
Residential Demand

	Population	Households
Current (2018)	2,500	1,070
2048	2,710	1,210
Capacity (2016)		84
2048 Demand (+15%)		161

**Residential Principles:** Vacant and infill opportunities provide short and medium term residential capacity particularly adjoining the Town Centre. Orari Station residential rezoning will be needed to provide medium term additional capacity and housing choice, with this area able to provide residential opportunities based on demand. Modest residential infill also provided on Connolly Street. Some peripheral rural residential supply options are to be provided at Main North East and adjoining Cascade Place. Rural Residential opportunities are also provided adjoining Woodbury.

**Business:** The character and amenity of the town centre will be improved through consolidation.

Some 10ha of Industrial rezoning at Tiplady is to provide for a range of industrial activities, but is dependent on servicing and a structure plan to manage development.





# Geraldine

## Quick stats

Learn key numbers such as population size, median age, and median income for Geraldine, and how these compare with New Zealand.



Population

3,018

Geraldine

2023 Census

4,993,923  
New Zealand



Population for the Māori ethnic group

225

Geraldine

2023 Census

887,493  
New Zealand



Number of families

849

Geraldine

2023 Census

1,294,503  
New Zealand



Median age

53.2 years

Geraldine

2023 Census

38.1 years



Median age for the Māori ethnic group

26.4 years

Geraldine

2023 Census

26.8 years



People who can speak te reo Māori

1.8%

Geraldine

2023 Census

4.3%



New Zealand

New Zealand

New Zealand



Number of businesses

Geraldine

At February 2024



Adults with a post-school qualification

46.6%  
Geraldine

2023 Census



Median personal income of adults

\$31,500  
Geraldine

2023 Census

649,164

New Zealand

54%

New Zealand

\$41,500

New Zealand



Number of private dwellings

1,452  
Geraldine

2023 Census



Households who own their home or hold in a family trust

78.6%  
Geraldine

2023 Census



Median weekly rent paid by households

\$330  
Geraldine

2023 Census

2,041,236

New Zealand

66%

New Zealand

\$450

New Zealand