

Te Motu Kairangi Miramar Peninsula

Community Vision and Values Survey
Prepared for Enterprise Miramar Peninsula Inc



21 July 2019



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Executive Summary

During late February to mid-May 2019, Enterprise Miramar Peninsula Inc (EMPI) carried out a survey to gather ideas and views from the community on the issues facing the Miramar Peninsula and what a vision for its future should encompass and what key issues should be addressed.

In total, 956 responses to the survey were received over the 3 month survey timeframe.

Some of the key results include:

Connections with the Peninsula – live, work, visit

67% of survey respondents said they **live on the Peninsula** – of these:

- 62% have lived on the Peninsula for 11 or more years, 35% have lived here for more than 20 years, 14% have lived here for 3 years or less
- 31% live in the suburb of Miramar (the largest suburb on the Peninsula), 14% live in Strathmore, 11% live in Seatoun
- Many people said they live here because of the coast, the natural environment and the area's natural beauty

31% of survey respondents said they **work on the Peninsula** – of these:

- 36% said their work/employment has a connection with the film industry / creative sector
- 32% work in an office with 5 or more employees
- 25% work from home

31% of survey respondents (excluding those who said they live, work and go to school here) said they **visit the Peninsula** – of these:

- 83% visit on a regular basis and at least once a month
- The most popular reasons provided for visiting the Peninsula were the beaches, natural environment and parks/reserves as well as its cafes, restaurants and entertainment offerings

Only **1.4%** of survey respondents said they **never visit** the Peninsula.

Miramar Peninsula Values

Things respondents '**like most**' about the Peninsula:

- wide-ranging, but many value the beaches, the community feel, the natural environment and natural beauty, being close to the city and to the sea, the green spaces, the walking and cycling opportunities.

Things respondents '**like least**' about the Peninsula:

- issues with traffic congestion and public transport (bus) services dominated the responses; unaffordable housing, lack of infrastructure, and concerns about new development also featured.

Changes that would 'most improve' the Peninsula:

- wide-ranging, but strong desire expressed to improve transport-related issues including bus services, parking, traffic and congestion, access to the city, and cycling and walking opportunities; other ideas included more shops and food options, careful consideration of new areas for housing, improving the quality of housing, provision of better/upgraded infrastructure.

A Vision for the Peninsula

When asked to identify the **most important feature** of the future vision they picture for the Peninsula in the next 5 to 20 years, the top 5 features were:

- Coastline and beaches
- Attractive and healthy natural environment
- Public parks, reserves, recreation
- Family friendly and safe
- Walking and cycling opportunities.

When asked whether they would support the **development of a vision and overall plan** for the Peninsula, 56% of respondents were very supportive and 27% were somewhat supportive; a further 15% were uncertain and 2% were not supportive.

When asked what the **highest priority issues** for a vision and overall plan to address, the responses were wide-ranging but highlighted issues such as **transport, housing development, natural environment, traffic, infrastructure, access and connections**, and the **community**. A number of specific locations were identified as part of many responses, for example, Shelly Bay, Mt Crawford/ex-prison site, Watts Peninsula and Strathmore, with many of these references related to their future use and development. Miramar's coastal setting and the consideration of **climate change, sea level rise** and **resilience** issues were also mentioned by many.



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Appendix 1: Survey flyer

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1.0 Introduction

The Te Motu Kairangi Miramar Peninsula community values and vision survey was an initiative of Enterprise Miramar Peninsula Inc (EMPI).

EMPI are a group of local business people who live and work on the Peninsula and who are working to make the Miramar Peninsula the best place to live, work and play. For more information about EMPI and its work see the EMPI website <http://www.miramarpenninsula.org.nz>.

A key focus of action for EMPI during 2019 is to progress the development of an overarching plan to ensure the best possible future for the Miramar Peninsula.

EMPI care about the future of the Peninsula and want to progress work with key parties such as Wellington City Council, central government agencies, iwi, the community and other stakeholders to develop a long-term vision and overarching plan to guide the future of the Peninsula for everyone's benefit.

There are a number of projects already happening on the Peninsula. For example, Predator Free Wellington with its aim to eradicate all pests from the Peninsula; the Te Motu Kairangi Miramar Ecological Restoration project with its ongoing restoration of native plants and ecology to the Peninsula; and the Wellington City Council's ongoing work on cycleway and walkway improvements. These projects, and many others, are an important part of the future vision for the Peninsula.

There are also important decisions to be made about the future of some key land areas on the Peninsula, including large Crown-owned sites like the Mt Crawford ex-prison site and Watts Peninsula ex-Defence land. EMPI considers these areas, and others, form a critical part of the future vision for the Peninsula and require a collaborative approach to realise an overall outcome that meets stakeholder and community expectations.

The results of this survey are seen by EMPI as important to supporting discussions with the range of key parties with an interest in the Peninsula, and to forming a base for the development of an overarching vision and plan to influence positive change and action.

Community Survey Fast Facts



956 survey responses



Location of respondents –
67% live on the Peninsula
31% work on the Peninsula



Survey timeframe –
20 Feb - 21 May 2019
(3 months)

2.0 About the Survey

2.1 Survey Purpose

The purpose of the survey was to gather ideas and views from the community (the local Miramar community as well as the wider Wellington City community and beyond) on the issues facing the Peninsula and what a vision for its future should encompass and the priority issues to be addressed.

The overall aim was to gather as many views and ideas as possible to help support and inform further discussions, planning and the development of projects and programmes of investment on the Peninsula that can benefit the local community and the city more broadly.

The survey also provided a useful way of reinvigorating community interest in thinking about the future of the Peninsula as a whole.

2.2 Survey themes and questions

The survey comprised 37 questions in total.

The questions were broken down into 3 main themes as follows:

- 1. Connections with the Miramar Peninsula** – an introductory section asking questions about whether people live, work or visit the Peninsula and if they do, why this is;
- 2. Miramar Peninsula Values** – this section asked what people currently like and value the most about the Peninsula; what they like least and what changes would make the most difference; how often people visit public parks, reserves and green spaces on the Peninsula and how satisfied they are with these spaces. Questions also asked about peoples level of satisfaction in terms of current transport and housing/accommodation options;
- 3. A Vision for Miramar Peninsula** – this section asked people about the future of the Peninsula, including: what the most important features and qualities of the area will be in 5 to 20 years' time; the degree to which the development of a vision and overall plan for the future of the Peninsula is supported/not supported and if people would like to be involved in the process of developing such a plan; what types of businesses, transport, housing and accommodation people will be important to meet people's needs in 5 to 20

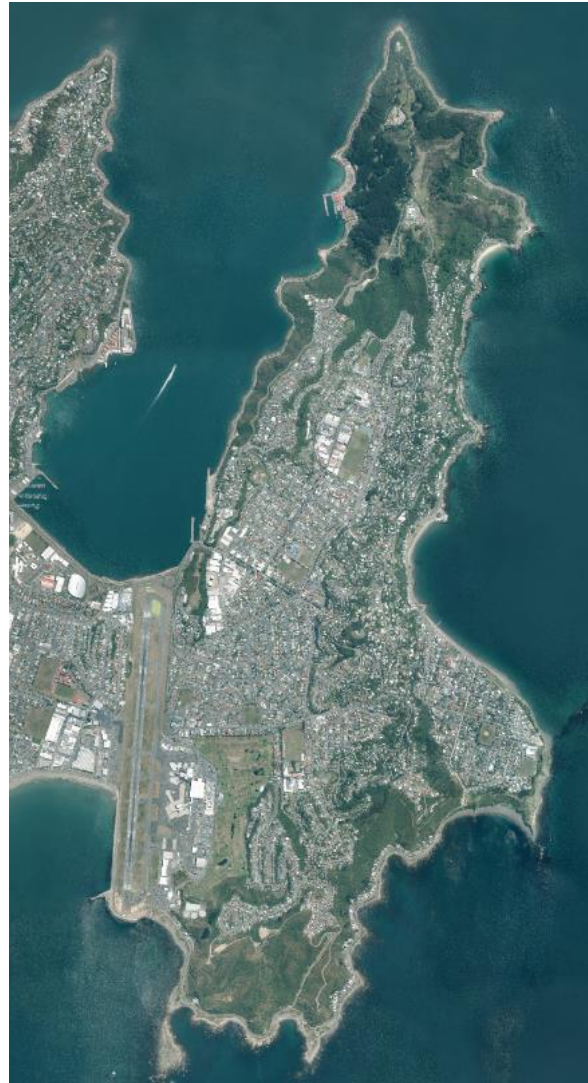


Figure 1: Miramar Peninsula, Wellington City (Source: Google Maps)

years' time; and in terms of housing, whether there are any particular locations on the Peninsula that could have potential for new or redeveloped housing.

Following these questions, an open-ended question allowed people to share any further ideas and make additional comments.






Sections 4.0 to 7.0 of this report summarise the responses provided to these questions.

The final survey questions sought some limited personal information from respondents to help inform the analysis of responses.

2.3 How the Survey was publicised

The survey was publicised by EMPI in a variety of ways including:

- Emails about the survey (and including the survey link) were sent directly to approximately 930 community and business contacts held by EMPI
- Links to the survey were placed on the EMPI Facebook page and website
- Flyers advertising the survey (see Appendix 1) were distributed to mailboxes, businesses and community points across the Peninsula in early March – this included:
 - Information (including flyers and posters) provided to Miramar businesses, including doctors' surgeries, and Miramar community centre users etc;
 - EMPI representatives visited Shelly Bay businesses and left survey flyers and posters; and
 - EMPI representatives walked local Miramar streets handing out information and flyers to shoppers, commuters, and discussed the survey with business owners.
- A survey information stall was set up at Palmers Garden World on Monday 25 February 2019; EMPI representatives also talked to people visiting Palmers on Wednesday 27 February and Tuesday 12 March, and
- A full-page advert about the survey and encouraging responses was placed in the weekend edition of the Dominion Post on 16 March 2019 by EMPI.

				
About 20,000 flyers distributed across the Peninsula incl. local businesses	Links to the survey placed on EMPI Facebook page and website	Full-page ad in the weekend Dominion Post 16 March 2019	930+ emails to EMPI business & community contacts	Information stall at Palmers Garden World, Miramar, over 3 days

2.4 Survey Response Rate

A total of 956 survey responses¹ were received over the 3 month survey timeframe from 20 February to 21 May 2019.

Figure 2 shows the number of completed survey responses received over the timeframe.

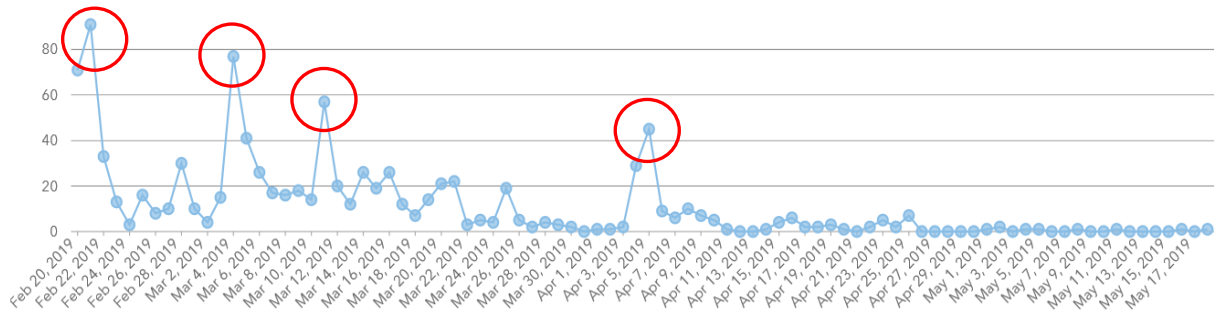


Figure 2: Number of survey responses received over the life of the survey

In terms of responses, there was a lot of activity during the first month of going live. Figure 2 shows there four key peaks in the numbers of survey responses, as follows:

- The first peak (91 responses) was on 21 February 2019, the day after the survey went live; at this time, EMPI also commenced sending emails about the survey to community and business contacts;
- The second peak (77 responses) was on the 4 March 2019 and may have been related to a further series of emails sent out by EMPI to contacts on its database;
- The third peak (57 responses) was on 11 March 2019, the day an article about the survey appeared in the Dominion Post²; and
- The last peak (45 responses) was on 5 April 2019, the day following an opinion piece on Watts Peninsula and it's potential for a sculpture park appeared in the Dominion Post³.

2.5 Survey software, results and analysis

The community survey was created using the online survey tool/app Survey123 for ArcGIS⁴. This enabled the survey to be fully accessible from smart phones, tablet devices, laptops or desktops and to work in web browsers. The Survey123 app enabled the quick and efficient capture of the survey response data into table and graph form.

Because the survey was created using an online survey tool, the weblink to the survey could be easily incorporated into survey advertising material and placed on EMPI's website and

¹ This is approximately 4.8% of the 2019 estimated population of the Miramar Peninsula (19,874 people; source: forecast.id, <https://forecast.idnz.co.nz/wellington>)

² See <https://www.stuff.co.nz/dominion-post/business/111144090/wellington-city-council-distances-itself-from-survey-on-future-of-miramar-peninsula?cid=app-iPhone>

³ See <https://www.stuff.co.nz/entertainment/arts/111751522/wellington-needs-a-comprehensive-plan-for-watts-peninsula>

⁴ See <https://www.esri.com/en-us/arcgis/products/survey123/overview> for more details.

Facebook page. The survey tool also generated a QR code for the survey webpage which was also incorporated into the survey advertising material including the flyer and newspaper advert.

The community survey questions formed a mix of single choice, multiple choice, and open text questions. A copy of the survey questions are included in Appendix 2.

For the open text questions, the Survey123 software was able to generate word pictures from the large amount of responses provided – the word pictures highlighted common themes and words from the responses to each of these questions.

Because the survey was 'opt in' / voluntary, the results represent the values and opinions of those who chose to participate in the survey.

It should also be noted that not everyone completed every survey question as only some of the questions were compulsory and some questions were conditional on the particular responses provided (for example, if a person responded "no" to the "Do you live on the Peninsula" question, they were not asked "Which part of the Peninsula they live in?"). In addition, some questions allowed people to choose more than one answer or response. The "%" values used in this report relate to the number of responses received for each survey question unless otherwise stated.

3.0 Who took the Survey

The following information provides a summary snapshot of who responded to the survey.

Of the 956 people who completed the survey:

- 67% live on the Miramar Peninsula, and
- 31% work on the Miramar Peninsula.

Respondent Age

In terms of age, the majority of respondents are between 30 and 70 years of age (Figure 3).

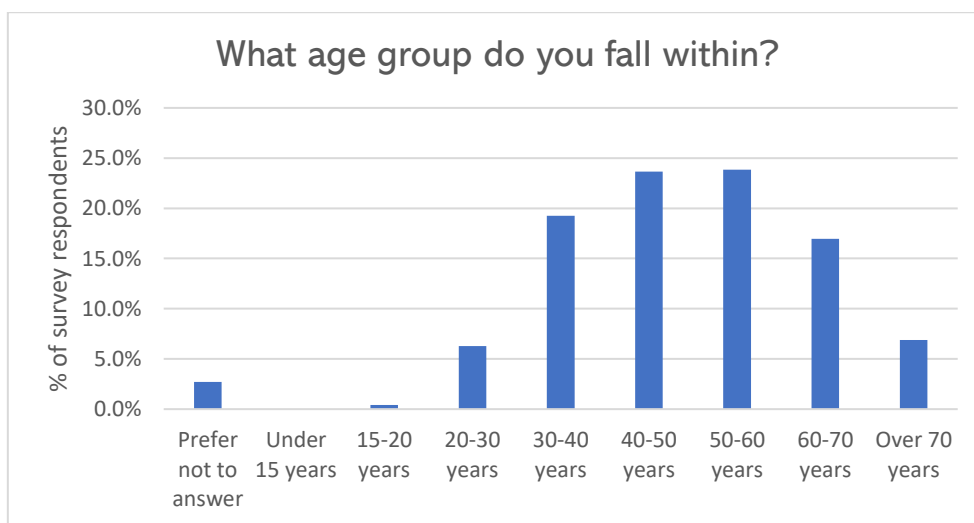


Figure 3: What age group do you fall within?

Respondent Gender

In terms of the gender of respondents, slightly more females completed the survey than males, as shown in Figure 4.

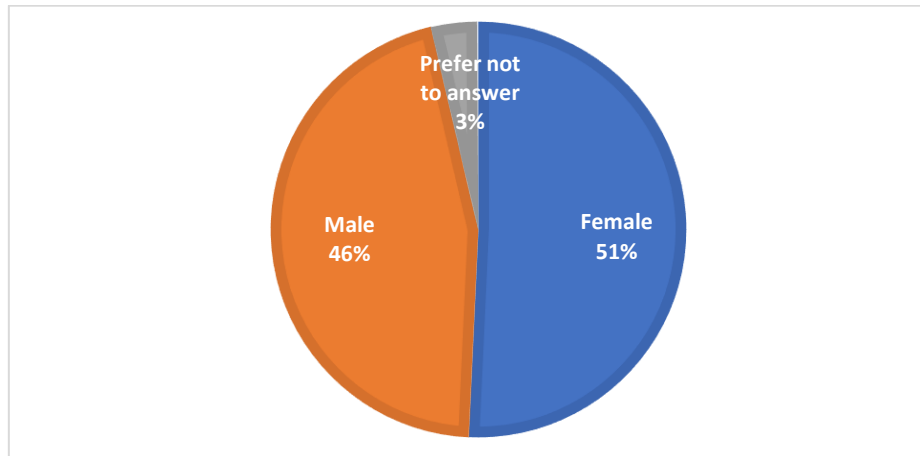


Figure 4: What gender do you identify with?

Dependent children

In terms of the number of survey respondents who have dependent children living with them:

- 47% of respondents said that they have dependent children living with them in their household (and 52% do not).



4.0 Connections with the Miramar Peninsula – Live – Work – Visit

The first survey questions focused on better understanding peoples' connections with the Miramar Peninsula.

For example, do people live on, work on or visit the Peninsula, and if they do, why is this? If people said they live on the Peninsula, they were also asked how long they have lived on the Peninsula and what neighbourhood/suburb area they live in. Similarly, if people said they work on the Peninsula, they were asked why they work on the Peninsula and what type of workplace they work in.

If people did not live or work on the Peninsula, they were asked whether they visit the Peninsula, and if so, approximately how often they visit and their main reasons for visiting.

4.1 Living on the Peninsula

Of the total of 956 survey responses, **67%** (644 responses) said they live on the Peninsula, with the remaining **33%** (312 responses) from people living elsewhere in Wellington city or beyond.

In terms of survey respondents who said they currently live on the Peninsula, Figure 5 shows that a large proportion have lived on the Peninsula for some time:

- 35% (226 responses) have lived here for more than 20 years, a further 27% (176) have lived here for between 11-20 years; in total 62% (402 responses) have lived on the Peninsula for 11 years or more.
- 23% (147 responses) have lived here for between 4-10 years.
- 12% (75 responses) have lived here for between 1-3 years, and 2% (13 responses) have lived on the Peninsula for less than 1 year.

The high proportion of responses from people who have lived on the Peninsula for 11 or more years could be for a number of reasons, but may suggest that these respondents have a higher level of interest in the Peninsula (and its future) than those who have lived on the Peninsula for shorter periods of time.

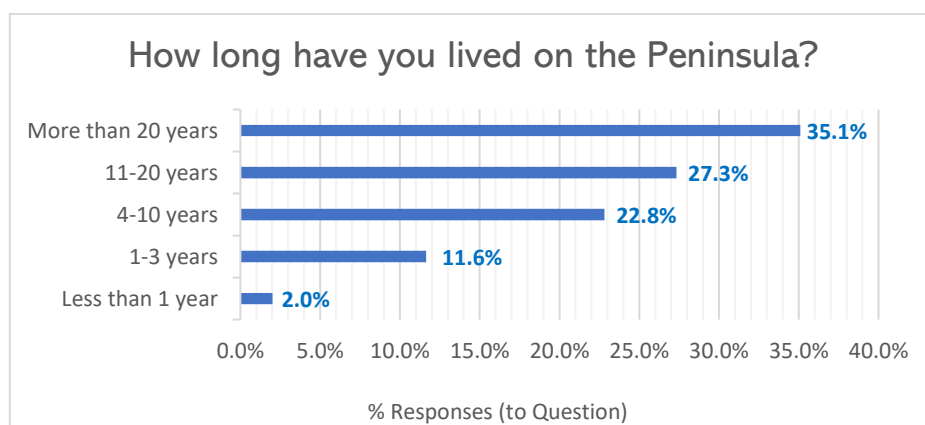


Figure 5: How long have you lived on the Peninsula?

Figure 6 shows that in terms of the areas (suburbs) where respondents who live on the Peninsula live, 31% (296 responses) live in the Miramar area, with smaller numbers from areas such as Seatoun, Strathmore Park, Maupuia and Karaka Bay. There were no responses received from anyone living in the Moa Point or Shelly Bay areas.

The large proportion of responses (almost one third of the survey responses) from the Miramar area may reflect that this is the largest and most populous of the Peninsula's suburbs.

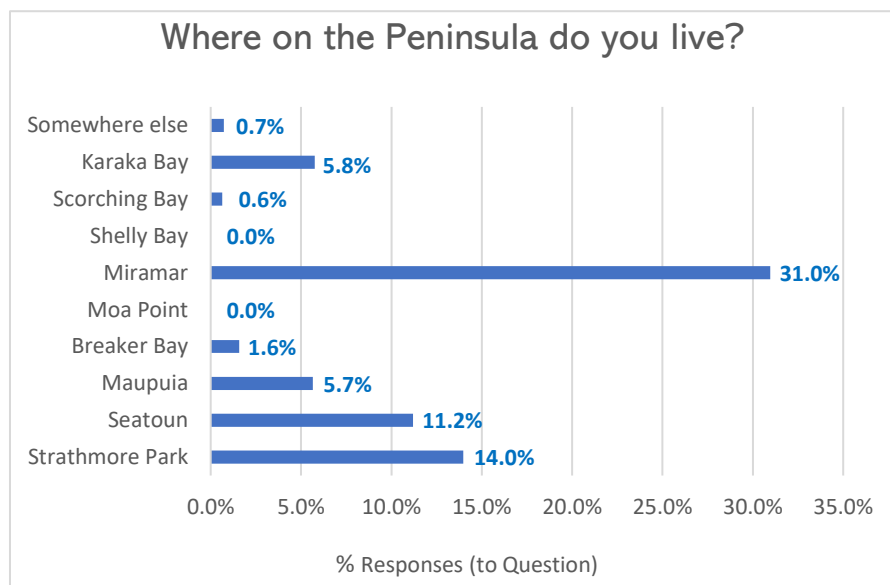


Figure 6: Where on the Peninsula do you live?



Map 1: Miramar Peninsula suburbs (Source: Wellington City Council)

In terms of why people live on the Peninsula, Figure 7 shows that the respondents who currently live on the Peninsula do so for a wide range of reasons, the most common being the following:

- Coastline and beaches (494 responses or 77% of people living on the Peninsula)
- Scenic beauty and natural environment (466 responses or 72%)
- Strong community/good neighbourhood (347 responses or 54%)
- Feels safe (333 responses or 52%)
- Outdoor activities (330 responses or 51%)
- Public parks, reserves and green spaces (308 responses or 48%)
- Local shopping, cafes, restaurants, entertainment (292 responses or 45%).

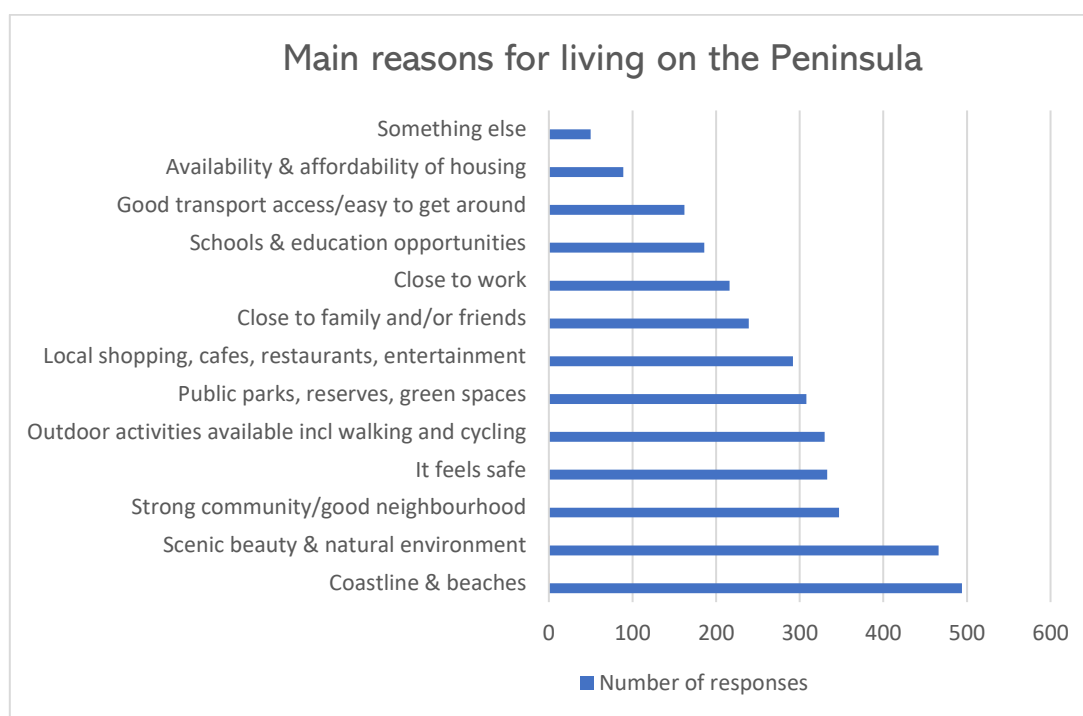


Figure 7: What are your main reasons for living on the Peninsula?

The survey also asked respondents who are not currently living on the Peninsula, whether they would want to live on the Peninsula in the future if they had the opportunity. Of the 303 responses to this question:

- 94 responses (31%) said “Yes”
- 157 responses (52%) said “Maybe”
- 52 responses (17%) said “No”.

4.2 Working on the Peninsula

Of the total 956 survey responses received, **31%** (298 responses) said that they currently work on the Peninsula.

Figure 8 shows that for respondents who currently work on the Peninsula, there are a range of reasons why they work here, the most common being:

- The film industry / creative culture (108 responses or 36% of the responses from people working on the Peninsula)
- Close to where I live (95 responses or 32%)
- The job/work opportunities available (91 responses or 31%)
- I work from home (69 responses or 23%).

The relatively high proportion of responses who attributed their reasons for working on the Peninsula to the film industry / creative culture is indicative of the significant presence of this sector on the Peninsula and the large number of people working within it.

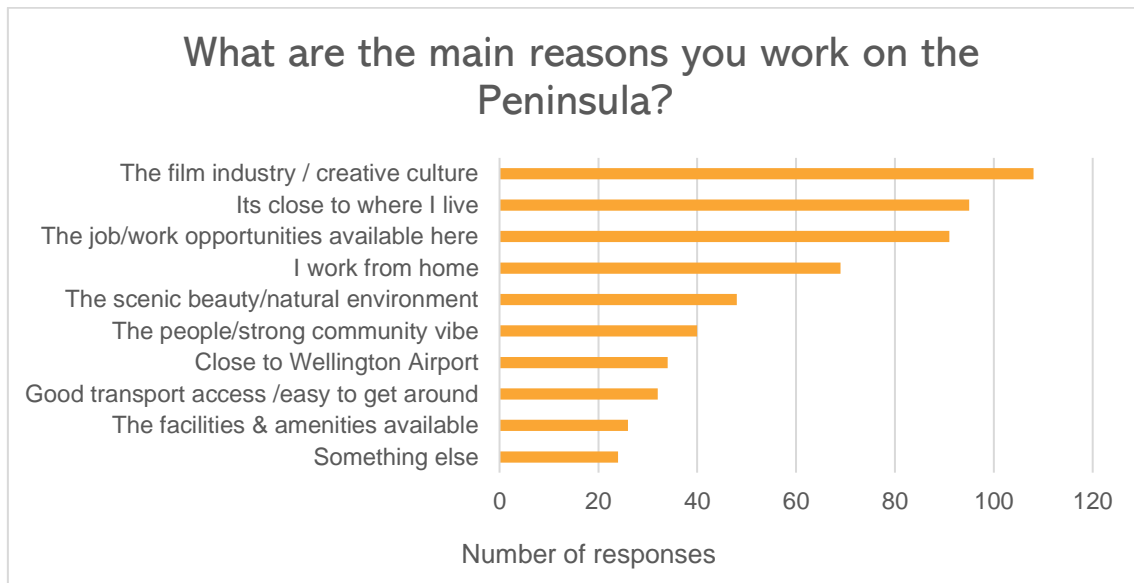


Figure 8: What are the main reasons you work on the Peninsula?

Figure 9 shows that for respondents who work on the Peninsula, the top three places of work are:

- Offices where more than 5 employees are employed (94 responses out of the 290 responses provided to this question or 32%);
- Work from their home on the Peninsula (73 responses or 25%)
- School or education facility (39 responses or 13%).

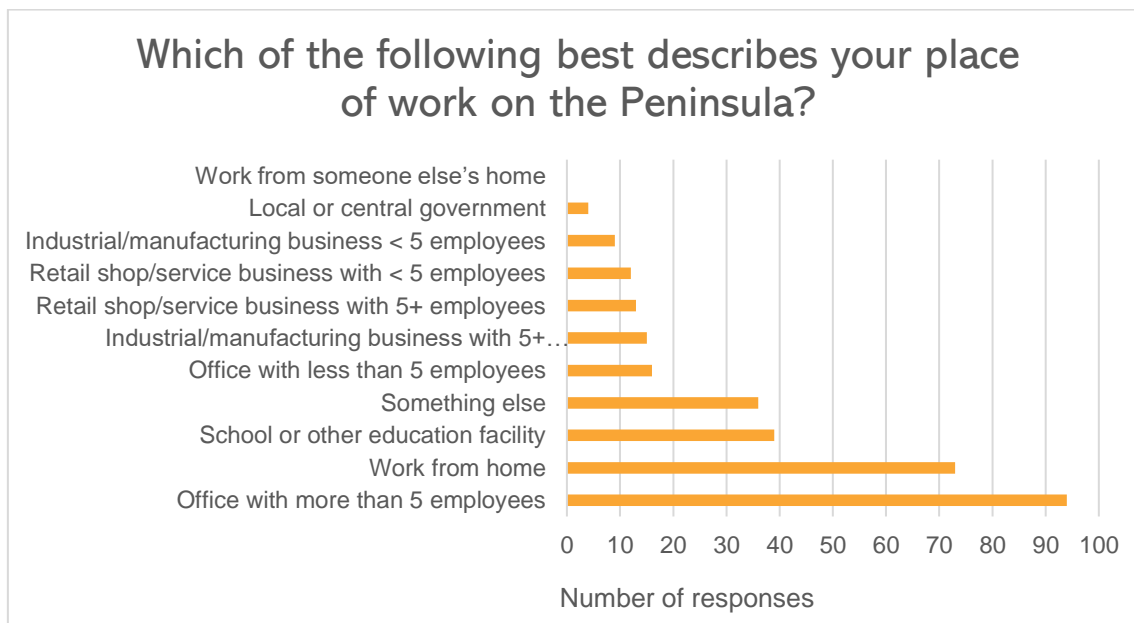


Figure 9: Which of the following best describes your place of work on the Peninsula?

The survey also asked respondents who are not currently working on the Peninsula, whether they would want to work here in the future if they had the opportunity. Of the 634 responses to this question:

- 218 responses (34%) said “Yes”
- 273 responses (43%) said “Maybe”
- 143 responses (23%) said “No”.

4.3 Visiting the Peninsula

Of the total 956 survey responses received, **31.3%** of respondents (299 in number) – and excluding the 644 respondents who said they live, work or go to school on the Peninsula – said they visit the Peninsula. Only 13 respondents (1.4% of survey respondents) said they never visit the Peninsula.

A total of 329 survey respondents provided an estimate of how often they visit the Peninsula. As shown in Figure 10, most people visiting the Peninsula do so on a regular basis. For example, of the responses provided, 41% (134 responses) estimate that they visit the Peninsula more than 5 times a month.

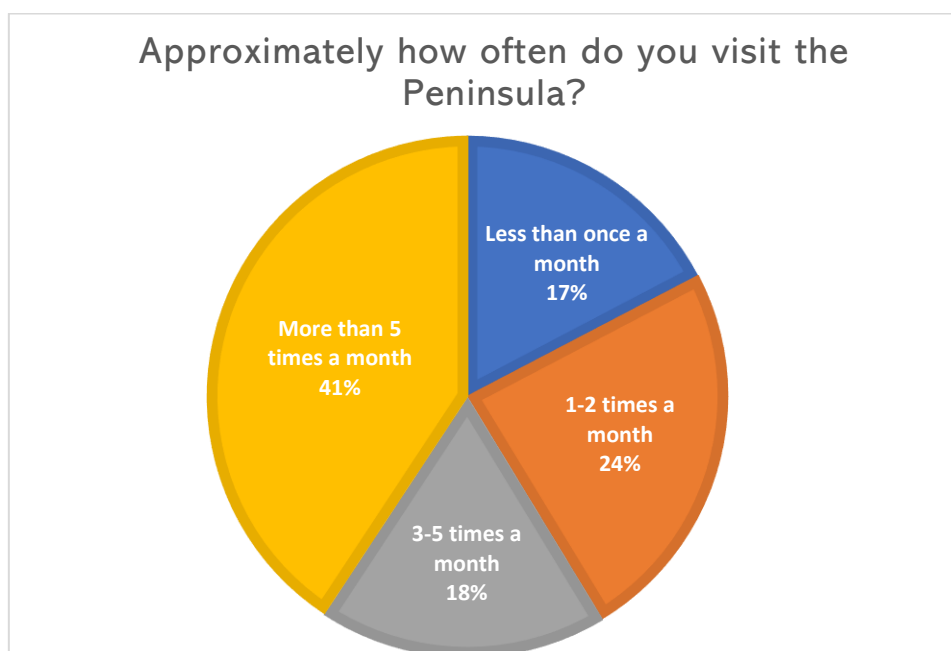


Figure 10: How often do you visit the Peninsula?

Figure 11 (over page) highlights the main reasons why these respondents visit the Peninsula.

Of the reasons that were provided by respondents for visiting the Peninsula, reasons associated with the natural environment are very common (for example, walking, cycling and mountain biking, beaches, coastline, parks and reserves), as are social interaction opportunities (for example, visiting the cafes and restaurants, showing friends/visitors the sights and attractions, visiting friends and family, and shopping).

The 4 most popular reasons provided for visiting the Peninsula are:

- Visiting the beaches and coastline (256 responses)
- Cafes, restaurants and entertainment (207)
- Walking (189)

- Visiting parks and reserves (180).

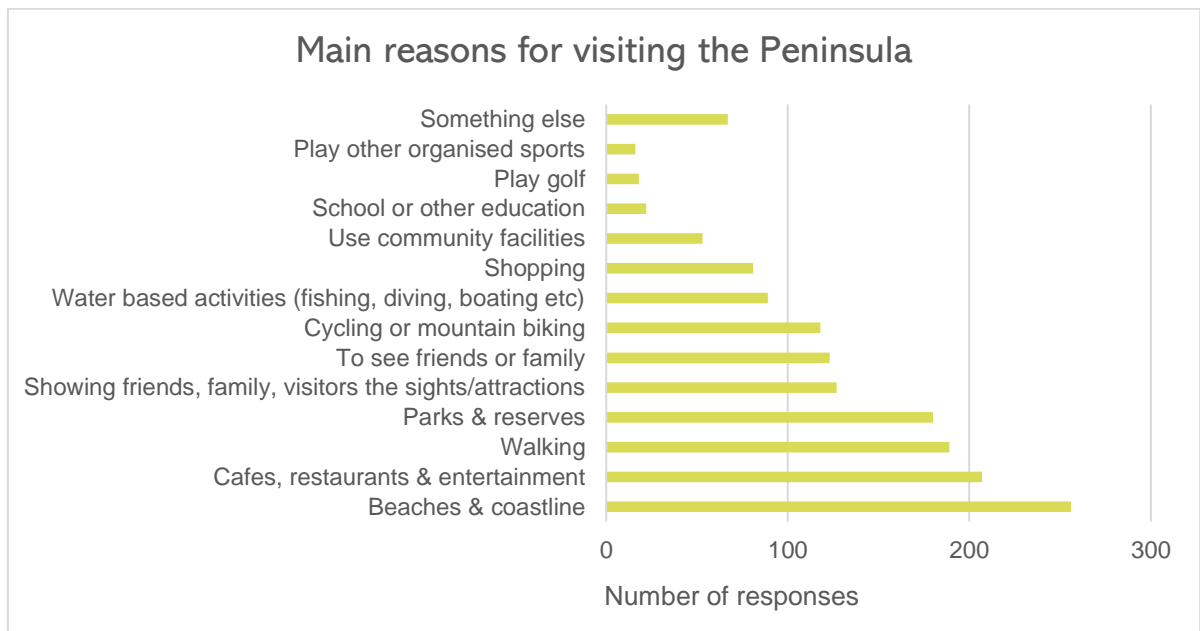


Figure 11: What are your main reasons for visiting the Peninsula?



5.0 Miramar Peninsula values

This section of the survey focused on understanding what people currently like and value most about the Peninsula, what they like least, and in their opinion, what changes would make the most difference in terms of improving the Peninsula as a place to live, work and visit.

The questions sought to specifically understand more about how people currently value the Peninsula's public parks, reserves and green spaces and how satisfied they are with these places and spaces. The questions also asked about peoples level of satisfaction with current transport and housing/accommodation options on the Peninsula.



Map 2: Miramar Peninsula overview map (Source: Jay Short, 2019)

5.1 'Like most', 'like least', and changes that would most improve the Peninsula

The below word pictures visually summarise the responses to three open-ended questions that asked what people currently like most and like least about the Peninsula, and what changes would most improve the Peninsula as a place to live, work and visit.

Things I like most about the Peninsula...



Respondents highlighted a range of different things they currently like and value about the Peninsula.

Some of the specific comments provided in response to this question included:

- ☺ *“the community”, “everything”, “the natural environment”. “Being close to the city and the sea”*
- ☺ *“Natural beauty with nature reserves and walkways – the pure fact that it is a Peninsula (feels like living on an island filled with creative and open minded people)”*
- ☺ *“The green areas around Mt Crawford and Shelly Bay - The Community garden at the old prison garden - The beautiful coastline - Great community - Great areas for walking and biking (biking tracks, as well as around the peninsula)”*
- ☺ *“Handy to airport. Close to city and beaches. Cafes, movie theatre, library. The general vibe from movie industry. Weta Cave and studios. I like the “pest free” campaign, it would be great for the Peninsula to be pest free!”*
- ☺ *“Beaches, view of the harbour, sunny, golf course, good schools, plenty of super markets, Roxy Movie Theatre. Great selection of cafes and eateries. Double Vision Brewery, Riding tracks, Mt Crawford bush walks.”*
- ☺ *“Mix of housing, close to city but has its own centre (Miramar), close to the airport and Lyall Bay, relatively good bus routes.”*
- ☺ *“Close to the sea, close to awesome mountain bike trails, an easy cycle commute to the CBD, living on the flat, and access to facilities.”*
- ☺ *“Close to family and friends. Safe. kind community. Great mixture of culture and ethnicities.”*

- ☺ *"Close but far enough away from the central city, its coastline and wild features, opportunities to walk, run and cycle particularly off road, cafes and other local businesses."*
- ☺ *"Close to where I work, and where my children go to school. Easy access to work in the city for my wife on a scooter (cars and buses are not good). Easy access to city for events. Great beaches & parks. It is generally safe. Close to the airport. Community spirit is building."*
- ☺ *"Outdoor lifestyle especially around the coast. Theatre, restaurants and cafes. Good vibe. Historic buildings, e.g., coastal fortifications."*
- ☺ *"Predator Free Miramar - soooo inspiring! I found a house on the flat that we could actually buy! Eastern Walkway Awesome pedestrian walkways down to the coast from Seatoun and the hills. Great spaces to run and play. Easy access to work (hospital) and city. Mountain bike tracks! That strip of green (dog play area) in Maupuia overlooking Evans Bay. Cafe Polo. The Roxy. My neighbours."*
- ☺ *"Proximity to beach and bush. The ability for kids to bike to school/Miramar Park/Tennis courts on their own (safe, flat, nearby). Many families in the area. Feels like a beach town. Great community activities e.g Predator Free, plastic free, community gardens, etc."*
- ☺ *"Strong sense of Community, beaches, bush walks, bars and restaurants, all amenities are nearby (don't need to go to town on weekends)."*
- ☺ *"That unlike other suburbs they haven't destroyed it and it's parking with a cycle path. Love the beaches and the beautiful drive around the bays, the fabulous walks and awesome wildlife (birds)."*
- ☺ *"Something for everyone, Walking trails, Bike tracks, Rich heritage of Old naval base, Wildlife, Café lifestyle."*
- ☺ *"Surrounded by the sea, beaches, escape city but there in 20 minutes. Amenities a plenty and great to bring up children, variety of sporting events and teams in the area."*
- ☺ *"The community feel, that it has most things you need (supermarket, library, churches, schools, parks, doctors/dentists/vets, food places), the scenery and coast line, no traffic lights, the people and that it's close to town but feels like its own area."*

Things I like least about the Peninsula...



In terms of things people currently like least about the Peninsula, the issue that stands out the most from the responses provided to this question is traffic; Miramar bus services also attracted a lot of comments.

Some of the specific comments provided in response to this question included:

- ☹ *“the traffic” “the traffic into town” “Traffic, roading and public transport infrastructure” “Traffic to the city, which has got a lot worse in the 14 years we have lived here”*
- ☹ *“Windy narrow roads and large buses. Not really safe for cyclists, especially younger kids cycling.”*
- ☹ *“Wind, the airport taking over too much land and restricting access to the public, trash and untidiness in Strathmore Park being neglected by both Council and Housing NZ.”*
- ☹ *“We used to have amazing public transport. One of the reasons I moved here. Now it’s a mess and why is one of the new bus stops set up so you can’t see the bus coming. As a single woman I no longer feel safe getting a bus home at night :(“*
- ☹ *“What they are planning to do to Shelly Bay and the area around the prison - and of course the useless bus system.”*
- ☹ *“Unaffordable houses, traffic into town seems to be getting worse all the time”.*
- ☹ *“Transport to town can be slow, some areas aren't safe especially at night.”*
- ☹ *“Transport into CBD is still bad - problems with buses, and driving by car suffers from the single lane madness through the tunnel. Lack of bike lanes makes riding kids to schools on bikes difficult - need to share footpaths with pedestrians or risk it on the road with cars.”*
- ☹ *“Traffic, too many op shops, a lack of parking.”*
- ☹ *“Traffic, over development of housing, unaffordable housing, plans for Shelly Bay and Mount Crawford sites taking away more green spaces and nature.”*
- ☹ *“Traffic! Getting out of the Peninsula in peak times - seems to be getting worse! Also that some don’t realise the potential we have here with the amazing history - Maori, military, farming, wonderland, polo, prison and the opportunity to utilise that along with the work the*

community groups are doing ie Te Motu Kairangi, Predator Free, those creating and maintains the bike tracks.”

- ☹️ “Traffic, and road system. The airport (taxis) are getting crazy. To travel away or return to the Peninsula at the best of times is ridiculous. Takes an age to come or go. For biking it is dangerous again with amount of traffic and poor road systems your life is often on the line.”
- ☹️ “Traffic problems particularly to access CBD at peak times. Relatively run down SEATOUN shopping area which hasn't really changed in 40 years-in fact it has gone backwards. Developers seem to be moving in creating overly intensive apartment complexes particularly in the Seatoun Heights area - this will add to the traffic problems.”
- ☹️ “Traffic noticeably worse in last few years and wasted opportunities for beneficial development eg Shelly Bay, prison, plaza outside the Roxy. I realise that more development would make traffic even worse of course, so need to solve that first.”
- ☹️ “High housing prices and lack of affordable rentals to attract workers and families to the peninsula.”
- ☹️ “Airport noise and smell” “Creeping signage from airport - getting bigger and more intrusive”
- ☹️ “Traffic Congestion. Limited small business properties to undertake business from. Getting overcrowded. Lack of infrastructure.”
- ☹️ “Traffic flow, badly congested intersections (eg Shelly Bay meeting Miramar Ave, Cobham Drive congestion due to Mt Victoria Tunnel, even getting out of the Super market from/or Stone St) That there is not a way for the kids to walk from the Peninsular to the ASB stadium without crossing a very dangerous road or back tracking under the airport... the important thing for this is not to impede traffic flow further.”
- ☹️ “Traffic congestion to and from the city. This is getting worse and recent changes to the airport seem to have increased the problem. Potential development of Shelly Bay will cause chaos for traffic. No easy walking access from Evans Bay near the ASB to the ASB and Kilbirnie. Cycle ways still need improving to offer a safe environment.”
- ☹️ “Traffic and lack of infrastructure to deal with influx over recent years. I think having the film industry over here has increased the volume of people working here, it's also made it a desirable place to live, hence pushing up the prices of houses and rentals etc. It's a nightmare travelling to and from the city, even the so called off peak times are busy. I think it's good to put in cycle lanes but in areas such as Newtown, there is lanes of both sides of the road, taking away precious parking for residents which is inconsiderate when really, the cycle lane should be on one side of the road only! I don't like the fact that residents have to take 2 bus rides from Strathmore to get to Newtown. There are people wanting to get to the hospital for appointments and I think there should be a direct route to Newtown.”
- ☹️ “Too much subdivision, not enough green space. The lack of green/natural space between houses and living areas. Miramar flats and towards airport mostly concrete. Not enough parks and large trees.”
- ☹️ “Too many cars, not enough playgrounds for small kids. There are too many houses for the number of roads that there are. The green spaces are disappearing. What makes Wellington so amazing are those green spaces, are that we have seas you can swim in. All the new housing is meaning more and more pollution and I am scared that we will be more like Auckland where beaches are closed and there are no green spaces.”

Changes I think would most improve the Peninsula as a place to live, work and visit...



The responses highlighted a range of ideas people have for improving various aspects of the Peninsula. Issues related to transport and traffic attracted many specific comments – spanning improving bus services, parking, the airport, reducing traffic and congestion, improving access to the city, and improving cycling and walking opportunities. Other ideas included providing more shops and food options, careful consideration of new areas for housing, improving the quality of development and housing alongside providing better supporting infrastructure.

Some of the specific comments provided in response to this question included:

- ☒ *"Better transport options" "More buses" "A reliable bus system and eventually light rail!"*
- ☒ *"Bus routes improved, co-educational high school option nearby, safer bike routes for kids getting to school."*
- ☒ *"Less cars on the road - More community garden areas"*
- ☒ *"A cycle/walk track around the Peninsula. Better road connection to the city"*
- ☒ *"Cycleways down the main arteries to the main hub. Revamp the bus service to better accommodate peak ebbs and flows. Change the roundabouts at ASB and airport to only have one lane completely around and bypass the left lane to keep traffic flowing to Miramar, preventing traffic jams. Support a few more after hour express services. Bus lane at peak time through to the city. Bus routes tear up roads, so more maintenance required (e.g. Maupuia turn off)."*
- ☒ *"Widen Mount Victoria tunnel so commuters can get to the airport and work on time."*
- ☒ *"I would like any development to be imaginative, sustainable, and designed to protect the historical and environmental treasures that can be found here. I think housing developments should be for the average working person, not just the wealthy. We have the first state houses to be built in New Zealand here, and the hard working inhabitants of those homes, and their families, helped to make Miramar what it is today."*
- ☒ *"4 lanes to and from Miramar to town!! A ferry service from Miramar wharf to town would be nice. A pedestrian bridge or tunnel across Cobham drive would make Kilbirnie more accessible for walking."*

- ☑ *"A dedicated parking area for Miramar North for the people who work in this area. The roads are heavily used for parking and tourists visiting Weta Workshop spend a lot of time looking for parks, driving up and down Weka Street. A dedicated parking area for those employed in the area, with a monthly fee of say \$10 per month per car, would bring in some income and give people who used the area regularly a reliable place to park. I would also like to suggest that mini buses are used to transport people from the Miramar bus hub around the Nevay Road - Old Prison - Akaroa Road - Miramar Rd route. The buses are too big to navigate the Nevay Road. The mini bus could also include a route to Miramar North."*
- ☑ *"A double lane road through Kilbirnie, Hataitai, through the tunnel to the city. A better bus system that worked. Well thought-out cycle ways that actually made sense. I am deeply concerned that a large-scale development at Shelly Bay will dramatically increase traffic problems into and out of the Peninsula, as well as spoil the beautiful coastal road around the Peninsula. Why not use the end of the Peninsula for nature walks, mountain bike tracks and adventure park - akin to what is being proposed in Porirua."*
- ☑ *"A GW regional park (with camping, walks, and cycle routes) in the north end. All these proposals for density of housing are very short sighted. Maybe a small amount more, but this area is so vast and so under-utilised - it is a real asset to have that much green space near to the city and sea."*
- ☑ *"A solid network of protected cycling lanes to provide not only a connection in from the Evens Bay cycleway but all the way through to the schools and Seatoun."*
- ☑ *"A walkway that links the Maupuia walkway to Scorching Bay above the road, with easy access down to the bays. Not controlled by the cyclists. An off leash dog area near Mount Crawford would also be great. My children are at university and high school in the city and we use cars to get them to their places of education due to the Bus service being so poor. Furthermore, we live near the Weta Workshop end of Miramar and a lot of Tourists wait for buses and use the walkways. The walkways need to be better managed for tourists and general public, also the bus services needs a complete overhaul for the Miramar people, or we'll keep congesting the roads. So definitely no more houses until the above are addressed. It took me 3/4 of an hour to get into the city on Saturday afternoon."*
- ☑ *"An upgrade to the shops at Strathmore and Seatoun - they look dingy. Better bus and cycle connections into town. Development of Shelley Bay into a vibrant destination with good public places. I also think Shelly Bay Rd should be made one way from Shelly Bay around to Scorching Bay, with a separate cycle way and walkway."*
- ☑ *"Better schools. More complete cycle paths. Better public transport. It would be awesome if Shelly Bay Road and Karaka Bay Road were safer to take kids around on bikes. I'd love them to be made one way for a large section and half the road set aside."*
- ☑ *"Better transport to city and beyond. More housing for all. Ability to do more on private sections to encourage inter-generational living. Discreet movie industry carparking north and south ends - as in a building for their use - surely Sir Peter can afford to support his own workers."*
- ☑ *"Definitely some more shops in 'downtown' Miramar. There isn't a lot of variety in Miramar."*
- ☑ *"Affordable housing and rentals."*
- ☑ *"Not developing more housing at Shelly Bay without first there being better transport options ie a second tunnel into the city, dedicated cycle pathways. Not allowing Wellington Airport to buy the Miramar Golf course to park planes. No more housing development on the Peninsula until the council green lights a better route into the city."*

5.2 Parks, Reserves and Green Spaces – Usage and level of satisfaction

A total of 607 survey respondents indicated how often they use the parks, reserves and green spaces on the Peninsula – see Figure 12.

The responses indicate a reasonably high level of usage, with 370 respondents (61% of responses to this question) saying they use the Peninsula's parks, reserves and green spaces more than 5 times a month. Only 47 responses (8%) said they use these areas less than once a month, and 5 responses (1%) said they never use these areas.

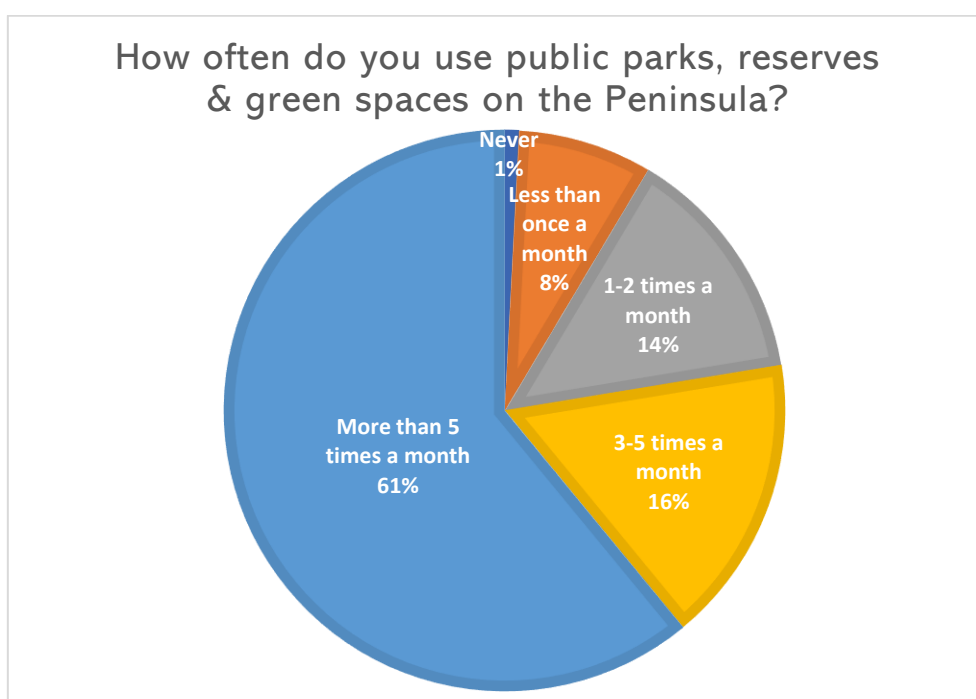


Figure 12: How often do you use the public parks, reserves and green spaces on the Peninsula?

Respondents were then asked how satisfied they were with the public parks, reserves and green spaces on the Peninsula. Figure 13 shows there is a relatively high level of satisfaction with 252 responses (or 42% of responses to this question) saying they are very satisfied. A further 292 responses (48%) indicate they are somewhat satisfied, 29 responses (5%) are not satisfied, and 28 responses (5%) are uncertain.

many runners and cyclists that use the peninsula, but as runner it would be safer if we were physically separated from the cars the whole way around. It would also be fantastic if people could cycle all the way around while physically separated from cars."

- ☒ *"Wish that the playgrounds had more shade covers and fences to keep kids safe."*
- ☒ *"We have grandchildren so are looking for playgrounds mainly. We are concerned about potential loss of Miramar Golf Course, both as a sporting venue and as a green buffer zone for airport."*
- ☒ *"Walkways not particularly well maintained. Hate the dog running areas and the attendant mess. Dislike all the broken buildings and jetties at Shelly Bay."*
- ☒ *"Walking tracks badly need maintenance and safety work."*
- ☒ *"Very satisfied with parks and public spaces."*
- ☒ *"To be honest I only use a few, but they are great, generally very clean, quiet, uncrowded, well maintained. No complaints."*
- ☒ *"Turn the old prison in to parkland similar to Central Park or top of Mt Victoria"*
- ☒ *"Tidy up Watts Peninsula and Moa point (Fort Palmer)."*
- ☒ *"The walking tracks we use are pretty well looked after in general, they could do with maybe a bit more maintenance (trimming by the PD boys) but to have easy access to those is certainly an asset to the area. I don't use them but I understand the mountain cyclists have done an awful lot of work go generate some good track for their activities over in Maupuia which is also great. Play areas are reasonably well spaced out, and public sports grounds sufficient also, I have noticed Crawford Green being used for things like Gridiron sessions which is odd, but cool, to see."*
- ☒ *"The track network, particularly the Southern walkway need to provide a design that recognises that mountain bikes are using that route, design structures that are not going to become a maintenance and erosion issue."*
- ☒ *"The Shelley Bay area and Maupuia Hill where the prison is could be developed into a reserve/park for everyone to enjoy rather than a bunch of cheap looking houses which will add to the congestion of Miramar."*
- ☒ *"The recent focus on predator free peninsula, investment in the native fauna and flora is great. But we could do more and I'm afraid this will be lost to development with increased traffic and congestion."*
- ☒ *"The public parks, reserves, scenery etc are so beautiful yet they are not always maintained by the council. the community needs to come together and look after these places and having more bins especially in dog walking areas would be beneficial for these places."*
- ☒ *"The public spaces really suit our stage in life. Two young cricketers, so the park is handy, one old mountain biker so the trails are handy, and four beach goers. Say no more."*
- ☒ *"The parks are basically open green spaces, other cities have invested in children's areas like Lower Hutt. Miramar could offer so much more in this area, with skate parks, bike parks, adventure area with adjoining cafe for parents."*
- ☒ *"The old airforce base is a bit of an eye sore, but the open space is good."*
- ☒ *"The mountain biking and walking tracks are awesome. Spectacular views."*

5.3 Transport Options – Level of satisfaction

Respondents were asked how satisfied they are with current transport options for getting to and around the Peninsula and to other parts of the city. A total of 607 people responded to this question and 45% (275 responses) were not satisfied with current transport options. A further 32% (194 responses) were somewhat satisfied, and 18% (109 responses) were uncertain. Only 5% (29 responses) were very satisfied.

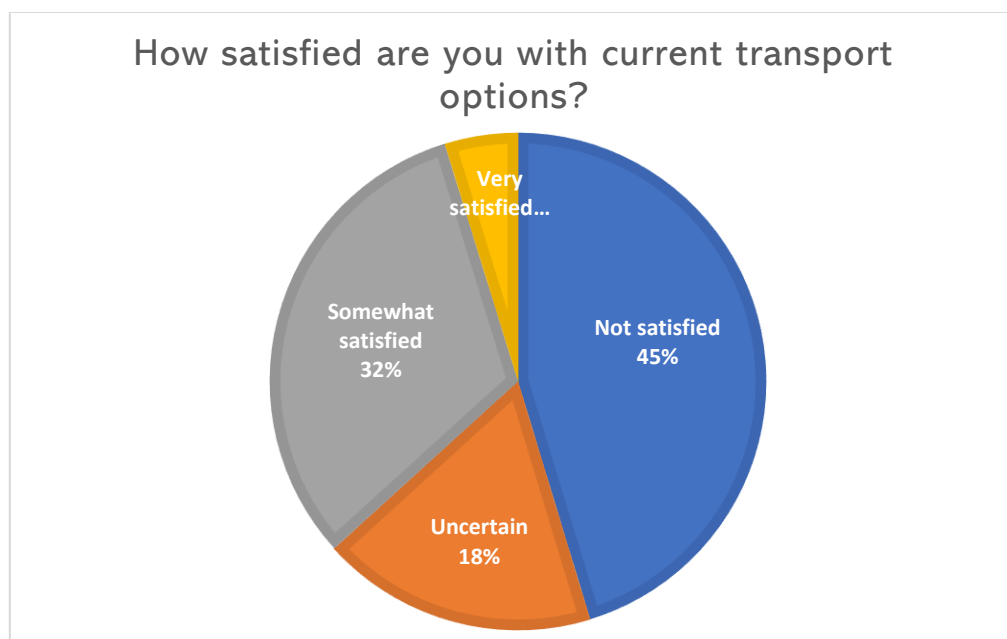


Figure 14: How satisfied are you with current transport options for getting to and around the Peninsula and to other parts of the city?

In terms of reasons for this level of satisfaction, respondents were asked why they felt this way and whether there was anything specific that would increase their level of satisfaction. The following word picture visually summarises the range of transport related comments and reasons provided.



As can be seen, a significant number of the responses to this question raised buses (and the recent changes to bus services) as a reason for dissatisfaction with transport options. Traffic congestion getting to and from the city was also a common reason for dissatisfaction. Many commented that improving bus services and transport connections, including to the airport, would significantly increase their satisfaction, as would having better cycling and pedestrian options.

Some of the specific comments provided in response to this question included:

- *"More frequent buses", "the buses are slow", "bus timetables are rubbish and bus routes are odd", "restore the No.2 bus route"*
- *"With the introduction of the hubs and change in bus services, transport from Miramar North has got worse. If the bus service, especially the express buses, were more frequent and reliable, people may take the bus instead of their cars, which would lessen congestion."*
- *"Yes, a reliable bus service for residents and airport users, less money spent by the council on nice to haves such as cycleways and more on things which will have more impact, i.e. sorting out the roads and the options for people who cannot jump on a bike."*
- *"Wider footpaths, cycle lanes, more regular public transport."*
- *"Wellington's suburban rail should be extended out to the peninsula via the airport. This will significantly reduce road traffic and air pollution caused by vehicles. SH1 from Cobham Drive through to the Basin Reserve needs to be duplicated to remove the bottleneck in this main arterial route."*
- *"When we moved here I would take the bus straight to my work (Wellington hospital) but now it involves 2 bus changes I have stopped and have gone back to using my car. There is no way I am prepared to stand in the rain & wind for long periods waiting for a bus if I don't have to."*
- *"We had a great service with many options. The hub system on Miramar Ave is useless. I used to catch the express bus to town and I would often have trouble catching it from Strathmore because it was always full. Now that it goes through Miramar Ave all the Seatoun people don't catch it because of how much time it takes and it fills up with Miramar people. They should have their own express bus and Seatoun/Strathmore should have an express bus that doesn't go through Miramar Ave."*
- *"Traffic is increasingly getting worse and worse. Volume of cars is too high. 30kmh zone in Miramar shops is a very good concept however it's not policed and people still drive at 50kmh making it dangerous. Bus service cannot be relied upon and now requires additional bus changes and increased time to get into the city."*
- *"The traffic to and from the peninsula (past the airport) is shocking. They need to speed up whatever they need to do to make traffic flow better, thus making access to the peninsula better."*
- *"There should be much better public transport especially because of the airport."*
- *"The population has increased significantly, putting extra pressure on the roading network and the bus service. The roads generally are wide enough to accommodate cyclists as well (please don't bugged this up with cycle lanes!) apart from around the majority of the shoreline where not much can be done. I think a second Mt Victoria tunnel would be the best solution to the traffic issues, but I guess I'll be dead before that happens."*

- *“Not enough investment in public transport. Getting the train extended to the airport and down the peninsula should be a priority, as well as bike lanes everywhere. It would also be great to have more of the bike and scooter share schemes active in the area.”*

5.4 Housing and Accommodation Options – Level of satisfaction

Respondents were asked how satisfied they are with current housing and accommodation options on the Peninsula. A total of 607 people responded to this question. Figure 15 shows that 28% (169 responses) were very satisfied with current housing/accommodation options and a further 44% (266 responses) were somewhat satisfied; 18% (113 responses) were uncertain and 10% (59 responses) were not satisfied.

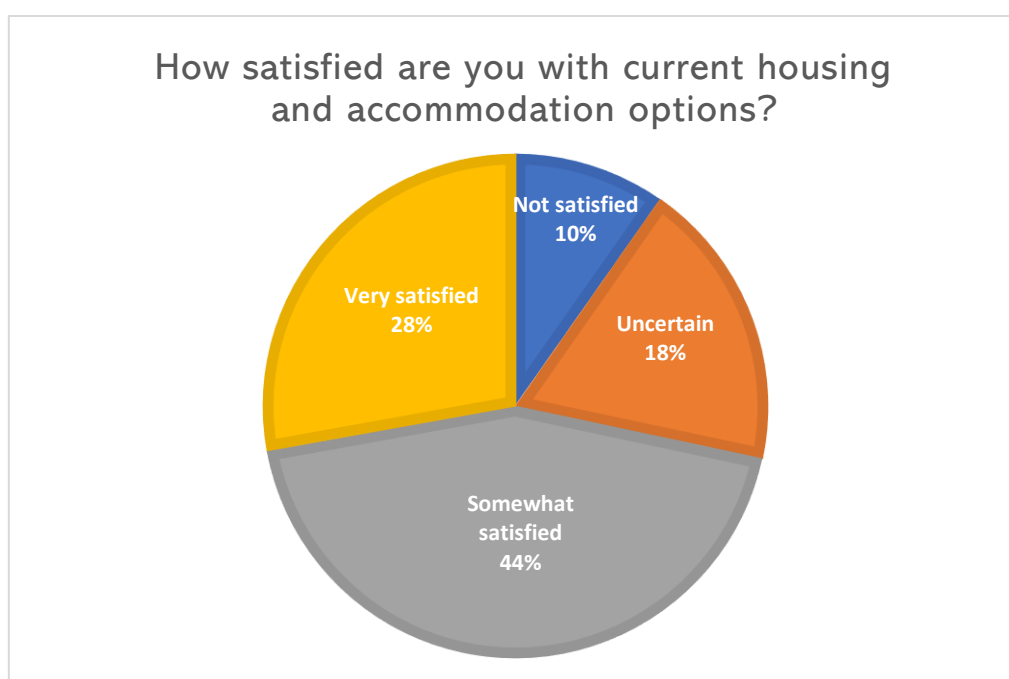


Figure 15: How satisfied are you with the current housing and accommodation options on the Peninsula?

In terms of reasons for this level of satisfaction, respondents were asked why they felt this way and whether there was anything specific that would increase their level of satisfaction.

Many respondents indicated concerns with the Peninsula’s housing and rental affordability (i.e. too expensive, blocking young people out of the market), the poor quality of some of the housing stock (including poor insulation) and a lack of housing (not enough options). In terms of the development of new housing options, there was both support and opposition expressed to development of locations such as Shelly Bay, Mt Crawford/ex-prison area and existing areas like Strathmore. Many people in support of developing new areas, qualified their support by saying that new development areas need to have appropriate infrastructure and transport in place before they are developed. The following word picture visually summarises the range of housing and accommodation related comments provided:



Some of the specific comments provided in response to this question included:

- *“Need more affordable housing”, “Worried about house prices”, “Too expensive, poor quality. Needs to be better insulated”*
- *“I am concerned that the area may become too gentrified, and we will not be able to afford to stay around here when we next move homes. Perhaps we should be considering denser housing options (such as apartments) on the flat.”*
- *“We own, but would struggle to get into the market if buying today. Very expensive to buy or rent.”*
- *“We have been settled for over 30 years so not looking for another option, but realise that the cost of local housing is beyond the average first home buyer. The fact that Weta etc are based here is good for tourism but I think it also helps to keep house prices and rentals high.”*
- *“There is a lot of infill housing increasing housing stock, and a good range of house prices available.”*
- *“Very happy with our house, but aware that there is sub-standard accommodation and also that opportunities to provide better housing are being blocked.”*
- *“Would be nice to see Mt. Crawford prison area space used for more houses. Also Shelly Bay is under-utilised.”*
- *“We need more apartments and more building on green space, e.g. Shelley Bay development”*
- *“Some further development of the northern end of the Peninsula would obviously add to housing stock but it needs to be in a controlled manner, not the sort of development that was proposed for Shelly Bay”*
- *“We do not have the infrastructure to accommodate more housing on the Peninsula. Wellington is beautiful, standout city because of its green spaces and we are shooting ourselves in the foot if we fill up those spaces with housing.”*
- *“Too many houses jammed in, too many people and their cars clogging the road, too many people parking their cars on the twisting hill roads making it difficult to walk on the footpath or drive & cycle on the road.”*

- *"There is a lack of housing in Miramar, as with most of New Zealand. The area by the prison, and Shelly Bay, needs to be developed. But I am very apprehensive about high intensity housing in those locations. I do not believe the road in system is currently exists or support the number of people who they intend to house there."*
- *"There are currently housing developments taking place and some large ones in the pipeline so to me BEFORE any of this takes place some clear Infrastructural upgrades need to occur including Transport and General Services ie Electricity, Water, Sewerage etc."*
- *"No more housing development - the infrastructure can't handle more traffic" "I think there is too much infill housing in Miramar the current infrastructure doesn't allow for this."*
- *"Not happy with current housing proposals at Shelly Bay."*
- *"The prison should be bowled and a beautiful Marae and Pa established up there by the local Iwi ... wow that would be cool!!"*
- *"The last thing Wellington needs is infill on the Peninsula. The last thing it needs is the creation of hundreds of houses around the old prison site when the only ways down are windy and narrow and end in junctions totally unsuited for further traffic. The space is green - it is for ALL of us."*
- *"Infilled housing has made Miramar look a bit ugly." "Stronger design guidelines for infill housing are needed"*
- *"Some of the area in Strathmore Park where there are large old state homes on reasonably large sections could be considered for flats and apartments."*
- *"Should be more apartments for young families or young couples to move into area. Not dog box partners but decent 2 bedrooms like you find in Europe"*
- *"Prices are very high and there are opportunities for development but these need to be planned well so they don't negatively impact the Peninsula's culture and benefits."*
- *"Nervous about high density housing being put in places that make the landscape less attractive, increasing the population density will reduce the peacefulness of the suburb and further block up the transport routes."*
- *"More social and state housing" "More smaller houses suitable for older people" "More medium density housing would encourage diversity and young folk into the area"*
- *"More houses would go well here, developed with preservation of natural areas of significance in mind."*
- *"More affordable state housing, however should have good standard (not like the ones in Raukawa St, Strathmore!)"*
- *"Infill housing and high density developments add to the street parking issues and traffic. We need to be very careful about high density developments. Public transport options might improve this."*
- *"I would like to see small scale (3 to 4 story) apartment developments in and around the central Miramar shopping area to provide opportunities for first time buyers and also older people looking to downsize. The current emphasis on townhouse developments over apartments is inefficient. A well designed apartment block can be really good to live in and is a much better use of limited land area."*

6.0 A Vision for Miramar Peninsula

This section of the survey asked a series of questions focused on understanding peoples' views and ideas about the future of the Peninsula and, if developed, what a future vision should include and focus on.

The questions sought to understand what the most important features and qualities for people will be in 5 to 20 years' time; the degree to which the development of a vision and overall plan to guide the future of the Peninsula is supported; how involved people want to be in the process of developing a plan; what types of businesses, transport, housing and accommodation people will be important to meet people's needs in 5 to 20 years' time; and in terms of housing, whether there are any particular locations on the Peninsula that could have potential for new or redeveloped housing.

6.1 Most Important Features and Qualities

Respondents were asked to imagine the Miramar Peninsula as they'd like to see and experience it over the next 5 to 20 years' time. With this future state in mind, they were asked to identify the 5 most important features and qualities from a drop-down box of options (up to 5 options were able to be selected by respondents). This was a compulsory question so all 956 survey respondents provided a response.

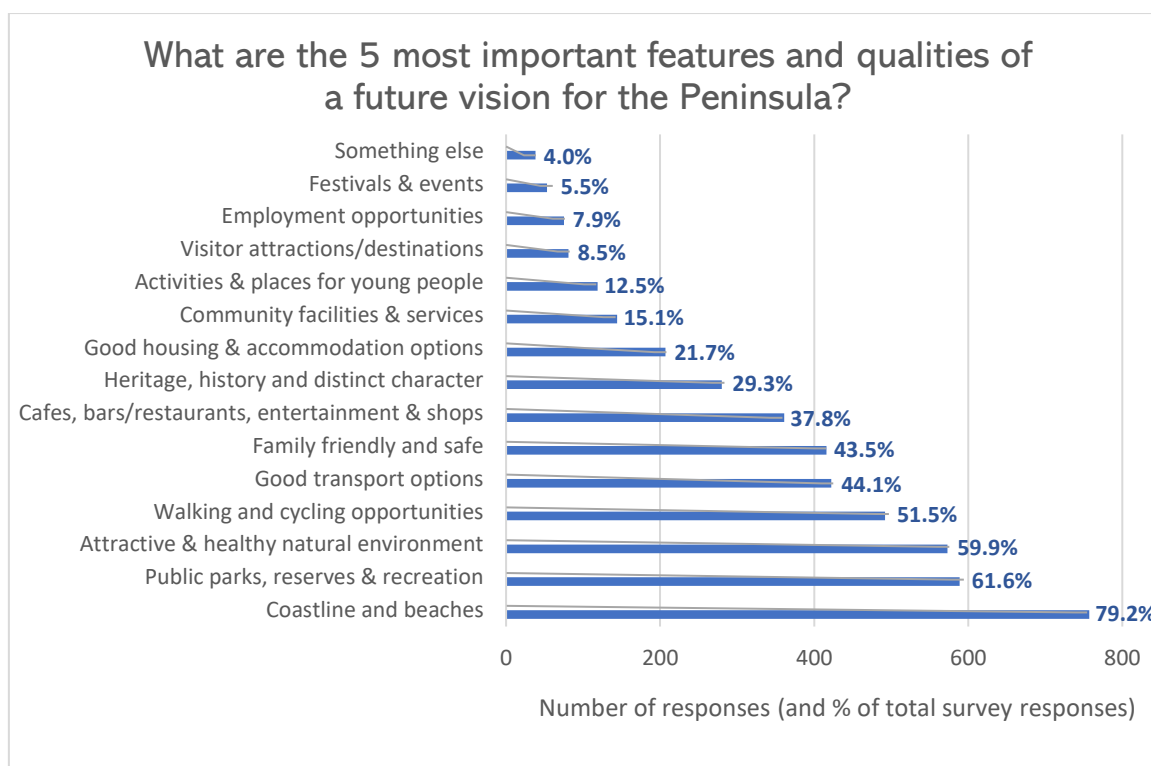


Figure 16: What are the 5 most important features and qualities of the Peninsula over the next 5-20 years?

Figure 16 shows the spread of answers provided to this question. At the top of the list of the most important features and qualities of the Peninsula in 5 to 20 years' time was 'Coastline and beaches', with 79% of respondents (757 in number) choosing this option.

The following features and qualities rounded out the top five responses:

- Public parks, reserves and recreation (589 responses, 61%)
- Attractive and healthy natural environment (573 responses, 60%)
- Walking and cycling opportunities (492 responses, 51%)
- Good transport options (422 responses, 44%).

Respondents were then asked to identify the most important feature/quality from the 5 previous responses chosen in for the previous question. Respondents were forced to choose only one answer. Table 1 shows the results, with the Peninsula's 'coastline and beaches' attracting the most responses as the most important feature, followed closely by an 'attractive and healthy natural environment', and 'public parks, reserves and recreation'.

Table 1: The most important feature/quality of the Peninsula over the next 5-20 years

	<i>Feature/Quality</i>	<i>No. of responses</i>	<i>%</i>
1	Coastline and beaches	216	22.6%
2	Attractive & healthy natural environment	188	19.7%
3	Public parks, reserves & recreation	144	15.1%
4	Family friendly and safe	112	11.7%
5	Walking and cycling opportunities	73	7.6%
6	Good transport options	70	7.3%
7	Good housing & accommodation options	50	5.2%
8	Heritage, history and distinct character	35	3.7%
9	Cafes/bars/restaurants, entertainment, shops	20	2.1%
10	Community facilities & services	15	1.6%
11	Activities & places for young people	10	1.1%
12	Something else	9	0.9%
13	Employment opportunities	9	0.9%
14	Visitor attractions/destinations	3	0.3%
15	Festivals & events	2	0.2%
	<i>Total</i>	<i>956</i>	<i>100.0%</i>

6.2 Developing a Vision and Overall Plan for the Peninsula

Do you support the development of a vision and overall plan for Miramar?

Respondents were asked whether they supported the idea of developing a vision and overall plan to guide the future of the Miramar Peninsula. This was a compulsory question so all 956 survey respondents provided an answer.

Figure 17 shows there is strong support for an overall vision and plan for the Peninsula – 56% (533 responses) are very supportive and a further 27% (260 responses) are somewhat supportive (supportive responses totalling 83%). Only 2% (21 responses) are unsupportive, and 15% (142 responses) are uncertain (unsupportive and unsure responses totalling 17%).

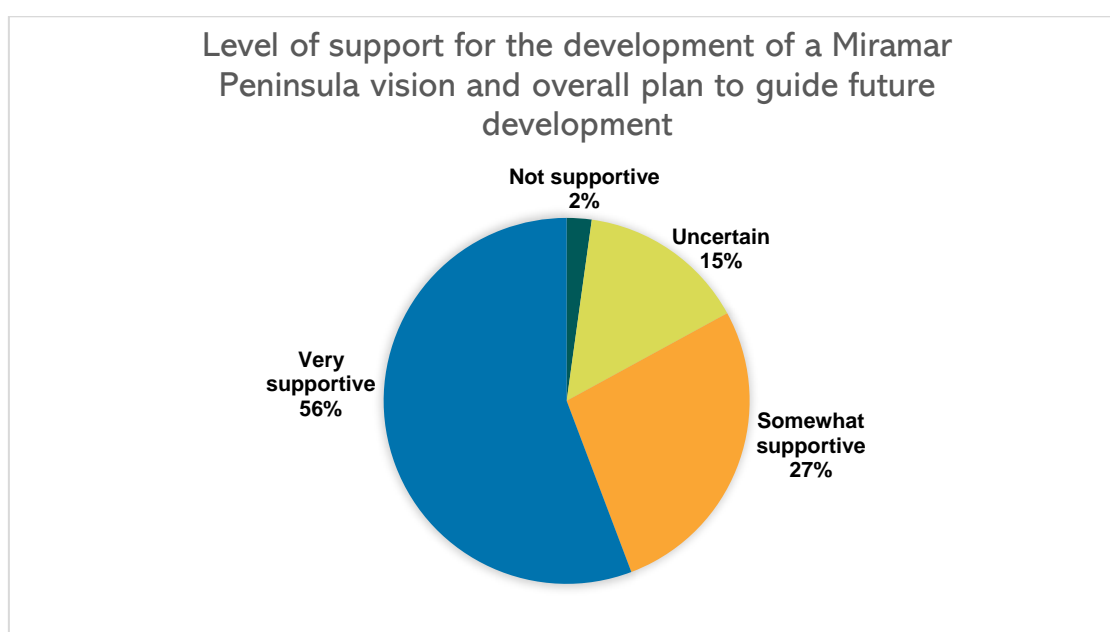


Figure 17: Do you support the idea of developing a vision and overall plan to guide the future of the Miramar Peninsula?

What are the highest priority issues for a vision and overall plan to address?

Following on from this, respondents were asked an open-ended question about what the highest priority issues a plan for the future of the Peninsula should address. This allowed respondents to identify in their own words what the highest priority issues are for a vision and plan to address. The following word picture visually summarises the responses provided.

- *“A respect for the natural beauty that Miramar Peninsula is. The city is Wellington central no need to make Miramar a city. We already have large business development with Wellington Airport, Shelly Bay should be left as in scale but given a facelift.”*
- *“Access and accessibility. Keeping the coastline natural and protected.”*
- *“A vibrant community and an ecologically stable environment.”*
- *“Access to and from the city resilience (earthquake and tsunami). Recreational facilities for young people”*
- *“Wise spending of the public purse sort out the airport. Revitalise the shopping/business precincts. Don't ruin things for the sake of some ideology (cycle lanes just to tick off a box where cycling/driving already coexist just fine). Sensible approach to the Shelly Bay development and anything which may occur up the hill (Mt Crawford).”*
- *“Accessible, quicker, well designed public transport, prior to building more houses. Maintaining the green-spaces for everyone to walk, run, bike around Mount Crawford and all the green-spaces adjoining it as in Massey memorial.”*
- *“A plan for protection of ex-prison and defence lands to retain as open public spaces. Stop proposed over development of Shelly Bay Sort out the overcrowded, constricted roads. Fix the woeful public transport (get rid of hubs and ridiculous bus transfers). Repair wharves all around Peninsula and reopen to public. Establish boat launching ramp and car parking.”*

How involved would you like to be in the process of developing a plan for the future of the Peninsula?

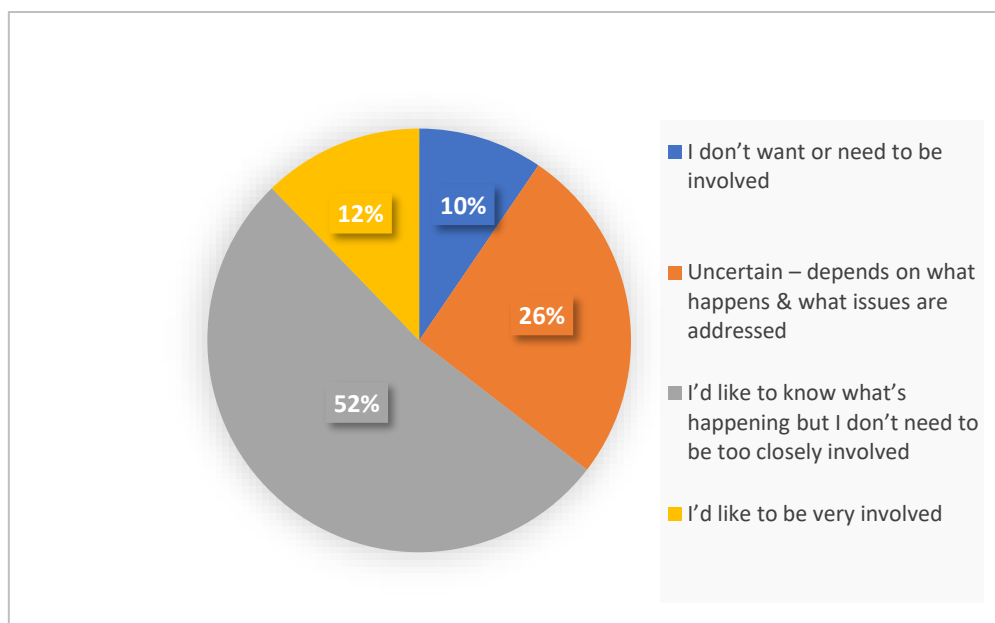


Figure 18: How involved would you like to be in the process of developing a plan for the future of the Peninsula?

This was also a compulsory question for survey respondents. In terms of involvement in the process of developing a plan for the Peninsula, 52% of respondents (500 responses) said they would like to be kept up to date with what is happening but that they didn't need to be too closely involved in the process. A quarter of respondents (26% or 248 responses) were

6.3 Ideas for Specific Vision / Plan Components

Businesses and services

[illegible]

- *“Locally owned businesses”, “A second supermarket would be nice”, “More restaurants”, “A variety of Retail. A range of service shops and outlets.”*
- *“A better postal and banking service, especially for older people without transport. Community events.”*
- *“A range of shops that broaden the experience for locals and visitors trading also on the industries we have. Arts, clothing, homewares.”*
- *“I would prefer to see the infrastructure improved before any further businesses are developed and not sure we actually need any further businesses, do we?”*
- *“Work from home hubs and café etc for socializing without the need to go to CBD”*
- *“A mix, including creative, but also educational and light industry, and associated support businesses such as retail, food amongst others.”*

- *“Active and public transport as a priority; discouraging use of private vehicles and commercial traffic.”*
- *“Active travel, cycling, public transport: I think light rail is a brilliant idea and if not affordable we should improve the bus network: the recent changes have significantly reduced the quality and frequency of the bus service to the part of the peninsula I live.”*
- *“A very good bus service - NOT LIGHT RAIL”*
- *“Around the Peninsula - more bike friendly. For locals going to town - more should consider biking, It’s not that far. The main problem is the use of taxis and cars (one person per vehicle) to the airport. Bus should very low cost to minimize traffic on the road.”*
- *“Better roading options, cycle lane all the way around the Peninsula. Cycle and walk lanes that go to Kilbirnie redesign of roundabout at the ASB centre, so Kilbirnie traffic has dedicated lane, same at St Pats turnoff (plus Mt Vic tunnel sorted. Dedicated bus lanes. Park and Ride functions for bus and ferry. Easy access ferry to city/commuting option.”*
- *“Better transport for commuting at irregular times of day or to get home in time to get kids from school”*



Housing and accommodation

What types of housing and accommodation will be most important to meet the needs of people living on the Peninsula in the next 5 to 20 years' time?

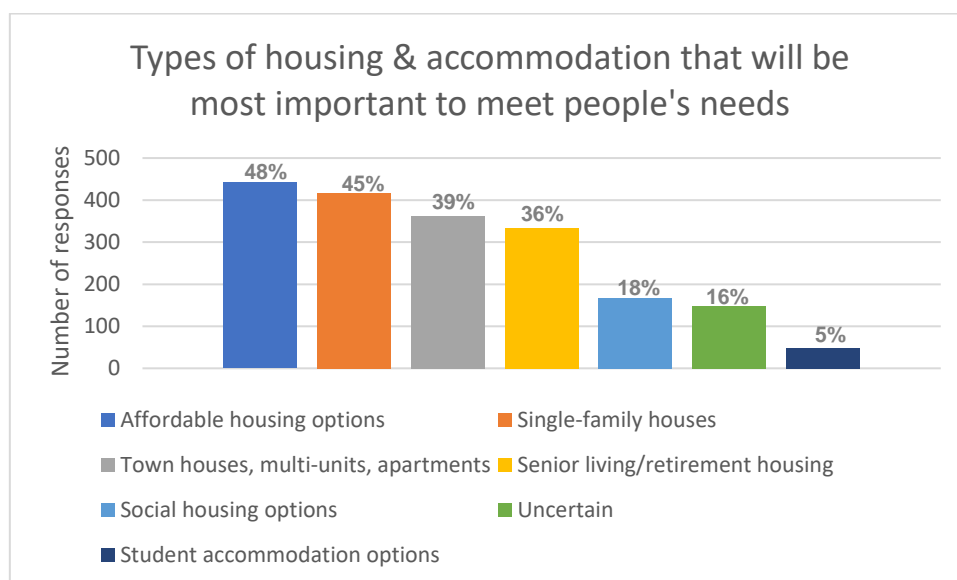


Figure 19: What types of housing and accommodation will be most important to meet the needs of people living on the Peninsula in the next 5 to 20 years' time?

Figure 19 shows that survey respondents generally consider a range of different housing and accommodation options will be required on the Peninsula in order to meet peoples' needs in the future. This question was not compulsory but it is noted that 97% (927 respondents) of the total survey provided an answer, perhaps indicating the importance of housing as an issue to survey respondents.

Housing types

Respondents were able to choose as many housing options as they thought important. The top four most common housing/accommodation options selected were:

- Affordable housing options (442 responses or 48%)
- Single-family houses (417 responses or 45%)
- Town houses, multi-units, apartments (362 responses or 39%)
- Senior living/retirement housing (333 responses or 36%).

Housing locations

Following on from this question, respondents were asked to think specifically about whether there are any locations on the Peninsula that could be suitable for new housing or the redevelopment of existing housing. This was a compulsory question so all 956 respondents answered the question. In summary:

- 42% (402 responses) said "Yes" there are suitable locations on the Peninsula
- 27% (255 responses) said "No" there are not suitable locations on the Peninsula, and
- 31% (299 responses) were uncertain.

For the 42% of respondents that answered 'yes' to the above question, this was then followed by an open-ended question so people could identify and describe the locations on the Peninsula

- *"The tenths trust land that used to house Mt Crawford Prison, and Shelly Bay. They are both wonderful locations. Having said that, I acknowledge that the roads leading to them are both narrow and widening them is a challenge. I also recall that Miramar was suggested as a place for medium-density housing. The flat areas could be redeveloped more with town-houses. I think there would be a big market for such developments."*
- *"The top of Maupuia hill is an obvious area because it doesn't have any at the moment. I'm not keen on in-filling as we don't have the services to go with it."*
- *"There are lots of older single family state homes that could be upgraded to a higher standard or perhaps changed into higher density accommodation."*
- *"There is a lot of aging housing stock that could be revitalised, even some of the expensive stuff is getting pretty old"*
- *"The prison - already has an access road and infrastructure. Admittedly drainage etc would probably need an upgrade but that's got to be easier than the "lets develop shelly bay into high density housing" nonsense."*
- *"The prison, Maupuia. Park road industrial area could get apartments or townhouses. Small number of townhouses with off-street parking along Shelly Bay coastal area. Childcare facility in there would be great too, and a ferry stop, parks and cafes."*
- *"The prison site is ideal for family type housing. I'd prefer the Shelley bay developments to focus on recreation and community, rather than exclusive expensive accommodation. The coast should remain a public asset."*
- *"The old prison and corrections land has loads of potential for development while retaining green space and walking tracks."*
- *"The old church-looking-structure on Fettes St could house several families. Some of the derelict-looking houses in Miramar could be bowled over for townhouses. I'm concerned about too much building on the hillside since I don't trust WCC to ensure the engineering preparation is correct to prevent slips with the increasing rain each year."*
- *"The focus should be on using the land currently taken up by housing more efficiently rather than expanding development into new areas - especially the current reserves and green areas. The land in the vicinity of the Miramar shops should be earmarked for small scale apartment developments (3-4 stories) to provide options for first time buyers, people living alone, or older people looking to downsize. I support housing that will attract a mix of people of different backgrounds and ages - not designated "retirement village" developments."*
- *"The great majority of the Peninsula should be housing which is its highest and best use. Wellington already has extensive better open spaces and recreational places. What we lack are residential communities offering true coastal living. Northern Seatoun and Eastbourne show what is possible."*
- *"The existing housing has a preponderance of traditional dwellings with surrounding gardens that are generally not good use of land - not many people these days use their gardens much. More people could be well accommodated with more intensive housing development within the existing, leaving current open space open for shared use."*
- *"Strathmore, there is room for affordable housing in the area with the transport and schools and infrastructure in place."*
- *"Strathmore, and with better transport Prison and Shelley bay have possibilities, but their roads are insufficient and too far from existing public services and transport."*

- *"We need constructive discussion about the trade-offs of developments. We can't say no to everything as we need progress for some things like housing. So constructive dialogue would be good."*
- *"Very concerned that the vacant land on the Peninsula will be used for housing. This area of land should be protected as a reserve for all future generations. The exotic trees should be replaced with native trees. A lot more walking tracks could be established and a dedicated mountain bike track provided so to keep the walking tracks bike free. Lots of Wellingtonians use the greater Shelly Bay and coastal areas for a variety of recreational activities. As a capital city we are very lucky to have such a beautiful area on our doorstep."*
- *"We certainly need a long term vision with full support from E/Ward Councillors."*
- *"We are quite an ethnically diverse area, but we have large inequality as well. I would hope that as a community we can help and improve the lives of those less fortunate and ensure we have a community which is accepting and tolerant."*
- *"Very concerned about the proposed development of Shelly Bay. Yes it needs to be developed but not as a high density housing area. Perhaps a convention centre or camp site, but even that would mean an improvement of the road and I would think that the cost of this would be prohibitive."*
- *"Unsure what is happening with the Shelly Bay development and how much say locals have. Also very concerned that in the development proposals last year the Council was not investing any more in the infrastructure - roading etc. Very little for young people to do on the Peninsula. As a family we travel to amazing parks in our region - Avalon, Harcourt Park, Raumati, as well the great playgrounds and facilities in Napier, and lament there are no similar in Wellington. Playgrounds, adventure parks, cycle friendly paths, skateparks, etc."*
- *"To the extent that Govt still owns land at the northern end there should be a moratorium on its disposal until a clear strategy for the whole Peninsula is developed."*
- *"This area is a unique green space close to the city and has some great habitat for wildlife, and must be protected to ensure their survival."*
- *"There is a disturbing lack of engagement with those who live, work and play on the Peninsula. WCC and iwi pushed Shelly Bay through. There is a lack of trust, particularly as when the Council did consult, it heard from over 1000 people and then virtually ignored all concerns. Years ago the Council and Crown were talking to the community, including iwi, about the future of the Prison site and the Defence land. But then the conversation stopped. The next thing that was heard was Shelly Bay has been approved and the Corrections land (and some Defence land) is being considered for Kiwibuild. Wellingtonians need to be involved in planning the future."*
- *"There are vast numbers of creative people in their 20s, 30s and 40s working on Peninsula, who have a great deal to offer their local community. Many of them are starting families, or already have children, and would love to live in the area in which they work. House prices are now out of reach for most of them, so they have to continue renting at exorbitant prices, or buy really far out: Porirua and Upper Hutt. Wouldn't it be wonderful if these people could buy close by and keep adding to a thriving cultural centre on the Peninsular? They, and their families, can contribute so much to the area."*
- *"There are big opportunities to work with tangata whenua on this - the Peninsula was a really important settlement pre-colonisation e.g. in Worsley Bay. How could we better embrace and recognise this?"*

8.0 How the Survey results will be used

EMPI would like to thank all the people who took time to complete the survey and provide their views.

The survey results provide a measure of the level of community interest in developing a future plan for the Peninsula and highlight what issues people think such plan should address.

The survey results will be used by EMPI to support and inform discussions with key parties who have an interest in the future of the Peninsula. The aim is to influence positive change and action on projects and programmes of investment on the Peninsula that can benefit the local community and the city/region more broadly.

The survey asked whether respondents wanted to be added to EMPI's contact list to be kept up to date with the Miramar Peninsula future vision:

- 58% of respondents said they would like to receive newsletters and emails from EMPI about developing a plan for Miramar Peninsula's future
- 40% said they did not want to be added to the contact list.

People who said that they would like to receive newsletters and emails from EMPI about developing a plan for the Peninsula's future (and who provided email addresses) will be added to EMPI's contact list for receiving future updates.

For further information, please see the EMPI website www.miramarpeminsula.org.nz, the EMPI Facebook page, or email EMPI at admin@miramarpeminsula.org.nz



Appendix 1: Survey flyer

TE MOTU KAIRANGI MIRAMAR PENINSULA



FUTURE PLAN

Surveying Community Values and Visions



To:
The Wider Community

From:
Enterprise Miramar
Peninsula Inc.
www.miramarpensinsula.org.nz

When:
The Survey will run from
20/02/19 to 20/03/19

WE NEED YOUR IDEAS

We are working with the Wellington City Council to create a future plan for the Miramar Peninsula and we need your ideas!

Please tell us what you love about our Peninsula and what you think can be done better. To find the survey enter the link into your internet browser or scan the QR code. The survey will take approximately 15 minutes to complete.

We thank you for your participation.

Find the online survey here:
<https://arcg.is/ri9i1>



Appendix 2: Survey questions

Miramar Peninsula (Te Motu Kairangi) Values and Vision Community Survey

1. Do you live on the Miramar Peninsula?
 - Yes
 - No
2. How long have you lived on the Peninsula?
 - Less than 1 year
 - 1-3 years
 - 4-10 years
 - 11-20 years
 - More than 20 years
3. Which part of the Peninsula do you live in?
 - Strathmore Park
 - Seatoun
 - Maupuia
 - Breaker Bay
 - Moa Point
 - Miramar
 - Shelly Bay
 - Scorching Bay
 - Karaka Bay
 - Somewhere else
4. What are the main reasons you live on the Peninsula?
 - Schools & education opportunities
 - Strong community vibe/good neighbourhood
 - The scenic beauty & natural environment
 - The coastline & beaches
 - The public parks, reserves & green spaces
 - The range of outdoor activities available including walking and cycling
 - It feels safe
 - The availability & affordability of housing
 - Close to work
 - Close to family and/or friends
 - Local shopping, cafes, restaurants, entertainment
 - Good transport access/easy to get around
 - Something else
5. If you don't currently live on the Peninsula, would you like to in the future if you had the opportunity?
 - Yes
 - No
 - Maybe
6. Is your place of work located on the Miramar Peninsula?

- Yes
 - No
7. What are the main reasons you work on the Peninsula?
- Good transport access /easy to get around
 - Close to Wellington Airport
 - The job/work opportunities available here
 - The film industry / creative culture
 - I work from home
 - Its close to where I live
 - The facilities & amenities available
 - The scenic beauty/natural environment
 - The people/strong community vibe
 - Something else
8. Which of the following best describes your place of work on the Peninsula?
- I work from home
 - I work from someone else's home
 - I work in an office with less than 5 employees
 - I work in an office with more than 5 employees
 - I work in a retail shop/service business with less than 5 employees
 - I work in a retail shop/service business with more than 5 employees
 - I work in an industrial/manufacturing business with less than 5 employees
 - I work in an industrial/manufacturing business with more than 5 employees
 - I work at a school or other education facility
 - I work for local or central government
 - Something else
9. If you don't currently work on the Peninsula, would you like to in the future if you had the opportunity?
- Yes
 - No
 - Maybe
10. Do you ever visit the Miramar Peninsula?
- Yes
 - No
 - I live, work or go to school here
11. Why is this?
12. Approximately how often do you visit the Peninsula?
- Less than once a month
 - 1-2 times a month
 - 3-5 times a month
 - More than 5 times a month
13. What are your main reasons for visiting the Peninsula?
- Visiting friends or family
 - Showing friends, family or visitors the sights & attractions

- Visiting the parks and reserves
- Visiting the beaches & coastline
- Walking
- Cycling or mountain biking
- Water based activities like fishing, diving, boating, kayaking
- Play golf
- Play other organised sports
- Shopping
- Cafes, restaurants & entertainment
- To use community facilities like the library, community centres
- Go to school or other education facilities
- Something else

14. What are the things you like most about the Peninsula?

15. What are the things you like least about the Peninsula?

16. Thinking about the things you like least, what changes would most improve the Peninsula as a place to live, work and visit?

17. How often do you use public parks, reserves and green spaces on the Peninsula?

- Less than once a month
- 1-2 times a month
- 3-5 times a month
- More than 5 times a month

18. How satisfied are you with the public parks, reserves and green spaces on the Peninsula?

- Not satisfied
- Uncertain
- Somewhat satisfied
- Very satisfied

19. Why is this? Is there anything specific that would encourage you to visit or would increase your satisfaction?

20. How satisfied are you with current transport options for getting to and around the Peninsula and to other parts of the city?

- Not satisfied
- Uncertain
- Somewhat satisfied
- Very satisfied

21. How satisfied are you with the current housing and accommodation options on the Peninsula?

- Not satisfied
- Uncertain
- Somewhat satisfied
- Very satisfied

22. Why is this? Is there anything specific that would increase your satisfaction?

23. Imagine the Miramar Peninsula as you'd like to see and experience it over the next 5 to 20 years' time. What are the 5 most important features and qualities of a future vision for the Peninsula?
- Public parks, reserves & recreation
 - Coastline and beaches
 - Walking and cycling opportunities
 - Attractive & healthy natural environment
 - Heritage, history and distinct character
 - Family friendly and safe
 - Cafes, bars/restaurants, entertainment & shops
 - Good transport options
 - Good housing & accommodation options
 - Community facilities & services
 - Visitor attractions/destinations
 - Festivals & events
 - Employment opportunities
 - Activities & places for young people
 - Something else
24. Of the 5 things you identified above, which one is the most important?
25. Do you support the development of a vision and overall plan to guide the future of the Miramar Peninsula?
- Not supportive
 - Uncertain
 - Somewhat supportive
 - Very supportive
26. What are the highest priority issues a plan for the future of the Peninsula should address?
27. How involved would you like to be in the process of developing a plan for the future of the Peninsula?
- I don't want or need to be involved
 - Uncertain – depends on what happens & what issues are addressed
 - I'd like to know what's happening but I don't need to be too closely involved
 - I'd like to be very involved
28. What types of businesses and services would you like to see on the Peninsula in the next 5 to 20 years' time?
29. What types of transport will be most important for getting around and to/from the Peninsula in the next 5 to 20 years' time?
30. What types of housing and accommodation will be most important to meet the needs of people living on the Peninsula in the next 5 to 20 years' time?
- Single-family houses
 - Senior living/retirement housing
 - Student accommodation options
 - Social housing options
 - Affordable housing options

- Town houses, multi-units, apartments
 - Uncertain
31. With a growing population there is increasing pressure for more housing in Wellington city. Are there any locations on the Peninsula that could be suitable for new housing or the redevelopment of existing housing?
- Yes
 - No
 - Uncertain
32. What locations on the Peninsula could have potential for new housing or the redevelopment of existing housing? Why is this?
33. Do you have any other comments, questions, or concerns about the future of the Peninsula?
34. What age group do you fall within?
- Prefer not to answer
 - Under 15 years
 - 15-20 years
 - 20-30 years
 - 30-40 years
 - 40-50 years
 - 50-60 years
 - 60-70 years
 - Over 70 years
35. What gender do you identify with?
- Female
 - Male
 - Prefer not to answer
 - Other
36. Do you have dependent children living in your household?
- Yes
 - No
37. Would you like to receive newsletters and emails from EMPI about developing a plan for Miramar Peninsula's future?
- Yes
 - No

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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