

Miramar Peninsula Community Planning Pilot

FILE

A Discussion Paper

October 2002



**WELLINGTON CITY COUNCIL'S
STRATEGIC DELIVERY REVIEW
2002**

**ABSOLUTELY
POSITIVELY
WELLINGTON**

Tūmāke Pōneke
Wellington City Council

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Introduction

Kia ora

This discussion document provides information to both help you think about the future of the Miramar Peninsula and to participate in the Miramar Peninsula Community Planning Pilot. This pilot is part of the Wellington City Council's wider Strategic Delivery Review of all our services, facilities, programmes, assets and investments to ensure they are sustainable in the long term. The pilot involves a "community planning" approach where we hope to work in partnership with the community to identify your priorities, issues and ideas for building a strong, vibrant and sustainable future on the Peninsula.

Community planning is about the community and the Council working together towards a common goal. We want the resulting community plan to state a clear future for the Peninsula and set out how we, the Council and you the community, will achieve that future. We hope to learn from the Miramar Peninsula pilot and share that knowledge with other communities across the city.

The Process

Discussion Document and Questionnaire

Over the next few months, the Council will seek to engage with residents and communities on the Peninsula in various ways. This discussion document is the first step. We will also be sending out a related questionnaire to every household on the Peninsula. The questionnaire will contain summary information from this discussion document and will ask some questions designed to:

- encourage people to think about the future of the Peninsula
- provide us with information about community views regarding the future of the Peninsula.

This discussion document and the questionnaire are available online at www.wcc.govt.nz. We need your questionnaire back or completed online, by **5pm - Monday 25 November**. We will analyse the responses to the questionnaire and collate the key themes and issues as identified by the community. We will then provide this information back to the community in report form before Christmas. We hope that over the Christmas break you will talk with your neighbours and your local community about the report and start to develop your own ideas for change.

Face-to-face Feedback

Filling in the questionnaire isn't your only way to participate in the pilot. We can visit you to hear your feedback to the questionnaire *kanohi ki te kanohi* (face to face), if you'd prefer. We can also come and meet and talk with groups or individuals about the pilot. Council staff will be available to assist putting together meetings on particular topics where residents believe this would be

helpful. Call Holden Hohaia at the Council on 801 3736 to arrange a time. You can also provide feedback online, at www.wcc.govt.nz

Planning Workshops

During February we'll hold a series of community planning workshops, to discuss the ideas in the document and your ideas for change. The workshops will include Council staff with experience in many different areas - such as libraries, playgrounds, open spaces, and urban planning - who can help us put together a community plan.

Finally, we'll send the draft results of the workshops out to the community before the final draft plan goes to the Council in April. After that, any ideas the Council agrees on could be included in the Council's work programme for 2003/04. However, we think that the development of a long term community plan and the Council/community implementation of that plan will extend beyond the six month timeframe set for the initial pilot.

Work So Far

We have a lot of useful information about the Peninsula from census data and other sources. The statistical information and tables you'll find in this paper come from Statistics New Zealand and from the Council's own research.

In September 2002 we surveyed people on the Peninsula asking some preliminary questions about life on the Peninsula. The responses we got have helped us develop some ideas that are covered in this discussion document and the questionnaire. Below are some of the broad findings.

- The most frequently mentioned reasons for considering the Peninsula 'a great place to live' were: closeness to beaches, the sea, and the city; the sunny, sheltered and warm climate; good public transport; and good views.
- Less positive aspects included: the perceived lack of shops; the wind; proximity to the airport and associated noise and pollution; and problems with traffic flow between Miramar Peninsula and the city (in particular the Mount Victoria tunnel area).
- The biggest challenges facing the Peninsula in the next 10 years were: upgrading the shopping centre; providing more shops, cafes and bars; attracting people and businesses to the area. About one in 10 respondents also mentioned that providing more community activities and improving traffic congestion were challenges for the Peninsula.

In 1997, we did a Community Needs Assessment survey. That too was very useful, and we've included some of the results from that. We've also included some of the results for the Peninsula from our latest Residents Satisfaction Survey, which we do every quarter in each area of Wellington city.

A Brief Timeline

Here's a summary of how you can be involved in the Miramar Community Planning Pilot.

November 2002	Fill out the questionnaire, or call Holden Hohaia at the Council on 801 3736 to arrange a face-to-face interview or group meeting. Get the completed questionnaire back to the Council by 5pm on 25 November.
Over summer	Read the information the Council sends you about the feedback from the questionnaire. Talk about it with your friends, neighbours, and local community. Brainstorm all your best ideas! If you want to respond to the ideas in the document, individually or as a group, or if you want to contribute new ideas, simply ring Holden Hohaia on 801 3736.
February 2003	Come along to the community planning workshops to have your input into the future development of the Peninsula.
March 2003	Read, think about, and comment on the draft plan that we put together after the workshops, and that we'll present to the Council in April.
April 2003	Councillors will receive the draft plan for comment and approval to proceed. However, we think that the development of a long term community plan and the Council/community implementation of that plan will extend beyond the six month timeframe set for the initial pilot.

A Framework for Discussion

We think it is useful to include in this discussion document a statement of the vision for Wellington taken from *Our City – Our Future*. This was a city-wide consultation exercise undertaken in 1999. The community may not necessarily share this vision or agree that it applies to the Peninsula at the community level. However it provides a useful starting point for discussion, and may help communities identify their own vision and goals as we move forward in the community planning exercise. The vision from *Our City - Our Future* is:

WELLINGTON IS A PLACE FOR ALL PEOPLE

Differences are celebrated,
Our heritage is respected and our children are nurtured.
It is a City of diversity and opportunity, and choice in learning.
Our City is a healthy and safe place where
Well-being and sustainability are promoted and the community is caring.

Wellington is dynamic, full of energy, music, laughter and contentment,
Brimming with opportunities for
The arts, culture, leisure and recreational pursuits for all ages.

Wellingtonians respect their natural environment
From the harbour to beyond the hills,
and there are abundant examples of restored natural heritage.

The waters are sparkling and clear, and
The air is fresh and clean.
Wellington's unique character and beauty
Are enhanced in its built environment.
People can move about the City with ease and in safety.

Wellington leads in creativity and innovation.
A vibrant economy promotes a wealth of opportunity.
As the centre of the nation's government,
Wellington contributes to improving the quality of life
For all New Zealanders.

Manawhenua me Nga Iwi O Nga Hau E Wha have tino rangatirantanga
Encapsulated in the Treaty of Waitangi

Using this vision as a framework, we have grouped information in this document into four broad areas that roughly correspond to different parts of the vision. They are: (1) the people, (2) facilities and services, (3) economy and (4) environment. We have structured the document in this way simply for ease of discussion. We are not suggesting that a community plan for the Miramar Peninsula necessarily adopt this format or this vision.

A Brief History of the Peninsula

The Miramar Peninsula wasn't always a peninsula. Almost all of what is now Miramar and the low-lying parts of Strathmore were originally under water. Around the middle of the 15th century, a major earthquake lifted the island by four metres. This upheaval created the areas we now know as Miramar and the low lying parts of Strathmore, and began the process of connection to the mainland.

The human history of the Miramar Peninsula goes back over 1,000 years, to when Kupe and his followers first camped in the Seatoun area. Numerous local place names and sites in and around the Peninsula tell the story of his time in the area. After Kupe came a long phase of occupation by different tribes who, recognising the strategic location of *Motu Kairangi* (as the Peninsula was first known), chose to live there. The most well known of these tribes were Ngai Tara and Ngāti Ira. Today, the entire Peninsula is rich in local Māori place names, heritage sites and stories that are a lasting testament to early human occupation.

In 1840 the vegetation on the Peninsula was mainly low cover, including *harakeke* (flax), *koromiko*, *tutu*, *ti-kouka* (cabbage tree), *raupo* and many other wetland, coastal and open country species. However, there is evidence that much of the higher land on the Peninsula was at one time completely covered in an ancient forest. In 1840, there were still traces of this forest, including species such as *hinau*, *kohekohe*, *karaka*, *rewarewa*, *mahoe*, *putaputaweta* and *ngaio*, and possibly *totara* and other podocarps too.

The area attracted prolific wildlife, including the *koreke* (indigenous quail), *kohutapu* (sand plover), *turiwhatu* (banded plover), and the *torea* (oystercatcher). There was also a large lagoon of over 200 acres on the Miramar flat, known originally as *Rotokura* because of the reddish hue of the lake water. Rich in fauna, it supported dense populations of wading birds, *putangitangi* (paradise ducks), and other native birdlife and eel species, providing local tribes with ample and varied food sources.

In 1840, James Coutts Crawford and others purchased much of the Peninsula. By the early 1850s, most of the land had been cleared of indigenous vegetation, Lake Rotokura and surrounding wetlands were drained, and almost the entire Peninsula was converted to pasture. By the 1890s, the Peninsula was being farmed by a number of small landholders. It had also become a popular sporting resort, with recreation grounds, a hunt club, polo field, golf links and a trotting course where Lake Rotokura had been.

In 1902, a large subdivision of 132 residential sections was put up for auction in Miramar. The sale proved to be highly successful and signalled the beginning of the 'urbanisation' of the Peninsula. In 1904 the Miramar Borough Council was formed, and in 1907 the electric tram made its first journey to Miramar.

The Peninsula has a long and important military history. Fort Ballance, and an associated military camp at Mahanga Bay, were established in 1886 to defend the capital against Russian seaborne attack. In the 1890s a naval volunteer reserve unit (the predecessor to the Shelly Bay Base) was established to carry

out minelaying operations. Fort Dorset was developed at the turn of the century, and significantly expanded in 1938 to become the centre of coastal defence during the Second World War.

Section One - The People

Vision Statement:

Differences are celebrated,
Our heritage is respected and our children are nurtured.
It is a *community* of diversity and opportunity, and choice in learning.
Our City is a healthy and safe place where
Well-being and sustainability are promoted and the community is caring.

Summary

The population of the Peninsula at the 2001 census was 16,998. It is characterised by diversity in age, cultural composition and income levels. The largest age group is 25–44 years. However, as with the rest of New Zealand, the Peninsula population is gradually ageing.

The Peninsula has a higher percentage of high-income households than the Wellington population overall: almost a quarter of households earn over \$100,000 a year. Just over a fifth of households, however, earn less than \$30,000 a year. The Peninsula has a relatively high percentage of people receiving the superannuation benefit, but lower numbers of people receiving the community wage than in Wellington city overall.

Over the past 10 years, there have been changes in household composition on the Peninsula, with more households now having more than one family living together. The number of houses owned for renting to tenants has increased. Strathmore is the only suburb where the number of homes owned by the people who live in them has increased.

On the Peninsula, a lower percentage of people have tertiary qualifications than in Wellington city overall, and a higher percentage have no formal qualifications. The manufacturing, transport, business and property sectors provide a lot of the local employment.

People living on the Peninsula feel safe in their homes and their neighbourhoods, and think there is a good level of community spirit and cohesion. Many people think the Peninsula would benefit from a stronger centre, to give a focal point to the separate suburbs. Young people would like to see more activities and venues for youth on the Peninsula.

Population Trends

Between 1996 and 2021, the average regional population growth rate around New Zealand is projected to be around 18%. However, Wellington city (including the Peninsula) is expected to increase more slowly than the regional average, at around 5%. This relatively slow population growth has implications for urban design, future retail activity and a range of other important issues for the community.

Table 1.1 shows that between 1991 and 2001, the population on the Peninsula increased by 5%, which is consistent with the city wide projection. The highest

increase was in Strathmore (12%), while only Maupuia's population decreased (–4%).

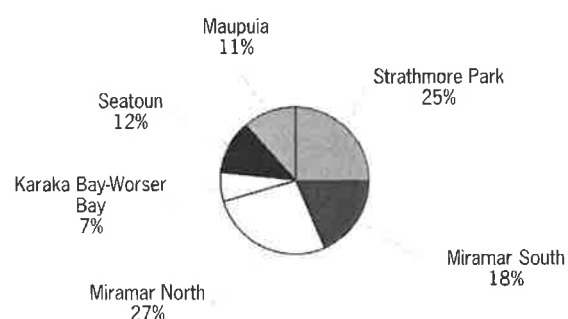
Table 1.1: Population Change, 1991-2001

Suburb	1991	1996	2001	% of change
Strathmore	3777	4128	4233	12%
Miramar South	2916	3048	3138	8%
Miramar North	4431	4611	4623	4%
Karaka /Worser Bay	1107	1215	1128	2%
Seatoun	1956	1980	1992	2%
Maupuia	1953	2031	1884	–4%
Miramar Peninsula	16,140	17,013	16,998	5%

Graph 1.1 shows that the biggest proportion of the Peninsula's population lives in Miramar North, closely followed by Strathmore.

Graph 1.1: Population distribution, 2001

Graph 1.1 : Population Distribution for the Miramar Peninsula, 2001



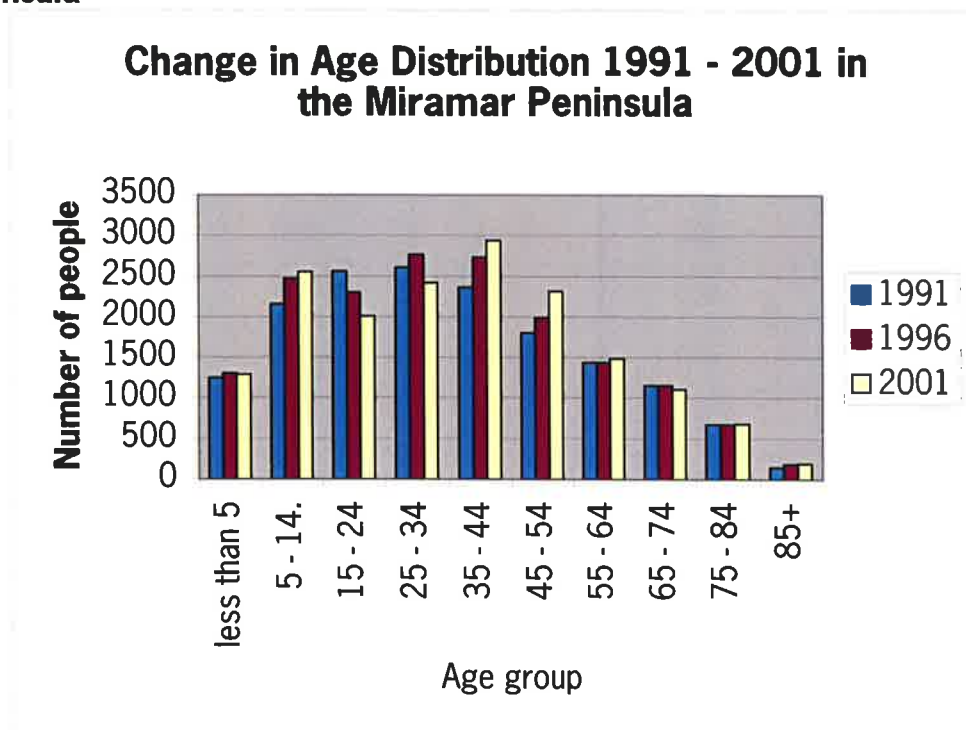
Age Distribution

The biggest age group in the Peninsula is 25–44 years, followed by 0–15 years in most suburbs (excluding Karaka Bay, Worser Bay, and Maupuia). The Peninsula has a higher percentage of over 45-year-olds than Wellington city overall (33.2%, compared to 29%).

Graph 1.2 shows that in all suburbs of the Peninsula, the smallest age groups are 15–24 years and over 65 years. However, New Zealand's ageing population means that the number of over 65-year-olds is expected to increase. Nationally,

the percentage of population over 65 years is expected to more than double from 12% to 25% by 2051.

Graph 1.2 Change in Age Distribution 1991 – 2001 in the Miramar Peninsula



Overall, the Peninsula has an ageing population. Table 1.2 shows that the percentage of people aged 15–34 decreased between 1996 and 2001, while those aged 35–44, 45–54 and 55–64 increased. The 35–44 age group increased by 24.5% and the 45–54 age group increased by 28.5%. This implies that the size of the 45–64 age group could more than double in the next 10 years. This may have significant implications for the provision of facilities and services. Similarly, a much lower proportion will be in the child-bearing age group. (However, it is important to note here that age distribution will be affected by movements in and out of the area.)

Table 1.2: Age Profile, 1991-2001

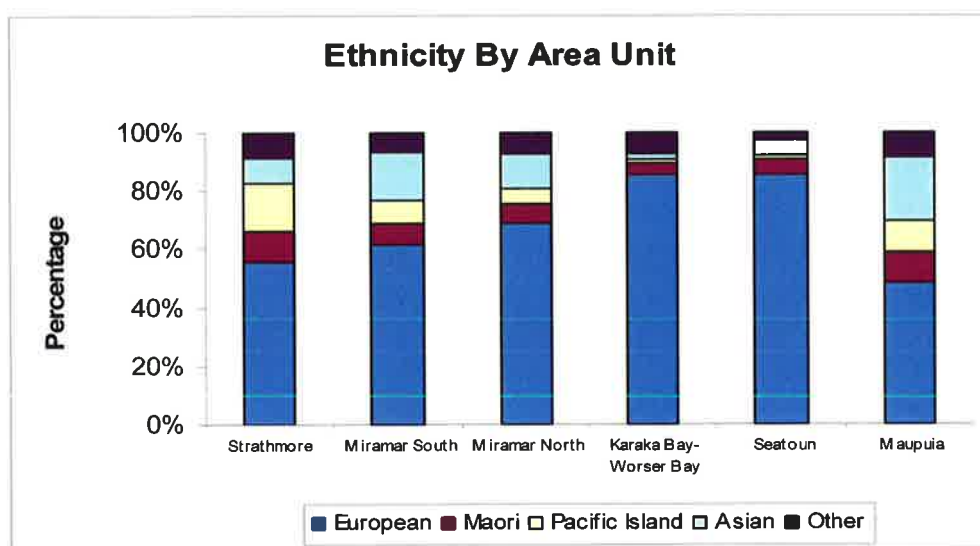
Age Group	1991	1996	2001	% change
less than 5	1245	1305	1287	3.30%
5 - 14.	2160	2472	2553	18.10%
15 - 24	2556	2298	2010	-21.30%
25 - 34	2607	2769	2418	-7%
35 - 44	2361	2733	2940	24.50%
45 - 54	1800	1989	2313	28.50%
55 - 64	1434	1434	1485	3.50%
65 +	1968	2025	1992	1.20%
MP	16131	17025	16998	5.30%

Ethnic Groups

The Peninsula has a proportionally larger ethnic population than Wellington city overall. Sixty-five percent of Peninsula residents identified themselves as European in the 2001 Census, compared to 75% of Wellington residents.

Graph 1.3 shows that Māori communities are largest in Strathmore (11%) and Maupuia (10%), while Pacific Island peoples make up 17% of the population in Strathmore. Asian communities are largest in Maupuia (22%) and Miramar South (17%).

Graph 1.3: Ethnic Groups, 2001



Household Composition

The following table shows the changes in household composition on the Peninsula over the 1991-2001 period. A 'household' is defined as all the people

who live in a private dwelling. A 'family' is defined as a husband and wife living with or without children, or a sole parent living with children.

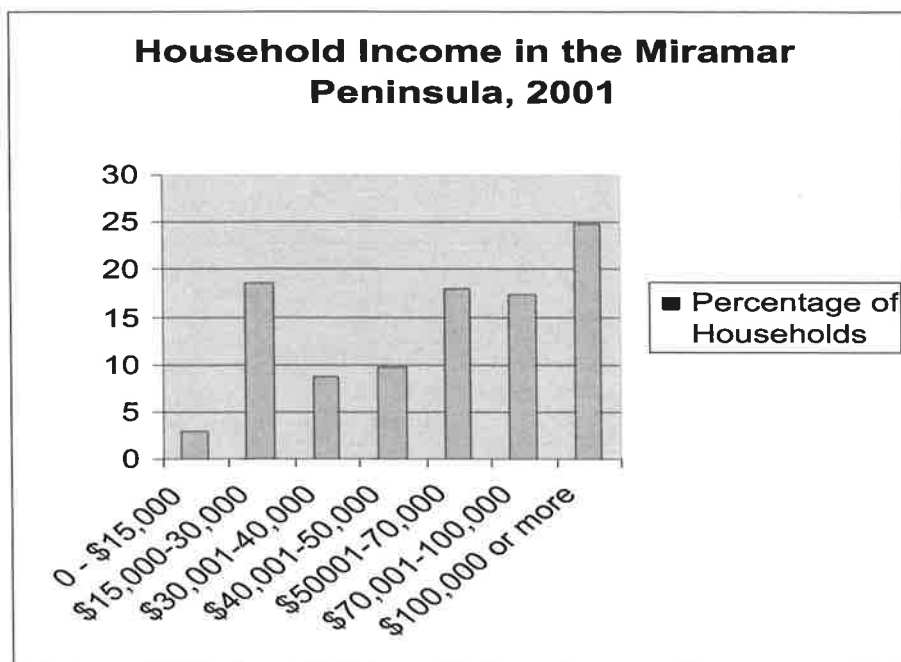
Table 1.3: Household Composition, 1991-2001

House Hold Composition	1991	1996	2001	% of change
One family	4026	4179	4155	3.20%
Two families	87	144	120	37.90%
Multi person hh	318	264	210	-33.90%
Single person hh	1359	1407	1530	12.58%
Total	5790	5994	6015	3.80%

Household Income

Almost a quarter of households in the Peninsula have an annual income of \$100,000 or more (compared to 21.5% in Wellington city overall). Just over a fifth of households have an annual income of \$30,000 or less.

Graph 1.4: Household Income Across the Peninsula, 2001



High levels of household income are concentrated in specific suburbs on the Peninsula. Karaka Bay, Worser Bay, and Seatoun have a comparatively lower percentage of households earning under \$50,000 a year, and a higher percentage of households earning more than \$70,000 a year. Miramar North and Strathmore have a higher percentage of households earning under \$30,000 a year.

Income Support

The Peninsula has a lower-than-average percentage of people receiving the community wage: 4.2%, compared to 6.2% for Wellington city overall. The suburb with the highest percentage of people receiving the community wage is Miramar South (6%), and the suburb with the lowest percentage is Seatoun (2.2%).

Miramar South has the highest percentage of beneficiaries overall: 31%, well above the Wellington city average of 23%. Seatoun and Karaka and Worser Bays have the lowest percentage of beneficiaries, with 17% and 16% respectively.

Almost 14% of the Peninsula's population receive superannuation, well above the Wellington city average of 9.4%. Again, the highest percentage is found in Miramar South (19%), and the lowest percentage in Maupuia (10%).

Table 1.4 shows that superannuation accounts for the highest number of benefits received in each suburb.

Table 1.4: Income Support Received, 2001

Suburb	Sickness Support	Invalids Support	Domestic Purposes Support	Community Wage: Jobseekers	Super-annuation	ACC	Student Allowance
Strathmore	75	60	141	162	342	42	66
Miramar South	27	60	66	144	459	39	57
Miramar North	51	69	87	156	540	57	87
Karaka Bay-Worser Bay	3	6	3	24	111	12	9
Seatoun	6	9	12	33	213	18	27
Maupuia	39	27	57	66	147	18	39
Miramar Peninsula	201	231	366	585	1812	186	285

Labour Force Status and Employment Status

Overall, the Peninsula has a slightly lower percentage of people employed in either full-time or part-time work than Wellington city overall: 48%, compared with 53.5%. Karaka Bay and Worser Bay have 57% of the population in full-time work, just above the Wellington city average of 56%. Karaka and Worser Bays and Seatoun have 17% in part-time work, also above the Wellington city average of 15%. Strathmore has the highest proportion of unemployed in the Peninsula: 6%, just above the 5% in Wellington city.

‘Labour force status’ means the number of individuals over the age of 15 who are either employed full-time or part-time, or registered unemployed. Table 1.5 shows that the majority of people are in full-time rather than part-time employment on the Peninsula.

Table 1.5: Labour Force Status, 2001

Suburb	Employed Full-time	Employed Part-time	Unemployed
Strathmore	1527	441	177
Miramar South	1116	330	96
Miramar North	1701	501	144
Karaka Bay–Worser Bay	492	144	27
Seatoun	735	249	45
Maupuia	750	183	78
Miramar Peninsula	6321	1848	567
Wellington city	72,384	18,126	5973

‘Employment status’ means whether an individual is an employee, employer, self employed, or an unpaid worker. Table 1.6 shows that the most people on the Peninsula are employees or unpaid family workers. Miramar North has the highest number of unpaid family workers, making up 50% of the population. Across the Peninsula, unpaid family workers make up 46.8% of the population. Miramar North also has the highest number of employees, followed by Strathmore.

Table 1.6: Employment Status, 2001

Suburb	Employee	Employer	Self-Employed	Unpaid family worker
Strathmore	1560	132	198	1908
Miramar South	1149	69	162	1407
Miramar North	1749	141	231	2154
Karaka Bay–Worser Bay	402	66	141	618
Seatoun	666	123	174	972
Maupuia	717	66	111	909
Miramar Peninsula	6243	597	1017	7968

Occupied Dwellings

The number of occupied dwellings on the Peninsula has increased by 7% between 1991 and 2001. The increase is markedly higher in Strathmore, and is lowest in Seatoun.

The increase in occupied dwellings can mostly be attributed to new housing development. This new development is either infill housing (which has been significant on the Peninsula in recent years), or subdivision and development (which has occurred at the top of Strathmore, for example, in the Palmer Head area).

Table 1.7: Number of Occupied Dwellings, 1991–2001

Suburb	1991	1996	2001	Percentage Change
Strathmore	1326	1410	1497	12.9%
Miramar South	1083	1101	1134	4.7%
Miramar North	1644	1740	1764	7.3%
Karaka Bay–Worser Bay	450	468	465	3.3%
Seatoun	690	699	705	2.2%
Maupuia	639	702	675	5.6%
Miramar Peninsula	5832	6120	6240	7%

Home Ownership

Overall, home ownership on the Peninsula has increased by only 0.3% over the last ten years, while the percentage of properties owned for rent has increased by 8.3%.

Strathmore is the only suburb where the number of homes owned by the people who lived in them increased from 1991 to 2001. In all other suburbs, the number of properties owned for rent increased. The increase was most dramatic in Karaka Bay and Worser Bay, where the increase was almost 80%.

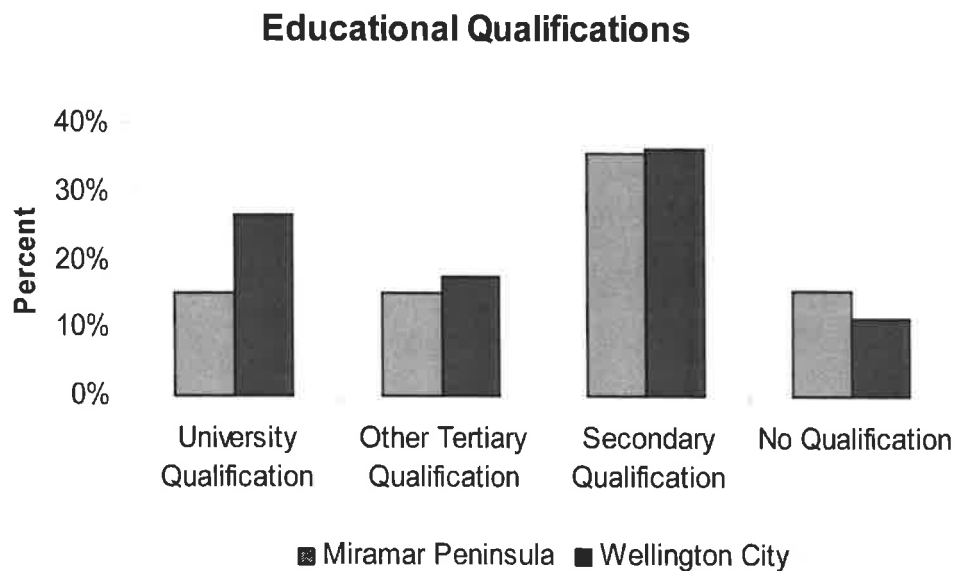
Formal Education Attainment

Compared to other large cities in New Zealand, Wellington has a relatively high percentage of people over the age of 15 with a formal tertiary qualification, and a relatively low percentage of people with no formal qualifications.

Graph 1.5 shows that the percentage of people on the Peninsula with a tertiary qualification is lower than in Wellington city overall. However, specific suburbs have a higher percentage of residents with university qualifications. Karaka Bay and Worser Bay have a total of 31% of people with university qualifications, compared to 27% in Wellington city.

Graph 1.5 also shows that a higher percentage of people on the Peninsula have no formal qualifications. This disparity is greater in some suburbs than others.

Graph 1.5: Difference in the Formal Education Qualifications of Wellington City and the Miramar Peninsula, 2001



Community Cohesion

Peninsula residents feel that the Peninsula is a safe place to live. One hundred percent of respondents to the most recent Residents' Satisfaction Survey said they felt 'very safe' or 'reasonably safe' in their home and neighbourhood during the day. Ninety-four percent said they felt 'very safe' or 'reasonably safe' in their home and neighbourhood at night.

Respondents to the 1997 Community Needs Assessment stated that 'living on the Peninsula feels safe (from crime) compared with other Wellington suburbs'. However, some respondents had concerns about the safety of people using beaches and changing sheds around the Eastern Bays, and respondents from Strathmore mentioned that inadequate street lighting was a safety problem.

Peninsula residents also feel a strong sense of community. More than two-thirds of the respondents to the Residents' Satisfaction Survey said they felt members of their community worked well together, and supported each other. Almost every respondent said that they had at least some contact with neighbours.

Respondents to the Community Needs Assessment also said they felt a strong sense of community. Reasons suggested included the Peninsula's geographic isolation, and the number of settled, long-staying residents.

The Community Needs Assessment also received positive feedback about the Miramar Library. However, respondents felt there was a lack of central link or focus for the Peninsula, and described this as a major barrier to developing a cohesive community. They thought that the Peninsula was fragmented into separate suburbs, and that a strong centre was needed.

Respondents were asked to rate their feelings about personal safety and community spirit on a scale of 1 ('not good') to 5 ('very good'). Table 1.8 shows that average ratings were high: only one suburb, Maupuia, scored lower than four, and only on one rating.

Table 1.8: Feelings about Personal Safety and Community Spirit

Suburb	Personal Safety	Community Spirit
Miramar	5	4.5
Maupuia	3.5	4
Strathmore	4	4
Seatoun	5	4
Breaker Bay	4.5	5
Worser/Scorching Bays	5	5
Peninsula Average	4	4

Cultural Diversity

Peninsula residents like the Peninsula's mix of ethnic and age groups, and feel that the different ethnic groups 'blend well' together. Sixty-eight percent of respondents to the Residents Satisfaction Survey felt that cultural diversity made Wellington city and the Peninsula better places to live. Twenty-five percent felt that cultural diversity made no difference, and 7% felt it was a negative. Most respondents to the Community Needs Assessment felt that demographic diversity enriched communities on the Peninsula.

Democratic Participation

Only 15% of respondents to the Residents Satisfaction Survey stated that they felt they could help influence Council decisions by voting in the Council elections. Voter participation in the Eastern Ward dropped from 54.2% to 50.6% from 1991 to 2001. This reflects a city-wide drop in voter participation over the same period, from 52.8% to 47.7%.

Twenty-four percent of respondents said they were dissatisfied with council decision-making processes. The same percentage expressed dissatisfaction with the level of community involvement in those processes. However, a small majority of respondents felt that the Council undertook the right amount of consultation.

Section Two - Facilities and Services

Vision Statement:

*Our community is dynamic, full of energy, music, laughter and
contentment,
Brimming with opportunities for
The arts, culture, leisure and recreational pursuits for all ages.*

Council Owned Facilities and Services

Playgrounds

Twelve of the Council's 109 playgrounds are on the Peninsula. Some of Wellington's playgrounds are becoming dated and worn out. Currently the Council allocates \$230,000 per year to upgrade playgrounds, meaning that each playground can be upgraded on a 36 year cycle.

The Council is consulting on a Draft Playgrounds Policy that aims to provide a balance between the number of playgrounds the Council maintains, their distribution and quality, and the funding provided. The Draft Policy proposes an increase in funding to \$413,300 per year and that each playground will be upgraded on a 15 year cycle. The Draft Policy may result in fewer playgrounds, but they would be of much higher quality. It would also allow for partnerships with schools, where there may be gaps in Council playground provision.

The Draft Policy proposes that the Council removes two local playgrounds from the Peninsula, and upgrades one centralised playground (similar to the one at the Botanic Garden) to provide a much better standard and range of activities. The Draft Policy also proposes that the Council explores partnerships with two schools on the Peninsula if appropriate.

The decision on the final number and size of playgrounds will be decided with community consultation. The Council is keen to hear what the community thinks about the idea of having a substantial, centralised upgraded playground on the Peninsula, and losing two poorly located or poorly used playgrounds. **If you would like to comment on the Draft Playgrounds Policy please visit www.wcc.govt.nz or call Hilary Harrington on 801 3893 for a copy of the document.**

Housing

The Council provides 2,352 housing units across Wellington city. This is around three times as much housing as any other council of a large city in New Zealand. Council housing is aimed at people with special needs, such as people with low incomes, people with a disability, and people with refugee status. Table 2.2 shows that Peninsula properties make up 11% of the Council's housing stock, a total of 261 properties.

Table 2.1: Council Properties on the Peninsula

Property Type	Number of Properties
1 Bedroom Flat	15
1 Bedroom House	1
2 Bedroom Flat	7
2 Bedroom House	6
3 Bedroom Flat	36
3 Bedroom House	32
4 Bedroom House	2
Bedsit	162
Total	261

Miramar Community Centre

Miramar Community Centre is located at 27 Chelsea Street, about five minutes walk from the Miramar Town Centre. It shares its premises with the Motukairangi Kohanga Reo, the Miramar Art Club, and the Miramar Community Crèche.

The Centre is managed by a centre co-ordinator, and has two part-time youth co-ordinators. The Centre is available for private hire, and has many regular users. It is a meeting place for mother and baby groups, ethnic clubs, craft organisations, health and fitness groups, church organisations, music, literature, and art groups, and community organisations such as the Lions and the Miramar/Maupuia Progressive Association. The Centre is also used for after-school and holiday programmes, and as a youth drop-in centre. It is the point of contact for Food Help and Meals on Wheels on the Peninsula.

The Peninsula Survey showed a high awareness (79%) of the Centre among Peninsula residents. However, usage rates were lower, with just under one in five households having used the Centre in the last 12 months. Twenty-eight percent of the residents who used the Centre rated it as 'excellent' or 'very good'.

There have been suggestions that the Community Centre could be moved closer to the town centre, increasing its visibility and usage. Response to this idea in the Peninsula survey was mixed, with 35% of Peninsula residents in favour of moving the Centre closer to the town centre, 19% opposed, and 40% ambivalent. Response was most favourable from Centre users – 46% were in favour, and 19% were opposed.

Another possibility is to provide easier access between the Community Centre and the town centre, with sign-posted pedestrian access between the Centre and Hobart Street, or Miramar Avenue. However, this would require discussion with other private landowners.

Strathmore Community Base

Strathmore Community Base is located at 108 Strathmore Avenue. The Base has a co-ordinator and two part-time youth workers who are responsible for holiday and youth programmes. Other activities at the Base include a health service, fitness and craft activities, an English language group for new migrants, a budget and advocacy service, and a homework and study programme.

The Peninsula Survey found that 40% of residents were aware of the Base, although that figure was higher in Strathmore, where 70% of residents were aware of it. Six percent of residents surveyed had used the Base in the last 12 months. Despite its lower usage rates, perceptions of the Strathmore Community Base were more positive than they were for the Miramar Community Centre. Forty-four percent of users rated the Base as 'excellent' or 'very good'.

Miramar Branch Library

Miramar Branch Library is one of the Council's 11 branch libraries and service centres throughout Wellington. Located at the shopping and transport hub of the Miramar town centre, it is very well supported by the local community.

In 2001/02 Miramar Library had the fourth-highest issue rate and the sixth-highest door count of the Wellington branch libraries. All the focus groups in the 1997 Community Needs Assessment regarded the Miramar Library as one of the most important facilities for the community, saying it represented the 'social hub' of the Peninsula. People valued its role as an important education facility and a community meeting space. Its additional programmes and services, such as the homework programme and community club meetings, made it an important feature of the town centre. One resident commented: 'The library is the thing which holds the Miramar Peninsula community together'.

The Peninsula Survey reported almost 100% awareness of the Miramar Branch Library. Of those interviewed, 80% had used Miramar Branch Library in the last 12 months. The next most popular library was Central, with 72% having used it in the last 12 months and then Kilbirnie Library, with 44% having used it in the last 12 months.

Sportsfields

The Council owns five sportsfields on the Peninsula: Centennial Park in Miramar North, Miramar Park, the Polo Ground in Miramar Central, Seatoun Park, and Crawford Green in Strathmore. These sportsfields are used for local training and city-wide sports leagues, and for informal games and gatherings. Club facilities are leased out to football, tennis, rugby, bowling, and softball clubs, and to Plunket and Playcentre.

The Peninsula Survey showed high informal use of all of the sportsfields across the Peninsula by Peninsula residents. For example, 37% of Miramar Peninsula households use Seatoun Park for casual recreational use on a regular basis.

Cycleways

The Peninsula has a formal cycle lane on the seaward side of Cobham Drive. Because of the high traffic use of Cobham Drive, the cycle lane is a track on the land at the side of the road, rather than part of the road. In addition, a short cycle lane on Broadway takes cyclists away from the airport roundabout into Miro Street and the subway under the airport.

The Peninsula coastal road is an extremely popular recreational cycle route. Council officers recently undertook a cyclist count at Mahanga Bay on the eastern side of the Peninsula. From 9.00am to 10.00am on the morning of Saturday 12 October, 78 cyclists were recorded travelling in either direction.

Clearwater Waste Treatment Plant – Moa Point Road

This facility, run in partnership with Living Earth, provides sewage treatment for most of the city, with the exception of Karori, which has its own treatment facility. Before the establishment of the Living Earth joint venture, effluent was released straight into the sea off the south coast. However now effluent discharge into the sea is rare and this has resulted in vast improvements in water and environmental quality on the south coast.

Wharves and Jetties

The Council administers two jetties on the Peninsula, at Seatoun and at Karaka Bay. In the Community Needs Assessment, respondents frequently mentioned the Seatoun jetty as a valuable community asset for recreational users.

Non-Council Owned Facilities and Services

Early Childhood Services

The Peninsula has 10 early childhood education facilities: four kindergartens, a kohanga reo, a Montessori pre-school, an early childhood facility for Pacific children, two church-run facilities, and a private centre.

Primary and Full Primary Schools

The Peninsula has five primary schools, catering for children up to year six (standard four), and four full primary schools, catering for children up to year eight (form two). Table 2.3 shows the number of children attending those schools in 2000.

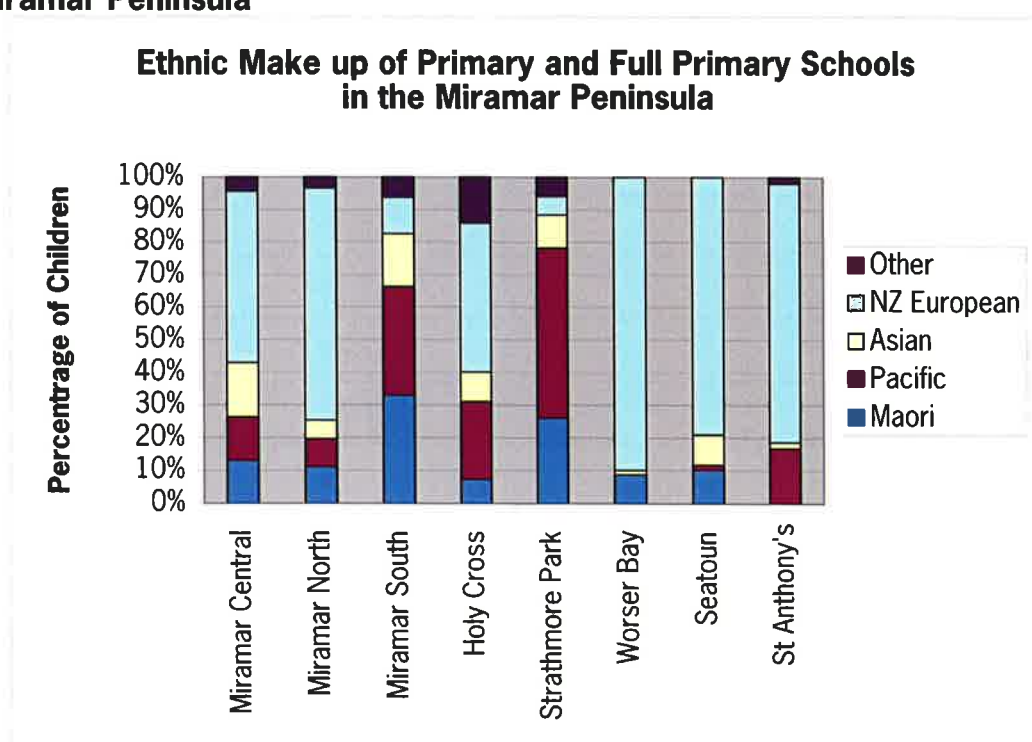
Table 2.2: Primary and Full Primary School Roll

Primary Schools	Total Number in attendance in 2000
Miramar Central School	367
Miramar North School	206
Miramar South School	172
Holy Cross School	306
Strathmore School	65
Worser Bay School	153
Seatoun School	323
St Anthony's School	110
Miramar Christian School	69

The biggest movements in student numbers between 1997 and 2000 were at Miramar Central, which increased by 28 students (8%), and Holy Cross School, which increased by 42 students (16%).

Graph 2.1 shows that the ethnic makeup of schools on the Peninsula varies greatly. The largest ethnic group in most schools is Pakeha except for Miramar South and Strathmore, where the largest ethnic group is Pacific Island people.

Table 2.1 : Ethnic Make Up of Primary and Full Primary Schools on the Miramar Peninsula



Secondary Schools

Scots College, a private school, is the only secondary school on the Peninsula (it caters for pupils of all ages, from primary to secondary, from across the Wellington region). It is a single-sex boys' school, mainly for day students, but it also has some boarding students. This year the school has 593 students.

Telecommunications and Information Services

The 2001 census showed that 98% of Peninsula residents have access to telecommunications services of some kind, including a telephone. However, fewer than half of the residents have Internet access, although this varies across the Peninsula: 59% of Karaka Bay and Worser Bay residents and 58% of Seatoun residents have Internet access, compared with 40% of Strathmore residents. The Miramar library has a computer terminal where members can gain free access to the Internet.

There is no Citizens Advice Bureau on the Peninsula. The 1997 Community Needs Awareness survey identified a great need for an adequate community information service. No current facility, including the library, was considered to have sufficient resources to fill this need. Table 2.4 shows how respondents rated sources of community information.

Table 2.3: Sources of Community Information

Information Source	Percentage regarding this as the best source of information
Cook Strait News	20.5%
Dominion/Evening Post	20.2%
Friends/Neighbours	19.0%
Mail	8.9%
Contact newspaper	9.7%
Schools	4.7%
Notice boards	9.3%
Other	3.1%
Not interested	2.7%
None	1.9%

Youth Facilities

A series of workshops held in the Eastern suburbs by the Wellington Youth Project Coordinator identified that young people on the Peninsula would like to have more things to do and more places to 'hang out'. Desired places included performance spaces, youth centres and entertainment parks. Young people thought that in the community there was 'nothing to do...everything closed, no skating rink, and that the town centre was 'boring'.' They identified

the Recreation Centre as the most used facility, but said that 'things need to be made cheaper or free'. A total of 80% said that they would like to be involved in youth matters.

There are no youth centres on the Peninsula, though both Strathmore Base and Miramar Community Centre have youth workers. Two percent of respondents in the 2002 Residents Satisfaction Survey were dissatisfied with access to youth projects.

Shelly Bay Air-Force Base

The Shelly Bay base is owned by the New Zealand Defence Force, but is surplus to Defence Force requirements. It is zoned 'suburban centre', and has a specific design guide applying to it under the District Plan. It is currently being used as a community art facility. The Council is clarifying its interest in the road reserve, and has not consulted with the wider community about the base because the Council doesn't own it. However the community may wish to consider whether it has any preferences for the future use of this facility.

Suggestions so far have included:- a caravan park, backpackers accommodation, conference facility, open space recreation area (similar to Days Bay), or continued use as a community art facility.

Public Transport

Four bus routes service the Peninsula: Miramar Heights, Miramar, Seatoun and Strathmore. Individual suburbs are not serviced equally in frequency or in the area covered. Miramar and Seatoun are well serviced by public transport, while Strathmore is less well serviced. Maupuia has only one bus route that runs hourly on weekdays, with no weekend service. Karaka Bay, Worser Bay, and Breaker Bay have a limited service during the week, and no weekend service.

Health Services

The Peninsula has five medical centres, with a total of 12 general practitioners. The Strathmore Community Health Service operates one day a week from the Strathmore Community Base, providing affordable healthcare to those on low incomes. The number of doctors on the Peninsula is slightly lower than the city-wide average of one doctor for every 1,000 residents.

The Peninsula has three dentists, one physiotherapist, one pharmacy, three Plunket centres, and two private hospitals/rest homes.

Police services

The Peninsula's community constable is based in Miramar. The main eastern Policing Centre is located in Kilbirnie. Community constable administration is at the Kilbirnie Centre, meaning statistics for the Peninsula are combined with those of the wider eastern area. This makes it hard to assess how accurate perceptions are of criminal activity on the Peninsula.

Distribution of Facilities

Recreational facilities vary across the Peninsula. Strathmore, for example, has more playgrounds than other suburbs. The large open space in this suburb also provides for a golf course and several walking tracks, including the Eastern Walkway. More walking tracks are around the northern end of the Peninsula. The coastline provides for swimming, diving and fishing activities. There are

excellent beaches on the Peninsula including Breaker Bay, Worser Bay, and Scorching Bay.

Residents and Progressive Associations

The following Progressive Associations are active in the Peninsula area:

- Strathmore Progressive and Beautifying Association
- Miramar/Maupuia Progressive Association
- Rongotai/Kilbirnie/Lyall Bay Progressive Association
- Seatoun and Bays Progressive Association

During the Community Needs Assessment, representatives from Residents Associations and Progressive Associations said that lack of financial resources was a problem. The community would like wide consultation and feedback, but the associations could not always organise as much as the community wanted, because of lack of money.

Air-Noise Management Committee

The Air-noise Management Committee consists of the Council and four residents' representatives, and deals with air-noise issues arising from Wellington airport. It makes sure that authorities monitor compliance with District Plan regulations, so noise from the airport remains at acceptable levels.

Retail and Banking Facilities

Although the Peninsula has five dairies, two mini-markets and one supermarket, most residents shop elsewhere. The 2002 Peninsula Survey found that 64% of residents shopped mainly in Kilbirnie, and only 29% shopped mainly in Miramar. The Peninsula has one bank and ATM machine, in Miramar.

Service and Facility Satisfaction

The 2002 Residents Satisfaction Survey identified that 77% of respondents from the Peninsula were 'very satisfied' or 'quite satisfied' with community resources and public services. Four percent were 'quite dissatisfied' or 'very dissatisfied'. Participants in the Community Needs Assessment stated that, although the Peninsula was isolated with limited facilities, closeness to other services in Kilbirnie and Wellington city was a major benefit. The 1994 Recreation Facility Analysis also described the Peninsula as geographically separate from Wellington. However, the key access was through Kilbirnie, which had 'considerable facilities'.

Section Three – The Economy

Vision Statement:

*Our community leads in creativity and innovation.
A vibrant economy promotes a wealth of opportunity.*

Number of Businesses

While the overall number of businesses on the Peninsula has not changed greatly between 1997 and 2001, the results vary greatly between suburbs. Strathmore, Miramar South, Seatoun and Maupuia had a decrease in the number of businesses between 1997 and 2001. Miramar North had the greatest increase in that period, with 55 new full-time jobs created in that area. Maupuia and Karaka Bay and Worser Bay had no change in the number of businesses.

The 1997 Community Needs Assessment identified that while the community viewed the closeness of services in Kilbirnie and Wellington city as positive, retailers and other service providers considered this closeness was a negative factor.

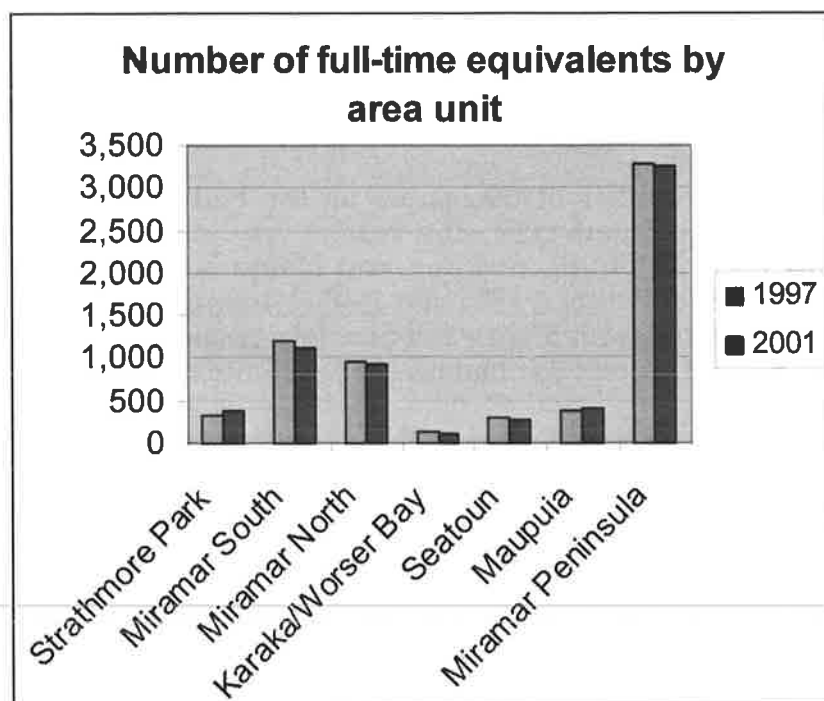
Table 3.1 shows the change in the number of businesses on the Peninsula, and the number of full-time jobs created or lost as a result of the increase or decrease.

Table 3.1: Number of Businesses in the Peninsula, 1997–2001

Suburb	1997	2001	Change in full-time jobs
Strathmore	176	164	-12
Miramar South	226	205	-21
Miramar North	370	425	55
Karaka/Worser Bay	114	114	0
Seatoun	188	171	-17
Maupuia	135	132	-3
Miramar Peninsula	1,209	1,211	2

Graph 3.1 shows that the number of full-time jobs on the Peninsula remained relatively stable between 1997 and 2001. Overall, there was a 1.4% decrease in full-time jobs during this period.

Graph 3.1: Number of Full-time Equivalents Employed by Local Businesses



The number of full-time jobs provided in different sectors varies across the Peninsula. For example, a lot of the manufacturing and transport sector full-time jobs are in Miramar South and Strathmore. Graph 3.1 shows that overall, most full-time jobs on the Peninsula are in the manufacturing and property and business sectors. Fewest full-time jobs are provided in the communications, accommodation, cafe and restaurant, and wholesale trade sectors.

Miramar Retail

An issue raised regarding the local economy on the Peninsula is the sustainability of the Miramar retail centre. The Council will shortly start work on the Miramar centre upgrade. The upgrade will improve traffic flows and pedestrian linkages to some extent.

The Peninsula survey identified that nearly two thirds (64%) of Peninsula residents do their grocery shopping mostly in Kilbirnie, and only 29% do their shopping mostly in Miramar itself.

Population plays a large part in determining whether there is sufficient local demand for retail activity. The population projection for the Peninsula (and city), based on previous census data is 5%. There may be a number of ways to encourage people to live in the area, including changes to the District Plan to allow residential intensification around the town centre. There may also be other ways to encourage retail development which the community could consider.

Miramar Film Industry

A number of key film industry stakeholders are now based on the Peninsula. They already make up a significant part of the local economy. The only suburb on the Peninsula which increased its number of full-time jobs between 1997 and 2001 was Miramar North, and this can be largely attributed to the film industry activity in the area.

There is no doubt that the local economy and retail sector is already indirectly benefiting from the presence of the film industry in the area. However the Peninsula community may wish to consider whether it could take further advantage of the presence of this new industry to enhance the local economy. One possibility may be to create partnerships between the industry and local business to create an entertainment tourism attraction in the area.

Section Four – The Environment

Vision Statement:

*The community respects the natural environment
From the harbour to beyond the hills,
and there are abundant examples of restored natural heritage.
The waters are sparkling and clear, and
The air is fresh and clean.
The area's unique character and beauty
Are enhanced in its built environment.*

Built Environment

There are currently 6,250 residential dwellings on the Peninsula. During the past ten years there has been an increase of 6% (= 345 dwellings) in occupied dwellings on the Peninsula. This is about half the infill for Wellington city as a whole during this period (11.6%). Infill housing is where sections have been subdivided and new houses have been built increasing the density of a suburb. The number of occupied dwellings since 1996 has increased by 57.

Within the Peninsula, Strathmore had the highest infill rate during the past decade. During the last five years the development activity has slowed, however infill housing developments are currently underway in Maupuia, Seatoun and Strathmore.

The level of infill housing occurring in an area will have a major impact on the future demand for facilities and services and the nature of the urban environment. Residential development and land use is currently controlled by the District Plan which is administered by the Wellington City Council. The community may wish to consider whether, as part of any long term community plan, it wishes to have a greater say about the extent and nature of new development in the area. This pilot could provide the chance for the community to discuss these issues in more detail with the Council.

Natural Environment

The Miramar Peninsula is a prominent feature of Wellington's landscape. Located on the western shore at the entrance to Wellington harbour, it is surrounded by sea on three sides, and bounded by Wellington Airport on the fourth. The Peninsula is a long ridge that runs from Point Halswell in the north to Moa Point in the south. Towards the south-west, Mount Crawford is a prominent feature that rises to 163 metres above sea level.

The most notable area of flat land in the Peninsula is the suburb of Miramar, which contains the bulk of the available services on the Peninsula. The other significant area of flat land is Seatoun. The headland at the northern end of the Peninsula is a significant open space, as is the Rangitatau Reserve and coastal area at the south end. Between the two, the Peninsula boasts several of the city's finest beaches.

Miramar Headland

The New Zealand Defence Force owns much of the land north of Shelly Bay and Scorching Bay. Some is also owned by the Department of Corrections, the Department of Conservation, and the Council. It is largely covered by exotic trees, regenerating bush, and grassy areas. Much of the New Zealand Defence Force land is now surplus to requirements.

In the recent Peninsula Survey we asked people whether they had any ideas for the future use of this area. Twenty-three percent of respondents wanted the land to be used as a reserve or park, and 20% specifically mentioned that they did not want property developers to purchase the area. Ten percent suggested a mixed use of a park and a housing development, and 7% suggested selling all the land to developers.

Suggestions for the non-commercial use of this land included: replanting and keeping it as a conservation area (14%), keeping it open for the public to enjoy (13%), using it as a recreation area (12%), and providing walkways (8%). Eight percent of respondents suggested that the land be used for camping and backpacker tourist accommodation.

Eastern Walkway

The Council administers the Eastern Walkway - a 4.5 km walk through Rangitatau Reserve land from Tarakena Bay, past the Atatürk Memorial, and around the coast to the Pass of Branda. Another section of walkway (not formally included as part of the Eastern Walkway) continues around the eastern escarpment from the Pass of Branda, climbs over the ridge behind the old Fort Dorset site, drops down to the coastline and ends at the Churchill Park play area at Seatoun Beach. This second section of the total walkway is currently conservation estate.

The complete walk has a number of distinctive elements, including many features of the region's history. It has stunning views of the south coast, vantage points for famous shipwrecks, several significant Maori heritage sites, and a rich military history.

The Peninsula Survey showed that awareness of the Eastern Walkway was also extremely high, at 86% across the Peninsula, with almost 60% of respondents having used it in the last 12 months.










Environmental Issues on the Peninsula

Council's *Bush and Streams Restoration Plan 2001* identified a number of environmental issues and opportunities on the Miramar Peninsula. The Plan notes that the Peninsula is ecologically unique, isolated to some extent from the mainland by the physical barrier of the Airport. There is also a considerable amount of green space on the Peninsula, with the headland area to the north, Rangitatau Reserve and the Eastern Walkway to the south.

The plan identifies the possibility of enhancing an 'ecological corridor' (natural areas that link the north and south ends of the Peninsula) between the two large areas of green space to increase the possible habitat for native birdlife. It also notes that, because of its geographic isolation and ample green space, the Peninsula could provide a chance to test a co-ordinated pest eradication and native birdlife enhancement programme in a suburban area.

Successful enhancement of ecological values in a suburban area such as the Peninsula would require resources, long-term planning *and* a high level of involvement from the local community. However this community planning pilot provides the opportunity for the community to discuss these ideas in more detail with the Council.

Legend

-  Memorial
-  Playground
-  Sports Club
-  Changing room & shower
-  Jetty
-  Dairy
-  Health Facility
-  Community Centre
-  Kindergarten



Property Boundaries
Land Information NZ
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Accuracy in urban areas: +/-3m
Accuracy in rural areas: +/-30m

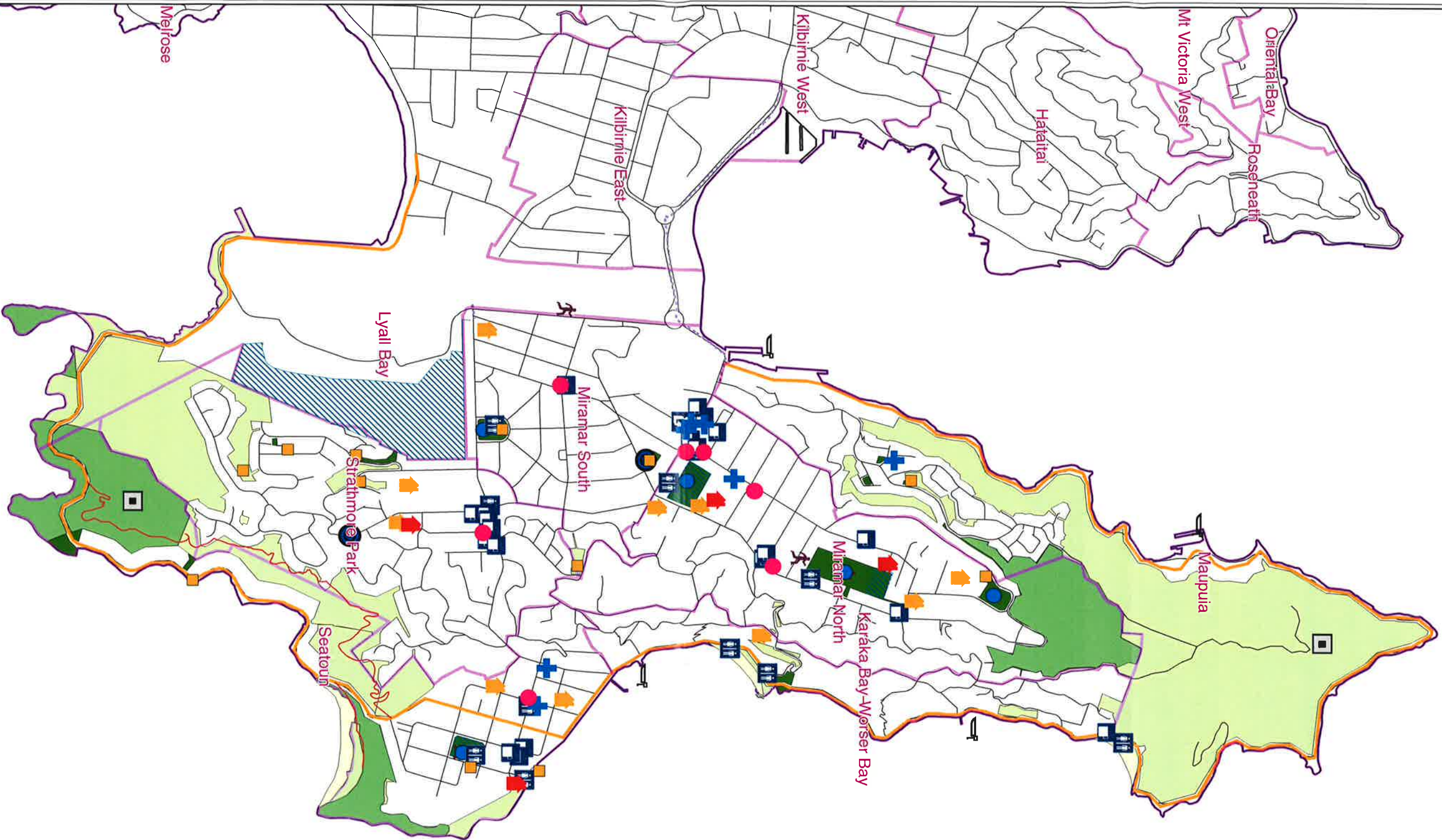
Other data has
been compiled from
a variety of sources
and its accuracy will vary.

Miramar Peninsula –Community and Recreational Facilities

1:20,000

0 0.25 0.5 0.75 1 Kilometers





- Legend**
- Memorial
 - Playground
 - Sports Club
 - Changing room & shower
 - Jetty
 - Dairy
 - Health Facility
 - Community Centre
 - Kindergarten
 - School
 - Public Toilets
 - Cafe/Restaurant/Takeaways
 - Library
 - Walking Track/Pathway
 - Cycle Lane
 - Roads
 - Swimming Beach
 - Sports Field
 - Park
 - Open Space
 - Conservation
 - Census Area Units

Property Boundaries
Land Information NZ
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Accuracy in urban areas: +/-3m
Accuracy in rural areas: +/-30m

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and its accuracy will vary.

Miramar Peninsula –Community and Recreational Facilities

0 0.25 0.5 0.75 1
Kilometers