Upper Stebbings Valley:
Public Survey Results - September 2018

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

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Located between Churton Park and Tawa, Upper Stebbings Valley and Glenside West it is one of the last remaining areas of Wellington identified for new housing. This paper summarises what people and organisations with an interest in the proposed development value about their own communities and would like considered in a new one.

Summary of findings

People want to live in a community unique to Wellington that is inclusive and diverse; an urban area with green spaces, quality transport systems, and effective infrastructure.

Attributes valued by respondents when thinking about their current community centred around four themes: community, transport, shops, walking access. Over 50% of respondents supported the four themes listed.

Key words attributed to the main themes included:

- **Convenient public transport** (84%): connections and access between suburbs and to city
- **Green areas** (82%): community gardens, trees and native
- **Safe and easy to walk around**: good lighting and walking paths
- **Recreation activities including tracks** (67%): sports facilities, parks and playgrounds.

Other considerations included sustainability; infrastructure (e.g. three waters); people; and employment. 'Inclusive' and 'Liveable and Attractive' received the highest scores in ranking questions. You can learn more about this project and the work we're doing to accommodate Wellington's expected population growth of 50,000-80,000 people in the next 30 years.
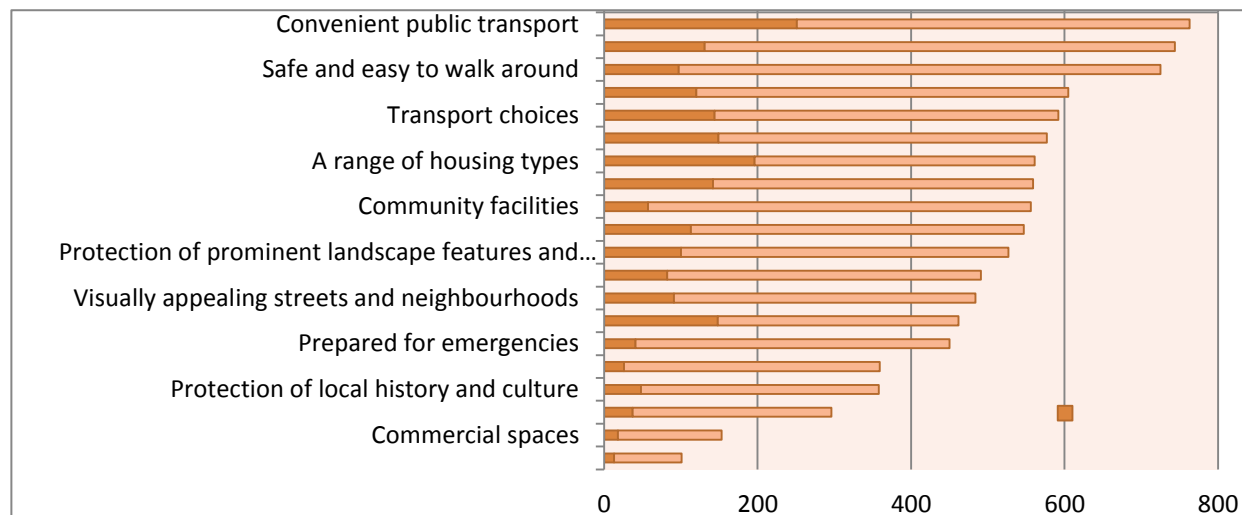
About the survey

Who, when and how did people access the survey?

- Target audiences included members of public and the Wellington City Council's research panel.
- Feedback opened 8 August and closed 3 September at 5pm.
- The survey was shared through the Council's website and social media.
- 905 people responded through submissions in the mail, on-line, emails and social media.

Themes important to a thriving community

The total bar length represents the number of respondents and the particular aspect seen as an important consideration. The paler shaded section indicates aspects seen as currently missing in the Northern suburb.

The table below lists all aspects respondents thought important considerations when developing a new community, and those currently missing in the northern suburbs of Wellington City.

	Priority		Currently Missing	
	Count	**% of total respondents**	**Priority currently missing**	**% of those who listed as a priority**
Convenient public transport	763	84%	251	33%
Green areas	744	82%	131	18%
Safe and easy to walk around	725	80%	97	13%
Recreation opportunities including tracks	605	67%	120	20%
Transport choices	592	65%	144	24%
Smaller neighbourhood centres with shops and cafes	577	64%	149	26%
A range of housing types	561	62%	196	35%
Healthy streams	559	62%	142	25%
Community facilities	556	61%	57	10%
Spaces where people can interact with others	547	60%	113	21%
Protection of prominent landscape features and views	527	58%	100	19%
Education facilities	491	54%	82	17%
Visually appealing streets and neighbourhoods	484	53%	91	19%
Safe and easy to get around by bike	462	51%	148	32%
Prepared for emergencies	450	50%	41	9%

Childcare facilities	359	40%	26	7%
Protection of local history and culture	358	40%	48	13%
Retail spaces	296	33%	37	13%
Commercial spaces	153	17%	18	12%
A consistent look and feel	101	11%	13	13%
Other	275	30%		
Total Responses (n)	905			

Currently viewed as missing in the Northern suburb

The verbatim responses to the question 'What if anything has been missed that is of importance in a new community' were thematically analysed. We analysed and grouped the themes. Many themes aligned to the considerations already listed. Therefore most of the comments did not identify missing considerations but added context to those already listed.

Considerations, attributes, features and characteristics

Analysis of the comments drew out specific themes people thought make a thriving community. Comments are listed below.

Convenient Public Transport and Transport Choices

Transport

- Convenient public transport (x2)
- Easy for cars to travel around. Public transport is not always an option – the time factor. Not always viable for mobility users.
- Accessible areas for elderly supported by public transport.
- It needs to be extensively serviced by multiple public transport routes. It must not be an endless sprawl of suburbia and cul-de-sacs. It must be easy for a new visitor to drive around without a GPS.
- Will more buses/trains be needed?
- Plan for the long term. What will this community need/be in 50 years, 100 years, or 200 years? It needs to be easy to get in, out, and around. Curvy suburban cul-de-sacs that busses can't get into are terrible for resilience, and also for any kind of growth or change. Build in density near transport hubs and commercial centres, because it's so hard to increase density after the fact. Don't build for 5-10 year horizon.
- Safety from cars. They are the most dangerous things in my daily life in Wellington.
- Good connections to neighbouring districts including extension of rail line from Johnsonville to Takapu Road.
- Accessibility – easy to get in and out of the suburb and engage with nearby suburbs.

- Ease of access to Wellington City itself and to and from the airport.
- Management of impacts of increased vehicles on motorway access to city at peak times.
- Quality access in and out of the suburb to main arterial routes, not the current WCC policy of forcing everything through crap entry and exit points.
- Quick access to motorways & trains.
- Quick access to the inner city.
- Designed for people rather than cars.
- Perhaps links to existing communities so that a new community is not isolated
- Better and more bus shelters.
- Concern of traffic - for example, an easy flow of highway entry/exit which will not add burden to the highway traffic.

Roading

- Wide streets
- Wider roads
- Wider streets as parked cars on both sides of the road can create a hazard.
- Streets wide enough for duel carriage
- Roading designed fit for a central public transport spine for fast mass transport of the residents: out busses drive around the back streets and avoid a lot of the main roads which I find slows down the bus which keeps me off it.
- Multiple access points via road, walking paths and bike access. Too many suburbs have windy roads and only one way in or out.
- Consideration of impact of increased population on roading
- Ensure you don't put a burden on roads through existing suburbs
- Good roading
- Restrictions of thru traffic on shopping centre area of main road
- Roads not expensive to maintain.
- Connection to other adjacent communities rather than bottleneck cul-de-sac mentality
- Existing motorway links are added to if they become congested because of serving larger communities.

Parking

- Park and ride facilities - particularly for those on hilly sites
- Parking
- Parking
- Parking for transport
- Off street parking

- Off street and on street parking is a big issue already - streets in Tawa hills are narrow and already clogged with parked cars - we don't need another neighbourhood next door with same issues
- Plenty of purpose built parking for train park n ride. There isn't enough space now, more people means more resources to cope with the increase demand. Please do not expect the current facilities are fit for purpose.
- Roads that allow vehicle parking on both sides without posing danger to traffic or pedestrian; colourful suburb is not grey on grey
- Traffic and parking management
- Transport support - park and ride spaces, not just transport options but the ability for it to function well.
- You've said transport choices, retail space, neighbourhood centres with shops & cafes, but you haven't mentioned parking!

Safe and Easy to get around by bike

Cycle Infrastructure

- Including cycling infrastructure in planning before building begins – eg, separate cycle paths (not just painted on as an afterthought - look at this! - https://www.wired.com/story/world-best-cycling-cities-copenhagenize/).
- Plan the streets properly, bike tracks away from traffic.
- Local decision making on cycleways.
- An ability to enable people to cycle to work. Looking to Northern Europe for urban design that works and gives people a better quality of life.

Safe and Easy to walk around

Lighting

- Good lighting.
- Good lighting to make it safe.
- Good street lighting.
- Good brighter street lighting for safety.
- Really good inter-block pedestrian connections, a place where people feel it's safe for children to walk and cycle, a place where women feel it's safe to walk at night.

Recreational Opportunities

Tracks and green areas; healthy steams; and protection of prominent landscape features and views

Sports Facilities

- Sports and recreation centres
- Kids sporting facilities
- Pool (x2)
- Sports facilities: pool, sportsground etc.
- Sports fields (x3)
- Sports grounds and indoor sports centres
- Swimming pool for year round exercise for all age groups
- Golf course or driving range
- Gym (x3)
- Recreation facilities that appeal to children, youth, teens, young adults, families, adults and elderly

Parks (Playgrounds)

- A really child-friendly park like by Tawa Pool.
- Children's play areas/playgrounds (x11)
- I personally feel there should be parks/playgrounds within easy walking distance of all new housing

Environment

- Access into hills for walking or biking
- Access to outdoor recreation more than just walking in bush. Bike tracks for kids and adults. Access to bike pump tracks, bmx tracks for kids to learn and grow.
- Access to walking and mountain bike tracks in the hills above.
- Community gardens
- Consideration for local wildlife and preservation of habitat.
- Consideration of existing trees and native bush.
- Easy access to existing green spaces and tracks
- Eco development - lots of trees to stop it looking like something from Stepford Wives
- Environmental policy/development rules that priorities and enhances opportunities for native fauna (birds & bugs) over introduced species - e.g. cat ban or cat controls; active rat, weasel, stoat, possum management/elimination.
- Green belts that support native birds.
- Green space that preserves local flora and fauna
- If forest reserves are not part of green areas, then yes
- Native bush
- Native flora and fauna
- Places where youths can invest in their community, e.g. Mountain bike trail building, replanting native vegetation, Community Gardens (food source), etc.

- Preservation of existing reserve areas
- Protection of any existing native stands of bush
- Protection of any native bush
- Protection of biodiversity
- Protection of existing bush, protection of local wildlife. For example there seems to be a lot of dislocated pukeko around the fringes of new areas in Churton Park and Grenada
- Protection of native birds and wildlife
- Protection of native bush for all to enjoy
- real nature nearby (whether coast, stream or town belt - not just a bit of lawn with some flowers and shrubs)
- Retaining the pockets of green belt, revegetation and regeneration and forests.
- Street trees with plenty of room to grow. Above and below ground.
- Street trees.
- Trees not just open green spaces. Stands of bush and shelter
- Trees, lots of trees on the berms (x2)
- Walking tracks
- Wilderness

Animal Friendly

- Dog friendly areas
- Dog exercise areas.
- Dog friendly community is extremely important. Dogs on leads is fine but no dog areas are out of date and unfair caused by a minority of irresponsible owners
- On and off lead dog exercise area's
- Safe for cats

Smaller neighbourhood centres with shops and cafes

Central Hub(s)

- A hub - e.g. library, cafe, park
- Working hubs to connect small operators
- It probably needs one or two areas which contain business/shopping/other facilities (banks post office doctors but not petrol stations)/library not necessarily in the middle or centre of the development but acting as a central point for those living in the development
- A defined 'centre'
- Having a centre or heart where people can meet and develop a sense of identity and belonging.

Cafes

- More coffee places
- More cafes
- Cafe's close by

Other facilities

- An arts scene e.g. theatre group, choir
- Bakery
- Movie Theatre
- Bank
- Post Office
- Local pub (x2)
- Boutique cinemas
- Postal and bill payment facilities
- Public toilets (x2)
- Service station/mechanics workshop
- No gambling areas -make this a safe environment as there are plenty around elsewhere

Retail spaces and Commercial spaces

Retail and Commercial Space

- Some large, anchor employers
- I don't care for retail in general,
- I personally feel there should be shops within easy walking distance of all new housing
- With both Tawa and Churton Park community facilities and retail providers, extra retail, commercial space could be kept to a minimum.
- As Churton Park shops near, I have not ticked retail spaces.
- No outlets selling alcohol so it is safe for kids.
- Ensuring local access to useful commercial and health spaces, i.e. some control over who rents commercial spaces

Supermarket

- Do care about a supermarket within walking distance.
- If not available easy access to supermarkets
- Local food/retail stores.
- Supermarket(s) (x3)

Community facilities and Spaces where people can interact with others

Community Centre/Community Hall

- Multipurpose centres that can be available during weekends.
- Community hall or central meeting point big enough for the whole community could be part of a school or recreation centre etc.
- Community centre (x2)
- Community hall (x2)
- Community hall that can be hired and acts as a centre or hub with public toilets.
- Public meeting places like halls
- Bigger community centre
- Drop in community facility like a CAB but for all where good advice and help referral is given and people are listened to.

Library

- Easy access to a library
- Library(s) (x11)
- Library with a larger range of books. A couple of years ago, there was a deliberate reduction in the size of the book collection, ironically just a little after the building had been enlarged.
- Local Library also important in the suburb - not dependent on going to other suburbs

Religions and Cultural Centres

- Church (x3)
- Church / Religious centres
- Cultural aspects such as a marae or mosque; or churches
- Marae: (community space - Māori kaupapa) and set aside places where people worship e.g.: Islam, Christianity, Buddha
- No mosques or Islamic 'community centres'

Prepared for emergencies

Health Services
- Better hospital facility with good parking
- Easy access to other services necessary to a community like a GPs, dentists etc.
- Good health facilities - doctors and dentist.
- Health facilities - doctors, dentists etc.
- Health facilities like medical centres
- Healthcare hubs /access to pharmacy etc.

- Do care about a doctors and pharmacy within walking distance.
- If not available easy access to medical care
- Dentist & doctor
- Local Doctor and pharmacy
- Medical and social services/ facilities
- Medical centre/GP practice
- Medical facilities (x2)
- Medical provision (GP and dental surgeries)
- Easy access to medical centre
- Medical centre (x3)

Other Emergency Services

- Presence of police
- A fire brigade location or emergency services
- Access to prime services e.g. Ambulances, Fire, Police

Resilience

- Adapting to changing climate, especially storms (slips, flooding) and droughts (adequate water storage)
- Once it is populated, some way of responding to emerging needs of residents, e.g. time banking, maybe a community worker who can facilitate growth development of things that meet emerging needs and wishes

A range of housing types

Affordable Housing

- A "range of housing types" - don't build houses specifically for poor people. Look at Naenae, where I live. The state houses are crime magnets, the denizens are incredibly undesirable. Don't ruin the area
- Affordability
- Affordability; high-quality, insulated housing
- Affordable housing (x3)
- Affordable housing - less than $350k for 3 bedrooms.
- Affordable housing - more than "a range of housing types"
- Affordable housing opportunities for families and elderly
- Affordable housing that is actually affordable (less than $300,000 for house and land)
- Affordable land and housing options for first home buyers and people on minimum wage.

- Affordable living
- Given the cost of building new house, allow smaller houses / sections to be available
- Housing for people for of all ages (i.e. including older people) who cannot afford to buy their own homes
- Lots of affordable housing
- That it is affordable. That the price is aimed at young people in the $200,000 range. No more large houses for rich baby boomers.
- You've missed affordability... so sometimes that means less planning restrictions!

Other Housing

- Ability to build own home and not be locked into house and land packages
- Benchmarked against international best practice urban design
- Co-housing type arrangements where people can live independently and at close proximity to there to reduce a sense of loneliness
- Decent sized sections with stand-alone housing - that is no infill housing - and restricting the height of dwellings.
- Diversity of housing options built together for all cultures/wage earners to co-habit and co-create a community.
- Don't want all the houses looking the same.
- Flat building sites and considered landscaping as a result i.e. Woodridge as an example
- Good quality residential housing.
- Healthy homes
- I did not tick "A consistent look and feel" as there is nothing more soul-destroying than houses all looking the same. Colour, please!
- I really want a co-housing community to be considered.
- If you are doing high density housing ensuring that people have privacy and they don't get to much noise from neighbours
- Not too homogenous. Enough space around houses for trees.
- Quality housing - no mouldy/leaky/uninsulated housing
- Reasonable sized land plots so can build and have large garden space
- Relatively dense housing (like medium density) to get ahead of the curve and build homes for more people
- Retirement housing
- Smaller housing.
- Social housing needs to be in the mix - via HNZ, WCC or a Registered CHP.
- Space for the community to develop in its own way, and to make the space their own. A good example of this on an individual level might be the Concepcion 'half a house' building approach (https://99percentinvisible.org/episode/half-a-house/) but it would be great to see this also done on a community level, i.e. 'half a village'. I

think that a successful community is one that represents many different points of view, not just a single design plan. Please avoid a 'Consistent look and feel'!

- There is a massive housing shortage in Wellington.
- A diverse look and feel. Sick of homogeneous suburbs.
- A consistent look and feel is inconsistent with a range of housing types, such as medium-density development in places. You should not try to have all of these everywhere!
- High density to make public transport and retail viable
- Keep it consistent with Churton Park style properties. Please do not put state homes there. Family homes for people that contribute to Wellington and NZ. Not take from it.
- Not cramming in as many houses as we can. Would be great for all hosing types to have connectivity to a usable green space.
- Colourful suburb is not grey on grey
- Just to ensure that a range of housing options provides support to low-cost housing, and/or considers kiwi-build options. Thought could go towards a village approach and the sharing of spaces, shared community kitchens/laundries/gardens/storage spaces to allow for smaller and more houses
- Higher quality construction

Sustainable Housing

- Eco friendly well designed buildings
- Opportunity for tiny house living, alternative living, sustainable living. Affordable for young people.
- It is incredibly important that we do not continue to build huge and environmentally unsustainable houses. Not only are they financially unaffordable, the planet, and our local area, cannot afford their disastrous impact on our environment. If everybody in the world lived in a ridiculously huge house like we do in NZ then we would be utterly screwed.
- Healthy, energy- and water-efficient homes.
- Ecologically sound, minimal impact, tiny housing options
- Ecologically sustainable building practises to ensure no pollution of the area during construction. Open-mindedness towards alternative and affordable housing types (such as allowing Tiny Homes and/or off-grid housing)
- Affordable housing, environmental sustainability, long-term vision, medium density affordable housing not big houses for the wealthy, care for native flora and fauna
- You should allow people to build off-grid and/or eco-friendly sustainable homes. Allowing people to build tiny houses or a tiny house community would be the best idea, as it is the only way many people will ever be able to afford their own home these days.

- An eco-friendly tiny houses like community
- Any new builds to be environmentally friendly with solar panels etc. / being able to walk to shops without having to drive any great distance.
- Eco friendly well designed buildings.
- Ecologically sound, minimal impact, tiny housing options
- Ecologically sustainable building practises to ensure no pollution of the area during construction. Open-mindedness towards alternative and affordable housing types (such as allowing Tiny Homes and/or off-grid housing)

Visually appealing streets and neighbourhoods with a consistent look and feel

Look and Feel

- A consistent look and feel is not desired
- A diverse look and feel. Sick of homogeneous suburbs. Public art
- A recognisable "identity" which goes way beyond just "a consistent look and feel".
- All considerations listed are important. I have ticked those most important to me. A new community must be developed in a way that encourages people to meet, play, dine, recreate, and generally populate their community. Avoid something like the Aotea development in Porirua, which looks like a sterile, lifeless, dormitory suburb.
- High level of planning. Build the suburb so it can expand easily, but doesn't look like a ghost town in the early stages, and still has the necessary amenities so residents don't have to travel far/elsewhere to get what should be nearby
- I visited Perth a couple of years ago and went to Burns Beach subdivisions. Each dead end street culminated in a narrowed paved road forming a village green loop. There were designated parking areas with trees, playground equipment and built in bbq's with areas with sheltered shading rooves and seating. This encouraged a sense of neighbourly community from the outset. Very impressive.
- Over-planned is bad - boring and the community reflects the planners wishes not the communities
- not a uniform greyness,
- maintaining some of the character of a rural setting
- An urban meshed network, not a tree/tributaries type layout.
- It's easy to get around, lots of flat areas and places to go.
- More art
- Some type of art or attraction that helps create a local community identity

- There needs to be something quirky that lasts and changes something that makes this town different from other towns that locals won't get bored with. There needs to be a variety of events, festivals, and cheap things to do otherwise you leave to go somewhere else to find things to do or you become a shut in and no one interacts with anyone outside their jobs.
- Variety is great. Please do not duplicate the soulless beige boxes of Auckland's north shore.

Education facilities and Childcare facilities

Pre-school/Primary/Secondary

- Local schools, play centres and kindergartens
- Enough space in the local schools
- School within walking/biking distance - creates a very healthy community
- Schools to be central
- What I feel is that we should introduce the schools which are very famous among parents to be opened in this place. For example the school Amesbury is one of the best and every parent want their kid to be at the best place. People mind set cannot be changed but at least we have branches of such recognised schools open so that people have more choices
- If transport is good then some travel to school is fine!
- A school; preferably years 1- 13.
- A shared community focus such as a school or park (that suits all ages)

Protection of local history and culture

Iwi

- Explicit expression of Te Ao Maori
- First and foremost as ever: the Right people - he tangata, he tangata, he tangata
- Full involvement of local iwi

Missing Considerations

Sustainability

- Sustainable living.
- Energy creation - putting turbines on the windy trigs. Self-sufficiency in regards to the rainwater roof harvesting

- Sustainable- rain water tanks. Follow the contours instead of cutting away hillsides and sending sediment into our waterways. Every time it downpours we flood. Future proofing with green spaces and trees and community gardens.
- Sustainable, long term view
- Eco / sustainable spaces; predator-free by design.
- Low carbon, sustainable living
- Low impact on environment, low carbon impact
- Earthquake resilience within community.
- A priority should be to make new development carbon neutral.

Infrastructure

- Adequate future proofing for water runoff and sewage.
- Connectivity to and capacity of essential infrastructure such as water, gas, power and sewage
- Effective and efficient drainage systems - i.e. no flooding or overflows to streams and sea.
- Enforcement of council bylaws affecting the community such as recycling and rubbish collection; health and safety; rules over slum landlords
- Better waste management.
- Infrastructure
- Infrastructure to support growth - e.g. sewerage, etc.
- Resilient services such as fresh water, drainage, electricity etc.
- Utilities forward planned and installed
- Power lines under ground

People – inclusion and accessibility

- Accessible for all ages and physical abilities
- Range of age groups.
- Appreciating migrant/ Ethnic cultures
- Areas that are inclusive for the elderly
- All of these are important, but I put people & the landscape ahead of commercial factors.
- Consideration of elderly resident's needs.
- Ease of access to the mobility impaired
- Multicultural population
- Must consider medium Income and working families
- No overcrowding.
- People before Planners - get some non-planners to be involved early and at the highest levels.

- support to make people of all cultures and ethnicities feel safe, welcome and valued

Employment

- Closeness to a variety of work opportunities
- Jobs. We should no longer be producing dormitory suburbs.

Overview

- All of these are important and planning requires a holistic approach
- As little impact on the existing community
- Branding, Why, Why would we live here
- Compact development that does not waste space and provides quality places
- Densification
- Future insight (100 year+ planning).
- In one way or another most of the above are important. What makes for better or worse development is how they are crafted together, not whether the ones that 'win' the 'popularity context' are more catered for than others.
- Maintaining a sense of community in the design is really important to increase the opportunities for residents to interact and reduce isolation and loneliness
- Being socially connected.
- Not to have adverse effects on other suburbs and communities
- Privacy
- That it not adversely impact an existing established community e.g. ruin existing neighbourhoods by introducing a lot of through traffic noise and safety.
- Any new community should enhance not denigrate the quality of life of the residents of adjacent communities.
- When starting from scratch the planning/mapping out should be easier than trying to slot facilities into existing spaces.

Ranking Council and Northern Growth Management Plan Principles

The results and comments left by respondents indicate that these questions were hard to answer. Respondents felt that all the principles were of importance with many stating they thought they were of equal importance.

The results show this with very even counts across principles and ranks. One exception is the "heritage & culture" principle from the Northern Growth Management Plan which received far fewer 'most important' responses than any of the other principles.

Most Important			
Council Principles from previous work		Northern Growth Management Plan Principles	
Principle	No. of top rank responses	Principle	No. of top rank responses
Vibrant & Prosperous	192	Liveable & Attractive	237
Greener	165	Landscape & Ecology	220
Inclusive	163	Local Economy	124
Compact	134	Infrastructure	116
Resilient	133	Heritage & Culture	56

Below are the results for each principle using the 'borda count' method. This takes into account the number of 2, 3, 4, and 5 ranks that each principle received. 'Vibrant & Prosperous' received the most top ranked responses, but also received the highest number of lowest rank responses; slipping to 4th in the borda count score. The scores are all within 0.5 of each other indicating no clear priority.

Borda Count			
Council Principles from previous work		Northern Growth Management Plan Principles	
Principle	Count	Principle	Count
Inclusive	3.30	Liveable & Attractive	3.37
Greener	3.04	Landscape & Ecology	3.24
Compact	3.01	Infrastructure	2.99
Vibrant & Prosperous	2.86	Local Economy	2.86
Resilient	2.80	Heritage & Culture	2.54

Valued attributes, features and characteristics

WORDS MOST FREQUENTLY USED: Feature words, attributes and characteristics described by the respondents about their own community.

A full key word count from the question asking respondents to think about their current community and what attributes, features or characteristics they value is included below.

Word	Count	Word	Count	Word	Count
community	380	centre	111	proximity	82
transport	315	library	109	trees	80
shops	280	safe	108	roads	76
walk	224	easy	104	streets	69
access	196	services	102	bus	68
school	186	housing	101	friendly	67
green	174	facilities	97	neighbours	63
spaces	136	amenities	93	feel	60
parks	134	bush	91	places	58
local	131	supermarket	87	distance	55

close	114	space	86	playgrounds	53
people	114	cafes	84	quiet	52

Word	Count	Word	Count	Word	Count
family	50	views	42	nearby	34
park	49	birds	41	parking	34
village	49	pool	41	play	34
mix	48	town	41	gardens	33
links	45	around	40	traffic	33
native	45	sports	37	diversity	32
recreation	45	train	37	environment	32
including	44	cycle	36	hills	32
open	43	nature	36	cbd	31
tracks	43	hub	35	central	30
bike	42	centre	34	home	30
live	42	children	34	support	30

Word	Count	Word	Count	Word	Count
dog	29	station	24	doctor	21
house	28	variety	24	motorway	21
walks	28	greenbelt	23	natural	21
connection	27	medical	23	bar	20
walkways	27	activities	22	convenience	20
options	26	affordable	22	swimming	20
reserves	26	dairy	22	ages	19
wide	26	groups	22	clean	19
work	26	kids	22	neighbourhood	19
accessible	25	church	21	ability	18
development	25	closeness	21	infrastructure	18
range	24	connected	21	planting	18

Word	Count	Word	Count	Word	Count
available	17	fields	15	primary	14
car	17	near	15	privacy	14
cars	17	water	15	social	14
density	17	able	14	trails	14
ease	17	atmosphere	14	allow	13
hall	17	enjoy	14	character	13
sun	17	exercise	14	cinema	13
cultural	16	footpaths	14	commute	13
design	16	land	14	living	13
different	16	lighting	14	post office	13
restaurants	16	network	14	retail	13
section	16	pharmacy	14	streams	13

Word	Count	Word	Count	Word	Count
wildlife	13	everything	11	handy	10
away	12	excellent	11	history	10
businesses	12	forest	11	rural	10
clubs	12	free	11	art	9
crime	12	peace	11	beautiful	9
everyone	12	travel	11	chemist	9
food	12	boundary	10	choice	9
paths	12	buildings	10	eateries	9
pedestrian	12	commercial	10	entertainment	9
vibe	12	drive	10	flat	9
along	11	encourage	10	grounds	9
education	11	frequent	10	harbour	9

Word	Count	Word	Count	Word	Count
kindergarten	9	share	8	peaceful	7
mountain	9	air	7	playing	7
outlook	9	basic	7	rail	7
outside	9	coast	7	sea	7
beach	8	coffee	7	active	6
benefits	8	communities	7	aspect	6
events	8	flow	7	attractive	6
features	8	income	7	bakery	6
health	8	landscape	7	balance	6
hospital	8	multicultural	7	bank	6
location	8	opportunities	7	boulevard	6
population	8	outdoor	7	childcare	6

Word	Count	Word	Count	Word	Count
city	6	amount	5	identity	5
communal	6	college	5	leisure	5

compact	6	elderly	5	playgroups	5
gathering	6	gym	5	security	5
grocery	6	healthy	5	sewage	5

The questions

The Upper Stebbings Valley Structure Plan Survey

The Upper Stebbings Valley Structure Plan will cover the area of Upper Stebbings Valley and Marshall Ridge – the land between Churton Park and Tawa.

We expect an additional 50,000 to 80,000 people in Wellington in the next 30 years and we need to find place for up to 37,000 homes in our city. The Northern Growth Management Framework has earmarked Upper Stebbings Valley for development, which will accommodate part of this expected growth. We need to do this in a way that creates a new community, by bringing all the aspects of Wellington life together in a plan for the future of this area.

Please share your views on developing a new community in Wellington's northern suburbs.

1. Thinking about your current community, what attributes, features or characteristics do you value?
2. What do you think are the most important considerations for the development of a new community in Wellington?

   - A consistent look and feel
   - A range of housing types
   - Community facilities
   - Green areas
   - Recreation opportunities including tracks
   - Healthy streams
   - Protection of prominent landscape features and views
   - Commercial spaces
   - Retail spaces
   - Protection of local history and culture
   - Safe and easy to get around by bike
   - Safe and easy to walk around
   - Prepared for emergencies
   - Education facilities
   - Childcare facilities
   - Visually appealing streets and neighbourhoods
   - Transport choices
   - Convenient public transport

- Spaces where people can interact with others
- Smaller neighbourhood centres with shops and cafes
- What if anything have we missed that is of importance in a new community?

3. Which of these important considerations are currently missing or insufficient in the Northern Suburbs and should be prioritised in Upper Stebbings Valley? (Choose 3)

- (Options would be populated based on the answers to Question 2)

4. Thinking about priorities for Upper Stebbings, please rank these principles from earlier Council work. 1 – most important, 5 least important

Our City Tomorrow (1-5)	
	Compact – *A vibrant, accessible community with a range of housing*
	Inclusive + Connected – *A transport system that connects a community together and to the city*
	Greener – *A community that protects and integrates the natural environment*
	Resilient – *A local environment and buildings that are robust and healthy*
	Vibrant + Prosperous – *A community with a thriving and diverse culture and economy*

5. Thinking about priorities for Upper Stebbings, please rank these principles from the Northern Growth Management Framework. 1 – most important, 5 least important

Northern Growth Management Framework (1-5)	
	Liveable & Attractive Urban Environment – *Uses, spaces and buildings that foster community*
	Landscape & Ecology – *Protection of important natural features and biodiversity*
	Local Economy – *Promotion of jobs and businesses through development*
	Heritage & Culture – *Recognise local identity, character and history*
	Infrastructure – *Effective transport and water infrastructure*

6. Please tell us here what else you think we should consider or know about in regard to developing this area that we have not already covered?

7. Which of the following age groups do you fall into?

   a. Under 18
   b. 18 to 24
   c. 25 to 34
   d. 35 to 44
   e. 45 to 54
   f. 55 to 64
   g. 65 to 74
   h. 75+

8. Which of the following best describes your household?

    a. Couple without children
    b. Household with youngest child under 5
    c. Household with youngest child 5 to 13
    d. Household with youngest child 14 or over
    e. Couple with children who are not longer living at home
    f. Single/one person household
    g. Flat – not a family home
    h. Other

9. Which suburb do you live in?