

A wooden sign mounted on two vertical posts. The sign features a stylized mountain range graphic in the background. The text on the sign is arranged in two lines: "A VISION FOR GREATER" on the top line and "NGAIO" on the bottom line. The background of the sign is a light-colored wood, and the text is in a dark, bold, sans-serif font. The sign is set against a backdrop of green foliage and a residential area in the distance.

A VISION FOR GREATER

NGAIO

“Greater Ngaio is an amphitheatre of hills and valleys where people and nature are nurtured.”

This publication has been developed with the assistance of Wellington City Council.

PDWCC 32359

ISBN 0-9597960-5-3

Initially based on a discussion document prepared by the Ngaio Progressive Association Inc. in October 1996, this planning document has been further developed and refined following the Ngaio Community Planning Workshops facilitated by the Wellington City Council in early 2003.



Table of contents

FOREWORD	2
INTRODUCTION	3
THE PURPOSE OF THIS VISION	3
VISION STATEMENT	4
LIVING IN NGAIO – THE CURRENT SITUATION IN RESPECT OF THE VISION	5
Social and cultural	5
Economic	6
Built Environment	6
Natural Environment	7
THE ISSUES AND GAPS	8
Social and cultural issues	8
Economic	8
Built Environment	9
Natural Environment	9
THE PLAN FOR ACTION	10
STRATEGIC ACTIONS	11
APPENDIX A: Our history – a brief look back	15
APPENDIX B: Demographics	17
APPENDIX C: Community	18
APPENDIX D: List of people who contributed to developing the vision for Ngaio	20





Foreword

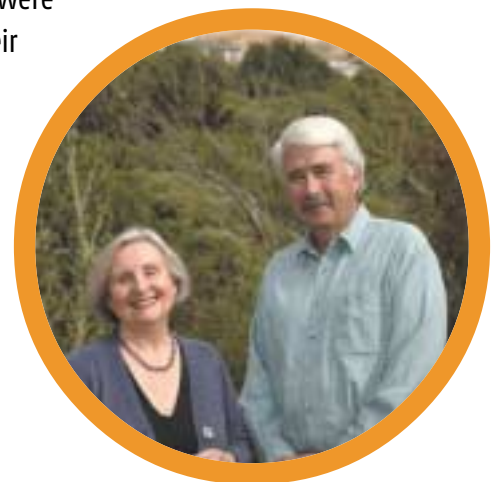
It is with great pleasure that we pen this foreword to the Ngaio Community Plan. It is both a pleasure and a privilege to serve as local Councillors at a time when Wellington City Council is leading the city in new ways of providing services and community facilities. With this impetus comes a proposed programme of active involvement. We hope that the Ngaio community will respond enthusiastically to the Forum. There is room and opportunity for the engagement process to evolve in a variety of ways. Special areas of interest, knowledge and experience can be tapped into and added to the vision as the suburb grows and changes.

The historical records in the document show that change is inevitable. The builders of the Bridle Track in 1840 could never have envisaged the Ottawa Road traffic problems of today, nor John and Esther Chew of Chew Cottage believe that their orchard would become a petrol station. The Casey's of Old Porirua Road, and the Nairns, who were dairy farming on what is Nairnville today, probably turn in their graves in disbelief to watch the cricket on the smooth green sportsfield and smart recreation centre. The volunteer fire fighters based at Captain Galloway's garage would no doubt be dismayed at the closure of Khandallah Station that they fought so hard to establish. It is all history now.

But, here is our opportunity to manage change and write our own history. We have a responsibility to do so too.

Let's make this work!

Judy Siers and John Morrison
Onslow Ward Councillors
April 2003





Introduction

The purpose of this vision

The vision for Greater Ngaio, which includes Ngaio, Awarua, Crofton Downs and Kaiwharawhara¹ will help residents and organisations, including the Wellington City Council, develop a coherent plan for the future of the area and contribute to making it a better place to live in. This vision has been built on an earlier draft developed by the Ngaio Progressive Association. It is designed to:

- Establish the residents' expectation for their suburb
- Help the Wellington City Council to provide services and facilities that support achievement of the vision.

The vision has a timeframe of twenty years and is written from that perspective. The vision provides the focus for the Ngaio Community Plan. This document is arranged in the same way that the vision was developed. That is:

- Inputs to the vision – the history, the demographics and the cultural environment
- The overall vision and the particular elements of the vision that the community wish to achieve
- The current situation in so far as it relates to the vision
- The gaps between the vision and the current situation giving rise to identified issues
- The action plan.

There were four key inputs to the creation of a community vision. These were:

- An understanding of the history, heritage and traditions of the area (Appendix A)
- An understanding of the demographic trends (Appendix B)
- An understanding of the community – the preoccupations of the people and the natural features that influence them (Appendix C)
- Local people with ideas, concerns and views (Appendix D).

The importance of developing a vision and plan for Ngaio was recognised by the Ngaio Progressive Association and we sought and obtained support from the Wellington City Council to develop our original draft into this document. Broad representation of individuals and community groups helped to put this together. I commend it to you.



Mary Munro
President
Ngaio Progressive Association
April 2003

¹ "Chartwell" is also included although it is not an official suburb and there have been representations to the Suburbs Review to cease using this name because it causes confusion.



Vision statement

“Greater Ngaio is an amphitheatre of hills and valleys where people and nature are nurtured.”

Greater Ngaio, which includes Ngaio, Crofton Downs and Kaiwharawhara, is an area where people of all ages are valued and nurtured in an environment characterised by the unique combination of outstanding natural beauty, heritage and built environment that is Ngaio. In particular:

Social and cultural	<p>Ngaio:</p> <ul style="list-style-type: none">• Is a friendly community that values people of all ages, endeavouring to meet their diverse needs for services and facilities, including sporting facilities, that enable them to take full part in the life of the community.• Is a place where spirituality is acknowledged and nurtured by the close association between the people and the outstanding natural environment in which they live.• Has a strong respect for its heritage evident in the design and operation of its village business centres.• Has a library at the heart of the community village with continuity of staff, innovative services, extended hours and a special focus on the heritage of the area.
Economic	<p>Ngaio:</p> <ul style="list-style-type: none">• Is a place where a wide range of small businesses operate successfully in a busy village centre overlooking Cummings Park that attracts local residents and tourists alike.• Has a variety of efficient and effective transport links within the suburb, to the city and neighbouring suburbs. Rail stations are easily accessible to all with plentiful “park and ride”, an escalator to Awarua St and sheltered bus stops.
Built environment	<p>Ngaio:</p> <ul style="list-style-type: none">• Has developed creative solutions to address the impact of heavy traffic volumes through the village and congestion around key places at peak times.• Manages the tension effectively between the need for additional housing and maintenance of the unique character of the area.• Is a place where the streets and public areas are safe, secure, tidy and aesthetically pleasing.
Natural environment	<p>Ngaio:</p> <ul style="list-style-type: none">• Has clean, clear waterways that feed into a local water feature overlooked by the village shops.• Has an abundance of superb parks and reserves with appropriate access, tracks and walkways, and providing pleasurable experiences for residents and visitors to explore its varied environment.• Trelissick Park has been restored to a natural wilderness, recognising the spectacular rocky features of the gorge landscape, Ngaio Gorge Road, and its pivotal position linking the harbour with Otari/Karori Sanctuary and providing a pleasurable recreational experience, close to the centre of the city.



Living in Ngaio – the current situation in respect of the vision

Greater Ngaio is well-endowed with features which make it an excellent place for growing up, living and growing old in 2003. This section describes the current situation in Ngaio in respect of each of the vision elements as follows.

Social and cultural

- The residents of the suburb can be characterised as progressive, caring, unpretentious and appreciative of their natural environment. Since 1968 Onslow Historical Society has been the flagship for heritage in the Wellington area.
- *Social activity.* The suburb is close to the city where residents tend to seek most of their entertainment and culture. There is considerable social activity, particularly for those associated with the schools and churches. Sports clubs are important in the area, for example Ngaio has a very strong tennis club. Apart from their jobs, most people are heavily committed to their families, home maintenance and their gardens.
- *Information.* It is not possible to get accurate social statistics for the greater Ngaio area because Chartwell and Crofton Downs are currently included in the Otari-Wilton census area unit.
- *Facilities.* For a suburb of its modest size, approximately 10,000² people, Ngaio is relatively well serviced. It has a supermarket, shops, garden centres, medical services, churches, an excellent library, town hall and other halls. The area is well serviced by its schools, childcare centres and kindergarten (where there is a long waiting list). While there is also a toy library it also has a waiting list and inadequate space. There are a number of public areas where children can play including a new playground in Cummings Park for under 5's and a larger new playground at Nairnville Park. Nairnville Park and Recreation Centre are major assets for the area.

However, there are limited public facilities for people to socialise and a lack of evening entertainment. The café is not open for meals in the evening and there are few informal facilities for young people between the ages of seven and 16. (Young skateboarders modify and use the Town Hall car park after hours). In addition to normal working hours the library is open on Saturday morning and one late night. The late night is currently not well patronised.

- *Services.* There is a Drop-in Centre in the Town Hall operated by volunteers half a day per week. It is poorly attended. Social services in the area do not appear to be meeting the needs of residents, particularly those with special needs. This includes availability of housing close to essential services. There appears to be a lack of co-ordination between schools, churches, sports clubs and Council facilities.
- *Safety and security.* The Neighbourhood Support Scheme provides an excellent service with room for more volunteer co-ordinators and improved information. Residents have a concern about crime evidenced by the number of private security systems and car alarms.

² The figure of 10,104 from the 2001 Census is made up of Ngaio, Awarua, Kaiwharawhara and Wilton/Otari.



Economic

- *Shopping areas.* There are remnants of a village atmosphere in the Ottawa Road shopping area, with a limited range of shops, poor ambience and poorly signposted parking behind the street. Niche businesses appear to be reasonably successful and recent traffic calming initiatives have slowed traffic in Ottawa Road. However, congestion has increased, particularly at peak times.
- *Bus service.* Eastern parts of Ngaio are well served by buses during the day. Central Ngaio is serviced only for commuters at peak times. There are a number of timetabling issues around the service to central Ngaio outside commuter hours. The upper western part of Ngaio (eg Patna Street) is distant from the train and bus services. This is a problem for people requiring public transport. There are only limited night time services and limited transport to other suburbs. (For example there is no bus to Karori except for school children). The bus service can also be unreliable and there is no shelter at the bus stops.
- *Rail service.* Residents are concerned about rail safety. While the train provides good access to neighbouring suburbs (particularly important for school children) the service is unreliable and dirty. Station buildings are exposed, poorly lit and poorly maintained. There has been improved "park and ride" at Ngaio station that is well used by commuters but not at the weekend. There is insufficient commuter car parking at other stations as commuter parking moves into residential streets. The access to Awarua Station is seen to be dangerous as it is narrow, steep and poorly lit.

Built Environment

- *Character.* Ngaio is an attractive residential area with a good balance of houses and trees. This is undergoing gradual change with an increase in infill housing, where new houses replace former 'green' space. There are currently no restrictions on section size for infill housing – Quetta Street. is an example of excessive infill.
- *Fire services.* The suburb will be serviced by Johnsonville Fire Station from 1 April 2003.
- *Aesthetics.* Encroachments are not being monitored leading to some sub-standard structures on public road reserve. There is also insufficient maintenance on public road reserve.
- *Risks of natural disaster.* Like other Wellington suburbs, Ngaio is exposed to risks of natural disaster, in particular, earthquakes, fire and storms. Preparedness is far from complete.
- *Safety and security.* There is inadequate street lighting in some areas, slippery and poorly maintained walkways, steps, handrails and unkempt vegetation. Large numbers of houses in Ngaio were originally built without off-street parking. The number of cars in the suburb continues to increase, traffic volumes continue to grow on the main roads, and parking on streets and footpaths causes increasing congestion and compromises pedestrian safety.
- *Planning.* Only a small number of people take an active interest in such issues.
- *Access to Cummings Park.* Current direct road access to Cummings Park is limited and key access is held in private ownership. Public access points are not well known and are poorly lit at night.



Natural Environment

- *Environment.* The area has a special environmental character with its unique series of amphitheatres of hills covered with grass, scrub and regenerating bush, a spectacular entrance up the Ngaio Gorge and an emerging magnificent park of bush and streams in the Ngaio Gorge/ Trelissick Park area.
- *Recreational pursuits.* These splendid natural assets provide scope for walks and other recreational activities although information about access to the parks and hill tops is limited. Residents are increasingly realising the value of these assets.
- *Quality of the environment.* The native bush is regenerating well. While the quality of the ecosystems of the forests and streams has been improved, this needs constant monitoring and there is room for further improvement. Some Ngaio residents appear to be unaware of the impact of their actions on their environment. For example, not taking care over disposal of waste into the stormwater system.
- *Volunteer work.* There are some key committed residents putting many hours of voluntary work into environmental protection and enhancement. The Council has to manage compliance with health and safety requirements of structures. However, there is scope for more volunteer teams to undertake work, in coordination with the Council, on improving and beautifying roadsides and public areas. Getting sufficient volunteers remains a constant problem.





The issues and gaps

The issues and gaps arise from analysis of the current situation against the vision as follows.

Social and cultural issues

- *Lack of places to socialise.* A lack of public places to socialise is probably the result of the size of the suburb, commercial viability and Ngaio's dormitory status. This is connected to the tension between growth of the suburb that may provide incentives for more commercial food outlets etc. and the wish to keep the special character of Ngaio intact. Creative ways will need to be found to attract viable additional facilities that will be well used by residents. The ideas around building on the village atmosphere and heritage status are ways to do this.
- *Social services.* Some social services do not appear to be well used. It is unclear whether this is because the services are not necessary, not meeting the needs of the target group, whether they are inaccessible, or not well advertised. An example is the drop-in centre that is not well used.
- *Facilities.* There is a mismatch between available facilities and the need for facilities. Some school facilities such as sports fields are available and not being used, others like the toy library, do not have sufficient space to be able to operate effectively. The kindergarten has a waiting list that means children are having to wait until they are over three and half before they can get in.
- *Library.* The library, while valued and appreciated by residents, is some way from meeting the needs identified in the vision. The community sees the brief of the library going well beyond the provision of books to the provision of a community heart that has a key community development function in terms of facilitating networking among residents and care of those who may have special needs. For example, keeping an eye out for older people who live alone in the suburb.
- *Information.* There are clearly problems around the collection and analysis of social statistics for the area. These need to be addressed if effective monitoring of the provision of services is to be undertaken. Overall, the community is unclear about how well the current services and facilities, including those provided by the Council are meeting the needs of the community.

Economic

- *Shopping areas.* There is a need to understand how to encourage appropriate, village style, commercially viable upgrading in the Ottawa Road area. The Ngaio township is small and pleasant but its present configuration and the volume of through traffic makes it difficult to create a real village atmosphere.
- *Public transport.* Increased use of public transport is seen as an effective way to reduce traffic volumes and congestion. Significant improvements in the quality of the services as well as the train stations, bus shelters and park and ride will be required. There is also going to need to be a concerted effort by public transport providers and residents to work in partnership to support public transport through a transition from the current situation to one that residents envisage for the future.



Built Environment

- *Ngaio character.* There is insufficient understanding among both residents and the Council of the impact of population growth or decline on the quality of life and services in Ngaio. There are serious concerns about the impact of infill housing. There is a need to maintain high standards, aesthetic values consistent with the rest of the area and good environmental practices in the face of ongoing pressure for growth in the suburb. This includes the need to ensure the built areas reflect the green image of Ngaio by including appropriate landscaping and planting in the streets and other public areas.
- *Safety and security.* There is widespread concern among Ngaio residents that Ngaio, Chartwell and Crofton Downs will not be well serviced by the fire service under the new arrangements. Of particular concern are the many areas of park and natural bush in the area that may be difficult to reach quickly from Johnsonville in a fire emergency.
- Like other Wellington suburbs Ngaio is exposed to risks of natural disaster, in particular, earthquakes, fires and storms. Preparedness is far from complete. There is an ongoing issue around trying to motivate residents to become involved in civil defence and to maintain a critical mass of skills in the area. Difficulties have also been experienced because of a lack of continuity in the organisations that are overseeing these initiatives.
- *Traffic.* Residents have concerns about the ability of the current roading and parking infrastructure to meet the safety and mobility needs of the community as well as cope with the increasing number of cars on the road in the area. This also risks compromising the village and green ambience that is such a key part of the vision.
- *Monitoring and enforcement.* A number of issues have been raised about the Council failure to monitor and enforce current legal requirements. This is leading to either safety risks (for example parking on footpaths, slippery paths, poor lighting) or compromising the aesthetic qualities of Ngaio (for example the poor condition of road reserve and dilapidated structures on encroachments).

Natural Environment

- *Quality of the environment.* There is a need to manage the impact of population growth and increased use, for recreation, of the natural environment in the area. This creates a need to focus on restoring and maintaining the natural ecosystems of the forests and streams in the area, and for continuous community effort to maintain and, where possible, to improve the unique environmental values of the area.
- *Education.* It is particularly important for residents of Ngaio to understand the impact of their actions on their environment and the power they have to enhance or compromise it. Engagement of people as volunteers, environmental education campaigns and the provision of appropriate and well signposted access to the parks and reserves will assist in this.



The plan for action

There is a need for the community in general, and community groups and the Council in particular, to get a much better understanding of the needs of all members of the Ngaio community, particularly those more vulnerable members like the youngest and oldest. The challenge is to meet these needs with a creative approach that focuses on agreeing on the functions required (for example ensuring that there is a way to keep an eye on older people who live alone) before deciding on the particular form that the response should take.

To this end the community proposes to try and establish a Community Forum to promote the vision and work towards its achievement. An invitation will be sent to all the key stakeholders in the Greater Ngaio area including community groups, business operators and owners, property developers and interested individuals to a meeting in mid May to establish the Forum and commence detailed planning.

Each issue needs to be addressed in the context of achieving the stated vision. Some issues are strategic and extremely complex and will require considerable research and debate within the community as well as formation of strategic partnerships between residents, retailers, developers and the Council to resolve. For example, achieving sufficient growth to attract and retain commercial operations without compromising the essential character of Ngaio. These issues are detailed in the following section along with the proposed way to start dealing with them.



STRATEGIC ACTIONS

Strategic actions need to start now, but require robust research and comprehensive debate within the community. The initial action is to establish a community forum that will provide overarching leadership in terms of achieving the vision. Special interest sub-groups or project teams will work within the overall ambit of the Forum to achieve the social and cultural, economic, built environment and natural environment outcomes.

Overview

Action	Leading	Involving	Supporting	Completed by
Establish a Community Forum, comprising representatives of all key stakeholder organisations and interested individuals who will take ownership of the vision and commit to leading its achievement.	Community	Library, Town-Hall, police, churches, community groups, business owners and operators, service providers, property developers, sports and leisure groups, young people, schools and special interest groups.	Council	End May 2003

Social and cultural

Action	Leading	Involving	Supporting	Completed by
<p>Conduct a comprehensive social and cultural needs analysis that will inform the development and provision of social services and facilities available in the area. This analysis will need to include:</p> <ul style="list-style-type: none"> Defining the nature and extent of community needs. There will need to be consideration of social services, library services, sports (including tennis and badminton) recreation and special needs of younger (including BMX tracks, skateboard facilities and "hang out" spaces) and older (including housing with good access to facilities) residents of Ngalo Identifying the co-ordination requirements and partnerships to be established to meet these needs Identifying the most appropriate facilities for meeting the needs. These may include facilities provided by the Council, schools, churches, sports clubs and special interest groups Proposals to attract and retain a committed cadre of volunteers. 	Community Forum sub group	Library, Town Hall, police, community groups, health services, Govt social services, sports and leisure groups, relevant special interest groups, young people, schools and churches.	Council	End November 2003





Economic

Action	Leading	Involving	Supporting	Completed by
<p>Residents, retailers and the Council facility providers on Ottawa Road, to plan for the eventual achievement of the heritage village centre vision. This to be done with professional, technical and secretariat support of the Council. This plan should address:</p> <ul style="list-style-type: none"> • Through traffic issues and congestion • Incentives for a variety of retailers and service providers to operate in the heritage village • Utilising Cummings Park as a village green with a lake or pond as a focal point for the village centre. 	<p>Community Forum sub-group</p>	<p>Retailers, residents, Onslow Historical Society, School and property owners (including the Council in terms of Library, Town Hall and Cummings Park)</p>	<p>Council</p>	<p>End of November 2003</p>
<p>Community to work with Wellington Regional Council and Wellington City Council to plan for the eventual achievement of the public transport vision for the area. This to be done with professional, technical and secretariat support of WRC/WCC. The plan should address:</p> <ul style="list-style-type: none"> • Incentives in the form of rapid, reliable, frequent, convenient and cost effective services to the community to use public transport with the aim of achieving a recognisable reduction in the use of private vehicles in the area • Significant improvements to stations and bus stops to ensure they are pleasant, sheltered and safe places to be. 	<p>Community Forum sub-group</p>	<p>Commuters, community groups, school, retailers and service providers</p>	<p>WRC, Council</p>	<p>End of June 2004</p>

Built Environment

Action	Leading	Involving	Supporting	Completed by
<p>Develop a plan to enable the community to consider and debate the relationship between population size in the area and the provision of services. This to be done with the professional, technical and secretariat support of the Council. The plan needs to address:</p> <ul style="list-style-type: none"> Establishing an optimum population size, given Ngaio's vision to maintain the special character of Ngaio that is dependent upon enhancing the natural environment and ensuring this is also reflected in the built environment How the District Plan can operate or be changed to support Ngaio residents, both existing and intending, in their vision of maintaining the special character of Ngaio. 	Community Forum sub-group	Residents, retailers and service providers, community groups, Friends of Trelissick Park Group, Ngaio Progressive Association, special interest groups, and property developers	Council and NPA website	End August 2003
Work with the Wellington Emergency Management Office to motivate the community to become involved in civil defence initiatives, including fire protection for Ngaio. This may also include involving and increasing the profile of Neighbourhood Support in the area.	Community Forum sub-group	Residents, retailers and service providers, schools, and community organisations	WEMO	End June 2004





Natural Environment

Action	Leading	Involving	Supporting	Completed by
<p>Take an holistic view across all the areas of natural beauty in Ngaio and develop a plan to:</p> <ul style="list-style-type: none"> • Enhance the understanding of residents about the impact of their actions on the environment • Attract more volunteer workers • Study the possibility of removing all sewer pipes from the Kaiwharawhara stream and relocating them in the context of other road works • Look at the possibility of negotiating the removal of the oil tank from the bottom of the Ngaio Gorge Road. 	<p>Community Forum sub-group comprising environmental groups</p>	<p>Residents, community groups, schools, retailers and service providers (including the Council in respect of sewer pipes and road maintenance), property developers, and Mobil Oil NZ (in respect of the oil tank on Ngaio Gorge Road.)</p>	<p>Council, and WRC</p>	



APPENDIX A Our history – a brief look back

In framing a vision of the future it is useful first to look back to see what has been achieved and what have been the issues of the past. This section sets out some local landmarks in Ngaio's 150 year history. It draws heavily on material published by the Onslow Historical Society which continues to play a valuable role in recording the history of the northern suburbs.

- *Before 1840:* Ngaio was covered with heavy bush with a few clearings for Maori gardens. The nearest Maori settlement was the pa at Kaiwharawhara. A well used Maori track ran over the hills to the pa at Ohariu. The Bridle Track from Kaiwharawhara to Khandallah, which formed part of this, was the first route north from Wellington.
- *1840:* Tree felling was underway in central Ngaio. Crofton Road, Ottawa Road and Awarua Street were early logging tracks.
- *1843:* Captain Daniel, one of the first settlers, built Ngaio's first house. Old Porirua Road was formed for access to Wellington and as part of the new route north.
- *1846:* A flour mill powered by a waterwheel was built on the site of the Mobil oil tank in the lower Ngaio Gorge.
- *1840s and 50s:* The area was known variously as the Old Porirua Road District, Upper Kaiwharra, Trelissic and then Crofton. Saw milling got underway and farming developed as land was cleared. Sir William Fox, later a Premier of New Zealand moved into his new house "Crofton" (now 21 Kenya Street) in 1857. In 1862 it became a private boys' college until 1875.
- *1865:* "Chew Cottage" built at what is now 19 Ottawa Road.
- *1879:* Construction began on the railway line from Wellington to Manawatu through Ngaio and Johnsonville. It was opened as far as Paremata in 1885.
- *1902:* Ngaio Gorge built to replace the Old Porirua Road. At the same time Khandallah Road replaced the high Cockayne Road access to Khandallah.
- *1904:* Methodist church built at corner of Kenya Street and Crofton Road.
- *1906:* The first shop in the area, Crofton Supply Store, opened opposite the church.
- *1908:* Ngaio was given its present name. Ngaio School opened.
- *1916:* Ngaio's population reached 1906.
- *1924:* Town Hall and Library Room opened.
- *1920s:* There were still extensive areas of open land around the suburb. The Progressive Association ran silent movies in the Town Hall.
- *1925:* The Bell Bus Company began to operate a service from Ngaio and Khandallah to the city.
- *1928:* The building of the railway settlement in Tarikaka Street began.
- *1930:* Onslow Cricket Club established.
- *1938:* Main trunk railway stopped running through the district and the Johnsonville line was electrified.
- *1940:* State houses built on Cockayne Road.



- *1940s, 50s, 60s, and 70s:* A gradual intensification of housing in the central area of Ngaio and extension, first into the west of the suburb and later into Crofton Downs, Chartwell and the Fox Street area. In the 1970s proposed development of housing into upper Crofton Downs and hillside above Patna Street was controversial and did not proceed.
- *1949:* The Kindergarten and Plunket Rooms were built by the community.
- *1955:* Churchill Drive replaced a rural road that serviced the dairy farms in the area.
- *1970:* Chartwell School opened.
- *1975:* Crofton Downs Mall opened.
- *1981:* Ngaio School partially remodelled.
- *1988–89:* Ngaio Town Hall renovated.
- *1988:* Closure of Ngaio Post Office.
- *1989:* Cummings Park Library opened.
- *1989:* Roundabout installed at intersection of Crofton Road and Ottawa Road.
- *2002:* Traffic calming in Ottawa Road including roundabout at Awarua St intersection.





APPENDIX B Demographics

	Ngaio	Awarua	Kaiwharawhara	Wilton-Otari	New Zealand
2001 usually resident population	2,910	3,207	18	3,969	3,737,277
Percentage change from 1996	2.6%	1.7%	50%	-2.7%	3.3%
Percentage of people aged under 15	24%	22.1%	0	17.2%	22.7%
Percentage of people aged 65 and over	7.6%	5.6%	16.7%	8%	12.1%
Percentage of Maori	6.1%	4%	0	7.7%	14.7%
Percentage of people earning over \$30,000	56.8%	57.9%	-	52.5%	30.7%
Occupied dwellings	1,095	1,218	9	1,635	1,368,204
Number of businesses	232	179	87	187	306,263

There is also an evident trend of population ageing within the suburb as shown in the following table. This is consistent with national demographic trends towards an ageing population and has important implications for the flexibility of facilities.

Age Group	1991	1996	2001	% change
Under 5	708	741	825	16.5%
5-14	1260	1203	1260	0%
15-24	1635	1371	1167	-29%
25-34	2067	2097	1839	-11%
35-44	1719	1719	1929	12%
45-54	1194	1395	1434	20%
55-64	675	795	909	35%
65-74	459	465	426	-7%
75-84	213	210	228	7%
85+	39	75	72	85%



APPENDIX C Community

Ngaio residents are deeply concerned about the quality of their natural environment. Residents developed a set of principles to guide any further housing developments in the area:⁵

As a matter of principle the design of the three Ngaio subdivisions should:

Open Space and the natural environment

- Recognise the local landscape as well as the broader landscape
- Preserve the unbuilt and open character of the hilltops, ridgelines etc (as zoned in the District Plan)
- Identify other possible 'open space' areas and negotiate with landowners to secure them
- Increase access to the Outer Green Belt
- Protect (as far as possible) primary forest remnants
- Provide for active management of primary forest remnants
- Recognise the landscape value of streams and keep or reinstate the most biologically important streams
- Assess downstream effects of development on streams (e.g. silt, flooding etc)
- Refine protection mechanisms for bush, streams and open space.

Subdivision character

- Ensure that individual dwellings or clusters of dwellings are separated by appreciable tracts of vegetation
- Encourage developers to undertake work to ensure minimal impact e.g. earthworks, retention of vegetation and patterns of house layout.

Neighbouring and nearby properties

- Respect peoples' privacy and amenities (as far as possible).

Legal and District Plan issues

- Covenanted areas also to be zoned Open Space in the District Plan
- Acquire and protect the remaining areas zoned Open Space by vesting them as reserves under the Reserves Act
- Recognise the limit on the number of houses (established by the Environment Court) by tagging the property titles.

⁵ Ngaio-edge subdivision workshop principles identified at the workshop in December 2002.



Roads and walkways

- Connect cul-de-sacs to each other and to walking tracks
- Ensure that new roads are designed to optimum standards
- Assess downstream effects on existing road network in terms of safety and capacity
- Provision of good off-street parking
- Design roads to achieve a balance of safety, convenience and visual impact
- Where discretion is exercised by the Council in approving the design of roads, it is done to minimise the impacts of the development
- Have the Council show greater flexibility in taking ownership of roads i.e. the current problem of public road vs. private right of way.

Services

- Co-ordinate planning and construction of water supply and drainage services.

In addition, the Council needs to:

- Develop policy about monitoring and enforcement of covenants.
- Clarify and explain the risks and liabilities of land stability issues.
- Develop a network of walkways, including restoring existing walkways, and ensure good signage.



APPENDIX D List of people who contributed to developing the vision for Ngaio

Richard Allan
Jonathan Anderson
Michael Ayre
Loene Betteridge
Elaine Bolitho
Nick Bond
Cherie Boyd
Rex Brady
Gwyneth Brown
Jean Chapman
Ron Chapman
Viv Chapple
Blair Collinge
Gerry Cooper
Debbie Cooper
Sam Cooper
Adam Cooper
Barry Cottier
Avril DaVanzo
Beverly Dawe
Ian Dawe
Linda Dawkins
Brian Dawkins
Helen Delany
Theresa Donnelly
Steve Drakeford
John Foden
Margaret Foden
Vincent Gray
Mary Gray
Rosemary Greager
Sue Hanrahan
Marie Hazewinkel-Tims

John Heaney
Marilyn Hester
David Houston
Murray Hughes
Eric Ireland
Vivianne Ireland
Elaine Johnson
Lanie Johnson
Frances Lee
F W Lutter
Graham Millar
Helen Moore
Tony Muir
Judy Muir
Mary Munro
Maurice O'Connor
Hilary Olsen
Deborah Olson
Philip Pearson
Murray Pillar
Stan Pillar
Joan Proctor
Roy Saffrey
Jane Shallcrass
Julia Williams
J W Yarrall



This publication has been developed with the assistance of Wellington City Council

Absolutely

POSITIVELY

ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Wellington