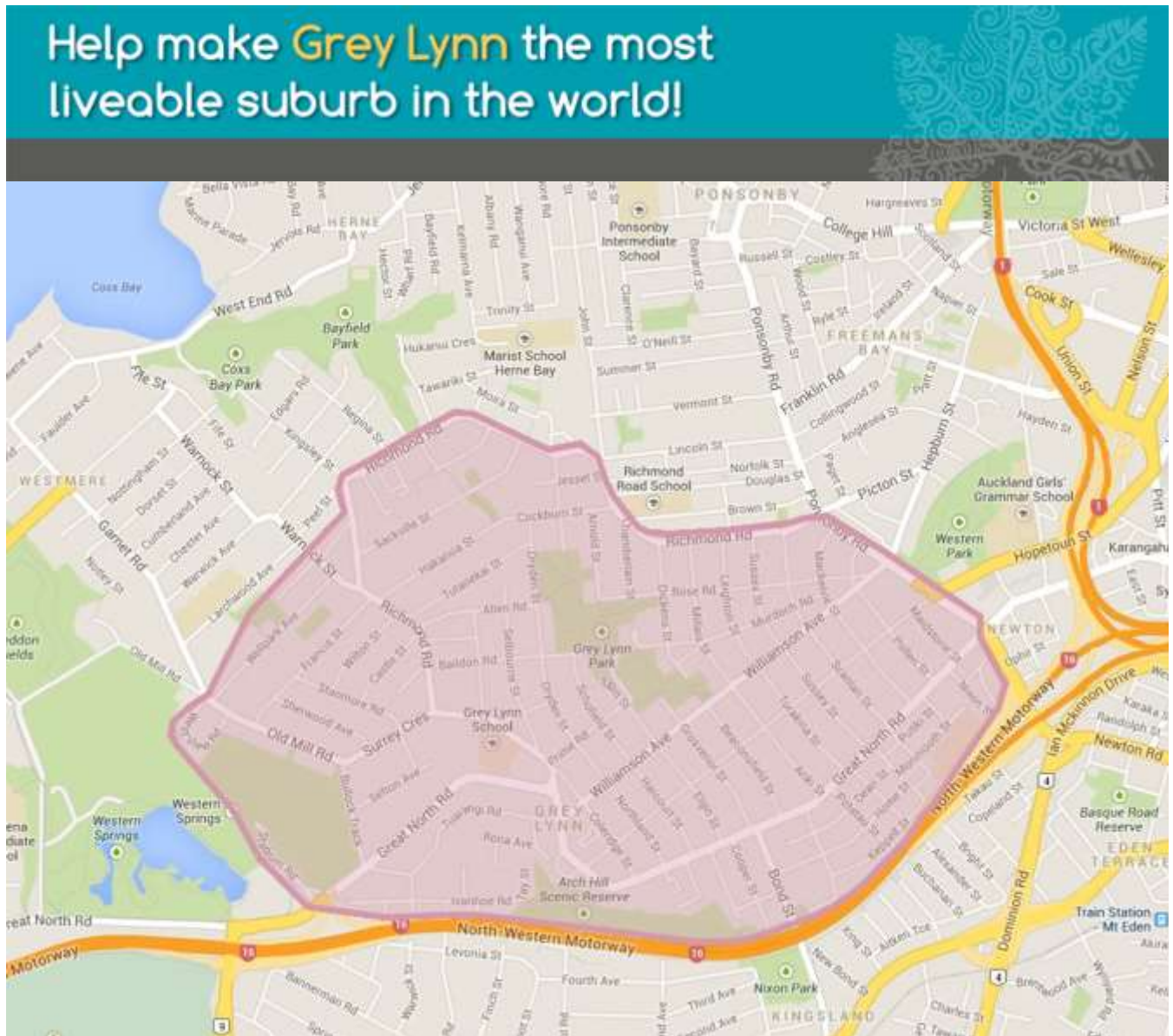


# Grey Lynn Needs Assessment

The views of people who live, work and play in Grey Lynn



06 November 2015

**FULL REPORT**

# Contents

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1	Purpose .....	2
2	The brief.....	2
3	Approach.....	2
	<b>Executive Summary.....</b>	<b>3</b>
	<b>Census Findings .....</b>	<b>6</b>
4	Grey Lynn residents .....	6
	<b>Survey Findings.....</b>	<b>8</b>
5	Interpretation of findings.....	8
6	The participants of this survey.....	9
6.1	Connection to Grey Lynn .....	9
6.2	Demographics .....	11
7	Activities.....	14
8	Perceptions of Grey Lynn.....	15
8.1	Grey Lynn is a village.....	16
8.2	The people .....	16
8.3	Physical environment.....	18
9	Issues / Concerns .....	20
9.1	Perceived threats .....	21
9.2	Intensification / Infrastructure.....	21
9.3	Traffic .....	24
9.4	Crime.....	25
9.5	Changes to the character .....	25
10	Vision.....	28
10.1	Comments.....	28
10.2	Specific suggestions .....	29
10.3	What’s missing.....	32
	<b>Appendix 1 – Grey Lynn definition .....</b>	<b>33</b>
	<b>Appendix 2 – Questionnaire .....</b>	<b>34</b>
	<b>About Grey Lynn Residents Association .....</b>	<b>47</b>

## 1 Purpose

This is a summary of the findings from a survey of people who live, work and play in Grey Lynn, conducted in December 2014.

## 2 The brief

To understand their involvement with Grey Lynn and their aspirations for the area.

In order to assess and prioritise current and future needs; and provide Council and community groups a robust basis for focussing activities and resource allocations.

## 3 Approach

Survey of people who live, work, play and/or study in Grey Lynn (the Grey Lynn community).

Self-completion questionnaire on Survey Monkey conducted in November/December 2014.

Respondents who provided contact details went into a draw for the following prizes, provided by local businesses:

- Local businesses kindly donated the following prizes :
- Twelve coffee vouchers, donated by Kokako
- A dozen bottles of Kokako Cold Brew
- A “I Love Grey Lynn” T-shirt, donated by Soala Wilson from The Works Hair Salon
- Two bottles of Lily Taylor Nourishing Body Oil
- Two \$50 vouchers, donated by Nature Baby

Multi-level approach to capture the opinions of the Grey Lynn community.

- Advertising in local media
- Posters
- Flyers - distributed by letterbox drop and available at high profile locations
- Students at high foot traffic sites handing out flyers
- Promotion at community events (including Grey Lynn Festival)
- Media mentions in the Ponsonby News and on local radio

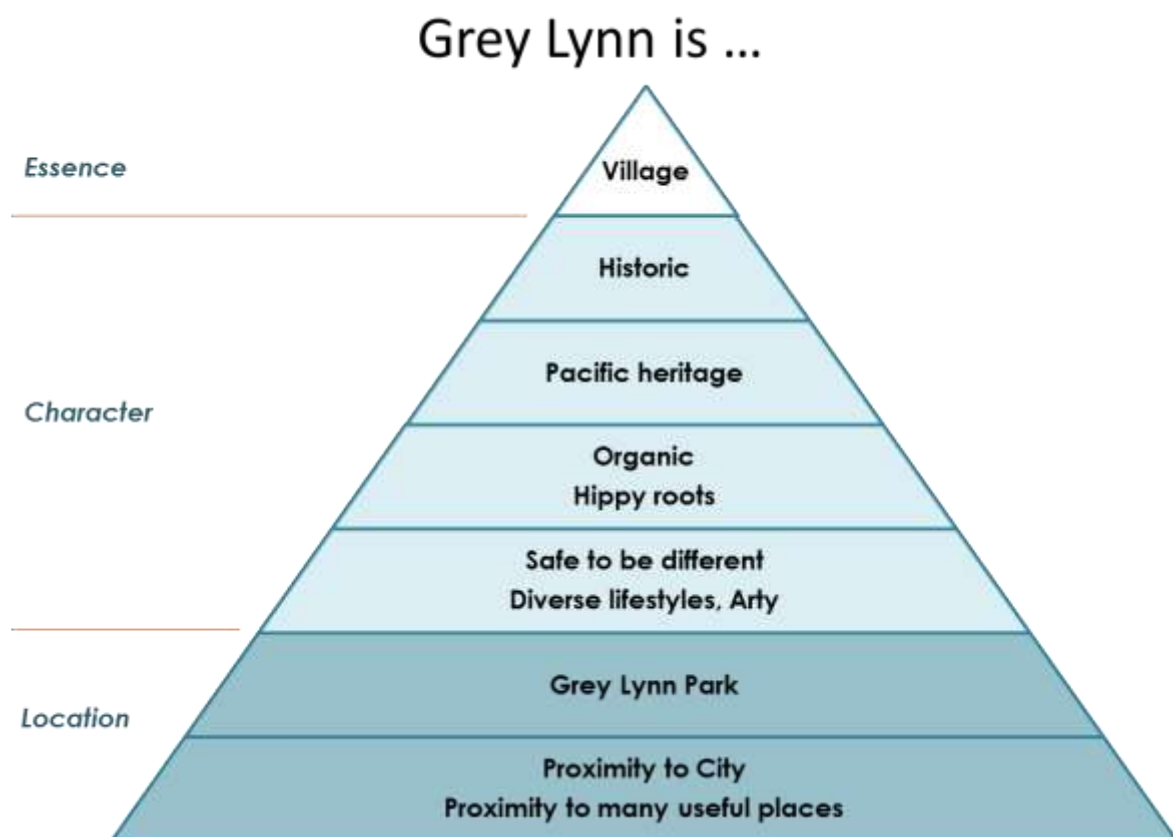
# Executive Summary

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Grey Lynn residents are different than residents in other areas of Auckland. The results of this survey, and the most recent Statistics New Zealand Census data, confirm some of the anecdotal stereotypes associated with Grey Lynn. Compared to Aucklanders generally, Grey Lynnners are more educated, earn more and have diverse lifestyles.

Our survey participants represent those residents who are most strongly committed to the area. These are the people who have lived here longest and intend to remain here.

Residents view Grey Lynn as “... a village within a city”.



There are three aspects of the physical environment that shape and encourage the village character of Grey Lynn:

- Historic character – particularly the dominance of villas
- Grey Lynn Park – it is a focus for sport, play and the Grey Lynn Festival
- Proximity to the city and access to necessary amenities including services that enrich their lives (e.g. library, park, cafes).

*“The area is about villas, picket fences, walking, parks, slow traffic”*. The physical appearance of the area is dominated by *“the comfortable bones of old Auckland”* being visible in local dwellings.

Residents feel that Grey Lynn community is different to other areas of Auckland. They feel that they know, and are known by, many other residents. They feel that they belong here.

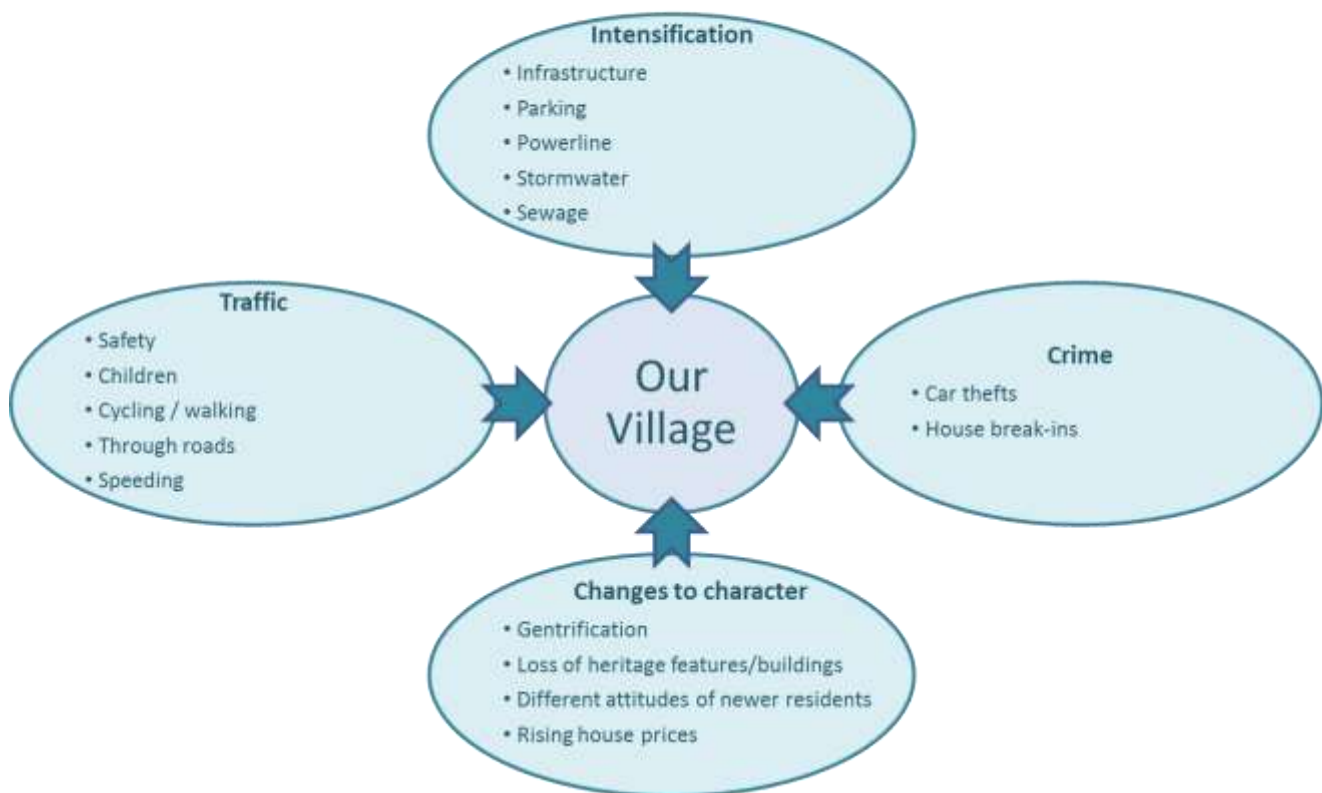
Grey Lynners embrace the Pacific Island heritage of the area. Although gentrification has changed the demographic, Grey Lynn’s Pacific history continues to be reflected in the churches, languages spoken in our schools, events, arts and music, which make the suburb unique and vital.

They also value the *“Bohemian character”* and the diversity of Grey Lynn. They believe that the area is welcoming to artists, the LGBT community, *“Hippies”* and others outside the mainstream.

For the most part, residents are pleased with the way Grey Lynn is now. Their vision for the future is an enhanced, or at least preserved, version of Grey Lynn as it is now. The top three additions to Grey Lynn respondents suggested were: a cinema, a pool and more cycle lanes/paths.

Residents are concerned about changes to the area might undermine the essential character of Grey Lynn. They fear that Grey Lynn will lose the heritage buildings and community that they treasure. They fear Grey Lynn will lose its village character.

## Perceived threats to Grey Lynn ...



**Intensification** is the most commonly cited concern residents have about the area. It is evident that the increasing resident population and the number of visitors to the area is leading to increased pressure on aging infrastructure. Grey Lynn infrastructure is some of the oldest in Auckland. It was never designed to cope with our modern lifestyles and the number of people currently residing, working and visiting here.

**Parking** is a highly visible aspect of infrastructure that is failing to cope with the level of intensification in the area. It affects residents daily. The increase in residents, local business activity and people avoiding hefty city parking fees have all contributed to pressure of kerb-side parking. Residents complain of not being able to park close to their homes as the streets become defacto parking lots for commuters.

The **sewer and stormwater systems** in the area were not designed for the volume of effluent from the increased number of people in the area. There are parts of Grey Lynn that still have combined stormwater and sewage. This leads directly to poor ground water quality, creating pollution in Cox's Bay. Grey Lynn residents do not believe this is an acceptable situation.

*"Cox's Bay Creek pollution- the storm water / sewage separation was in the 15-year plan when Les Mills was mayor. Now it's in the current 20 year plan. How can we spend money re-sanding Herne Bay beaches when we keep pouring sewage into the same water?"*

# Census Findings

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Statistics New Zealand conducted a census in March 2013. We have examined data from the census that describes the people who live in Grey Lynn and the wider Auckland region. The data is available on Statistics New Zealand's website.

<http://www.stats.govt.nz/Census/2013-census/data-tables/meshblock-dataset.aspx>

## 4 Grey Lynn residents (10,400 people – 4,050 Households)

Compared to all Aucklanders, Grey Lynn residents:

- Are mostly **born in New Zealand**
  - 72% of Grey Lynners compared with 61% of Aucklanders
- Are mostly European/Pakeha, and less likely to be Asian
  - 79% of Grey Lynners are European/Pakeha compared with 59% of Aucklanders
  - 8% of Grey Lynners are Asian compared with 23% of Aucklanders
- Are similar to the rest of Auckland with respect to being Pacific Islanders (14%).
- Have **higher education qualifications**
  - 47% of Grey Lynners hold a Bachelor degree or higher university qualification compared with 25% of Aucklanders
- Have **higher incomes**
  - 56% of Grey Lynners have a family income of over \$100,000 compared with 35% of Aucklanders
  - 43% of Grey Lynners have a personal income of over \$50,000 compared with 29% of Aucklanders
  - 63% of Grey Lynners are in fulltime employment compared with 49% of Aucklanders
  - 40% of Grey Lynners are professionals compared with 26% of Aucklanders
- Households are more likely to earn income from self-employment (40%) or investments (34%)
- More likely to have **never been married**, albeit over half live with a partner
  - 28% of Grey Lynners compared with 49% of Aucklanders have been married
  - 61% of Grey Lynners compared with 36% of Aucklanders have never been married and never been in a civil union
  - 51% of Grey Lynners live with a partner compared with 59% of Aucklanders
- More likely to live as a couple with no children
  - 45% of Grey Lynners compared with 35% of Aucklanders
  - 59% of Grey Lynn women have never had children compared with 34% of Auckland women

- More likely to live in one-person households (24%) or non-family multi-person households (15%).
- More likely to live in a dwelling that they do not own, and pay more in rent
  - 49% of Grey Lynners compared with 39% of Aucklanders
  - 67% of Grey Lynners pay over \$350 p.w. compared to %54 of Aucklanders
- Less likely to commute to work in a private car, albeit 90% of households have a car
  - 43% of Grey Lynners commute by car compared with 54% of Aucklanders
  - 11% of Grey Lynners commute by bus compared with 5% of Aucklanders
  - 13% of Grey Lynners walk to work compared with 4% of Aucklanders
- More likely to have no religious affiliation
  - 57% of Grey Lynners compared with 39% of Aucklanders



# Survey Findings

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## 5 Interpretation of findings

516 people responded to this survey.

Not everyone responded to every question, so results are reported as percentages of the number of people who answered each question. 368 people completed all the questions.

Our survey appears to over-represent:

- Middle-aged
- Long-term residents
- Property owners
- In family homes with children

In this report some survey data is graphically compared to Census data. The following legend is attached to those graphs to distinguish survey data from Census data.

- Survey
- Grey Lynn
- Auckland

However, our survey participants do reliably represent those residents who are most strongly committed to the area and have the most invested interest in Grey Lynn's future. Census data supports the observations participants make about the Grey Lynn community.

The results from the survey have been interpreted using a combination of quantitative and qualitative techniques, to take account of the self-selected nature of the sample.

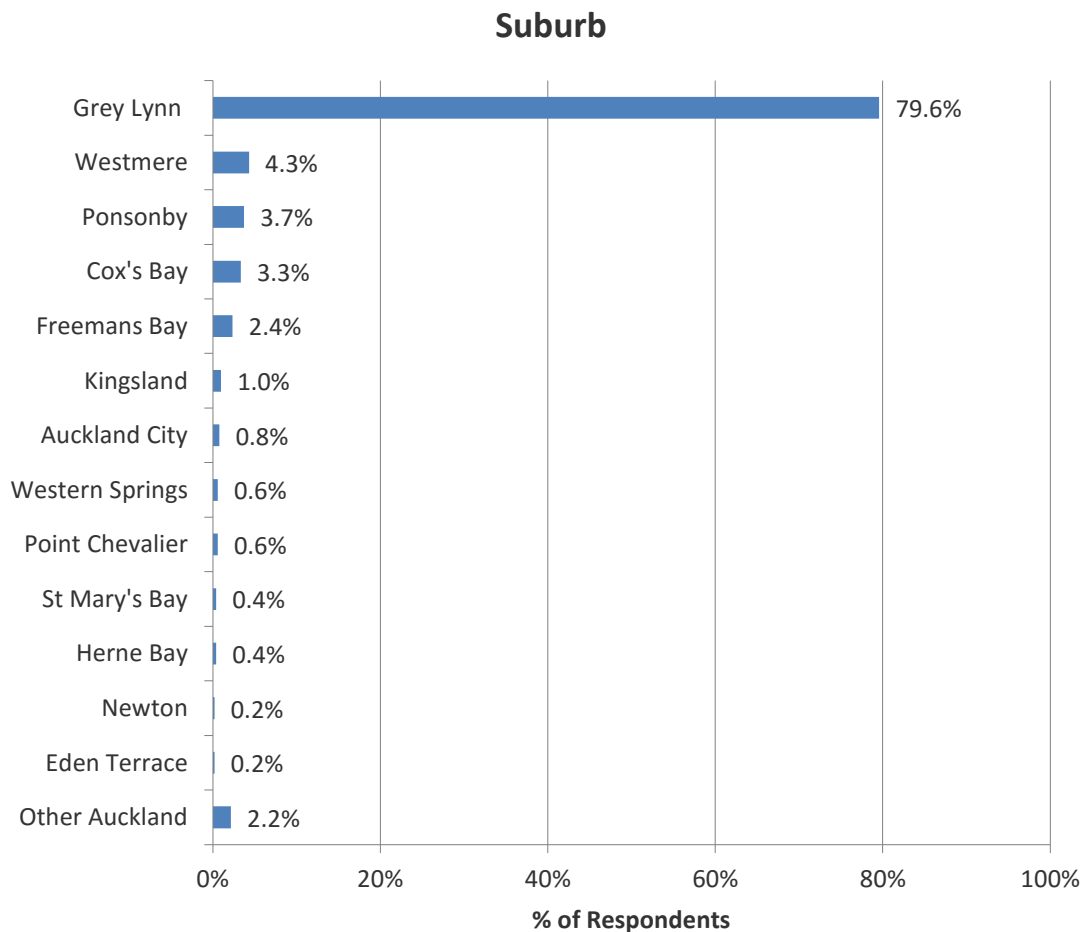
Responses to open-ended questions have been analysed collectively and in a qualitative manner to take account of the way people do not neatly separate their answers to each open-ended question.

To emphasise the community voice, we have included quotes from survey responses – *shown in italics*.

## 6 The participants of this survey

### 6.1 Connection to Grey Lynn

We allowed anyone to participate in this survey - not just residents. However, participants in this survey are overwhelmingly (93%) locals.

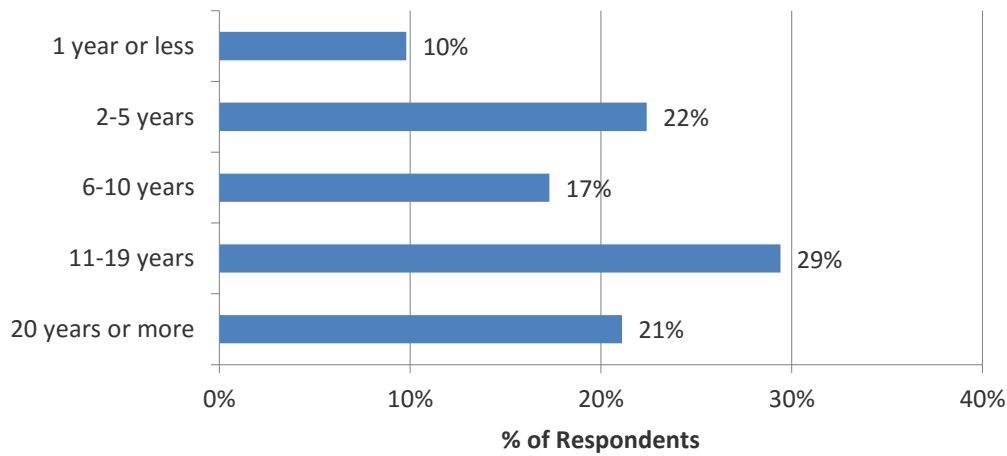


The people who participated are mainly (80%) people who live in Grey Lynn, as defined by our map<sup>1</sup>.

A further 13% live in the suburbs bordering Grey Lynn (Westmere, Cox's Bay, Ponsonby and Freemans Bay).

<sup>1</sup> Appendix 1 – Grey Lynn definition, page 33. The map is also shown on the cover page.

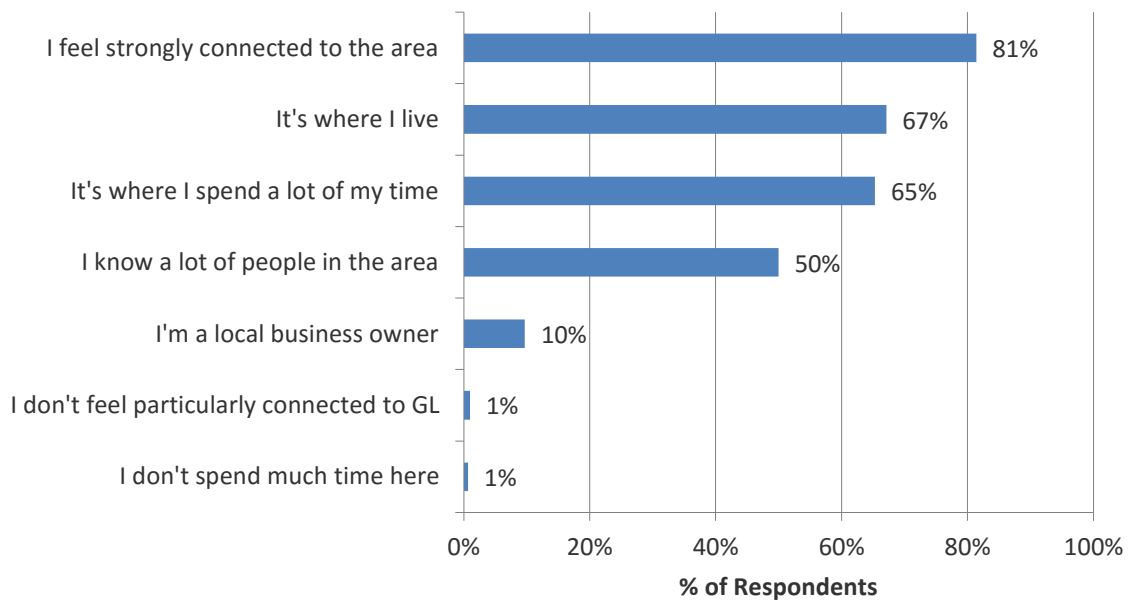
### Residence in Grey Lynn



Half the Grey Lynn residents in this survey have lived here for over 10 years.

In our survey 68% of respondents have lived in the suburb for over five years. Our survey appears to over-represent longer term residents, when compared to the 2013 census data, which shows that 35% of Grey Lynn residents lived in the same house five years ago.

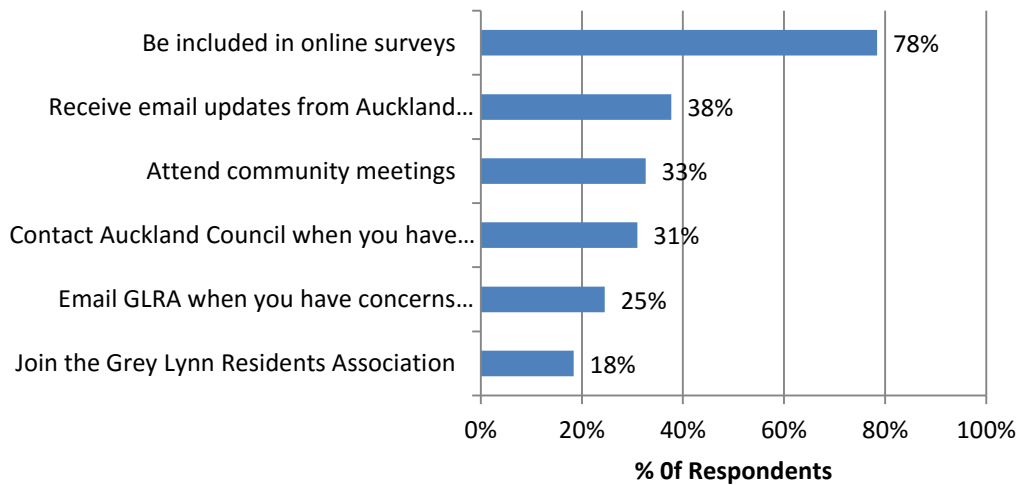
### Connection to Grey Lynn



Not surprisingly, survey participants feel strongly connected to Grey Lynn. That is why they have taken their time to give us their views on their suburb.

They are keen to be involved in further surveys and community activities.

### Future Involvement



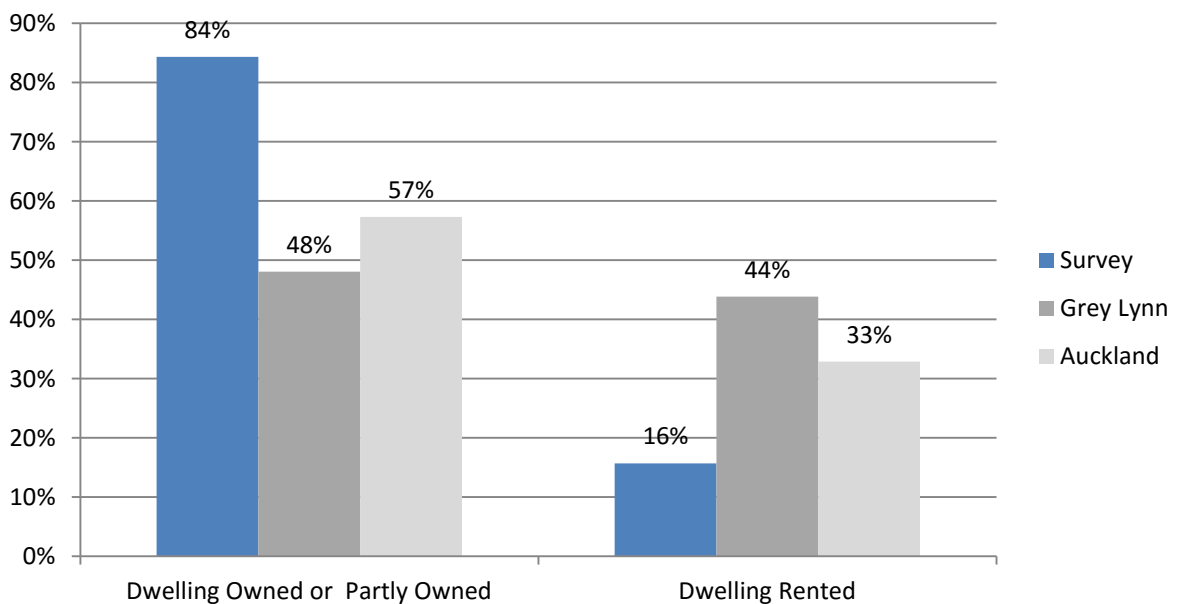
Respondents’ professed commitment to their local area appears to have been borne out earlier this year, in local activities to save the six pohutukawa trees and protests against the extension of the Ports of Auckland wharves.

16% are on Auckland Council’s People’s Panel, 30% have joined Neighbourly, and 7% are on both.

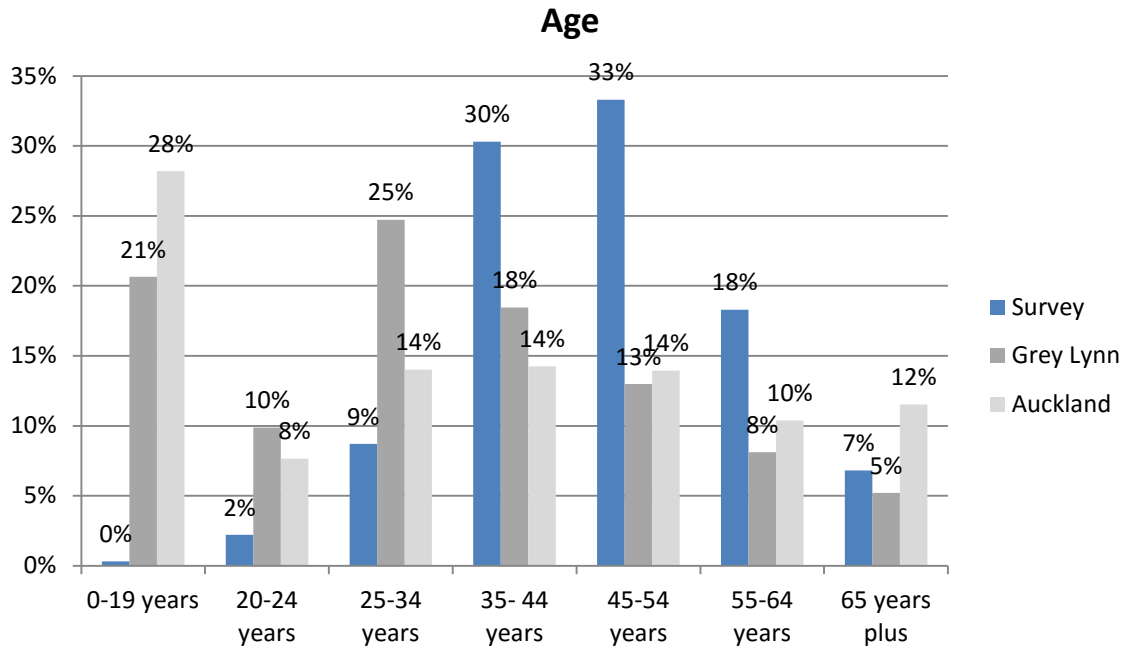
### 6.2 Demographics

Mostly (80%) our respondents are living in their own homes, and they are mostly middle aged (82% are aged 35 to 64 years). Nearly two thirds are women.

### Home Ownership

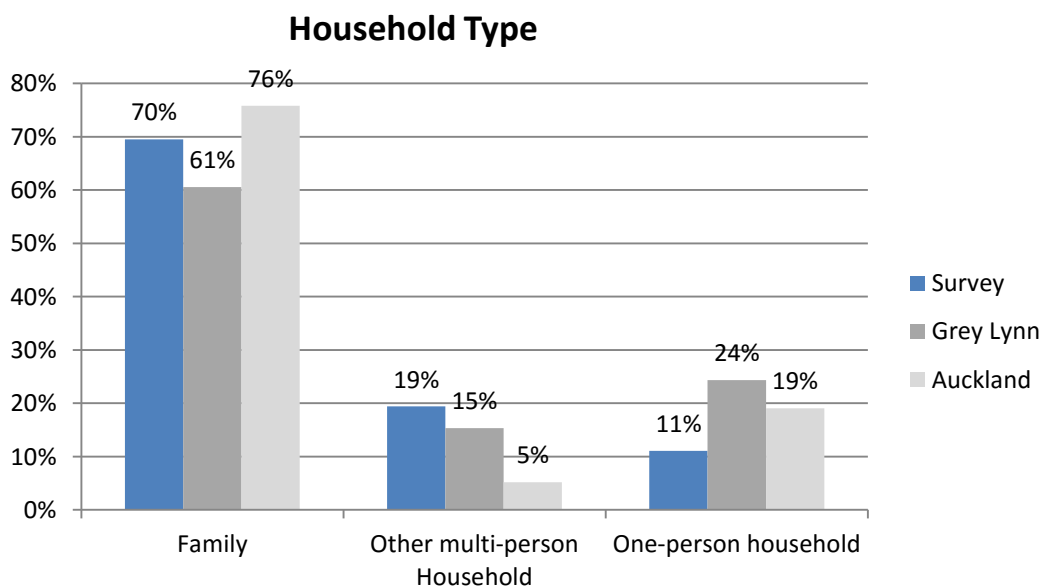


Our survey are over-represents property owners – they have the most invested in the future of the area. Renters are under-represented.



We are significantly under-representing 25-34 year olds. These people are more likely to be the renters who may not envisage a long-term commitment to the area.

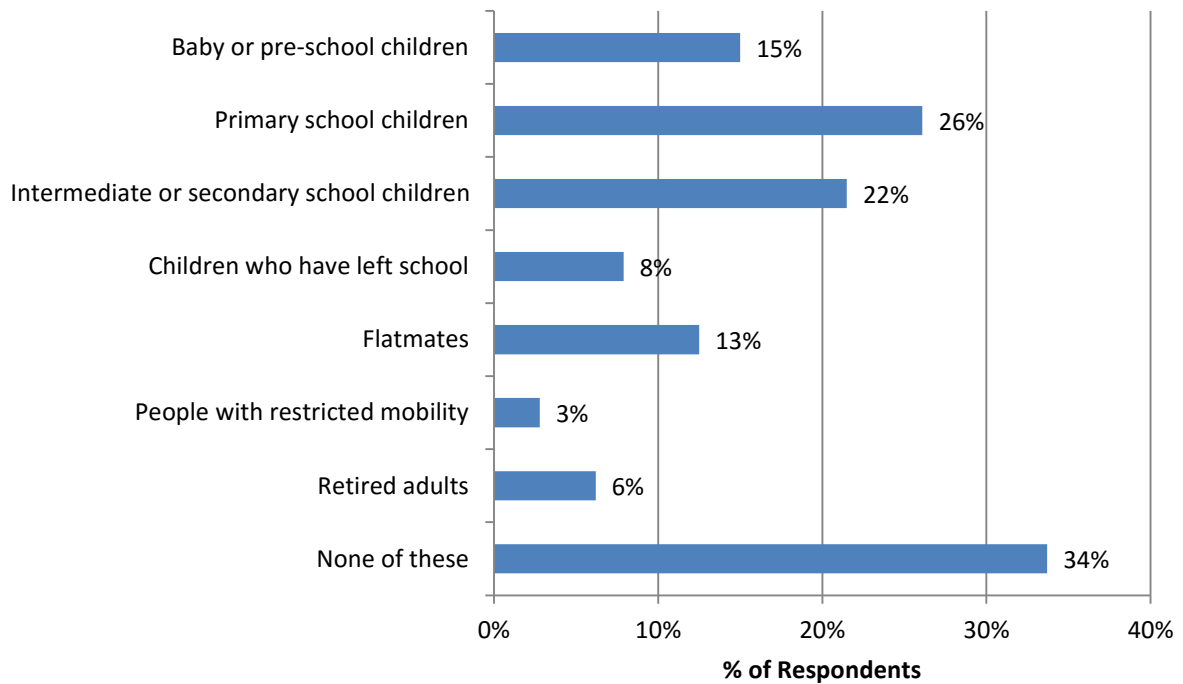
35-64 year olds are over-represented.



Over two thirds of participants live in family home, and two thirds (68%) of family households have children.

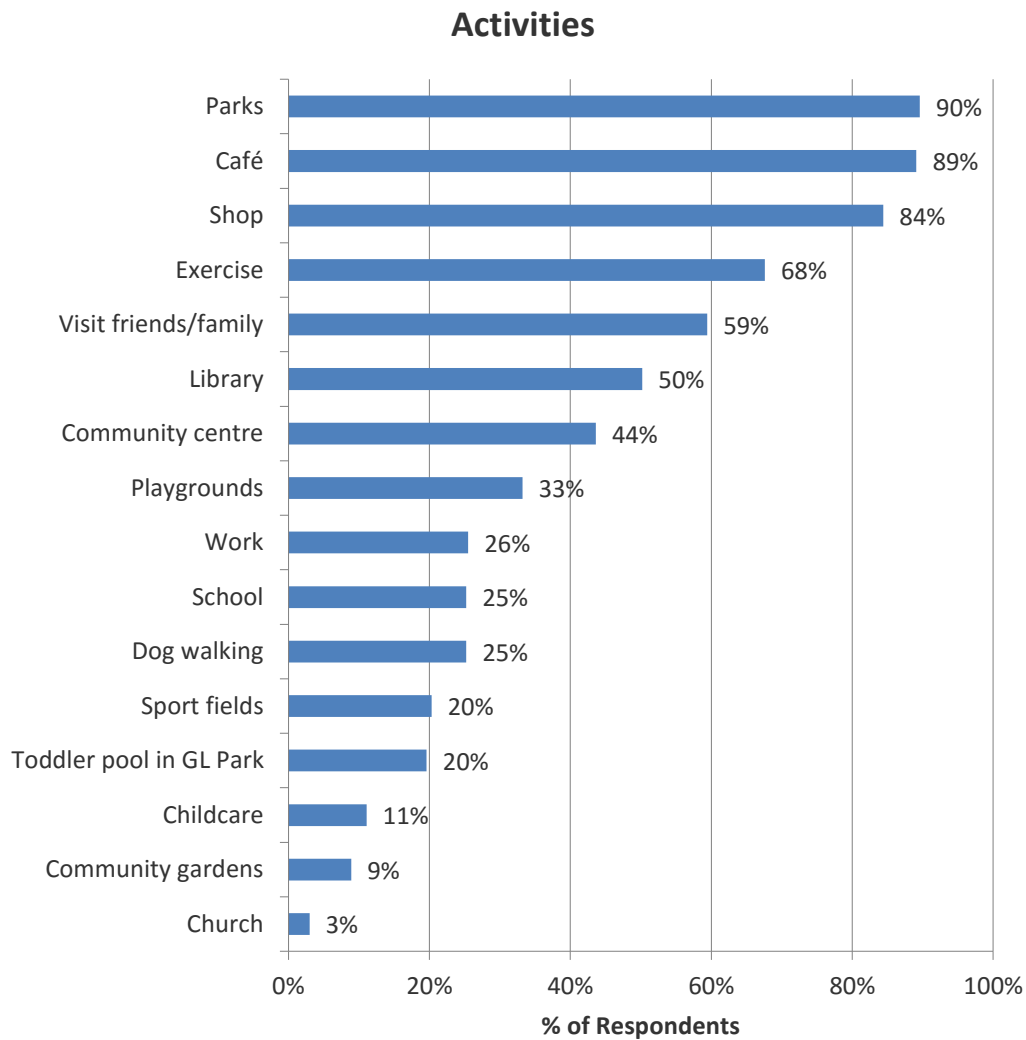
Half (51%) of survey respondents have children living in their home. Our survey under-represents single person households and over-represents family households with children. Census data shows that only 55% of Grey Lynn families have children.

### Household Composition



## 7 Activities

What they do in Grey Lynn ...



Grey Lynn Park is an important part of residents' lives. This is also reflected in their comments.

The library and community centre are also important civic spaces to residents.

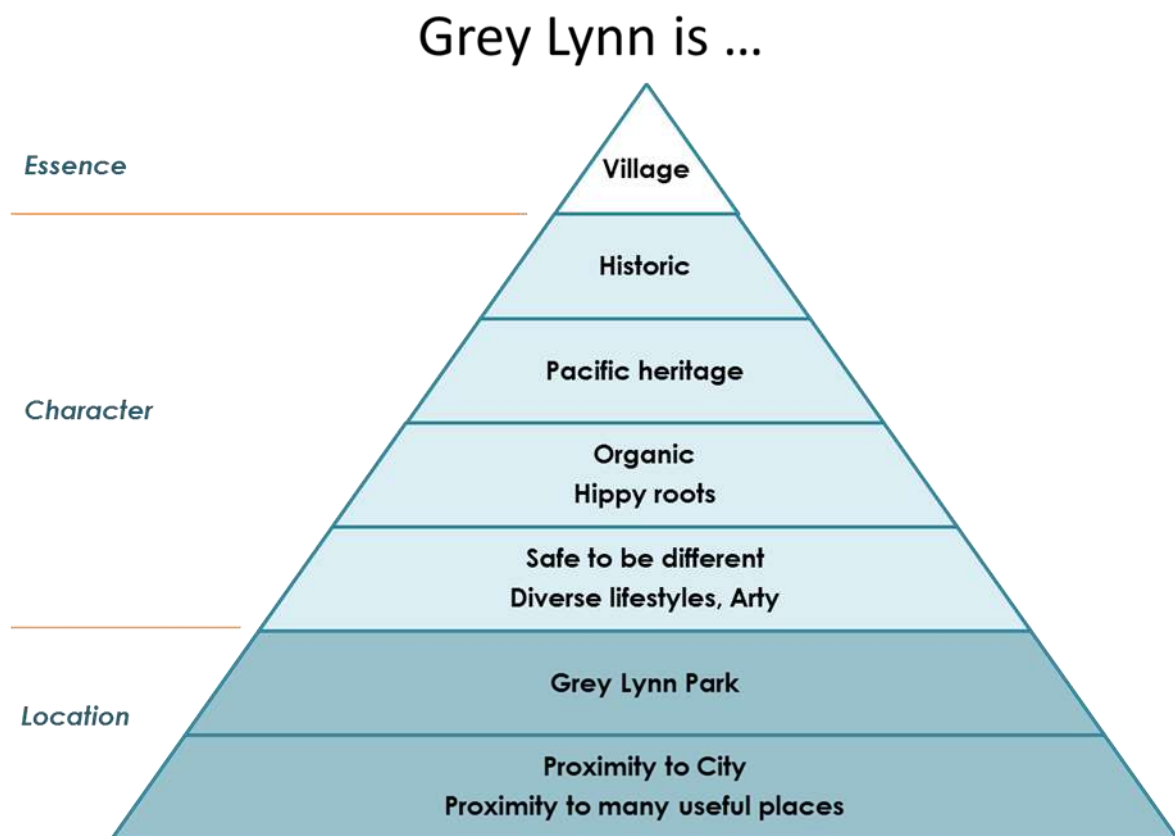
Not surprisingly, those respondents with children are more involved with the library, playgrounds, community centre, schools, and the toddler pool.

## 8 Perceptions of Grey Lynn

We asked several open-ended questions to find elicit their perceptions of Grey Lynn:

- *For you, what is the best thing about Grey Lynn?*
- *And for you, what is the worst thing about Grey Lynn?*
- *Please describe your vision in as much detail as possible.*
- *What else would you like to tell us about Grey Lynn that we have not already asked?*

The responses to these questions have been analysed collectively, using a qualitative approach to interpreting responses.



The diagram above summarises how residents perceive Grey Lynn and what they value in the area. The details of these perceptions are summarised in the following sections.

Comments that people made usually mention a combination of several characteristics.



## 8.1 Grey Lynn is a village

*“The sense of it being a village within a city”* is explicitly mentioned and is also strongly implicit in the characteristics cited by many residents.

The following comments illustrate residents’ appreciation of Grey Lynn’s village essence:

*“Its village feel, its leafiness - Grey Lynn Park and Western Springs. Its mixture of architectural styles - enough cohesion by virtue of the villa/bungalow heritage and some interesting sensitively inserted contemporary architecture. Its proximity to the CBD and the west.”*

*“The village-ness of it. I do almost everything I need, and want to do, without leaving my village.”*

*“[Grey Lynn] has a wonderful village feel. There are a lot of people walking to and from the shops so it feels social.”*

*“Close to central Auckland yet feels like a village.”*

*“The people, community spirit, the heritage buildings, green spaces and trees, the diverse cultures, the access to great stores and produce, proximity to the city, a community identity shared with many like-minded people who care about where they live.”*

*“A laid back atmosphere with the comfortable bones of old Auckland providing a village feeling.”*

The historic character (particularly the frequency of old villas), the nature of the community and the richness of services/amenities within the suburb all contribute to the overall sense of Grey Lynn being a village. The overall tenor of comments is the heart and humanity of Grey Lynn – idealised as a “village”.

## 8.2 The people

As with any community, the people are what residents value the most.

*“He tangata, he tangata, he tangata. Parks, Diversity of culture, proximity to city and great spaces, close to family and friends”.*

What makes Grey Lynn distinctive is the nature of the people who are attracted to live here.

### 8.2.1 Community / Neighbourly

Residents do feel that community of Grey Lynn is different to other areas of Auckland. There is a feeling that they know, and are known by, many other residents. They feel that they belong here.

*“A strong community feeling manifested in general friendliness amongst residents. This is quite different from many other parts of Auckland I have lived in. I like the leafy streets and the ease with which many people of varying backgrounds live together in this suburb.”*

*“The sense of community, the West Lynn village, that most of my friends live close by, that Grey Lynn has historical housing with not a lot of in-fill housing, that there is a feeling of wider consideration of*

*the world including environmental issues, whole food, support of small local business. The Sunday Market, the community centre."*

*"Being so close to the city but still having a great suburb community feel. I know most of my neighbours on the street."*

*"Community feel. Friendly people. Unpretentious. Small independent retailers. Historical feel with original bungalows and villas."*

*"All of the above - the community spirit, the character houses, the open spaces, the connectedness, the small independent businesses, the fact that people walk everywhere."*

An important theme in community perceptions is the care that residents feel and demonstrate toward one another.

*"Sense of community and care for each other."*

*"A community that cares about itself and the future."*

*"Grey Lynn has a strong community spirit and we have made lots of friends in the area by getting involved in some community initiatives."*

*"I like the caring, friendly attitude of the people that live here too, which I think is because people are proud of where they live and many businesses are locally owned, there aren't lots of chain stores."*

### **8.2.2 Safe to be different / Diversity**

Grey Lynners embrace the Pacific Island heritage of the area. Although gentrification has changed the demographic, Grey Lynn's Pacific history continues to be reflected in the churches, languages spoken in our schools, events, arts and music, which make the suburb unique and vital.

They also value the *"Bohemian character"* and the diversity of Grey Lynn. They believe that the area is welcoming to artists, the LGBT community, *"Hippies"* and others outside the mainstream.

*"The suburb is fun, diverse, funky, safe-feeling, has great coffee and is gay-friendly."*

*"It's safe and gay friendly."*

*"The people are kind, loving, warm, caring, intelligent, artsy."*

*"Relaxed vibe; classic villas, house parties, arty people, cafés, mix of people, PI influence, growth of apartments bringing younger people in."*

*"Old school villas, big trees, the mix of people- not "white bread only" like Parnell and Remuera, artists, gays, P.I.s, mental people - it's a reflection of the real world."*

*"I bought a large house here with a friend and we loved the mixture of older families and younger people in the area. I prefer to live where there is a high tolerance of differentness and cultural*

*diversity. I feel safe here, and like the fact that new to NZ people who are shop owners become part of the local community.”*

*“Grey Lynn has traditionally been inhabited by artists, writers, musicians and other creatives who moved in as the Pacific Island community moved out. This community lived in cheap rents and could afford to buy houses here ... so this community established vibrant neighbourhood. This generation is now 50-plus. It was the funeral of Glen Jowitt photographer that highlighted this for me. We celebrated diversity and Pacific-ness of the area...post-hippy ideals, labour voters ... there are still pockets of this past.”*

### **8.2.3 Organic, hippy roots**

The *“bohemian character”* of Grey Lynn is one of the aspects that makes this suburb distinctive in residents’ minds.

*“Character houses, Alternative, liberal, socially responsible / ethical residents and shops and eateries, And the great Grey Lynn Festival!! “*

*“Organic, Harvest Wholefoods, Farmers Market.”*

*“Eclectic atmosphere & recycling - friendly. Fresh, local produce at Farmer's Market grown on trading table.”*

## **8.3 Physical environment**

There are three aspects of the physical environment that shape and encourage the village character of Grey Lynn:

- Historic character – particularly the dominance of villas
- Grey Lynn Park – it is a focus for sport, play and the Festival
- Proximity to the city and access to necessary amenities including services that enrich their lives (e.g. library, park, cafes).

### **8.3.1 Historic character**

*“The area is about villas, picket fences, walking, parks, slow traffic”.* The physical appearance of the area is dominated by *“the comfortable bones of old Auckland”* being visible in local dwellings.

The physical appearance has a significant impact on the experience residents have of living within the area.

*“A laid back atmosphere, with the comfortable bones of old Auckland providing a village feeling.”*

*“Its old villas, wide streets, parks, eclectic community (though that's on the decline), its proximity to the city”.*

*"It's an inner city suburb, yet very green and quiet. .... It's an old suburb with lots of character houses."*

*"Renovated villas, heritage, character, leafy streets, social mix, slightly mad halfway house people."*

### **8.3.2 Grey Lynn Park**

Grey Lynn Park is an important focus for residents. It is the most cited facility used by residents (see page 14).

The Grey Lynn Festival, movies in the park and the toddler pool, were all noted appreciatively in the comments.

*"Events at Grey Lynn Park e.g. festival, movies, music, pool -Events at Western Park e.g. Art in the Dark, sculptures, Xmas tree -Choice of lovely DOG-FRIENDLY green spaces/parks - Franklin Rd lights & Pride Parade."*

*The park is great ... outside movies, the Grey Lynn Festival.*

### **8.3.3 Proximity / Access to amenities**

Residents appreciate Grey Lynn's proximity to the city and access to necessary amenities including services that enrich their lives (e.g. library, park, cafes). No doubt this explains Grey Lynn's relatively low use of cars for commuting revealed in Census recent data (page 7).

*"I love that we have everything close by - shops, markets, park, cafes, restaurants - we love to walk everywhere."*

*"Convenience to EVERYWHERE! Close to the Link Bus, to downtown. Like the local shops - friends live nearby. Close to Ponsonby Road."*

*"Being able to walk to much of what I need and enjoy, ie. great parks, cafes and library and shops."*

*"Having just about everything I need available in a 5 km radius and that I can walk."*

*"There's lots of good cafes and bars. Great park including the paddling pool."*

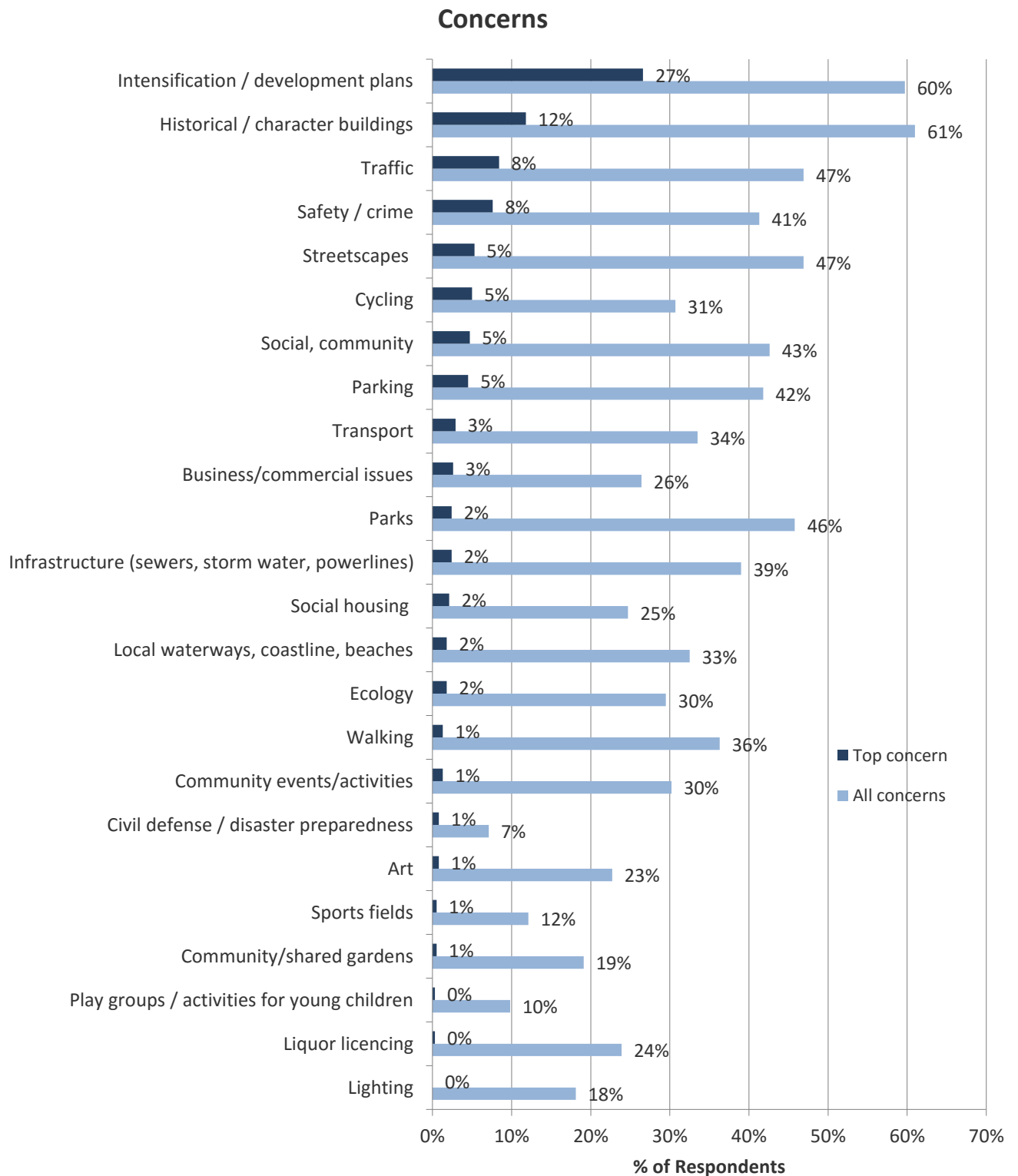
*"Great neighbourhood for bringing up children - access to parks, playgrounds, zoo, MOTAT, good schools, daycares etc. Amazing choice of local activities for adults as well (churches, Buddhist centre, gyms/yoga, restaurants, shops, community centre classes etc)."*

*"It's easy to get most anywhere else in Auckland from here."*

*"There is easy access to shops and buses, cafes and other local amenities."*

## 9 Issues / Concerns

We asked people to tell us about their concerns for the area, and nominate which **one** they are **most** concerned about.



Having children in their home does not appear to significantly affect respondents' concerns.

We asked people to describe their concerns in detail. We also asked open-ended questions to elicit details about their concerns:

- *And for you, what is the worst thing about Grey Lynn?*
- *Please describe your specific concerns in as much detail as possible.*
- *Please describe your vision in as much detail as possible.*
- *What else would you like to tell us about Grey Lynn that we have not already asked?*

### 9.1 Perceived threats

The diagram below summarises the concerns residents have about Grey Lynn. The details of these perceptions are summarised in the following sections.

## Perceived threats to Grey Lynn ...



### 9.2 Intensification / Infrastructure

Intensification is the most commonly cited concern residents have about Grey Lynn. It is the top concern for over a quarter of residents. It is evident that the increasing resident population and the number of visitors to the area, is leading to increased pressure on aging infrastructure. Much of the infrastructure is some of the oldest in Auckland. It was never designed to cope with our modern lifestyles and the number of people residing, working and visiting here.

*“Infill housing and people building massive houses and losing their lawns/gardens.”*

*“Intensification is fine as long as it is in areas that can cope with required infrastructure.”*

*“Business/commercial issues: The recent negative publicity regarding a new Bunnings Warehouse located on Great Nth Rd. is something I strongly disagreed with. This new store provides over 100 jobs (both full- and part-time) for the greater community, and the negatives proposed focused on: an increase in traffic (which will happen anyway with a growing population), and speculation on a decrease in surrounding property value (which may occur but I believe is part of the risk in purchasing property; if a decrease in value does occur there is a strong likely-hood that this will only be temporary).”*

*“We are very concerned about the intensification of buildings which contravene council set regulations. We made a submission on the unitary plan and promoted the idea of 4-storey buildings (the height limit stipulated by Council) along Great North Rd as well as the protection of streets such as Selbourne St where half the street of historic villas was protected and the other half wasn't. However, now we find Council giving permission for 5- and 6-storey buildings constructed along Great North Road, and seven-storey buildings being applied for. In a few years' time this may well be 8-10 storeys. As well, there is the Bunnings store, which does not fit in with the idea of more housing and small businesses. We recognise the need for more housing in Auckland, but at the prices these new apartments are going for in this designated special needs housing area (and the ongoing body corp costs) they will scarcely meet the need for affordable housing. Related to this is the increased traffic. We live in a side street off Great North Rd where apartments are being built, and already it is difficult for people in the street who do not have a garage to find parking. This difficulty will be increased with visitors to the apartments, and people taking short cuts to drive through Grey Lynn. Also related to this is the increased rates as a result of the new capital valuation which for us is the main concern. We have lived in Grey Lynn for nearly 30 years. It is our community, our friends and family are here. But as we reach retirement age, we fear that we will no longer be able to afford living here. Our rates went up by about 30% with the 2011 capital valuation and we now expect them to rise by 35% as a result of the 2014 CV. With rates based on CV, and the popularity of Grey Lynn, we can foresee huge rates increases every 3 years into the future, at a time when our income is diminishing. At the moment Grey Lynn has a great diversity of people - their occupations, ethnic backgrounds, and ages. The potential result of such huge rates increases is the departure of older people and those on lower or fixed incomes. There is the danger that Grey Lynn will become a bland suburb of only young(ish) professionals on high incomes. I don't want to see this in Grey Lynn.”*

*“Infrastructure. With all the new apartment developments going up along the ridges one has to wonder when there will be a break down in the infrastructure. Will the sewers carry the load? Even with retention tanks there will come a point when everything will be full and something will burst. I am sure there are still parts of Grey Lynn where houses still have old sewer lines. Also the power and*

*telephone lines need to go down under ground. This should have happened ages ago. \* Intensification. See my concern about infrastructure above."*

*"I am particularly concerned that Great North Road along Arch Hill will become a bitterly cold wind tunnel. I walk along there regularly to go to the library and other places. The shadows are lengthening, the library and St Joseph's church are looking less significant. The Grey Lynn area is already split in two by the physical barrier of the Arch Hill ridge and Great North road."*

### **9.2.1 Parking**

Parking is a highly visible aspect of infrastructure failing to cope with the level of intensification in the area. The increase in residents, local business activity and people avoiding hefty city parking fees, have all contributed to pressure of kerb side parking. Residents are particularly aware of this because their properties were never designed to accommodate off-street parking.

*"So many people drive to our streets and then park their cars and walk or bus into the city. It's becoming very hard to find a car park outside your own house. This is terrible when you have a new baby or a car full of groceries or its pouring with rain and you have to park a street away."*

*"The other concern I have is commuter parking and will all the new apartments be able to provide parking for the new residence."*

*"Parking is getting crazy."*

*"Parking can be difficult, not easy to jump into local stores etc."*

*"My street is full of cars daily from other areas."*

*"Parking is a big issue for us as we don't have any off street parking and our property doesn't allow us to create an off street parking place. Every month seems to be attracting greater amounts of people dropping off their cars on our street to take the bus as well as employees from businesses on Great North Road parking all day and probably from the new apartment building. I think it is good that Grey Lynn will have more apartments but why can't we come up with a solution for the parking issues that this will generate? Nobody seems to be planning for this and it's already a problem for those of us who don't have off street parking."*

### **9.2.2 Sewage and stormwater system**

The sewer and stormwater systems in the area were not designed for the volume of effluent from the increased number of people in the area. There are parts of Grey Lynn that still have combined stormwater and sewage. Overall this leads directly to poor ground water quality, creating pollution in Cox's Bay. Grey Lynn residents do not believe this is an acceptable situation.



*“A broken sewer system that can't handle the current population. Our streams (and Cox's Bay) are essentially third world open sewer systems; when I investigated the water quality issue with the council pertaining to the permanent health warning attached to Cox's Bay, prohibiting any water based activity in the area - (so why are the Sea Scouts there?) the council would not advise the water quality test results and is not part of their regular water quality tests as it would "add no value" - which I read for it's so bad they don't want a record of it. I managed to get in contact with a NZ Herald reporter who managed to get some details a couple of years ago and the results were consistent with that of a "raw sewage pond". Not a very "liveable city".*

*“Cox's Bay creek pollution- the storm water / sewage separation was in the 15 year plan when Les Mills was mayor. Now it's in the current 20 year plan. How can we spend money re-sanding Herne Bay beaches when we keep pouring sewage into the same water?”*

### **9.3 Traffic**

Traffic, while connected to intensification, is an Auckland wide issue. Grey Lynn residents have noticed increases in traffic volumes and feel that traffic flows threaten their safety, particularly the safety of children and those cycling or walking.

*“People who run the red lights at the Williamson Ave/Gt Nth Road intersection and drive through the pedestrian crossing traffic lights on Gt Nth Road without looking. The lack of a designated turning area out of Barrington Road which gets choked with traffic in the early morning rush. The housing at the bottom of Tuarangi Road that has sitting traffic chugging outside of their homes waiting to get on to the motorway in the morning and the pot holes in the streets in the same area. Primary school kids in from this housing area going to Grey Lynn School have to run the gauntlet of incredibly unsafe roads and going to Western Springs College for pedestrians and bikers is a minefield.”*

*“Dryden Street rat run traffic at morning and evening rush when people use it to avoid the main road traffic lights. It makes it very dangerous for pedestrians, particularly children and the elderly crossing to and from Grey Lynn Park. The cars regularly speed down the road considerably above the speed limit. I would like traffic calming measures to be built into Dryden Street, as was done for Cockburn Street up to Richmond Road a few years ago, but I don't know how to go about petitioning Auckland transport to get them to do this?”*

*“The intersection of Richmond & Peel Street. Countdown supermarket is poor and dirty. The traffic around Richmond Rd is very busy.”*

*“TRAFFIC ON GREAT NORTH RD and the increasing noise coming from the motorway. We need sound barriers here in Arch Hill!”*

*“That crossing either Cockburn or Richmond Road to get to school is so dangerous. That although there are signs 40Ks school area and there are two schools within that zoning no one seems to slow down.”*

*“Worried about kids not being able to cycle safely on streets.”*

*“Safety for children in walking and cycling.”*

*“Trying to ensure that my 9-year-old has a safe traffic route to walk home from school.”*

*“Speed of traffic through Great North Rd/Surrey Cres intersection.”*

*“Bunnings and associated heavy traffic” “Through traffic , commuter parking.”*

*“Traffic and its associated dangers, noise and pollution, and negative impacts on the liveability of our neighbourhood streets.”*

*“Traffic at Surrey Crescent and Chinamans Hill intersection.”*

*“It is not safe for biking.”*

*“Increase in traffic using the side streets as short cuts to Westmere & Cox's Bay & to the Western Motorway (& into the city) - this is also a result of increased high-density living in the area & in the surrounding suburbs (apartments).”*

*“As keen cyclists we are concerned that there are not many cycling lanes (separate from the cars!) although we do love the new cycle way that now goes all the way into town.”*

*“Need more cycle paths, especially along Gt Nth Rd which is an ideal cycle route.”*

*“Cycling ...I do not cycle but I am concerned that our streets are not very safe for cyclists. Consequently many cyclists are using the foot paths to ride on, including in the parks. They are not lit up at night, they do not use bells and sneak up on you apparently from nowhere. They might feel safer on the paths but it is very dangerous to pedestrians.”*

#### **9.4 Crime**

With the increased affluence in the area, there has been an increase in crime. Residents have found themselves victims of multiple thefts and break-ins. This undermines residents' confidence in the safety of their own home.

*“Crime, our house has been broken into since we brought it in 2004 six times.”*

*“Crime - we have had two locked cars stolen from right outside our house in the last five years.”*

#### **9.5 Changes to the character**

There are tensions arising from changing profile of residents. Long-term residents fear that Grey Lynn will lose the heritage buildings and community that they treasure. They fear Grey Lynn will lose its village character.

*"Still a mix of people though increasingly gentrified and right wing (Ewwwww)."*

*"Excessive house prices and houses being bought by people who don't necessarily value it's historical context and how it contributes the the 'feel' of Grey Lynn."*

*"Undevelopers developing houses of ugly proportions."*

*"New houses that don't fit with the original houses."*

*"Rates have shot up yet council services to my house remain just as token as they always were - e.g., maintenance of grass verge and gutter outside my house - both messy."*

*"Every villa being renovated to match the Audi outside. Ugly developments such as Bunnings and 6-storey apartment blocks, now I'm not opposed to increasing the population as that brings life and diversity, well designed apartment blocks which are considerate to the neighbourhood are appreciated."*

*"Fear that this neighbourhood will be overrun with massive high rise buildings."*

*"Property Developers who build unnecessary and ugly apartments around the area that do not match the villa-character of Grey Lynn."*

*"Loss of old houses and landmarks, e.g. Bethany."*

*"The increasing gentrification with soaring house prices means that our neighbourhood is slowly becoming mono-cultural and filling with those who are financially well-off e.g. National Party supporters - rather than those with a social conscience."*

*"The house prices and rates are pushing some long-time residents out of the area."*

*"A couple of houses in my street (Sackville Street) that are derelict and are probably a health hazard."*

*"The gentrification. Hugely inflated house prices have attracted a lot of people who have a lifestyle focus on money rather than the ideals I associate with the Grey Lynn area which are more about neighbourly-ness and community. Knowing my neighbours is important to me."*

*"Houses being built on the corner of Farrar and Cockburn with really low spec materials... "*

*"Not enough affordable houses in the area to keep it vibrant and connected with good socio-economic mix."*

*"Decline of the bohemian mix of people; decline of PI influence; the 'heritage at all costs' brigade: actually we need new developments and apartments to breathe new life into the place."*

*"The whitening of the neighbourhood - outside all the houses are turning white [and grey and beige] the people who live in them likewise. They build high fences - perhaps to keep you out and hope you won't notice the change."*

*"Trending towards more of a homogenous wealthy neighbourhood."*

*“The commodification of the area, the same houses being vamped up and sold on so there is always a number of households with short term residential goals, eg, make money and get out.”*

*“Carlisle House left to deteriorate.”*

*“Ecology. We are still battling against litter, cans, plastic bottles, smashed bottles even near the rubbish bins. We still do not have separate waste and sewage in many parts of Grey Lynn. Now that growing trees and gardens has become normal practice we need more efficient ways of dealing with green waste. I'm not sure how much I can keep on composting. I am also concerned that the practice of grinding up plants into mulch and spreading this in different areas is a way of spreading plant diseases. I have noticed that the native fungi such as puffballs and basket fungi are extremely rare now. “*

*“I am concerned about new developments changing what gives the area character, I worry about the pollution in Cox's Creek, I worry that historical buildings are not protected, for instance the old Salvation Army home in Dryden Street.”*

## 10 Vision

Half the people who participated told us that they do have a vision for Grey Lynn. Most visions cited by residents suggest an enhanced, or at least retained, version of Grey Lynn as it is now. Some residents wish to return to past versions of the area. Others are comfortable with planned progress.

The comments in the following section illustrate this.

### 10.1 Comments

*“Maintain Grey Lynn as a heritage area and do not allow older character houses to be removed unless they are derelict and prevent high rise apartments being built to increase the urban density. Support social housing initiatives to keep Grey Lynn a culturally mixed area and not become a mono-cultural, rich, European suburb. Support eco-friendly initiatives and support local businesses, which serve the community (such as pharmacies), to keep going. Don't allow everything to turn into cafes.”*

*“Retain as much of the culture and special character as possible that make Grey Lynn a vibrant and interesting community.”*

*“That it retains its heritage characteristics, open spaces and social/ cultural /economic diversity, mixed use and community identity.”*

*“That it stays the same cool suburb but becomes even more vibrant and continues to celebrate its cultural variety and makes the best use of its parks and green spaces (big and small) and protects the environment and remains a safe place for all.”*

*“To develop in residential and business intensification in an appropriate and community-led manner; while retaining its organic roots and leading edge culture of sustainability.”*

*“I'd like to see our residential streets being usable for living rather than just for traffic. In my vision, kids will be able to safely play on the streets, just like they could decades ago when there was slower and less traffic.”*

*“That it retains a village atmosphere with no more high rises (apartments up to 4 stories high on the main ridges are fine). Bike lane into the city, restriction on the number of cafes which will produce noise after hours. Definitely no 60-seat cafe on the corner of Peel and Richmond! More community gardens, continuing Farmers' market at the Community Centre. Regular community events e.g. Grey Lynn Festival, Music in Parks.”*

*“I already love the beautiful old houses in Grey Lynn, the cultural and social diversity and the creativity and environmental and social awareness of its residents. I'd like to see these things protected and enhanced. I'd love to see Grey Lynn becoming a suburb with a more attractive environment that is easier to get around by walking and cycling. I'd like to see more high-quality apartments situated above shops, restaurants, cafes and community facilities, replacing car yards and industrial areas rather than replacing villas and bungalows. I'd like to see our residential streets*

*being usable for living rather than just for traffic. In my vision, kids will be able to safely play on the streets, just like they could decades ago when there was slower and less traffic."*

*"Maintaining and improving our green spaces, more bench seating in West Lynn and Grey Lynn areas, local community gardens, eco-sustainable spaces and houses with rooftop gardens and being built by local architects, more water fountains for drinking water in the area, more native trees being planted in the local areas, solar panels for street lighting, having a Maori place name for the suburb of Grey Lynn and this place name becoming erected on a sign of welcome to the area."*

*"To be a safe friendly caring community, taking the lead on new innovative ideas for a better place to live so this can be developed by other communities."*

*"A place where people of diverse backgrounds feel they belong, are connected, and have a range of facilities (shops, park, library etc.) to use."*

*"I would like it to stay much as it is with a vibrant melting pot culture, people gardening and eco conscious, organic Grey Lynn. Also continuing support for the library the drop in centres, women's centre, pensioner housing, mixed housing, a good farmers market and fantastic festival."*

*"Keeping it as a funky sustainable village."*

*"Sustainable urban village that is inclusive and accessible."*

*"Historic central city suburb that is preserved with a clean environment. Love to see Cox's Bay sorted. Dreg the polluted mud in the bay and establish a pristine central city beach that we can be proud of. Nice to see the overhead powerlines gone."*

*"I would like it to be an environmental leader. More community gardens, orchards, solar and alternative building, art and culture."*

## **10.2 Specific suggestions**

*"Great North Rd as a new 'Ponsonby Rd' with apartments, shops and frequent public transport."*

*"Keep all buildings to 3 or 4 stories - nothing higher. Better cycleways would help keep the walking/cycling happening."*

*"The West Lynn shops being developed into a small village with pedestrian traffic only. That all overhead powerlines will be moved underground. That the speed limit on Ponsonby Road will be extended to the main streets through Grey Lynn. That the area will keep its essential character and not become another high density inner city suburb with high rises and shopping malls."*

*"I would like to see GL stay multi-cultural, diverse, easy-going, artistic, with heritage buildings but also some exciting new building projects in keeping with the heritage buildings, maintaining great parks. It would be wonderful if the waterways could be cleaned up and even a beach created at Cox's Bay."*

*“Better cycleways would help keep the walking/cycling happening.”*

*“Run a tram along loop: Williamson Ave - Ponsonby Road - Richardson Rd - Surrey Crescent - Gt Nth Rd - Williamson Ave. Build large multilevel destination carparks on Gt Nth Road by motorway ramps opposite Motat with frequent tram connection to a Grey Lynn - Ponsonby - K’Rd - Queen St - Wynyard - Tram system. Keep destination drivers’ cars out of the area with secure purpose built car parking and effective non-bus public transport.”*

*“The Cox’s creek area is a disgrace and needs time and money spent fixing it NOT a community board that repairs a rotting boardwalk and claims this as a great achievement for Grey Lynn. Very lax building code enforcement ruining the character of the suburb. If there is to be housing intensification improve services and make these affordable. Improve public transport.”*

*“Much of the infrastructure remains the same with the addition of dedicated bicycle paths throughout the suburb to make cycling safe (which it isn't at the moment). A roundabout at the top of Richmond Road where it meets Kingsley and Peel St (very dangerous intersection at the moment); Cox’s Bay stream and Motions Creek are clean enough to swim in - a condition maintained by the Grey Lynn and surrounding communities. More community gardens and many of the roadside verges planted with native shrubs and trees to provide a wildlife corridor linking up Western Springs, Cox’s Bay and Meola Reef. Other verges planted with fruit and vegetables instead of grass - a resource available to passers by. Dominated by small, locally owned and run, rather than large multi-national, businesses. Maintain ready access to buses - minimise the need to use cars and make walking or cycling pleasant activities by well-maintained footpaths and cycleways through a green, leafy suburb. Add local communal composting sites associated with community gardens. Similarly add local recycling drop-off points - especially for inorganic products. Ban plastic packaging and bags. Make it a smoke-free suburb. Less alcohol outlets (including supermarkets).”*

*“Intensification - greater supply of housing - high quality apartments, terraces and town houses of varying sizes and cost. Most cater to a variety of demographics and price levels. Especially needed around the Great North Road which is currently grossly under-utilised in favour of car yards and other inefficient forms of land use. More pedestrian and bike friendly roads. Richmond Rd, Williamson Ave and Great North Rd are all very wide roads with plenty of space for fully separated cycle lanes. This would help reduce congestion, promote safety and environmentally friendly modes of transport. Improved public transport - improved bus lanes and increased all-day frequencies. Better facilities in parks, attractions and more 'fun' things within the suburb.”*

*“Most sustainable community in New Zealand: safe cycle lanes for adults and children within the community and linking GL to other suburbs; better public transport links to other central suburbs; plastic bag free; more affordable housing for elderly and lower income groups to maintain a mixed demographic within GL; more social integration; community orchard; fruit trees planted on berms.”*

*“Grey Lynn should be pedestrian and cycle friendly. The Great North Road ridge line and Richmond road should have narrower traffic lanes (only one per direction) with dedicated 24-hour bus lanes. Narrower traffic lanes allow for protected cycle lanes in each direction. The same routes should be encouraged to have denser residential capacity with 3-4 level apartments and units. Making car traffic more difficult encourages people to bus, bike and walk. While gentrification of the area is unavoidable, there should still be an effort to retain a cross section of society with affordable housing in the area. Lower socio-economic groups deserve the chance to live close to the CBD to allow greater work opportunities and transport equality. Grey Lynn Park needs to be promoted as a hub for the neighbourhood and a focal point for local walking and cycling paths. Encourage small family owned shops and businesses into the area. -Support of arts through sponsored programs, we need to reclaim the heritage of Grey Lynn as a suburb of artists (graffiti art on shop walls, sculpture in the parks, more local music.) Daylighting of the stream that runs from Williamson Ave through Grey Lynn Park, down under Hakanoa St, Sackville St and out into Cox's Bay. Preservation of the old orphanage on Richmond Road that has now fallen into disrepair. Turn it into mixed commercial and residential.”*

*“I'd like to see Carlisle House become the centre of Grey Lynn and eradicate the bad karma that this lonely building has brought on itself.”*

*“I would like it to have a swimming pool...maybe at Western Springs. I would like St Paul's to get more of the share of the Catholic school pie.”*

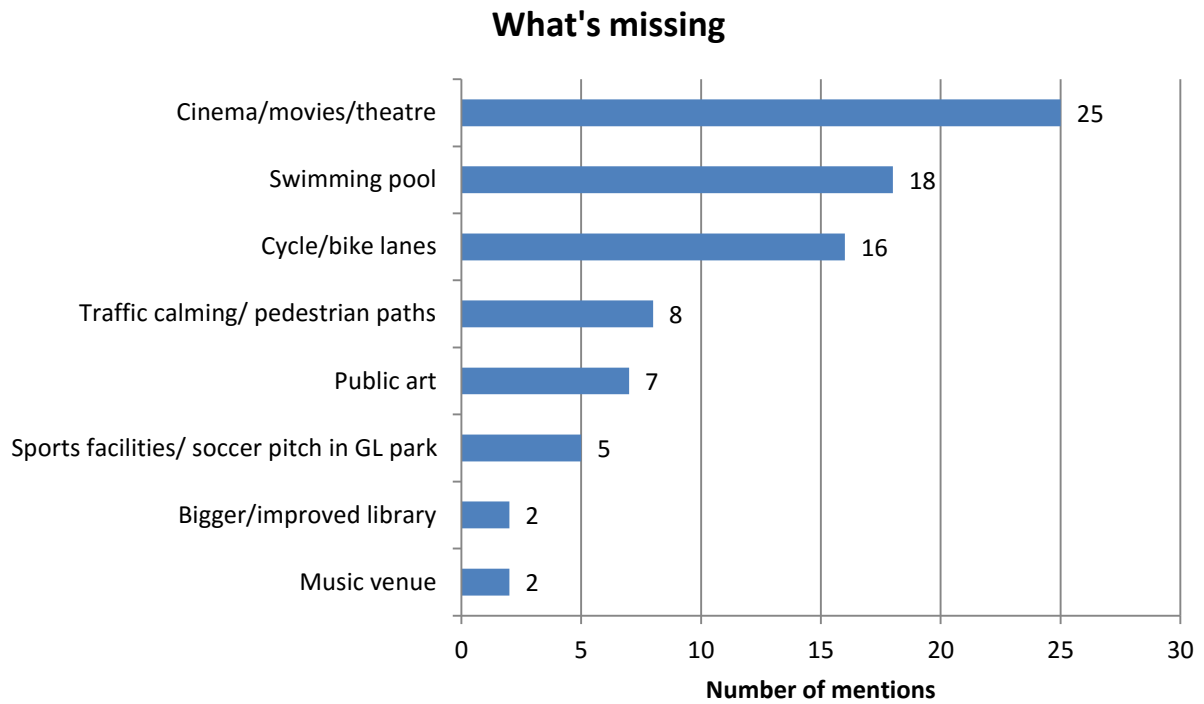
*“To link the parks, for fitness tracks, fruit tree everywhere. Reinvigorate the Great North shopping precinct.”*



### 10.3 What's missing

People were asked to tell us what facilities they would like to see in Grey Lynn.

The top three requests were a cinema, a pool and more cycle lanes/paths.



*“Good public pool. Next to Western Springs College, by the back drive to MOTAT Aviation could be a great spot.”*

# Appendix 1 – Grey Lynn definition



For this survey, we have defined Grey Lynn as the pink shaded area on the map above.

To determine these boundaries, we considered:

- Statistics New Zealand area Units: Grey Lynn East, Grey Lynn West, Arch Hill, Surrey Crescent
- Google Maps definition of Grey Lynn
- Neighbourly definition of Grey Lynn

The definition we adopted is close to the aggregation of the four Statistics New Zealand area units.

## Appendix 2 – Questionnaire

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### Grey Lynn Needs 2014

#### INTRODUCTION

The Grey Lynn Residents Association is a volunteer group of local residents. We aim to make Grey Lynn the most liveable suburb in the world. Right now we have an opportunity to get the voice of Grey Lynn heard by Auckland Council.

We want to include the opinions of people who live, work, play or study in Grey Lynn.

That means we need to know what you care about in Grey Lynn. We need to know what you love and want preserved. We also need to know what you think is missing, or what needs to be changed or improved.

We will only use results from this survey in a way that groups data and does not identify individuals.

Everyone who completes this survey can enter into a draw to win a prize. Local businesses have kindly donated the following prizes :

- Twelve coffee vouchers, donated by Kokako
- A dozen bottles of Kokako Cold Brew
- A "I Love Grey Lynn" T-shirt, donated by Soala Wilson from The Works Hair Salon
- Two bottles of Lily Taylor Nourishing Body Oil
- Two \$50 vouchers, donated by Nature Baby

We have extended our deadline for this survey. We will definitely be drawing winners at 6pm on Sunday 21 December 2014.

## Grey Lynn Needs 2014

### Where you live

The shaded area of the map below shows the area we are defining as Grey Lynn.

This area is a combination of four Statistics New Zealand area units and is similar to the suburb boundary used by Google.



## Grey Lynn Needs 2014

### 1. Where do you live? Please check map for boundary definition of Grey Lynn.

- Auckland City
- Cox's Bay
- Eden Terrace
- Freemans Bay
- Grey Lynn (please check map)
- Herne Bay
- Kingsland
- Newton
- Point Chevallier
- Ponsonby
- St Mary's Bay
- Western Springs
- Westmere
- Other Auckland
- Not Auckland

Other (please specify)

Page 3

## Grey Lynn Needs 2014

### 2. How long lived in Grey Lynn?

- 1 year or less
- 2-5 years
- 6-10 years
- 11-19 years
- 20 years or more

Other (please specify)

Page 4

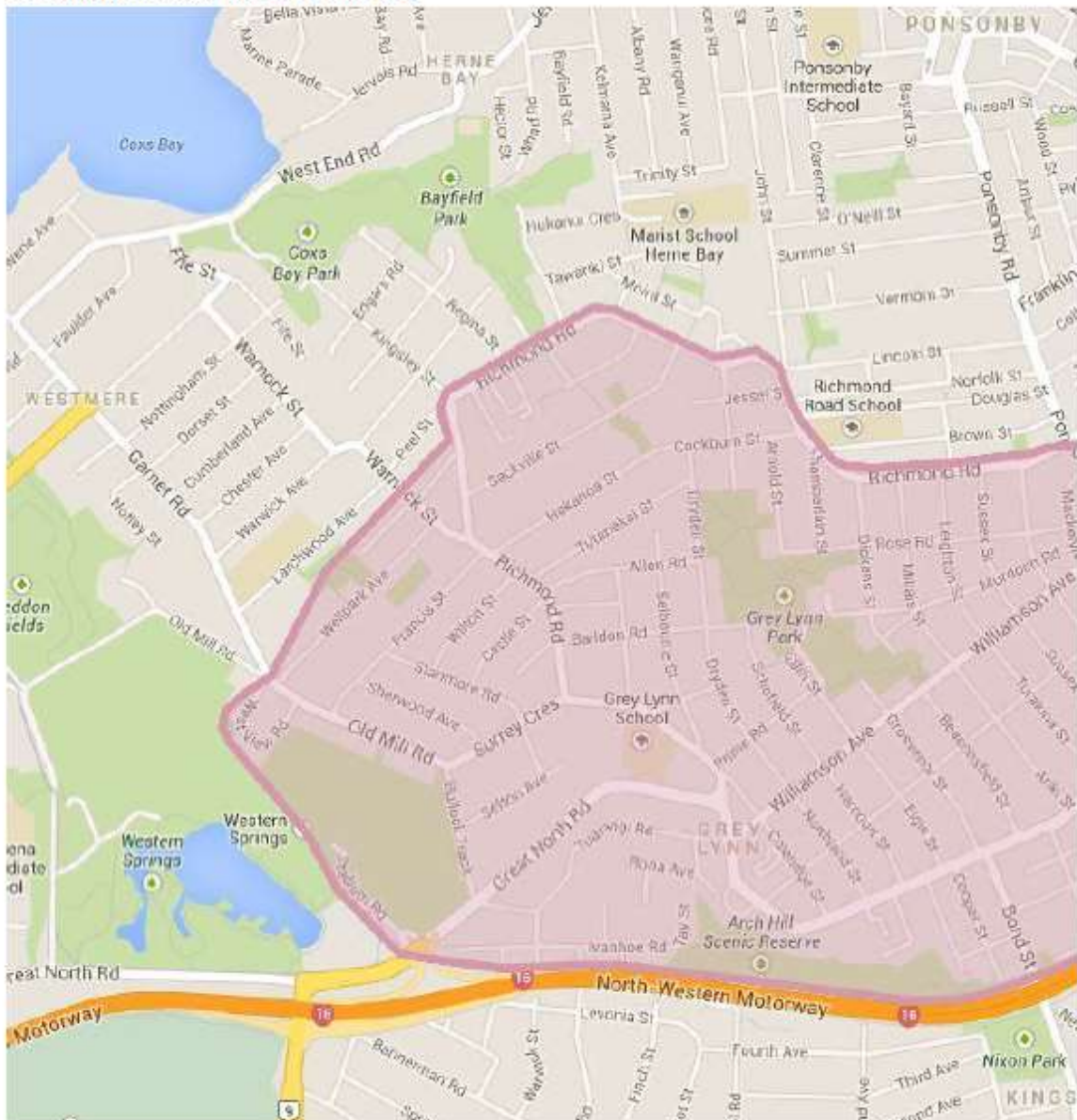
## Grey Lynn Needs 2014

### Understanding Grey Lynn

The map of Grey Lynn is repeated here to make it easier for you to answer the next questions.

**The shaded area of the map below shows the area we are defining as Grey Lynn.**

**This area is a combination of four Statistics New Zealand area units and is similar to the suburb boundary used by Google.**



## Grey Lynn Needs 2014

### 3. Which of the following best describe your relationship with Grey Lynn?

#### TICK ALL THAT APPLY

- I feel strongly connected to the area
- It's where I live
- I'm a local business owner
- It's where I spend a lot of my time
- I know a lot of people in the area
- I don't spend much time here
- I don't feel particularly connected to the area

Other (please specify)

### 4. For you, what is the best thing about Grey Lynn?

### 5. And for you, what is the worst thing about Grey Lynn?

### 6. Do you have a vision for Grey Lynn?

- Yes
- No

### 7. Please describe your vision in as much detail as possible.

## Grey Lynn Needs 2014

### 8. Which of the following do you regularly do or use in Grey Lynn?

- Cafe
- Childcare
- Church
- Community centre
- Community gardens
- Dog walking
- Exercise
- Library
- Parks
- Playgrounds
- School
- Shop
- Sport fields
- Toddler pool in Grey Lynn Park
- Visit friends/family
- Work

Other (please specify)



## Grey Lynn Needs 2014

### 9. Which, if any of the following issues are you concerned about, in relation to Grey Lynn?

(Tick all that you are concerned about.)

- Art
- Business/commercial issues
- Civil defense / disaster preparedness
- Community events/activities
- Community/shared gardens
- Cycling
- Ecology
- Historical / character buildings
- Infrastructure (e.g. sewers, storm water, powerlines)
- Intensification / development plans
- Lighting
- Liquor licencing
- Local waterways, coastline, beaches
- Parking
- Parks
- Play groups / activities for young children
- Safety / crime
- Social, community, knowing neighbours and people in Grey Lynn
- Social housing such as council flats or state houses
- Sports fields
- Streetscapes (e.g. trees, footpaths, verges/berms, signs, seats)
- Traffic
- Transport
- Walking
- None - there are no issues I'm concerned about

Other (please specify)

## Grey Lynn Needs 2014

10. Please describe your specific concerns in as much detail as possible.



## Grey Lynn Needs 2014

**11. To help us prioritise these issues, please tell us which ONE, if any, of these issues are you MOST concerned about, in relation to Grey Lynn?**

**(Tick ONE only.)**

- Art
- Business/commercial issues
- Civil defense / disaster preparedness
- Community events/activities
- Community/shared gardens
- Cycling
- Ecology
- Historical / character buildings
- Infrastructure (e.g. sewers, storm water, powerlines)
- Intensification / development plans
- Lighting
- Liquor licencing
- Local waterways, coastline, beaches
- Parking
- Parks
- Play groups / activities for young children
- Safety / crime
- Social, community, knowing neighbours and people in Grey Lynn
- Social housing such as council flats or state houses
- Sports fields
- Streetscapes (e.g. trees, footpaths, verges/berms, signs, seats)
- Traffic
- Transport
- Walking
- None - there are no issues I'm most concerned about

Other (please specify)

**\*12. Can we contact you if we want to find out more about your concerns?**

- Yes (Ensure you enter your contact details when you get to question 25)
- No

## Grey Lynn Needs 2014

### Your suggestions

**13. What, if any, facilities do we not have in Grey Lynn that you would most like to have here?**

**14. What else would you like to tell us about Grey Lynn that we have not already asked?**

**15. How would you like to be involved in any changes to the Grey Lynn area?**

- Be included in online surveys (make sure you give us your email address at the end of this survey)
- Attend community meetings
- Join the Grey Lynn Residents Association
- Email GLRA when you have concerns about what is happening
- Contact Auckland Council when you have concerns
- Receive email updates from Auckland Council

Other (please specify)

**16. Are you on Auckland Council's People's Panel? If you are, you will be receiving email invites to online surveys.**

- Yes
- No but I would like to be (for more information visit [tinyurl.com/kxx55gc](http://tinyurl.com/kxx55gc))
- No - I'm not interested
- Don't know

**17. Are you a member of Neighbourly, an online community of people living near you?**

- Yes
- No, but I've been thinking about joining
- No, I don't know what it is /never heard of it (for more information visit [neighbourly.co.nz](http://neighbourly.co.nz))
- No, I'm not interested
- Don't know

## Grey Lynn Needs 2014

### About you

So that we can understand the context of your answers, we have a few questions about you and your household.

#### 18. How many people live in your home, including yourself?

- 1
- 2
- 3
- 4
- 5
- More than 5

Other (please specify)

#### 19. ... and how many of these are adults (18 years or older)?

- 1
- 2
- 3
- 4
- 5
- More than 5

#### 20. Which of the following best describes your household?

- Single person household
- Family
- Other multi-person household

Other (please specify)

## Grey Lynn Needs 2014

### 21. Which of the following types of people, if any, live in your home?

[Select all that apply]

- Baby or pre-school children
- Primary school children
- Intermediate or secondary school children
- Children who have left school
- Flatmates
- People with restricted mobility
- Retired adults
- None of these

Other (please specify)

### 22. Who owns your home?

- You rent your home (including if you rent with a group of others e.g. as flatmates)
- You own or partly own your home (including if you are a beneficiary of a trust that owns your home)
- Someone else in your household, but not you, owns your home
- Council/government owns our home

Other (please specify)

### 23. What is your age?

- 11 or younger
- 12 to 17
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older

### 24. What is your gender?

- Female
- Male

## Grey Lynn Needs 2014

### Going in the draw and staying in touch

Thank you for your opinions.

If you give us your contact details you will go into the draw for one of the prizes kindly donated by local businesses:

- Twelve coffee vouchers, donated by Kokako
- A dozen bottles of Kokako Cold Brew
- A "I Love Grey Lynn" T-shirt, donated by Soala Wilson from The Works hair salon
- Two bottles of Lily Taylor Nourishing Body Oil
- Two \$50 vouchers, donated by Nature Baby

We will be drawing the winners at 6pm on Friday 5 December 2014.

#### 25. contact details

**Name:**

**Email Address:**

**Landline number:**

**Mobile number:**

#### 26. Would you like us to email you a summary of what we find out from this survey?

- Yes (make sure you have included your email address above)
- No

Other (please specify)

#### \*27. Would you like to go on our mailing list to stay updated on local issues and give feedback on ideas and proposals for changes in Grey Lynn?

- Yes (make sure you have included your email address above)
- No

Other (please specify)

#### 28. Do you know someone else that might want to have their views included in this survey?

**You can send them the link to this survey or give us their email address and we will email them an invite.**

**Email Address:**

**Email Address:**

Thank you for your help.

# About the Grey Lynn Residents Association

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Grey Lynn Residents Association exists to...

- Provide a unified voice for the residents of Grey Lynn
- Promote and protect the interests and welfare of the residents of Grey Lynn
- Undertake advocacy and activism work to make Grey Lynn the most liveable suburb in the world

<http://greylynnresidents.org.nz/>