

Draft Sydenham Master Plan

for public consultation

November 2011

Summary of Submissions



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Introduction to this report

This report presents and summarises the public comments made on the draft Sydenham Master Plan prepared by Christchurch City Council in November 2011, (the Plan). The comments period lasted about 5 weeks and closed on the 19 December. Comments were provided by a number of main sources: individuals; community groups and NGO's; professional groups; and businesses and government agencies.

The total number of submissions

In total, 43 submissions were made on the Plan. Twenty seven (63%) were provided on the submission form for the Plan or through the Have Your Say form and sixteen (37%) as free form submissions. Free form submissions were often in the form of a letter-style submission provided via an electronic (Word) document or by the respondent providing a submission formatted similarly to the official submission form.

Methodology

Each comment was categorised into one or a number of themes and topics. The themes were based on the Plan's structure, while the topics evolved from the comments made. The analysis team sorted, categorised, analysed and summarised the information in writing this report. Each comment has been read multiple times by analysts.

This report presents points repeated by multiple respondents and one-off ideas. The information presented cannot be considered total support or opposition for an action, as it is not possible to weight the strength of opinions for particular points within the whole community. The report though contains descriptions of the amount of support for a particular point within the comments made. The numbers provide a general indication of the level of support for each action. They present for each action (also summarised at the end of the report) the responses from submission form questions asking what actions respondents' liked, disliked or considered urgent or important. The reader needs to be aware though that all the numbers provided in this report are relatively low and are not a representative sample of the Sydenham or Christchurch population.

How to read this document

The structure of this report follows the sections contained in the Plan.

Each section begins with a summary of the Plan's text.

The points made by respondents under each section are categorised and described. The majority of comment is contained under each of the actions described in the Plan (section 5); a reflection of the submission form provided to the public and of the public's interest in providing comment on tangible actions.

A small number of specific text changes have been identified in relevant section of the report.

The Overall Summary of Comments section at the start of the report presents analysis of the quantitative responses asked on the submission form, the most discussed topics and topics that ran throughout submissions.

The analysis of Appendices 1 to 5 from the Plan (the detailed descriptions of each action) is included in Section 5.

A small number of comments were received that were considered outside the scope of the Plan. Many of these comments are useful for other aspects of the Greater Christchurch recovery and were categorised into a usable format for CCC, but are not included in this report. All other comments have been considered and included in preparing this report.

Overall summary of findings

This section begins with a discussion of the quantitative results found at the end of the report and then presents a summary of the qualitative findings (comments) discussing the most commented on issues and those that covered multiple areas.

The numbers below are a count of the number of people who identified they *liked/disliked*, or considered *urgent* or *important* on the submission form particular actions in the Plan, or clearly indicated such information on the Have Your Say form or on a submitter created response format.

Overall far more actions were *liked* (244) than *disliked* (19).

The actions that were liked the most were M1: Road corridor review including public transport (13) and C2: Support the return of full Sydenham based postal services (13), followed by M3: Pedestrian improvements (12), E3: Pilot redevelopment project of a multiple ownership site (11), N3: Buchan Park remodel (11) and C4: Investigate suburban community transport opportunities (11).

The results for the actions that were disliked were very low; B2: Building setbacks on Colombo Street being disliked by three respondents and E3: Pilot redevelopment project of a multiple ownership site and B4: Design and character guidance being disliked by two respondents each. It is difficult to draw any conclusions at all from these very low numbers.

The most important and urgent actions identified by respondents also had very low numbers with E1: Love Sydenham marketing and attraction campaign identified by the most respondents as being both important and most urgent, but this only equalled two respondents in each case.

It is not possible to draw any further conclusions than those stated above from this small respondent sample.

Of the 43 submitters, 17 stated that they wished to be heard during a submission process and 14 stated that they didn't wish to be heard. The remaining 12 respondents did not indicate either way if they wished to be heard or not.

Across all the comments made by submitters, a number of issues stood out and were commented on more than others. There is further discussion of each of these actions within the body of the report, but a short summary of the key issues for each of the most discussed actions is presented below.

E1: Love Sydenham marketing and attraction campaign - most respondents liked this action, and encouraged quick adoption of the prospectus. Other respondents made suggestions to improve or clarify aspects of this action in finer detail. Some agreed with the action but wanted a different name for the campaign.

M1: Road corridor review including public transport – all respondents commenting on this action agreed that a review of the public transport systems is necessary. A number of suggestions made about how this action should be achieved.

N3: Buchan Park remodel– responses to this action were mixed, although the majority of respondents seem to support the Buchan Park remodel as it would make a range of new relaxation and leisure activities possible.

C2: Support the return of full Sydenham based postal services - respondents strongly supported this action as it would: allow business owners to walk to the post office thus supporting active transport; encourage shopping in the same area of post collection; provide a community hub; and restore a key service for the centre.

B1: Targeted residential activities around Buchan Park - respondents were generally supportive of this action and felt that increasing the residential capacity in Sydenham (particularly 2 -3 storey housing) was essential to the success of the Plan.

Sydenham's close proximity to the Central City is considered a real opportunity for future regeneration of the area. A number of comments suggested though that Sydenham should retain its own character and be enhanced in a way that both draws on Sydenham's past and develops in a way that is driven and supported by the current business people. Respondents are supportive of ideas that they consider will enhance the development of business in the future and wish to be involved in the process.

Submissions on Section 1 of the Draft Sydenham Master Plan

1 Introduction

Master Plan Summary

The extensive damage to Sydenham caused by the Magnitude 6.3 earthquake on 22 February 2011 has resulted in a loss of over 30 commercial building sites in this suburban centre. This has significantly reduced the capacity of the centre to support passing trade, on which many of the lower income households south of Brougham Street rely. At the time of the earthquake, an urban renewal process was already well underway. These factors have prompted the Christchurch City Council to highlight Sydenham as a centre that is 'most vulnerable to permanent loss of commercial function' unless quick action is taken. Outlined in this chapter are the policy and decision making processes for the Suburban Centres Programme, and the Master Plan development framework based on Integrated Recovery Planning and urban design principles. Five Recovery Plan principles, namely: Economy and Business; Movement; Natural Environment; Community well-being/ culture and Heritage; and Built Environment, are introduced and discussed. These principles are carried throughout the Master Plan.

1.1 Why this suburban centre?

No comments

1.2 What is a Master Plan

No comments

1.3 Policy and decision making

No comments

1.4 The Master Plan development framework

There was only one comment regarding this chapter, which suggested refining the 'Accessibility for all', 'Active Transport' and 'Resource Sustainability' recovery planning principles and including more measurable outcomes.

Submissions on Section 2 of the Draft Sydenham Master Plan

2 The vision

Master Plan Vision:

Sydenham will retain and strengthen its unique identity as a place of industry, action, and innovation that lives up to the old Sydenham Borough motto of “Deeds not Words”. It will continue to be a thriving centre for niche and start-up businesses that will serve and support the local industrial area, businesses and a larger residential component. It will be an easily accessible centre offering attractive places for businesses, retailers, residents and the community that seek a different experience to that of the Central City and other suburban locations.

Christchurch City Council, (2011). Sydenham Master Plan. Pg. 11

Master Plan summary:

A strategic vision based on 8 Master Plan goals (all relating back to the 5 Recovery Plan principles) is established in this chapter. These goals are then broken into Key Master Plan actions, which are first explained and then integrated and expressed on a map of Sydenham.

2.1 The vision for Sydenham’s centre

The views expressed in this chapter from submitters are primarily from the Sydenham Business & Community Association (submitter 12).

One respondent highlighted that there is potential to not only aim to achieve a better city than before the earthquakes, but to...

...further refine these actions to enable the rebirth of a truly world class city (submitter 22).

The Sydenham Business and Community Association requested clarity over the type of business to be attracted, and highlighted a concern over a potential conflict between the proposed ‘new economy businesses’ with an already funded IT hub plan for the Old Para Rubber site on Manchester Street.

It was also suggested that the vision establish facilities and businesses which will enable Sydenham to “continue to be a thriving centre for niche and start-up businesses (submitter 12)” needs to be mentioned more clearly and objectively throughout the Master Plan.

24/7 mix of activities Concern over potential business owner/resident problems resulting from insufficient night economy and residential plans, such as those seen between Sol Square operators and residents in Living Place, was made. Other potential conflict between the desires of the community board (preferring to avoid late night liquor licenses and hospitality businesses) and the CCC’s vision was also mentioned. However...

...a variety of retail operations and ... a night time economy to encourage people to live, shop, possibly work and be entertained locally ...will set [Sydenham] apart from other suburbs, and enhance its uniqueness (submitter 12).

To enhance this vision, respondents suggested establishing backpacker operations/hotels, (using containers until more permanent facilities are built), and increase the residential scale (designing the proposed retail/office space in a loft-style, such that it could be converted to living space should office demand decline).

Submitters suggested text change:

We are intrigued by the use of the phrase “reinforce its role as a quality shopping destination”. Any “quality” shopping has only been established in Sydenham post the earthquakes, and is largely down to the owners of The Colombo. Perhaps the phrase should be “reinvent”. Whilst a

night time economy is desirable, mixing it with residential is a delicate balancing act, as is evidenced by problems between Sol Square operators and residents in Living Space and similar issues in Poplar Lane. Intelligent siting of both residential and hospitality venues is critical (submitter 12).

Accessible for all This vision was generally well received. However, Sydenham Business & Community Association made the recommendation to limit or remove bus movements on Colombo Street.

Green and interesting A concern over the ability to convert a 20m wide road into a boulevard was raised by the Sydenham Business and Community Association, as was the potential this vision has to conflict with the vision for accessibility.

Improved open spaces Respondents suggested making the public square the heart of Sydenham and designing some sort of amphitheatre for entertainment and regular artistic events.

...it would be a small nod toward the past, as it could be designed like a band rotunda as was once present in Sydenham Park (submitter 12).

A unique identity All respondents were enthusiastic about the “eye-catching gateway sculptures (submitter 12)”. The Sydenham Business and Community Association recommended placing the Southern gate at the corner of Milton and Colombo Street to...

...include those businesses that are north of Milton Street and South of Brougham Street (submitter 12).

Improved community facilities One respondent asked for more specificity in overall goals and plans in this vision.

A youth training programme in conjunction with a local educational establishment was suggested to emphasise Sydenham’s light industrial nature and innovative character.

The Sydenham Business & Community Association...

... completed an EOI to a charity for funding for a free Wi-Fi zone in Sydenham. This ... would enhance a sense of community and would draw shoppers and residents to the suburb (submitter 12).

Reflecting its history The Sydenham Business and Community Association suggested the use of planning controls to restrict fast food chains and other common retailers to retain Sydenham’s uniqueness.

2.2 Sydenham Master Plan Goals Below are responses and ideas given by the public to the goals set forward in the Master Plan.

Goal 1: A rebuilt and prosperous centre The development of a Sydenham Development Corporation would facilitate provision for the proposed business start-ups and assist existing business owners in their rebuilding efforts.

Goal 2: Well managed access to and through the centre This is seen as vital to the redevelopment of Sydenham.

Goal 3: Sustainable and active transport Significant changes will have to be made in order to turn Colombo Street into a boulevard.

Goal 4: Greening the corridor Wide approval for this goal has been received.

Goal 5: Restoring the social hubs More support for the Sydenham Heritage Trust is needed.

Goal 6: Telling the story of the place The development of a walking tour, explaining significant former locations and businesses and capturing the poet street names would express the rich and varied history of Sydenham.

Goal 7: Introducing living environments & Goal 8: Planning to enable transformation

As has been evidenced by the recent establishment of a crematorium on Hawden Street, there is an uneasy truce between residential and light industry in the B3 zone. Consideration should be given to establishing a buffer zone between any proposed residential areas and the B3 zone so that residents are not affected by unpleasant noises, smells and vapors (submitter 12).

Submissions on Section 3 of the Draft Sydenham master Plan

3 The place

Master Plan Summary

This chapter delves into the context of Sydenham in relation to Christchurch. The rich history of Sydenham is explored, from its beginnings as a railway town in the 1860's, to becoming a Borough in 1876, and its amalgamation with the City in 1903. Sydenham's pre- and post- earthquake characteristics are discussed, and the challenges and opportunities facing the rebuild are raised.

There was only one submission received that commented on the sections in this chapter. [The Sydenham Business and Community Association, submitter 12]

3.1 Sydenham's place in the context of Christchurch

The Sydenham Business and Community Association reiterated Sydenham's opportunity for residential development, and highlighted the relatively low cost of land and convenient access to the CBD as pull factors. To capitalize on these factors.

Consideration should be given to establishing a dedicated commuter service from those suburbs [south of Brougham Street] (maybe utilizing a small electric bus) (submitter 12).

3.2 Sydenham's history to the present

Walking tours around Sydenham were suggested as a means of capitalizing on the history and telling the story of the place (as set out in Goal 6, section 2, Page 13 of the Master Plan document).

3.3 Sydenham's earthquake damage

Given the extensive and 'scattered' nature of the damage that has taken place by the on-going earthquakes and aftershocks, *Gapfiller* and *Greening the Rubble* were put forward as organisations that will be critical in making Sydenham inviting while the rebuild takes place. The respondent urged that both financial and non-financial support is given to these organisations.

Submissions on Section 4 of the Draft Sydenham Master Plan

4 Master Plan process

Master Plan Summary

The Master Plan has required technical, community, design, stake holder and governmental input. To achieve this a 5 Stage consultation and review process which has informed the Sydenham Master Plan which will finalized and, following amendments, adopted by the Council. The values and design ideas resulting from community consultation meetings and the presentations of options to the community on the 19th July 2011 are discussed.

There were very few submissions received regarding this chapter.

4.1 The process which has informed this master plan

Chorus New Zealand Ltd has requested to be included in the technical enquiry as there are extensive telecommunication networks in the area which are necessary and essential to the community.

One respondent expressed concern that the Master Plan process has fallen behind original target deadlines and...

Strongly encourage the C.C.C. to get the project back on track (submitter 12).

4.2 Outcomes of community engagement

No comments.

Submissions on Section 5 of the Draft Sydenham Master Plan

5 Master Plan actions

Master Plan Summary

The 5 Recovery Master Plan principles introduced in Chapter 1; namely: Economy and Business; Movement; Natural Environment; Community well-being/ culture and Heritage; and Built Environment, are expanded on in this chapter. A brief summary of the themes pertaining to each of these principles is outlined. Each theme is then followed by an 'Actions Summary' whereby specific tasks associated with the theme are outlined. Each 'Actions Summary' is followed by an 'implementation summary' which outlines the proposed timelines for each of the actions.

This chapter sets out the Master Plan actions (sections 5.1.1 to 5.1.5) received the most responses and input from the public submissions. Each of the Master Plan principles are listed below, followed by the action plans associated with the respective principles, and a table summarizing the number of respondents who 'liked' or 'disliked' the action. The public responses and submissions for each plan are given below each table. Each theme starts on a new page.

5.1 Economy and Business – theme and actions summary

Total Economy and Business	Like	Don't like
Number of responses	47	4

E1: Love Sydenham marketing and attraction campaign

E1	Like	Don't like
Number of responses	10	0

Most respondents liked this action, and encouraged quick adoption of the prospectus. Other respondents made suggestions to improve or clarify aspects of this action in finer detail.

Some of the feedback related to social services, including Latnam House (who are associated with Mental Health and social services for the disadvantaged populations), and the Problem Gambling Foundation of New Zealand, who...

...believe Sydenham needs to reduce gambling in order to truly revitalise Sydenham... in order to remain consistent with the identified goals of prosperous business and quality employment, Council should reconsider ingraining a pokie-venue into the fabric of Sydenham. This would mean either removing Churchill's as a focus for the "24/7 activities" or incentivising a removal of pokies from Churchill's (submitter 29)..

Both of these organisations request support and their presence to be maintained in Sydenham to...

Enable both the people and the services to be integrated within communities (submitter 41).

Several respondents sought to ensure that a high level of communication is maintained, especially between those looking for premises and those developing them, and current land owners/developers with the attraction campaigns.

Two respondents sought a change from the 'Love Sydenham' model/slogan to a more forward focussed and positive strategy because...

...the Love Sydenham slogan... was created immediately post the September 4th Earthquake (submitter 12).

E2: Appoint a Sydenham case manager

E2	Like	Don't like
Number of responses	10	0

Most of the feedback regarding this action was to ensure that the proposed case manager was a person with attributes such as: efficiency; business experience; excellent collaboration skills (particularly with the current community development manager and local NGOs); responsiveness to the needs of the community; having an energetic nature; the ability to refer clients to the correct places/services; and being a recognisable and approachable individual.

A few respondents expressly stated that they strongly supported this action Plan, and that this would make the rebuild less confusing.

A suggestion was made for the person assigned to this role to contact the *Council of Social Services (COSS)*, or *Citizen's Advice* for information about the services in Christchurch.

E3: Pilot redevelopment project of a multiple ownership site

E3	Like	Don't like
Number of responses	9	2

The responses regarding this action were somewhat divided, with some people viewing this action as critical to start the rebuild and others seeing it more as a *'pipe-dream'* (submitter 38)

Some suggestions to enhance the action plan include: effective use of small retail space; having a cooperative rather than a competitive environment to make the best use of limited resources (including engineers, architects and suppliers); consideration for the needs of the land owners; having developers consult with a design panel ; and creating a transport hub for the city.

One respondent recommended that more information is needed before an informed decision can be made.

E4: Former Sydenham School site development framework

E4	Like	Don't like
Number of responses	10	1

Several respondents had a level of personal attachment to the former Sydenham School Site, and expressed concern over it being...

...sold for "big box retail" development (submitter 12).

One respondent suggested that the Council retain ownership and lease it to the music education community because...

...this would inject a flavour and character which would make Sydenham a unique Mecca for Christchurch and possibly NZ (submitter 14)..

Other respondents favoured the idea of a well-planned mixed use model, with residential and retail development. Some see this site as not only important for Sydenham but for the whole city.

Retail shops will attract people from all the southern suburbs and the Gov Bay and Diamond Harbour who do not wish to travel further. A good experience is a one where it is safe and pleasant and green (submitter 10).

Several respondents cautioned that the development needs a time limit to avoid contracts lapsing, and to ensure the project is economically viable (possibly by discussing the development with a recognised developer first, and letting the CCC have leasehold).

E5: Railway site property opportunities

E5	Like	Don't like
Number of responses	8	1

The Sydenham Business and Community Association have noted that the proposed site has been leased to a construction company, which raises concerns over the financial pressures which allowed a construction company to take on the lease rather than other proposed retail developments, and the recent and illegal dumping of rubble in Sydenham

...does nothing to change the perception of Sydenham (submitter 12).

. Others noted this and stated that they consider that it is already a lost opportunity.

Many respondents liked the idea of converting the railway site property into a covered market and felt that it would be turning an eyesore into a place where craftspeople can work and sell their projects.

While approving of the idea of a market at the railway site, one respondent specified the importance of...

...maintaining adequate vehicular access in immediate vicinity of Cass St/ Colombo St (submitter 9).

Some respondents felt that although this is a good idea, other actions were more urgent and should take precedence over this one. Another respondent suggested working up the street from The Colombo.

One respondent suggested converting the railway site into a transport interchange for busses and light and commuter rail due to its prime location along the railway, Colombo St, and Moorhouse Ave. The respondent argued that the development of light rail would offer commuter transport to Lyttleton, Rolleston, Rangiora and Kaiapoi, and that the undeveloped land surrounding E5 could be used for parking or a park and ride facility.

Locating the transport interchange here would create flow down Colombo Street not only encouraging people from the central city to explore Sydenham and vice versa but would also encourage the redevelopment of southern Colombo Street (from the square southwards) (submitter 22).

5.2 Movement – theme and actions summary

Total Movement	Like	Don't like
Number of responses	52	4

M1: Road corridor review including public transport

M1	Like	Don't like
Number of responses	13	0

All respondents commenting on this action agreed that a review of the public transport systems is necessary.

Some suggestions to calm the traffic along Colombo Street included: Slowing down the speed limit to 30km/h to deter commuter traffic and reduce the local noise and air pollution; create a day time pedestrian mall between Wordsworth and Battersea by using retractable bollards and restricting car access to afterhours (excluding emergency services); excluding heavy vehicle access between Moorhouse Avenue and Brougham Street; utilizing express busses along Gasson and Durham Streets

into the CBD for commuters, and electric shuttles or small busses running the length of Colombo Street for shoppers; consider removing or reducing bus traffic along Colombo Street because...

Sydenham is not a thoroughfare to the CBD and as has been said... there should never be bus priority lanes in areas like Colombo Street Sydenham (submitter 8).

Respondents commenting on behalf of health and social services organizations highlighted the need for their clients to be able to readily and easily access their respective services in Sydenham via a reliable and affordable public transport network.

Some business owners, such as motor vehicle testing and licensing businesses, expressed their need for good vehicular access in order for their businesses to survive, that is...

...there is [a] fine balance between making Colombo Street calmer and ruining the passing vehicle driven trade that supports many of our businesses (submitter 12).

A few respondents urged that any new plan must be well coordinated between commuters and land owners and should be part of an integrated plan. One respondent advised that the plans should include the residents and retailers south of Brougham Street.

There was a request for more mention in the Master Plan of how Sydenham will be connected to the main transport hubs such as the railway station, and other facilities north of Moorhouse.

A representative on behalf of Environment Canterbury stated that...

We would like to take this opportunity to reiterate that it is the view of the regional council that Colombo Street in Sydenham will remain the key corridor for buses no matter how the new wider traffic network is structured. We look forward to continuing to work with you going forward to further refine the public transport plans for this area of Christchurch, including bus priority requirements, in the coming months (submitter 17).

Consideration of the telecommunication network has been requested by Chorus.

M2: Parking investigations in the commercial area

M2	Like	Don't like
Number of responses	10	1

Comments in this section were generally supportive of a parking investigation, however there were some conflicting opinions, for example, one respondent commented that street parking is more pedestrian friendly, however, another respondent argued that 90% of private car trips contain only the driver, which yields street parking as

...an inefficient use of the road way, restricting the flow of traffic and creating unsafe environments for cyclists. In addition providing ample on street parking is undermining the principles of Movement and Natural Environment as mentioned in the Integrated Recovery Planning Guide (submitter 22)

One respondent urged that parked cars are as potentially dangerous to cyclists as moving traffic.

Respondents generally preferred the idea of having parking along side streets (possibly angle parking), or short term shopping parking only (30 min) along Colombo Street.

Some respondents representing retail and health related services indicated that improved parking would assist their clients.

Considering the upcoming business development planned for the area, one respondent noted that for the higher degree of site coverage proposed, more parking will be necessary. It will also be necessary to monitor long term parking to...

...ensure people working in the CBD/Polytech do not monopolise them thus defeating the plan to revitalise Sydenham by making it attractive for business that require car born customers (submitter 12).

Submitter's suggested text change

To optimise the cycling experience, the following text change was recommended:

...the second sentence should read: "Implement staged removal of parking spaces from Colombo Street (submitter 43)..."

M3: Pedestrian improvements

M3	Like	Don't like
Number of responses	12	1

Most respondents supported this action, particularly regarding the Colombo and Brougham Street intersection. The primary reason for support was for the improved safety for all, including health service clients, the elderly or slower pedestrians and shoppers. Another respondent felt that it would have a positive knock-on effect for local businesses.

Suggestions to improve this action included: emphasizing crossing areas with colour, texture, attractive fences (to channel pedestrians to designated crossing areas) and elevation; extending the signal phasing at the lights; having some crossing spaces with no time limit; incorporating discussion with the Assembly of the Disabled – such as the Foundation for the Blind regarding their needs for safe crossing; and to build a pedestrian bridge over Brougham because...

As a State Highway the road will only become busier therefore any environmental improvements will be off(sic) limited medium term value. There is plenty of available land in Sydenham Park for a ramp and on the north side an innovative spiral ramp could be incorporated into the community centre. The creation of a bridge could also double as a gateway for Sydenham, perhaps echoing, in its design, the old church and old post office (submitter 12).

M4: Cycle infrastructure

M4	Like	Don't like
Number of responses	10	1

Most respondents appreciated the concept of the improved cycle infrastructure for reasons such as: the success of cycle lanes in the CBD prior to the earthquakes; the promotion of active transport; reducing carbon emissions; the assistance to employees who cycle to work; and the overall improvement to the community's lifestyle.

However, some concerns over the presented ideas for bicycle storage were noted, in particular, that lifting bicycles onto a hook was unsuitable for older or very young people. The use of Sheffield stands was suggested in place of the proposed hooks or stands.

To improve this action the following suggestions were made: to use Carlyle Park for bicycle storage or swapping; reducing the speed limit to 30 to improve the cyclists' safety; to use the undercover bike parking as a hub and supporting parking spaces at the gateway points and possibly by the Kiwi Rail shed.

One respondent highlighted the dangers associated with high density traffic and cycling accidents, and suggested that cycle lanes divert away from Colombo.

Submitter's suggested text change

To prioritise the needs of cyclists, the following text change was recommended:

Consider improvements...

To

Make improvements...

M5: Colombo Street public realm improvements

M5	Like	Don't like
Number of responses	7	1

Very few comments were received regarding this action. One participant recommended increasing public seating to every 50m – 75m, while other respondents supported the ideas of unified design, and a balance of all modes of transport.

Some concerns over shifting the telecommunications networks were raised by Chorus.

One suggestion was to not have a south facing outdoor public area at the front of 480 Colombo Street.

5.3 Natural environment – theme and actions summary

Total Natural	Like	Don't like
Number of responses	54	4

N1: Colombo Street public spaces

N1	Like	Don't like
Number of responses	9	1

Most respondents approved of the plans for enhancing public space particularly through the use of pocket parks, the regeneration of social hubs, wind protection measures, and the potential for small market stalls or seating and landscaping opportunities.

One respondent noted that the effectiveness of creating pleasant public spaces will be largely determined by the volume and type of traffic along Colombo Street, thus, decisions regarding Movement themes should be made before embarking on these changes.

Although respondents agreed that the plans would make the centre more attractive, some caution over spending too much money 'tinkering' and the potential loss of carriageway space incurred in order to accommodate the additional pedestrian space was mentioned.

N2: Street trees and lighting

N2	Like	Don't like
Number of responses	10	0

Although there were only a few comments received that related to this action, most were highly supportive. Respondents felt that enhancing Colombo Street via regular placement of trees, adding more 'greenery' and improving the lighting was essential to the overall redesign and amenity of Sydenham, as it would...

...add interest and life (submitter 27)

Some suggestions to enhance the objectives of this action included, placing additional seating under trees for outdoor lunch breaks, and directing the proposed lighting downward and shielding it from above to reduce light pollution.

A couple of respondents were concerned that additional trees would limit street side parking.

N3: Buchan Park remodel

N3	Like	Don't like
Number of responses	11	1

Responses to this action were mixed, although the majority of respondents seem to support the Buchan Park remodel as it would provide...

A welcoming environment with opportunities for play, exercise, and active transport is something we believe any community could benefit from having (submitter 29).

However, responses ranged from:

REALLY LIKE THIS IDEA (submitter 15)!

to

DO NOT make park smaller (submitter 42)

Some respondents saw the redevelopment of Buchan Park as an opportunity for the modern development, retail enhancement, the introduction of a theatre, and enhancing artistic design.

Use solar power for lights under or defining paths or walkways or to emphasise artistic or historical features (submitter 11).

There were also mixed opinions about how the residential option should be developed, with views ranging from restricting residential options to above shops or offices, focusing on residential development as the primary goal, and having a village square with mixed residential developments.

Concern over trees blocking parking at the back of buildings was also raised.

A suggestion to enhance this action was to make the redeveloped park the heart of Sydenham, and to encourage...

...local input, design and labour to maximize goal fostering natural capital (submitter 29).

N4: Relinquish and replace Carlyle Park

N4	Like	Don't like
Number of responses	9	1

Most respondents agreed that the land could be better utilised and suggested the following ideas; the development of good quality temporary shops; using the site as the northern suburban gateway structure, developing a trade training building (such as the Otorohanga Youth Training initiative), and providing parking for nearby residential establishments.

The desire for green space was also highlighted with one respondent specifying that the land purchased with the proceedings from the sale of Carlyle Park should be used to purchase more open space in Sydenham. One respondent was completely against the sale, arguing that...

...this is the only green area in the Northern part of the strip, and it should remain a green usable area for people and also incorporate a gateway structure of some sort to the strip (submitter 8).

N5: Temporary landscapes

N5	Like	Don't like
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Number of responses	7	1
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Few respondents commented on this action, but those who did supported it. Respondents felt that this would provide excellent aesthetic value for money and increase Sydenham's appeal to visitors. Recommendations that these incentives should occur as widely as possible, soon as possible, and remain under Council control, were made.

N6: Gateway treatment Colombo Street

N6	Like	Don't like
Number of responses	8	0

Respondents strongly supported the idea of having gateways to Sydenham as these would help to re-establish Sydenham as a centre (particularly after the church and post office demolitions). One respondent suggested using ...

Banners, flags, sculptures, wall art (submitter 15).

A couple of respondents suggested that the southern gateway should include Milton Street.

Some concern was noted over the future of the WINZ building.

5.4 Community well-being/culture and heritage – theme and actions summary

Total Community	Like	Don't like
Number of responses	52	1

C1: A Sydenham learning outpost

C1	Like	Don't like
Number of responses	9	0

The idea of facilitating public services via information dissemination was supported, due to its ability to build relationships and...

...strengthen Sydenham's social and community capital (submitter 29)

However, several respondents felt that this should be a temporary arrangement until the library returned to Sydenham, and that although...

...Info service good, don't think we need another library in area (submitter 20).

One respondent suggested this learning outpost could be used to enhance trade training growth in Sydenham. Carlyle Park was proposed for the location of this venture.

The wider area of Sydenham has a huge number of small businesses in a wide range of trades.... By establishing a youth trade training programme in conjunction with Cashmere High School, Hillmorton High School and CPIT, and the local businesses we have an opportunity to improve the skills of our youth ready for the Christchurch rebuild. The programme could also apply to older unemployed workers that are looking to re-train (submitter 12).

C2: Support the return of full Sydenham based postal services

C2	Like	Don't like
Number of responses	13	0

Respondents strongly supported this action as it would: allow business owners to walk to the post office thus supporting active transport; encourage shopping in the same area of post collection; provide a community hub; and restore a key service for the centre.

Additional services that were requested include: an ASB branch in Sydenham; Work and Income NZ; and Child, Youth and Family services. One respondent also advocated for more Integrated Family Health Centres which would require extended opening hours, and a multi-use facility containing medical professionals, medical equipment and laboratory facilities.

C3: Support the Sydenham Heritage Trust

C3	Like	Don't like
Number of responses	10	1

More assistance for the Trust was encouraged as this would: facilitate the clean-up and redevelopment of the Heritage Trust's site; speed up the rebuild of a community centre that could act as a social hub; host concerts and meetings, be available for club hire, attract people and interest to the area and build up the community.

There were some conflicting comments regarding the location of the community centre, with one respondent mentioning that Colombo/Brougham street would be too busy and noisy, while another respondent argued that this is an important corner.

C4: Investigate suburban community transport opportunities

C4	Like	Don't like
Number of responses	11	0

Support for this action was given as courtesy coaches provide a vital link to health care and social service facilities for members of the community.

The future direction of the Canterbury health system is focused on increased access to services for patients, closer to home and in community setting. A key enabler of ...includes a frequent and efficient public transport service that links people with services (submitter 41).

Respondents recommended the inclusion of free minibus parking for 2 hours and forming clearer links between this action and the Movement actions.

C5: Local landscape and heritage interpretation

C5	Like	Don't like
Number of responses	9	0

Most of the respondents have commented on the importance of Sydenham's heritage, and that this action could have substantial long term value. Emphasising Sydenham's heritage value post-earthquake is considered...

Very important now that most of Sydenham's built Heritage has been destroyed (submitter 36).

Respondents have suggested placing historical plaques explaining the origins and history of the buildings; memorial plaques on the buildings where people have died (such as Tasty Tucker); and remembrance plaques for those who have been key leaders, or implemented change (such as Mabel Howard, Norm Kirk, Jim Anderton, and the Flemming families). The Old Cottage at 3 Harold Street was also highlighted as a significant heritage building.

5.5 Built Environment – theme and actions summary

Total Built	Like	Don't like
Number of responses	39	6

B1: Targeted residential activities around Buchan Park

B1	Like	Don't like
Number of responses	10	1

Respondents were generally supportive of this action and felt that increasing the residential capacity in Sydenham (particularly 2 -3 storey housing) was essential to the success of the Master Plan.

Mixed use of Sydenham is a key to its growth and revitalisation. Its close proximity to [many] life style facilities makes it attractive for residential use (submitter 36).

However, a buffer zone between businesses (B3 zoning) and residential areas; limiting the promotion of and access to gambling facilities; and restricting noisy late night bars; and family friendly infrastructure (such as a park built for families) were recommended. Concern over the proximity of the crematorium to the proposed residential area was also raised.

B2: Building setbacks on Colombo Street

B2	Like	Don't like
Number of responses	10	3

The opinions of the respondents in this section were split. Comments regarding the improvement to the general aesthetic nature of Sydenham were generally positive, and respondents felt that the proposed plans would: enhance the feel; provide seating, trees and green gardens; improve the appearance; and create interest on the street front. However, several business owners raised concerns over the loss of business space and the stress associated with redesigning their properties.

There was also some concern over whether it would only be the demolished/due to be demolished buildings that will be set back, or whether surviving buildings would also have to be remodelled. This respondent was reluctant regarding the latter option. A second respondent, who is close to commencing a rebuild, is non-supportive of this action as their business would be affected by a proposed south facing setback and that...

...a set back will not allow us enough room to create premises needed by our tenant. Who is a hospitality operator (submitter 13).

After acknowledging the potential for conflict between those supporting wider pavements and those who are against the reduced letting space, one respondent recommended...

...covered indentations in buildings that create a semi outdoor space within the covered portion of the building thereby providing shelter from winds and sun/rain without using a portion of a wider pavement may be appropriate. Some sites however will have sufficient depth to allow this so flexibility and possibly some incentives need to be considered to encourage this (submitter 12).

Other concerns include: the effect of setbacks on the telecommunication network; the costs involved in this redesign; and the non-uniformity between the buildings that are setback and those that are not.

B3: Develop supportive City Plan amendments

B3	Like	Don't like
Number of responses	9	0

Respondents were supportive of this action and saw it as necessary for short term growth. A couple of respondents particularly agreed with the reduction of parking, and using the space for business. Recommendations to include substantial community input; encouraging some business to move; incorporating advice from telecommunication services; and utilising a 'Development Corporation' (as mentioned in 2.1.2) to facilitate a business development zone were made.

B4: Design and character guidance

B4	Like	Don't like
Number of responses	10	2

Several respondents submitted ideas on the types of building design that...

...reflects both the history and future of this area - or that marks it as different from the rest of Christchurch. Establishing an identity (submitter 23).

An idea to try and capture some of the historical identity using continuous verandas (possibly modernized/corrugated iron) was suggested.

Examples such as avoiding WINZ-like façade; keeping the design 'clean' such as the Champion Flour building on Moorhouse Ave; and using façades that retain Sydenham heritage were given.

There were also some function suggestions such as: extending verandas to cover the width of the footpath; using double glazed/ solar/ recycled waste technologies; and keeping accommodation above the shops or offices.

One respondent urged that the designs should...

...keep [the] land owners happy (submitter 42).

Caution over the effect of the redesign on the telecommunication network was raised. There was also a suggestion to rather...

Allow the market to grow organically (submitter 13)

Submissions on Section 6 of the Draft Sydenham Master Plan

6. The process from here

Master Plan summary

The Master Plan actions are divided into categories namely: Capital works; Investigations; Regulatory tools; Connecting with People; Collaborative projects; Facilitation or development-enablement; and Financial assistance. This detail, along with the action name, the proposed leader for the project and an indication of the time frame and cost to complete the project is summarized in a spreadsheet, each under their theme headings. A discussion of the various funding options and the next steps for that the Master Plan conclude this chapter.

There were only two respondents who commented on this chapter. Both respondents were concerned over the lack of specific time frames for the actions. There was also concern over the absence of any funding commitment.

Although the recovery planning principles set out clear desires about how a rebuilt city should look and feel, they are relatively ineffective without specific time frames or some means of measuring their success (or failure)

It was felt that as Sydenham is a key gateway to the CBD, it should be made a priority.

Quantitative analysis of specific questions

Respondents were asked a number of closed questions on the submission form: the actions they liked and didn't like; which actions they thought were the most important and urgent; whether they would like to be heard or not at a hearing; and which actions they would like to assist with implementing. The discussion below presents the findings to these questions.

The total number of likes and dislikes for each action

The number of respondents who stated they liked or disliked particular plan actions was collated. The 27 respondents who used the pre-formatted form selected appropriate *like* or *dislike* options relative to each plan action on the form. Many others provided like or dislike responses in their own formatted submission form. All responses were combined for analysis.

These results cannot be treated as a representative sample of the Christchurch or Sydenham population as the sample was not randomly selected. The results though represent what were the most *liked* or *disliked* actions by the respondents to the Plan.

Overall like	244
Overall dislike	19

Economy and business	
Total likes	47
Total dislikes	4
E1 Like	10
E1 Dislike	0
E2 Like	10
E2 Dislike	0
E3 Like	9
E3 Dislike	2
E4 Like	10
E4 Dislike	1
E5 Like	8
E5 Dislike	1

Movement	
Total likes	52
Total dislikes	4
M1 Like	13
M1 Dislike	0
M2 Like	10
M2 Dislike	1
M3 Like	12
M3 Dislike	1
M4 Like	10
M4 Dislike	1
M5 Like	7
M5 Dislike	1

Natural environment	
Total likes	54
Total dislikes	4
N1 Like	9
N1 Dislike	1
N2 Like	10
N2 Dislike	0
N3 Like	11
N3 Dislike	1
N4 Like	9
N4 Dislike	1
N5 Like	7
N5 Dislike	1
N6 Like	8
N6 Dislike	0

Built environment	
Total likes	39
Total dislikes	6
B1 Like	10
B1 Dislike	1
B2 Like	10
B2 Dislike	3
B3 Like	9
B3 Dislike	0
B4 Like	10
B4 Dislike	2

Community wellbeing	
Total likes	52
Total dislikes	1
C1 Like	9
C1 Dislike	0
C2 Like	13
C2 Dislike	0
C3 Like	10
C3 Dislike	1
C4 Like	11
C4 Dislike	0
C5 Like	9
C5 Dislike	0

Action	Like in rank order
M1	13
C2	13
M3	12
E3	11
N3	11
C4	11
E1	10
E2	10
E4	10
M2	10
M4	10
N2	10
C3	10
B1	10
B2	10
B4	10
N1	9
N4	9
C1	9
C5	9
B3	9
E5	8
N6	8
M5	7
N5	7

Action	Dislike in rank order
B2	3
E3	2
B4	2
E4	1
E5	1
M2	1
M4	1
M5	1
M6	1
N1	1
N3	1
N4	1
N5	1
C3	1
B1	1
E1	0
E2	0
M1	0
N2	0
N6	0
C1	0
C2	0
C4	0
C5	0
B3	0

The nature and total number of important actions identified

Few respondents actually selected individual actions as important and therefore it has been difficult to quantify. When tables were created to represent the most important actions identified by submitters to the Plan the difficulty was in gaining any real meaning of importance given the low number of respondents relating to each specific action, the highest response for any one action being 2. In most instances respondents commented generally about issues they considered to be important.

Therefore rather than represent this information in a table format there follows a general discussion and reasoning of those actions which were considered to be important.

Economic

Summary of 'Most Important'

All of the Economic actions (E1-E5) were considered to be important to at least one submitter with the actions for Love Sydenham Marketing and attraction campaign (E1) and the pilot redevelopment project of a multiple ownership site (E3) attracting more support. What did become apparent from the comments received was a desire to see support for commercial opportunities and for start-up businesses within Sydenham, although there is not a specific action this was actually the second most issue commented on as 'most important'.

This view was strengthened by the a number of comments which recommended the support for the development of small shopping outlets such as a...

...Vibrant retail and service centre that reflects composition of the community (submitter 23)

Another respondent suggested removing development levies to facilitate redevelopment of light industrial buildings so that Sydenham can be...

...redeveloped into a mix of light industrial and commercial and living (submitter 38)

Therefore what can be concluded from the submissions is that the Sydenham Community are looking for practical help in the rebuild process and that action is needed for the economic support for the area to help businesses both retail and industrial get up and running.

Movement

Summary of 'Most Important'

Again all actions in the Movement section were commented upon with varying degrees of importance. Investigation into and the improvement of the traffic along Colombo (M1) was the action considered most important (as assessed by the number of respondents highlighting and commenting upon this action). Important considerations regarding this action included the creation of a village-like atmosphere, and research into the effects of diverting the traffic to side streets.

Better pedestrian facilities (M3) both within and getting to Sydenham by providing safer crossing places including crossing Brougham Street, (and through areas of construction), encouraging and improving car parking along side streets (M2) (with particular focus on facilitating shopping); the encouragement of active transport; and improved access to essential services were also highlighted as 'important'. Mention was made that the plan did not highlight the importance of cycle lanes and improved cycle facilities (M4) suggesting that this action was most important to some submitters.

Natural

Summary of 'Most Important'

Comments on the provision of green space and the inclusion of more child-friendly facilities such as play equipment and seating highlights Colombo Street public spaces (N1) and Buchan park remodel (N3) as important actions

However there were also negative comments regarding Colombo St public spaces (N1) with a number of comments concerned that the proposed building setbacks to create these green spaces would impact upon the economic viability of redevelopment of a number of sites. In this regard there was some conflict raised concerning the proposed pocket park at 480 Colombo Street and a proposed building consent application for a replacement pub. The proposed site was argued to be south-facing, and in close proximity to another underutilized pocket park opposite this venue.

There were overlapping comments that related to greening of the whole area that included the importance of Temporary spaces (N5) and Street trees and lighting (N2). Further explanation of envisaged gateway sculptures (N6) were also highlighted as important.

Community

Summary of 'Most Important'

Restoring the full Post Office services (C2) in Sydenham was seen as the most important aspect to this theme followed by Support for the Sydenham Heritage Trust (C3).

Supporting Sydenham Heritage Trust (C3) (particularly with its rebuild and in the resolution of Sale and Purchase Agreements) was seen as important components of reconciling the past and developing the future.

This project is part of a beginning of a new Sydenham. As an older member of the community the loss of our Heritage Buildings has been hard. Please lets - get it right (submitter 1).

So when asking people to support the "new Sydenham Village?" we need to be proud of its heritage and we need to know where we are going and how we are going to get there. So with that in mind, planning a long term commitment is essential and the ability to talk and listen to the very people who are going to realise the dream of working/living there and paying the bills, creating a Sydenham to be proud of in the 21st Century and beyond (submitter 38).

These comments acknowledge that Local landscape and heritage interpretation (C5) is also an important action to some.

Improved social service support such as integrated family health centres and other NGOs, public toilets; library/service centre; police stations; and banks were also considered important although these are not identified by specific actions within the plan apart from A Sydenham learning outpost (C1)

The regeneration of community centres /hubs was commented on. It was felt that the improvement of community centres would aid...

...fostering strong social connections

Built

Summary of 'Most Important'

There were a wide range of issues highlighted in this theme. Comments on the built environment actions are as follows:

Increase residential areas/targeted residential activities around Buchan Park (B1) were highlighted by a couple of respondents as important in the revitalisation of the area, however one respondent also queried the pull factor that would draw people to live in Sydenham when there is already housing south of Brougham Street and others mentioned the need to ensure that introducing a residential component did not clash with other late night or industrial activities in the area.

Building setbacks (B2) was commented on as important by those favouring it, but also by those who expressed concern over its impact upon the economic viability of development of those sites affected. The use of incentives to motivate business owners to adopt these changes was suggested...

Consider incentives for building setbacks, obviously this will not be mandatory, could this requirement be a Council building code (submitter 1)?

Supportive City plan amendments (B3) in particular with regard to the need for amended parking requirements were commented upon as were building consent issues were supported as was...

Greater assistance from Council on fire ratings between floors, external balconies, revisit the requirement of wheelchair access for 1st floor toilets (submitter 38)

One respondent recommended that Supportive City Plan amendments that enable and encourage the development of health and social services that meet the current and future needs of our population.

Accessibility is a defining feature of primary and community care and social services, and is an essential consideration for those in pre existing vulnerable groups and/or the worst affected suburbs (submitter 41)

Other matters related to Christchurch City Council including the need to address the potential for devaluations of properties and consider possible rate reductions and to acknowledging network utilities such as Chorus whose...

...plant is present in nearly every road, either underground or overhead. As a consequence we are interested in any potential changes that impact on the road environment and or rules or guidelines that could restrict or enable telecommunications systems or infrastructure (submitter 33).

The importance of Design and character guidance (B4) was reflected in the general comments people made about the need for good design. The careful design of buildings to avoid wind tunnels; remove the crematorium from Sydenham; widening Colombo Street; redevelopment of the former Post Office site should be complimentary to the old styles and surrounding buildings; designing Sydenham to enhance the vibrant, eclectic nature of the community, and acknowledge it as an extension of the City while remembering its commercial and industrial surroundings were also mentioned.

It has the potential to be similar to areas such as Fortitude Valley in Brisbane & Newtown in Sydney and a revitalisation strategy such as this goes some way to unlocking this potential (submitter 23).

The nature and total number of urgent actions identified

Again few respondents actually selected individual actions as urgent and therefore it has been difficult to quantify. When tables were created to represent the most important actions identified by submitters to the Plan the difficulty was in gaining any real meaning of urgency given the low number of respondents relating to each specific action, the highest response for any one action again being 2. In most instances respondents commented generally about issues they considered to be urgent.

Therefore rather than represent this information in a table format there follows a general discussion and reasoning of those actions which were considered to be urgent.

Economic

Summary of 'Most Urgent'

Love Sydenham Marketing and attraction campaign (E1) was highlighted as an urgent action and is reflected in respondents desire to be able to restart the rebuild and support the economic recovery of the area. A suggestion from one respondent on how this could be achieved included the further development of restaurants as an urgent action

...maybe having to replace Blue Jeans [(the Old Post Office Building)] [With] something modern that is in a price range for many people (submitter 20).

Appoint a Sydenham case manager (E2) was commented upon as urgent in particular the role in supporting the recovery of the area however many comments noted skills that would be required of this person to be successful.

Pilot a redevelopment project of a multiple ownership site (E3) was also noted as urgent by one respondent who also commented that it would need to be beneficial to land owners.

Movement

Summary of 'Most Urgent'

Improving the current bicycle infrastructure was the most commented on action considered 'most urgent'.

The diagram shows no provision for cycle lane (improved or otherwise). This is the action that we think is the most urgent to remedy, given that if people do not feel safe to ride their bikes to visit the area, they may be driving instead (submitter 27).

If there are no facilities for people to cycle, then many won't cycle. This is a lost opportunity for retail activity, personal health and- if people choose to travel by car instead – it means greater congestion, carbon emission and noise (submitter 40).

Reviewing the traffic plan (combination of M1; M2 and M3) was also seen as urgent. Additionally Pedestrian improvements (M3) and Public realm improvements (M5) were noted by some respondents as urgent.

Natural

Summary of 'Most Urgent'

Creating green spaces, either permanent or temporary, was highlighted as 'urgent' in this category (combination of N1, N2 and N5). Buchan Park remodel (N3) and Gateway treatment Colombo Street (N6) were mentioned as important by one respondent and were supported by comments from

others suggesting that Buchan Park is such an important space within the area and that even temporary gateway treatments would help reinforce the identity of Sydenham.

Community

Summary of 'Most Urgent'

Support the return of the full Sydenham based postal services (C2) was noted as urgent and the strength of the comments highlight the urgency associated with this action including:-

VERY important - posting is hell here now (submitter 42)

This was a key service and must be re-established!! (submitter 36)

Desperately need post office restored (submitter 20)

The development of Sydenham learning outpost (C1) providing more opportunities for learning was specified as urgent as was Local landscape and heritage interpretation (C5) and supported by comments specifying the need to ensure any remaining heritage is protected such as the old cottage in Harold Street C1850..

Built

Summary of 'Most Urgent'

Develop supportive City Plan (C3)amendments was the only action in this section identified specifically as urgent. The comments particularly regarded the level of parking provision as a barrier to development. One respondent saw changes as

Necessary for short term growth.(submitter 36)

Submitters

Submitter Details

Number	Name	Organisation	Wants to be heard or not?	Actions like	Actions dislike
1	Denise Lees	Individual	No	E1; E2; E3; E4; E5; M1; M2; M3; M4; M5; N1; N2; N3; N4; C1; C2; C3; C4; C5; B1; B2; B3; B4;	N4; N5;
2	Mike Southerwood	Individual	No		
3	Andrew Evans	AE Architects Ltd	No		B2;
4	Julie Summers	Individual	Didn't say		
5	Carol Helm	Individual	No		
6	Kelly Brown	Individual	No		
7	Olivia Brown	Individual	Didn't say		
8	Doc Ross	Individual	Didn't say	M1; N1; N2; M5	N4
9	Lindsay Roberts	Vehicle Inspection NZ Limited (VINZ)	Didn't say	E5; M1;	
10	Joy McLeod	Individual	No	E3; E4; M1; M2; M3; M4; N1; N3; B1; B3; B4;	
11	Margaret Hadley	Individual	No	M3; N2; N3; C2; B2; B4;	
12	Rob Gould	Sydenham Business and Community Association	Didn't say	E1; E2; E3; E4; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; C5; B1; B3; B4;	E5; M1; B2;
13	Julian Twiss	Windsor Properties Trust	Didn't say	E1; E2; E3; E4; E5; M1; M3; M4; N2; N4; N5; N6; C1; C2; C3; C4; C5; B1; B3;	M2; M5; N1; B2; B4;
14	David Harman	Harman Motors Limited	Yes	C2; B2;	E4; M4;
15	E M Ellis	Individual	No	E1; E2; E3; E4; E5; M1; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; C5; B1; B2; B3; B4;	
16	Will Teeuwen	Individual	No	M4;	
17	Simon Milner	Environment Canterbury	Didn't say	M1;	
18	Hitesh Ravji	Triton Dairy	No	M2; N3; B2;	M3; B2;

19	Christopher Matthews	Individual	Didn't say		
20	Fiona Clarkson	Individual	No	E1; E2; E3; E4; M1; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; C5; B1; B2; B3; B4;	E5;
21	Judy Chambers	Individual	Didn't say		
22	Tom Williams	Individual	Yes	M1; E5; M2; M4;	
23	Megan McAuliffe	Individual	No	E1; E2; E3; E4; E5; M1; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; B1; B2; B3; B4;	E3;
24	Rob Jamieson	Orion	Yes	E4;	
25	Maureen M Vance	Adult Reading Assistance Scheme	Yes	M1; C1; C3;	
26	Hon Ruth Dyson	Member of Parliament, Port Hills	Yes	E1; E2; E3; E4; E5; M1; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; C5; B1; B2; B3; B4;	
27	Chrys Horn	Living Streets Aotearoa	Didn't say	M1; M3; N1; N2; N3	
28	Keith Turner	Spokes Canterbury	Yes	M1; M5;	M3; M4;
29	Sara Epperson	Problem Gambling Foundation (PGF)	Yes		
30	Maureen M Vance	ARAS Christchurch	Yes	M1; C1; C3;	
31	Beth M Nobes	Latnam House for Mental Health Advocacy and Peer Support	No	M3; C4;	B2;
32	Carina Duke	Royal NZ Foundation of the Blind	Yes	C2; C4;	
33	Graeme McCarrison	Chorus	Didn't say		
34	John Gibson as Trustee for The Namala Trust	Zomar Holdings Ltd/Buchan Street Properties	Yes		
35	Mrs M Columbus	Individual	No	E1; E2; M1; M2; M3; M4; N3; N4; C2; C3; C4; C5; B1; B2; B4;	N3; C3; B1; B4;
36	Dorothy Haywood	Sydenham Heritage Trust	Yes	E1; E2; E3; E4; M1; M2; M3; M4; M5; N1; N2; N3; N4; N5; N6; C1; C2; C3; C4; C5; B1; B3; B4;	
37	Rawiri (David) Bowie	Individual	Yes		

38	Barry Columbus	Individual	Yes	E1; E2; E4; E5; M1; M3; N1; N2; N6; C2; C4; C5;	E3;
39	Sue Russell	Fibre and Textile Network	Yes		E4;
40	Meg Christie	Individual	Yes	M1; M2; M4	
41	Melissa Macfarlane-Willis	Canterbury DHB	Didn't say	E1; M1; C4; C6; B3;	
42	Rod Stuart	Tropicool	Yes	E1; E2; E3; E4; E5; M1; M2; M3; M4; M5; N1; N2; N4; N5; N6; C1; C2; C3; C4; C5; B1; B2; B3; B4;	N3;
43	A J (Joe) Bell	Individual	Yes		B2;

Total number, percentage and ratio of submitters who wish to be heard

Those who wish to be heard or not	Number	Percent
Wish to be heard	17	40%
Don't wish to be heard	14	32%
Don't say	12	28%

Submitters who wanted to be involved in implementation of actions

Andrew Evans, AE Architects Ltd, offered to assist with implementing action B2 Building setbacks on Colombo Street.

A number of other submitters offered assistance with implementing the plan although they either did not state a specific action or their offers were more general or did not specifically relate to an individual action in the plan for example:

Rod Stuart, wanted to offer help with heritage in the restoration of the cottage in Harold Street.

ARAS offered help in the provision of learning options and social interaction in decision making. Chorus and the Problem Gambling Foundation, Fibre and textile network also offered help.

Others such as David Harman offered help as existing members of the Sydenham Business and Community Association. Joy McLeod, Will Teeuwen, Megan McAuliffe and Barry Columbus offered to help as individuals.