

Sydenham Master Plan

Feedback following community feedback presentation on 19 July 2011

Total number of submissions received: 35

Natural Environment

Greening the Corridor

Buchan Park Remodel (N3)

Positive comments:

- Good (12)
- Good idea to access park from Colombo like Buchan Lane
- Consider shadows from neighbouring buildings and shelter from prevailing easterlies
- Helps create other pocket areas
- Need to create covered seating and provide shade
- Best use of property, make accessible
- Need to make sure Buchan Park is sheltered from the easterlies and lane does not become a wind tunnel
- Do a land swap and put the open space directly off Colombo use buildings to shelter the open space and create a village green (Heart of Sydenham) with good functions around it

Negative comments:

- Didn't agree with idea needs to be better linked to Colombo and better amenity
- Move elsewhere for major mall development
- Not child friendly
- Will make park smaller and less usable
- Should not be cutting up Buchan park and selling bits of it off

Summary:

More positive than negative comments the issue of sheltering the site from wind and shadow was important as was the connection to Colombo street. If land is sold off this should be used to purchase other public spaces in Sydenham. New space should be more user friendly and enjoyable.

Property owners main concerns with this option is which site is the Council to buy.

Colombo St Pocket Spaces (N1)

Positive comments:

- Good idea (13)
- Would like to see more spaces and better linked
- Widen Colombo St make it a boulevard and tree lined with nooks and crannies
- No straight rows of shops
- Adjacent to café use
- Off main street cluster of shops with central courtyards
- Make sure they are not hazards for blind and disabled

Negative comments:

- So long as we do not lose part of the road
- Not bold enough design could be better

Summary:

Majority want to see more spaces better linked with more trees and sitting out café spaces road widened not narrower. Main concerns from property owners who do not want set backs to impinge on the viability of their development.

Street Trees along Colombo St (N2)

Positive comments:

- Good (17)
- Have deciduous trees.
- Have dogwoods
- Have a mix of exotic and native to give good colour and texture throughout the seasons – having all natives can be dull
- Street trees south of Brougham make area more attractive
- Must be cared for properly

Negative comments:

- Street not wide enough
- Not convinced that using different species to denote different zones

Summary:

Good support for tree planting, most comments relate to choice and mix of species concern that there is insufficient room and will result in loss of road.

Need to provide better lighting in both the side streets and main route to make Sydenham appear safer at night.

New Public Plaza at the railway sheds (N1)

Positive comments:

- Good idea (4)
- Nice place to have plaza or green space
- Needs a gateway treatment somewhere round here
- Would be good location for a market
- Rail terminus for light rail
- Define Sydenham as different from sleazy south city area
- Would be good for indoor market / small artisans

Negative comments:

- Looks like a windswept desolate place (2)
- Would it be used
- Does it mean lose the B Shed?

Relinquish and replace Carlyle Park (N4)

Positive comments:

- Good idea (10)
- If it helps create pocket parks
- It is never used / didn't even know it was a park!

Negative comments:

- No -Would like to see this stay (3)
- With better seating etc this could be used as it is a sheltered place

Summary:

Generally considered a good idea if funds were used in Sydenham to provide public open space. A few would like to see it stay and be upgraded.

Temporary Landscapes (N5)

Positive comments:

- Good idea (11)
- Yes also install attractive hoardings to reinstate pavement edge
- Done quickly before they become weed beds (2)
- Need pot plants and seating
- Fill in the empty spaces
- Will soften the changes and help with transition (2)

Negative comments:

- Do permanent landscaping straight away

Summary:

Well accepted idea would like to see this happen ASAP to fill empty spaces other ideas included to provide attractive hoardings to sites in interim.

Gateway Treatment for Colombo St (N6)

Positive comments:

- Yes at both ends (3)
- Good idea (8)
- Needs to be strong / significant / attractive (2)
- Sydenham the gateway to the CBD & north (2)
- Keep the old signs
- Use as much of old stone work as possible
- Obvious boundaries will enhance Sydenham
- Same trees at each end
- Look at artwork at Selwyn Disraeli intersection
- Old Post Office and Church must be complimentary (2) and link to honour the past
- Removal of railway overbridge

Negative comments:

- Draft Plan failed to show what statements could be made

Summary:

Generally accepted idea but would like to make sure statements are significant and would like to keep the old signs at each end. Old Post Office and Church rebuilds need to work together to achieve complementary outcomes.

Community Wellbeing –

Restoration of the social hubs

Sydenham Church Trust (C3)

Positive comments:

- Good idea (8)
- New build should have strong gateway statement – multi functional building 2
- Develop Community Centre Concept

- Create community hub
- Important for the community
- Reuse as much of old material as possible

Negative comments:

- Could be relocated elsewhere

Summary:

General support especially to create a strong gateway and a multifunctional building for community uses and create a hub.

Sydenham Based Postal Services (C2)

Positive comments:

- Yes badly needed (17)
- Needs more space as very busy (2) Important for elderly and car less
- Needs to be in middle of Sydenham
- Very important as people are going to Barrington instead of Sydenham

Other comments:

- Need other uses such as barbers etc
- Also needs Kiwibank (3)

Summary:

Seen as an essential service for Sydenham with full support for full service.

Pop up library – learning centre (C1)

Positive comments:

- Good (8)
- Located on the school site
- Encourage the Aotearoa New Zealand Centres resources to come to Sydenham as none are open following the Feb quake even if only the microfilm, microfiche and family history material
- Develop community care around the library service
- May not be viable given proximity of South Library
- Must be big enough to be useful
- Important to make learning accessible for all
- Or mobile library?

Negative comments:

- Only work if people living there
- Why bother
- Not essential as Beckenham close by

Summary:

Generally encouraged especially specialist library facility given close proximity of Beckenham and south city pop up library .

Investigate community functions of the old school site (C4)

Positive comments:

- Good idea (3)
- Retail and green space (3) and Living areas
- Music school (8)

- Bring cultural space to the south of the city (2)
- Need temporary uses Buskers festival and outdoor concerts
- Transport interchange (temporary)
- Lots of apartments / some housing
- Why community functions this site needs to be developed to attract people from all over Christchurch (build on outer edge with retail shops along Colombo st and parking in centre)
- Not if they can be located on the old church site
- Keep the trees
- Use existing plans
- Housing over business and enough parking

Negative comments:

- Alternative school will bring more layabouts to the area

Summary:

Support for a music school or other type of school on the site, also open space and transport interchange suggested. Generally most considered that site should be developed for mix use.

Tell the story of the place

Local Landscape interpretation (C5)

Positive comments:

- Need to capture unique character of Sydenham, Deeds not words, Sydenham the Engine Room of Christchurch skilled workers from industry to hi tech
- Focus on art sculpture historical info (2), also names of streets after poets.
- Make more of the Holly tree that marks the Luke Adams Pottery site and encourage a similar business to relocate near here
- Good (4)
- Keep the old signs
- Reflect the first settlers in Chch retain historic aspects
- Important – Chch is supposed to be a garden city
- Use plaques (2) – like Lambton Quay Wellington
- Mural of Old Sydenham in its hey day
- Need to show photos of the past with plans of the future 2 – people can see visual change is good
- Include exotics as well as natives

Negative comments:

- History not just in the landscape
- Unsure what this means

Summary:

“Deeds not words” the engine room of Christchurch focus on industry – need sculptural and historical info. Garden city image general support for industrial heritage of Sydenham could become future industrial hi tech area.

Movement

Focus on transport amenity

Colombo St interventions (M5)

Positive comments:

- Good idea
- Make Colombo a slow street and put parking in side street
- Transport for children and elderly
- Need shuttle bus from Milton to Victoria Square
- Widen the road keep traffic moving

Summary:

Generally good idea to make Colombo a slow street make it safer, widen road and have a shuttle bus to central city. Some opt for no busses however majority want to see all forms of transport on Colombo St cars, buses, cyclists and pedestrians. Bus priority of the type previously proposed (peak time) was not favoured. Generally want to keep all forms of transport and parking and improve pedestrian environment and make Sydenham a destination but keep through traffic moving or ideally those not wanting to stop not to go through. No option given to keep all forms of traffic and slow the road although environmental changes may make this happen.

Brougham St pedestrian movement (M6)

Positive comments:

- Good idea (2)
- Pedestrian over bridge if Brougham becomes too busy
- Pedestrian underpass (2)
- Wider and safer central refuge (2)
- Barnes dance crossing
- Brougham St vehicular traffic underpass
- Difficult to pass lights not long enough, increase crossing times (3)
- Need better access from mall parking to Sports park
- Needs to be more pedestrian friendly
- Priority for pedestrians to cross (remove left and right turns from Colombo St)
- Important for Sydenham Park
- No overpass – ugly
- Adequate
- Good to promote more exercise and well being

Negative comments:

- Not worth spending too much money on bridges etc

Summary:

Requests for pedestrian overpass and underpass also underpass for Brougham St traffic. Easier options! Include increasing crossing times – all would like to see a safer pedestrian environment.

Cycle infrastructure (M7)

Positive comments:

- Good idea
- What is cycle volume on Colombo St?
- More cycle parking (2)
- Provide cycle hire and encourage commuters to park (in new car park building) and cycle

- Should be an exemplar
- Should be separated from main traffic (2)
- Single two way cycle way separate from traffic
- Cycle lane inside the trees
- Wider footpaths with cycle lane on outside (2) use colour to define cycle path
- Must be cycle friendly

Other comments:

- Cars to go onto Buchan and Durham

Summary:

General encouragement for better cycle infrastructure but mixed support for various methods should be an exemplar must be safe Sydenham seen as area for park and pedal for central city.

Investigate community transport options (M8)

Positive comments:

- Good idea (5)
- A good bus service is essential
- Make the buses run on time
- Shuttle bus for Colombo reroute other busses along Buchan and Durham

Negative comments:

- Not sure what these could be

Summary:

A good bus service is seen as essential, but does this mean community transport?

Well managed access to the commercial centre

Parking Investigations (M3)

Positive comments:

- Good idea (4)
- Must keep parking on Colombo
- Angled side street parking (6)
- Likes mix of parking and trees on Colombo and angled side parks in side streets
- Look at parking provision at rear eg spotlight plaza car park
- Lack of parking is a concern
- No Parking on Colombo (2) – put angled parking in side streets, walking is important
- Parking on Colombo limited to 1 hour
- Existing problems of central city commuters parking in Sydenham side streets all day, park and ride should get free bus or free cycle hire.

Summary:

Generally accepted idea with support for angled parking on the side streets, however lack of parking is a concern and many do not wish to see a reduction in spaces on Colombo but others would like to see no parking on Colombo.

Existing problems of central city commuters parking for free in side streets all day Suggestions for park and ride facility with free bus to central city.

Traffic survey and retail access study (M4)

Positive comments:

- Must be done
- Good (5)
- Need sufficient parking otherwise will affect retail

Negative comments:

- Don't waste money use it elsewhere go on instincts

Summary:

Attracted less interest and comments, need sufficient parking or will affect retail one considered it a waste of money.

Whole of network fit

Passenger Transport/road corridors review (M1)

Positive comments:

- Yes needed (2)
- Buses sized to fit number of passengers
- No bus corridor on Colombo (2)
- Works ok at the moment
- Better bus services to bring people to Sydenham – bus hub at Colombo/Brougham St
- Keep busses on Colombo ageing population will use buses more will not be able to walk far.

Negative comments:

- Not sure what it means but don't waste money on it

Summary:

As for M5 generally good idea to make Colombo a slow street make it safer, widen road and have a shuttle bus to central city. Some opt for no busses however majority want to see all forms of transport on Colombo St cars, buses, cyclists and pedestrians. Bus priority of the type previously proposed (peak time) was not favoured. Generally want to keep all forms of transport and parking and improve pedestrian environment and make Sydenham a destination but keep through traffic moving or ideally those not wanting to stop not to go through. No option given to keep all forms of traffic and slow the road although environmental changes may make this happen.

Bus routing and infrastructure investigation (M2)

- Bus priority (2)
- Bus, car cycle share (14)
- Slow street no bus (5)
- Pedestrian and cycle (3)

Positive comments:

- Reroute busses to go up Durham St
- Option c could work if shuttle for Colombo provided
- A single two way cycle route
- People must learn to walk
- All forms of transport are important
- All depends on future traffic levels

Summary:

As for M5 generally good idea to make Colombo a slow street make it safer, widen road and have a shuttle bus to central city. Some opt for no busses however majority want to see all forms of transport on Colombo St cars, buses, cyclists and pedestrians. Bus priority of the type previously proposed (peak time) was not favoured. Generally want to keep all forms of transport and parking and improve pedestrian environment and make Sydenham a destination but keep through traffic moving or ideally those not wanting to stop not to go through. No option given to keep all forms of traffic and slow the road although environmental changes may make this happen.

Economy and Business

A rebuilt and prosperous niche centre

Love Sydenham marketing and attraction campaign (E1)

Positive comments:

- Good (10)
- Can the Syd Business & Comm assoc get funding
- Promote retail and office space
- Get people to live here and they create good living spaces
- Build a beautiful Sydenham and the attraction will happen
- Get everyone involved
- Needs a mix of uses in Sydenham
- Make approaches to retailers to make them come to Sydenham (Book shop high end retail and Chiropodist Happy Feet) Also need medical centre.

Summary:

Great support for creating Sydenham as a destination and promote its uniqueness.

Appoint a case manager (E2)

Positive comments:

- Good (12)
- Make case manager accessible to public and residents
- This could be a Community Board Member

Summary:

General support must be accessible to all.

Reduce parking requirements in the city plan for B2 and B3

Positive comments:

- Good yes (8)
- Improved angle parking on side streets with 2 hour limit
- Must develop parking buildings attached to rebuilt blocks
- Possibly needs further consideration
- Angled parking restricts view of side roads in Buchan Street
- Need diagonal Parking

Negative comments:

- Never reduce parking requirements

Pilot redevelopment of project of a multiple ownership site (eg Buchan Park) (E3)

Positive comments:

- Good (8)
- Multiple ownership could work well
- Use conglomerates and body corps - sensible to share costs for rebuilding 2
- Are the owners interested in a collective force for development

Negative comments:

- No concentrate on Colombo St
- No it's a park leave it to the insurance companies and property developers

Summary:

General support although mixed comments, some consider it should be left to the market to deal with.

Old Sydenham School Site Development Framework (E4)

Positive comments:

- Good (8)
- Should be commercial not retail
- Village Square
- Community centre within the retail area
- All retail outlets must have provision for off street parking
- Residential with open spaces
- Retail office and open space
- Urgent
- Mixed uses
- Needs to be attractive and well kept
- Use Henderson's plans (2)
- 17 Buchan Street (play centre) although show as part of Henderson development he never owned this site.

Negative comments:

- This can be done by consultants

Summary:

Support for mixed use development and needs to happen – view that it has stayed empty and an eyesore for too long will act as a catalyst for the area but needs to be done sooner.

Railway site property opportunities (E5)

Positive comments:

- Good idea (5) but don't waste money on consultants
- Remove Colombo St over bridge as not many trains now
- Residential but away from railway lines small businesses near railway
- Endless opportunities lets get it right
- Needs more trees
- Sports hall – indoor cricket, bowling, Badminton etc
- Exhibition centre – temporary convention centre
- Arts centre & Market stalls (Paddys Market Sydney)
- Fresh food and arts centre market

- Temporary market
- Rail way and industrial museum – Sydenham built Christchurch

Summary:

Many suggestions for alternative uses points to the fact that there is support for a use at the site rather than stay empty – exhibition centre, market, railway museum, exhibition centre, sports facility.

Built Environment

Introducing Living Environments

Targeted residential activities around Buchan Park (B1)

Positive comments:

- Good (7)
- Needs further investigation
- Need safe living environments to attract residential
- Need good inner city residential areas
- Need a good green space
- Good idea but are landowners interested
- Yes but don't lose existing businesses
- Housing above shops or residential community becomes isolated

Negative comments:

- Do not make Buchan Park into small residential courtyard which confuses people as to whether it is public or private
- No

Summary:

General agreement if landowners are interested – needs to be a good residential environment safe but could result in Buchan park being considered as private not public space.

Planning to enable transformation

Development supportive City Plan Amendments (B3)

Positive comments:

- Good (2)
- Parking to be restricted from Colombo
- Especially parking
- No more crematoriums
- Like idea of multiple ownership developments
- If and where necessary
- Get rid of City Plan

Summary:

Especially where this relates to parking and where City Plan does not achieve best outcomes.

Design and Character guidance (B4)

Positive comments:

- Good (4)
- Need guidance on construction, materials, methods what is cost effective to achieve quality outcomes in appearance, strength and safety.
- Building owners should work together so buildings complement each other 2
- Colours like New Regent Street no modern glass boxes & concrete slab celebrate the past (do not like The Colombo)
- Change the Character attract more people & accommodation
- Must be cohesive guidance (2)
- New Regent Street is a good example of facades
- No verandas – ugly
- Keep veranda height and style constant for each block
- Decks and walkways on verandas
- Consider access to upper floors by disabled
- Consider fire sprinkler protection of groups of buildings to ease building code separation and access
- Not just for upper market fashion
- No more than three stories
- Would like to see three to four storey developments retail ground commercial and residential above (2) – each layer set back to allow for balconies and decks would make the street look wider and allow more sun. Verandas to provide shelter from rain and sun.
- New design in timber concrete glass covered footpaths – new start for Sydenham
- Architecture should be sympathetic to previous buildings roots
- Like the idea of setting buildings back as enjoying the natural light and sun

Negative comments:

- None offered in presentation – bring the guts of Sydenham’s workings into public domain
- Loss of heritage not considered a problem

Summary:

Need guidance on construction, materials, methods what is cost effective to achieve quality outcomes in appearance, strength and safety, height etc Many comments reflecting that this is a strong area of interest with various views on height materials colours etc.

Building setbacks on Colombo Street (B2)

Positive comments:

- Good idea

Summary:

Few comments. Property owners are concerned that setbacks will reduce the economic viability of the redevelopment of their sites.

General Comments

- Need better street lighting to improve safety and attractiveness of area
- Great stuff very impressed (5)
- No buses on Colombo St
- The Sydenham CBD should be centred around the Mall (2)
- No more crematoriums
- Soften the Brougham Street expressway by greening the edges and centre
- Use Sydenham Borough Council "Deeds Not Words" (2)
- Great opportunity to create an exciting village
- Transport for old and young onto Colombo St
- Need 4 way crossing at Colombo and Wordsworth
- Need public toilets (Wordsworth Street toilets are not inviting)
- Master Plan a positive experience
- Sydenham used to provide all facilities including theatres Church halls clubs fire station etc would like to see this all back here.
- A memorial to those who died on 22nd Feb outside the Tasty Tucker in Sydenham
- Make Sydenham a destination suburb (2)
- Development of Old Church Old Post Office and Syd school site will need to take note of the vibrations from Colombo St
- Need to sort out building code issues
- Need finance to help rebuild – can they tap into private funds (Sam Morgan)? Bonds for Sydenham (Mum and Dad investors?)
- Need to get insurance companies to come to the party
- Need mechanisms for co operative building to take place for multiple sites
- Need a image and identity
- High Insurance problems in getting rebuild started
- General concerns where options show changes to individual properties such as building setbacks lanes and pocket parks owners are concerned these will impact on redevelopment and who will supply land
- Need to build on Sydenhams Ind past and present – it was once very prosperous
- Need impromptu art

Negative comments:

- No vision, (2) no theme how will this attract businesses, shoppers investors etc. What is the point of difference, no social component, how will Sydenham be different? Needs to be much bolder.
- Should have more consistent identity for the open spaces – identify that you are in Sydenham
- Material does not offer insight into Sydenham unique character
- Not bold enough (2) – very low budget needs to bring out Sydenham's unique character don't make Buchan park deader
- Need better, bolder concepts to ensure funding is gained
- Too much focus on the Mall and Buchan Park and not enough on the Colombo street itself – northern end almost ignored
- Should not lose open space in Sydenham