

East Frame Neighbourhood

Analysis of public comment
September 2014



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ABOUT THE REPORT

Comments were invited on the East Frame Neighbourhood as part of the 'Have your say' on A Liveable City – draft Christchurch Central Recovery Plan Residential Chapter.

The Christchurch Central Recovery Plan identifies the East Frame as both a place for future expansion of residential living in the Core and a beautiful public open space. The land for the East Frame is largely acquired by the Crown, and much has been grassed already. Construction of the central park component of the East Frame neighbourhood will begin in early 2015. CERA is currently seeking interest from potential development partners to design, construct and market the houses and apartments in the East Frame.

The East Frame neighbourhood design takes into account the need for new accommodation and the desirability of increasing the inner city residential population to support a rebuilt central city Core. Residential living in the East Frame is important for several key reasons: there is a shortage of housing in the city, a large inner city population will help to create a more vibrant city centre, and the private sector needs to see a well-developed market if it is to invest in other inner city residential development. These reasons are among the core drivers behind *A Liveable City*.

This report is a summary and synthesis of all the comments received. It presents and discusses the most commonly suggested themes through to those which were suggested by one or a small number of commenters. Each comment received on the *East Frame Neighbourhood* has been categorised under one of three themes: *features wanted* (in the context of medium to high density living), *amenities wanted in East Frame* or *activities wanted for the central park*. The views raised within each topic and overall summaries of ideas are presented. The number of comments made on each theme and topic is also stated. Because each individual comment may have been categorised into multiple topics, the count of comments within topics is greater than the total number of comments made.

Direct quotes from commenters are formatted as italicised and indented text.

Number of comments key

The key below is used in the summary discussions throughout the text to consistently indicate the number of comments made on each comment.

“One” = one comment

“A couple” = two comments

“A few” = three comments

“Several” = 4 - 6 comments

“Many” = 7 – 10 comments

“A large number” = 11 - 15 comments

“A significant number” = 16+ comments

SUMMARY OF COMMENTS

- This report is based on comments made by 70 commenters on the *East Frame Neighbourhood*. While this number of commenters doesn't represent a totally comprehensive picture of public opinion on this central city area, it is considered enough commenters to give an outline of the key issues and topics that are important to the public.
- Quite broad question prompts were used to frame responses. This generated a broad range of ideas, spread across numerous topics. The most common topics discussed were:
 - **Features wanted in the context of medium to high density living:** high quality was wanted in terms of buildings and urban development. Low rise (below six storeys) was also a relatively common desire. There was also a desire for services to be located close by, including things such as retail, cafes and gyms.
 - **Amenities wanted in East Frame:** there was a desire for quality public spaces and parks, good transport, amenities that support safety and features that support quality living, such as: quality retail, accessible hospitality and entertainment, sport and fitness opportunities and health and education services.

- **Activities wanted for the central park:** included physical activity, with a broad range of sports suggested, along with fitness equipment and walking and cycling paths. Live entertainment in the form of events, concerts and festivals were also common suggestions. Public facilities such as barbecues, benches and tables were also wanted along with quality landscaping incorporating lots of trees. Markets and cafes were also popular activity suggestions.
- A few topics were discussed across multiple areas.
 - **Quality design** was important East Frame *features*, particularly buildings and urban design. Quality design also featured in the *amenities* wanted and *activities* facilitated; there were detailed comments that favoured quality spaces which enable a diverse range of mainly physical activities.
 - **Community building** was implied in a number of the comments, particularly with regard to *amenities* and *activities*. The underlying feature of many of the activities and amenities wanted was that they would inspire human interactions and foster community building.
 - **Safety** was another common issue for amenities and activities. People commented that there is a need to ensure there is safety in the central city through things such as quality lighting and discouragement of undesirable activities.

East Frame Neighbourhood

FEATURES WANTED (IN THE CONTEXT OF MEDIUM TO HIGH DENSITY LIVING)

Comments were provided in responses to this question:

Medium to high density living is proposed for the East Frame, including limited provision for non-residential activities that support the local community. A maximum height of six storeys is proposed for the neighbourhood, with a mix of approximately 750 apartments and terraced townhouses gathered around the central park.

Please tell us what features would attract you to live in the East Frame?

Summary of comments:

The most commented on topic with regard to living density was *building design*. This topic contained a number of subtopics. The most common subtopic was a desire for *quality housing design*. There were also a large number of comments on *building height*. While there was little consistency in the maximum height wanted, there was a general desire for buildings to be below the proposed six storeys. Other *building design* areas that were commented on were: *privacy*; *outdoor spaces*; *safety and lighting*; *acoustics*; and *storage*.

A significant number of comments were made about *non-residential activities*. Comments were made that there needs to be services nearby residential developments to enable quality inner-city living. There was a broad range of proposed services, including: *retail*, *cafes*, *gyms* and *supermarkets*.

Comments also discussed the links between *housing types and lifestyle*. There was a desire from some for housing diversity which fosters a mix of people living in the city. Some also desired *mixed-use* developments to support residential living with co-located businesses. Some commenters sought vibrancy, created by living density.

Accessible *transport*, making it easy to get in and out of and around the city was important for some. For these commenters this meant minimal parking on streets, good on-site parking, good public transport and good provision for cycling and walking.

Quality *outdoor space* was also desired. Some thought that this would foster community. Some desired *affordable* living. A similar number of comments were made in favour of *community gardens*.

A broad range of *other* comments were also provided. The text that follows discusses all comments made on this question.

The 30 most common words used with regard to features wanted



QUALITY DESIGN (16 comments): A large number of comments were made simply stating that “quality” or “good” design is important. This ranged from construction features (such as insulation), as well as appearance “beautiful architecture”, and also quality space surrounding residential developments.

High quality urban space, high quality buildings...

Two comments were made referring to planning rules and high design standards being necessary for quality to be achieved. The south side of Riccarton Rd was provided as an example of a poor outcome in terms of residential development design.

Excellent design. High design standards and these controlled by a specialist panel. Developers can build very cheaply.

BUILDING HEIGHT (14 comments): The six storey height proposed was disagreed with by many commenters. Two commenters preferred no more than three floors, two other commenters preferred no more than four floors. No more than two floors, 3-5 storeys and 4-5 storeys were also suggested. The height restriction of six storeys was supported by two commenters.

Consistency across building heights was desired by a few commenters, although a few commenters also sought variations in height to avoiding “continuous blocks”. Two comments were concerned about building height shading the Central Park.

PRIVACY (10 comments): Many comments stated the need for “privacy”. One comment identified this as privacy from neighbours.

Apartments need to offer privacy...

HEATING, SUN, WARMTH (9 comments): Many comments were made desiring good heating or insulation and ensuring that developments are warm. Around half of these comments referred to making the most of the sun.

Warm, well insulated and able to catch the sun.

OUTDOOR SPACES (8 comments): Outdoor spaces both shared or public (noted by four commenters) and private (noted by three commenters) were desired. This included balcony spaces and spaces to hang out washing. An area to play and exercise was also desired by one commenter.

ENVIRONMENTALLY FRIENDLY BUILDING DESIGN (8 comments): Utilisation of environmentally friendly building design such as solar energy, north facing orientation, insulation, double glazing, rain water collection, natural lighting and reduced easterly wind impacts was suggested.

Attention was drawn by one commenter to the Share an Idea desire for an environmentally focused city and recommended that housing leads this. They also stated that the government should lead by example.

Also people were very clear in the share an idea that they wanted an environmentally focused city, this government led housing provides an extraordinary opportunity to develop affordable and good quality and environmentally progressive housing as an example for the market. Without these examples the market will not develop.

Two comments suggesting shared local energy and water schemes, renewable energy systems to address water issues such as grey water and storm water.

Quality construction with eco-sustainable values

SAFETY AND LIGHTING (8 comments): Good lighting, security and safe access to properties but also on roads and in neighbourhoods was sought.

ACOUSTICS (5 comments): High levels of soundproofing was desired by these comments. It was suggested, this could be achieved by stringent requirements and good quality walls. Noise mitigation was noted to “help make the environment calmer”.

STORAGE PROVISION (4 comments): Storage space either by way of garages or other storage facilities were desired, including bike storage.

OTHER AND SPECIFIC COMMENTS (10 comments): There was a range of other comments made. These were generally one-off comments: good-sized rooms (x2); need for real space; townhouses with greened front courtyards and low

open fences rather than a slew of cold slab fronted buildings, consider features such as outdoor front stairways to 2nd level units in 2-storey buildings; one apartment per floor, although some could be a dual type apartment where both would be owned by one family; stepped or terraced apartments with green space in the centre plus a veranda wide walkway around the development; an absence of 3 bedroom dwellings because one and two bedroom apartments might attract some owner-occupiers, whereas three bedroom dwellings only attract tenants who are usually collections of flatmates; some disability access single level living.

Non-residential activities

31 comments

A significant number of commenters suggested a range of amenities, facilities and services. Many of these comments stated that these should be available locally, in close proximity or a walkable distance.

Proximity to work/shopping/entertainment locations.

Many commenters sought cafes, bars, restaurants or places to eat. Specifically, cafes in heritage buildings were suggested.

Access to cafes restaurants and bars...

Shops and retail were also desired by several commenters. One commenter suggested proper shops rather than “boutique” places, another suggested “nice shops”, and another “quirky shopping”. One commenter stated “no malls”.

Access to a supermarket was suggested by a few commenters. One commenter suggested convenience stores, another farmers markets and another suggested local produce.

A few commenters identified ‘community’ in their comments, either as community facilities, or for the spaces to be good for engaging and providing a “sense of community”.

Access to a pool was suggested by a few commenters, and two commenters suggested a gym.

Other suggestions included: access to preschool, indoor recreation, communal laundry, communal IT centre, transitional projects, arts, culture, bike paths, areas for dogs, water and a library.

Housing type and lifestyle

28 comments

HOUSING DIVERSITY (16 comments): Diversity in terms of housing types and sizes as well as use was desired.

It was commented that providing housing choice would have benefits such as: allowing people to stay in the neighbourhood as their circumstances changed; appeal to first home buyers as well as those established in the market; avoid being boring and uniform and looking like “sim city”; and attract a “broad cross section” of the community, so as not to be “an enclave for the rich”.

The eastern frame is potentially a great concept. However it needs to be developed so that it doesn't just become a domain for rich boomers to inhabit the city. To achieve this it needs a variety of stock, of different sizes and qualities. It should have some provision for social housing, and include other small non-residential types of buildings to keep the area of interest for non-residents.

MIXED USE (6 comments): Several commenters stated that they think there should be *mixed-use* development because this would result in more vibrant city-style living.

Mix of use would make living in the East Frame attractive rather than separating residential and non-residential.

DENSITY (6 comments): Two commenters suggested having “enough people to thrive” would also help reduce city sprawl and make public transport viable. Two commenters suggested higher density, one of whom also suggested this was required in combination with mixed use amenities for it to be economically successful. Another noted housing should be compact but efficient.

Accessible transport

23 comments

Several of these comments advocated good and improved public transport. This included public transport stops that were accessible and close to housing. A suggestion for a shared vehicle system such as *ZipCar* was also made.

Car parking provision was raised by several commenters. This included suggestions for “out of sight” car parking, “underground” car parking and ensuring there was sufficient parking provisions for visitors. On street parking to be at a minimum was also suggested by one commenter.

Parking should be coherently planned for all the dwellings so there is only an maximum of 1 entrance/exit per (old fashioned) block, thereby allowing it to be a place for people (and not all about the darned car).

Ease of access generally, but also for cyclists and pedestrians was sought by a few commenters. A few commenters also desired a “walkable neighbourhood” and “safe roads”.

...make it easier to walk, cycle and take the bus. Walkable neighbourhoods tend to be friendlier and safer.

One commenter suggested that Barbadoes and Madras Streets are made two lane otherwise the East Frame will be isolated by traffic. Reduced traffic was also desired by another commenter.

Outdoor spaces

16 Comments

Trees, plants, greenery, open space, green space, parks and shared or public outdoor space comments were made by a large number of commenters. Attractive well maintained areas in particular were suggested, as were areas that are sheltered and a variety of plantings including lots of colour.

It's very important for me that there are pleasant spaces nearby to relax in the outdoors and to wander around - these would be most attractive if they are not developed too uniformly and have a variety of types of spaces with some shelter. For example, long rows of identical trees and a square garden filled with identical tussocks are a big no-no. I'd also like to see a variety of plantings - some natives, some Europeans, and lots of colour.

Access to outdoor recreation and a good quality nearby park was also suggested. It was suggested that parks and public spaces where people can get together will create a sense of community.

Cost and affordability

8 comments

Many commenters considered affordability an important feature. This included affordable rent, and a mix of affordability. One commenter suggested options to purchase that are feasible for a first time buyer. Another suggested rent restrictions.

Affordable accommodation with good-sized rooms, plenty of storage space, garage and private outdoors area. Warm, well insulated and able to catch the sun. Private.

Community/food Gardens

6 comments

Several of these comments specifically identified community gardens. Allotments and an “enclosed community garden plot per apartment” were also suggested.

Communal vegetable gardens where everyone has a patch in which they can grow their own vegetables. A very popular concept overseas.

Other comments

12 comments

Two commenters stated that the original concept of the East Frame with a wide expanse of green grass was preferred and the current proposal was not as appealing.

Other suggestions were made: for prostitution to be taken off the street; for a heritage zone where houses from the residential red zone could be relocated to in the East Frame; to be allowed to keep animals (small dog, cat) in houses and to ensure neighbourhoods are at a scale at which people live their daily lives; no social housing/tenants; apartments considered as high quality inner-city sanctuaries that inspire others; space that provides sense of community; houses around lanes and parks, not roads; master plans, such as in Switzerland and Netherlands; design to build community; provide private space rather than high density and shared public space.

A few commenters stated no features would attract them, one of which because they would not live in the East and the other because the proposal was not appealing. Another commenter objected to using the East Frame for housing and argued it should remain green space.

ACTIVITIES WANTED FOR THE CENTRAL PARK

Comments were provided in responses to this question:

A public space approximately 50 metres wide is proposed in the East Frame. This width will balance the needs for safety and open space. An area that is too wide can potentially be less safe and can be exploited by anti-social activities. However, it is also desirable to create an area that is large enough for people throughout Christchurch and beyond to use, rather than just for those living in the East Frame.

Within the East Frame's open space, opportunities for community gardens are proposed, rain gardens will be established to treat the stormwater from the hard surfaces, and open grassed areas will be created for future activities. Other things could also happen in the central park.

What types of activities would you like to see happen in the central park?

Summary of comments:

Overall, many of the comments were in favour of activities that will enable people to enjoy the space with others and build a community.

Physical activity was the most commonly suggested activity for the central park. A range of different ball sports were suggested, along with sports in general. Low impact recreation activities such as outdoor chess and petanque were also suggested. Providing for cycling and walking was also popular along with adult exercise equipment, with examples provided from other places. Playgrounds for children were also suggested.

Live entertainment was a popular activity for the central park. There was a range of entertainment forms suggested including community events and festivals, live performances and concerts. Some suggested that art should be encouraged.

Community gardens were suggested by a large number of commenters. It was important for some that there are appropriate controls in place to effectively manage gardens, with a number of specific suggestions made.

A broad range of public facilities were suggested, such as barbecues, picnic tables and benches.

Lots of trees were asked for, along with quality landscaping that, in particular, create sheltered areas.

Markets and cafes were also popular with local produce popular. There was general support for cafes.

Safety was important for people, especially after dark. It was stated that it is important to design so the area doesn't attract undesirable people and activities and the need for good lighting was suggested.

Some commenters disagreed with the park dimensions, with most of these commenters in favour of making the park wider.

Flexibility was important to some, so that the park could change over time.

A few commenters opposed the park development. The text that follows discusses all comments made on this question.

The 30 most common words used with regard to activities sought



Active pastimes and facilities

29 comments

SPORTS AND RECREATION (18 comments): Several different sporting activities were suggested by commenters. Many commenters suggested “sports” in general although some specific comments were also made. Suggested activities included: netball, skate boarding, rugby, soccer and basketball, archery and outdoor table tennis which was considered “popular in London”. One comment:

A space that is welcoming for a quick game of soccer.

A few of the comments suggested that the benefits of these activities is that they give people something to do and meet. One commenter suggested having some

Junior sports fields in there, so that it's used by Christchurch residents in the weekend..

Passive recreational activities were suggested by several commenters, with three commenters suggesting chess, one petanque and another suggesting mah-jong. A few comments were also made regarding space for exercise, including jogging. One commenter suggested there be

enough space to play games but not impinge on foot traffic.

A few commenters made references to dogs, suggesting “dog friendly spaces”, “dog walking areas with strict laws” and “dog parks”.

CYCLING AND WALKING PATHS (8 comments): Many comments were made regarding providing for cycling. Commenters made suggestions such as “cycle paths”, “wide tracks for children to bike on” and “bike parks”. A couple of comments also suggested walking paths.

I would love to see the East frame as an open green space criss-crossed with walking and cycle path

EXERCISE EQUIPMENT AND AREAS (6 comments): Several comments were made regarding “exercise areas”, “fitness parks” and “training sports/exercise”. Two commenters made reference to the exercise stations in Hagley Park, one of whom suggested “maybe dotted along the stretch could be some ‘exercise stations’ like in Hagley Park”. This was one comment:

Also, maybe dotted along the stretch could be some 'exercise stations,' like in Hagley Park, where you head to each station and do the exercise or use the equipment at that station- Spain has some great examples in their parks with outdoor exercise equipment. Please search 'outdoor exercise equipment' in Google- when I was in Spain, I had great fun on these- kiwi's would love them!

Events, festivals, art and music

19 comments

COMMUNITY EVENTS AND FESTIVALS (8 comments): Several commenters suggested having community events or activities in general. A few commenters suggested having festivals in the central park, with one commenter wishing to have something “similar to the Lantern Festival in Dunedin or a giant puppet festival”. A fair was also suggested.

PERFORMANCE AND CONCERTS (7 comments): Commenters suggested facilities relating to performance and theatre. One suggestion was made to create a “small amphitheatre or bermed area for open air theatre”, another commenter suggested an “open auditorium where street theatre could take place”. Similarly, another commenter suggested buskers. A few commenters generally suggested having more facilities for concerts/music in the Central Park. One commenter requested that music activities be “low noise”.

ART (4 comments): A few comments were made regarding art in the central park. Public art was suggested by two commenters while one of these specified “both temporary and permanent [art] with a variation of scale and type”. Another commenter suggested “open art galleries” and “installations”.

Community gardens

17 comments

A large number of comments were made regarding community gardens. Many commenters agreed with the inclusion of community gardens though some of these came with provisos – as long as they were “well managed and look aesthetically pleasing”, there is “security so people don’t damage them on purpose or steal from them”, they are “practical”, have “careful design and governance”, have a “supervisor” and that any sprays used are “controlled so they don’t impact on the residents nearby”.

The inclusion of community gardens is good but this needs careful design and governance development for it to blossom.

One commenter suggested having allotment gardens that “people can lease and that have strict rules to keep in a tidy manner”. Another commenter suggesting having “planted herb stations near outdoor cooking areas”.

Food gardens, composting, fruit trees, vegetable gardens and community orchards were also suggested by individual commenters. Another commenter suggested using the central park space entirely for private gardens. Another suggested these could be on rooftops as they are overseas.

A few commenters supported rain gardens.

A couple of commenters opposed community gardens, with one explaining that they are “open to exploitation, misuse, conflict and greed” and the other that they are not “sophisticated”.

Public facilities

16 comments

Many comments were made regarding having barbecues or outdoor cooking areas. One commenter suggested that these be “covered”. Similarly, several comments were made regarding spaces for picnics – tables and seats and picnic “surfaces”. One commenter referred to picnic areas being “family friendly”. Such facilities were stated to make “the public feel welcome” and for relaxation purposes. This was one comment.

Large and small picnic tables so large and small families can sit together at the appropriate sized table.

Several comments were made about seating, that there needs to be plenty of it, including permanent tables and benches and “carefully chosen seating with backs at the right angle”. Two commenters suggested having “courtyards”, a “small amphitheatre” or “bermed area” for seating and rolling down.

Other suggestions included having “bird tables”, a “kiosk”, and water features and duck ponds. One commenter suggested “no water features that promote mosquitoes”.

Landscaping

14 comments

Many comments were made suggesting “trees and grass areas”. One commenter suggested “native planting”, however two other commenters suggested “not exclusively natives”. One commenter explained:

I'd like to see garden areas that look more organic than newer parks often do. I like variety – not just native plantings, also some Europeans... Variety is key.

Other commenters suggested “clever landscaping” and “well-chosen shrubbery”.

The wind was referenced by a few commenters. Commenters suggested creating “sheltered spots” and “places where people can gather comfortably out of the wind”. Another commenter explained that:

A major consideration must be the Easterly. Wind breaks, shelter breaks, covered ways will all assist to make the park liveable.

Markets and cafes

11 comments

Many commenters suggested markets in the Central Park. Several of these were general references to markets, while two comments were made in regards to selling “properly grown produce from outlying areas” and “local produce”. Another commenter stated markets be similar to the “former Art Centre Markets and the Riccarton Markets”.

Several general statements suggested cafes for the Central Park.

Playgrounds

8 comments

Several comments were made in general about including a playground. Commenters also made references to particular examples such as a “Margaret Mahy playground, labyrinth, contemplation park, scented park” and “a playground like the Heathcote one”.

One comment was made suggesting a swing set that is strong enough for adults.

One commenter opposed providing for children stating “no children’s equipment as they’ve gotten enough recognition in all the other initiatives”.

Safety and good design

8 comments

Several commenters mentioned aspects of safety that they believed should be taken into consideration. A few commenters suggested having “good lighting” so that the Park will “not turn into “no go” areas after dark. Examples of safety issues included “prostitution, winos, drug abuse, homeless people, rape, assault, muggings”, “hooligans, graffiti”. One commenter stated that “walkways need to be safe after dark so people travelling from the residential zones in the east to CBD feel safe to walk through the area and don’t have to take a long detour to avoid it or drive a short distance into the city”.

A few comments were made regarding good, quality and accessible design. The latter was suggested to ensure...

...the space is able to be used by everyone – not just those who have wheeled mobility devices but include those who are blind or have low vision.

One commenter suggested “barrier surfaces to discourage skaters where appropriate”. Another suggested that some activities may need licensing “where there could be a public health impact on users”, this commenter also stated that alcohol, drugs and similar such substances need to be well controlled.

Opposition to proposed park size

7 comments

Several comments were made referring to the size of the park. One commenter suggested having a maximum width of “30-40”metres. Another commenter suggested generally that the park would be too wide.

In contrast, one commenter stated the park was not wide enough and was concerned about the shadow effect from high rise apartments obstructing the morning and late afternoon sun, “making the park less enjoyable and dull on certain days and times”. Another also commented that the park would not be wide enough and would be “disproportionately long and narrow – not much more than a green road”. This commenter suggested the width of Latimer Square would be more acceptable. Another stated that the park should be wide enough to play games without impinging on foot traffic.

A few commenters stated that safety is not a good reason for proposing a space that is not too wide. It was stated that reducing the park size just made more land available to developers, which they opposed. This is one commenter’s opinion.

I would like to express my very great disappointment with the extreme reduction in scale of the green frame when compared with the original concept. The Central Recovery Plan actually states 40-50 metres, not the 50 metres mentioned above. This looks to be about 25% of the width of Latimer Square - it will be disproportionately long and narrow - not much more than a green road. Latimer Square's width would be acceptable.

The safety argument is alarmist and cynical. If the green belt is to be bordered by medium density apartment buildings, it could be far wider than this. Safety requires good lighting, not cramped spaces. This is clearly an excuse to release more land for development.

Disagreement

6 comments

Several commenters opposed the concept of a central park or the proposed approach. A few comments were made regarding the previous land owners. One commenter suggested:

Land taken from those in the Eastern Frame which is not be used as part of the park but is instead going to be used as commercial or residential development should be returned to the original property owners.

One commenter suggested putting more effort into Latimer Square as it is “a good size and needs all the activity it can get to make it safe”. This commenter preferred turning the space for the central park into private gardens.

Another commenter opposed “any development within the frame and would like to see it treated like Hagley Park”.

Other

21 comments

A few comments were made regarding making the frame “flexible” with “no permanent activities” so that the area may be changed over time. One commenter stated that the area should be used for a wide range of activities and another stated that they would prefer a wide range of activities.

A few comments were also made regarding the “green areas” about wanting to “lie in the sun reading a book”, the need to ensure “that sun and light is maximised”.

A few general positive comments were made, with one commenter stating, “I can’t wait to see new developments springing up – I know the city is going to be great!” and another stated that they “like the central park focus”.

Other suggestions included: an emphasis on children, a “village square atmosphere. Gentle, quiet relaxation”, and to limit “bands, loud hailers and fireworks” in order to see the return of bellbirds that used to “sing in Hagley Park, along Park Terrace”. Another suggested getting advice from CCC experts about bird tables.

One commenter thought the plan was “very simplistic” and another commenter stressed the need for stormwater treatment, saying that it is the “most important part”.

Other suggestions were: a duck pond; opposition to water features because of mosquitoes; extend the current city playground to the Poplars site to enable access from Madras Street.

AMENITIES WANTED IN EAST FRAME

Comments were provided in responses to this question:

The East Frame will be close to vibrant central city amenities which offer all the advantages of inner city living.

What amenities would you like to see in the East Frame to support inner city living?

Summary of comments:

The most common request was for there to be quality public space and parks. Community gardens and a pool were common specific suggestions. The overarching outcome proposed by some was that these types of facilities will support community building.

Quality transport provision was also desired. The desire for good public transport and quality cycling provision were the most common topics. Comments were also made about provision for safe pedestrian facilities and also to manage for parking.

Retail was the next most common amenity request, with a range of different formats suggested. There was a large number of comments that stated the need for shops, others were more specific and suggested there should be markets and convenience stores and supermarkets were also stated as being needed.

There was a strong desire for places to socialise. Many comments stated the need for cafes and restaurants close to where people live. Entertainment was also important with the desire for cinemas and theatre available nearby.

A range of specific services were also stated as important including health, education and other services such as hairdressers.

Safety was important for several commenters. Commenters stated in a number of different ways that the city needs to be safe to encourage residential living.

Sport and exercise facilities were also important, with gyms popular. The text that follows discusses all comments made on this question.

The 30 most common words used with regard to amenities wanted



Public amenities

64 comments

PUBLIC OUTDOOR SPACE (19 comments): Several commenters sought “green space”. Two of these stated recreational green space and one commenter requested this as per the original proposal. It was stated by two commenters that these spaces need to be safe and well-lit. One commenter sought general “greenery” and another suggested that 30% of the inner city be covered with tree canopy and that there are many green roofs and walls. Quality landscaping was desired by two commenters, one of whom also suggested that such landscaping should “create differing hierarchies of space”. This was one comment:

high quality landscaping that creates differing hierarchies of spaces,

General suggestions of open or public space were made by a few commenters. More specific suggestions included “shelter” from noise, traffic and late-night drinkers, a “common use” area, “village squares”, “bumping in places”, “meeting spaces”.

PARKS (15 comments): Parks in general were suggested by many commenters, though a “dog park”, “leafy” park, “pocket parks” and a “clean, tidy and safe park” was also suggested.

Three comments were made on playgrounds. One agreeing with the proposed “big playground”, one suggesting playgrounds and the other requesting to avoid projects like a “massive children’s park”.

COMMUNITY GARDENS (9 comments): Community gardens were suggested by several commenters. These were suggested to be “within a development” as well as public. It was stated by one commenter that allotment gardens would need to be well managed and have strict rules for maintenance and care to ensure gardens do not become “scruffy”. Community gardens were also noted to support community development.

POOL (7 comments): A pool was suggested by several commenters. Specifically, a “children’s” pool, swimming “facilities” and a “small boutique swimming pool” catering to all age groups was also suggested.

OTHER FACILITIES (14 comments): Several commenters made remarks around such facilities creating or encouraging community, or “neighbourhood coherence”.

Services and facilities locally, builds a strong sense of community.

Other public facilities suggested included: seating, picnic areas, interpretation panels telling the story of place, lighting, meeting areas and rooms, BBQ spaces, footpaths and walkways, water fountains, spaces for community groups and workshops, public phones, public Wi-Fi, toilets and spaces to relax and read in.

Other comments under this topic referred more generally to “community facilities” or similar such comments. These comments consistently referred to building community through facilities use:

recreational, community facilities that encourage neighbourhood coherence

Transport

40 comments

PUBLIC TRANSPORT (11 comments): Easily accessible public transport, including for those unable to walk was considered important by several commenters. Good, reliable, safe public transport with good links and improved facilities was also desired.

Public transportation accessibility for those who are unable to walk far or have access requirements. This will ensure opportunities for a diverse population to choose to live and work in this area.

CYCLING (11 comments): Cycling was commented on in a number of different ways. Access to cycleways was important for several commenters, as was safety, slow traffic speeds and bike prioritisation over cars and trucks was suggested.

Bike paths and safe bicycle access to city bike paths, slow traffic speeds

Two commenters noted that cycle facilities should be of good quality and one commenter suggested “shared cycles”. Another suggested cycle parking and repair shops.

PARKING (7 comments): Safe, secure, off street parking particularly for residents was suggested by a few commenters. Cheap on-street car parking was sought and car parking or parking facilities more generally were suggested by a few commenters. Individual commenters suggested bicycle parking and rentable parking.

WALKING AND PEDESTRIANS (6 comments): Walkable neighbourhoods, walking routes and walkways were suggested. Prioritisation of pedestrians over cars and trucks was also suggested. Sufficient and efficient lighting was suggested by one commenter for those walking to and from town at night.

OTHER TRANSPORT COMMENTS (4 comments): Light rail connection, little traffic, wheelchair access and “rent-a-car” by the hour suggestions were also made.

Retail

50 comments

SHOPS (21 comments): A large number of comments simply referred to “shops” or “shopping”. One suggested these occur on the “ground floor on the pavement edge” and another that these are “low rise”.

Many comments were made about the nature of shops, with several suggesting shops should be “boutique” or not “chain-retail” type shops that are found in malls. One comment suggests there are not too many “high-end discretionary spend shops”. Several comments also made reference to “small” shops.

A few small boutique style shops that would never be in a shopping mall.

Specific shops were also suggested: clothing, florist, giftware, tourist, newsagent and a wine shop.

MARKETS (12 comments): Many commenters suggested markets. Several commenters suggested produce/farmers markets specifically, with one commenter stating that these assist in promoting a healthy lifestyle. One commenter suggested that a small covered fresh produce market near the bus station. “Food stalls” were suggested by two commenters.

A few comments were made on frequency of these markets: “temporary”, “weekend”, and “regular weekly”.

CONVENIENCE STORES/SUPERMARKETS (10 comments): Several commenters suggested supermarkets and convenience stores, two commenters suggested dairies, and two suggested places to shop for food more generally.

OTHER FOOD SHOPS (5 comments): Grocers and shops selling fresh food and produce were suggested by several commenters. Two suggested a butcher and one suggested a bakery.

Hospitality (food and beverage)

26 comments

A significant number of hospitality related comments suggested cafes, many suggested restaurants and several suggested bars.

The East Frame is not close enough to many neighborhood amenities. People want to come out of their apartments and be able to be within 2 minutes to cafes, theater, retail studio, galleries, work/live, offices.

Several commenters suggested that these be “small” and one commenter suggested that cafes and restaurants be in heritage buildings. A brewery, bistro and access to “nightlife” was also suggested.

One commenter stated no bars or nightclubs.

Services

22 comments

Several comments suggested health services such as doctors and medical centres. A similar number suggested education services such as a preschool, day care and primary school. Hairdressers were also suggested several times.

There was a range of other services suggested. A few stated “services” generally and two commenters suggested a bike repair service. The remaining suggestions include a dry cleaner, internet café, storage, laundry, lawyer and accountant.

Entertainment

19 comments

Several comments were made in relation to art, both generally and to an “art house”, “art gallery”, “facilities”, “centre”. A few commenters suggested movie theatres, and two comments suggested “theatre”.

Two suggestions were made for venues, one for concerts and one for performing arts.

One commenter suggested “quirky fun things” such as a waterslide.

Safety

9 comments

Safety aspects emerged across the various topics, primarily *transport* and *public facilities*. Outside of these it was suggested that there be visible police patrols, that a safe environment would make the city more appealing to live in and that foot traffic enhances safety. This was one comment:

a safe environment would make me want to move into the inner city.

Sports and exercise

9 comments

Several comments suggested a gym. One of these commenters stated that this would help improve health and wellbeing.

Sports facilities and recreational opportunities were also generally suggested.

One commenter suggested kayak launching spots and cycle tracks.

Specific comments

3 comments

Some references to specific amenities were made: Centennial Pool being demolished was considered a huge loss by two commenters and it was requested the Bicycle Thief Bar be retained and returned to Latimer Square the IRD, Pavilion buildings, Art Deco former MED building, former Cashel Chambers building, Christchurch Club building and other similar buildings also be retained.

Other comments

22 comments

Other comments on amenities included having music on sidewalks, co-working spaces, short-stay accommodation and to avoid large projects like stadiums as this would make the East Frame a destination space rather than a place for long term residents.

There were a few comments around planning, design and form. One commenter suggested to essentially create a village, another to ensure a mixed-use model is utilised in the East Frame to create 'place', making the space more people-oriented and human scale was suggested to bring cohesion and improve desirability and community participation in the layout of the East Frame was suggested. Another commenter suggested that buildings stop being demolished and instead integrated into the East Frame.

Other comments were that it was important for there to be long-term, mixed age residents as short-term residents would not create 'neighbourhood'; public funding is important to support amenities; preference was for the original proposal; the noise standards are in excess of what is currently allowed; there needs to be sunlight and wind control, and quality character housing.