

“A Heart for Churton Park”

Churton Park Neighbourhood Centre

Churton Park Neighbourhood Centre Consultation

Public consultation on what people would like to see for the proposed Churton Park Neighbourhood Centre was held over May and June 2006.

A list of the possible uses of the centre was proposed to the public. There were 341¹ responses where the various activities were assessed and ranked.

A summary of these responses is shown below with Figure 1 showing responses to the activities listed on the questionnaire and Figure 2 showing additional activities suggested by respondents.

It is important to note that support for activities not listed on the questionnaire is much lower than for activities listed on the questionnaire. This is because respondents may not have thought of other activities. It may not mean there is less support for these activities.

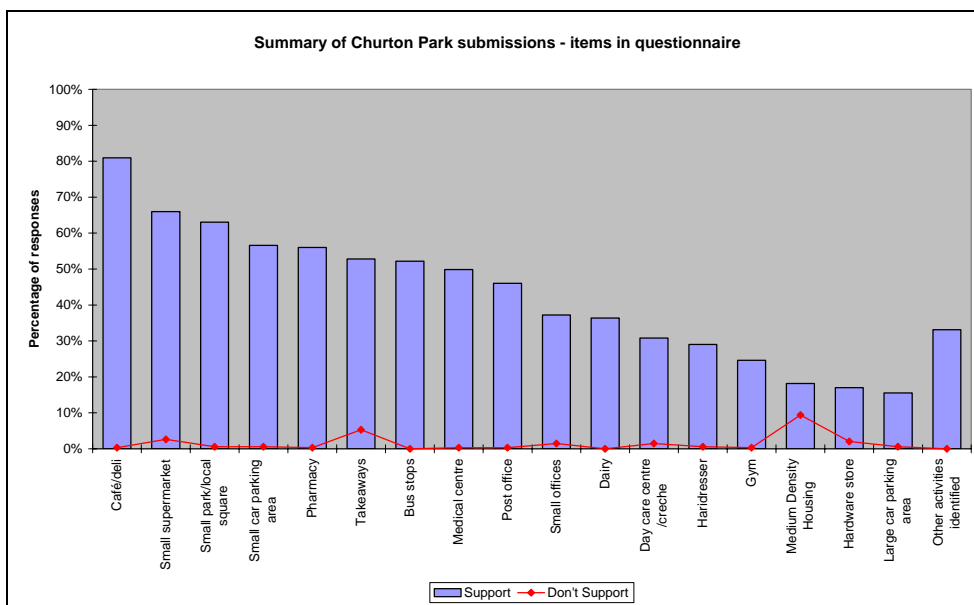


Figure 1 – Summary of responses to activities listed on questionnaire

¹ 330 submissions received by post, 5 by direct email and 6 by online submission form

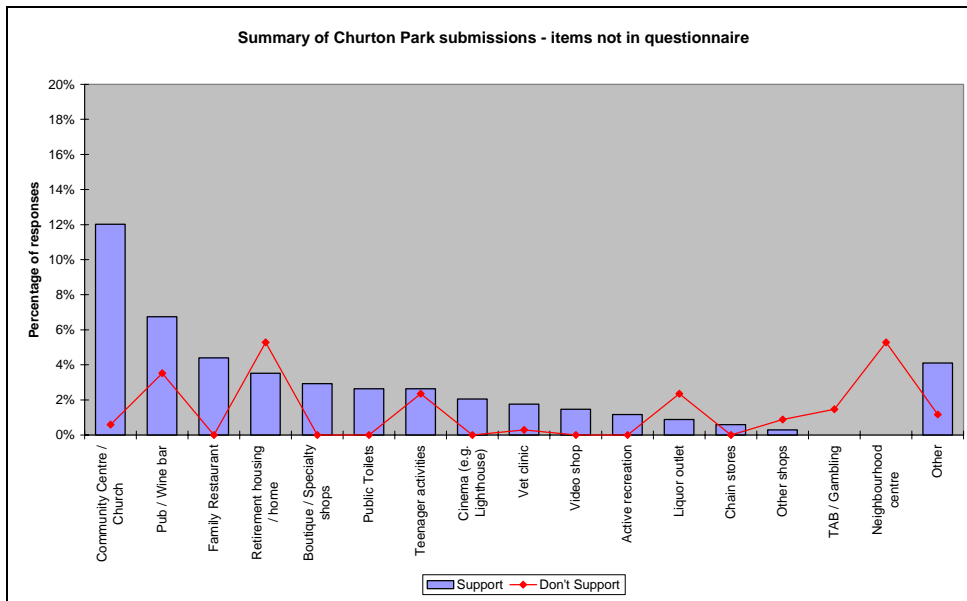


Figure 2 – Summary of responses to other activities suggested by respondents

What respondents said they wanted

- Café/deli was the most popular activity, supported by approximately 80 percent of respondents.
- Supermarket or dairy was supported by approximately 75 percent². A common theme was that economic viability would determine whether a supermarket or dairy was provided although 57 percent of respondents preferred a supermarket and 2 percent preferred a dairy.
- Park/square, small parking area and bus stops were supported by a significant number of respondents and reflected the general desire for the neighbourhood centre to provide a heart and meeting place for the community. One respondent suggested extending the Lakewood Reserve Walkway into the neighbourhood centre.
- Pharmacy and takeaways also had a high level of support.
- Pub/wine bar was an additional activity suggested by approximately 7 percent of respondents provided it was family friendly. This support was strongly related to support for a family restaurant with approximately 8 percent of respondents supporting a family orientated pub or restaurant. Many respondents suggested an “English-style” pub would be ideal.
- Community centre or church suggested by 12 percent of respondents. A number of respondents requested a community centre as the Johnsonville community centre is often fully booked.

² Figures quoted may differ from adding results shown in the chart figures as some respondents support more than one activity.

Other activities with high level of support and opposition:

- Retirement housing and medium density housing.
- Teenager or youth activities. The main reason given was to create something for young people as it was felt this would reduce anti-social behaviour. However, a significant number of respondents felt teenager activities would make problems worse.

What respondents said they do not want

Almost a third of respondents identified at least one type of activity they did not want in the neighbourhood centre. Figure 3 shows activities that were identified in the comments section of the questionnaire as not being wanted in the neighbourhood centre.

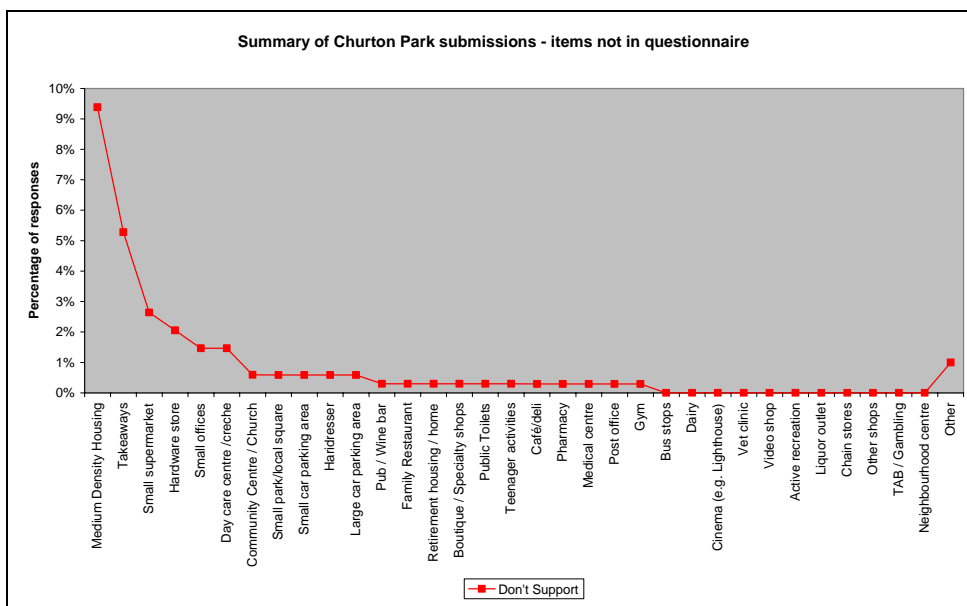


Figure 3 - Summary of what respondents said they did not want in the neighbourhood centre

A number of respondents said they did not want a neighbourhood centre. The main reasons given were traffic, noise and anti-social behaviour with many also feeling that Johnsonville provided for all their needs.

Respondents were mostly opposed to the following activities:

- Housing was the main type of activity not wanted in the neighbourhood centre with approximately 10 percent³ of respondents indicating that they did not want either medium density housing or retirement housing on the site.
- Takeaways were a contentious issue with both a high level of support and opposition. Many respondents were concerned about the effects of takeaways not only in terms of noise, smell and traffic but also in terms of effects on the character of the neighbourhood.
- Teenager activities were opposed by some respondents who felt that such activities would lead to anti-social issues that would undermine the upmarket character wanted for the neighbourhood centre.

³ This is less than adding the 9% opposed to medium density housing to the 5% opposed to retirement housing because some respondents opposed both.

- Some respondents were concerned with the effects of alcohol and opposed a bar or liquor outlet, although many felt a licensed café or restaurant would be appropriate.

Opposition to other activities such as the supermarket, hardware, and small offices was mainly due either to respondents not seeing these activities as being economically viable or to the effects they would have on the surrounding environment.

What respondents said about character and design

Although the questionnaire did not specifically ask for comments regarding character and design a large number of comments specifically referred this area. Many respondents commented on the character or feel of the neighbourhood centre and suggested that the centre should:

- Be a heart for the community. It should be designed to have a “place of gathering feel” and not just be a “stop and shop” location. It should also be a social place where people can relax and meet their neighbours. It should be a place that helps define Churton Park. A number of respondents also commented that the centre should be a destination for people to walk to and that people should be encouraged to do so.
- Be an integrated village setting with a “small English village” type atmosphere. It should have boutique shops, character buildings, open space and mature trees. Khandallah was given as a good example with other examples suggested being Titirangi in Auckland, Havelock North in Hawkes Bay and Whitby in Porirua. A number of respondents said the centre should not be like Newlands.
- Be sympathetic to the area and compliment the “clean, safe upmarket character” of Churton Park. The centre should have a low-profile and minimal impact on the residential character of the area.
- Be small enough to meet the needs of Churton Park residents only, it should encourage a positive community feel without generating too much traffic. The centre must be economically viable but it also should not be too large.
- Be designed with “style and beauty” to be a high quality centre that residents can be proud of.

Many respondents also commented on the design of the neighbourhood centre. They suggested that the centre should be something that residents can be proud of. Suggestions included:

- The design should incorporate a central pedestrian courtyard, square or plaza ideally with a café. Shops should be located around and open onto this central area with car parking at the back.
- The design should incorporate high quality landscaping of car parking areas, which should be located to the rear of the neighbourhood centre. A number of submitters suggested that on-street angled parking only should be provided while many others suggested that off-street parking only should be provided.
- The design should incorporate open space and high quality landscaping to ensure an open, bright and inviting neighbourhood centre.
- The design should avoid a clutter of poorly kept shops, should avoid creating a row of offices and should avoid creating a “concrete jungle”.

- The design should discourage graffiti, vandalism and other anti-social behaviour and should adhere to the principles of Crime Prevention through Environmental Design (CPTED).
- The design should minimise traffic and discourage “boy-racers”