

New Brighton Regeneration Project

Housing Development – Seaview Road Survey Summary of Responses

People are the key to the successful regeneration of New Brighton. Encouraging more people to live within walking distance to the local shops and businesses will create more foot traffic and ultimately more life in the area. Development Christchurch Limited (DCL) has been able to secure land for future housing development, the old New Brighton School site and three sites on Beresford Street, providing an opportunity to create new and exciting opportunities for current and future residents in New Brighton.

DCL ran a survey from 1st December 2019 to 20th December 2019 to find out what New Brighton residents think about the types of housing that would work best in the area and what sort of associated community activities could be included in future development. The survey was run through SurveyMonkey, a subscription based online tool for hosting surveys. Paper copies were also made available if requested.

103 responses were received and people were encouraged to participate in the survey through a combination of Facebook posts, flyers in the local library and personal interactions between DCL staff and community members. Two drop-in sessions were held in New Brighton at the Community Board Rooms on Tuesday 3rd December 2019 between 10am-2pm and Tuesday 10th December between 10am-2pm and 4pm-6pm.

Results

Q1 – What sort of housing do you think New Brighton needs? In particular, what specific types of housing do you think will work at the old New Brighton School site for both current and future residents (e.g. hi-spec, retirement, social, affordable, single person or a mix of these)?

Respondents to this question were able to answer in their own words.

- The most common responses was a mix of housing types or retirement housing.
- 15 responses identified hi-spec housing as being important to improve the area.
- 12 responses noted the importance of affordability.
- 7 responses identified the need for homes for families.
- The following were also mentioned; single, social, eco-village, containers, campground, community use only, focus on the mall and do nothing.

Q2 – What style of residential development do you think would suit the old New Brighton School site (such as a single site/single storey conventional subdivision; a mixture of one, two and three storey houses in a landscaped setting; two storey townhouses or terraced housing)?

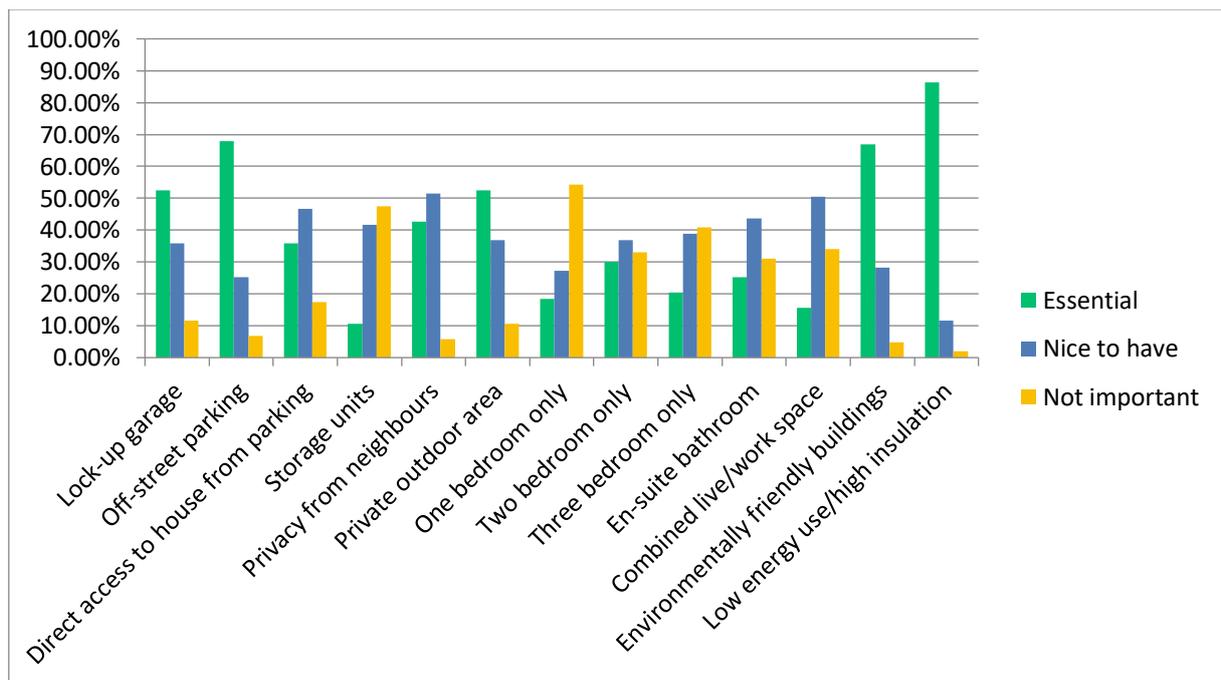
Respondents to this question were able to answer in their own words.

- The most common response was a mix of residential styles.
- Other common responses included two storey townhouses, three storey townhouses, landscaping, family, and single or two storey, retirement, terrace, communal areas and leave it as it is.
- The following were also mentioned but did not feature so commonly; affordable housing, a village school, cheap rent, eco housing, separate housing and non-terraced.
- Examples shared in responses included; Vinegar Lane subdivision in Auckland, Ahuriri in Napier and Christies Walk in Adelaide.

Q3 – Of the following features which do you consider ‘essential’, ‘nice to have’ or ‘not important’?

Respondents were asked to tick one only for each feature.

	Essential	Nice to Have	Not important
Lockup garage	52.43%	35.92%	11.65%
Off-street parking	67.96%	25.24%	6.80%
Direct access to house from parking	35.92%	46.60%	17.48%
Storage units	10.68%	41.75%	47.57%
Privacy from neighbours	42.72%	51.46%	5.83%
Private outdoor area	52.43%	36.89%	10.68%
One bedroom only	18.45%	27.18%	54.37%
Two bedroom only	30.10%	36.89%	33.01%
Three bedroom only	20.39%	38.83%	40.78%
En-suite bathroom	25.24%	43.69%	31.07%
Combined live/work space	15.53%	50.49%	33.98%
Environmentally friendly buildings	66.99%	28.16%	4.85%
Low energy use/high insulation	86.41%	11.65%	1.94%



Q4 – What development models (see below), do you think would work well for housing on the old New Brighton School site?

Respondents were able to select one or more options. The responses have been ranked based on the number of responses for each see below.

Freehold	1
Leasehold	5
Shared equity	3
Co-housing	2
Other	4

Q5 - The old New Brighton School site is currently being used for community and arts activities. Do you believe future developments should include community and arts activities?

- Yes (go to question 6) - 75.73% (78)
- No (got to question 7) - 24.27% (25)

Q6 - If so, what types of community and arts activities should be included?

Respondents to this question were able to answer in their own words.

- Hall (note this was the most common response)
- Arts activities (studios, workshops)
- Stitch-O-Mat
- Community activities (such as a park and sport)
- Support services
- Yoga
- Theatre, performance and circus
- Wellbeing and health
- Adult education classes
- Community gardens

Q7 - What do you think would attract new people to move to and live in central New Brighton?

Respondents to this question were able to answer in their own words.

- The most common response included revitalisation of the mall and there was a lot of reference to reducing the size and the nature and types of retail that is required such as an international food hall like Little High. Absentee landlords and derelict buildings was frequently referenced.
- Other common responses included affordable housing, good amenities and the Christchurch Hot Pools.
- There was reference for the need for Oram Avenue extension, the opportunity to work from home, a village school, the new schools, arts, little housing, location is already amazing, pier, sense of community, new schools, affordable housing, improve roads, low crime, red zone projects, New Brighton Masterplan projects, quality housing, eco-housing, mix of activities for all ages, a venue, good public transport and supporting the social venues already in place.

Q8 - Do you live in the New Brighton area?

- Yes - 80.58% (83)
- No - 19.42% (20)

Q9 - If you have any additional comments you would love to provide, please use the box below.

Respondents to this question were able to answer in their own words.

- The most common response was to keep the hall followed by no social housing on the site.
- A couple of responses also referred to the need for quality development and 'not doing it on the cheap' and the importance of improving the mall in the area.
- There was reference in responses to the strength of the community in New Brighton, development of a coastal walkway, not developing high-rise on the site, a tram, more street art, little houses, passive housing, more investment, keeping it unique (bohemian), the need for the Oram Avenue extension, affordable housing, leaving it as it is and incorporating existing community uses into the housing plan.
- Specific examples referred to in the responses include; Urban Ecology in Australia, and Barton Fields and Mary Brittan retirement villages in Lincoln and Rolleston.