

Clyde

Community Survey

November 2015

Analysis of Results

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Introduction

In September 2015, a discussion with Council was initiated by members of the Clyde community to review the Clyde Community Plan. The existing Clyde Community Plan was completed in 2010 and members of the community feel it is time for a review, though not all of the actions in the existing plan have been completed or investigated. Also, the matter of the town's water supply has been the source of division amongst some of the Clyde community groups and the community felt a review of the plan may help bring some clarity and cohesion around this issue.

The Central Otago District Plan is also being reviewed in 2016, and it was considered a good opportunity to gauge public opinion on some key planning topics within the Community Plan's public feedback process. This Clyde Community Survey has therefore been developed with the intent of incorporating questions for both planning processes.

The first section of the 2015 Clyde Community Survey sought the community's thoughts and feedback on what they love about Clyde and what they see for the future of Clyde. The second section of the survey asked the community their thoughts on two specific issues relating to residential growth within the township – namely, whether the town boundaries should be allowed to expand, and whether urban section sizes should be allowed to be smaller. A third section of the survey targeted Clyde youth (i.e. aged between 5 and 18 years), asking what they love about Clyde, what they would like to see in Clyde in the future, and one thing they would change about Clyde, if they could.

In November 2015, surveys were sent to all Clyde residential property owners on the Central Otago District Council rates database. Copies of the survey were also available at the Clyde Library, Four Square store and Dunstan Motors.

251 surveys were completed and returned.

The following is the analysis of the results of the District Plan questions, community survey and youth survey.

Community Survey

Values

What are the things you value most about Clyde?

The community were asked to think about the things they value most about Clyde. They were asked to list up to seven things and then to rank their list from 1 to 7, 1 being the most important and 7 being the least important.

From the 251 respondents there were 1376 comments.

For the analysis, the 1376 comments have been categorised and these categories are depicted in the graph below.

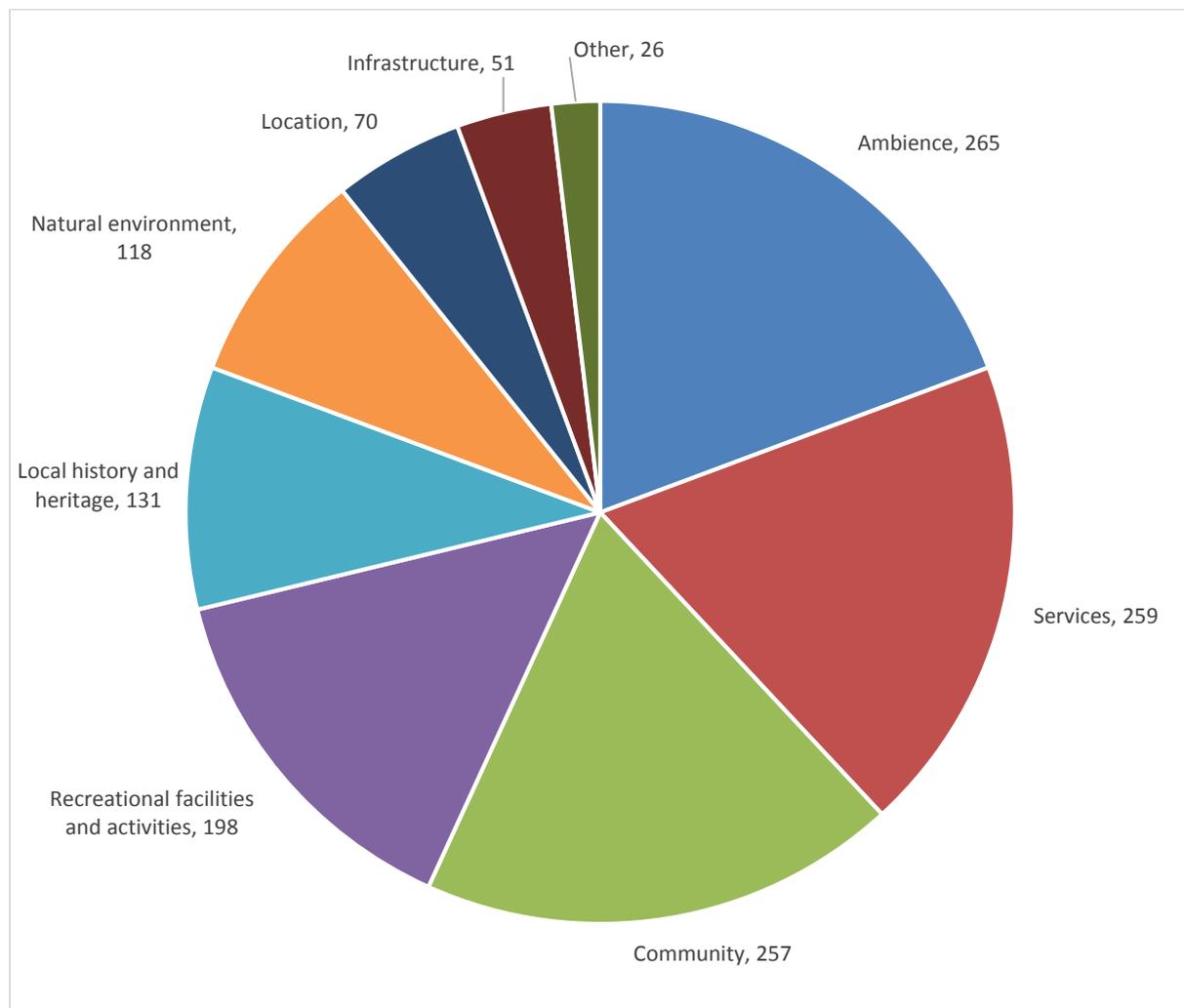


Figure 9. Overall Values

The Clyde community greatly value the ambience of their town. The peace and quiet and relaxed lifestyle that Clyde offers and the character and 'village-feel' of the town was mentioned by many; "Peaceful laidback lifestyle", "Quiet, away from dense population", "Quaint village atmosphere". The small size of the town is important to the community and is what attracted many to Clyde in the first place. The ease of getting around and quiet pace is enjoyed greatly by the community;

"Everything is in walking distance", "Never feels too busy or over-crowded". They are proud of their town, with its clean and tidy streets and well-maintained properties.

The variety of services available in Clyde are a source of pride and enjoyment for the community. Cafes, restaurants, cinema, shops, 4 square, hotels, petrol station, postal service, churches, museum, library and community hall were all mentioned as services and facilities that are valued by the community; "enough amenities to support community", "very good facilities for a small village", "excellent cafes". There is pride in a great school and a feeling of security for many with Dunstan Hospital so accessible.

The strong sense of community is highly valued by residence and holiday makers in Clyde. The safe and friendly community and good mix of 'ages and stages' from young families to the elderly make it a vibrant and enjoyable place to live and holiday. "The interaction, involvement and pride associated with being part of a small community", "Safety of the streets and neighbourhood", "The relaxed friendly atmosphere created by the mix of permanent and holiday housing".

Clyde's recreational facilities and activities are valued by the community – with cycling/bike trails and walkways/walking tracks most commonly mentioned, "great cycling tracks", "access to bike and walking trails", "walkways through town". Other recreational facilities and activities mentioned by respondents include the Rail Trail, golf course, picnic areas, kayaking, swimming, river track, bowling green, tennis courts, rowing centre, sports grounds and greenways. The range and accessibility of recreational opportunities is also valued by the community; "wide range of sporting facilities", "ability to engage in outdoor activities".

The local history and heritage of Clyde is important to the community, with historic buildings and precinct most commonly mentioned; "the preservation of buildings and restrictions on development in the historic precinct", "old heritage buildings", "historic centre and beautiful buildings". It is important to the community to retain and preserve the heritage of the town.

Clyde's beautiful natural environment is valued by the community with the climate, surrounding hills, river, lake, open spaces and green areas all frequently mentioned by respondents.

Values – Ranked 1 - 7

Respondents were asked to rank their list of values from 1 to 7, 1 being the most important and 7 being the least important.

When analysing the data there is no strong trend in the ranked values. However, what can be seen is that respondents tended to rank intangible attributes higher such as the ambience, community feel and local history and heritage, which were most commonly ranked 1, 2 or 3. Tangibles such as the services available in Clyde and recreational facilities and activities tended to be most commonly ranked 4, 5, 6 & 7.

The graphs showing values by rank are included in appendix one.

Vision

What is your vision for Clyde?

The community were asked what sort of place they would like Clyde to be in 10, 20 or 30 years; 242 out of 251 respondents provided their thoughts.

The table below details the key themes ranked according to the number of times they were mentioned by respondents (with 1 being the most commonly mentioned and 18 the least commonly mentioned theme).

Rank	Theme
1	To remain the same as it is now - a safe, friendly, small town; a place people want to live and a place people want to visit
2	Controlled/thoughtful growth while retaining unique character
3	Good infrastructure appropriate for the size of the community i.e. footpaths, public transport, better lighting
4	No heavy traffic in main street
5	Historic buildings/precinct preserved & protected
6	Green spaces/natural beauty enhanced with parks, trees and reserves cared for
7	Retirement village
8	Sewage system
9	Recreational areas/facilities developed
10	Good community spirit/events
11	Thriving boutique services/restaurants/vineyards
12	Existing facilities maintained and developed
13	Benefiting from tourism and promotion
14	Heritage respected and celebrated
15	Community swimming pool open
16	Limited commercialism
17	Diverse permanent population
18	Main Street developed i.e. foot traffic only
19	Dog control rules adhered to
20	Keep up with technology

Figure 10. Vision themes

The Clyde community are proud of their town and the lifestyle it provides for both permanent residents and holiday makers. They enjoy and embrace the population mix of young families through to elderly residents. It's important to the community that Clyde remains the safe, friendly, small town it is today. Many accept that growth is inevitable but want it to be controlled and carefully managed so that any development is done in keeping with the historic character and 'feel' of the town. It is also very important to the community to preserve and protect Clyde's historic buildings and precinct.

Many people believe a retirement village would be a great facility for Clyde and many feel a sewage system is vital infrastructure in the face of further development and potential population growth.

The Clyde community are grateful for the range of recreational areas and facilities available to them, as well as the green areas around town. They underpin the relaxed lifestyle Clyde offers and many

would want to ensure they continue to be used and cared for into the future. They are also particularly proud of the services and facilities in the town, in particular the restaurants, cafes and cinema.

District Plan - Residential Growth

Do you want residential growth in Clyde to extend beyond the current boundaries?

The community were asked if they wanted residential growth in Clyde to extend beyond the current boundaries.

Out of 251 respondents, 247 answered this question.

The graph below shows that 54% of respondents said 'No', they did not want residential growth to extend beyond the current boundaries and 39% of respondents said 'Yes'.

5% of responses were 'Indeterminate' in that the respondent did not answer the question 'Yes' or 'No' but they did provide a comment. 2% of respondents chose not to answer this question.

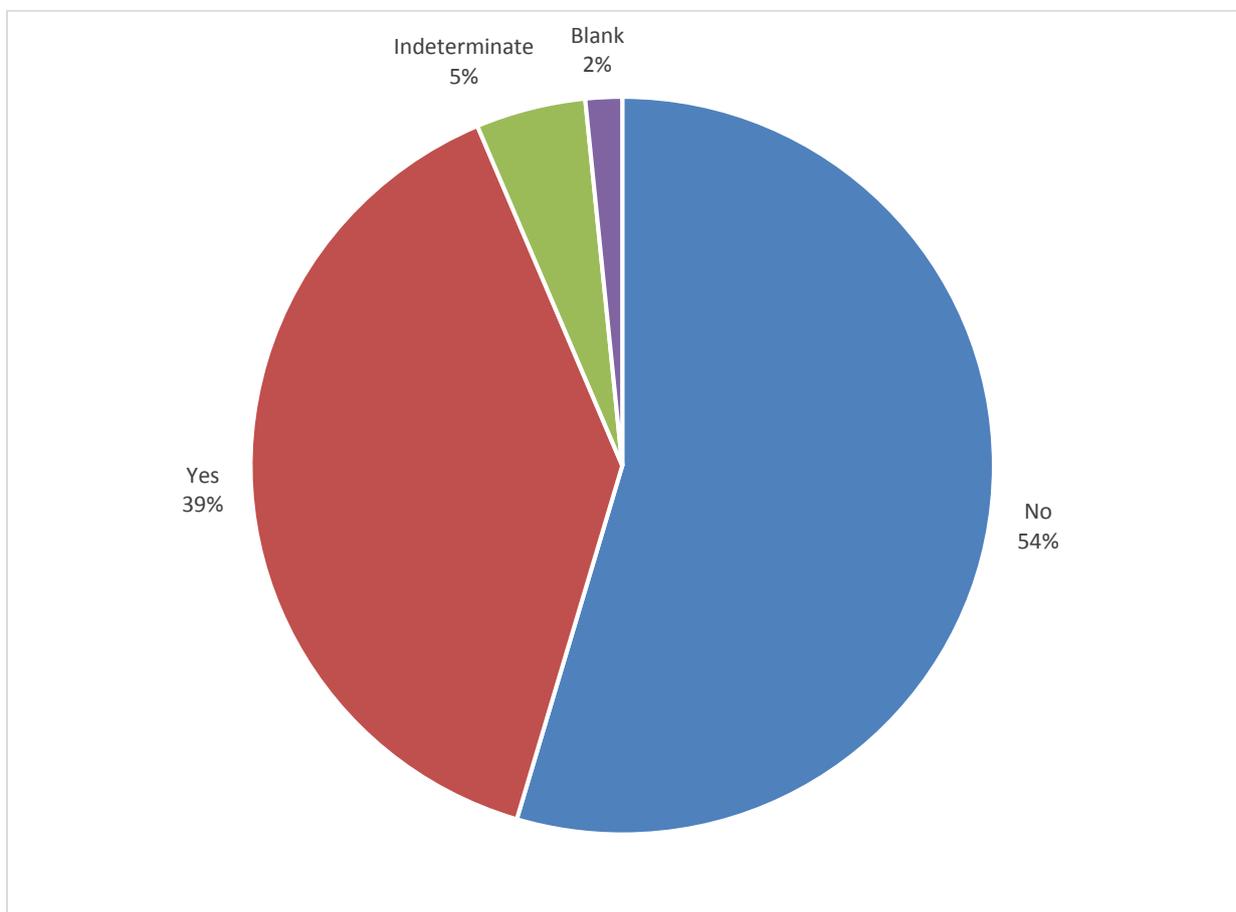


Figure 1. Responses to residential growth being extended beyond current town boundaries

Comments

From the 251 respondents there were 193 comments.

Answered - 'NO'

From the 137 respondents who answered 'No', 61 comments were received. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme – NO	No. of comments
Like the town as it is	18
Growth inevitable but needs to be contained	11
Remain different to other local towns	6
Current boundaries good for existing amenities	6
Sewage system needs to be improved first	6
Rest home village and expansion of Dunstan Hospital should be the priority	3
No	2
Sections are large	2
Not sure of existing town boundaries	2
Prevent misuse of land better used for horticulture or farming	2
Not enough infrastructure	1
Don't want ribbon development	1
Retain balance between old and new	1

Figure 2. Comment themes from respondents who answered No

From the people who answered 'No', they did not want residential growth in Clyde to extend beyond the existing boundaries, the greatest number said they felt the town was great as it is and that they didn't want to see it change, "Keep it select and simple", "Don't want to lose country town feel", "Small size is part of Clyde's appeal".

Respondents felt that growth was a reality but that it needs to be contained. They don't want Clyde to "be another Wanaka or Queenstown" or "evolve like other Central Otago towns that have lost their character". They like the size of the town and feel that the existing amenities and infrastructure work well. Many feel that if residential growth was to extend beyond existing boundaries the sewage system would need to be addressed first – many felt it would not cope with a greater population.

Two respondents were not sure of the current town boundaries.

Answered - 'YES'

From the 98 respondents who answered 'Yes', 114 comments were received. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme – YES	No. of comments
Extend to the end of Muttontown Road	39
Extend further than Muttontown Road (towards Alex)	19
Extend as far as possible	9
Along Springvale Road	9
If there is demand for growth	7
Over the bridge - Earnsclough	6
Only extend for retirement facility	6
Any growth needs to be sympathetic to the environment	6
Consideration needs to be given to sewage system	5
Extend as far as infrastructure allows	4
Towards Cromwell	1
2km radius	1
Productive land not taken up with residential property	1
Keep Clyde water separate to Alexandra	1

Figure 3. Comment themes from respondents who answered Yes

From the people who answered 'Yes', they did want residential growth in Clyde to extend beyond the existing boundaries, the majority said they wanted residential growth to extend to the end of Muttontown Road, or further than Muttontown Road towards Alexandra on the main road side of the river, "River side of the main road", "Not across the main road", "to Airport Road so that ratepayer base is extended".

Respondents provided other thoughts on where they felt residential growth could extend, including along Springvale Road, over the bridge towards Earnsclough, towards Cromwell and a 2km radius from existing boundaries.

A number of people would like to see the town extend as far as possible and others, only if there is demand for growth, "As long as section sizes aren't too small so as not to densely populate", "People make the town vibrant and businesses would welcome more customers". Consideration would need to be given to existing infrastructure, and in particular the sewage system.

Answered – Indeterminate

Twelve respondent did not answer 'Yes' or 'No', but they did provide 17 comments between them. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme – Indeterminate	No. of comments
Unsure	5
Growth is inevitable	3
Prefer extended boundaries to smaller section sizes	2
More town services would be required	2
If expansion is necessary	2
Smaller sections before expansion	1
Retirement village should be the priority	1
Clyde must retain its charm	1

Figure 4. Comment themes from respondents whose answer was indeterminate

District Plan – Section Size

Do you want smaller section sizes within the Clyde town boundary?

The community were asked if they wanted smaller section sizes within the Clyde town boundary.

Out of 251 respondents, 247 answered this question.

The graph below shows that 74% of respondents said 'No', they did not want smaller section sizes within the Clyde town boundary and 19% of respondents said 'Yes'.

5% of responses were 'Indeterminate' in that the respondent did not answer the question 'Yes' or 'No' but they did provide a comment. 2% of respondents chose not to answer this question.

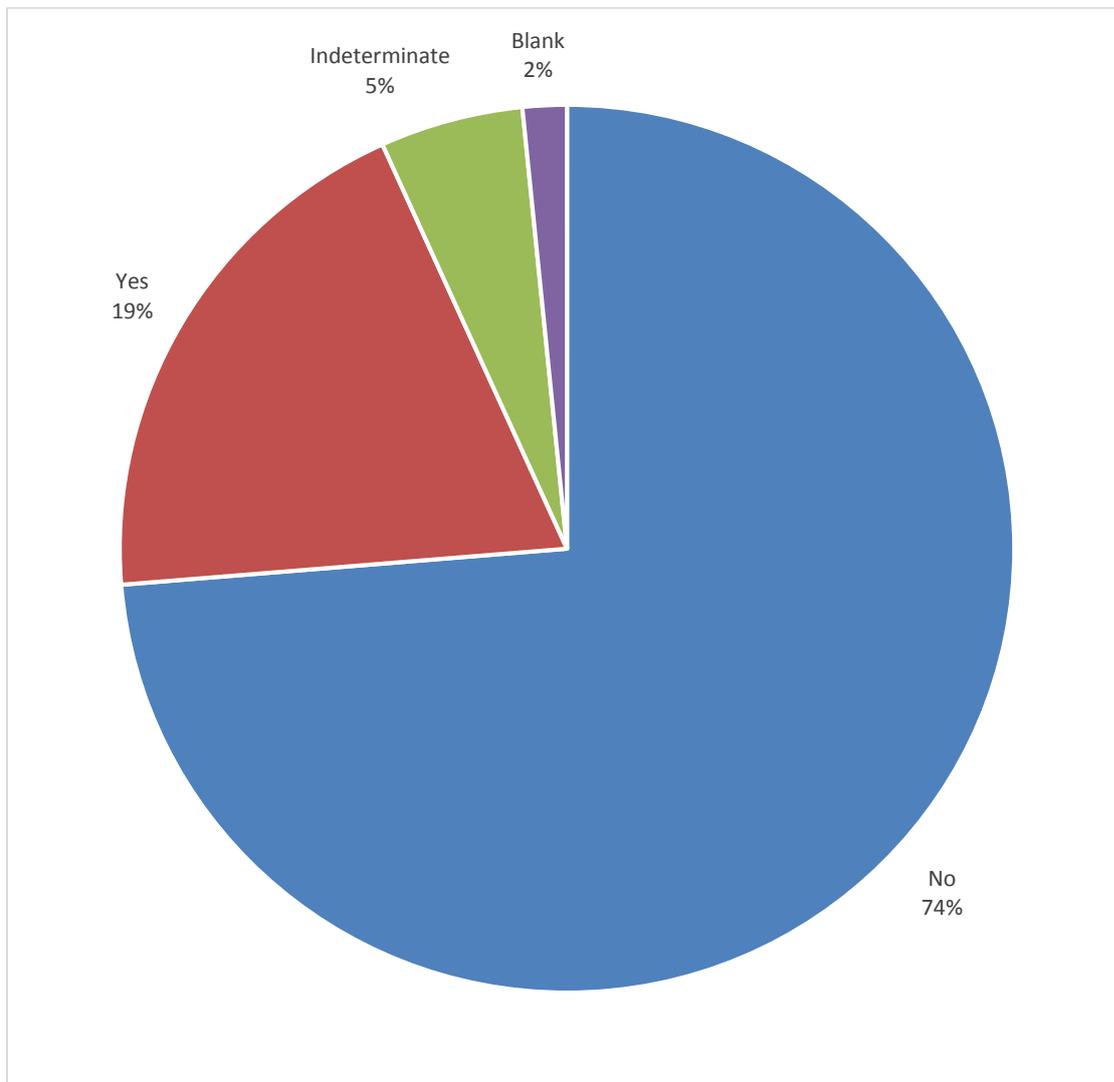


Figure 5. Responses to smaller section sizes within Clyde town boundary

Comments

From the 251 respondents there were 244 comments.

Answered - 'NO'

From the 185 respondents who answered 'No', 173 comments were received. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme - No	No. of comments
Leave Clyde as it is	25
Current section sizes are good for space and privacy	22
Keeping green areas, trees and gardens is important	19
Larger sections allow parking/tents/caravans/holidays	16
Not if it requires reticulated sewage system	15
Section sizes is what makes Clyde unique	13
Unless sewage system is put in	12
Large section sizes are part of the character and atmosphere of the town	10
No high density housing	9
Mix of larger and smaller section sizes	9
Greater population puts pressure on existing services	8
Lack of infrastructure	6
Retirement Village is OK	5
Definitely not	4

Figure 6. Comment themes from respondents who answered No

From the people who answered 'No', they did not want smaller section sizes within the Clyde town boundary, the greatest number said that they simply want Clyde left as it is "the sections in Clyde are as rate payers want them. Don't interfere", "Don't want to lose country town feel", "Small size is part of Clyde's appeal".

Many commented that large section sizes are important to keep the space and privacy that residents have in Clyde, and the green area, trees and gardens are considered very important to retain. Many commented that the large sections are great for holiday makers, especially for extended family and caravans, tents and extra vehicles.

Many felt that they would not want small section sizes in Clyde if it meant that a reticulated sewage system would be needed. But on the other hand, some felt if a sewage system was put in, then smaller sections would be OK.

Answered – ‘Yes’

From the 49 respondents who answered ‘Yes’, 56 comments were received. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme - Yes	No. of comments
Sections too large to look after	14
Mix of section sizes preferred	9
Sewage system would be required	9
Allow subdivision within boundaries	8
Only as small as 500sqm	6
With adequate infrastructure	5
Retirement village	3
Smaller sections for rental accommodation	1

Figure 7. Comment themes from respondents who answered Yes

From the people who answered ‘Yes’, they did want smaller section sizes within the Clyde town boundary, the greatest number said that the current sections are too large to look after. Particularly for the elderly who want to stay in Clyde but can no longer care for a large section, also for absentee owners or holiday makers who want to enjoy spending time in Clyde rather than maintaining their properties. Some people suggested that the look of many properties in Clyde have deteriorated due to the increased cost of water – larger sections are more expensive.

A number of people felt a mix of section sizes would be a good option, particularly in new subdivisions, so that people had the choice. People felt that smaller sections were more in keeping with the historic precinct.

Many felt that a sewage system would be required if smaller sections were allowed due to a potential increase in population. Others suggested adequate infrastructure would be important in particular a transport system and better internet speed.

Answered – ‘Indeterminate’

Thirteen respondents did not answer ‘Yes’ or ‘No’, but they did provide 13 comments between them. The table below provides a summary of the key themes in the comments and the number of times each theme was mentioned.

Theme - Indeterminate	No. of comments
Mix of section sizes	4
Sewage system required	4
High quality homes	2
Only if septic tanks remain	1
Large sections keep Clyde green	1
ATM in Clyde	1

Figure 8. Comment themes from respondents who answered Indeterminate

Youth

As an important part of the current community and the future of Clyde, it was considered important to get the views of the young people who live and holiday in Clyde. A youth survey was sent with the community survey for young people aged 18 years and under to complete.

They were asked to think about what they love doing in Clyde, what they'd like to see in Clyde in the future and what they'd change about Clyde if they could.

From the 251 community surveys returned, 52 youth surveys were completed.

It is worth noting that when reviewing the data in detail it appears that there may have been some misunderstanding about who should be completing this section of the survey. A number of comments suggest that people over the age of 18 have answered the question. This data has not been included in the analysis but the list of these comments is detailed in appendix two.

What do you love to do in Clyde?

Young people were asked, “What do you love to do in Clyde?” From the 52 respondents there were 123 comments.

The graph below shows that the young people love all the activities available in Clyde with over half of all comments being about recreational activities. In particular, bike riding on trails and to school, enjoying the lake and river (swimming, boating and fishing) and walking on the tracks and around the town. Playing sports (rugby, soccer, cricket and golf) was commonly mentioned and going to the movies and visiting the cafes and restaurants were also very popular activities.

Playing with family and friends and the peaceful, friendly town are both things that young people love about Clyde.

A common theme across all three questions of the youth survey is having a swimming pool in Clyde. Young people miss the swimming and would love to see a swimming pool back in Clyde in the future.

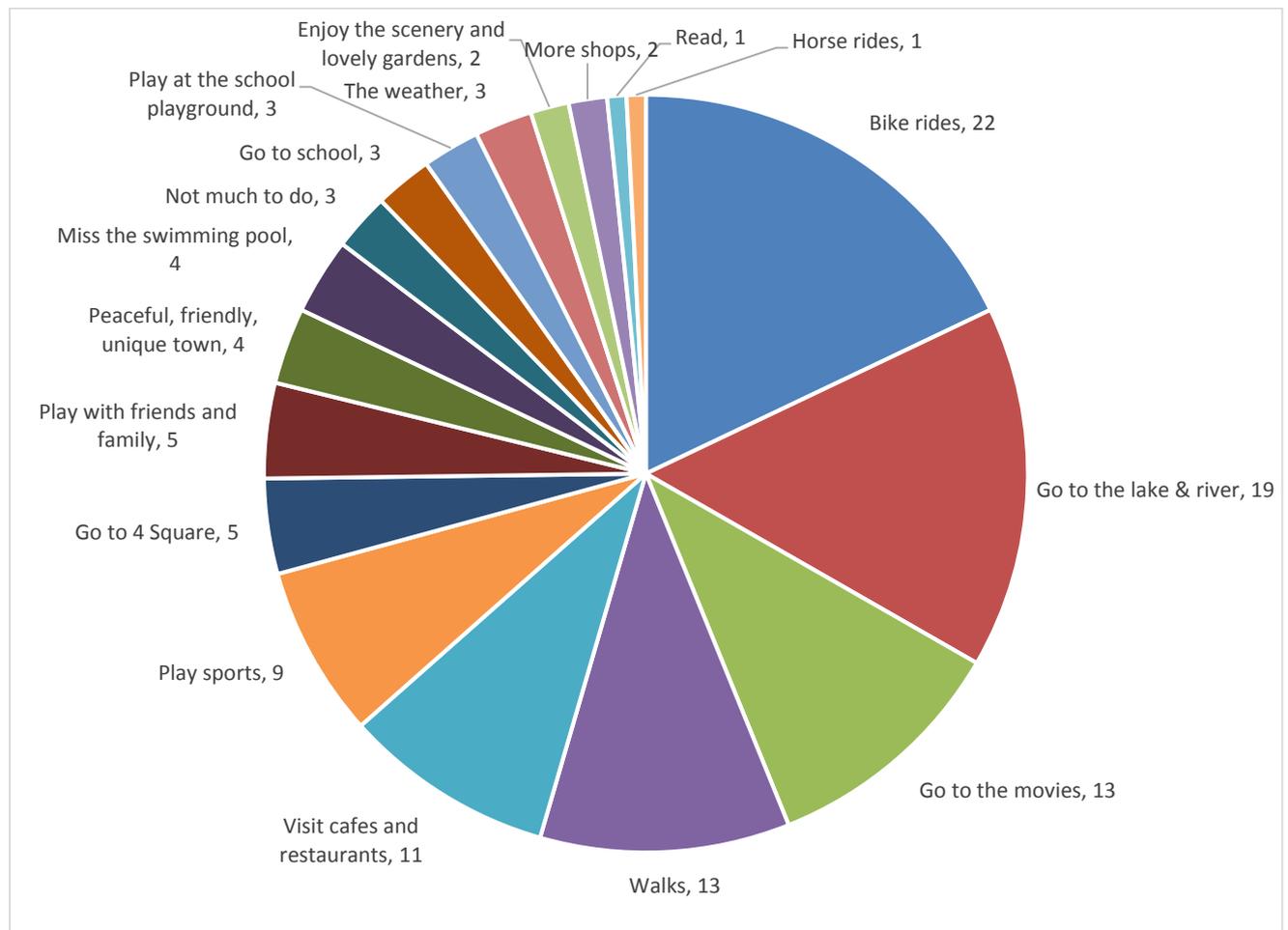


Figure 9. What youth love about Clyde

What would you like to see in Clyde in the future?

Young people were asked, “What would you like to see in Clyde in the future?” From the 52 respondents there were 71 comments.

The graph below shows that nearly half of the comments regarding what young people would like to see in Clyde in the future relate to recreational activities. Having a swimming pool in Clyde was most commonly mentioned. Some young people would like to see some of the existing recreational activities upgraded or developed, including a better playground, improved camping ground and a bigger park. They would also like to see some new recreational activities in Clyde, including a skate park, BMX track, outdoor basketball court, remote control track, go-cart track, hockey turf and zip wire across the river.

Improved infrastructure such as better street lights, an ATM and a roundabout were mentioned, as well as more shops.

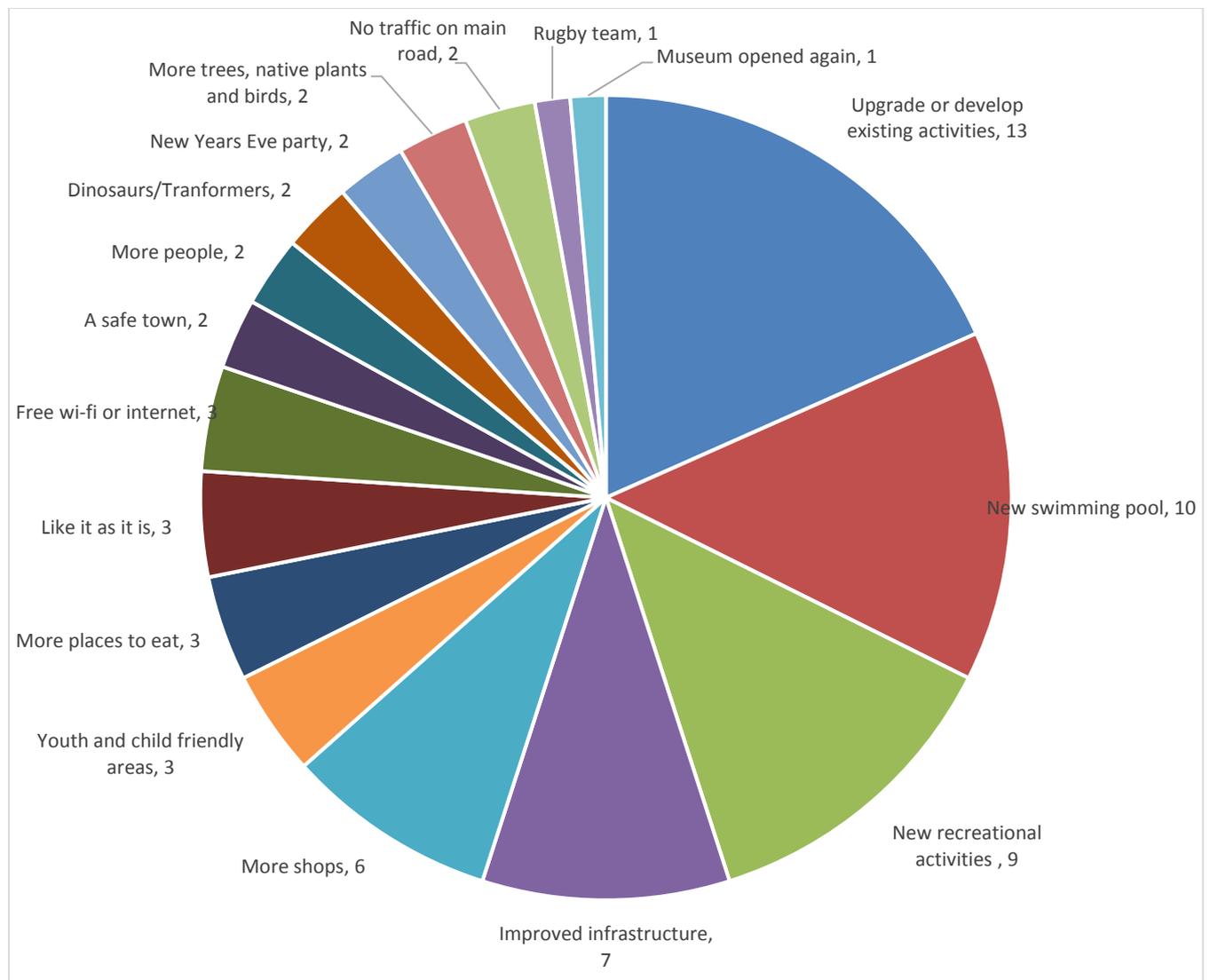


Figure 10. What youth would like to see in Clyde

If there was one thing you could change about Clyde, what would it be?

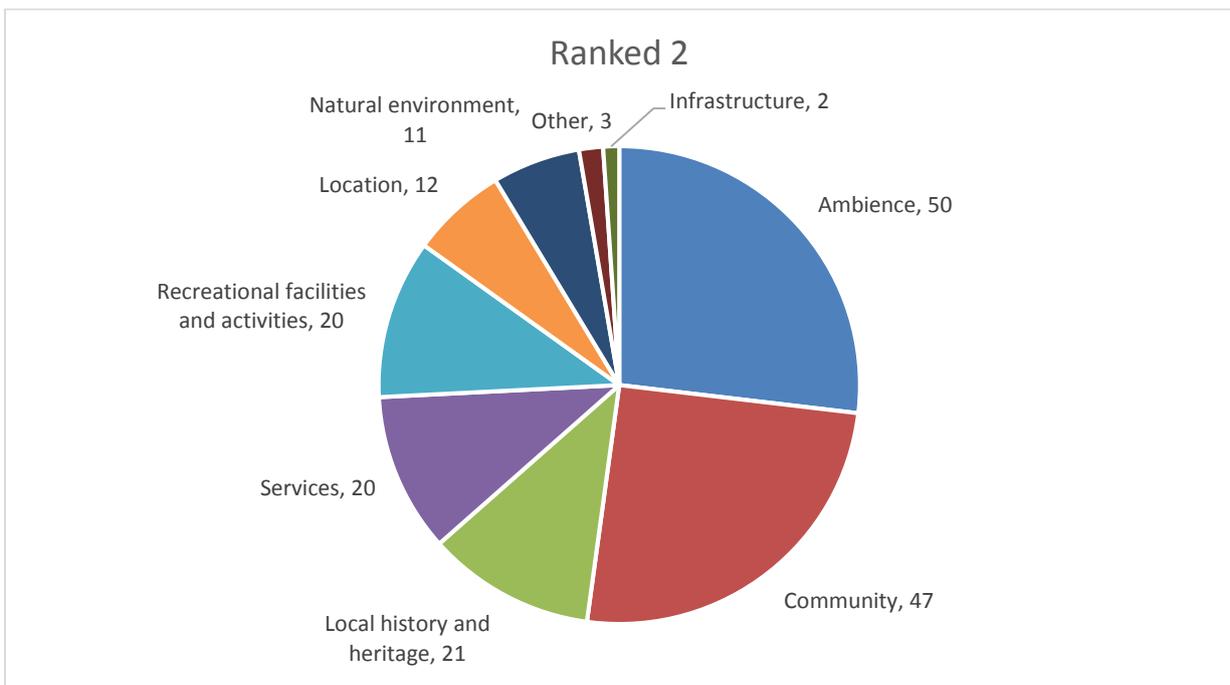
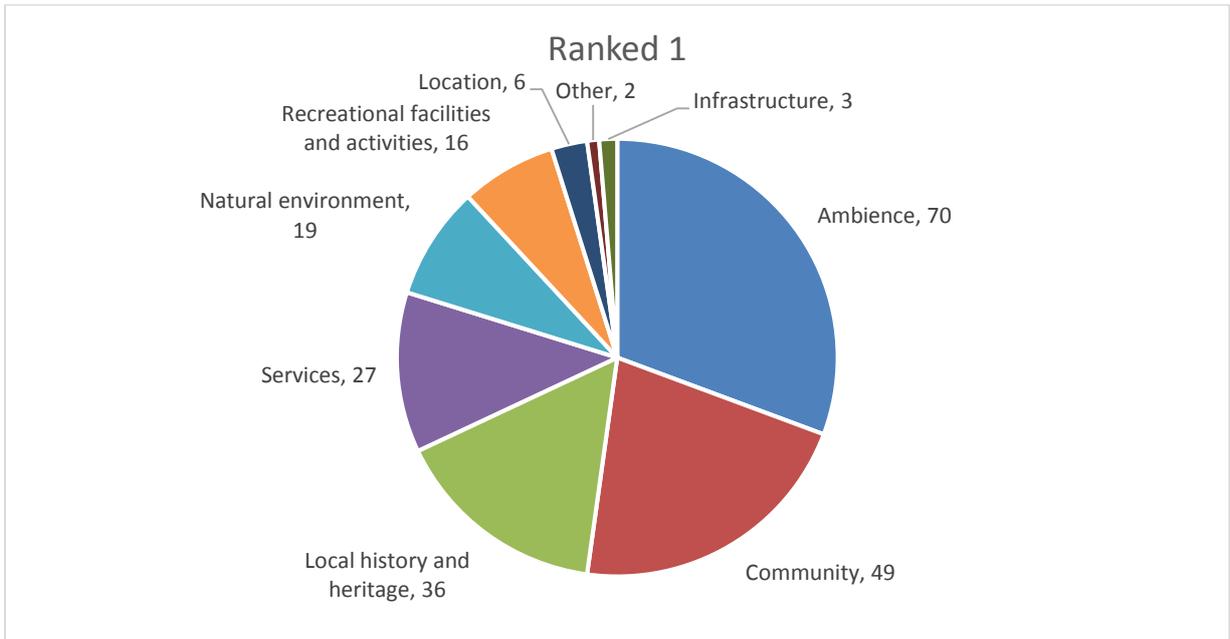
Young people were asked, "If there was one thing you could change about Clyde, what would it be?" From 52 respondents there were 36 comments.

There were few commonalities in the things that young people said they would change about Clyde. The most common comment was that they would change nothing, Clyde is great as it is. The table below details the comments received and how many times they were mentioned.

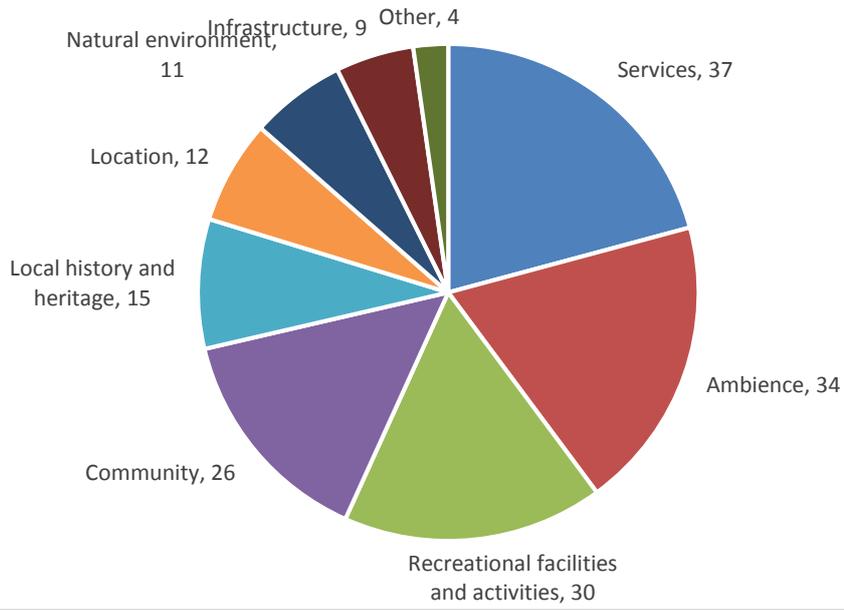
Change	# of comments
Nothing, Clyde is great as it is	9
Swimming pool	3
More new houses	3
More street lighting	2
Better, wheelchair friendly footpaths on both sides of the street	2
Town Hall revamped	2
No more new buildings or houses	2
More shops	2
Gardens and green areas looked after	2
Public transport	1
Snow settling on the ground	1
Opportunities to visit the Dam	1
New Years' Eve party	1
Cheaper movies	1
More hiking tracks around the hills	1
Main street blocked off	1
Make Clyde smoke-free	1
New Welcome to Clyde signs	1

Figure 11. What youth would change about Clyde

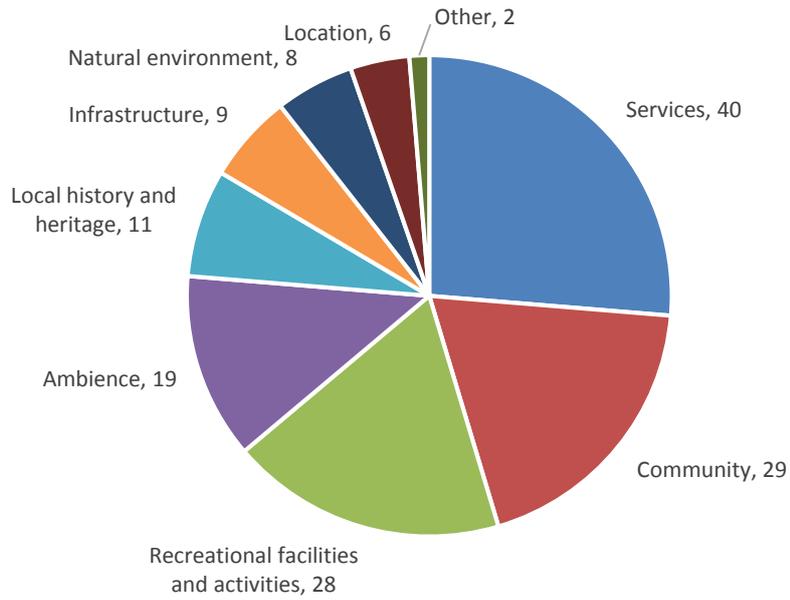
Appendix one. Values ranked 1 – 7

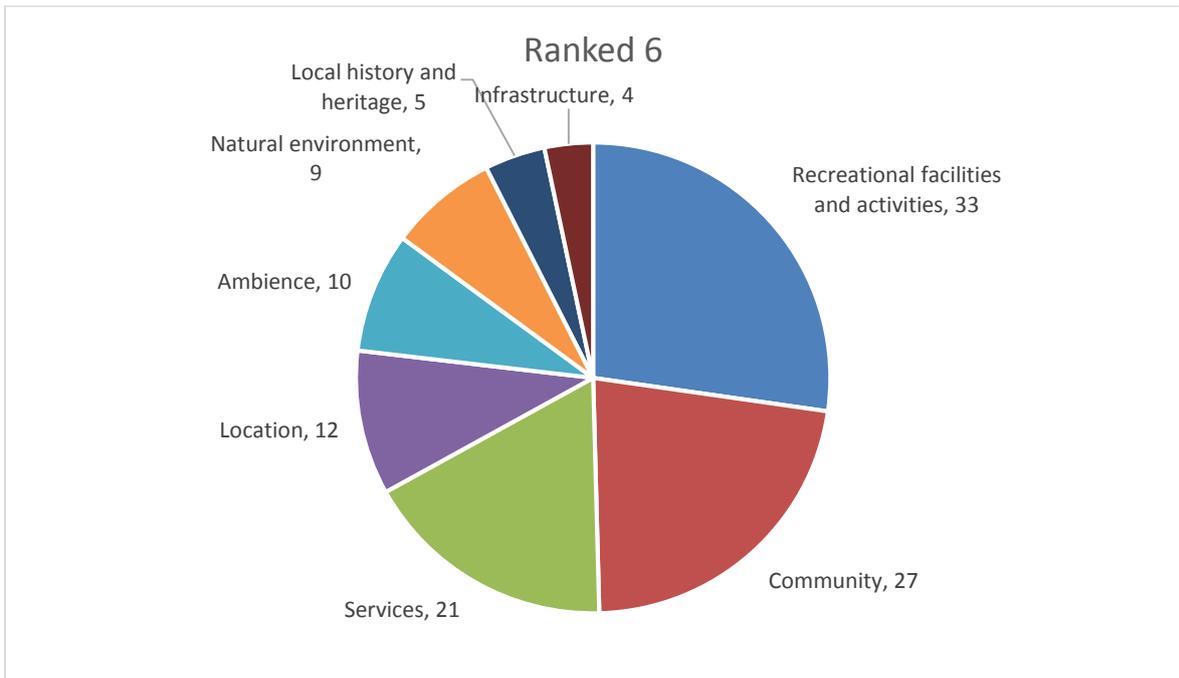
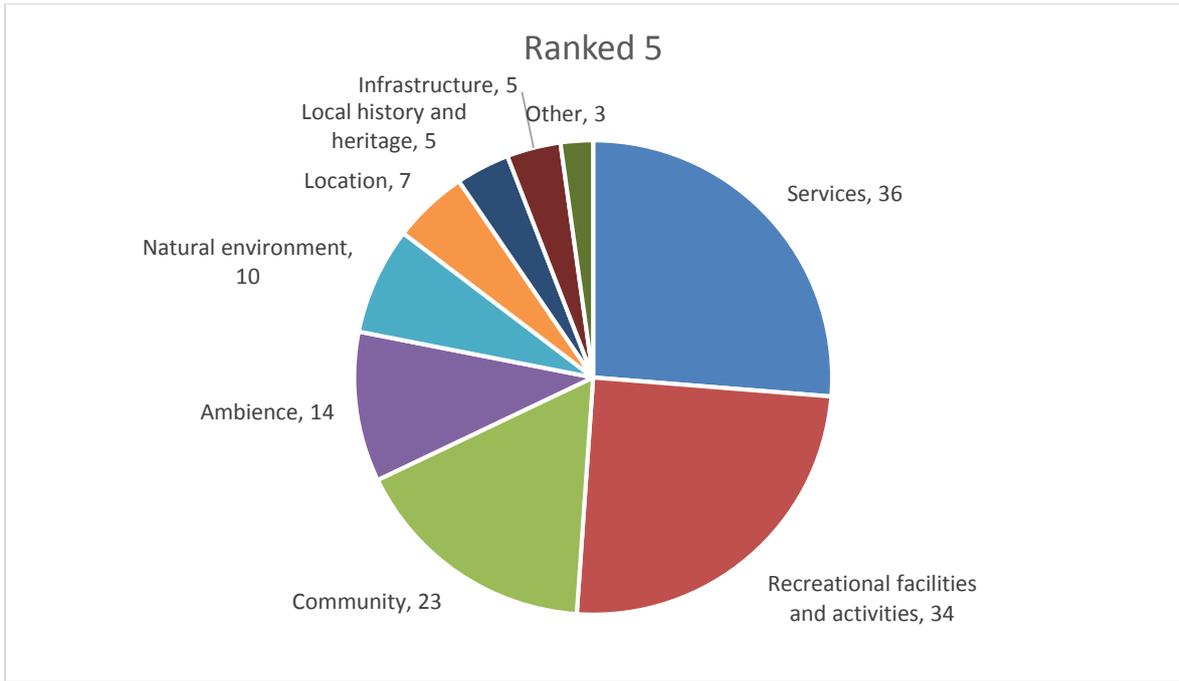


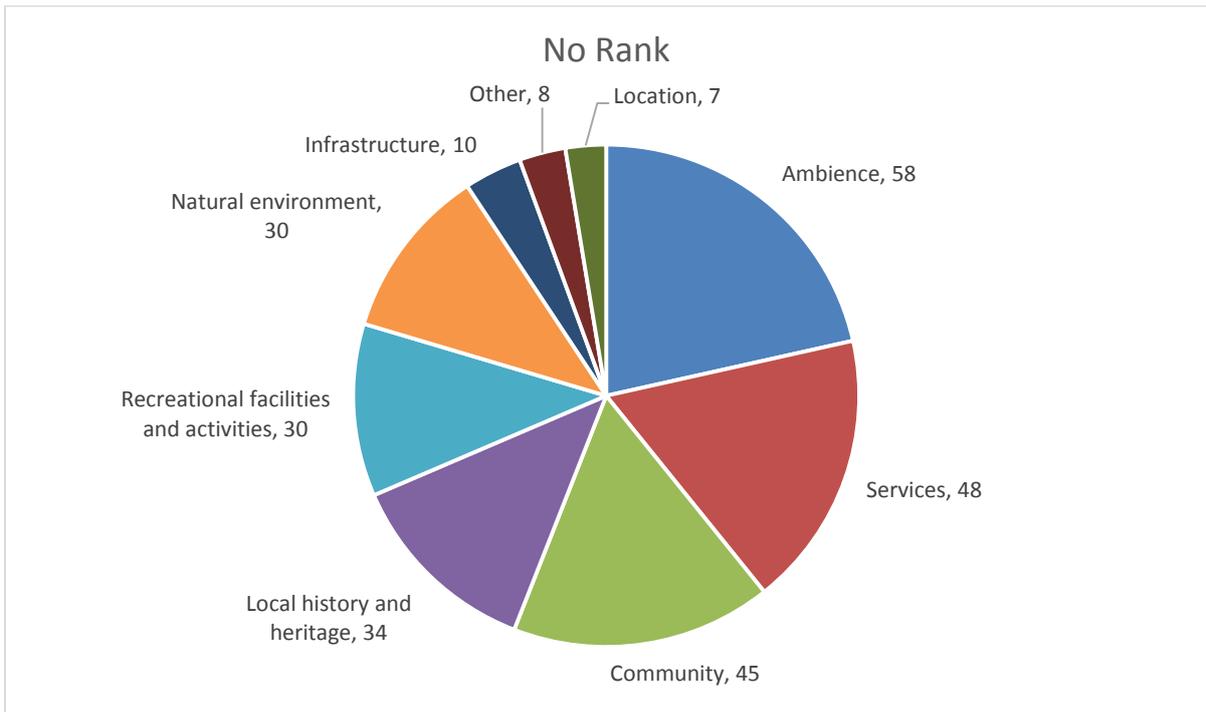
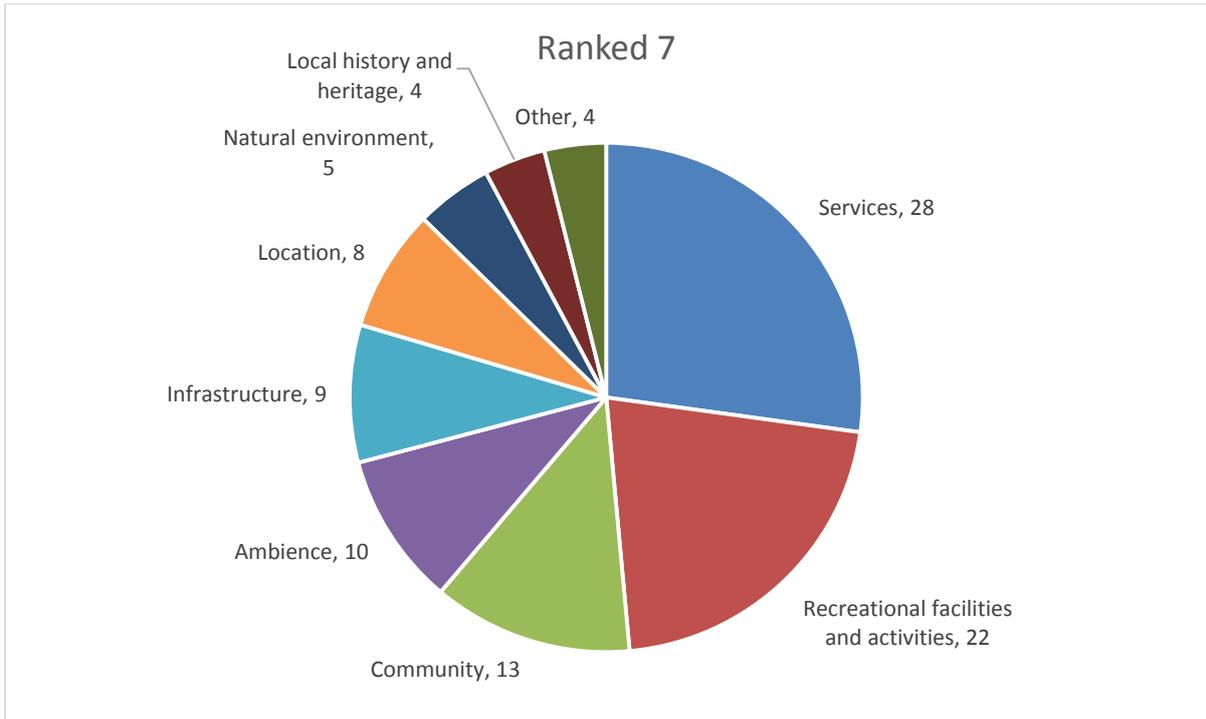
Ranked 3



Ranked 4







Appendix two. Youth – Comments not included in the analysis

Not youth, but... As more people reach retirement (or at least reduce their working hours) with more active life span ahead of them, Clyde and the likes with the bike trails, outdoor activities, boating, and cafes etc will attract more and more notice. These activities by locals also complement the tourist traffic because the two can interact while carrying out the same pursuits. This is a huge draw-card for both.
Relax! Enjoy the company of friends & neighbours, walk bike, trail ride, boat, have coffees, wines, beers & bbq's & savour the local produce.
Community gardens - vegetables as well as floral Community Gardens food is free campaign/project
More restaurants, shops & bars. More housing towards hospital. More accommodation for tourists. More focus on historic past - a shame museum is neglected in favour of Alexandra. Non portable water supply
Main street parking e.g. too crammed outside pub/Olivers etc.
Try & cut back on the traffic noise from the Highway. Especially the trucks breaking. Limit the traffic going through the centre of town (from to the bridge).
Do away with water tax. Counterproductive the cost of meters, administration etc. outweighs the revenue collected - I would think lots of brown, un-watered unsightly lawns & street verges.
Open up to Clutha River. Get rid of trees. Develop roading & parking below town. - Similar to Arrowtown. The Clutha River is Clyde's best kept secret.
The corner at Challenge - driving from Challenge to Gallery is incredibly dangerous as you can never see right because of parked cars (diagram on page)
Our children now have their own families and are more content to stay in Clyde
The possibility of interconnecting cycleways from a circuit based on the old Central Otago railways linked in the middle through the whole length of the Roxburgh Gorge one way, to Queenstown and beyond the other, could have massive tourist potential. Wealthy tourists are older tourists and more and more people live longer and longer, and want nature rather than passive holidays. Our area is absolutely tailor-made for this.
Encouraging Clyde as a destination for arts culture and good food. Becoming a hub of interesting boutique shops that are sadly lacking in today's society. More of these boutique shop and artist, fashion designers setting up here will encourage stronger business for them – destination.
Proper sewage.
Keep it from turning too touristy or losing its thoroughly authentic feel by making it to affordable for riff raff people who don't really care or live and work here permanently.
The water rationing. People won't pay to water lawns and gardens outside their sections. Driving into the town it looks untidy and neglected. If you want a garden you need water, but also learn how to conserve it.
The obsessive retention of "old". I love historical places and buildings, but sometimes you could achieve more by allowing the original to be incorporated or replaced with a modern structure that replicates the original. And I'm not talking about "shanty town", the replica would be a modern functional building built to the modern standards from materials and a design to reproduce the external look of the structure from a public standpoint.