

**Waihoru**  
**Spreydon-Cashmere-Heathcote Community Board**  
**MINUTES ATTACHMENTS**

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**Date:** Thursday 9 February 2023  
**Time:** 4.03 pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

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## Guardians of Bowenvale Amenities

<https://www.facebook.com/groups/bowenvaleguardians>

Email: [bowenvaleguardians@gmail.com](mailto:bowenvaleguardians@gmail.com)

### WHO ARE WE?

The Guardians of Bowenvale Amenities are seeking to explore and understand what impact two developments (47-houses) adjacent to the Bowenvale Reserve would have on our communities and environment. On 29th January we held a community outreach meeting that 57 people attended. Of these 33 requested updates and 12 offered expertise. A petition has received 3,220 supporters.

### CONCERNS RAISED AT THE COMMUNITY OUTREACH MEETING

#### 1. Stormwater management, erosion and sediment.

- Is the current infrastructure (sewerage, stormwater drains etc) designed to accommodate an additional 47 homes?
- We have a Geotech report for 130 Bowenvale Ave (2006) that identifies seismic, rockfall, slippage, and erosion hazards (with tunnel gullies being present throughout the site). Will it be safe to build on?
- Already there are significant flooding issues at Centaurus Rd and Waimea/Eastern Terraces. Will this issue be worsened with the development of 47 houses?
- Is Mana whenua being considered regarding the likely increased sediment impacting the Heathcote River?
- Some residents have been advised by CCC to do whatever they can to protect their properties from threat of flooding due to adverse effects of development above their property and lack of CCC support. Will this culture prevail with the new developments?

#### 2. Traffic activity

- How would the potential busyness of the street be mitigated so as to keep children, walkers and bikers safe?
- Considering that all new residents of the 47 houses will be using the Bowenvale Reserve Carpark to access/exit their homes, and

assuming each household will have two cars, what impact will an extra 80-100 cars have on the carpark especially when the carpark is already dealing with congestion issues at times of high-intensity public activity?

- What impact will the loss of carparks have on the current usage of the carpark, and how will the developer manage the usage of the carpark during the construction phase?
- Is it possible to track numbers of bikers, and walkers that enter the Bowenvale Reserve?
- How will the street traffic be managed during the construction phase. Currently, parked cars often constrict traffic flow, this would be worsened by the movement of large trucks.
- What impact would the construction of two sites being developed at the same time have on traffic activity?
- Peak time traffic congestion would be challenged even more at the intersection with Centaurus Road, and the Dyers Pass roundabout should development proceed.

#### 3. Environment and Climate Change:

- The loss of original native vegetation cover will result in a reduction of seed, fruit and nectar for native birdlife. What requirements will there be to vegetate sympathetically with Port Hills revegetation efforts and also in maintaining bird corridors?
- Natural hazard risk is expected to increase with ongoing climate change. Will the CCC be meeting the challenges of climate change strategies?

#### 4. Miscellaneous:

- If Bowenvale Heights does not go ahead, what can be done to protect this area from future development? Can it become part of the reserve, or be put into a Trust?
- If the developments were to proceed would they be aligned with the CCC Strategic Priorities?
- Is the development permitted within the District Plan?

For Presentation to Community Board Meeting on 9th February 2023

**Proposal for Community Multi-Use Arenas (CMUAs) in Christchurch Parks**

*Background*

- As in-fill residential development continues in Christchurch, increased population density is creating additional strain on our greenspaces. This appears to be particularly so in the Spreydon-Cashmere-Heathcote areas covered by this Community Board, with the population growth seemingly creating a deficit of green space.
- The impact of this greater population is also exacerbated by the fact new housing is predominantly occurring on smaller sections. This means less residential garden space, and consequently more need to play / outdoor leisure to occur outside of the home. This reduction in spaces for people to play at home is also coinciding with increased obesity in young people and a greater need for active play opportunities.
- Currently in Christchurch we have a significant amount of outdoor basketball courts. These provide a great option for those interested in basketball to gather with friends and play without cost.
- However, whilst Community Multi-Use Arenas (CMUAs - couldn't resist the bad pun!) are popular overseas, none currently exist in Christchurch. We have the opportunity to build courts that not only provide an opportunity to play basketball, but to play futsal / football as well as potentially niche sports like in-line hockey.
- Examples of multi-use fenced outdoor courts overseas are shown below:



The above enclosure (excluding asphaltting etc.) retails in the UK for approximately \$41,000 NZD ([Steel Junior Multi Use Games Area Fenced Sports Goalposts and Basketball Hoops | Fitness Sports \(fitness-sports.co.uk\)](https://www.fitness-sports.co.uk/products/steel-junior-multi-use-games-area-fenced-sports-goalposts-and-basketball-hoops))





Financially, as it is proposed these arenas would be assets within parks, they would fall within Council's capital expenditure, meaning the rates impact would essentially be spread over 30 years.

#### *Justification for investment*

There is a need in our communities for more multi-use spaces that enable groups of people to come together and enjoy recreating together. This is driven by:

- The lessened ability to play in backyards, or on streets. As noted above, gardens are getting smaller, and streets busier. Getting together with a group of friends for a game in the backyard isn't often an option now.
- Weather conditions often making football on turf impractical – Christchurch's sports grounds were closed for a significant part of the last winter season. Providing an outdoor court option enables social games to be played whatever the weather.
- The continued popularity of football, and the growth of futsal – this is only likely to grow as New Zealand co-hosts the Women's football World Cup this year.
- The appeal of sports like football and futsal to a wide range of cultures and background – Football and futsal provide a platform to bring together people across a number of cultures. This is demonstrated by initiatives such as multi-ethnic football festivals.
- There are barriers for playing sport for some rangatahi in our city. The price and logistics of organising registrations fees, uniforms, travel to and from trainings and games can add up fast for whanau.
- The appeal of fenced spaces making social games more fast flowing (no fetching the ball when it goes out of play) and skilful (the predictable surface compared to grass encouraging more technical play).

#### *Desired outcome*

Ideally, the outcome of this proposal would be that it is considered as part of Parks' strategic planning (I understand a Network Plan is currently being drafted) with more detailed consideration and costings etc. is put before Councillors for their feedback. This would enable an informed decision to be made on their feasibility for the FY24 Annual Plan.

It would be great if one or two of these spaces could be built in the Spreydon-Cashmere-Heathcote wards. For example, in my neighbourhood the older swing / seesaw space in Barrington Park (by the bowls club) could be replaced by a CMUA – this location is prominent in the community and could draw on rangatahi from a number of local schools.