

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

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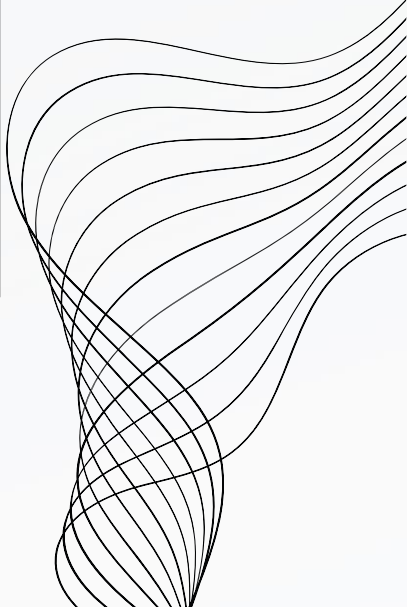

**Date:** Thursday 11 July 2024  
**Time:** 4 pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

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# Liveability of Spreydon: Impact of housing intensification through the lens of tamariki

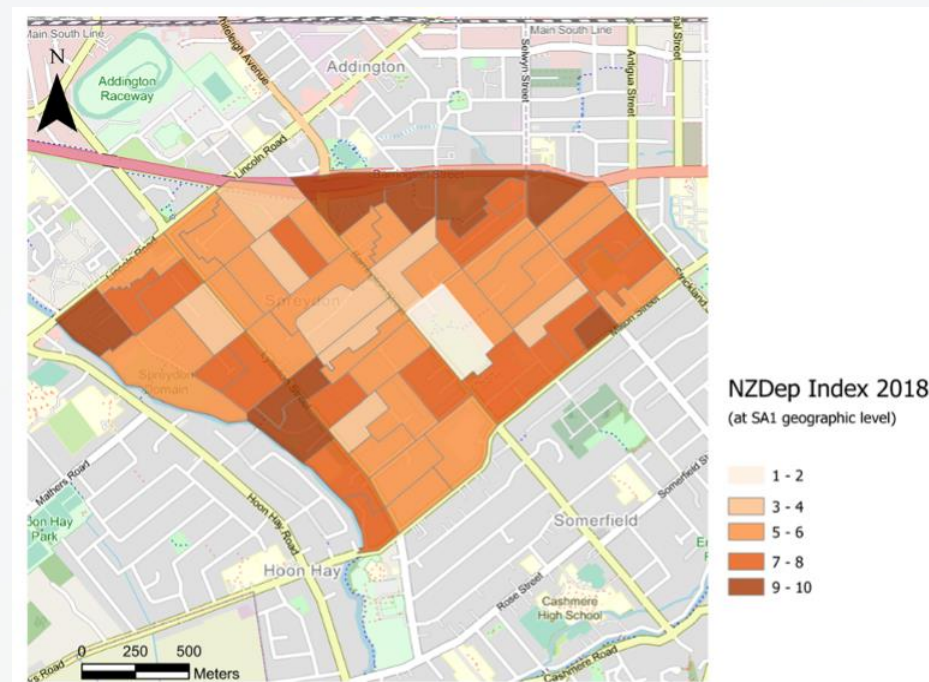
**Elvira Cheng, Rachael Nunns, and Caitlin Sears**

# Introduction and Background

Spreydon

Community Board

Coordinated local plan



- Neighbourhood of Spreydon
- Housing intensification
- To address the concerns and needs identified by the community board
- Assess three main aspects: demographic and planning; parks, play and recreation; and transportation



# Research Question and Aims

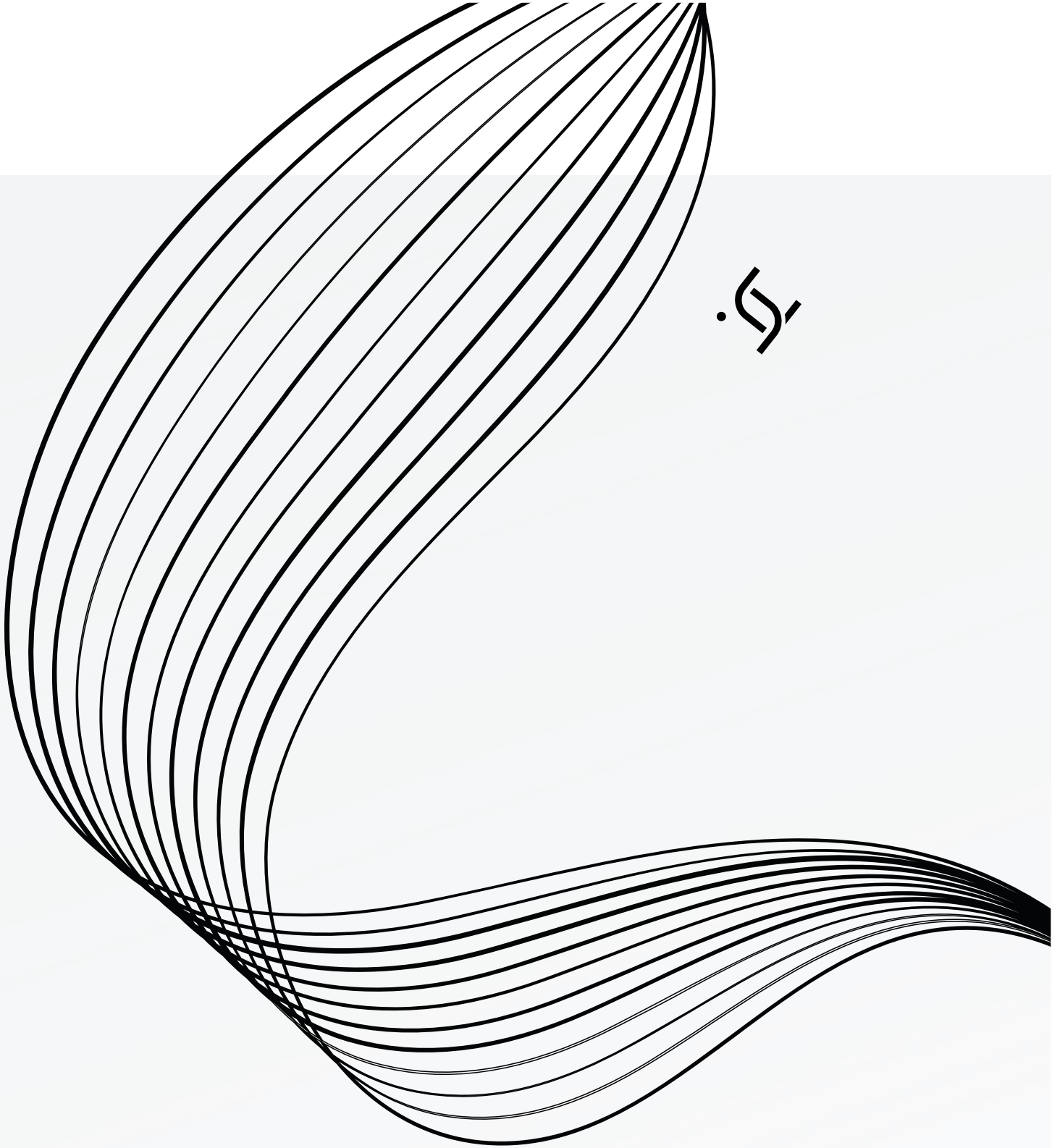


**How has housing intensification in Spreydon impacted the overall liveability of the neighborhood?**



- Analyze the current situation in Spreydon by demographics and planning, parks, play and recreation, and transportation.
- Have tamariki at the centre when considering liveability of the neighbourhood
- Provide recommendations for the neighbourhood to increase liveability

# Results & Discussion



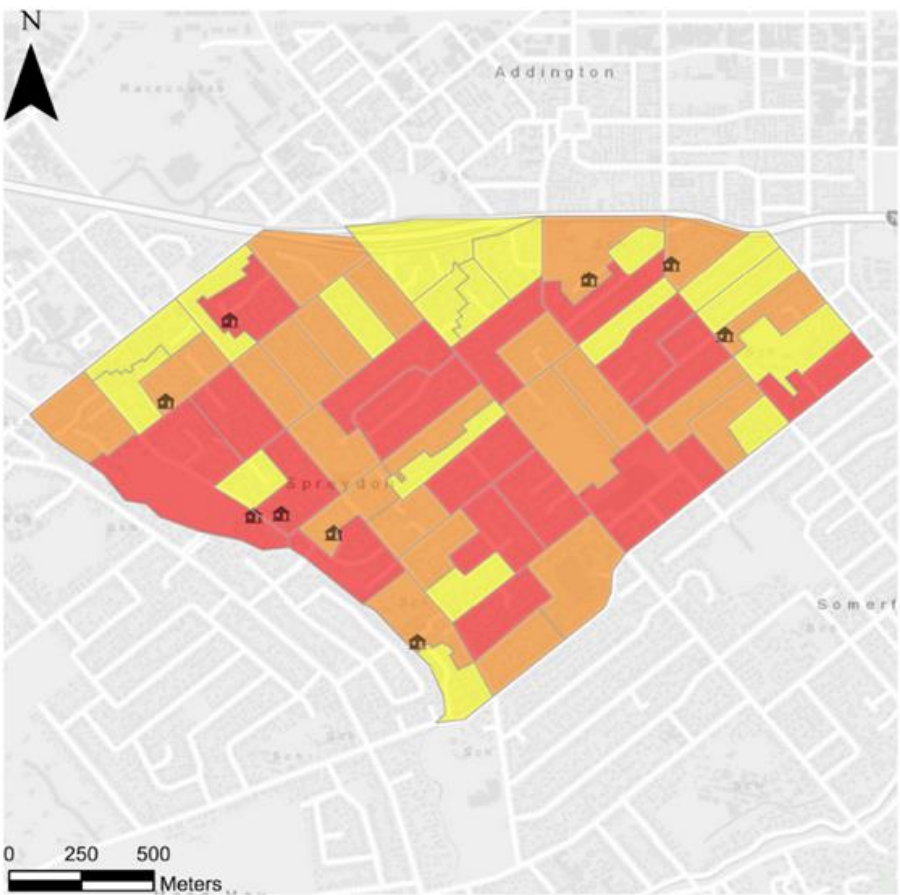
# Demographic and Planning

Census Year	Population	Households	Separate Houses	Joined Dwellings	Total Dwellings	Aged under 15 years old
2006	8496	3558	2601	861	3576	1521
2013	8724	3618	2601	855	3642	1572
2018	9210	3735	2958	765	3756	1611

- Overall population and housing types  
Steady population increase, especially in younger age group

- Population density  
Shows areas with higher population;  
Each density dot represents 50 joined dwellings

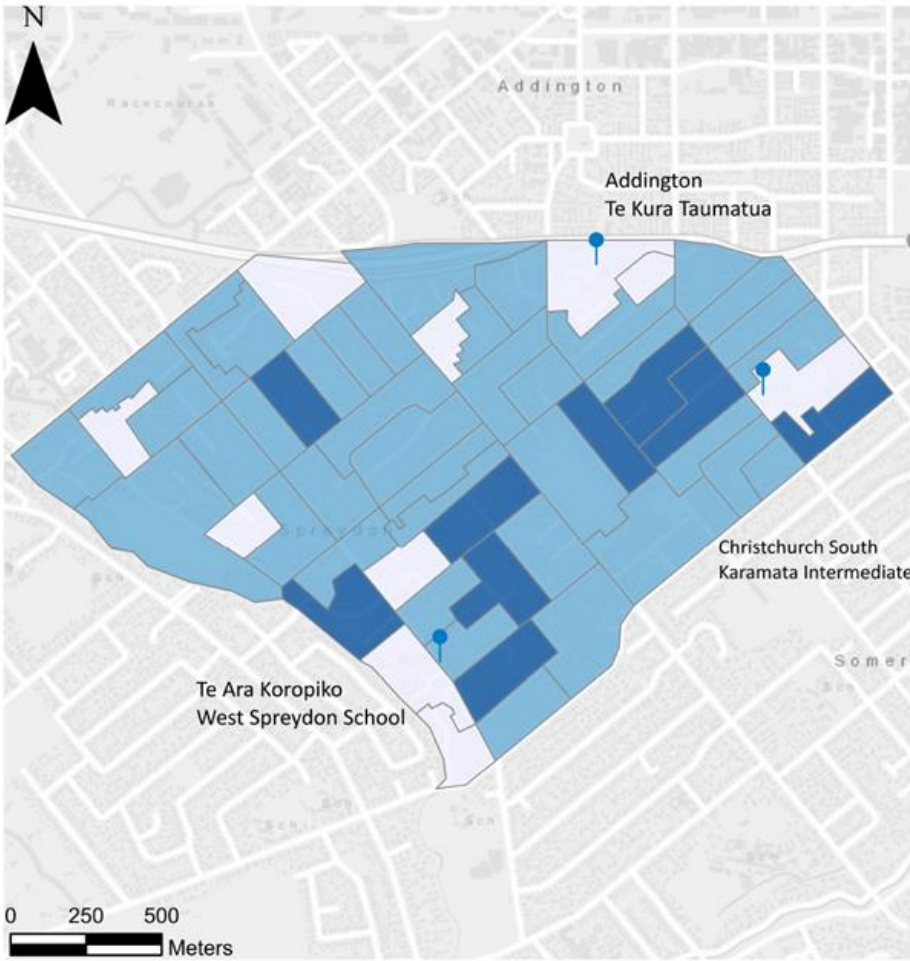
- Child population  
Visualizes the distribution of residents under 15 years old around schools



Spreydon

1 Dot = 50 Joined Dwellings

Usual Resident Population



Usual resident population: Under 15 years old



Christchurch City Council  
Residential Building Consents

Created by Christchurch City Council, MRT

Date Between:

5/04/2017

5/04/2024

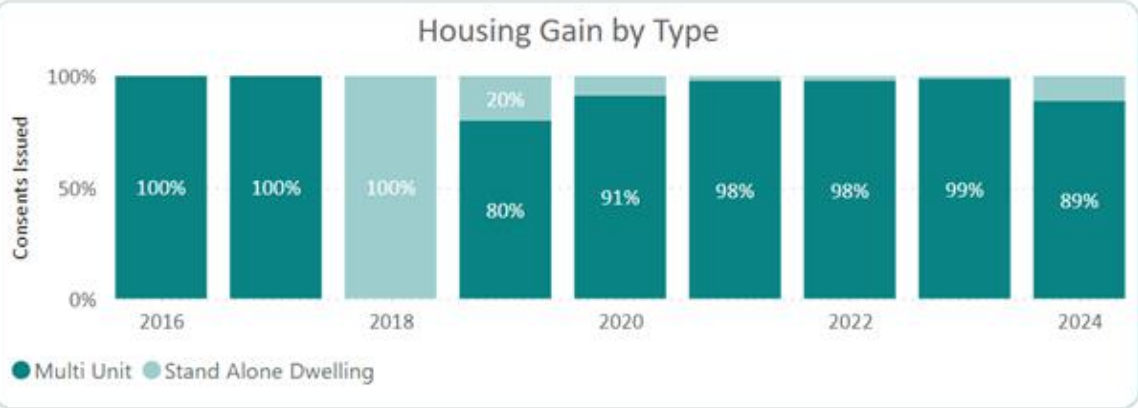
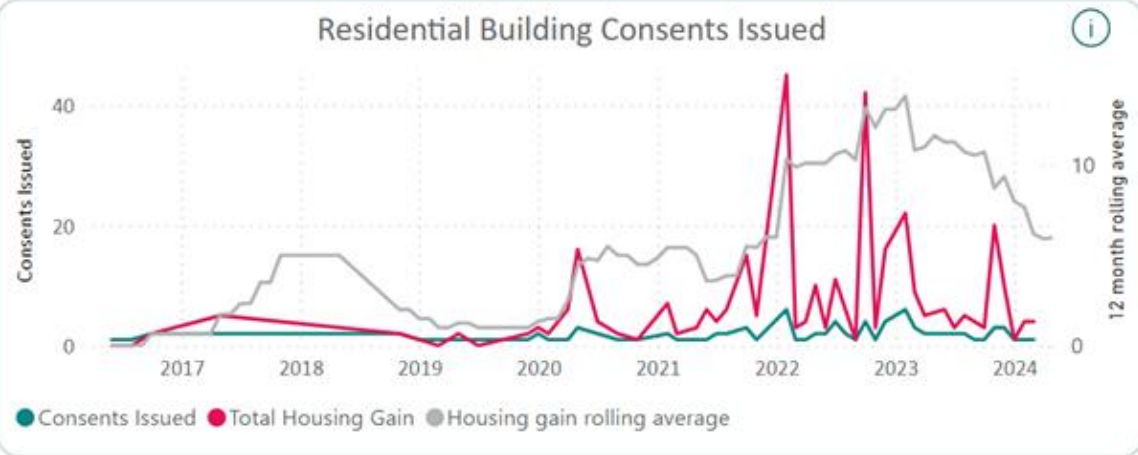
Total Consents  
Issued  
**89**

Total Value of  
Consents Issued  
**\$95M**

Average Value per  
Dwelling  
**\$260K**

Housing Gain  
**334**

March 2024 vs. same  
month last year  
**-56%**



Christchurch  
City Council

Updated to (mm/dd/yyyy):  
1/03/2024

# Demographic and Planning

## Building Consents Report

Report shows substantial investment in Spreydon

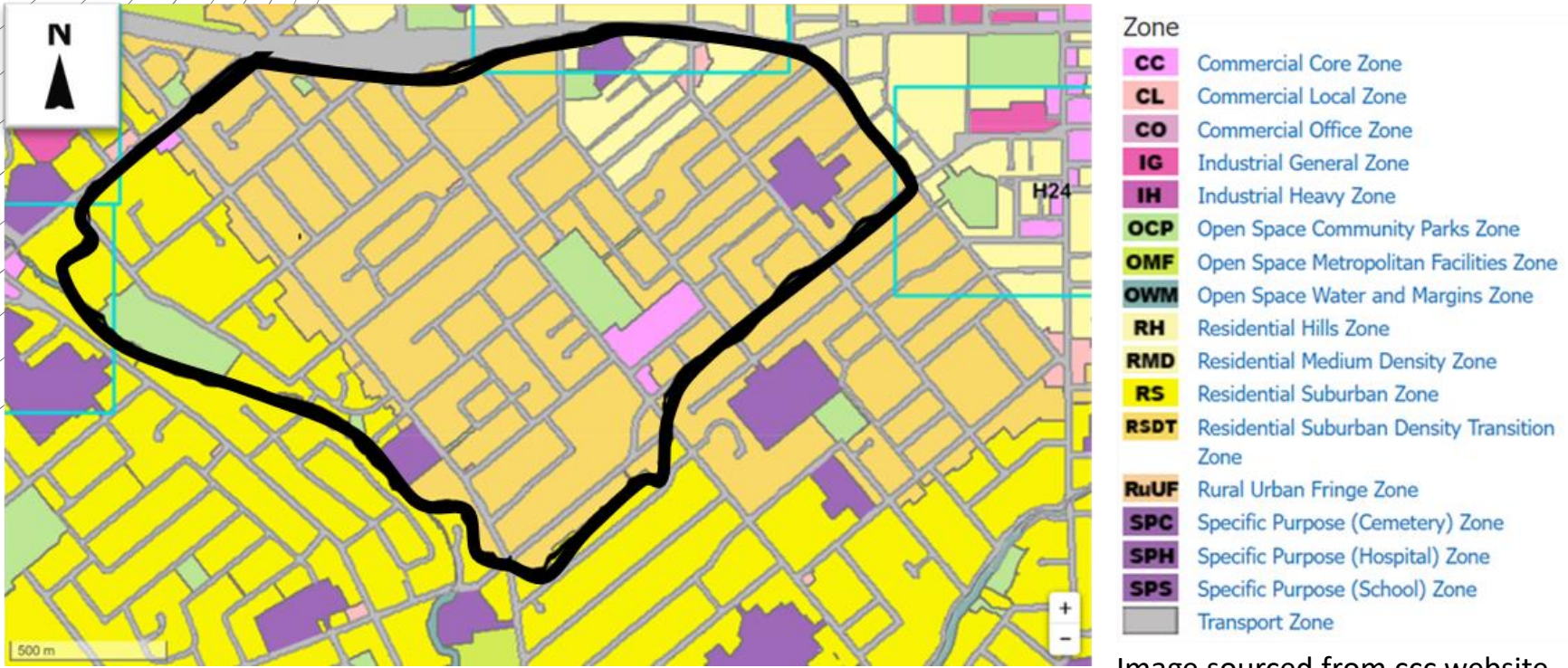
Fluctuations in consents issued, but spiked during February (45) and October(42) in 2022

Strong preference in multi-unit development

Report sourced from ccc website



# Demographic and Planning

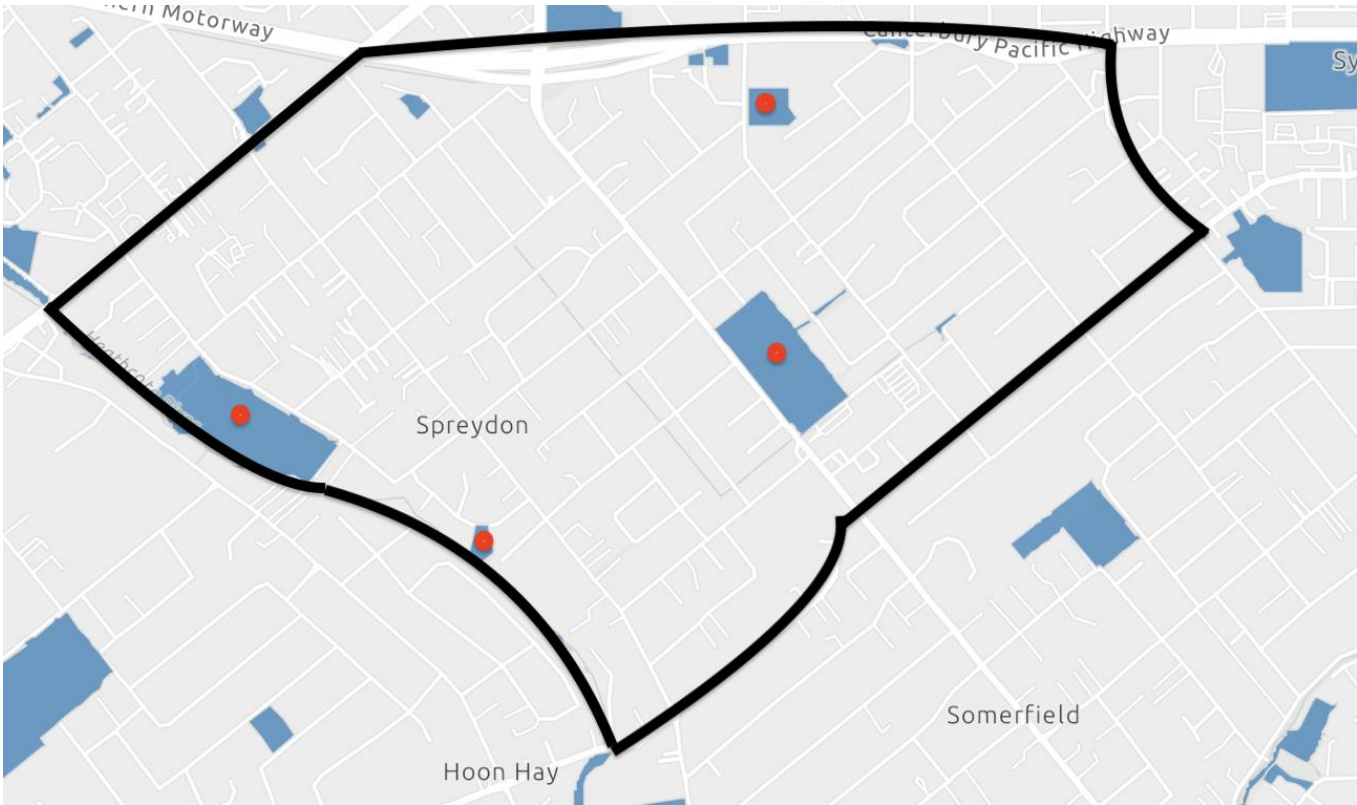
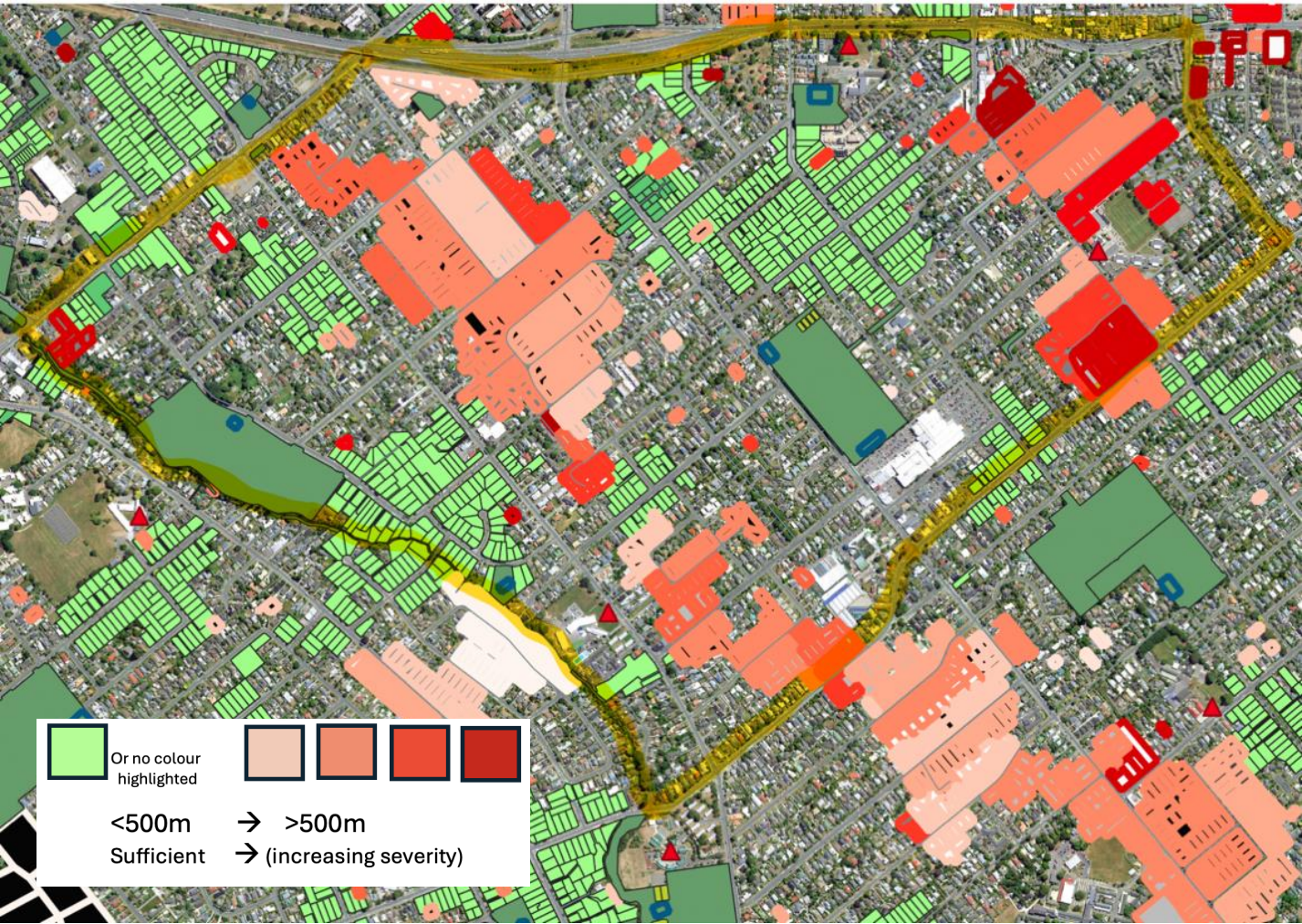


## District Zoning Plan

Significant portion of RSMT within Spreydon, which facilitates a mix of dwelling types and allows for multi-unit development



# Parks and Play Structures





- ## Attachment A Item 4.1



## Transportation Trends: Addington School, Spreydon:

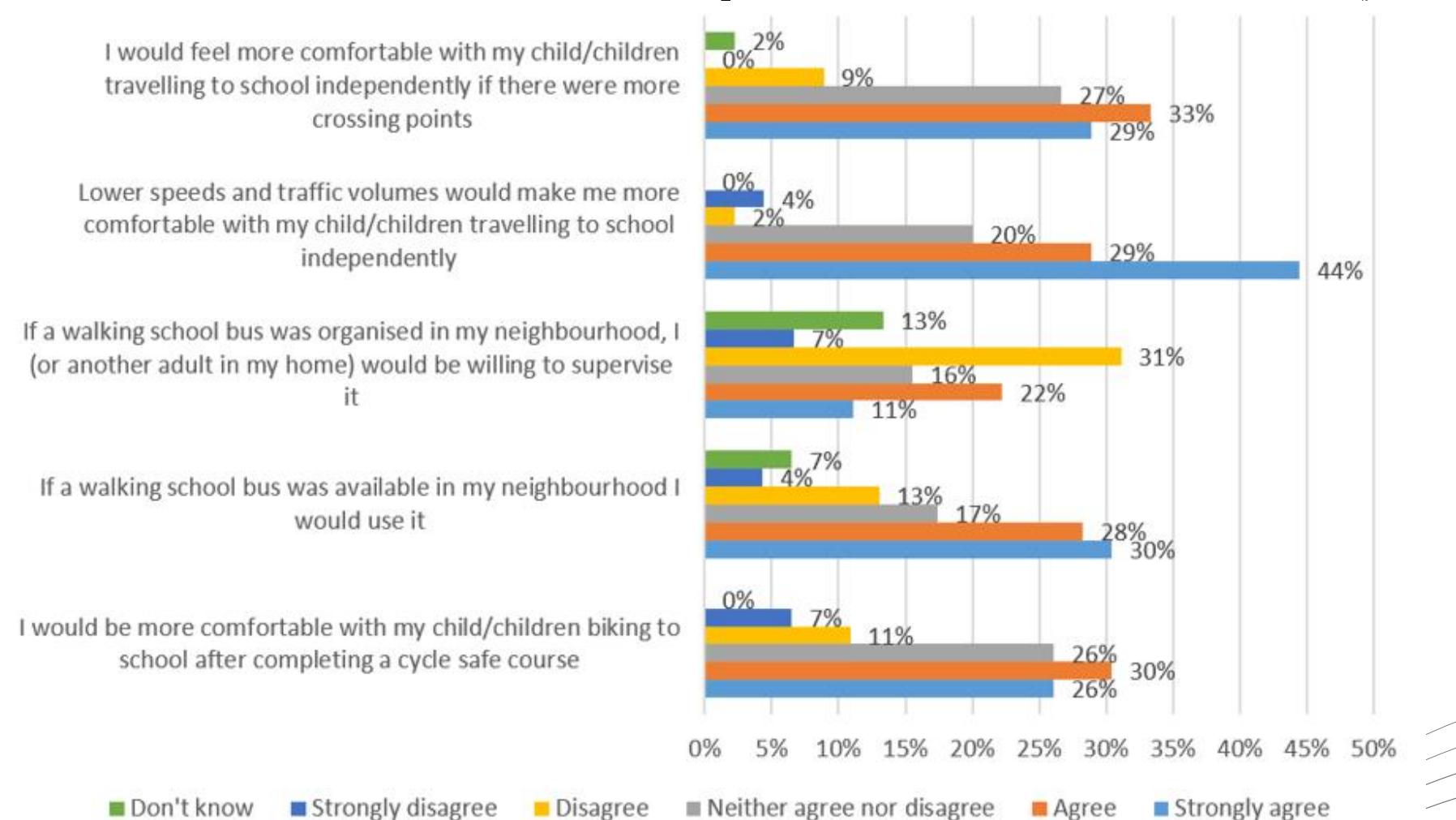
(Travelling to-and-from Addington School)

- **51%** (n=70) of children travelled by **car**.
- **26%** (n=52) of children **walked**.
- **19%** (n=70) of children **scooted**.
- **3%** (n=70) of children **biked**.
- **1%** (n=70) of children travelled by **bus**.

### Commonly Themed Barriers and Obstacles:

- Quality of the footpaths
- Location of pedestrian crossings
- Hard and/or unsafe to bike (inconsiderate and dangerous behaviour of road users).

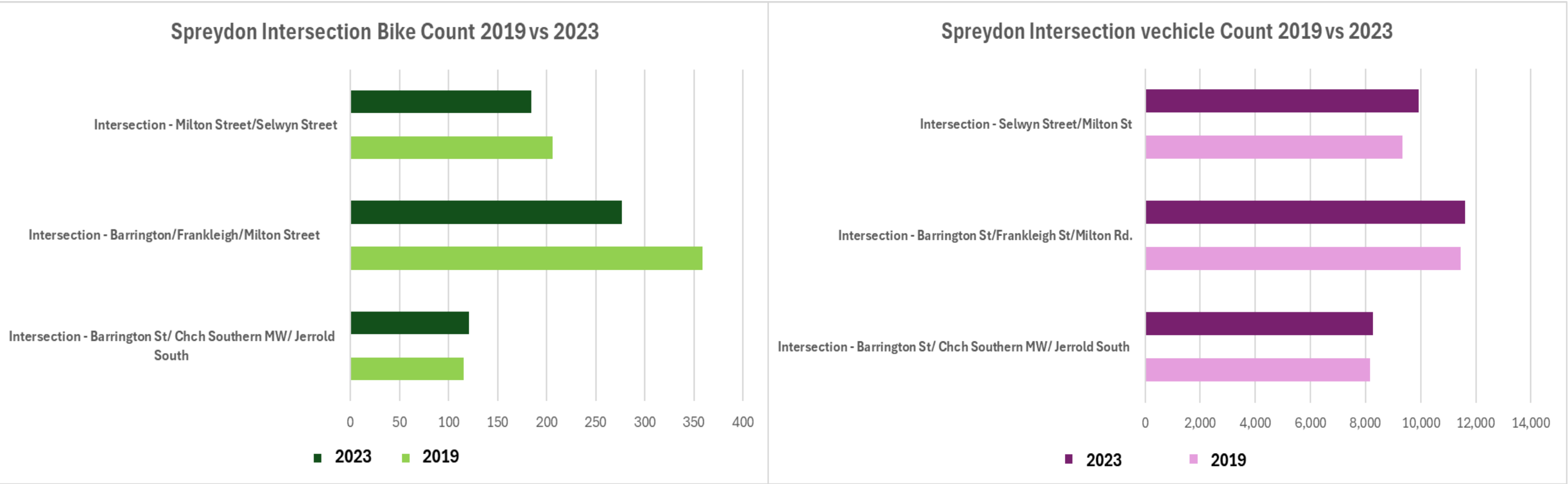
## Transportation





# Transportation: Spreydon Intersection Count for Vehicles and Bikes:

Overall trends: 2019 vs 2023 = a decrease in bike use and an increase in car use



# Recommendations

## Demographics and planning

- Residents' engagement in planning process
- Coordinated planning of infrastructure and housing
- Sustainable design in multi-unit development

## Parks, play and recreation

- Neighbourhood Play System developed for Addington School
- Increase play provision and green space with intensification
- Increase canopy cover

## Transportation

- Adopt the WSB method
- Additional bus route options along Brougham Street
- Additional bus stops outside Addington School

More research in the area to develop a coordinated local urban development plan

# Thank you to our Community Partners

- Community Board (Grace Arohanui)
- Sport Canterbury (Adam Gard'ner)
- CCC Parks Recreation Planning (Megan Carpenter)
- CCC City Planning (Sarah Oliver)
- CCC Planning and Delivery Transport (Jacob Bradbury)
- CCC Urban Regeneration Advisor (John Meeker)
- CCC Community Transport Advisor (Ashley Beaton)

## Primary Contact

*Louise Van Tongeren* – CCC Play Advocate

To all Forum Members

In March 2024 on the corner of Simeon Street/Athelstan and Simeon Street/Milton Street you have a Stop sign or is this a Give-way?  
Monitoring drivers on their behaviour at both these signs, I am appalled and disappointed to see the amount of drivers not sticking to the law of these signs.  
I have seen so many close mishaps, as in this area there are so many retired aged persons crossing this road every day, which has me so concerned. Knowing I have a lot of health issues I've had some near misses also.  
Here is a record of what I have noted with video footage to go with this. Police 105 have assisted me a few times but with minimal effects.

#### **Simeon/Athelstan Street**

Vehicles noted : 487 vehicles Not Stopping.

Metro Bus : 35 of these drivers are going through the stop sign at least 2 or 3 times.  
I have been in contact with the Bus company who have me still monitoring them as there are still a few who haven't learnt yet.

Couriers x 3 drivers  
Trucks x 3 different companies Not Stopping  
Learner drivers x3  
Taxis:  
Blue Star x3 taxis with different drivers  
Goldband taxis x 4 with different drivers  
First direct taxis x 2  
Corporate cabs x 1

#### **Simeon Street/Milton Street**

Like above, vehicles noted : 766 Not Stopping

Metro buses x 12  
Trucks x 2                      Taxis:  
Goldband x 12  
Blue Star x 4  
First Direct x 3  
Couriers x 4  
Cars x 38  
Business x 11

Same companies decided not to stop here also.  
Every time I go and sit on these corners I am there for 2 hours at a time in mixed weather conditions and have started getting a little bit of interest from passersby.  
I do have a few suggestions and from passersby on how to combat this.  
A : Speed bumps close to stop signs

B : Have Simeon Street/Athelstan Street changed back to a Give-way like it was 12 years ago. Also Milton Street with either Give-way sign or a roundabout to be able to keep the flow of traffic going.

C: Also put pedestrian crossings instead of courtesy and not too close to the corners.

Following this data I have set up a slide show showing you examples of the different types of vehicles that don't stop.

**From:** [REDACTED]  
**Sent:** Thursday, May 23, 2024 4:22 PM  
**To:** Ward, Callum <[Callum.Ward@ccc.govt.nz](mailto:Callum.Ward@ccc.govt.nz)>  
**Subject:** Local issue - king park mt pleasant

You don't often get email from [REDACTED]  
[is important](#)

[Learn why this](#)

Hi Callum

I'm writing to try and address an issue we have with our local park - undesirable use and occupation.

Approximately 4-5 times per week we have people arriving in cars, sitting in the car park and surrounding areas, dumping rubbish and occasionally intimidating locals who choose to question the rubbish.

The biggest issues are

1. Rubbish. I have picked up maybe 2 large buckets of rubbish including takeaway wrappers, boxes and cups - plus food waste in the last 24 hours. Most is from the big well known food companies. Some of the rubbish is drug related - nangs balloons and last week I picked up a small bag with a small white pill in it? Also cans and bottles are being thrown down the bank and on to the tennis courts (mt pleasant tennis club). Obviously broken glass is part of the problem. This happens day and night and I have just returned from collecting 1 full bucket of lunchtime rubbish
2. Behaviour. Some of these cars have pretty unfriendly occupants. And within 20 metres of the parking is a modern children's playground.
3. Parking limitations. Parking areas are obvious but many park on the grass. Use the bushes as toilets and I suspect some are dealing drugs as they are there for many hours at a time and other vehicles have short visits. This mainly happens on the road up to the tank. There are too many spots that are available to park cars that could be fenced or barriers constructed.

I would like the community board to engage with this issue please. Often I use snap solve send but the response is too slow and rubbish gets blown around, down the bank and into the playground. And our dog certainly has to be kept away from the unmaintained planted areas. Some of the local residents also pick up rubbish. There are no bins in the area so it then goes into our personal red bin. It's too disgusting to sort so potential recycling ends up in landfill.

The area has become a known spot for this and it's really exhausting seeing and dealing with this multiple times weekly. I'm really not exaggerating the scale of this.

I would like at least bins supplied - so we can pick up and dispose waste. But am generally concerned about the local playground vs the drug waste (and general waste). Also more barriers, lights and ..... whatever can be done would be helpful. Surely council have some strategies to tackle this.

Thanks for your time Callum. If you are not the person who deals with this can you please forward or supply contact information. And if you think this should be also directed at our Local MP or similar!

Can you confirm you have received my email please.

<https://maps.app.goo.gl/d4g1CmSn7dJBBtrd8>

Regards

Richard Western

[REDACTED]

[REDACTED]



# Remuera Tree Removal Request

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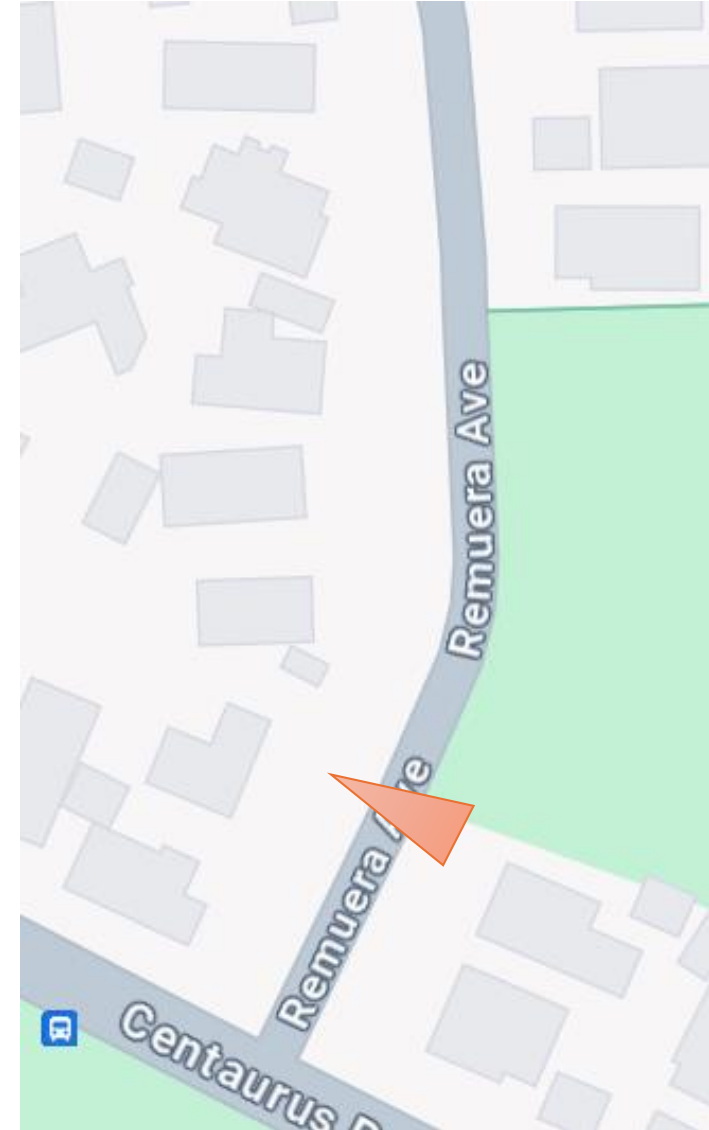


















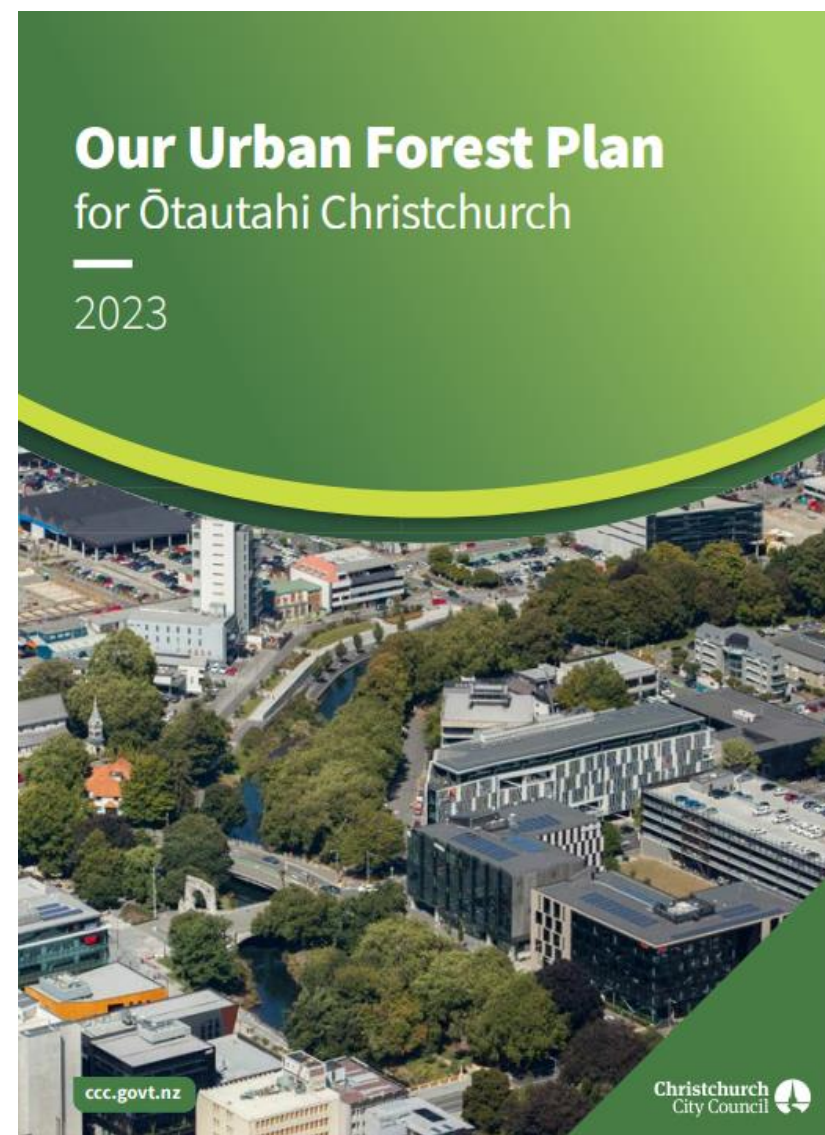
# Urban Forest Tree Planting Program

Planting plans for Remuera, Simeon and Lincoln Park

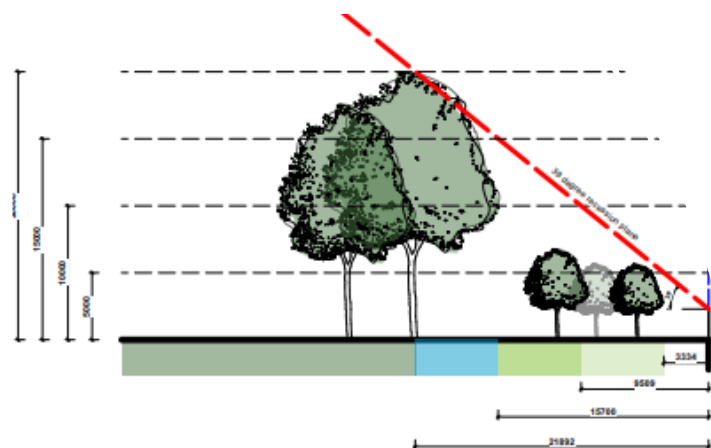


# The Urban Forest Planting Program

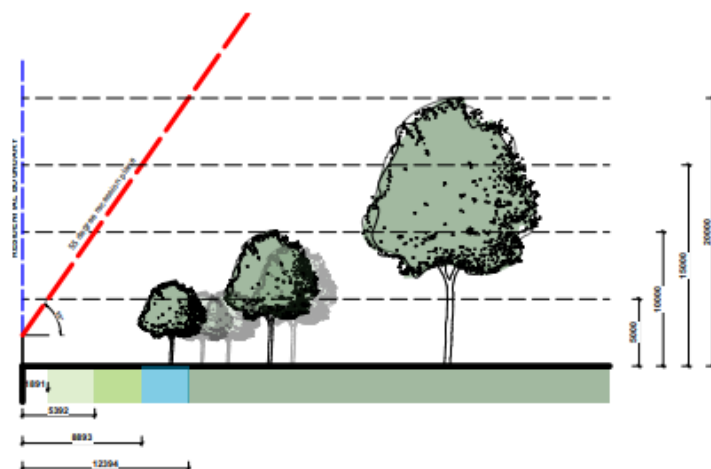
- Increase canopy cover across our city
- Focus on getting the overall canopy cover within our Parks spaces to 40%
- Providing for a network of native forest patches across the city
- Increasing the visibility of indigenous species
- Planting trees in sites that are able reach maturity







**B SECTION B-B**  
Scale: 1:500



**D SECTION D-D**  
Scale: 1:500

# Determining location of trees

Recession planes to manage shading

Off-sets from paths to avoid damage

Boundary off-sets to avoid boundary encroachments

Existing use of park

Location of underground services

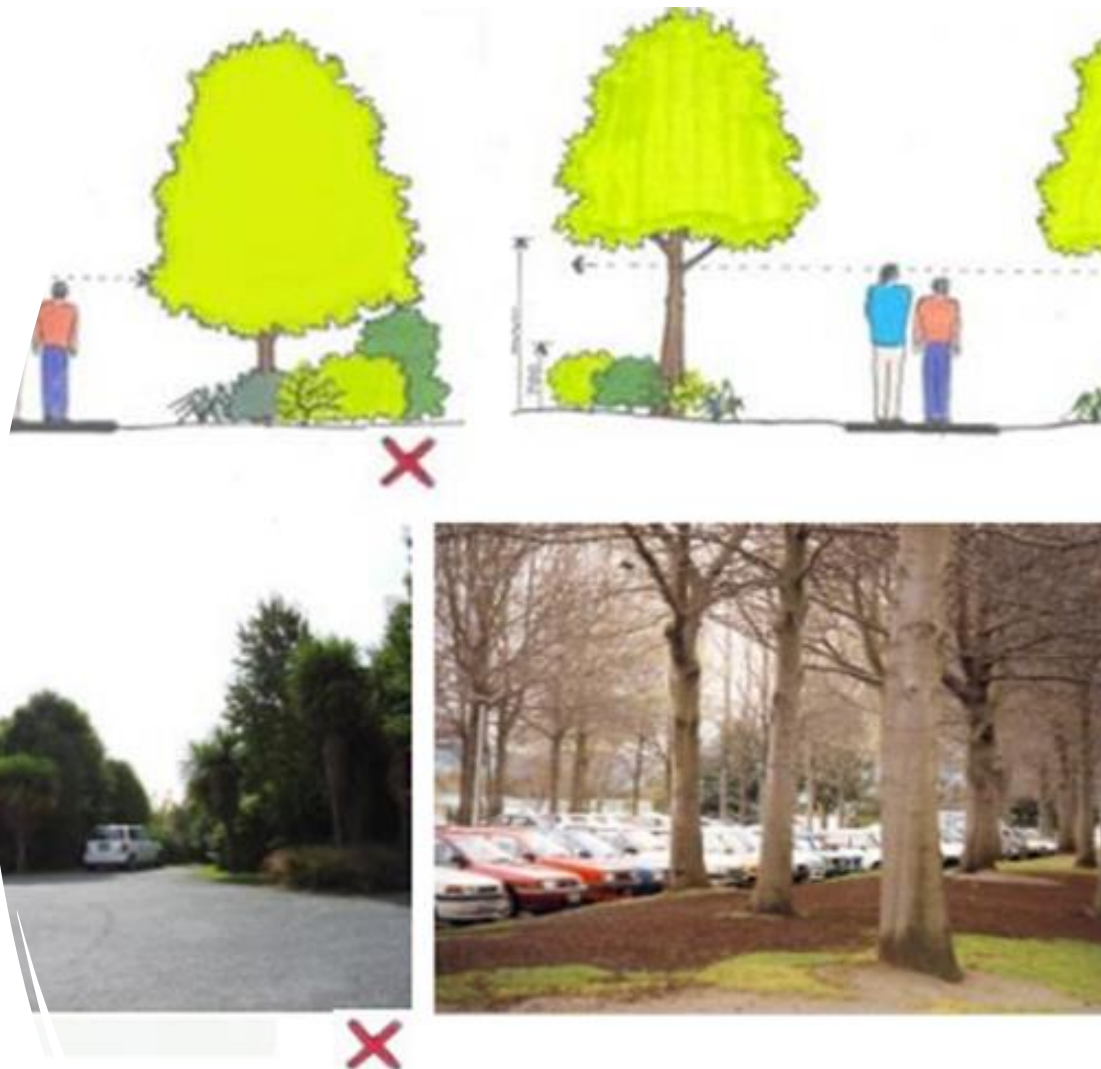
Future plans for the park

Distribution of indigenous forests nearby

Location of waterways

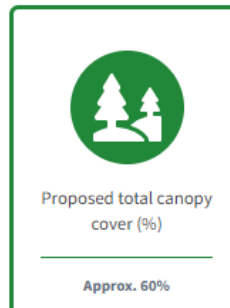
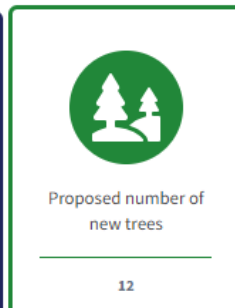
# Addressing safety concerns

- Planting is setback from paths
- Trees proposed are primarily specimen trees with lower branches removed
- Density in most situations will be at least 5m apart.



# Remuera Park

- 20 submissions
- 15 support
- 2 oppose



- Much of the feedback related to shading on a property located directly to the south of the property. Staff have visited the owner and confirmed the concern relates to the existing trees and not the proposed trees.
- Staff met with Community Board and resident regarding safety concerns.
- Staff will be undertaking pruning and removal of a small suppressed tree to improve site lines.

# Remuera Fruit Trees

- Proposal to plant 10-15 Fruit trees
  - Te Ringitini Group will lead the planting
  - Fruit will be available for the community
  - Primarily considering Apples, Pears, Stone Fruits
- 
- Letter Drop was undertaken with all immediate residents
  - One email submission which expressed no issue with the planting of fruit trees



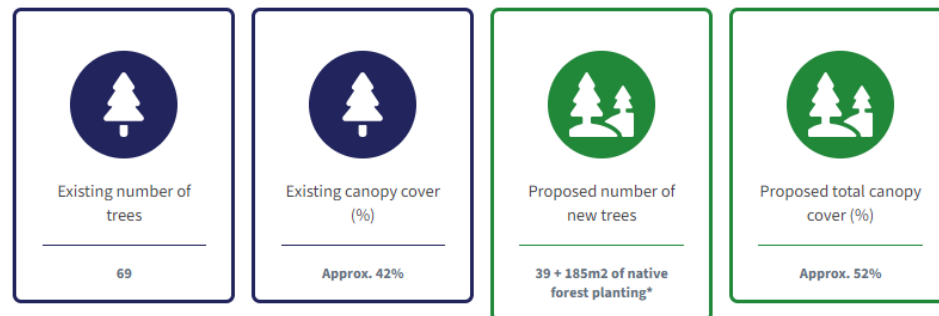


# Simeon Park

- 19 Submissions received
- 17 in Support
- 1 somewhat oppose
- Concerns raised about ongoing maintenance of the trees

Staff worked with local group who operate out of the park to develop plan

## Fast facts - Simeon Park



# Lincoln Park

- 0 Submissions
- No Changes Proposed



## Fast facts - Lincoln Park



## Next Steps

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If plans are approved staff will proceed with ordering trees for next planting season

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Planting will be completed over a number of years by the Councils internal tree planting team

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Community planting days may also be utilised to assist with re-vege planting