

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

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**Date:** Thursday 10 July 2025  
**Time:** 4 pm  
**Venue:** Linwood Boardroom,  
Gate B, 180 Smith Street,  
Woolston

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Multiple Submission [REDACTED] Alderson Ave and Neighbours to Remove protected tree

Tree Shading issue Gum Tree - Maidens Gum #2727/8 Consent RMA/1996/3213

Removal of tree as a restricted discretionary activity permission.

Ref : Variation of a Consent Notice protecting a subdivision tree  
Sections 95A, 95B and 104 / 104C and Section 221(3) Resource Management Act  
Section 333 & 334 Property Law Act 2007



Tasman Gum Yellow dot bottom right [REDACTED] Pear Tree Lane

We have resided at the above address for approximately 28 years. Directly to our north is a protected tree 2727/8 some 70 ft high registered on the district plan. These were added to the list in 1996 with no consultation and have become a significant nuisance and have gone on to gain considerable height further exacerbating the issues we face.

The affected neighbours and I were not consulted at the time and suffer a severe impact with the loss of sun and constant debris falling on our properties. We were not notified and believe the process did not comply with the district plan requirements where adverse effects need to be communicated to affected parties.

On several occasions, we have approached the council and owners with regards to shading and tree litter and to their credit there has been some minor pruning, but this has not alleviated the issue of sun penetration in winter that begins to advance over the property in March. Being gums they require constant pruning and the owner, now retired, says he can no longer afford this, as well as the tree roots are damaging the right of way asphalt at its rear making it a health and safety issue which is used on a daily basis by foot and vehicle traffic.

They were scheduled to be removed when the property was subdivided some years ago to its present subdivision. Whilst there are two offending gums, we only seek to remove one, being the first one of the two.

We, and our neighbours and the owners in Peart Tree Lane wish to fell the tree by removing it from the protected tree schedule as it has become a significant nuisance.

The grounds we wish to remove it are:

- 1 At approximately 70ft high, it totally shades mine and my neighbours houses March to September, denying any sun over the winter period with the subsequent issues of:
  - a. mould forming in the dark areas on curtains, walls etc,
  - b. slippery paths,
  - c. unable to dry any washing,
  - d. large diminution in property values,
  - e. increased heating costs,
  - f. we believe it has become a major fire risk with the species being most combustible,
  - g. significant mental health wellbeing affected.
- 2 Behind the gum tree is a right of way with high use of both vehicle and foot traffic and parking for visiting vehicles. Often, there are dead branches falling endangering those underneath. Its roots have also damaged the seal of the right of way. Several years ago, a large branch fell from the adjoining tree some 50cm in diameter, crushing a playhouse that was luckily unoccupied at the time as there could have been a major tragedy. We note the council removed from Orton Bradley Park equivalent gums of the same size for this very issue.



- 3 When strong winds blow, we are very concerned with our health and safety that the tree will topple on our properties as it overextends our boundaries, with constant tree litter filling gutters and damaging roofing.



- Although the tree receives minor infrequent pruning it thickens up and becomes more vigorous totally excluding any sun penetration and quickly negating the previous pruning.
- 4 If approval is given, we intend to replace the tree with another species more suitable to the environment, with consultation of council officers and owners that is more environmentally appropriate being a NZ native.
  - 5 It is noted the owners successfully removed two gum trees 2561/2 directly in front of the offending trees that were previously on site on the grounds they were a significant health and safety risk.
  - 6 Tree tech have recently assessed the offending trees and notice widespread fungus growth endangering their long-term health.
  - 7 A recent quote received for pruning estimated \$2000 for cleaning up the previous growth that has sprouted after is last prune. And needs to be done every couple of years being rigorous gums that soon replace cut saplings.
  - 8 The exceptions in Council Policy 9.4.2.2.1 d. relate to situations where the tree poses unacceptable risk to persons, property or infrastructure; restricts the reinstatement of buildings or property due to earthquake damage; or would compromise reasonable use and/or amenity of a property and surrounds, or unreasonably restrict development potential of the site.
  - 9 As a condition for the tree to be protected originally the then owners came to an agreement with Council it had to bear the cost of maintenance as they could not afford it. If removed this cost could be redirected to more notable specimens in the greater Christchurch area.

I draw you to the recent article with regard to removing a gum tree recently

<https://www.stuff.co.nz/marlborough-express/news/300537213/timber-council-votes-to-chop-down-dangerous-widow-maker-gum-tree> “A 95-year-old eucalyptus tree on Blenheim’s Rema Reserve is to be felled following concerns it poses a major risk of serious injury to the public and nearby residents.

*The decision to remove the precarious 21-metre-high gum tree was made at the Marlborough District Council’s Assets and Service Committee meeting on Thursday.*

*Eucalyptus are sometimes known as “widow makers” given their propensity to suddenly drop heavy branches or topple in high winds due to their massive height and weight, and shallow root systems. Despite three separate arborists declaring the tree to be healthy, posing only a “medium” risk to the public, Marlborough Mayor John Leggett said a medium threat was still too high. The report cited a natural phenomenon known as “sudden summer limb drop” that occurred when dead and decaying branches suddenly gave way.”*

- 10 We believe our rights under section 335 Property Law Act 2007 are breached parts (b) (i) (ii) (iv) are applicable and being breached:

*(b) the order is necessary to remove, prevent, or prevent the recurrence of—*

*(i) an actual or potential risk to the applicant's life or health or property, or the life or health or property of any other person lawfully on the applicant's land; or*

*(ii) an undue obstruction of a view that would otherwise be enjoyed from the applicant's land, if that land may be used for residential purposes under rules in a relevant proposed or operative district plan, or from any building erected on that land and used for residential purposes; or*

*(iii) an undue interference with the use of the applicant's land for the purpose of growing any trees or crops; or*

*(iv) an undue interference with the use or enjoyment of the applicant's land by reason of the fall of leaves, flowers, fruit, or branches, or shade or interference with access to light; or*


*(v) an undue interference with any drain or gutter on the applicant's land, by reason of its obstruction by fallen leaves, flowers, fruit, or branches, or by the root system of a tree; or*

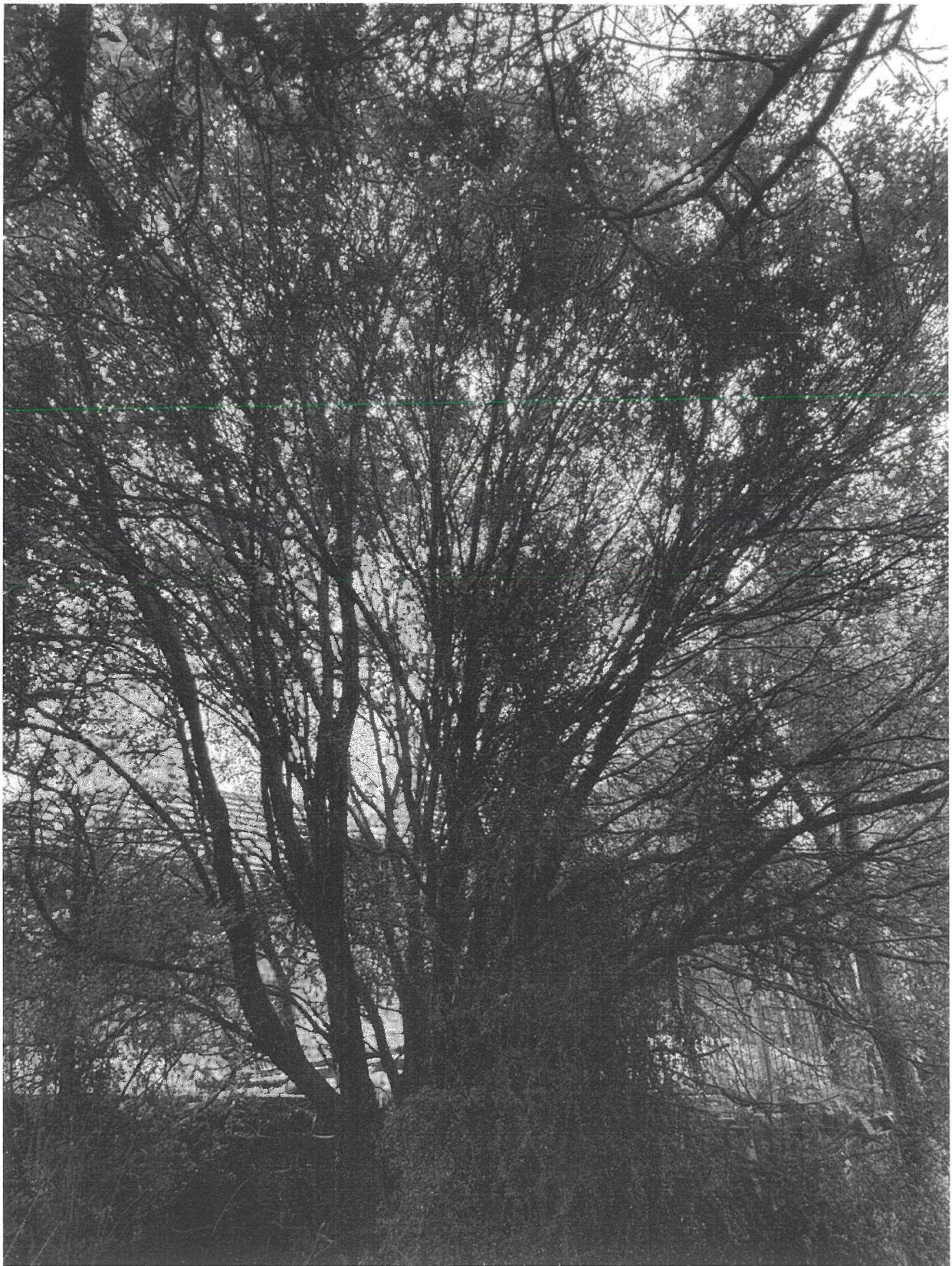
*(vi) any other undue interference with the reasonable use or enjoyment of the applicant's land for any purpose for which it may be used under rules in the relevant proposed or operative district plan;*

In this submission I ask to a favourable response to have permission to remove the tree from the protected list so we can finally enjoy our property. The submitters will meet the cost of felling cleaning and replacing the tree.

On Wednesday, Will Hall visited the site from the community board and sympathised with our issue and suggested we make a submission at the next hearing.

Yours sincerely,

Alex Dieudonne  
 Alderson Ave CHCH.

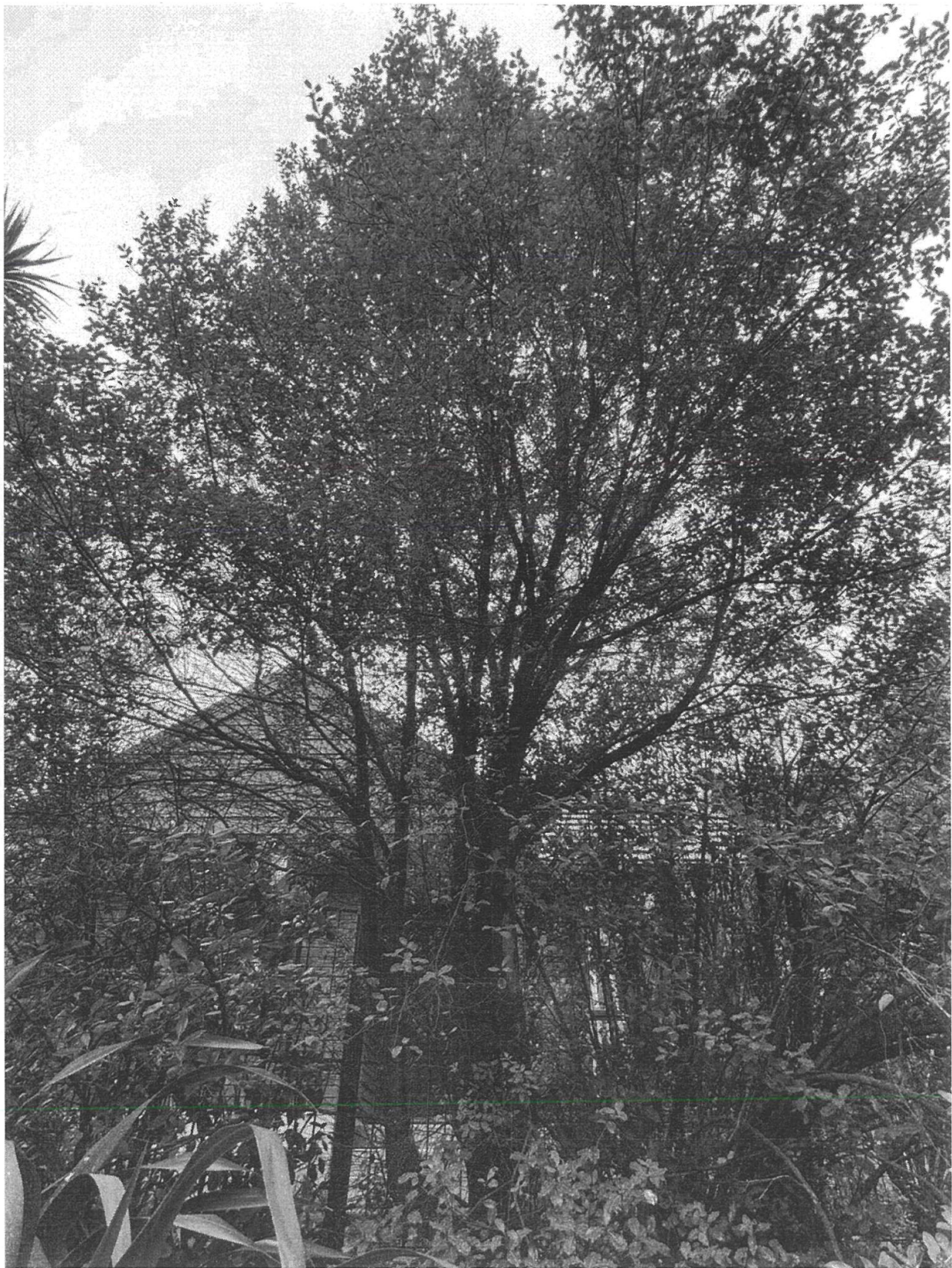


about:blank

problem tree ①

1/1





about:blank

1/1

Problem tree (2)





about:blank

1/1





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1/1

entrance low shrubbery





about:blank

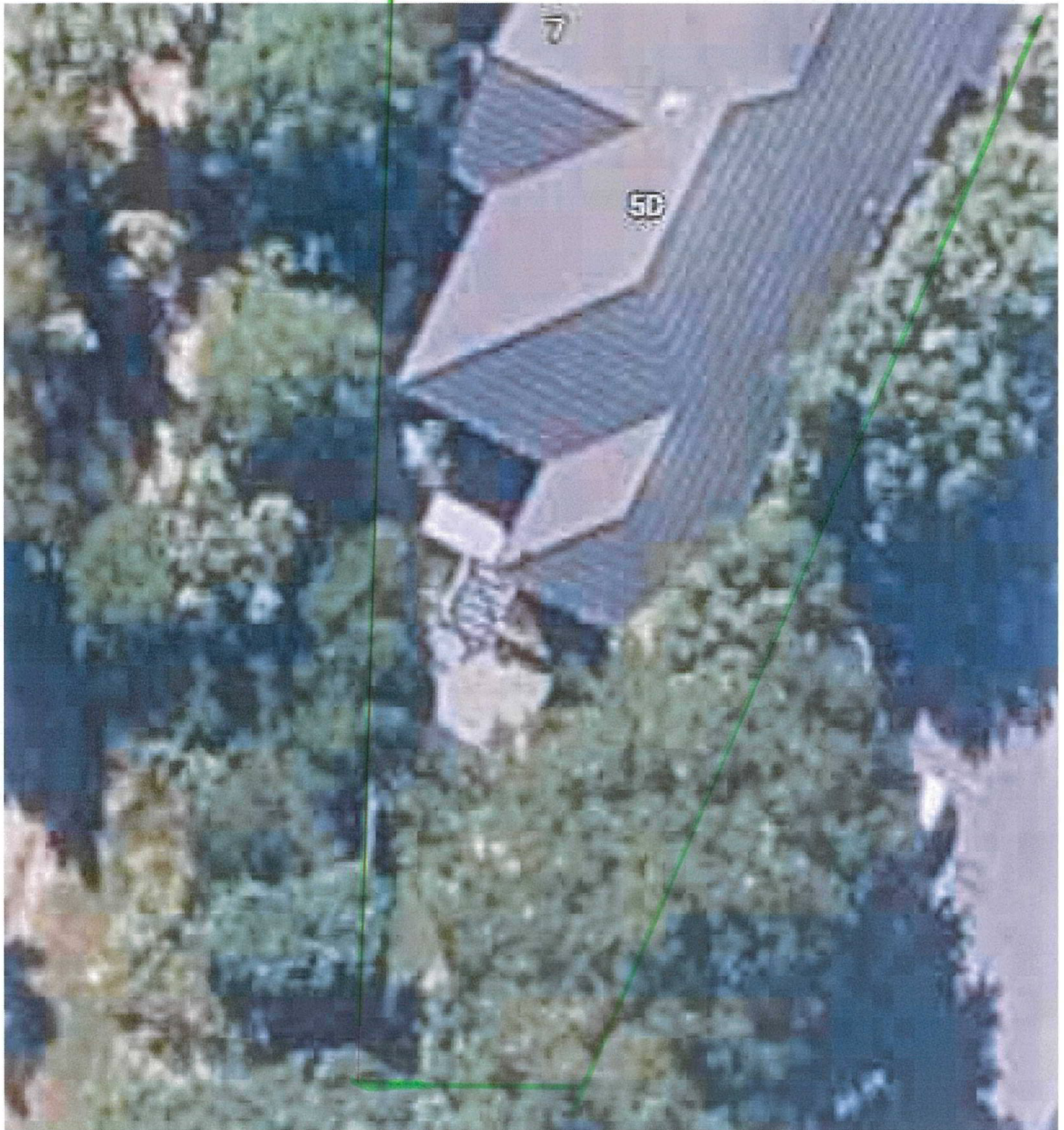
looking down driveway away  
from my house showing low shrubbery

1/1









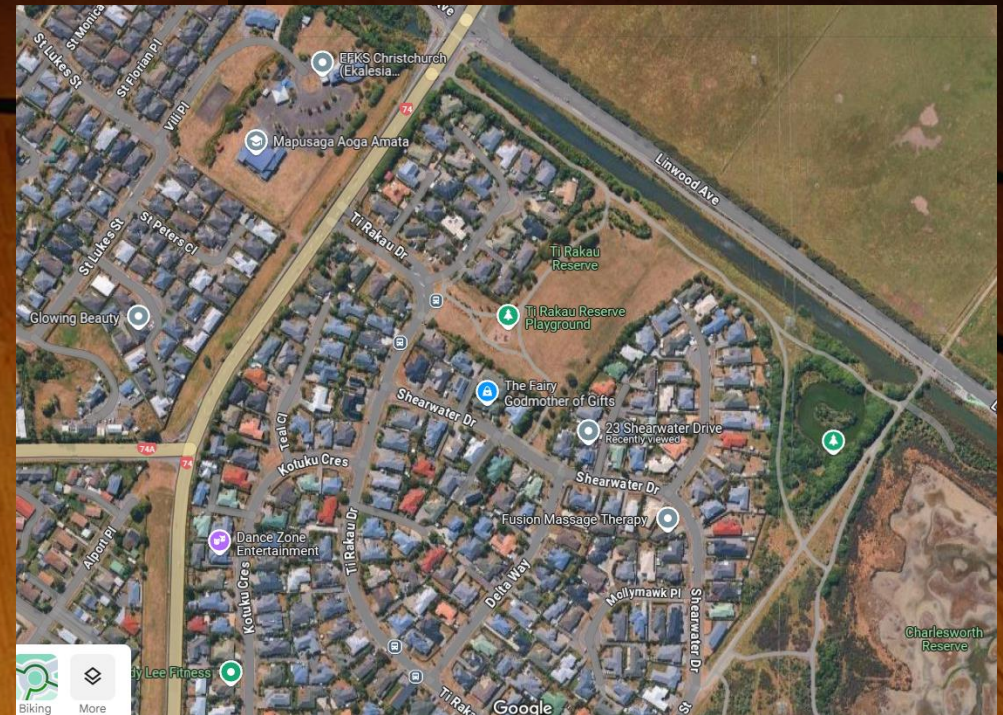


# Brookhaven Area

Request for approval for a  
Community Basketball Court



## Attachment A Item 4.3





Why we think this is a **GREAT IDEA!**

## COMMUNITY NEED

- Brookhaven lacks youth-focused recreation facilities
- Current reserve caters to younger children
- Lack of nearby activities to engage our youths/teens
- Will serve as low-cost, impact addition to benefit a wide age range



Why we think this is a **GREAT IDEA!**

## HEALTH & WELLBEING

- Supports physical activity, mental wellbeing. Can be played solo or with others
- Encourages positive interactions & outdoor engagement for the whole family and family visitors.
- Provides free, local alternative to screen time and indoor activities.

Why we think this is a **GREAT IDEA!**

## **SAFETY & ACCESSIBILITY**

- Located walking distance for all Brookhaven residents without crossing the main roads.
- Keeps children & youth close to home, reducing travel to facilities
  - Woolston & Linwood Areas.
- Visibility from nearby houses provides natural community oversight & safety.



Why we think this is a **GREAT IDEA!**

## **ALIGNMENT WITH COUNCIL PRIORITIES**

- Fits with Council's Active Recreation & Sports Strategy.
- Promotes equitable access to recreation & encourages active communities.
- Supports safer streets and strong community initiatives.

Why we think this is a **GREAT IDEA!**

## LOW COST & HIGH-IMPACT INFRASTRUCTURE

- A court requires minimal space and investment but delivers high social and health benefits (similar to the one in Hoon Hay park)
- Low maintenance and installation can be staged over time if required
- Multiple Brookhaven residents are experienced in Project and Construction Management services and labour and have offered their services.



Why we think this is a **GREAT IDEA!**

## COMMUNITY SUPPORT

- Residents of Brookhaven are actively in favour
- We have already gathered close to 100 signatures from residents and supporters.
- Will continue to liaise with community if our request progresses

# BASKETBALLS POPULARITY!!

## INTERESTING FACTS

- Since 2000, sec. school participation increased 61%!
- NZs fastest growing secondary school sport!
- 2023 – Basketball second only to netball!
- On course to become most popular sec. school sport by 2026!





# BASKETBALLS POPULARITY!!

## WHY ITS GROWING:

- National success of the Tall Blacks & Breakers
- Media exposure – NZ-NBL coverage, Taihi womans league & overseas NBA
- Local Canterbury RAMS team. On track for finals this year!
- These successes provide valuable role models for youth

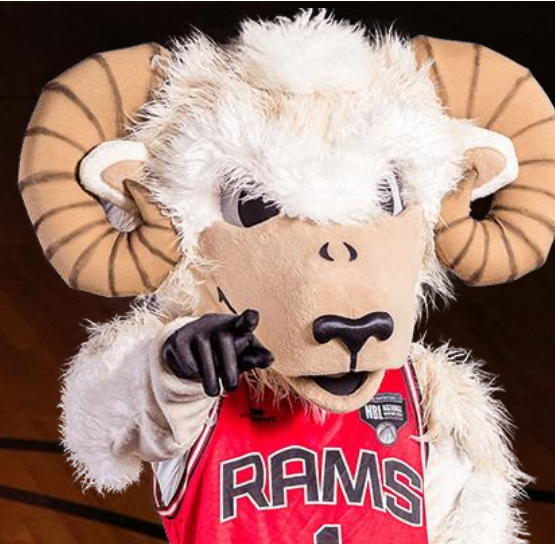


# NEXT STEPS...

IF YOU LOVE THE IDEA AS MUCH AS WE DO....

- We are happy to keep liaising with community
- We are happy to put together a feasibility report to present
- We are happy to put together costs and timeframes to present

LETS BALL!



# Urban Forest Planting Plan

## Ōpāwaho Heathcote River

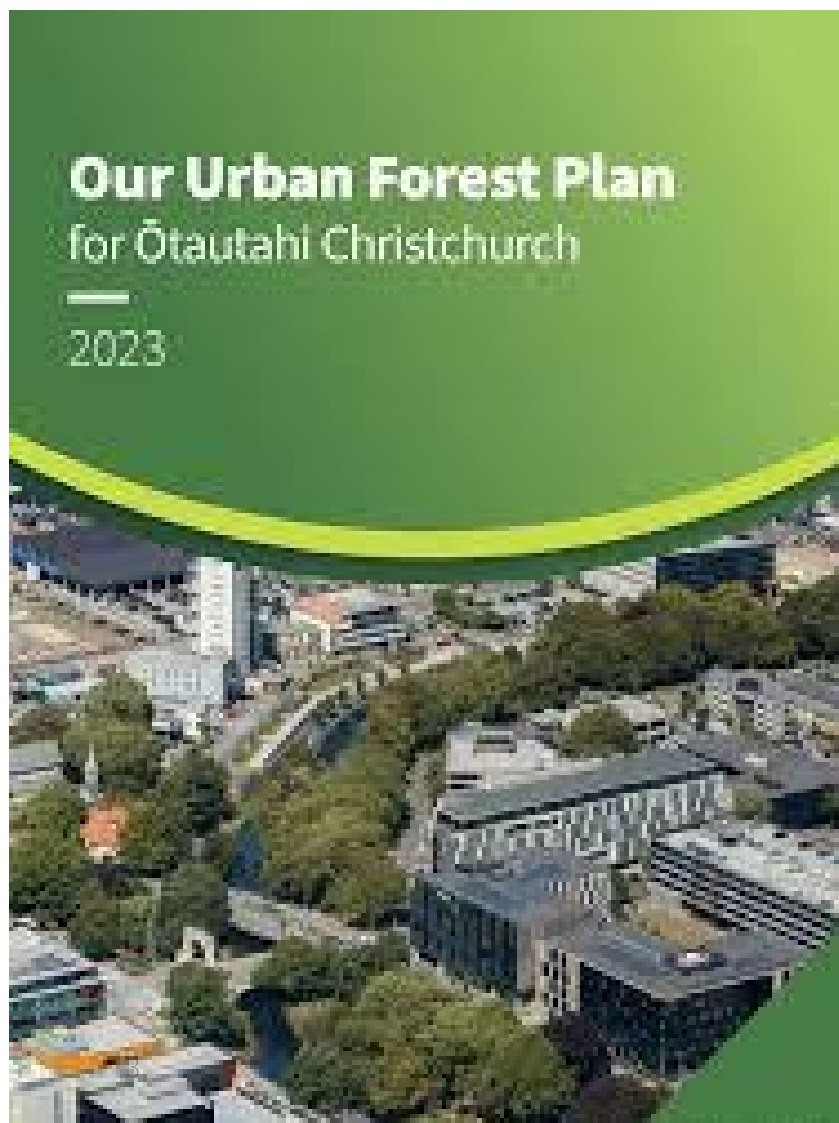
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## Ōpāwaho Heathcote River Planting Plan

- The creation of a planting plan for the river margin from Spreydon Domain to the Woolston Loop
- Large scale approval from Community Board will allow Community Groups to plan and plant more efficiently
- Guidelines will assist groups with plant selection and placement
- Developed with input from across Council Units





## Urban Forest Plan

- Adopted in 2023
- Focus on increasing canopy cover
- Includes target to increase canopy cover along Waterways from 21% to 75%



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## Why now?

- Many groups have undertaken planting along the Ōpāwaho Heathcote River
- Planting has not always followed the correct process
- Three complaints received in 2024 in regard to views, safety and amenity



## Plan development objectives

Certainty and direction to volunteer community groups and Kura (schools) wishing to undertake restoration planting of the awa

Recognise cultural values associated with the awa (river) and wai (water)

Guidance for the location and types of restoration planting that recognises a range of values and considerations

Community Board approval of areas appropriate for restoration planting

Continued support of the mahi of volunteers, strengthening community connection and aiding positive environmental outcomes for the city.

## Plan outcomes

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Retention of views and recreational values

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Protection of flood water conveyance and the flood plain

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Recognition of cultural values, including mahinga kai

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Improved in-stream and riparian habitat

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Increased habitat diversity

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Improved native plant and animal diversity, and

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Provide a clear plan that can be used to gain the necessary approvals for planting to take place

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## Desktop

Desktop and site analysis including:

- Existing relevant strategies and plans
- Regulatory provisions i.e. District Plan rules, heritage, sites of ecological significance (whole of awa)
- Open space available
- Recreational river use and amenity – public & private
- Flood management, river maintenance
- Safety - CPTED, sightlines, hazards
- Location of services..
- Similar approach to other Urban Forest Planting plans
- Community group intentions
- Cultural advice





## Walk the river

Met with our Stormwater team

Met with a range of Community  
groups already undertaking planting

Mapped new locations for planting

Mapped existing views from  
properties to be retained

Mapped known white baiting areas



## Analysis e.g. viewshafts and sightlines



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### Consideration of:

- Sightlines re Crime Prevention Through Environmental Design (CPTED) for personal safety
- Conflict areas i.e. where shared paths and footpaths intersect, or at street intersections
- View shafts for private amenity

### Response:

- Gaps between planting, careful location of larger shrubs or trees
- Planting away from the edge of paths and from intersections
- Choice of plant group types i.e. low planting and canopy trees for more visibility
- Clear sightlines to bridges, paths for night time use

## Analysis i.e. flood mapping



Where it floods, how much, and how to manage it, in consultation with waterways engineers, walked key areas of the river

- Flood baseline the status quo - 50 year flood event
- Assist water conveyance in key areas
- Deep red = worst flooding
- Ensure not making flooding worse

Response:

- No additional planting or low, floppy planting in the most flood prone areas of the flood plain
- Low floppy planting and canopy trees allowing water to flow over and around
- Forest and shrub planting on higher ground
- No or limited planting in proximity to bridges or conveyance hot spots
- Restricted use of denser plants such as harakeke



## Analysis e.g. underground services



Consideration of:

- Location of underground and above ground services
- Type of service
- Potential interference of planting i.e. lighting

Response:

- Location of planting
- Type of planting and likely root depth

## Planting details

- Identified areas for restoration planting
- Four type of plantings have been developed which focus largely on the structure of the vegetation
- General and specific area guidelines
- Plant species list confirmed with CCC botanist
- Planting guided by Community Partnership Rangers

Certainty, with the flexibility for the plan to endure over time





## Plant Group Types

### Type A: Low planting

Planting to 1.2m max. height

Plants that flop over – within the floodplain

Low plants that are rigid- can be planted elsewhere outside of the high flood areas



## Plant Group Types

### Type B: Low planting & shrubs

Planting to 5m max. height

Provide greater diversity of plant species,  
without undue shading of adjacent property  
or open space

May include carefully placed ti kōuka  
(cabbage trees)



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## Plant Group Types

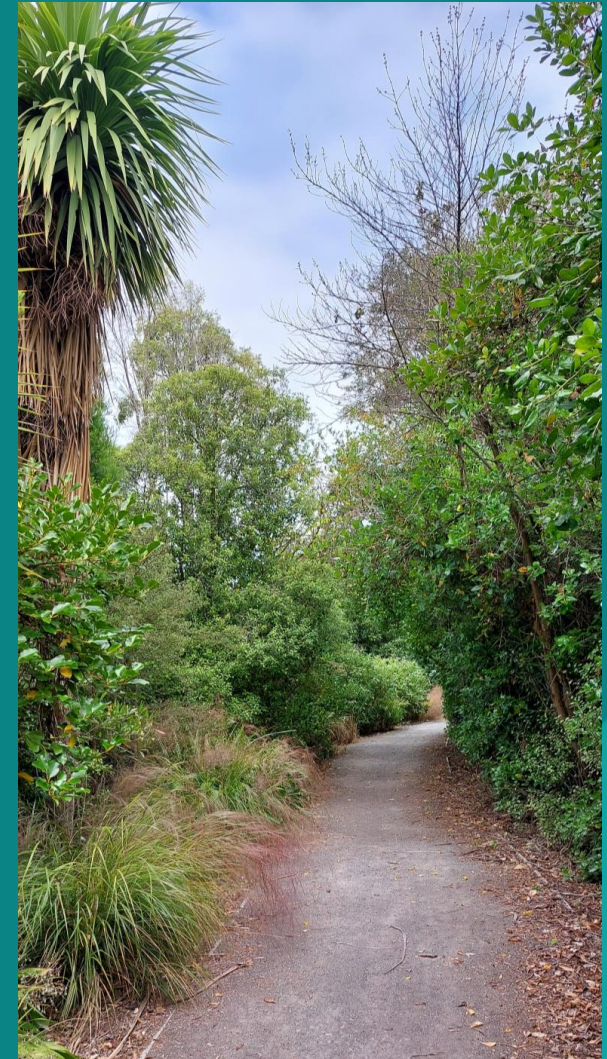
### Type C: Forest mix

Provides the greatest diversity of plant species

Supports habitat

In limited locations due to flood management

15



## Plant Group Types

### Type D: Low planting & canopy trees

Allows for flood management and more frequent sightlines and retention of viewshafts

### Specimen trees

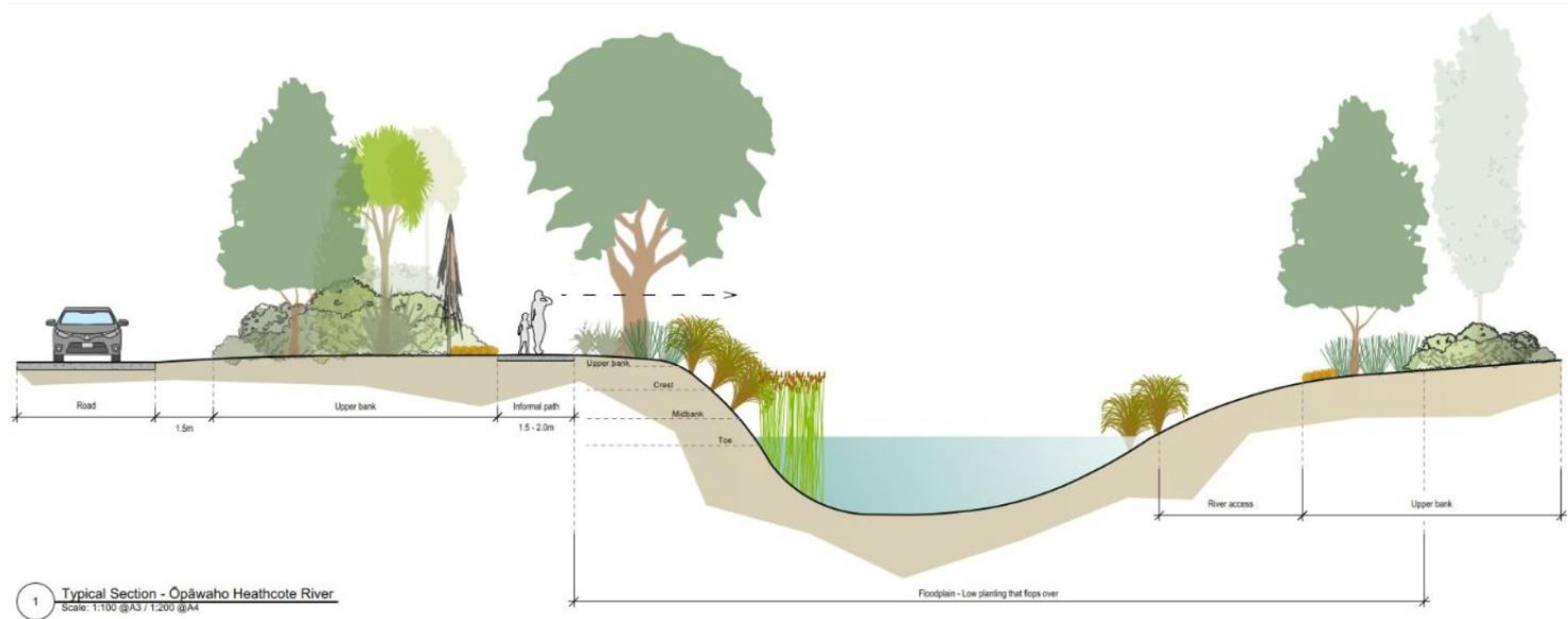
Can provide for succession planting where there is a desire to transition from existing exotic trees to native.







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Example of the outcome:



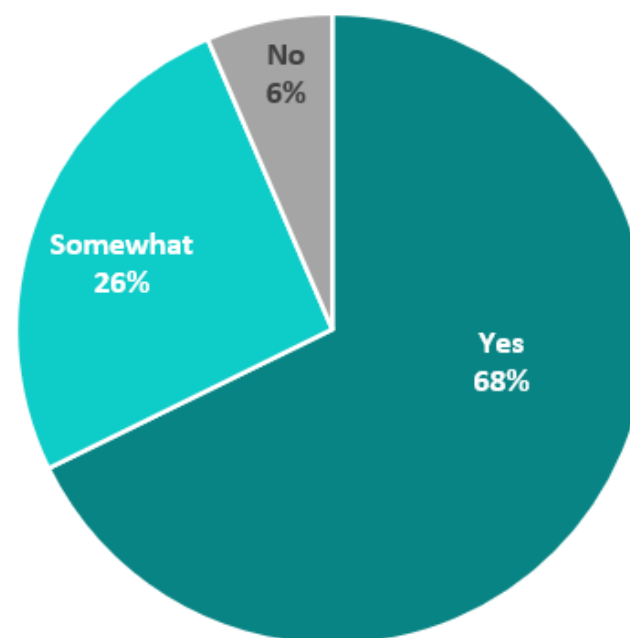
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## Public Consultation

- Consultation open Thursday 29 May until Thursday 19 June 2025
- Emailed to 52 stakeholders
- Significance level = low

### Results

- 428 views on [KōreroMai/LetsTalk](#)
- 31 Submissions  
(5 organisations, 26 individuals)
- 68% support (21),
- 26% somewhat support (8),
- 6% do not support (2)



Do you support this river  
planting plan, the areas  
outlined and the guideline?



## Changes made following public feedback

Added new planting sites in Areas  
8, 11, 19 and 23

Changed some planting sites  
plant types in Areas 8, 11, 13, and  
16

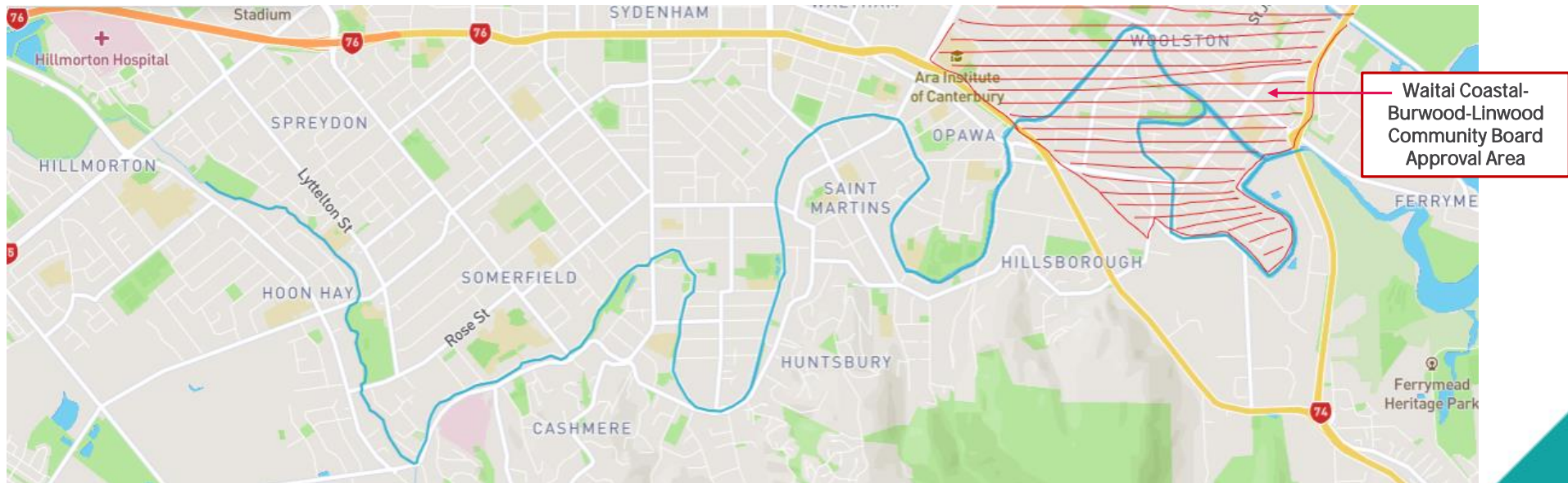
Retained some grassed area in  
Area 13 near St Martins Road

Included existing informal  
pathways on the mapping.

Expanded guidance notes about  
planting either side of formal  
pathways to include informal  
pathways.

Included guidance note that  
future infrastructure, such as  
cycleways may require the  
relocation, removal or  
reconsideration of where planting  
is located.

## Areas for board approval in the plan



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# Final plan summary

If the plan is approved it will see an estimated 71,000m2 of new planting sites along the river.

This will be made up of the following:

Planting type	No. of areas	Approx area
A-Low planting	43	8800m2
B-Low planting and Shrubs	17	2900m2
C-Forest Mix	69	37000m2
D-Low Planting with Canopy	92	22311m2



## Where to from here?

Report will go to Waihoru Spreydon-Cashmere-Heathcote Community Board on the 10<sup>th</sup> of July seeking approval of the planting plan within this board area

Report will go to Waitai Coastal-Burwood-Linwood Community Board on the 11<sup>th</sup> of August seeking approval of the planting plan within this board area

Once approved, the final updates will be made to the guidelines

Community Partnership rangers will be given the plans to distribute to existing groups

