

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

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

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<b>TABLE OF CONTENTS NGĀ IHIRANGI</b>	<b>PAGE</b>
<b>8. Puretumu Torowhānui - Renaming Marylands Reserve and Marylands Place</b>	
A. Item 8, Puretumu Torowhānui - Renaming Marylands Reserve and Marylands Place - Late submissions .....	3
<b>5.5. Correspondence - McVicar Drive, Cashmere Estate and Christchurch Adventure Park</b>	
A. Item 5.5 Deputations, Correspondence - McVicar Drive, Cashmere Estate and Christchurch Adventure Park - Presentation notes.....	5
<b>4.2. Mt Pleasant Pottery Group</b>	
A. Item 4.2 Public Forum, Mt Pleasant Pottery Group request for access to residential red zone.....	7
B. Item 4.2 Public Forum, Memo Redcliffs Park Community Building - LINZ Land for Car Parking 30 April 2021 .....	9
<b>5.4. Proposed tree planting plan for Walsall Reserve, Remuera Reserve and Ferrymead Park (Sports area)</b>	
A. Item 5.4 Deputation, Proposed tree planting plan for Remuera Reserve presentation .....	14
<b>10. Proposed tree planting plan for Walsall Reserve, Remuera Reserve and Ferrymead Park (Sports area)</b>	
A. Item 10, Proposed tree planting plan presentation.....	25

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**From:** [REDACTED]  
**Sent:** Tuesday, 9 April 2024 7:00 pm  
**To:** Walders, Jane  
**Cc:** Zant, Tessa  
**Subject:** Renaming of Marylands Place

I wish to have more input into the renaming of Marylands Place.

We (owners of property in Marylands Place) fully support the name change, but do not support the process that has unfolded.

Firstly, my [REDACTED] father owns [REDACTED] and [REDACTED] Marylands Place was unable to vote as he was critically unwell for a prolonged period late last year. He is now well and able and likes Monarch Place.

Originally Torrens Road, Marylands Place was created by the motorway cutting through. A fire prompted the council to rename the other end of the road as there were two halves at the time. The council named it Marylands Place.

This street has no connection to Marylands Boys home.

It appears that all of the property owners who pay the rates and work in the street and vicinity to the park, unanimously support Monarch Place, as does Waka Kotahi.

Owners have only put Validation as a second option in your voting system as MSSAT is not a legal option and a second option was required. To give the second choice the same voting power as first choice is quite unfair. I for one would have left it blank.

What can I do to submit these points to the meeting proposed for Thursday 11 April please?

Regards

[REDACTED] owner [REDACTED] Marylands Place)

02 April 2024

**Submission to Waihoru Spreydon-Cashmere-Heathcote Community Board regarding traffic conditions on McVicar Drive, Cracroft.**

Submission made by:

Carole Bartram

[REDACTED]

Cracroft

Christchurch 8022

M [REDACTED]

E [REDACTED]

**Submission**

I understand that there has been a submission made by another resident from Betty Roberts Lane regarding the amount of traffic using McVicar Drive and with the speed being driven.

My neighbour spoke to me about this submission and I disagreed with many of his points and will list my points briefly below.

1. McVicar Drive does have a high traffic volume when the Christchurch Adventure Park is open. The council dictated the width of the road and it does seem too narrow.
2. The majority of that traffic does not appear to be speeding. In fact, after the installation of a 50km speed limit sign at the beginning of McVicar Drive it has been very helpful with the number of slow sight seeing drivers who will drive up to the CAP at often around 30km or less and most of the CAP vehicle traffic are polite road users.
3. We are very fortunate in that very few boy racers are using McVicar Drive
4. Not all the traffic driving to CAP are cyclists. There are some people driving up there for the view. These vehicle movements are very few of the daily traffic numbers.
5. Residents are parking outside their homes on both McVicar Drive and Round Hill Rise with cars parked on both sides of the road at times. When this happens traffic can not drive on both of the road at the same time.
6. The vehicle traffic is well separated from the pedestrian and cycling users with the path and various walkways available
7. There are potholes developing along McVicar Drive that need to be regularly addressed
8. There is little or no evidence of any wildlife bird deaths from high traffic use.

**Conclusion**

I do not think;

- the speed limit should drop to 30km as it is too slow for the length of the road
- I do not want or think speed humps should be installed
- Yellow lines to be installed on one side of McVicar Drive and near the roundabout on Round Hill Rise

- White dividing lines of the road would be helpful, especially as the subdivision is growing and there will be double the resident traffic volume in a few years.
- Regular maintenance of the road to stop potholes developing.

Thank you.

Yours sincerely



Carole Bartram

### Submission for Mt Pleasant Pottery group to retain Red zone land access.

Mt Pleasant Pottery Group  
Te Papa Kura Redcliffs Park  
140 Main Road  
Redcliffs

Chair person : Leigh Ann Smith  
CCC liaison Sheila Brown (secretary)

MPPG Submission contact - Stacey Rod [stacey.rod@gmail.com](mailto:stacey.rod@gmail.com) 0211829600

Mt Pleasant Pottery Group secured the lease for the building in Te Papa Kura Redcliffs Park in 2020.  
See Memo 21/249015 (30 April 2021) regarding the Red Zone land access.

**Currently we have access via the Red Zone land for deliveries (eg. clay, kilns, wheels, chemicals etc) and for those with disabilities that might need drive on access to the building.**

**The club would like to retain access via the Red Zone lands because -**

Access from the Main Road is an 80m footpath.

- More 100 people are coming and going from clubrooms in a typical week.

Club continues to grow it's membership, classes, workshops and community offerings.  
Currently we have 120 Members, 7 weekly pottery classes, weekend workshops, members club night/day sessions, exhibitions, plus members access to the rooms. Room 3 is used by various community groups - evening art classes, holiday programmes, meetings, fundraising events etc.

- The building is 80m from the Main Road so folk have to carry their clay, equipment, pots.  
There are dogs, walkers, runners, cyclists, children to negotiate and numerous trip hazards from the wood chip playground, dog sticks, childrens scooters etc
- The path has no lighting at night.  
Many of our classes and club activities are in the evening.
- Access for those who are frail, with mobility issues and disabilities,  
Many of our members are elderly and some with mobility issues, eg. recovering from surgery.  
We have had community activities for local retirement home, cancer survivors etc. requiring drive on access.
- Deliveries of clay, kilns, wheels, chemicals and equipment require drive on access.

#### Re MPPG leasing the Red Zone land as a parking area

The use of all or part of the area as a parking area the club would be ideal.

- What would the obligations and potential costs of leasing the area for parking ?  
We are a busy community group run by volunteers and with limited funds.
- Use of the carpark could be controlled by the club  
To reassure local residents that it is not a public carpark, with use of private parking signage and with tutors or committee members unlocking/locking the access gates before and after classes.
- What is the future use of Te Papa Kura Redcliffs park ? and the demands this use may have on future parking needs... if as sports field then parking on Main Road will be insufficient .. and our Members will have to carry their clay and pots even further.



Memos



Memorandum

**Date:** 30 April 2021  
**From:** Luke Rees-Thomas, Property Consultant  
Megan Carpenter, Planner Recreation  
**To:** Linwood-Central-Heathcote Community Board  
**Cc:** Kelly Hansen, Manager Parks Planning & Asset Management  
**Subject:** **Redcliffs Park Community Building - LINZ Land for Car Parking**  
**Reference:** 21/249015

1. Purpose of this Memo

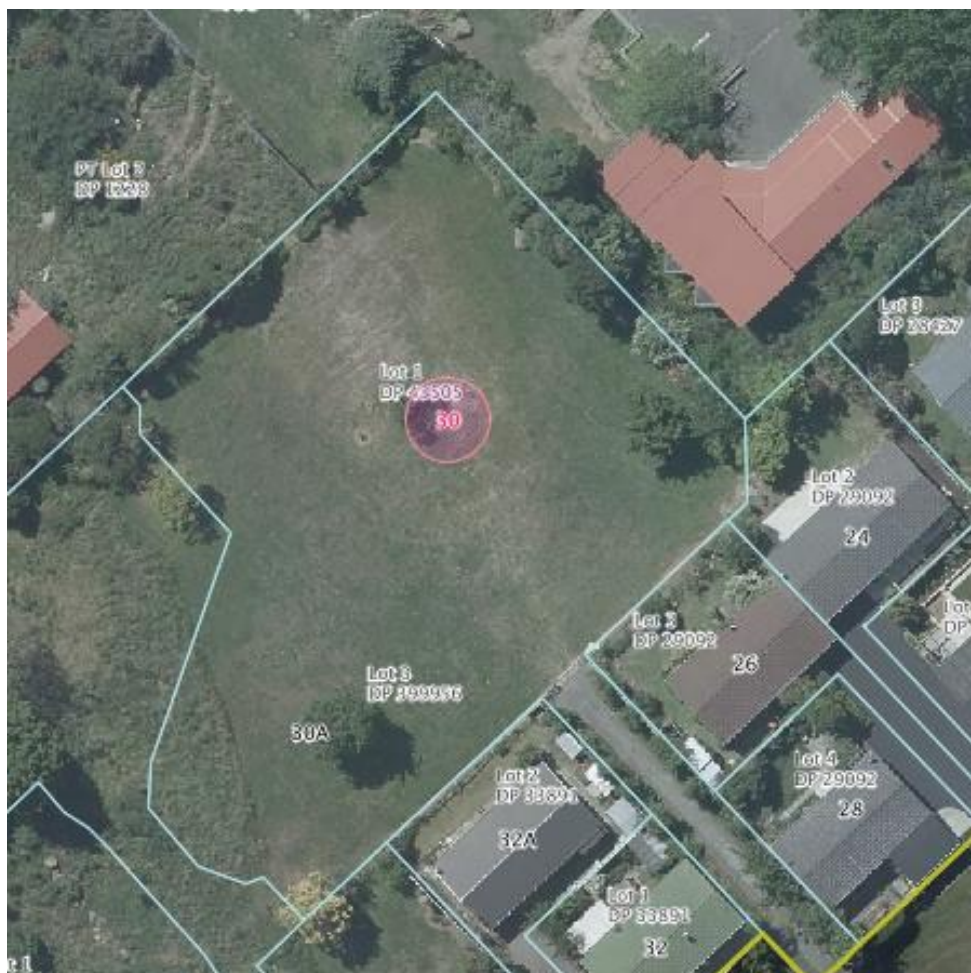
- 1.1 On 28 September 2020 the Waikura/Linwood-Central-Heathcote Community Board resolved to grant a new lease over the Redcliffs Park Community Building to the Mount Pleasant Pottery Group.
- 1.2 Noting detail in the report regarding limited parking for the building and park, a further resolution to the staff recommendation was recorded by the Board:  
*"Requests staff advice regarding the process for using 30 and 30A Raekura Place for future car parking, for Te Papa Kura: Redcliffs Park."*
- 1.3 Now that the new tenant has established themselves within the community building, it is appropriate for staff to provide this advice in order to satisfy the resolution.

2. Update

Current Situation / Need

- 2.1 The Community Board report (sections 4.32-4.36) provided detail on the neighbouring land at 30 & 30A Raekura Place. This land is currently owned by LINZ and is due to be transferred to the City Council in 2021 as part of the Residential Red Zone Programme. The following aerial shows the location in relation to the Redcliffs Park Community Building. The sites are joined at the northern boundaries.

Memos



- 2.2 The Council's Parks unit has recently installed a gate in this fence so mowers and trucks can enter the park site for maintenance. LINZ (as the current land owner) has provided permission for Council's contractors to utilise 30/30A Raekura Place for access. LINZ has also provided approval for the Pottery Group to utilise this route in order to transport heavy materials into the community building (e.g. clay). Given the building location, this process is supported by Parks staff as it will reduce wear and tear on the main park fields.

Memos



- 2.3 In regards to the general operation and functionality of Te Papa Kura Redcliffs Park, the current car parking availability is considered to be adequate. The community building, however, does not have any allocated spaces and concerns have been raised since the space was first offered for lease in 2020. At present visitors to the building must walk approximately 80m from the Main Road entrance.

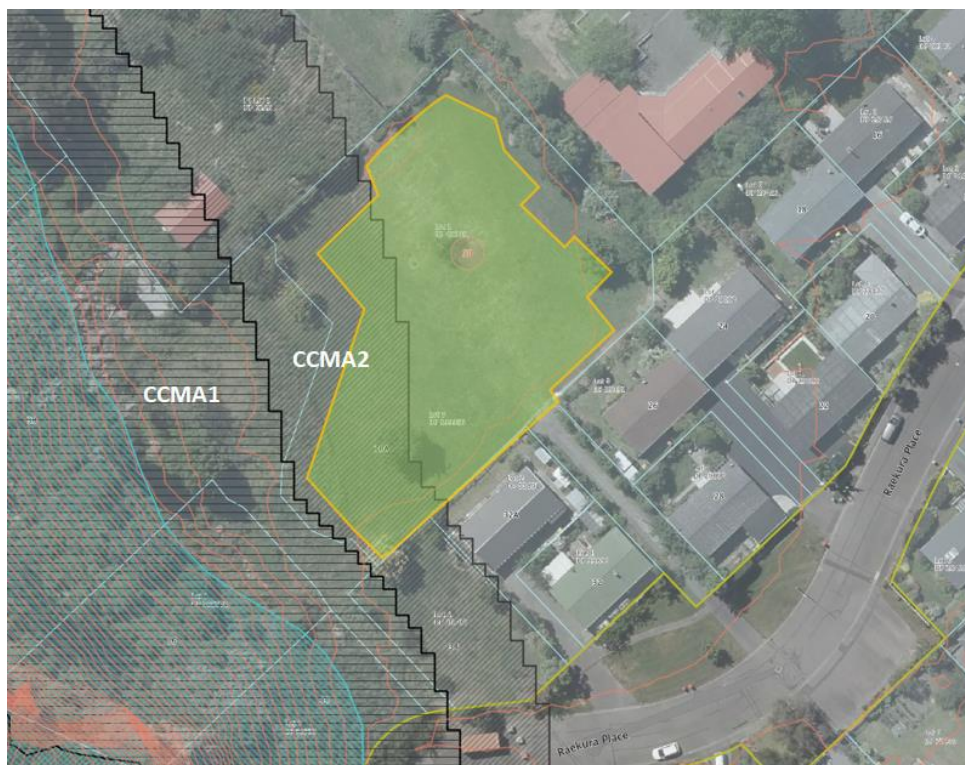
Issues

- 2.4 Staff, the community board and the pottery group all support the use of the neighbouring LINZ land for use as a car park to service the building - however there are issues to work through.
- 2.5 The land is zoned 'Residential Suburban Zone', which does not include car parking as a permitted use. Therefore a resource consent would be required. A consent application does not guarantee a positive outcome as the proposal would likely need to be publically notified. Previously the Council has received feedback from the adjacent residential neighbours that a car park at this location would not be supported due to noise and increase in traffic. Those concerns would need to be met and concessions may need to be made regarding the use. It is expected that the land would be used solely to support users of the community building and not the park as a whole. Therefore the concerns from the neighbours may be satisfied. As the space is not required for general public car parking, the group would be expected to apply for a lease and be responsible for installing a chain or gate at the Raekura Place entrance to prohibit any access to the site outside of their operational hours.
- 2.6 There is a prior Council resolution (**CNCL/2017/218**) to divest this land once it is transferred from LINZ. This decision may need to be partly rescinded before any other use is formalised (i.e. a lease to the group). Council would need to consider the forgone financial income, if the site was retained and not sold on the open market.



Memos

- 2.7 Portions of the property sit in a rock fall hazard area. Staff have received a detailed explanation of the hazards on site. In summary, the main hazard areas are away from the probable car parking location closest to the building. Cliff Collapse Management Area 1 (CCMA1) is an absolute 'no go' zone, whereas CCMA2 could be utilised under special circumstances. It is believed that the balance of the site (excluding CCMA1 & CCMA2) would be sufficient to meet the needs of the community building. Rock fall fencing may be required on the site for health & safety purposes.



- 2.8 The cost to develop the land into a carpark. The expected volume of use would determine to what level the car park would be developed. If the site needs to be sealed and line marked, the cost could be substantial. If the land was only used to service patrons of the community building, then the grass could potentially be left in place with minor ground levelling works required. The Council does not hold any budget for these works, nor have the works been costed.
- 2.9 The car park is required only to service the community building. It is not required for general public use. Therefore, the pottery group would need to apply for a lease once the land is transferred to the Council, and would be responsible for obtaining consent, development and security of the site. This is standard for exclusive use.

Solution / Process

- 2.10 The land will be transferred from LINZ to the City Council within the RRZ programme – expected second half of 2021.
- 2.11 Once ownership is transferred, the pottery group could apply to the Council for a lease to develop and use the site as a car park (subject to a plan change or resource consent).
- 2.12 Council staff are planning to initiate a bulk District Plan Change in 2021/22. Park Planning staff will incorporate a number of properties (both existing and newly acquired) with the purpose

## Memos



of aligning the zoning of those sites with current and expected future uses. If a lease is approved then staff can include 30 & 30A Raekura Place in this process so that full consideration can be applied to these sites being used as a car park – solely for the community building. This process involves public consultation and hearings.

2.13 On the basis a change of zoning is successful, the lease can be confirmed.

### 3. Conclusion

3.1 The process for using 30 and 30A for car parking is complex. Staff will inform the pottery group of the process and invite them to apply for a lease if they wish to proceed.

### Attachments / Ngā Tāpirihanga

There are no attachments to this report.

### Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Luke Rees-Thomas - Property Consultant Megan Carpenter - Planner Recreation
<b>Approved By</b>	Kelly Hansen - Manager Parks Planning & Asset Management Angus Smith - Manager Property Consultancy



## Safer Canterbury

### Creating Safer Communities

2 SAFER CANTERBURY 1. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

## How can environmental design help prevent crime?

Careful environmental design can help to prevent crimes like personal assault and vandalism. The major principle of Crime Prevention Through Environmental Design is:

- **Natural surveillance** – “see and be seen”  
People are usually less likely to commit crime if they are (or think they may be) being watched. Conversely people are likely to feel safer if they think someone is ‘looking out for them.’

Crime prevention can be achieved by security cameras and the presence of security personnel. However it can also be achieved by natural means such as:

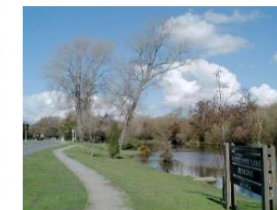
### 4. Ensuring that there is plenty of activity by:

- Designing pedestrian/cycling routes to ensure that they will be well used to prevent them becoming isolated and unsafe
- Designing pedestrian routes so that they run alongside vehicular routes and are highly visible



### 2. Ensuring that there are clear sightlines along routes by:

- Avoiding sudden corners or blind bends along pedestrian or cyclist routes



- Ensuring that planting does not grow to obscure the view or provide hiding places for offenders

### 2. Pathways

Pedestrian access ways can enhance the function of public open spaces, but they need to be carefully designed and located.

Pathways can be made to feel safer by:

- Ensuring the provision of adequate sight lines along the route
- Avoiding dense planting of tall shrubs within 2 metres of either side of pathways

Help to make people feel safer in a park by:

- Avoiding areas of potential entrapment or concealment along the pathway



Some key points from this publication are:

- "**Natural surveillance** – “see and be seen”. People are usually less likely to commit crime if they are (or think they may be) being watched. Conversely people are likely to feel safer if they think someone is ‘looking out for them.’ . . .

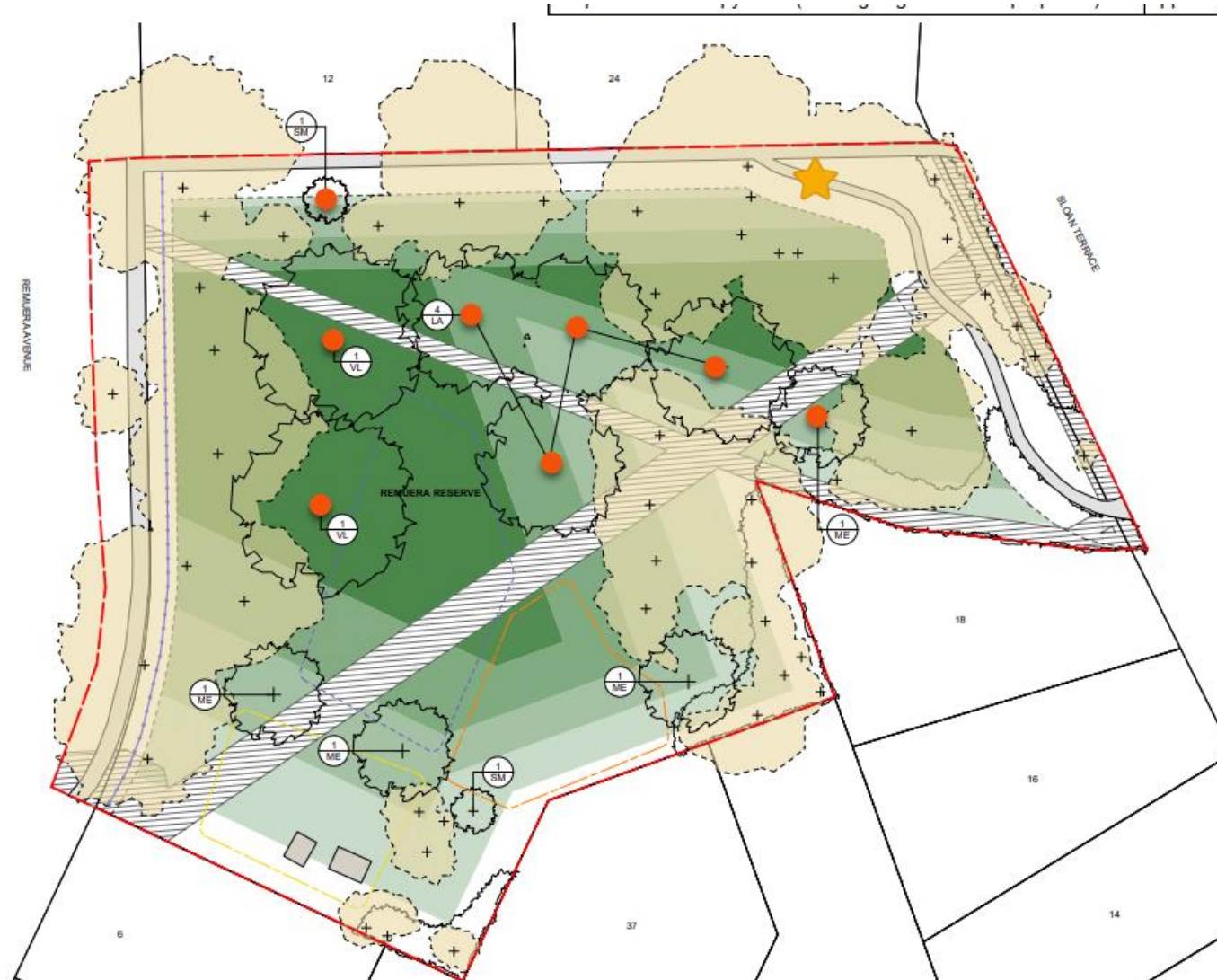
Crime prevention can be achieved by . . . natural means such as: "

- "Ensuring that there are **clear sightlines** along routes by . . . ensuring that planting does not grow to obscure the view or provide hiding places for offenders"
- "Locating and designing parks so that they are **overlooked by roads and houses**"
- "Designing pedestrian/cycling routes to **ensure that they will be well used** to prevent them becoming isolated and unsafe"

Remuera Reserve is already fairly poor when assessed against these recommendations, for example:

- Adjoining properties are fully fenced, so they do not overlook the reserve.
- There are large established trees running along the Remuera Ave street frontage that partly screen the view of the reserve.
- The pedestrian path is located behind a second row of large trees.
- Sloan Tce is positioned below the reserve, meaning that there is no visibility of the reserve from this street frontage.











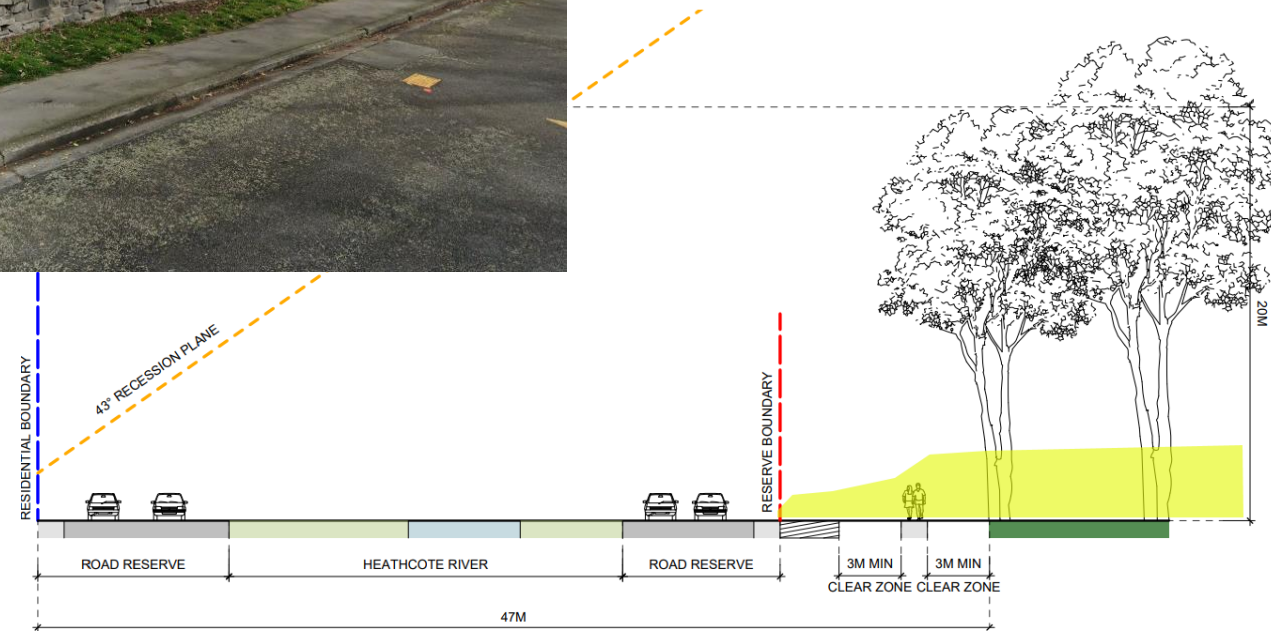


Google Maps





Google Maps



4 SECTION C-C  
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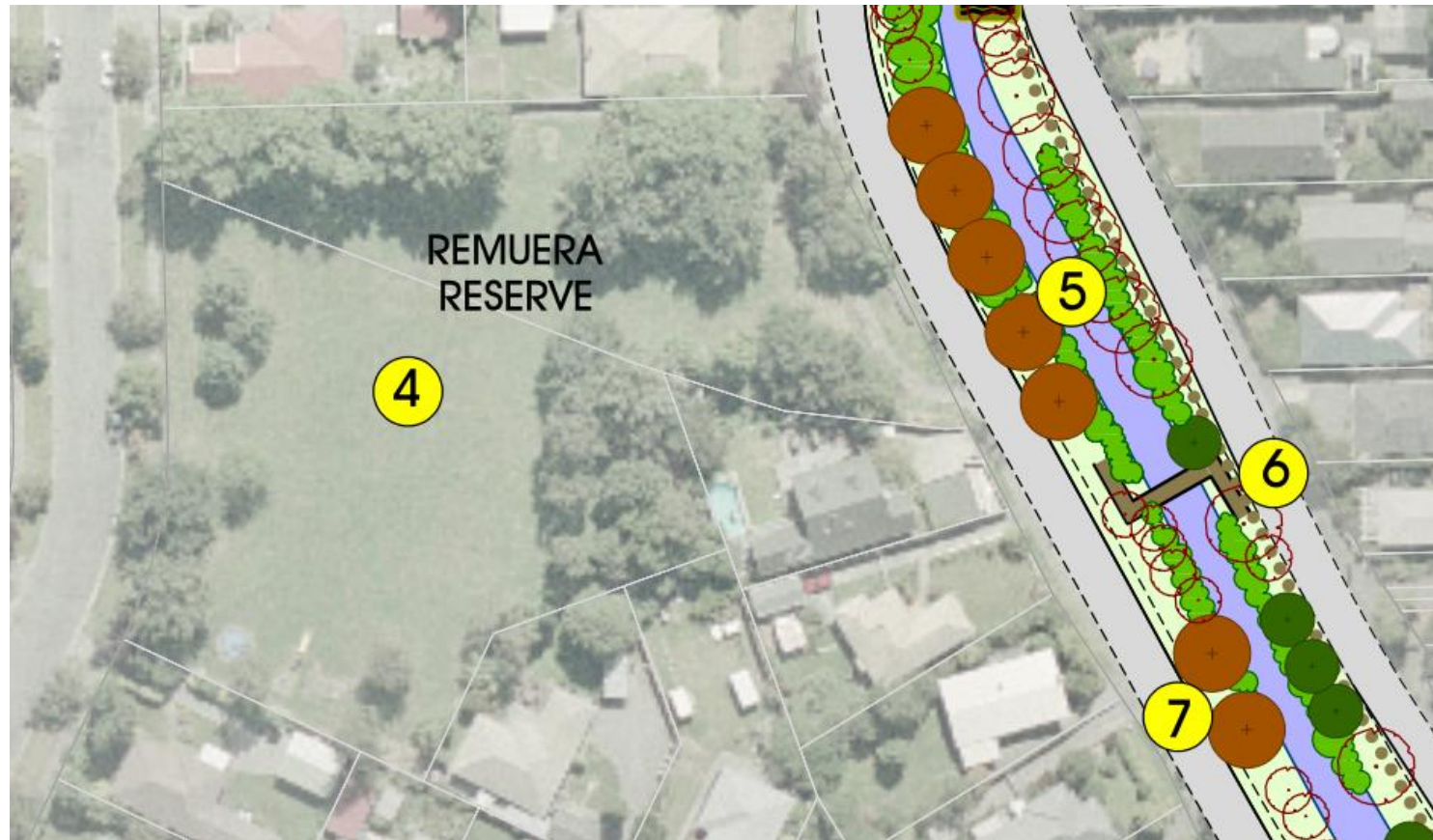


# MID-HEATHCOTE RIVER / ŌPAWAHO LINEAR PARK MASTERPLAN

A VISION FOR THE LONG TERM PROTECTION AND ENHANCEMENT  
OF ONE OF CHRISTCHURCH'S KEY NATURAL ASSETS

FINAL DOCUMENT  
APRIL 2009

Christchurch  
City Council 





Google Maps



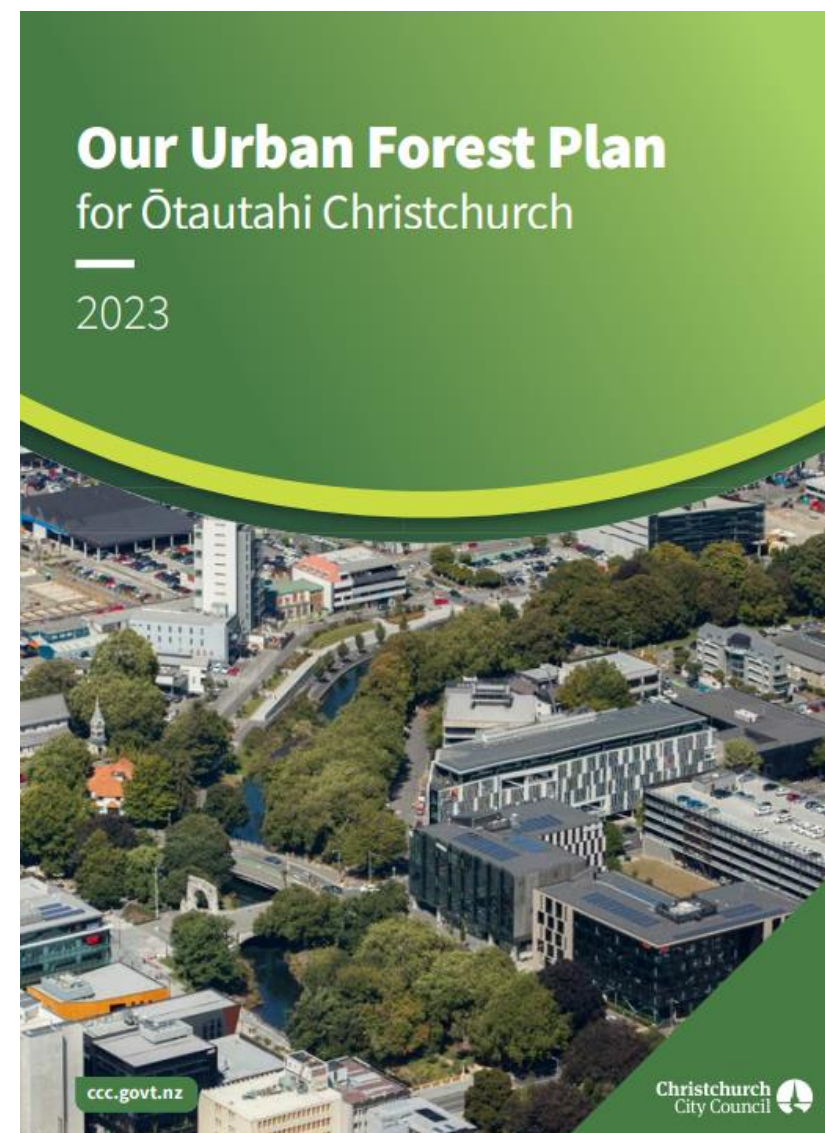
# Urban Forest Planting Program

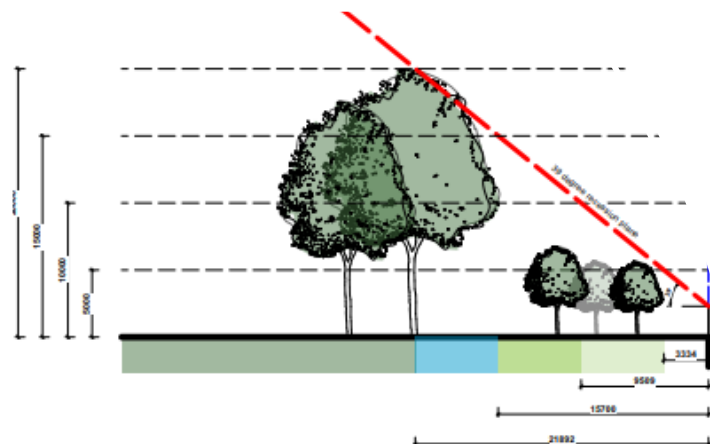
- Walsall Reserve
- Remuera Reserve
- Ferrymead Sports Park



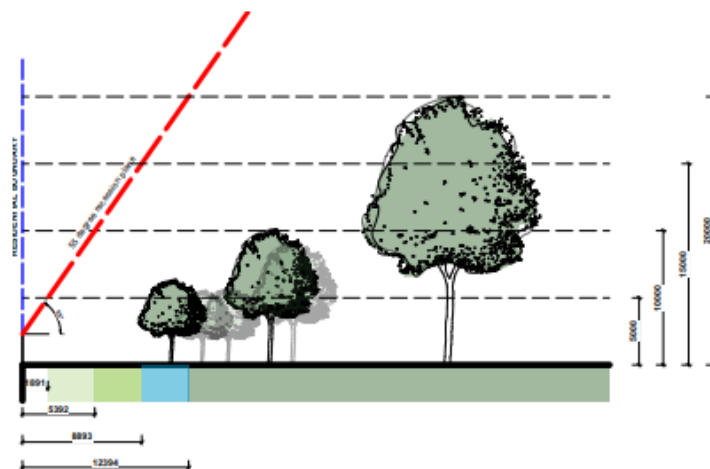
# The Urban Forest Planting Program

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





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



**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





## Newsline

Community matters

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# Consultation

- Consultation started on 15 December 2023 and ran until 1 February 2024 (For Walsall and Remuera)
- An email was sent to 86 key stakeholders
- Walsall page had 19 views, and Remuera Reserve had 228 views
- A [Newsline](#) article published on 15 December 2023 and posted on our Council Facebook page reached 10,958 people, and in the Beckenham and Cashmere Neighbourhood Facebook groups with a total of 33 reactions and 4 comments.
- Flyers were delivered to properties neighbouring the park
- Signage was installed in the park with a QR code to the consultation webpage.
- Ferrymead park planting plan was developed as part of the initial set of Urban Forest Planting plans and had public communications prior to this latest group of plans.

## Plans to sprout Christchurch tree canopy



15 Dec 2023

Share this story



A rolling series of plans to plant more trees throughout Christchurch and Banks Peninsula have been released.

This is part of the **Ōtautahi Christchurch Urban Forest Plan** which aims to increase the canopy cover across the city to an ambitious target of 40% across our 1,200 parks over the next 50 years.

# Walsall Reserve

- Proposal for see 9 new trees
- Canopy cover will increase from 23% to 73%
- Received 8 individual submissions, all 8 strongly supported or somewhat supported the planting.
- No Changes have been recommended for this park.



# Remuera Reserve

- Proposal for 12 new trees
- Increase canopy from 40% to 57%
- This plan received received 20 individual submissions, 15 strongly or somewhat support the planting.
- No changes recommended.
- Food forest area identified in the park.





# Ferrymead Park

- Proposal for 203 new trees
- Canopy cover will increase from 10% to 35%
- Received 4 submissions from sports groups that use the park. General concerns were raised relating to maintaining ground conditions, drainage, shading, access and space for future club facilities.
- Several changes were made to address concerns raised by the sports groups which have been updated and included in the current proposed plan.



## Next Steps

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

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Planting will be staged over 1-5 years

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Planting will be completed by the Councils internal tree planting team

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Community planting days may also be utilised to assist with planting