Spreydon Ward

Community Profile

September 2026

Hoon Hay Park basketball court

Christchurch City Council

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St Mary's Church, Addington

Profiles compiled by the Community Support and Partnerships Unit, Christchurch City Council

***New Zealand Index of Deprivation (NZDep)**

The NZDep is an area-based measure of socioeconomic deprivation in Aotearoa New Zealand created by Otago University. It measures the level of deprivation for people in each small area. It is based on nine Census variables. To read more about the variables used and view maps in more detail, visit http://www.ehinz.ac.nz/indicators/population-vulnerability/socioeconomic-deprivation-profile/

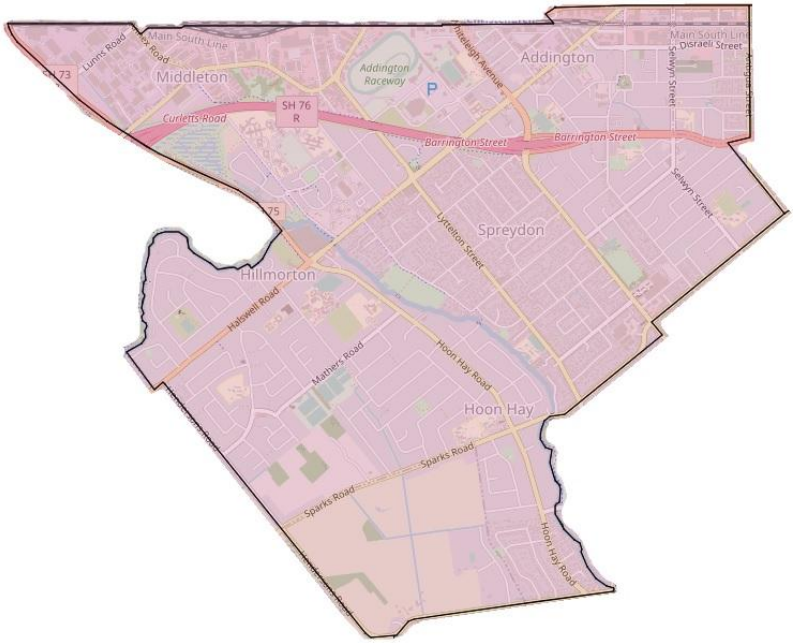
Ward Area Overview

The Spreydon Ward encompasses the suburbs of Addington, Hillmorton, Hoon Hay, and Spreydon - a flat, urban area shaped by the Ōpāwaho/Heathcote River that weaves through its neighbourhoods. The ward reflects Christchurch's overall diversity, with a slightly higher proportion of residents identifying as Asian compared to Māori, and a slightly lower representation of Pacific Peoples. Addington stands out as the most ethnically diverse suburb in the ward.

Historically, Addington developed around railway yards and workshops in the late 1800s, serving as a hub for industrial employment. Since the mid-2000s, this character has shifted, with light industry replaced by modern offices and service-based businesses, contributing to gradual gentrification.

Residential intensification has increased across the ward, particularly in Addington and Spreydon, changing the suburban landscape with more compact housing and new developments. Despite this growth, a strong sense of community remains, supported by local events such as the Hoon Hay Fiesta, St Mary's Church Fair in Addington, and youth-focused basketball tournaments.

This combination of heritage, diversity, and evolving urban form makes the Spreydon Ward a dynamic and inclusive part of Christchurch.



Addington Raceway, Apollo Projects Stadium and Wolfbrook Arena

Facts and Figures

Spreydon Ward 2023 Census

25,773
Population

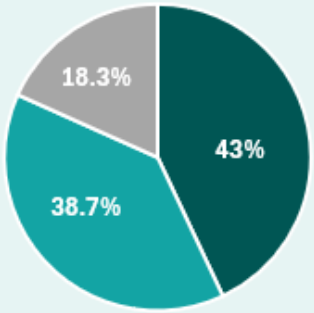
35.4
Median Age

10,080
Dwellings

Cultural Diversity

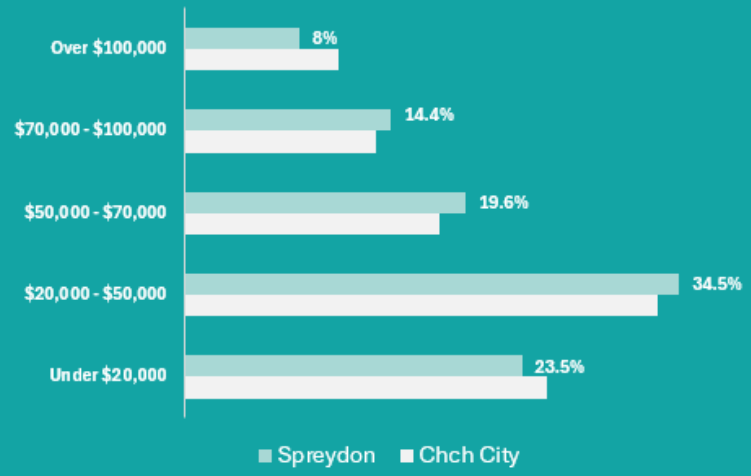
74.4%	European
12.6%	Māori
5.6%	Pacific Peoples
16.8%	Asian
2.2%	MELAA

Family Type



- Couple without Children
- Couple with Child(ren)
- One Parent with Child(ren)

$ Personal Income



Businesses

Approximately
2,973 businesses
employing
22,099 people
(Feb 2024)

Community Infrastructure

14 Community development/support organisations	**27** Sport/recreation groups	**12** Faith-based organisations	**10** Schools
6 Community-owned facilities	**4** Council-owned facilities	**2** Residents' Associations	**1** Council library

The Spreydon Ward is well-equipped with facilities and amenities that support a vibrant and inclusive community.

The Council library in Spreydon serves as a local hub for learning and connection.

Education is well represented with 10 schools across the ward, including one high school, one intermediate, seven primary schools, and one composite school.

Three key shopping centres in Addington, Barrington, and Hillmorton provide convenient access to retail and essential services.

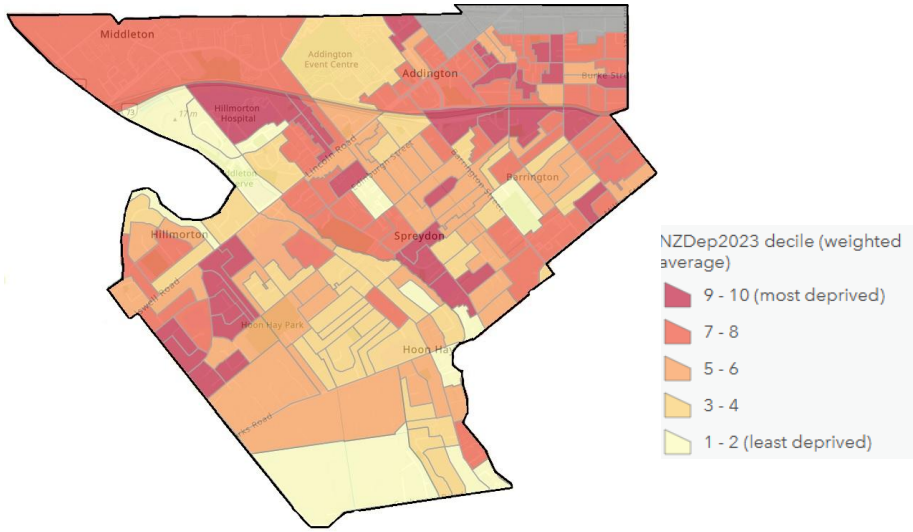
The area boasts extensive parks and reserves, including Centennial Park, Hoon Hay Park, and Spreydon Domain, catering to a wide range of sports from rugby and cricket to Gaelic football. Addington Park, with its existing and planned community gardens, further supports local connection and sustainability.

Together, these facilities reflect a ward that values inclusivity, active living, and strong neighbourhood ties.

Facilities and Amenities

- 1 Council library at Spreydon
- 3 shopping centres: Addington, Barrington, Hillmorton
- 10 schools: including 1 high school, 1 intermediate, 7 primary, 1 composite
- 1 public hospital at Hillmorton
- Multiple major sport and recreation amenities: Addington Raceway & Events Centre, Wolfbrook Arena

Socio-economic Deprivation Index



The scale of deprivation ranges from 1 to 10:

- 1 represents the areas with the least deprived scores.
- 10 represents the areas with the most deprived scores.

Relative to the rest of Christchurch City, the Spreydon Ward had higher levels of deprivation overall.

In the Spreydon Ward, around 19 per cent of the population lived in the 'most deprived' areas (i.e. deciles 9 and 10), compared with 16 per cent of all of Christchurch City's population.

Around 9 per cent of this ward's population lived in the 'least deprived' areas (i.e. deciles 1 and 2), compared with 22 per cent of all of Christchurch City's population.

The Spreydon Ward area has a slightly higher full-time employed percentage, and a slightly less population percentage not in the labour force, than greater Christchurch. The highest proportion of personal income ranges between $50,000-$70,000 in the Spreydon Ward and the median income is $41,500.

The total number of renting households in the Spreydon area is 4,167 with 30.1 per cent of households paying between $400-$499 in weekly rent.

Across the ward there are 462 social housing units managed by the Ōtautahi Community Housing Trust and 775 owned by Kāinga Ora (formerly Housing NZ).

Home ownership in the Spreydon Ward is lower than that of Christchurch City with 43 per cent not owning a dwelling. The Addington area had the most affordable housing in the Spreydon area, with the median house price falling within the 12 lowest in Christchurch City.

Over the past 12 months, the median house sale prices across the ward were: *(realestate.co.nz)*

- Addington - $590,000
- Spreydon - $660,281
- Hoon Hay - $692,813
- Hillmorton - $760,000
- Middleton - $715,000

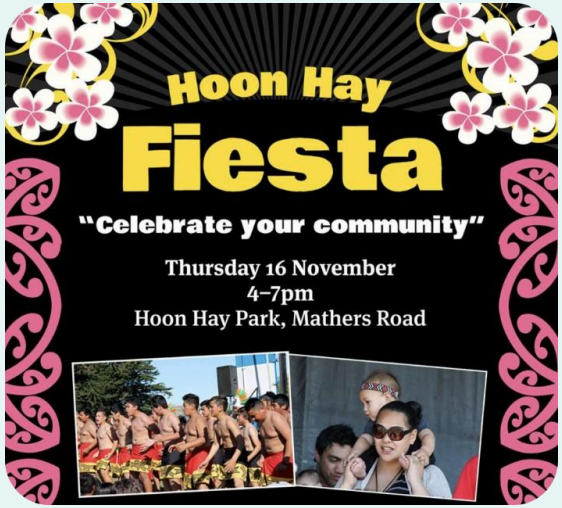
Strengthening Communities Together Strategy

This section of the Community Profile provides a narrative of the ward in relation to the four Pillars of the strategy. You can view the full strategy document on the Council's website by clicking here.

Te Pou Tua Tahi: Te Tāngata

Pillar 1: People

The city actively promotes a culture of equity by valuing diversity and fostering inclusion across communities and generations.



The Spreydon Ward is home to a vibrant and diverse community, where local groups, residents, and organisations work together to build a connected, inclusive and resilient neighbourhood. Guided by the Strengthening Communities Together Strategy, the ward actively supports initiatives that reflect its people, cultures, and aspirations.

Relationships with tangata whenua are central to community development in the ward. Through engagement with mana whenua and Te Hononga, Council staff and local groups continue to deepen connections, fostering shared goals and enhancing understanding of tikanga Māori across community initiatives.

Spreydon is also a culturally rich area, with a growing Pacific and multi-ethnic population. Ongoing engagement through the Multicultural Strategy - Our Future Together, has enabled the ward to support culturally responsive programming and partnerships. Events like the Hoon Hay Fiesta provide a platform to celebrate diversity while strengthening community pride.

Social inclusion remains a priority. Local efforts focus on reducing barriers to participation, including addressing the digital divide, particularly among seniors, migrants, and low-income households. Community centres and libraries offer digital learning spaces and tech support to promote access and skills for all ages.

The ward proudly supports groups involved in arts, culture, heritage, and the environment, recognising their essential role in creating a strong sense of place. This includes community gardens in Addington, support for local environmental restoration, and access to inclusive recreation through Pioneer Recreation and Sport Centre and the Southern Centre.

In Addington, the Kia Ora Addington support platform brings together local residents and organisations to plan events and respond to community aspirations. These meetings have led to initiatives such as the Addington Basketball Project, neighbourhood park clean-up, Matariki celebrations and the popular Addington Fun Fair held in collaboration with St Mary's Church. A standout achievement is the local mural designed by a rangatahi artist, supported by community members, fostering youth leadership and pride of place.

Building on the success in Addington, a new neighbourhood-building project began in Waltham in late 2024. Local engagement took place through the What's Up Waltham support platform and feedback gathered during the Waltham Show Day. A community weaver role coordinates local ideas and relationships to shape neighbourhood initiatives.

Te Pou Tua Rua: Te Whenua

Pillar 2: Place

We support and help build connections between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.

Ōpāwaho/Heathcote River volunteer planting day

The Rowley Community Centre, formerly the Rowley Resource Centre has been part of the community for over 30 years. This centre has a focus on enabling growth through the provision of services, facilities, courses and groups for the improvement of lives in the community.

Manuka Cottage Addington Community House is a community development agency and resource centre. It offers information, resources, support and drop in activities to address social isolation and connect people in the area. It is also the base for Addington Timebank, Addington Oscar and Addington Wellbeing.

Concerns regarding road safety have been raised by residents in suburbs across the area. These include speeding vehicles and inadequate safe crossing islands on busy roads such as Hoon Hay Road and Selwyn Street. The Community Board has advocated for a range of transport and road safety initiatives in the area, connected to traffic management and the associated safety issues for pedestrians and cyclists.

In Addington there are major safety concerns for children and families crossing Brougham Street to get to Addington Te Kura Taumatua School. In 2025 Waka Kotahi commenced development plans for Brougham Street improvements which included the construction of an overbridge to address the safety concerns.

The Healthy Ōpāwaho/Heathcote River project is encouraging young people from schools and early learning centres to take guardianship of the river. This pilot project is a collaborative community approach to conservation education that aims to connect students along the river to take action to power environmental change within the Ōpāwaho/Heathcote River context. Some local people have landscaped the river bank adjoining their properties. The terrain across the area is flat and there has been sporadic flooding issues.

Cottages and small character villas feature strongly in some of the residential areas. In suburbs across the area many of these older houses are being demolished and replaced with multi-storey dwellings, high density and infill housing.

Manuka Cottage, Addington

Te Pou Tua Toru: Te Mahi

Pillar 3: Participation

Residents and groups in the wider community are socially and actively engaged and able to initiate and influence decisions affecting their lives.

Gardens at Addington Farm

There are residents' groups in Addington, Spreydon and Linden Grove. These groups provide opportunities for residents to connect socially and also a forum where local issues and areas of concern can be raised. These can then be brought to the Waihoro Spreydon-Cashmere-Heathcote Community Board and the Christchurch City Council as appropriate.

In 2023 local Addington rangatahi advocated for a basketball court in their local area at a Community Board meeting. At the beginning of 2025 Addington officially welcomed the addition of a basketball court at Cornelius O'Connor Reserve, located next to Manuka Cottage.

As a result of an increase of antisocial behaviour at Addington Park, the local Addington community came together to see how they, as a collective, could ensure Addington Park and the wider area felt safe. Addington Farm, along with local community members, shared the idea of a local community garden at Addington Park with the Waihoro Community Board, seeking support for obtaining a lease that would allow the use of facilities and a portion of the park, used for the community garden. Addington Farm have been successful in obtaining a lease for this purpose and have commenced creating the community garden, which will encourage social cohesion, connection and food sovereignty.

Based on Census 2023 information, 2,190 people (aged 15 years+) from within the Spreydon Ward area undertook voluntary work for an organisation, group or marae.

House of Hoopz event at the new basketball court at Cornelius O'Connor Reserve

Te Pou Tua Rua: Te Whenua

Pillar 4: Preparedness

People feel safe in their communities and neighbourhoods and work together to understand, adapt and thrive in the context of change and disruption.

Climate Change Resilience

Climate change is the biggest challenge of our time. It is already affecting our weather, health and wellbeing, natural environment, taonga species, mahinga kai, food production, biosecurity, infrastructure, and the economy.

The Christchurch City Council is responding to climate change in Ōtautahi Christchurch by working towards targets for reducing emissions, and by helping our communities prepare for and adapt to our changing climate.

Key risks identified include hot weather and drought, strong winds, wildfires, heavy rain and flooding, and rising sea level, coastal and ocean changes.

Inland communities of Christchurch faces key risks from increasing temperatures, drought, and more intense rainfall, which threaten terrestrial and aquatic ecosystems, while flash flooding from extreme rainfall and river flooding impacts built assets and infrastructure.

Community preparedness in the Spreydon Ward is supported through strong local networks and trusted relationships with community groups and organisations. While a dedicated preparedness group has not emerged, local priorities tend to focus on immediate and tangible issues impacting daily life - a reflection of the diverse and dynamic makeup of the area, which includes a mix of long-term residents and more transient populations.

Lower rates of homeownership in some parts of the ward may contribute to reduced property-based resilience, but this is balanced by the presence of well-established community groups and volunteers who play a vital role in maintaining safety and wellbeing.

The Christchurch South Community Patrol, active for over 30 years, is a key example. They have supported wider Christchurch efforts and were instrumental in helping the Rowley community form their own volunteer patrol in response to rising concerns around crime.

The local Community Governance Team actively supports preparedness by connecting neighbourhood groups with Civil Defence Emergency Management (CDEM) Canterbury, helping to build awareness, facilitate access to resources, and assist with the development of local resilience plans.

Staff also attend community-led meetings where appropriate, ensuring strong lines of communication and support for proactive emergency planning.

Christchurch South Community Patrol at Addington Fair

Key Community Issues

Issue	Actions being taken
Residential Intensification Increased concern from residents and their associations about new and accelerated residential developments.	The Community Board continues to advocate for more greenspace and for more trees to be planted on Council land in Spreydon, including streets.
Selwyn Street Master Plan The Selwyn Street Shops Master Plan contains a strategic vision to transform the centre into a prosperous, attractive place for people to live and visit, to spend time and to do business. The vision is supported by five goals, which are to be delivered through nine detailed implementation actions/projects. These encourage Council, private sector, community and government led decision making to align and move forward together in a logical sequence.	The Community Board advocated for funding to be allocated to the Selwyn Street Master Plan for the 2025-2035 Long Term Plan. The 2024-34 Long Term Plan has allocated $146,000 towards this.
Hoon Hay Park A project to upgrade the toilets, changing room facilities and sports storage at Hoon Hay Park.	The Community Board advocated for funding to remain in the 2024-34 Long Term Plan for completion of this project. The Council has allocated a total of $853,049 in funding for the removal of the existing earthquake prone pavilion and toilets. This is due to be completed at the end of the 2026 financial year.
Social Isolation Projects to address the risk of disconnection from others particularly older adults. The Older Adults Network and Age Friendly Committee have initiated a transport accessibility study and a new older adult's services directory.	There is a range of activities and support services, for older adults, although isolation for some remains a concern.

Issue	Actions being taken
Brougham Street Upgrade NZTA are recommending a series of changes to make use of the existing road space. Ideas and feedback from the community have helped shape the plans.	In Addington there are major safety concerns for children and families crossing Brougham Street to get to Addington Te Kura Taumatua School. In 2025 Waka Kotahi commenced development plans for Brougham Street improvements which included the construction of an overbridge to address the safety concerns.
Road Safety for Residents Concerns raised by residents are connected to speeding vehicles and inadequate safe crossing islands on busy Roads such as Hoon Hay Road and Selwyn Street.	Two pedestrian safety crossings have been installed on Hoon Hay Road.
Apollo Projects Stadium	Apollo Projects Stadium was built after the 2011 earthquakes. With the completion of the One NZ Stadium, the future use of the site needs to be decided. The stadium closed on 18 April 2026.