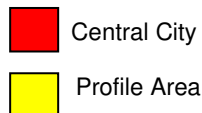
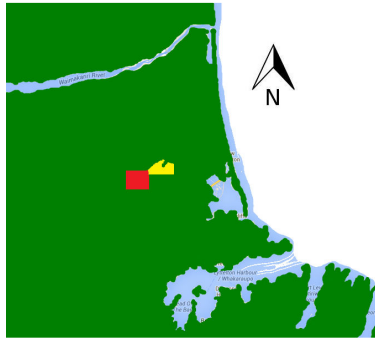


Community profile - November 2014

Avonside / Richmond South

(Census area unit: Avonside, Richmond South)

Christchurch



The suburbs of Avonside and Richmond are adjacent to each other and located in the eastern suburbs of Christchurch, approximately three kilometres north-east of the Central Business District. Avonside is bounded by the Avon River, Avonside Drive, Woodham Road, and Kerrs Road. Woodham Road, Linwood Avenue and Gloucester Street are the main roads providing entry to the area. Richmond is bounded by North Avon Road to the north, Fitzgerald Avenue and Whitmore Street to the west and River Road to the south and east. Main access roads include Fitzgerald Avenue, North Avon Road, Stanmore Road and Avonside Drive.

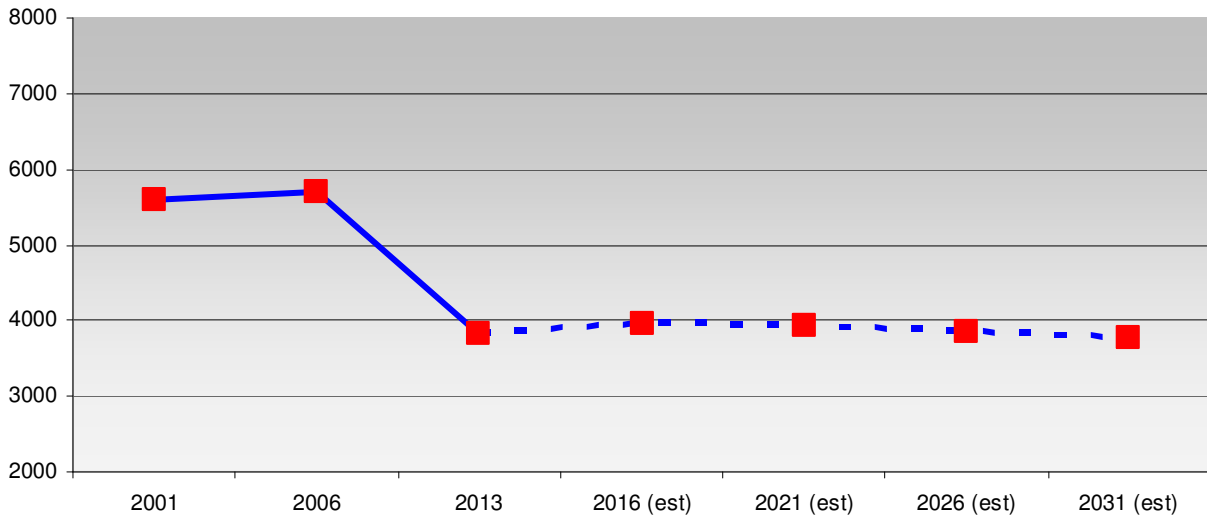
There was significant damage in both Avonside and Richmond to land and properties after the September 2010 and February 2011 earthquakes. This resulted in significant areas of land being designated as red zone. There is a mix of private owner/occupier and rental accommodation, and areas of government and Council social housing, some of which lies in the red zone.

Linwood North School (decile three) and Avonside Girls' High School (decile six) are located in Avonside. Avonside Girls' High School and nearby Shirley Boys' High School and Marian College were affected by the earthquakes and temporarily relocated after the 22 February 2011 earthquake. Woodham Road Health Care is situated on Woodham Road. There are two schools in Richmond: Richmond Primary School (decile three) and the Jean Seabrook Memorial School for children with severe learning disabilities. Kidsfirst kindergarten is the only early childhood centre operating in the area.

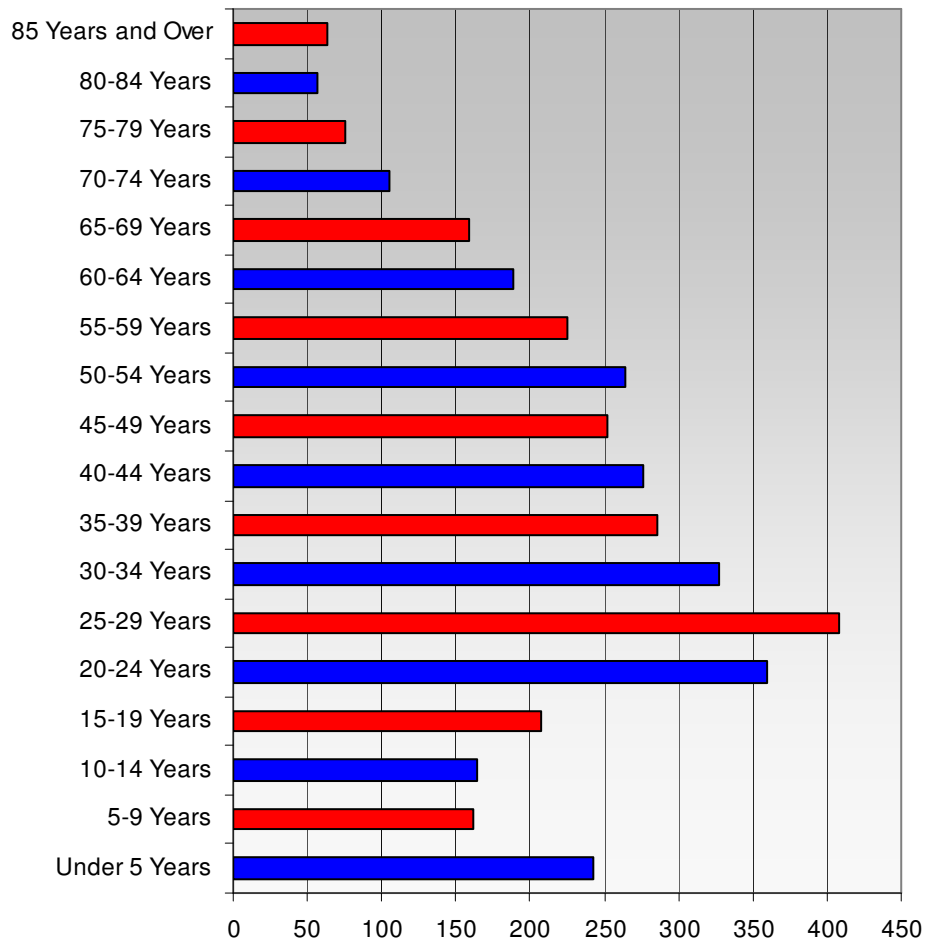
The two rest homes located in Avonside, Springview Retirement Home and St James Rest Home, are both in the red zone. The closest rest home is in Richmond North and the closest health services are in St Albans and the Central City.

Key demographics

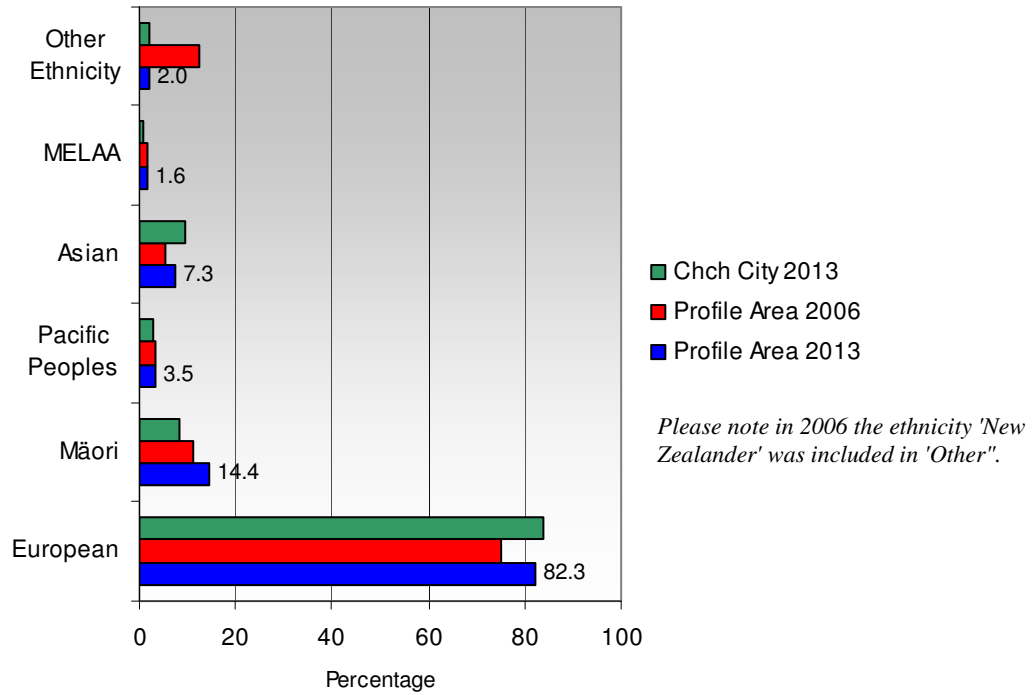
Usually resident population count
(Data from Statistics NZ)



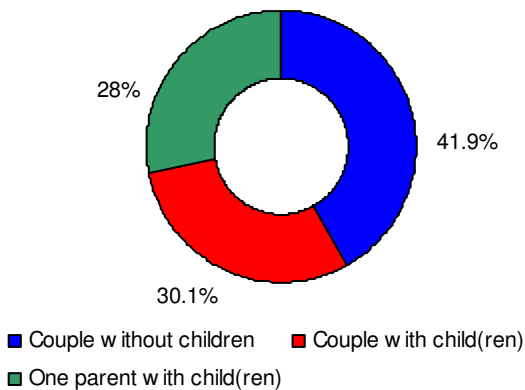
Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



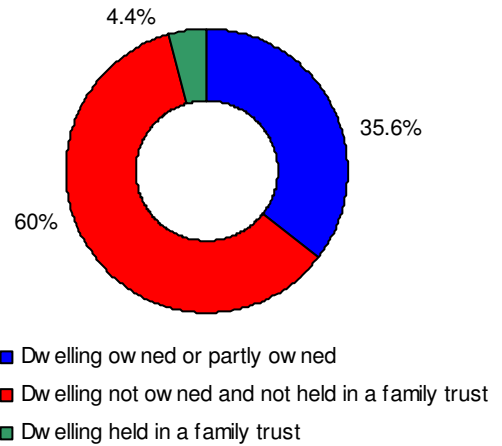
Ethnicity for usually resident population (%)
(Data from 2013 Census, Statistics NZ)



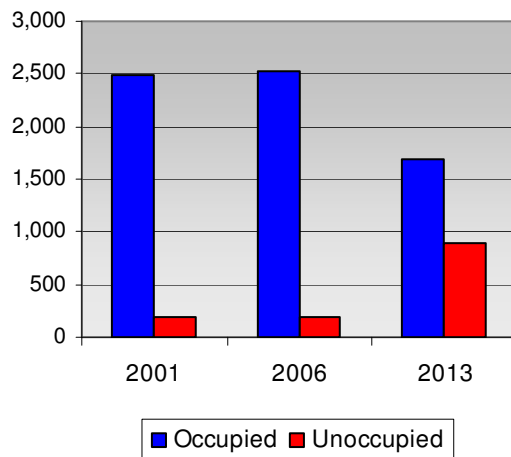
Family type (%)
(Data from 2013 Census, Statistics NZ)



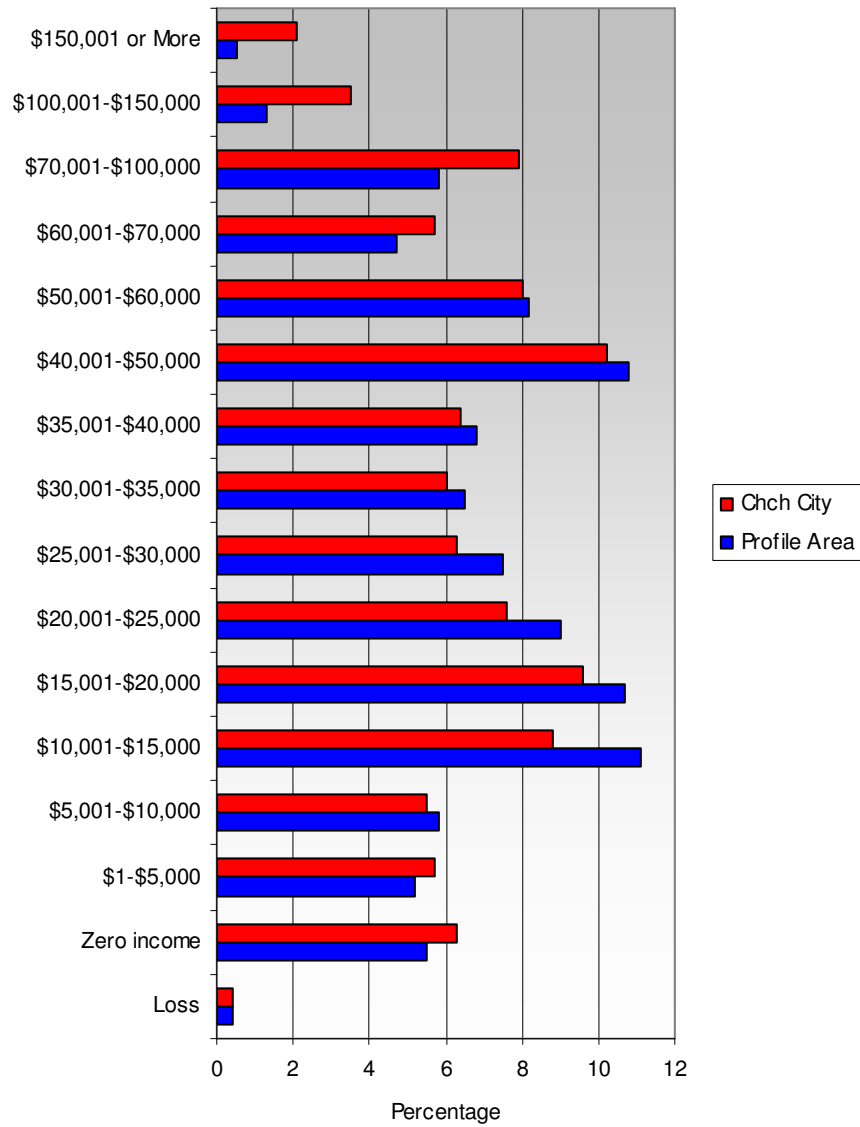
Home ownership (%)
(Data from 2013 Census, Statistics NZ)



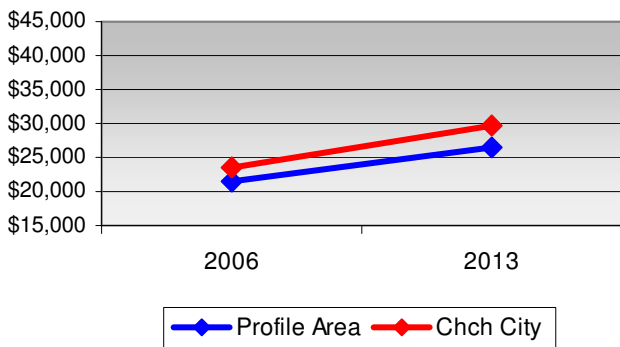
Occupied and unoccupied dwellings
(Data from Statistics NZ)



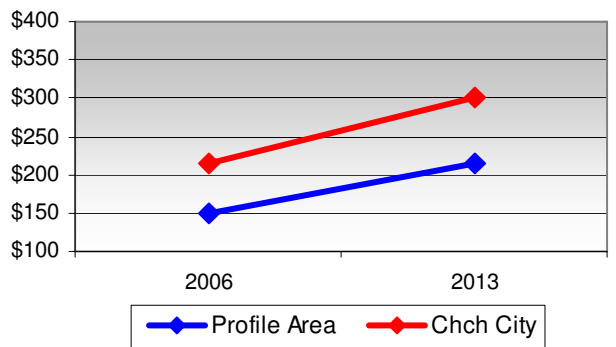
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



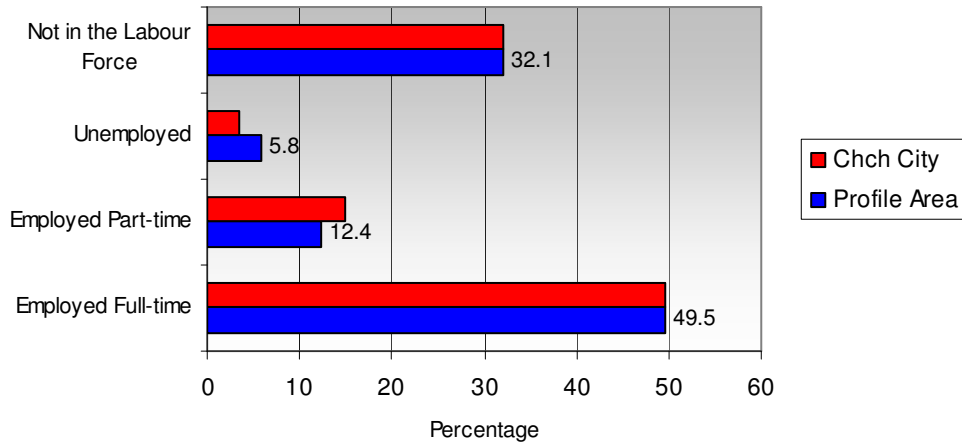
Median personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



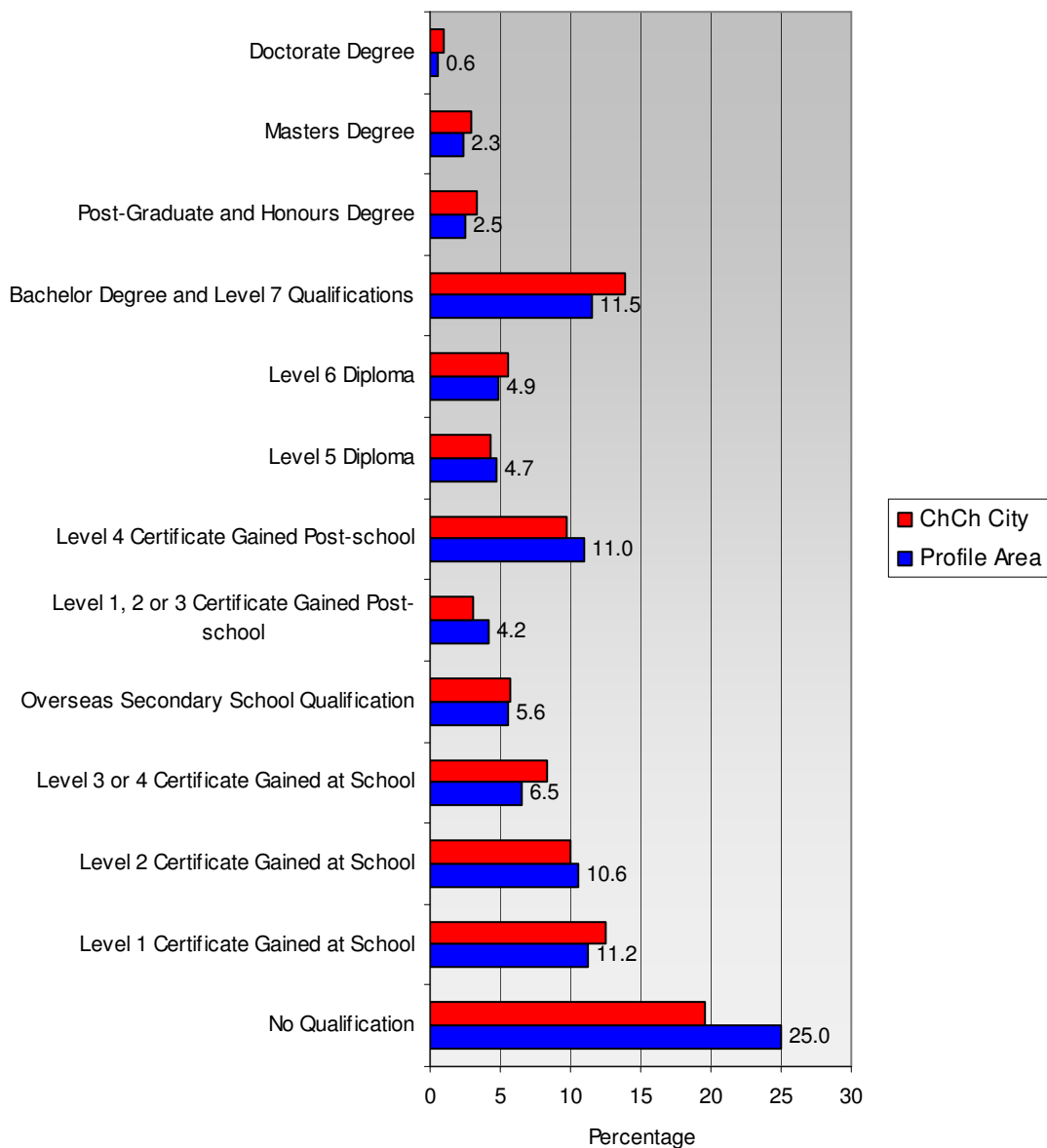
Median weekly rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



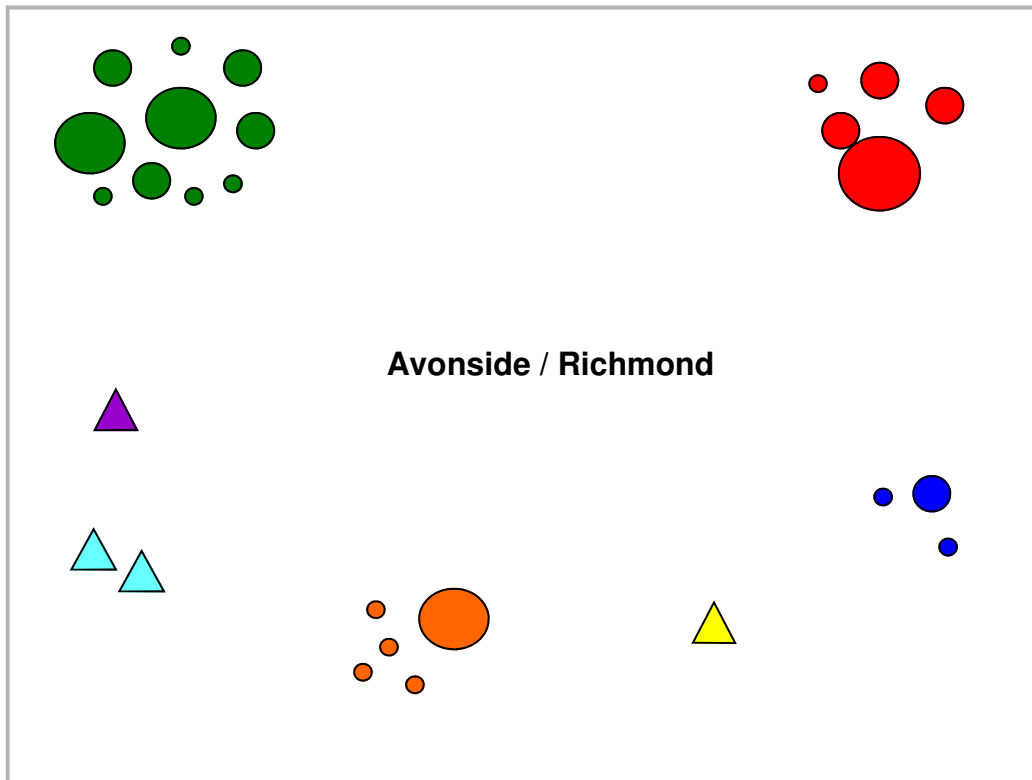
Work and labour force status (%)
(Data from 2013 Census, Statistics NZ)



Highest educational qualification for the census usually resident population, aged 15 years and over
(Data from 2013 Census, Statistics NZ)



Community infrastructure mapping

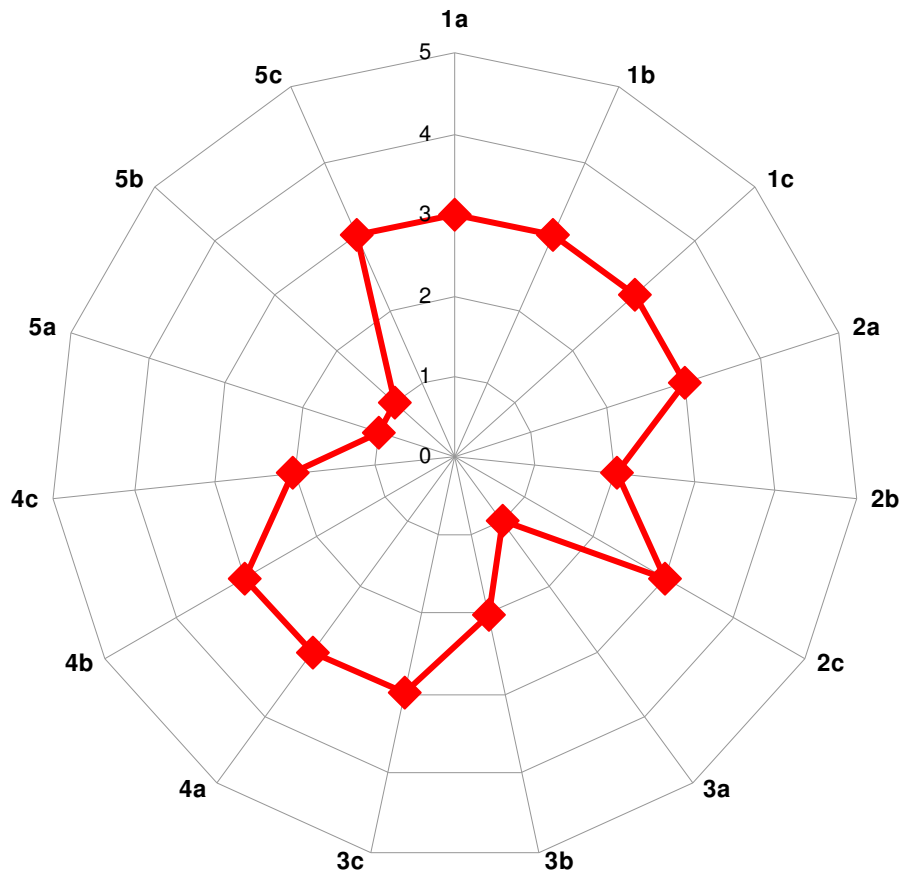


- Community development/support organisations
- Sport/recreation/leisure groups
- Faith-based organisations
- Residents/business associations
- ▲ Schools
- ▲ Community facilities (Council owned)
- ▲ Libraries (Council owned)

The above ratings have been based on reach, diversity, and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well networked within the community.

Avonside has relatively few organisations and groups that operate from within the area whereas there are relatively more in Richmond South. Organisations identified as active in social and community development based in Avonside include five community groups, five sport/recreational/leisure groups, two church groups, and three residents'/community groups. There is no business association in the area. Organisations with wide reach and depth of focus in Avonside include two local church organisations.

Community resilience mapping



Scale: 1 = Low 5 = High

15 Measures of resilience

<p>Community Support Organisations (rating)</p> <p>1a # of organisations (3)</p> <p>1b strength of organisations (3)</p> <p>1c community development principles (3)</p>	<p>Volunteering (rating)</p> <p>2a investment in volunteers (3)</p> <p>2b # of volunteer hours from Fundforce (2)</p> <p>2c # of volunteer hours from Census (3)</p>
<p>Connectedness (rating)</p> <p>3a # of Neighbourhood Support groups (1)</p> <p>3b # of residents' associations (2)</p> <p>3c access to networking groups/forums (3)</p>	<p>Participation (rating)</p> <p>4a community events (3)</p> <p>4b Fundforce participation rates (3)</p> <p>4c club membership #s (2)</p>
<p>Preparedness (rating)</p> <p>5a # of Neighbourhood Support groups (1)</p> <p>5b # households in Neighbourhood Support (1)</p> <p>5c capability of groups to lead local response (3)</p>	

Note: **2b, 4b** - These ratings only take into account figures from community projects funded by Council.
2c - These figures are based on 2006 Census data as this information is not yet available for 2013.
3a, 5a, 5b - These ratings are based on groups and households registered with Christchurch Gets Ready as at November 2013.

Community environment

Social environment

As at March 2013 when the Census was done, the number of people who usually live in Avonside decreased from 3,240 to 1,824. The number of occupied dwellings also decreased from 1,317 to 726. Both the number of people who usually live in Avonside and the number of occupied homes decreased by November 2013. In Richmond South there was also a decrease in the number of people who usually live in the area and the number of occupied homes. In 2006 there were 2,469 people living in Richmond South with 1,203 occupied homes. These numbers decreased to 1,988 people in 963 occupied homes. There are four social housing complexes in Richmond South with a total of 101 units. Of these, 12 are closed due to damage from the earthquakes. There are no social housing units in Avonside as those that were there are in the red zone. Both Avonside and Richmond South are set to benefit from the Housing New Zealand programme that will build 700 houses in Canterbury by the end of 2015.

The Avonside and Richmond South communities have suffered significant damage since the 4 September 2010 earthquake. Over the past year there has been constant change in the population as people have had to move out as they settle their claims with the Crown. Initially the date set for people to move out was the end of April 2013 although this was extended to 31 January 2014. Throughout the city 98 per cent of those who were due to settle with the Crown have done so. About 137 people have not taken up the offer. As more and more people moved out of the red zone there was less activity in some areas, especially where people settled with the Crown early. Those who stayed were often isolated and there were cases where one or two houses were occupied on a street. The patrols by the police, Maori wardens and Safer City Officers continued especially in Avonside and particularly where people still lived.

Groups and organisations working in and around Avonside and Richmond South continued to organise community events and activities and to respond to the needs of their communities. The communities also benefited from earthquake support coordinators who continued to work closely with those in need of support. In Avonside there is a church that has actively worked with the community to ensure that as people move out of the area they have the assistance they need. The church has also worked with residents who are in the green zone and will continue to be part of a smaller community. Issues that occupied people's minds were considering where to live once they left the red zone and settling insurance and other claims. A farewell to the area was organised by the local church which included a photo exhibition that depicted life in Avonside. The photos were collected from residents and professional collections and depicted marriages, houses and landscape. It was the same in Richmond South although there were more organisations available to work with and to support the community. Some residents in the green zones in Avonside and Richmond South had to continue to work with insurance and other companies to repair or rebuild their homes. The focus for them seemed to be on trying to get issues sorted with their houses so that they could settle. There was also some frustration with level of service to the area especially due to roads that were heavily damaged and in need of repair.

The current demolitions in the red zone have created opportunities for materials to be salvaged and reused either for rebuild purposes or for new entrepreneurial opportunities. There have been a few houses that have been moved but in most cases it has been fittings taken from houses. There are a few organisations that have been involved in this and have used the recycled materials to benefit communities. In some cases the salvaged goods have been given to community groups and organisations, and schools in a coordinated manner. Other materials like wood have been salvaged and used to create furniture and other goods for sale.

Richmond South School closed at the end of 2013, leaving Linwood North as the only school in the area. The Ministry of Education had proposed to close the school in 2012 and after consultation process the decision was made to go ahead with the closure. The Government also made the decision to keep the local girls' high school open but that it may be relocated onto a shared site with a nearby boys' high school.

Built environment

The 4 September 2010 and 22 February 2011 earthquakes caused extensive damage to infrastructure in both Avonside and Richmond South. Over the past year few infrastructure repairs have been done in the red zone.

The built environment in Avonside and Richmond South consists of a mix of residential dwellings and commercial properties. The eastern river end comprises in Richmond South consists of a number of large older properties. About half of the properties in Avonside are in the red zone and about 50 per cent of these were demolished by November 2013. Canterbury Earthquake Recovery Authority (CERA) is responsible for the demolition programme. There are efforts to carry out the demolitions in a systematic way although this is only possible where neighbouring houses have settled with the Crown. About 20 contractors are working to clear the red zone.

Considerable demolition work and infrastructure repair work has been undertaken in the red and green zone areas. Traffic has been disrupted throughout the year as SCIRT works have continued on roads to repair and replace horizontal infrastructure. This has impacted on businesses and has been a cause of frustration as residents have had to continuously change routes when roads are being worked on.

A Council-owned facility in Richmond South, Avebury House, was damaged in the 22 February 2011 earthquake. From 2012 to 2013 work was done to restore the building. The house is a two-storied Victorian heritage building. In September 2013 the house was handed over to the community organisation that has been running it over the past years and an opening event was held in the same month. Since then activity in the house has continued to develop with bookings for weddings, events and programmes.

CERA provided funding to Nga Maata Waka to carry out some data gathering work in an area badly hit by the earthquakes. The Avonside / South Richmond area was chosen and the survey work is nearly complete. The data will provide a sound basis for ongoing community development work in the area.

Economic environment

Businesses in both Avonside and Richmond South have continued to struggle since the September 2010 and February 2011 earthquakes.

Avonside contains a small number of businesses, predominantly located at the Woodham Road/Gloucester Street intersection. Fifty per cent of properties on the Avonside side of this precinct have either been demolished or had major repair work undertaken. The retail precinct on the Gloucester Street/Avonside Drive intersection has been significantly affected. A number of home-based small businesses have traditionally operated in Avonside but a significant number have closed or relocated over the past three years. Richmond South has a large diverse retail precinct contained along Stanmore Road from Swanns Road through to North Avon Road. Businesses operating in the area continue to be impacted by the effects of the earthquake. Some properties have been demolished or repaired.

Businesses in both Avonside and Richmond South, especially smaller businesses, have also been affected by reduced patronage. This is largely due to the changing demographics in both areas as a considerable number of those who usually live in Avonside and Richmond South have left the area. With a smaller population to cater to, businesses are struggling to meet costs and remain profitable. Another major issue businesses in the area face is the ongoing SCIRT works which make access to shopping precincts difficult.

Natural environment

During the Canterbury earthquakes (4 September 2010 and 22 February 2011,) water levels spiked and Avonside suffered a large amount of liquefaction and extensive land damage. In particular, Keller Street, Bracken Street and Retreat Road were left with large areas covered in water and grey sandy mud. Significant land drop to the river area caused serious damage to bridges and the river itself, and also caused subsidence of the river banks in a number of areas. Urgent post-earthquake work was undertaken to reinstate and reinforce stop-banks throughout the area through sandbagging. Avonside Drive also experienced a great deal of damage with cracked roads and buildings. Parts of Richmond South were affected by liquefaction in the 4 September 2010 earthquake; however, the impact of the 22 February 2011 earthquake was particularly devastating for the areas bordering Fitzgerald Avenue and River Road. This part of the area borders the Avon River to the east and is built on the rich soils of the Avon River flood plain. Subsidence of the river corridor through the River Road area after the earthquakes caused significant damage to the area. Urgent post earthquake work was undertaken to reinstate and reinforce stop banks throughout the area through sandbagging and placement of stop banks.

There are three parks in Avonside: Wilding Park, Woodham Park and Avon Park. The use of green space in the area increased after the earthquakes. There are two small parks in Richmond South, the historic Avebury Park and Richmond Green. There has been significant increase in the use of available green space for community events. There will be more green space in the red zone areas if the Crown decides to green the area while making decisions on future use of the land.

Land condition

About half the land in Avonside is red zone with the rest being an almost even split of Technical Category 2 (TC2) and Technical Category 3 (TC3) land. (Canterbury Earthquake Recovery Authority, <http://cera.govt.nz/maps/technical-categories>). Land that is classified TC2 may have liquefaction in future earthquakes that are significant causing minor to moderate land damage. Land that is classified TC3 may also have liquefaction in future significant earthquakes causing moderate to significant land damage. Red zone land would require repair over a prolonged period and has therefore been deemed uneconomic. About 50 percent of properties in the area are in the red zone. These properties are largely bounded by Avonside Drive and Cowlshaw Street. The local and greater Christchurch community have raised the idea of a river park. CERA has facilitated meetings for TC3 and red zone residents at local or nearby locations to discuss issues of concern to the community. Other organisations and agencies including the Earthquake Commission (EQC), insurance companies and the Council have attended these meetings to provide information and answer questions. Red zone residents had until April 2013 to move, sell land to the Crown and move out of the area.

The mix of TC2, TC3 and red zone land in Richmond South is almost even (CERA, <http://cera.govt.nz/maps/technical-categories>). Land that is classified TC2 may have liquefaction in future earthquakes that are significant causing minor to moderate land damage. Land that is classified TC3 may also have liquefaction in future significant earthquakes causing moderate to significant land damage. Red zoned land would require repair over a prolonged period and has therefore been deemed uneconomic. About 23 per cent of properties in the area are in the red zone. These properties are on the south and east of Richmond South forming a frame along Avon River and because they are in the red zone, will be bought by and belong to the Crown. CERA has facilitated meetings for TC3 and red zone residents at local or nearby locations to discuss issues of concern to the community. Other organisations and agencies including the Earthquake Commission (EQC), insurance companies and the Council, have attended these meetings to provide information and answer questions.

Key issues identified

Issue	Progress to date / outcomes
<p><u>Avonside</u> Increased opportunity to develop and improve the natural environment - ecological enhancement, wetland development, environmental education opportunity.</p> <p>Increased recreational opportunities – green space and river corridor - walkways cycle-ways, events, increased water sports and water-based activities.</p> <p>Environmental design that will prevent crime and injury.</p> <p>Increased opportunities for current residents to give input into use of the red zone area once they are in a space to think clearly and creatively about this.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • There are currently no official discussions going on about use of red zone land until the land is cleared. • There is however groups that have been talking about possible future use of red zone land in the east. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • This opportunity still exists and local residents are interested in being involved.
<p><u>Avonside</u> Increased social connectedness and local events.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • Activities and events continue to keep the community connected. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • Data about community wellbeing is currently being gathered and will provide a sound base for ongoing community development in the area.
<p><u>Avonside</u> Depopulation of area.</p> <p>Reduced housing stock.</p> <p>Continuing uncertainty over future of the area.</p> <p>Red-zoned land may be left undeveloped for some time, impacting on local perception.</p>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> • As at March 2103 and based on the 2013 census results the population dropped from 3,240 to 1,824 from 2006 to 2013. By the time movement from the red zone is completed the population will be less. There are reportedly 137 residents across the city who have not settled with the Crown. • Clearance of the red zone by CERA is mostly complete. • The quality/state of rental accommodation is an issue for residents in the area, especially with a shortage of alternatives.
<p><u>Avonside</u> Roading and access difficulties.</p> <p>Declining public transport services.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • Some roads in the red zone have not been maintained as they are due to be closed off and not used after 31 January 2014 which is the deadline for those residing in the red zone to move out. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • Major road works have continued in the area throughout 2014.

Issue	Progress to date / outcomes
<p><u>Avonside</u> Loss of major recreational and educational infrastructure.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> In October 2013 the Ministry of Education announced that Avonside Girls' High School and Shirley Boys' High School will be relocated potentially on a shared site. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Avonside Girls' High School remains in its current site.
<p><u>Avonside</u> The traumatic effects of the earthquakes may go undetected for protracted periods of time, especially for those who are keen to move on without processing what has happened. More connection with red zone residents is needed to assist with transitioning to new areas where they will settle. There may be lack of capacity by community organisations to cope with the needs of the residents who will be required to move from the red zone if this happens within a short space of time.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> With decrease in the population as people have settled with the Crown and moved out of the area the need to continue to connect with residents is ongoing. People have moved out at different times over the year when they have been ready and within the bounds of the contract and timelines with CERA. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Data about community wellbeing is currently being gathered and will provide a sound base for ongoing community development in the area.
<p><u>Richmond South</u> Increased opportunity to develop and improve the natural environment – ecological enhancement, wetland development and environmental education opportunity.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> There are currently no official discussions going on about use of red zone land until the land is cleared. <p><u>November 2014</u></p> <ul style="list-style-type: none"> There are currently no official discussions going on about use of red zone land.
<p><u>Richmond South</u> Increased recreational opportunities in green space and river corridor – walkways, cycleways, events, increased water sports and water-based activities. Also in red zone areas.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> There has been an increase in the use of green space in the area. There will be need to monitor community participation in determining what red zone land will be used for in future. This may include development of a river theme park. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> There are currently no official discussions going on about use of red zone land until the land is cleared.
<p><u>Richmond South</u> Opportunity for cohesive development and collaboration in re-establishing infrastructure.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The numbers of buildings that have been demolished have not been enough to warrant a suburban master plan. <p><u>November 2014</u></p> <ul style="list-style-type: none"> This remains the same.

Issue	Progress to date / outcomes
<p><u>Richmond South</u> Opportunity for cohesive development and collaboration in re-establishing infrastructure.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The numbers of buildings that have been demolished have not been enough to warrant a suburban master plan. <p><u>November 2014</u></p> <ul style="list-style-type: none"> This remains the same.
<p><u>Richmond South</u> Fewer gaps in development work due to increased collaboration amongst organisations.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The collaboration amongst organisations continued throughout the year with events and activities being planned with the community. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Collaboration between organisations continues.
<p><u>Richmond South</u> Depopulation of area bordering the river corridor and reduced housing stock.</p> <p>Continuing uncertainty over future of some parts of this area and neighbouring suburbs.</p> <p>Red zoned land may be left undeveloped and unkempt.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The red zone will result in 23 per cent decrease in households. This is the expectation as there are no greenfield residential developments planned for the area. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The status quo remains. The quality/state of rental accommodation is an issue for residents in the area, especially with a shortage of alternatives.
<p><u>Richmond South</u> Roading and access difficulties due to conditions in neighbouring suburbs.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> Traffic disruption and access issues continue as SCIRT works to repair and replace horizontal infrastructure. <p><u>November 2014</u></p> <ul style="list-style-type: none"> These issues have continued throughout 2014.
<p><u>Richmond South</u> Increase in the number of neighbourhood support groups.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> This has happened to some extent but there is need for more work to be done in this area. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The situation remains the same.
<p><u>Richmond South</u> Unsafe environment in the red zone as more residents move out and particularly at night. Grass that is not mowed and unkempt premises heighten this perception.</p>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> The red zone properties purchased by the Crown continue to be monitored for vandalism and other crime that may result in actual and perceived risk of crime.

Issue	Progress to date / outcomes
<p><u>Richmond South</u> The traumatic effects of the earthquakes may go undetected for protracted periods of time especially for those who are keen to move on without processing what has happened.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • There have been ongoing efforts through various organisations, churches and agencies to connect with the residents through activity and wellbeing campaigns. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • Data about community wellbeing is currently being gathered and will provide a sound base for ongoing community development in the area.