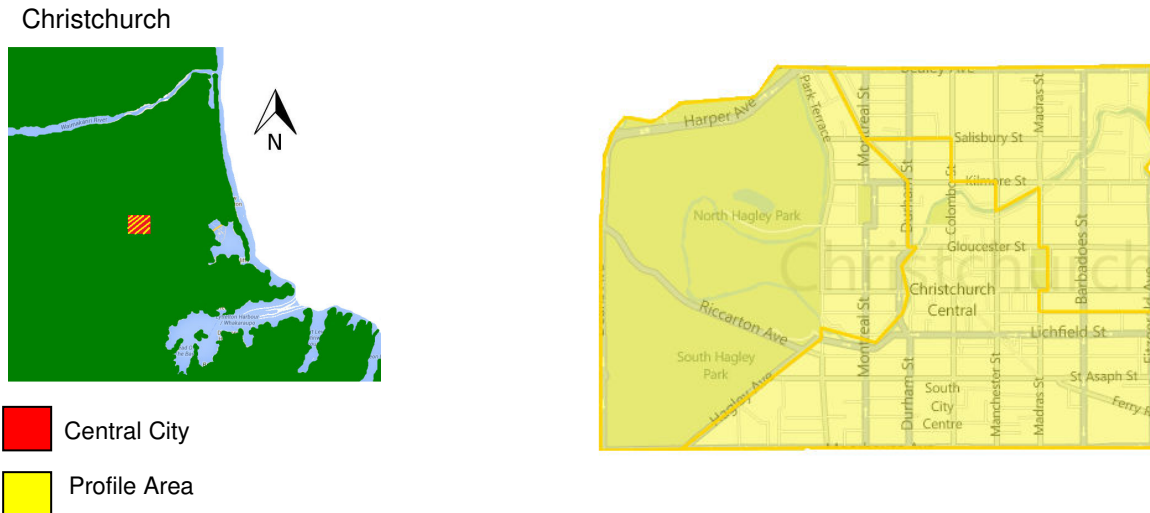


Community profile - November 2014

Christchurch Central

(Census area units: Avon Loop, Cathedral Square, Hagley Park)



For the purposes of this report, the Christchurch Central area includes Hagley Park, Cathedral Square and Avon Loop Census area units. It is defined as the area within the four avenues (Bealey Avenue, Fitzgerald Avenue, Moorhouse Avenue and Rolleston Avenue) and includes the Central Business District (CBD); areas of residential, educational, and commercial /industrial usage; and green space including Hagley Park, the Christchurch Botanic Gardens and the Barbadoes Street cemetery.

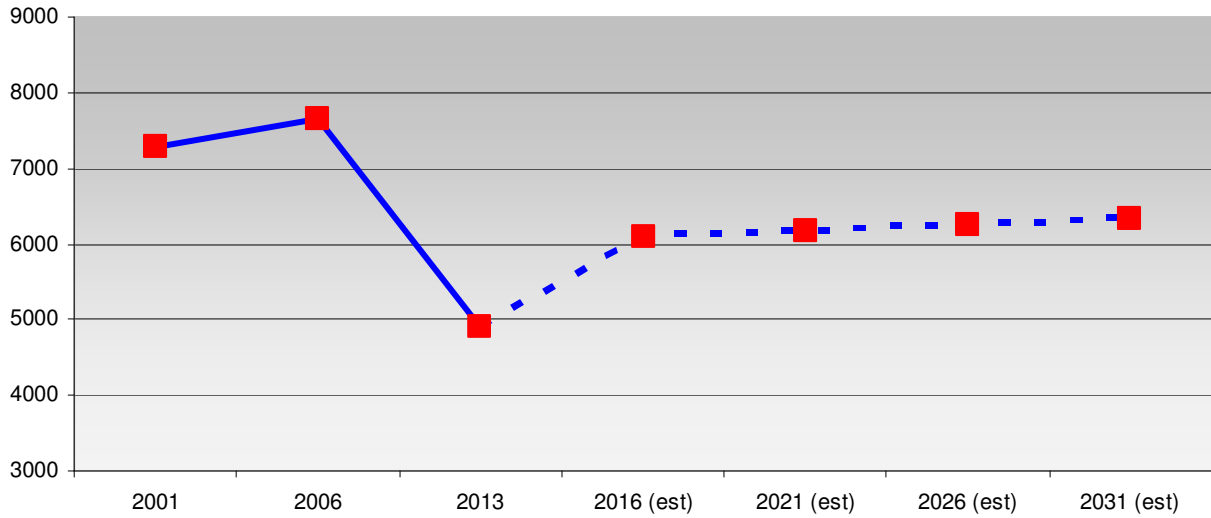
A number of central government and local government agencies are sited within the Hagley Park Census area of Christchurch Central, including Christchurch City Council Civic Offices, Canterbury Area Central Police Station, Christchurch Public Hospital and Environment Canterbury. This area also contains the Arts Centre, Canterbury Museum, Christchurch Art Gallery, Christchurch Botanic Gardens and Hagley Park which is home to a number of sports clubs and organisations. Some of these have had to relocate into temporary premises following building closures as a result of the 22 February 2011 earthquake.

The Cathedral Square area unit is the CBD area. In the past, it contained a number of entertainment, leisure and events precincts, including Central Library, Our City O-Tautahi, Christchurch Town Hall, and Christchurch Convention Centre. The iconic Christchurch Anglican Cathedral, due to be demolished, is found in Cathedral Square.

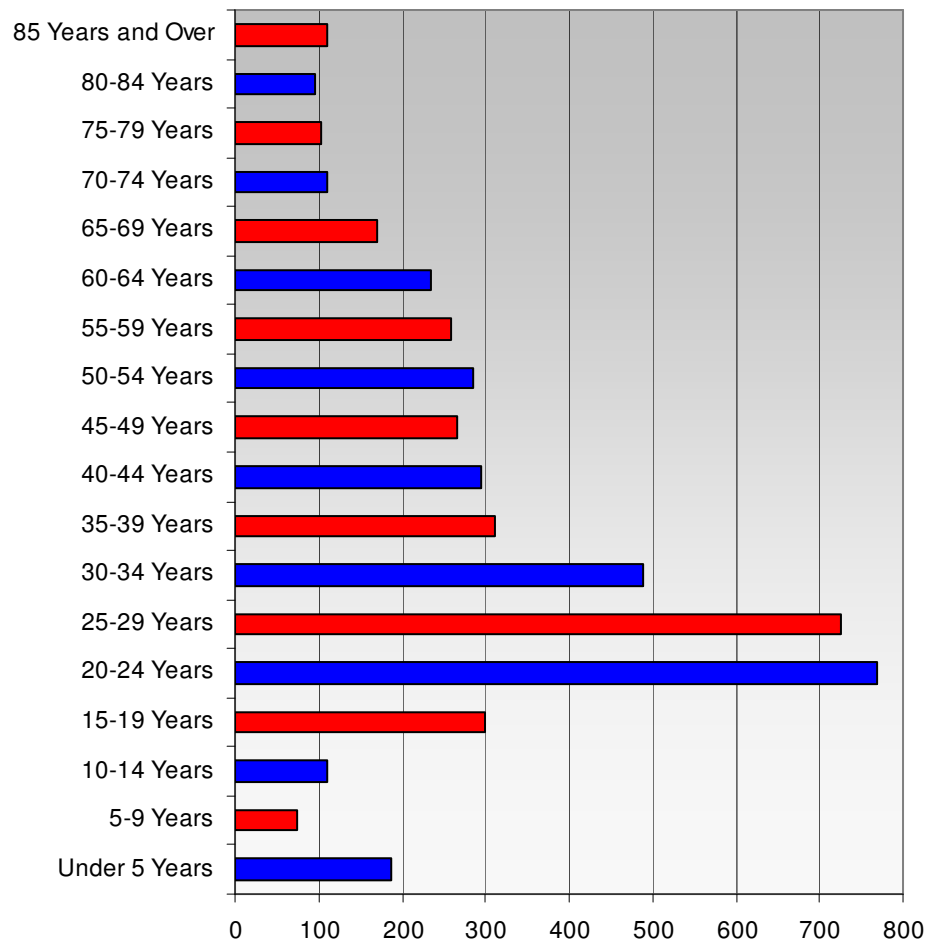
There is a concentration of educational facilities in the Christchurch Central area, including Christchurch Polytechnic, Catholic Cathedral College (decile three), Christ's College (decile 10), St Michael's Church School (decile nine), Hagley Community College (decile five), Christchurch East School (decile three), St Mary's Catholic Primary School (decile four) and Cathedral Grammar School (decile 10). Unlimited Paenga Tawhiti and Discovery One are special character (decile six) state schools that relocated out of the Christchurch CBD. The main medical centres in Christchurch Central are Christchurch Hospital, Christchurch Women's Hospital, Bealey Avenue 24-hour emergency and Moorhouse Medical Centre.

Key demographics

Usually resident population count
(Data from Statistics NZ)

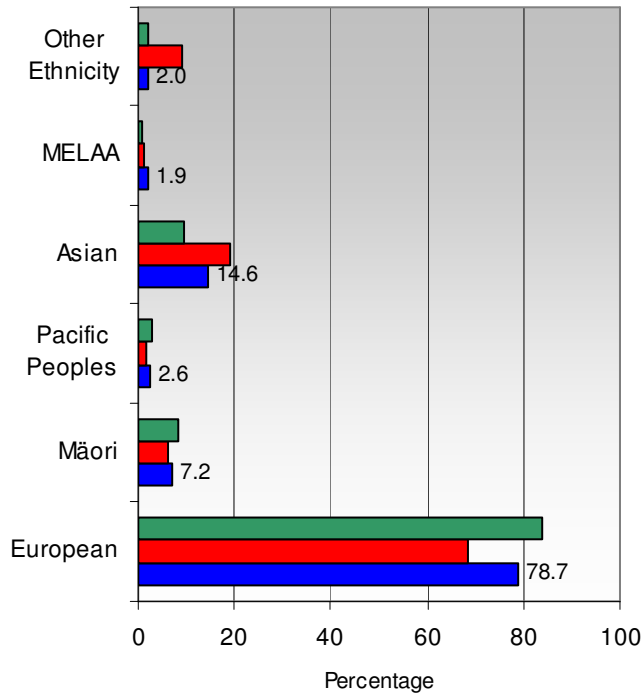


Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



Ethnicity for usually resident population (%)

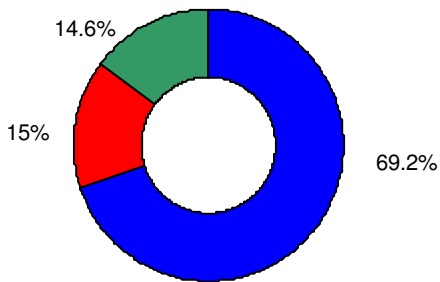
(Data from 2013 Census, Statistics NZ)



Please note in 2006 the ethnicity 'New Zealander' was included in 'Other'.

Family type (%)

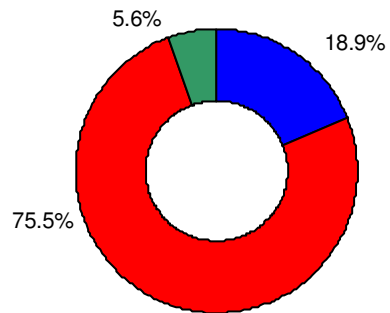
(Data from 2013 Census, Statistics NZ)



- Couple without children
- Couple with child(ren)
- One parent with child(ren)

Home ownership (%)

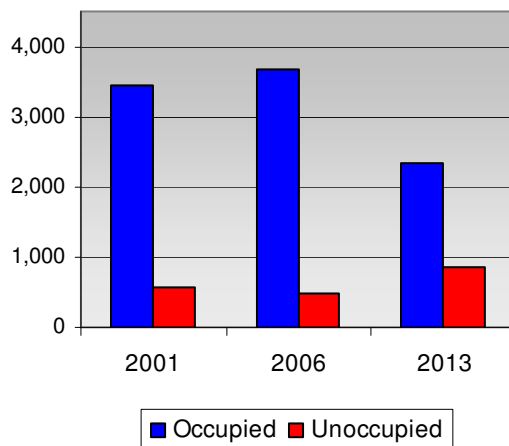
(Data from 2013 Census, Statistics NZ)



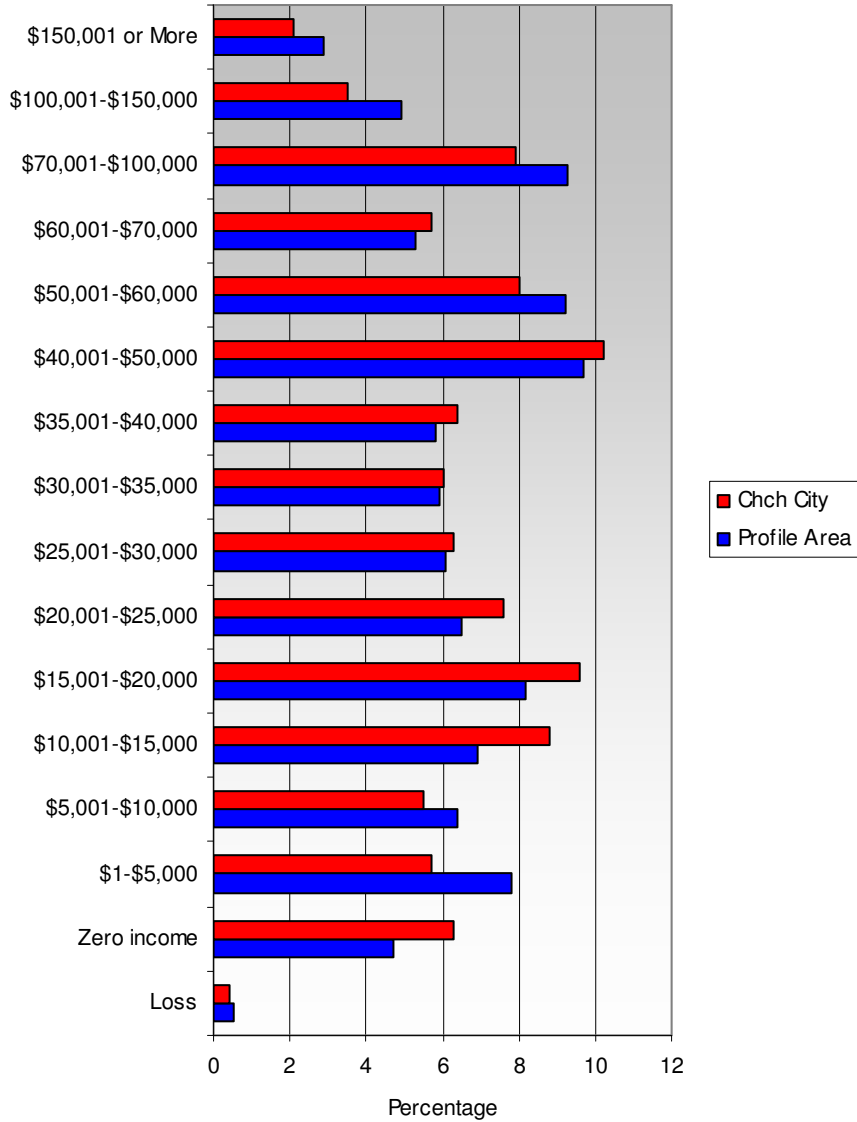
- Dwelling owned or partly owned
- Dwelling not owned and not held in a family trust
- Dwelling held in a family trust

Occupied and unoccupied dwellings

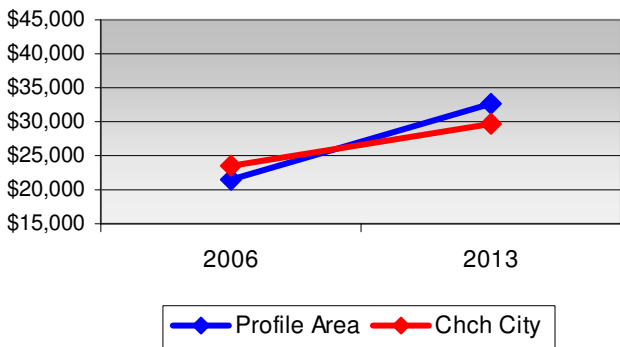
(Data from Statistics NZ)



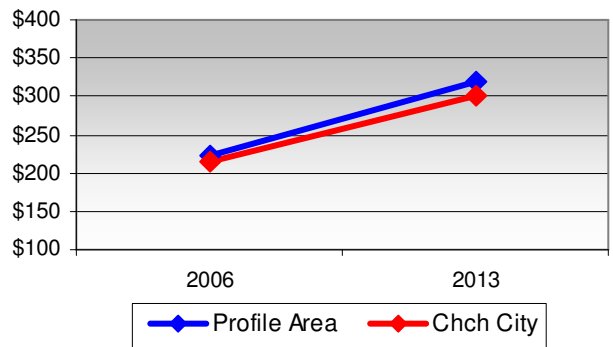
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



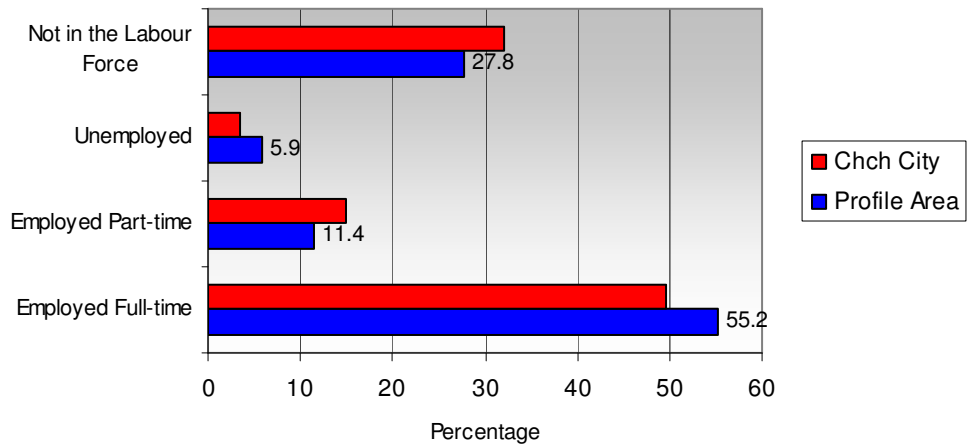
Median personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



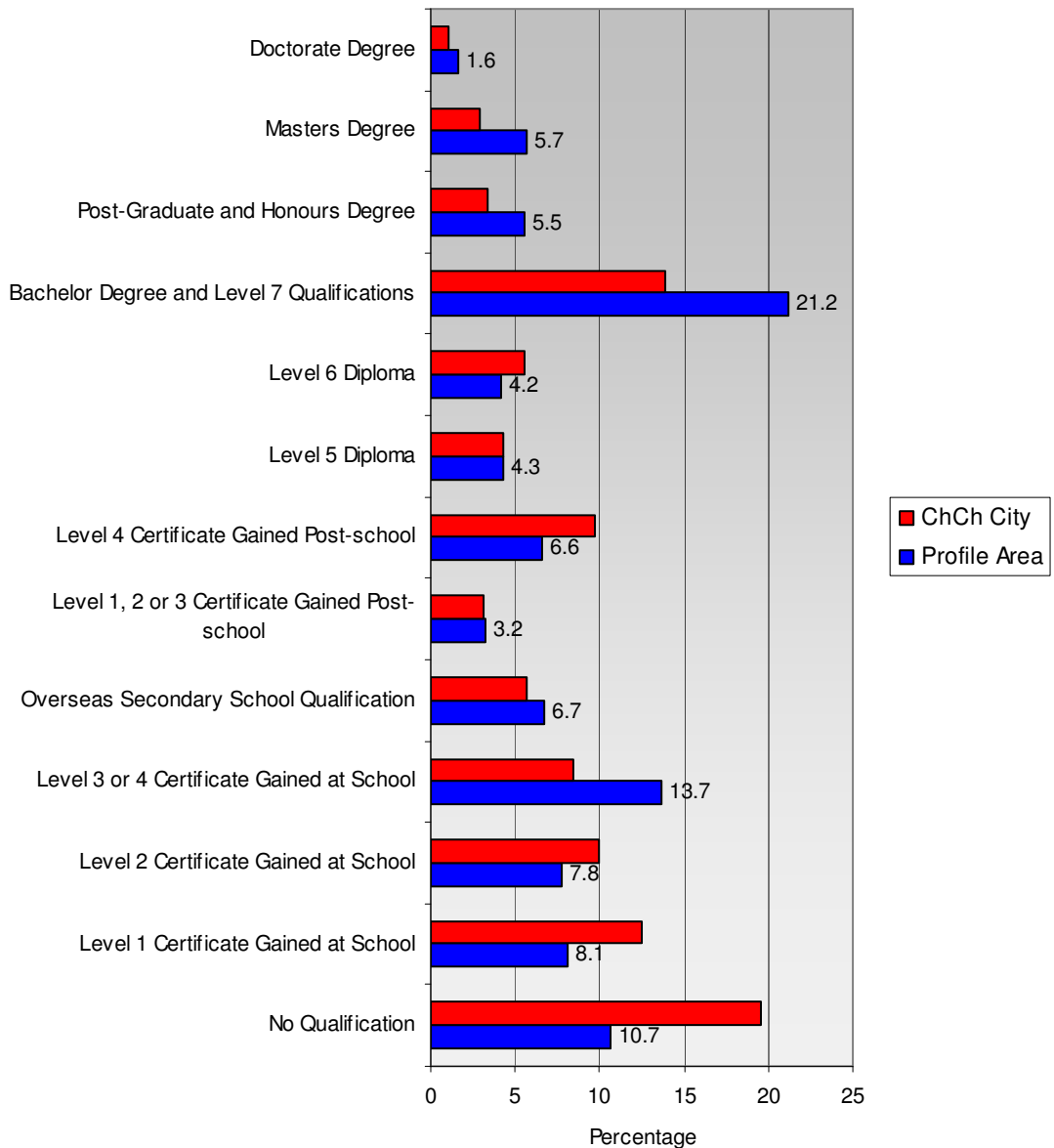
Median weekly rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



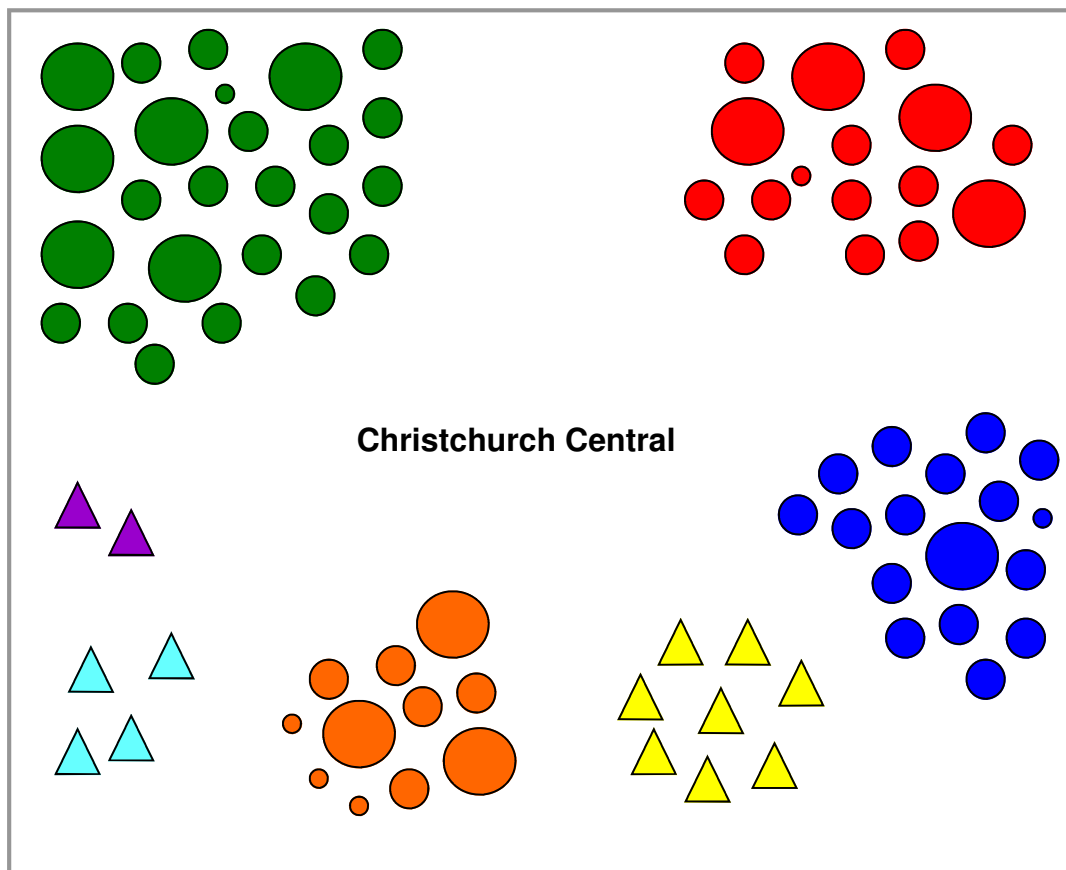
Work and labour force status (%)
(Data from 2013 Census, Statistics NZ)



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



Community infrastructure mapping



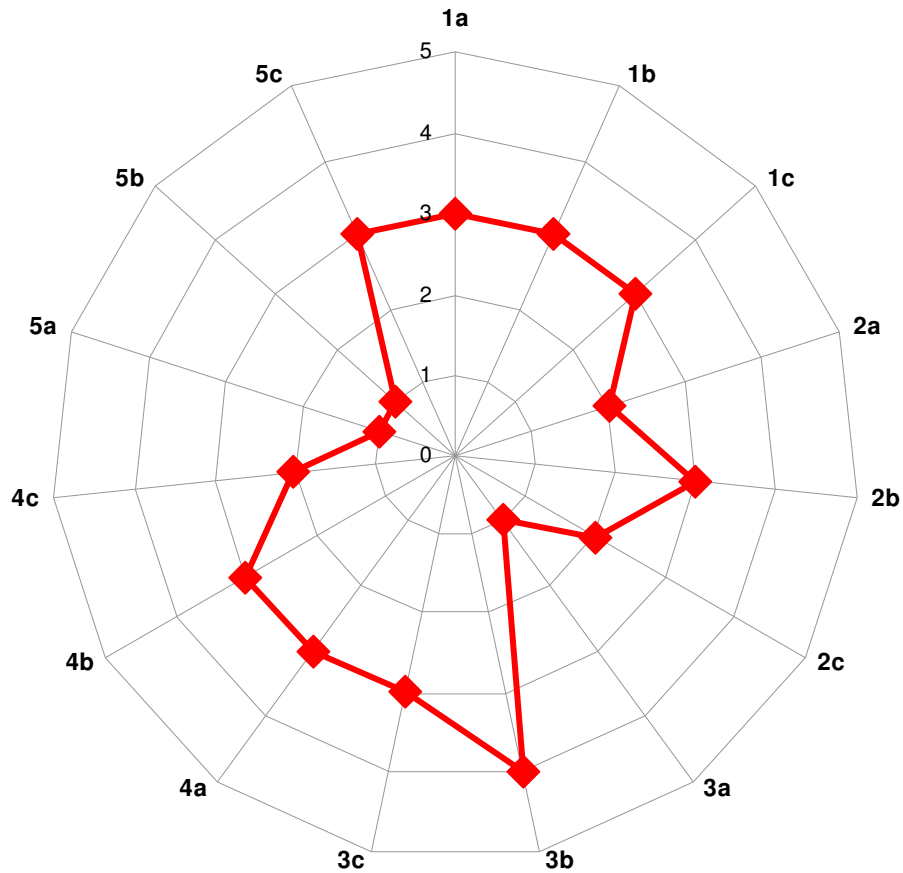
- Community development/support organisations
- Sport/recreation/leisure groups
- Faith-based organisations
- Residents/business associations
- ▲ Schools
- ▲ Community facilities (Council owned)
- ▲ Libraries (Council owned)

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.

Before the 22 February 2011 earthquake, there were many organisations and groups operating from Christchurch Central. Most of these have been displaced and are working from locations across the city. The focus of these organisations has remained largely metropolitan.

Organisations identified as active in social and community development based in Christchurch Central include 23 community groups and organisations, 21 sport/recreational/leisure groups, 17 churches, and 11 residents'/community groups. There is at least one business association in the area. Organisations with wide reach and depth of focus in this area include ten organisations and two churches.

Community resilience mapping



Scale: 1 = Low 5 = High

15 Measures of resilience

Community Support Organisations (rating)

- 1a** # of organisations (3)
- 1b** strength of organisations (3)
- 1c** community development principles (3)

Volunteering (rating)

- 2a** investment in volunteers (2)
- 2b** # of volunteer hours from Fundforce (3)
- 2c** # of volunteer hours from Census (2)

Connectedness (rating)

- 3a** # of Neighbourhood Support groups (1)
- 3b** # of residents' associations (4)
- 3c** access to networking groups/forums (3)

Participation (rating)

- 4a** community events (3)
- 4b** Fundforce participation rates (3)
- 4c** club membership #s (2)

Preparedness (rating)

- 5a** # of Neighbourhood Support groups (1)
- 5b** # households in Neighbourhood Support (1)
- 5c** capability of groups to lead local response (3)

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

The 2013 Census shows a decrease in the number of people who usually live in Christchurch Central from 7,653 to 4,899; a decrease of 36 percent. This decrease was experienced mostly in Cathedral Square and Hagley Park Census area units where the populations decreased by about 50 per cent. The number of occupied dwellings decreased from 3,672 to 2,331 with Cathedral Square experiencing a decrease from 450 to 174 occupied dwellings.

Christchurch Central is predominantly viewed by many as a hub for business and social activities. There are a significant number of buildings that have been demolished in Christchurch Central over the past year. A large number of bed-sit and other units previously occupied by older adults on low-incomes were damaged in the February 2011 earthquake. Organisations working with older adults report continued isolation, as most of the older adults they worked with have been displaced and are finding it challenging to cope outside their usual environments. There are three social housing complexes in Christchurch Central that have a total of 144 units. Of these, 57 are currently not operational as one complex had to be demolished.

In 2013, Christchurch Central residents connected through numerous meetings and social events organised by residents' associations and other groups. These events and meetings have been instrumental in keeping the community feel, especially where some residents have been living outside Christchurch Central due to damaged homes. In some cases, those who resided in Christchurch Central in the past and have moved to other parts of the city or nearby districts have continued to find ways to remain a community. Christchurch Central has also benefitted from big events such as the Buskers festival held in Christchurch Central and Hagley Park, and the Ellerslie Flower Show that attract a large number of people to the city.

Recreation, leisure and arts activities within the Christchurch Central area were significantly affected with the loss of the Christchurch Town Hall, Christchurch Convention Centre, Arts Centre, Centennial Recreation and Sports Centre and many other facilities. There has, however, been opportunity for new and creative ways for people to interact in Christchurch Central. A creative solution to venue issues was the creation of an open air venue known as the Pallet Pavilion on Durham Street which was used over two summers ending 2014. Opportunities for dining and going out at night within Christchurch Central also increased over the year.

Organisations such as Life in Vacant Spaces, Gapfiller, Greening the Rubble and Ministry of Awesome, that were formed after the earthquakes, have worked with the Council and public to activate vacant spaces throughout Christchurch Central. Projects have been geared towards attracting visitors to the city and ensuring that residents had the opportunity to be part of the rebuild process. A Transitional City Project Fund, available for the second year, has been well used by individuals and groups wanting to put on events, installations and exhibitions. These have included murals, mobile movies for two, art installations, photo exhibitions, a dance floor with a washing machine music box, and mini golf scattered in different locations. Coloured sheep have also been part of this project that has seen the metal reflective animals replacing road cones to liven up the city. Another project that will liven up Christchurch Central and the suburbs is the Christchurch Stand Tall project that will see around 100 fibre-glass giraffes decorated by school children and artists. Christchurch Stand Tall is a public art project organised by Wild in Art (UK). The giraffes are expected to be on display for 12 weeks before they are auctioned off to raise funds for charities in Christchurch.

Over the past year the Arts Centre of Christchurch has celebrated the re-opening of two of its buildings. The first to re-open was the Registry building. This won a Heritage Award at the New Zealand Society of Earthquake Engineers 2014 Earthquake Strengthening Awards in Auckland. The Art Centre's former Christchurch Boy's High Gymnasium was restored and opened in July 2014. The Free Theatre and Arts Circus are the tenants in this building that also includes a new glass canopy that provides a multi-purpose courtyard. The Arts Centre received a contribution of \$50,000 from the Christchurch Earthquake Appeal UK towards restoration of the building.

In October 2014 Festival of Transitional Architecture (FESTA) was again held in Christchurch Central. It is a free event that brings a diverse range of people together to participate in an engaging, interactive programme. The programme offered projects, activities and events for all age groups. The main feature was CityUps that was created by architectural students which took up two blocks of Christchurch Central. It is estimated that more than 10,000 people attended.

Despite not operating from its building, Christchurch Art Gallery received national recognition by winning a Museums Aotearoa Award in April 2013. The Art Gallery continues to be innovative and is currently operating from 209 Tuam Street. Other outdoor spaces have continued to be used creatively to display art

around the city. Repairs to the foundations of the building continue and are expected to be completed next year. In August 2014 a black-tie fundraising event raised sufficient funds to add Bill Culbert's Bebob to its collection. This is a 15m-long, ceiling hung light installation.

Built environment

The 22 February 2011 earthquake had the most devastating effect on Christchurch Central infrastructure. Buildings and infrastructure were already weakened by the 4 September 2010 earthquake and its aftershocks, which exacerbated the damage. A total of 1503 buildings were partly or fully demolished by September 2013. Of these, 984 were within the four avenues (Deans, Fitzgerald, Moorhouse and Bealey). At the time about 108 more buildings throughout Christchurch were due to be demolished. On 28 June 2013 the New Zealand defence force personnel ended deployment in Christchurch Central after manning the red zone cordon (which was renamed the Rebuild zone) since February 2011. The very last cordon in Christchurch Central was removed. The Defence force, Police, Fire and Ambulance staff were thanked by the Prime Minister for the support given to the people of Christchurch. All sections that have come out of the red zone cordon have been subject to crime prevention through environmental design (CPTED) and injury prevention through environmental design (IPTED) to assess what the crime and injury issues are likely to be and mitigate these where possible.

Generally there is an increase in rebuilding activity in Christchurch Central. With a considerably large number of buildings having been demolished, and more construction works happening, Christchurch Central is a hive of activity.

The Rydges Latimer Hotel opened its doors to guests in November 2013. The hotel, offers 138 rooms and is the largest hotel conference facility in Christchurch. It can cater for up to 500 delegates in 11 flexible conference spaces on one floor. In October 2014 The Montreal opened for business. The hotel has 25 rooms. Heritage Hotel has 42 hotel rooms and is listed as a Category One building on the Historic Places Trust register. Tower buildings, which was also part of the hotel, offered about 100 standard rooms and was demolished in November 2013. The Novotel Christchurch Cathedral also opened its doors after renovations last year. It has 154 rooms. The number of operational hotels makes it possible for the city to host larger numbers of people at any one time.

Plans were unveiled in March 2013 for redevelopment of what was known as The Strip along the Avon River. In September, work began on the significant new commercial development which is the first private development to be built in the city's Retail Precinct. The new \$140 million project known as The Terrace will incorporate global urban design and unique features of Christchurch. The development is bounded by Oxford Terrace, Cashel Mall and Hereford Street. Plans include laneways, courtyards and roofed terraces. The plans to have the first phase opened in late 2014 will not happen as construction work stalled and came to a halt in April 2014. It is currently unclear when the building will be ready for occupancy.

On 6 August 2013 the Cardboard Cathedral of the Anglican Church was opened on the site of the former St John the Baptist Church, corner of Madras and Hereford Streets. A renowned Japanese architect Shigeru Ban designed the building pro bono. The Cardboard Cathedral incorporates about 86 cardboard tubes, timber beams, structural steel and concrete and its windows include images from Christchurch Cathedral's original rose windows. It seats up to 700 people. Alongside Anglican services and events, the Cardboard Cathedral has also hosted musical concerts, weddings, and catered events.

In September 2014 the Council agreed to grant Enterprise Precinct and Innovation Centre (EPIC) Christchurch Ltd an extension on the land it is leasing at 100 Manchester Street. EPIC's seven-year extension is on the proviso that it does not make unreasonable profits off start-up businesses who benefit from the discounted lease rate. The business hub accommodates some previously displaced high growth technology companies and new ones.

The Environment Court gave Canterbury Cricket the go-ahead to develop Hagley Oval as an international venue for cricket. The Council agreed to grant Canterbury Cricket a lease and building consent. It was also agreed by the Council to release \$1,085,000 towards the development. The Hagley Oval Pavilion was officially opened in September 2014 by the Prime Minister. In October 2014 Christchurch got official approval to host Cricket World Cup games in February 2015. This brought to an end an eight year period during which Christchurch has not hosted international cricket. The Hagley Oval Pavilion is the first anchor project to be completed in Christchurch.

In September 2013 Housing New Zealand announced that it would embark on a multi-million dollar project to build the first inner city apartments in Christchurch. The apartments are designed for quality and sustainable build and will be mixed tenure living. A total of 11 of the 26 one and two-bedroom apartments will house

Housing New Zealand tenants while the rest will be privately owned in line with practice in most European countries and Australia. Ground was broken in November 2013 and construction is well underway. It is unclear when the complex will be completed.

The Isaac Theatre Royal is expected to open its doors in November 2014. The venue has been closed for three and a half years and has undergone extensive repairs at an estimated cost of \$40 million. It was the home of a variety of national performing arts companies of New Zealand.

The Government, through CERA, and the Council are responsible for a number of new developments planned for Christchurch Central. In June 2013, the Crown and the Council reached an agreement on how the \$4.8 billion cost of the Anchor Projects would be shared. It was agreed that the Council would invest \$1.9 billion while the Crown would invest \$2.9 billion in the projects. Horizontal infrastructure is expected to be the most expensive project costing about \$2.94 billion. Current progress on these projects is as follows:

- The Frame was proposed in the Christchurch Central Recovery Plan to surround the Core of the central city. The Frame was proposed to be green space that provides recreational and other opportunities for commercial and residential developments. From June to July 2014 public submissions were sought by the Minister for Canterbury Earthquake Recovery on the South Frame Planning Framework discussion document (CERA, <http://ccdu.govt.nz/projects-and-precincts/the-frame>). The Margaret Mahy Family playground, a key feature of the Frame is expected to be built on a 2.5ha piece of land bounded by the Avon River and Manchester, Madras and Armagh Streets at a cost of \$20 million. It is expected that the Playground will include a café and other amenities. It is considered to be a development that will be high quality with equipment including a 10m high climbing tower, 4m wide slide and double flying fox. It is expected that the first part of the Playground will be open to be public by Easter 2014 (CERA: <http://cera.govt.nz/news/2014/equipment-supply-confirmed-for-world-class-family-playground-3-september-2014>), Tree planting on the Te Papa Ōtākaro/Avon River Precinct, a 3.2km span from Christchurch Hospital to Barbadoes Street has begun. It is expected that 1,700 new trees and over 100,000 shrubs will be planted over a period of four years. 183 trees will be removed due to extensive decay, poor growth and safety issues. Plantings will be on both sides of the river (CERA: <http://cera.govt.nz/sites/default/files/common/greater-christchurch-recovery-update-issue-33-june-2014.pdf>). The first phase of work on The Terraces began in October 2014 on Oxford Terrace. The Terraces is a waterfront space that provides seating, steps, ramps and decks for people to enjoy the river, shrubs and trees. Part of the developments will be a river promenade that will extend from Christchurch Hospital to the Margaret Mahy Playground.
- Construction of the Bus Interchange began in June 2014. The \$53 million facility will occupy 14,000 sqm and will be bounded by Tuam, Colombo and Lichfield Streets and Sol Square. The Bus Interchange design is mindful of other transport modes such as access to taxi ranks, secure bicycle storage facilities, and regional bus bays. Key features of the facility include lounges that are separate from the pick up and drop off zones, a café, and retail outlets. Environment Canterbury's proposed hubs and spokes model for public transport will be centrally anchored by the Bus Interchange. It is expected that the facility will be operational by winter 2015.
- Construction of the Justice and Emergency Services Precinct is to be purpose-built to house the Ministry of Justice, Police, Corrections, St John, New Zealand Fire Service and Civil Defence. The precinct will be bordered by Colombo, Tuam, Durham and Lichfield Streets. About 2,000 people will work in the three buildings. Buildings on the site before 2014 were demolished to make way for this development. It is expected that by mid-2017 the Precinct will be fully operational.
- The Christchurch Central Development Unit have proposed that there be a Christchurch Earthquake Memorial as a tribute to the earthquakes of September 2010 and February 2011 that reshaped Canterbury and the people in a profound way. The Memorial is expected to provide a place where people can pay their respects to those who died and those who were injured. The memorial will also list and acknowledge individuals, communities and organisations that helped out in the aftermath of these events including those from other countries. The location of the Memorial will be along Ōtākaro/Avon River, between the Montreal Street bridge and Rhododendron Island. A Call for Ideas to Remember was made from July to August 2014. The shortlist will be announced in November 2014 to end what is regarded as Stage One. Stage Two will be about development of designs occurring from November 2014 to March 2015. It is expected that the detailed design and construction will occur in Stage Three; no timelines are provided for this (CCDU: <https://ccdu.govt.nz/ideas-to-remember>).

- In May 2014 CERA, the Canterbury District Health Board, University of Otago, University of Canterbury, and the Christchurch Polytechnic Institute of Technology signed a collaboration agreement to develop a new Health Precinct, another anchor project. The Health Precinct will bring together health services and state-of-the-art research and teaching facilities. An Advisory Council is to be set up to oversee the partnership agreement and emerging opportunities for collaboration (CERA: <http://cera.govt.nz/news/2014/health-precinct-partners-formalise-their-collaboration/22-may-2014>).
- The Central Library continued to operate from two locations – Peterborough Central Library and Manchester Street, the latter site having started to operate in early 2014. In March 2014 the Your Library, Your Voice Campaign was launched to find out from the public what sort of services and spaces they would like to see in the new facility to be built on Gloucester Street. The total cost of the build is \$85 million.
- The Christchurch Innovation Precinct is expected to cover an area of about 3.6 hectares and is to be bounded by Lichfield, Manchester, St Asaph, High, Tuam and Madras Streets. Anchor Tenants will be Vodafone and Kathmandu, who are expected to house 350 and 150 staff respectively. Businesses, innovators, and an ICT graduate school are expected to form the Precinct. Housing, hospitality, retail and professional services are expected to be co-located.
- Construction work on the development of an urban village on the corner of Madras and Gloucester Streets opposite Latimer Square was delayed and is expected to begin in April 2015. An international challenge run by the Council called for “a financially viable benchmark design for 21st century inner city living offering an exceptional quality of life”. Christchurch building company Holloway builders and an award-winning Italian architecture firm Anselmi Attiani Architettura were announced as the winners in October 2013. A new company Breathe Ltd that consists of investors, designers and builders was set up and will oversee the development. There have been some changes made to ensure that the project is viable. The plan is to build 76 one- to three-bedroom terraced homes costing from \$310,000 to \$630,000.

An Accessible City Plan was released on 31 October 2013 and replaced the transport chapter in the Christchurch Central Recovery Plan. The draft Accessible City Plan went out for consultation in November 2012 and was developed with input from CERA, the Council, Environment Canterbury and the New Zealand Transport Agency (Christchurch Central development unit, <http://ccdu.govt.nz/faq/faq-an-accessible-city>). An accessible city is meant to provide clear transport framework for the Central City and to link the Central city transport system with the wider transport network. Notably, the plan seeks to improve transport options for pedestrians, cyclists, vehicles and public transport. The speed limit in the Central City will be slowed down to 30km per hour. Two project are expected to be given the go-ahead by the Council in November 2014. .

Economic environment

Most businesses that were located in the central city before the February 2011 earthquake have been relocated to other sites around the city. The impact of the earthquakes continues to affect those who worked in the CBD and the area within the red zone cordon prior to the 22 February 2011 earthquake. Displacement of businesses and inner-city residents from their buildings or homes continues to impact economically on businesses and family units. While a number of businesses have been able to relocate or absorb staff into other trading points, some businesses whose premises were destroyed in the earthquake, or have been subject to demolition, have ceased to trade, or are trading in a limited capacity.

As the city rebuilds there has been an increase in the number of people working in the area, mostly in the construction industry. Currently there is significant activity related to demolition of buildings and clearing of land. The number of buildings that need to be demolished in Christchurch Central has been significantly reduced. SCIRT works to repair and replace horizontal infrastructure continue and have at times had adverse impact on traffic during peak hours. There has been notably more activity in terms of building on various sites in Christchurch Central.

In June 2014 Re:START container mall was relocated to the corner of Oxford Terrace and Lichfield Street to make way for a permanent build. Re:START businesses include cafes, food caravans, clothing and shoe stores, bookstore, grocery store and is anchored by Ballantynes Department Store. The Precinct is busy and has attracted a variety of activities such as orchestras, choirs, dance groups, busking, and rock bands. While it was initially said that Re:START would have a life of about five years, there are calls to extend this as the economic benefits to the Central City continue to increase.

The Government announced in September 2013 that 1,700 government employees will move into the Central City in 2016 in a bid to assist with the recovery of the city. It is expected that 20 public sector departments and agencies will relocate to four new buildings around the proposed retail precinct.

Natural environment

The Avon River, a well-known natural landscape feature of Christchurch Central, was affected by the 4 September 2010, 22 February 2011 and 13 June 2011 earthquakes. Water quality in the Avon River was compromised due to sewerage and liquefaction, and future use of the spaces adjacent to the river will be subject to river bank stability. As stated under the Build Environment section, plans to enhance the natural environment along the Avon River have begun. It is expected that there will be more trees, shrubs and green space in The Frame of the Core.

The Christchurch Central area includes Hagley Park, renowned for its extensive area of 165 hectares (407 acres), its wide-open spaces and mature woodlands. The park is a major sporting and cultural focal point with netball courts, a golf course, and soccer and rugby fields. While there was damage to buildings located on the park area, Hagley Park itself has generally been open for use. The Botanic Gardens are generally operational, but have sustained the loss of mature trees. Since the 22 February 2011 earthquake Hagley Park has been established as the major event and entertainment hub for the city.

Land condition

A large part of Christchurch Central is taken up by Hagley Park. With only small amounts of liquefaction after the 22 February 2011 earthquake, the land does not seem to have sustained major damage. A large amount of land in Christchurch Central is non-residential and has therefore not been assessed and put in a technical land category by Canterbury Earthquake Recovery Authority (CERA) (<http://cera.govt.nz/maps/technical-categories>).

Most of the land in the living zones has been categorised as TC2 and TC3 with a significant amount of land in the Avon Loop being red zoned by CERA. 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.

Key issues identified

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> Contemporary and innovative city that has been designed and built by and for those who live in Christchurch. Increased opportunities for innovative sustainable buildings. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> A parcel of land has been set aside for innovation. A competition will be held as part of this and it is hoped that great ideas will be generated for the area. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The Council's competition for a contemporary urban village was held and construction is set to begin in the second half of 2014. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Construction of the urban village was delayed and is expected to start in April 2015.
<ul style="list-style-type: none"> Greater spirit of community among those who continue to live in the parts of Christchurch Central that are not red zoned. Increased community events. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> This has continued with residents working together on issues of common interest. There have been some events held specifically for residents of the inner city. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The community spirit experienced in the past few years continues to be maintained. This spirit of working together is evident in the number of times groups have made submissions on issues that affect them as residents of Christchurch Central. <p><u>November 2014</u></p> <ul style="list-style-type: none"> There continues to be great engagement by Central Christchurch residents with developments in the area.
<ul style="list-style-type: none"> A safer city that takes into account Crime Prevention Through Environmental Design (CPTED) and Injury Prevention Through Environmental Design (IPTED). A city whose core meets the World Health Organisation Age-friendly environments standards and that is disability friendly. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Areas of redevelopment are required to go through a process that considers CPTED and IPTED elements. <p><u>November 2013</u></p> <ul style="list-style-type: none"> There are opportunities to use SafeGrowth principles in Christchurch Central, especially as people are keen to be part of redeveloping the Central City. <p><u>November 2014</u></p> <ul style="list-style-type: none"> SafeGrowth is yet to be trialled in Christchurch Central.
<ul style="list-style-type: none"> Creation of housing stock for older adults that is affordable for those on low income. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Currently there is no proposal by the Council or Central Government to build housing for older adults on low incomes. <p><u>November 2013</u></p> <ul style="list-style-type: none"> An organisation on the outskirts of Christchurch Central is set to build about seven housing units for rental by older adults who live in Christchurch Central. Housing New Zealand is building apartments on Manchester Street which will hopefully house some older adults.

Issue	Progress to date / outcomes
continued...	<p><u>November 2014</u></p> <ul style="list-style-type: none"> Latimer Community Housing Trust, the organisation that plans to build housing units for older adults in the Inner City East, are awaiting resource consent to go ahead with the build.
<ul style="list-style-type: none"> Increased employment to support the inner-city rebuild. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Figures of between 10,000 and 30,000 have been put forward as the number of people that will be required to assist with the rebuild. The law requires that employers only look to bring in employees from outside the country when they cannot fill the vacancies locally. <p><u>November 2013</u></p> <ul style="list-style-type: none"> There is anecdotal evidence that more workers are employed in the Central City evidenced by ongoing demolition, clearing of land, building and construction, and repairs and replacement of horizontal infrastructure. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Judging from the activity within Christchurch Central on the rebuild, there appears to have been an increase of people working in the central city area.
<ul style="list-style-type: none"> Christchurch Central living may become affordable only to those on high incomes, excluding those on low incomes. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The Central City will become smaller and living within the core will probably be affordable to those on high incomes. <p><u>November 2013</u></p> <ul style="list-style-type: none"> Currently rents have risen across the whole city. The 11 apartments to be leased to Housing New Zealand tenants will offer affordable housing in the Central City. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Suggestions by the Housing Accord to build affordable homes on Welles Street.
<ul style="list-style-type: none"> Loss of heritage and character of the city. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> A significant proportion of heritage and character buildings have been demolished as they are deemed to be beyond repair. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> Again a few more heritage buildings were lost in Christchurch Central as they were deemed too damaged or too costly to repair. Of note is the pending demolition of Christchurch Cathedral.
<ul style="list-style-type: none"> Loss of recreational facilities. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The Christchurch Central Recovery Plan includes a stadium, cricket oval, sports facility and a new Performing Arts Precinct.

Issue	Progress to date / outcomes
continued...	<p><u>November 2013</u></p> <ul style="list-style-type: none"> Funding for Anchor projects in Christchurch Central has been agreed on between the Crown and the Council. Construction is set to begin on some of this in the second quarter of 2014. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Construction of some Anchor Projects has begun. There are also other developments like the opening of restaurants, night clubs, and other venues that will increase opportunities for recreational activities.
<ul style="list-style-type: none"> Aspirational plan for green space in Christchurch Central may be difficult to fulfil due to the requirement for Council funding and collaboration with other stakeholders to implement. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The Christchurch Central Recovery Plan has a green frame and Avon River Precinct. <p><u>November 2013</u></p> <ul style="list-style-type: none"> Work on the Frame has already begun with properties purchased by the Crown. Work on Te Papa Ōtākaro/Avon River Precinct has also begun. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Work continues on the Frame.
<ul style="list-style-type: none"> Businesses may not return to the CBD. Economic impact on green-zoned properties (DBH -Technical Classifications - blue and yellow) due to underdevelopment of red-zoned areas, resulting in decreasing property values. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Some businesses have started to return to the CBD as the cordon has been reduced and repairs done. There is however a considerable number that remains unrepaired and/or vacant, possibly due to insurance claims that are yet to be settled. <p><u>November 2013</u></p> <ul style="list-style-type: none"> With a smaller central city core and the current developments in and around it there is likely to be demand on office space and accommodation. There are however a significant number of vacant spaces that have been turned into parking lots. It is unclear if these are awaiting development or if they will remain that way for a long time to come. <p><u>November 2014</u></p> <ul style="list-style-type: none"> There has been a significant increase in building over the past year.
<ul style="list-style-type: none"> Gentrification of the inner city east area. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> This will happen especially due to the large number of boarding houses that were destroyed during the earthquakes. Organisations are working with landlords and the Government to find ways to mitigate this.

Issue	Progress to date / outcomes
continued...	<p><u>November 2013</u></p> <ul style="list-style-type: none"> There is ongoing work to ensure that those on low incomes are not crowded out of Christchurch Central. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Projects by Housing New Zealand on Manchester Street and the Housing Accord's planned Welles Street developments may mean that low-income families are able to afford to live in Christchurch Central.
<ul style="list-style-type: none"> A significant number of sites may be used for parking. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> This has happened to a large extent. Life in vacant spaces and the Council Transitional City projects fund will be instrumental in ensuring that there are creative ways in which privately own vacant spaces in the city are used in a creative way to attract visitors to the city centre. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The number of parking lots in the Central City core increased in 2013 as more buildings were demolished. <p><u>November 2014</u></p> <ul style="list-style-type: none"> As more buildings are demolished this continues to happen.
<ul style="list-style-type: none"> The inner city may become too expensive for community groups to afford. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Creative solutions will need to be found to this, including brokering relationships between private landlords and community groups so there are social services available within Christchurch Central. <p><u>November 2013</u></p> <ul style="list-style-type: none"> With less affordable office space it has become increasingly difficult for community groups and organisations to find office accommodation that is affordable. One organisation that houses several groups and organisations will have moved twice in the period of one year by mid 2014 when it moves to a more permanent office building. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Christchurch Community House and Community Energy Action are now co-located at their new permanent home at 301 Tuam Street.